

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joe Lal, 7220 Greenhaven Drive, Suite 3, Sacramento, CA 95831				
OWNER	Florin 5 Developers, 615-10th Street, Sacramento, CA 95814				
PLANS BY	William Leroy Joyce, architect, 10611 Averell Ct., Rancho Cordova, CA 95670				
FILING DATE	5/23/84	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC	6/11/84	EIR		ASSESSOR'S PCL NO	031-430-03 and 04

- APPLICATION:
- A. Ratify Negative Declaration
 - B. Amendment of the Lake Crest Village PUD Schematic Plan to increase building height and size for Parcel 3 from one-story, 12,000 square feet to two-story 15,182± square feet (Sec. 8-D-8)
 - C. Special Permit to construct a 15,182± square foot, two-story office building (Sec. 8-C-3)
 - D. Lot Line Adjustment (Subdivision Map Act, Sec. 66499.203/4)

LOCATION: 930 Florin Road and the southwest corner Florin Road and Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two-story, 15,182± square foot office building in the Lake Crest Village PUD.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1976 South Pocket Community Plan Designation:	Business and Professional Offices (Lake Crest Village PUD)
Existing Zoning of Site:	OB-R(PUD)
Existing Land Use of Site:	Vacant and Security Pacific Bank
Surrounding Land Use and Zoning:	
North:	Vacant and Residential; R-1
South:	Office Buildings; OB-R(PUD)
East:	Office Buildings, Lake Crest Village Shopping Center; OB-R(PUD) & SC-R(PUD)
West:	Office Buildings and Medical Clinic; OB-R(PUD)
Parking Required:	61 spaces
Parking Provided:	61 spaces
Parking Ratio:	1:250
Property Dimensions:	Irregular
Property Area:	1.9± acres
Square Footage of Building:	15,182± square feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Red brick, brown trim
Exterior Building Materials:	Wood and brick cedar shake roofing

BACKGROUND INFORMATION: On August 30, 1978, the City Council approved the necessary entitlements to allow 108,750± square feet of office space on the 8.6± acres located at the southwest corner of Greenhaven Drive and Florin Road (P-8237). The site was subdivided into eight parcels, and a schematic plan designated each building site with height, square footage and setback requirements. The subject site, Parcel 3, was designated for a one-story, 12,000 square foot office building.

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APPLC. NO. P84-201

MEETING DATE June 28, 1984

CPC ITEM NO. 13

The applicant is requesting that the schematic plan be amended to increase the building height and size to a two-story, 15,182± square foot building.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels totaling 1.9± acres in the Office Building-Review (OB-R) zone and the Lake Crest Village PUD. A one-story, 10,750± square foot bank is located on the 1.1± acre eastern parcel. The .8± acre western parcel is vacant, and the only undeveloped parcel in the 8.6± acre portion of the PUD designated for office uses. The applicant proposes to relocate a portion of the common lot line of the two parcels 45± feet to the west to create a larger parcel and construct a 15,182± square foot, two-story office building.
2. The project was reviewed by the City Engineering, Water and Sewer and Traffic Engineering Divisions. They had no objections to the proposal. The following conditions for the lot line adjustment are required by the Engineering Division:
 - a. Provide new deed descriptions;
 - b. Monument new lot line
3. The design of the proposed structure appears to be compatible with the existing office buildings located in the area and with the Lake Crest Village PUD Guidelines. The proposed design is subject to the review and approval of the City Design Review/Preservation Board as required by the original conditions of approval for the PUD area. Staff notes that this review includes the design of the proposed brick trash enclosure. The trash enclosure structure shall be constructed per the guidelines outlined in Exhibit G.
4. The submitted site plans and elevations do not indicate a sign program for the proposed office building. Staff notes that all signage proposed for the site must comply with the City's Sign Ordinance, as well as the Lake Crest Village PUD Guidelines.
5. As part of the original special permit approval for the office building area, Parcel 2 was required to have a 50-foot building and landscape setback for the two-story structure located on the site. For Parcel 3, the applicant proposes to maintain a 53-foot building setback and a 53-foot landscape setback for a portion of the site. A 25-foot landscape setback, however, is proposed for the parking area. Staff has no objection to the proposed 25-foot setback as long as the area is heavily landscaped with trees, shrubs and berming in order to screen the parking lot area, from Florin Road. A revised landscape plan shall be submitted for staff review and approval prior to issuance of building permits.
6. Staff has no objections to the proposed office building. The requested increase in building height and square footage does not constitute substantial deviations from the original special permit and schematic plan approvals for the subject site. Adequate on-site parking will be provided, and the parking area will be adequately landscaped with screening shrubs and berms. The applicant is also providing a 53-foot building setback which is compatible with the 50-foot setback found for the two-story office building on the adjacent parcel to the west. Staff, therefore, recommends approval of the proposed office building project.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Amendment of the Lake Crest Village PUD Schematic Plan to increase the building height and size for Parcel 3;
- C. Approval of the Special Permit to construct a 15,182± square foot, two-story office building, subject to conditions and based upon Findings of Fact which follow;
- D. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

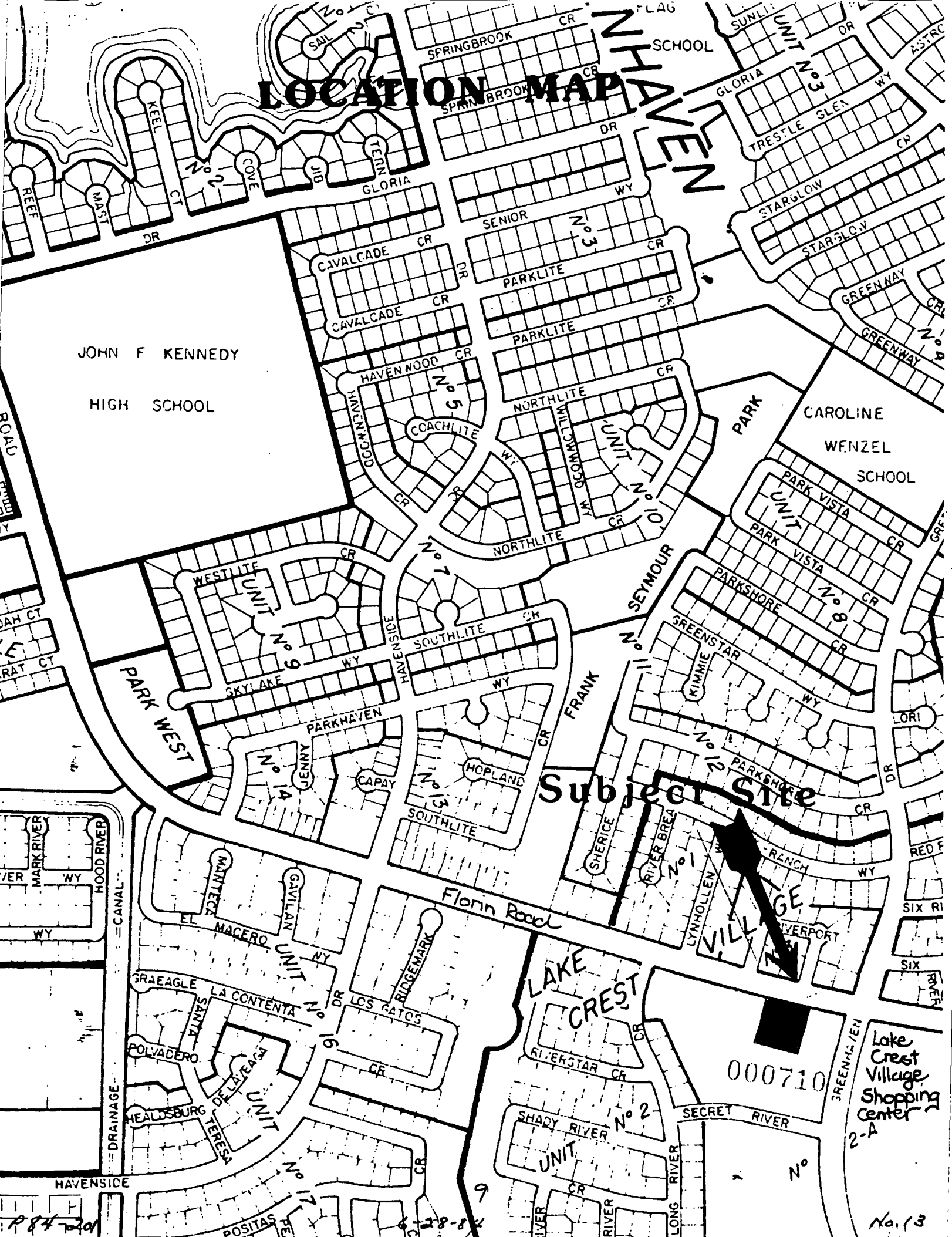
1. Subject to review and approval of the City Design Review/Preservation Board;
2. The proposed trash enclosure shall be constructed per the guidelines outlined in Exhibit G;
3. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. A minimum four-foot high berm and screening shrubs and trees shall be located in the front setback areas adjacent to Florin Road;
4. The project shall comply with all applicable regulations of the Lake Crest Village PUD Guidelines.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed office building is compatible in character with surrounding office uses;
 - b. A 53-foot building setback will be provided along Florin Road.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor to surrounding properties in that:
 - a. adequate on-site parking is provided;
 - b. the parking lot area will be heavily landscaped with screening trees, shrubs and berms.
3. The project is consistent with the 1976 South Pocket Community Plan and Lake Crest Village PUD Schematic Plan which designate the site for business and professional office use.

LOCATION MAP

N HAVEN



JOHN F KENNEDY
HIGH SCHOOL

Subject Site

Lake
Crest
Village
Shopping
Center

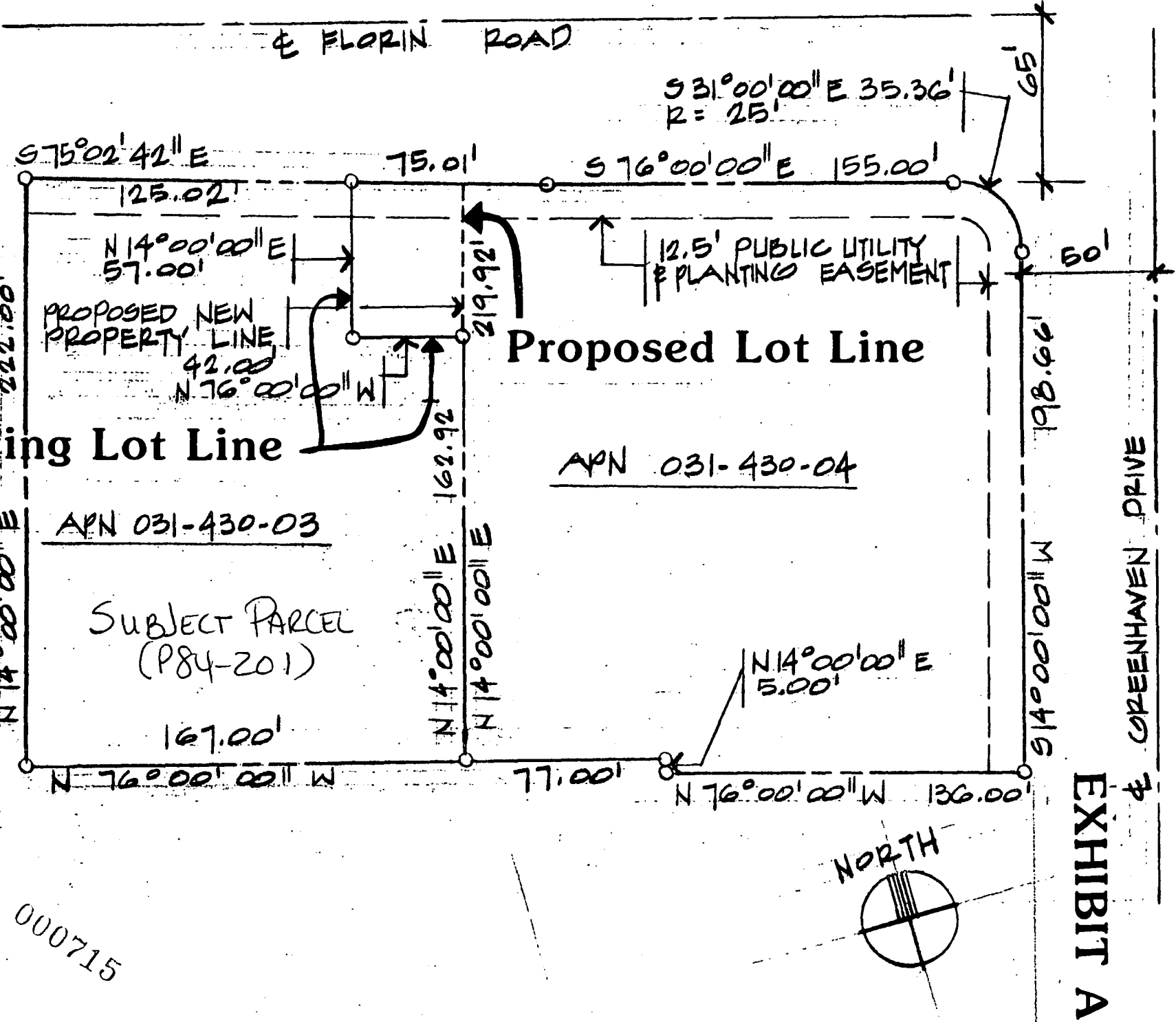
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No. 13

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PROPOSED LOT LINE ADJUSTMENT

APN 031-430-03 & 04

EXHIBIT A

000715

EXHIBIT B

LEGAL DESCRIPTION

Parcel 3, as shown on that certain Parcel Map entitled 'Lot B of Lake Crest Village Unit No. 2-A', recorded December 13, 1978 in Book 44 of Parcel Maps, Map No. 7 records of Sacramento County.

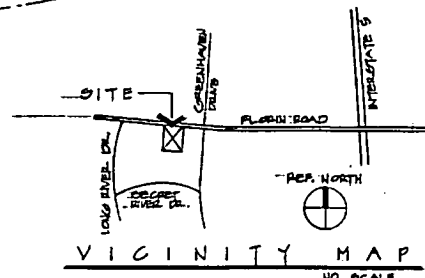
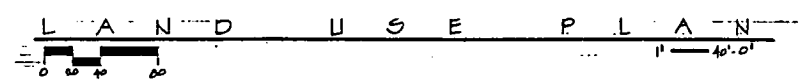
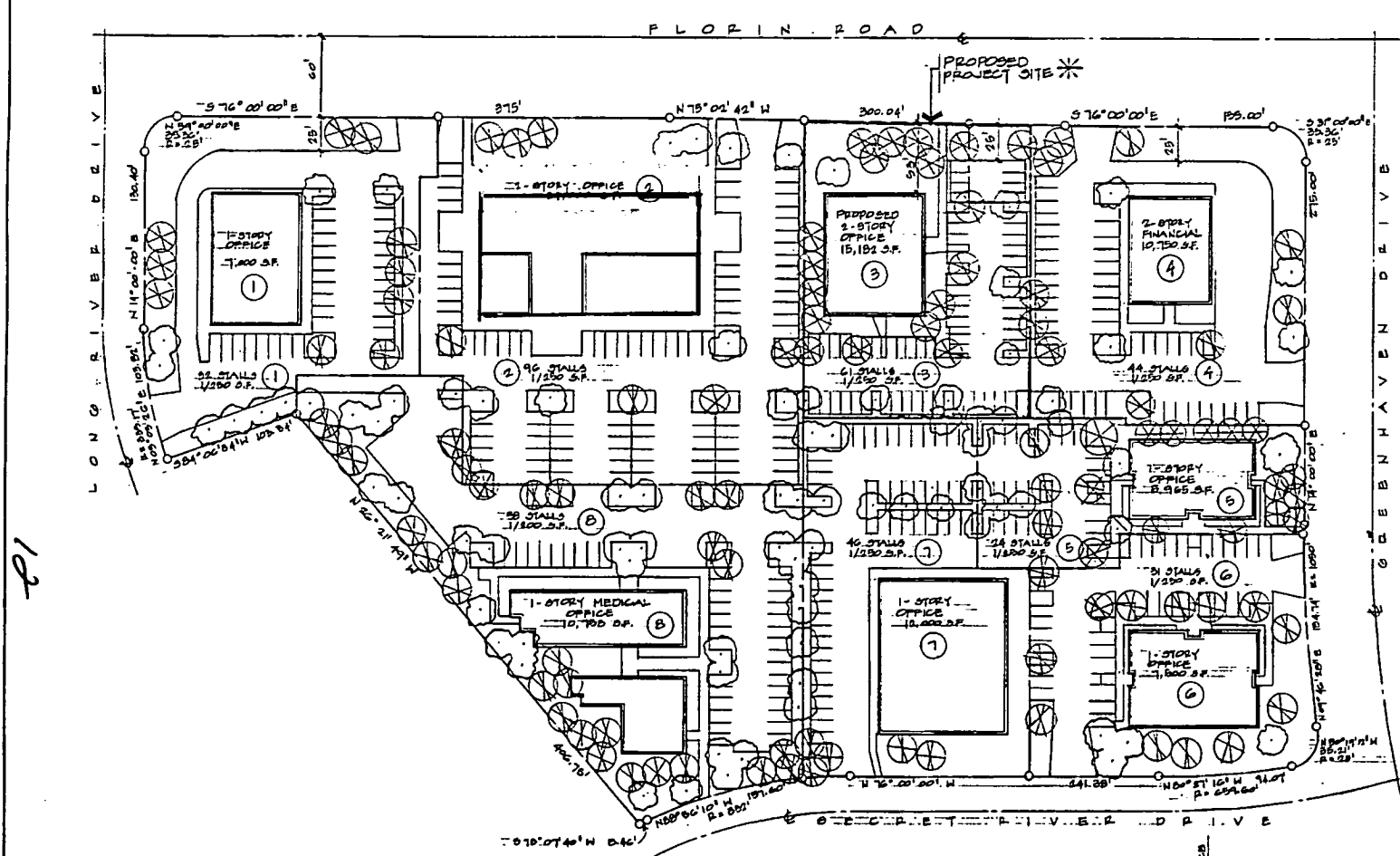
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6-28-84

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No. 13



NOTE: INFORMATION SHOWN ON THIS SHEET WAS OBTAINED FROM ORIGINAL "LAND USE PLAN" SHEET, DATED 5/15/79 BY DEAN F. UNGER, AIA, INC.

APPROXIMATE SITE AREA:	6.624 ACRES
	279,419 S.F.
PARCEL 1 OFFICE 1	7000 S.F.
PARCEL 2 OFFICE 2	24000 S.F.
PARCEL 3 OFFICE 3	18182 S.F.
PARCEL 4 FINANCIAL 4	19749 S.F.
PARCEL 5 OFFICE 5	8983 S.F.
PARCEL 6 OFFICE 6	7300 S.F.
PARCEL 7 OFFICE 7	12000 S.F.
PARCEL 8 MEDICAL 8	12100 S.F.
TOTAL	94477 S.F.
SITE/BUILDING RATIO	3.86:1
PARKING REQUIRED:	
OFFICE 1/250 S.F.	62397 = 330
MEDICAL 1/200 S.F.	12100 = 61
TOTAL	393 SPACES
PARKING PROVIDED	393 SPACES

NOTE: MEDICAL-DENTAL USE SPACE SHALL HAVE A TOTAL MAXIMUM AREA OF 65000 S.F.

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WILLIAM LEROY JOYCE, ARCHITECT
 10611 WEBER COURT
 RANCHO CALICOVA, CA 92670
 659-6624
 3-17-84

EXHIBIT C

PROPOSED OFFICE BUILDING
 JOB LAL
 180 FLOPIN ROAD
 SACRAMENTO, CA
 LAND USE PLAN

SHEET 1
 OF 4 SHEETS

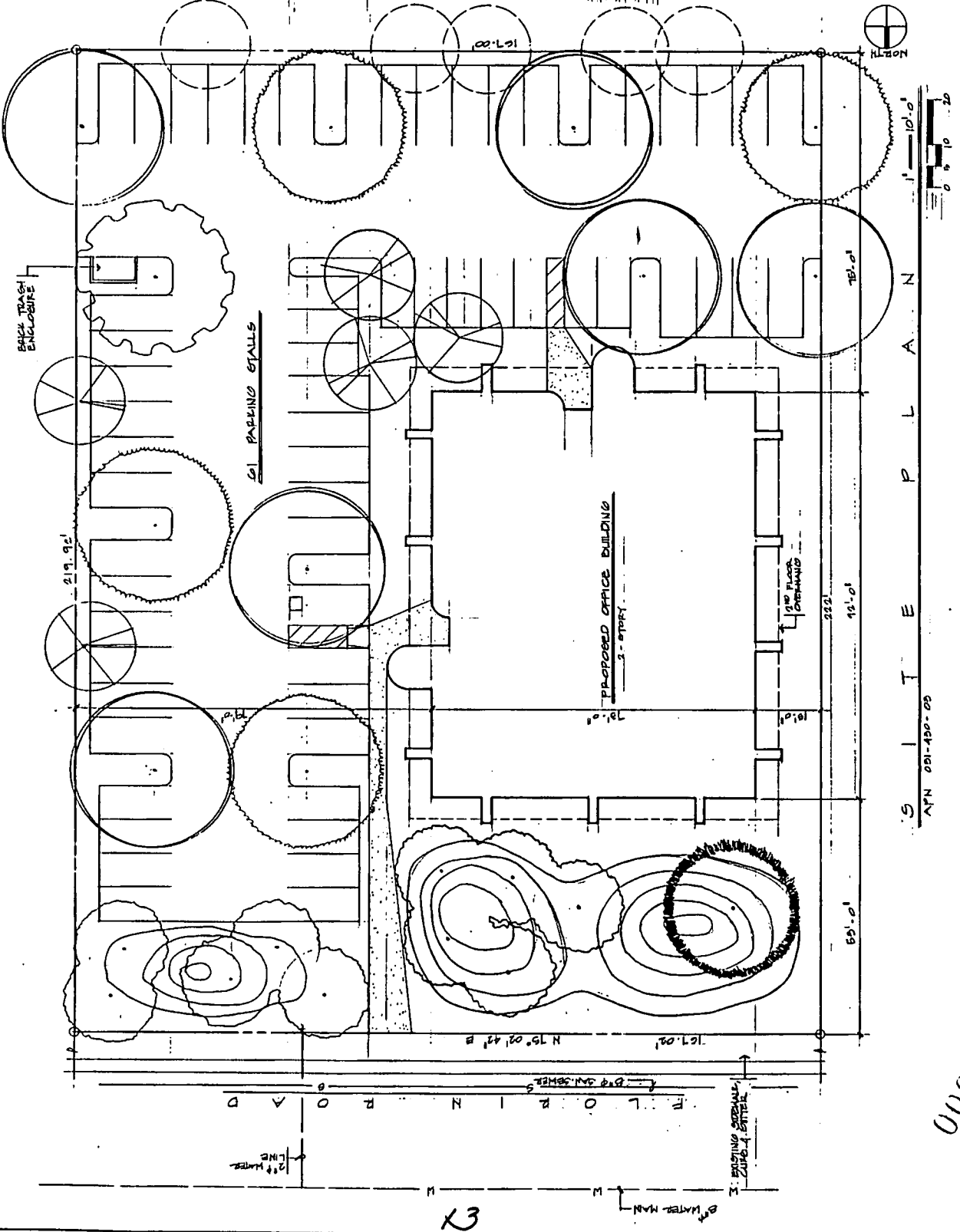
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EXHIBIT D

BUILDING ANALYSIS

1. AFN 081-430-08
2. BUILDING AREA 5112 SF
3. LOT AREA 5112 SF @ 10%
4. 30' PLACED 50' B.W.C.
5. SUBSPACED AREA 11940 SQ FT
6. BUILDING PER 50' S.P. = 61'
7. ZONING: OB-F
8. USE: OFFICE
9. FIRE: 20' MIN. H.
10. CONSTRUCTION: TYPE II - NO HOLO-CR. CONCRETE

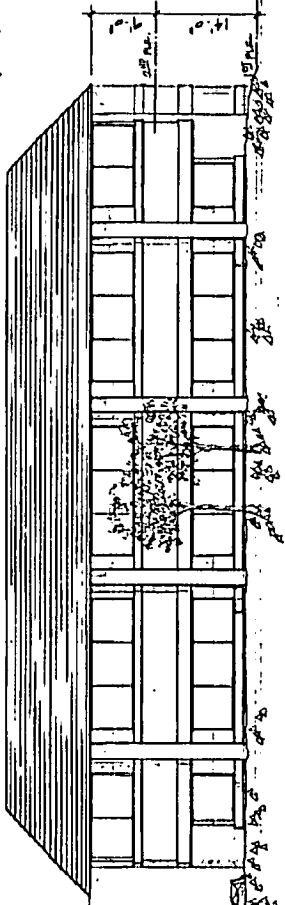
VICINITY MAP - NO SCALE



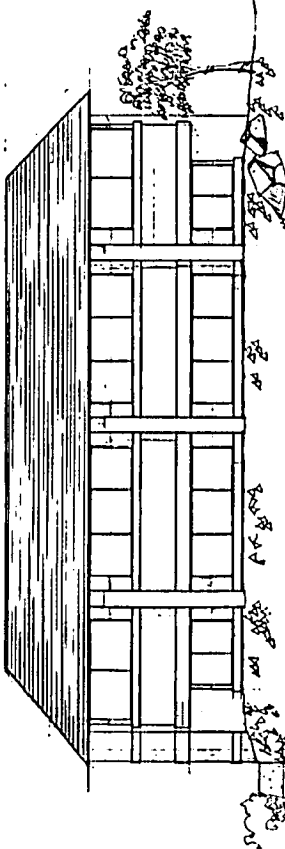
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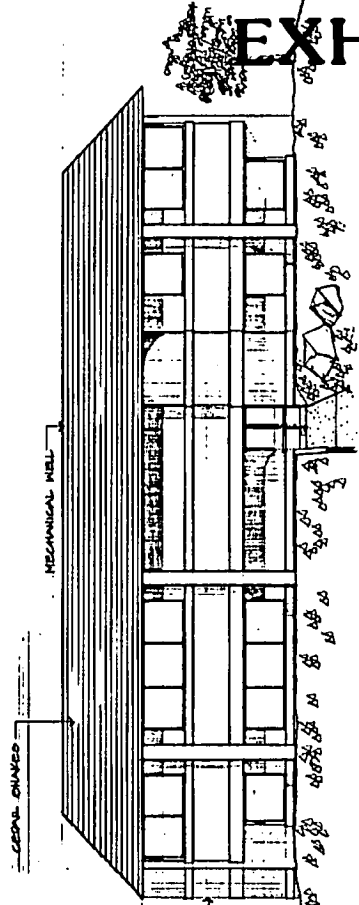
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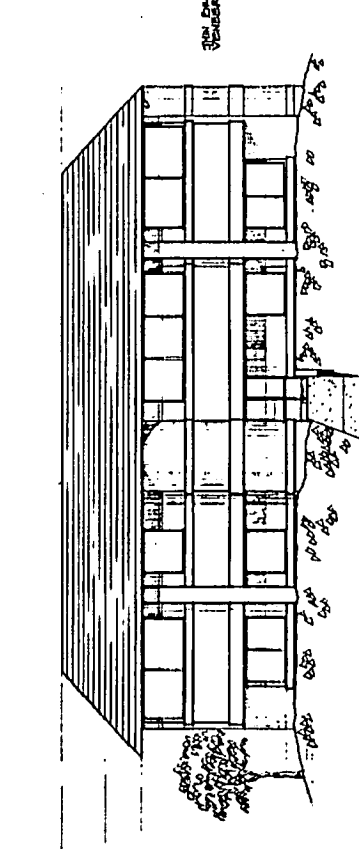
WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
(FLOOR ROAD)
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

EXHIBIT E

PROPOSED OFFICE BUILDING
JOB NO. 100
JOB DATE 10/11/84
1001 AVENUE COURT, CA 95010
WILLIAM LEBOY LOYCE ARCHITECT
639-6624
B-17-84

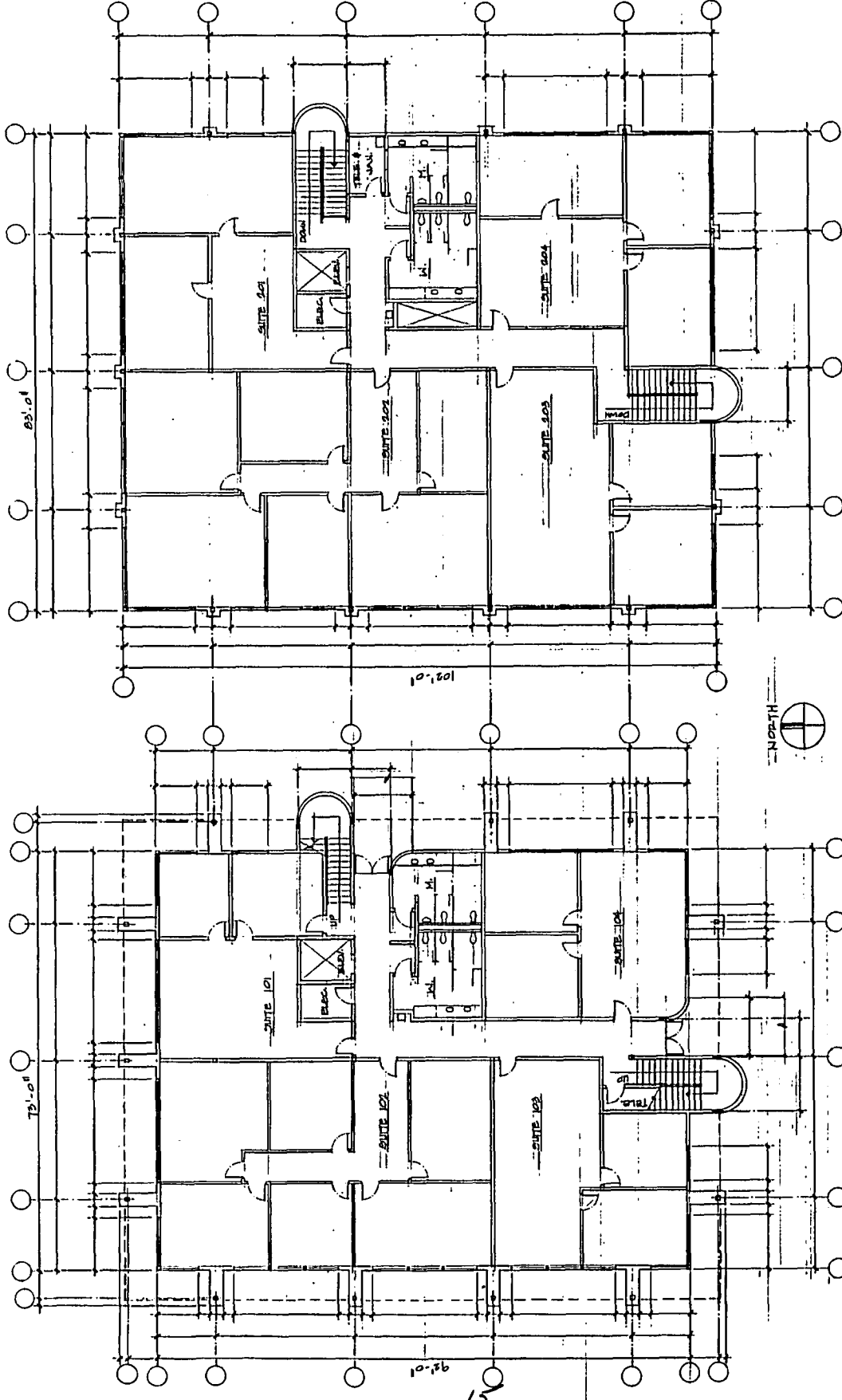
PROPOSED OFFICE BUILDING
JOB NO. 100
JOB DATE 10/11/84
1001 AVENUE COURT, CA 95010
WILLIAM LEBOY LOYCE ARCHITECT
639-6624
B-17-84

4
SHEET
OF 4 SHEETS
EXTERIOR ELEVATIONS

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EXHIBIT F



SECOND FLOOR PLAN
 15182 SF. TOTAL BUILDING AREA
 8466 SF.

FIRST FLOOR PLAN
 6716 SF.

000712

WILLIAM LEROY JOYCE, ARCHITECT
 12011 AVENUE COURT, CA 95020
 955 6624
 8-17-84

PROPOSED OFFICE BUILDING
 JOB # 84201
 430 FLEMING ROAD
 SACRAMENTO, CA
 FLOOR PLANS

SHEET
 OF 4 SHEETS

EXHIBIT G

TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main [REDACTED] structures.
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.

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