

P96-104 - Ridge Water Professional Building Tentative Map

- REQUEST:
- A. Negative Declaration
 - B. Tentative Map to subdivide one parcel into one common lot and five airspace lots for an 11,290 square foot single-story office condominium building project located on 1.013± acres in the Office Building (Greenhaven Executive Park Planned Unit Development) Executive Airport Overflight 3 (OB{EA3}PUD) zone.

LOCATION: 7451 Greenhaven Dr.
APN: 031-0054-011
Pocket Community Plan (Greenhaven Executive Park PUD)
Sacramento Unified School District
Council District 7 - Robbie Waters

APPLICANT:	JTS Engineering 1808 J Street, Sacramento, CA 95814 (916) 441-6708 - Attn: Javed Siddiqui, P.E.
OWNER:	Ridgewater Professional Building Group 905 Secret River Dr. #C Sacramento, CA 95831 (916) 421-5220 - Attn: Brad Yee
ENGINEER:	JTS Engineering (same as above)
APPLICATION FILED:	10/21/96
STAFF CONTACT:	Colleen C. Laubinger, 264-5691

SUMMARY:

The applicant is requesting subdivision of a 1.013± acre parcel into five airspace lots and one common lot to allow an 11,290 square foot office condominium project. A Special Permit was previously approved (P92-219) for construction of the actual office building within the Greenhaven Executive Park PUD. In order to meet the applicant's current development objectives, the project requires the discretionary entitlement described above.

RECOMMENDATION:

Staff recommends approval of the project, subject to compliance with the conditions included in the attached Notice of Decision and Findings of Fact. This recommendation is based on the fact that the project is compatible with the existing adjacent land uses within the Greenhaven Executive Park PUD. The project is located in an office park that consists of vacant and developed office building sites. Therefore, the current proposal is consistent with the designated and existing land uses of the area. There are no issues of concern regarding this project proposal.

PROJECT INFORMATION:

General Plan Designation:		Regional Commercial & Office
Community Plan Designation:		Business/Professional Offices
Existing Zoning:		Office Building Executive Airport
		Approach Zone 3, Greenhaven Executive
		Park PUD (OB-EA3,PUD)
Existing Land Use of Site:		Vacant
Surrounding Land Use and Zoning:		
North:	Office Building - OB-EA3(PUD)	
South:	Vacant - OB-EA3(PUD)	
East:	Vacant - OB-EA3(PUD)	
West:	Vacant & Office Building - OB-EA3(PUD)	
Property Dimensions:		irregular
Property Area:		1.013 \pm vacant acres
Parking Required:		Office @ 1:200 s.f. - 56 spaces
Setbacks:	Required	Provided w/Proposed Office Building
Front:	25'	25'
Side(St):	50'	72'
Side(Int):	5'	7'
Rear:	15'	62'
Street Improvements:		Existing
Utilities:		Existing & to be provided with development

OTHER APPROVALS REQUIRED: The current application is not a request for approval of construction on the project site. This Special Permit approval was obtained on October 22, 1992 (P92-219) and approved for a two year extension in 1994 (P94-110). Construction of the office building must be in compliance with all conditions of the previously approved Special Permit. In addition to the entitlement currently requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit

Building Permits
Sign Permits

Agency

Building Division
Building Division

PROJECT BACKGROUND:

On October 22, 1992, the City Planning Commission approved a Special Permit (P92-219) to construct an 11,290± square foot medical office building on the project site. In 1994, prior to expiration of the Special Permit, the City Planning Commission approved a request for a 2-year Time Extension (P94-110). Plans for construction of this building are currently in the City's Building Division for plan check. The applicant is now requesting a Tentative Map to subdivide the project site to enable office condominiums.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations/Adopted Policies

The Sacramento General Plan Update (SGPU) was adopted in 1988. The request for subdivision of the site is consistent with the General Plan designation for Regional Commercial & Offices land use. The Pocket Community Plan (PCP) was adopted in 1979. The project is also consistent with the PCP designation of Business/Professional Office use. Based upon these consistencies, Staff recommends approval of the Tentative Map.

B. Tentative Map Design

The Tentative Map subdivides the property into five airspace lots (individual tenant areas within the proposed office building) and one common lot (including all land, structure shell, walls, and common building areas). The request for subdivision does not change any of the access points or site plan design of the previously approved Special Permit (P92-219, P94-110) for an 11,290 square foot medical office building. Although the current request does not include construction of the proposed office building, all conditions of the previously approved Special Permit must be complied with prior to issuance of a Building Permit. Because the current request for subdivision does not change the previously approved site design, Staff recommends approval of the Tentative Map, subject to conditions of approval.

C. Zoning Requirements

The City Zoning Ordinance (Section 28) addresses requirements for residential condominium project development. The City Zoning Ordinance does not, however, specifically address commercial or industrial condominium projects. The City is relying upon the Subdivision Ordinance/Subdivision Map Act for project processing requirements and is making recommendations based upon the project's compliance with these requirements. Therefore, based upon the project's compliance with the

Subdivision Map Act, Staff recommends approval of the Tentative Map, subject to conditions.

Although the current request does not include construction approvals, construction of the proposed 11,290 square foot office building on the project site is subject to compliance with all conditions of approval of the previously approved Special Permit, standard Zoning Ordinance requirements (height, area, setback, parking, landscaping, etc.), and Greenhaven Executive Park PUD Guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Review

On October 22, 1992, the City Planning Commission ratified a Negative Declaration for a Special Permit to construct an 11,290 square foot medical office building on the proposed project site. Although the current project requests further subdivision of the project site, no significant environmental impacts are created by this subdivision. In conformance with the California Environmental Quality Act (15162), the prior Negative Declaration is being re-issued to include the addition of the current project request.

B. Public/Neighborhood/Business Association Comments

The current request for entitlements was routed to the following neighborhood associations: the GP Residents for Neighborhood Schools, the Windwood Homeowner's Association, the Florin Road Community & Business Association, the Florin Road Partnership, the South Sacramento Chamber of Commerce, and the South Sacramento Neighborhood Coalition. The surrounding land owners within a 500-foot radius of the project site were also notified of the project proposal. As of the date of the report, the Florin Road Partnership and the Windwood Homeowner's Association have returned comment cards indicating that they have no comments on the project. No additional written or verbal communications have been received either in support or opposition to the project.

C. Summary of Agency Comments

The project has been reviewed by City Departments and other agencies. The following summarizes the comments received from City Departments or other agencies:

Comments received from the Departments of Public Works and Utilities relate primarily to public improvements and site drainage. Public Utilities (SMUD, PG&E) have also commented that the map must provide utility easements.

have been included in the project addressing these comments.

D. Subdivision Review Committee Recommendation

On December 18, 1996, the Subdivision Review Committee voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision and Finding of Fact (Attachment 1).

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve, conditionally approve, or deny the entitlement indicated below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

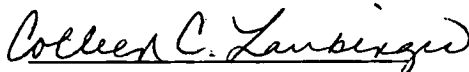
RECOMMENDATION:

Staff recommends the Planning Commission take the following action :

- A. Adopt the attached Notice of Decision & Findings of Fact ratifying the Negative Declaration; and
- B. Adopt the attached Notice of Decision & Findings of Fact approving the Tentative Map to subdivide one parcel into one common lot and five airspace lots for an 11,290 square foot single-story office condominium building project located on 1.013± acres in the Office Building (Greenhaven Executive Park Planned Unit Development) Executive Airport Overflight 3 (OB{EA3}PUD) zone.

Report Prepared By,

Report Reviewed By,



Colleen C. Laubinger
Associate Planner



Barbara L. Wendt
Senior Planner

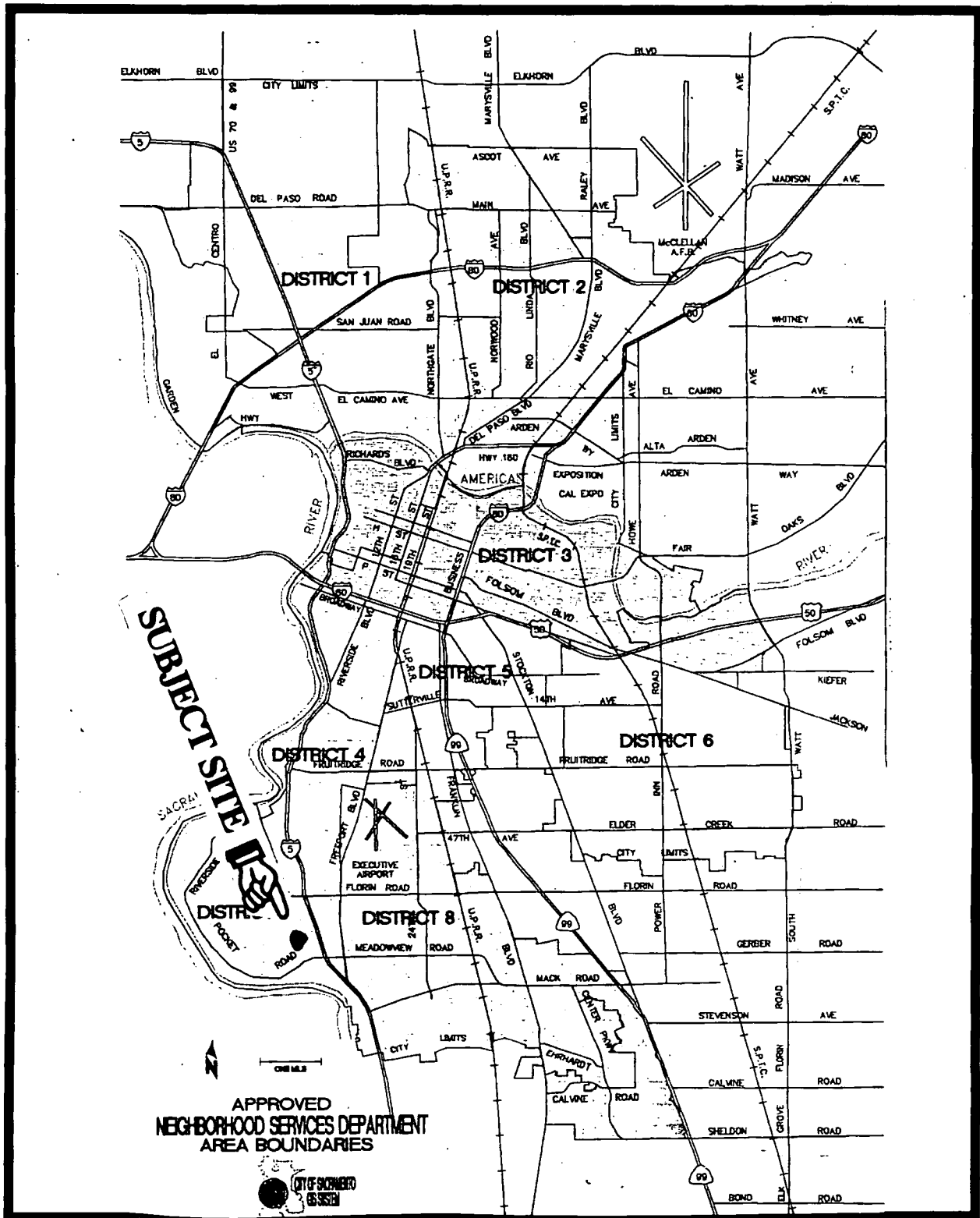
- Attachment 1 Notice of Decision & Findings of Fact
- Exhibit 1-A Tentative Map
- Attachment 2 Vicinity Map
- Attachment 3 Land Use and Zoning Map

ATTACHMENT 2

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VICINITY MAP

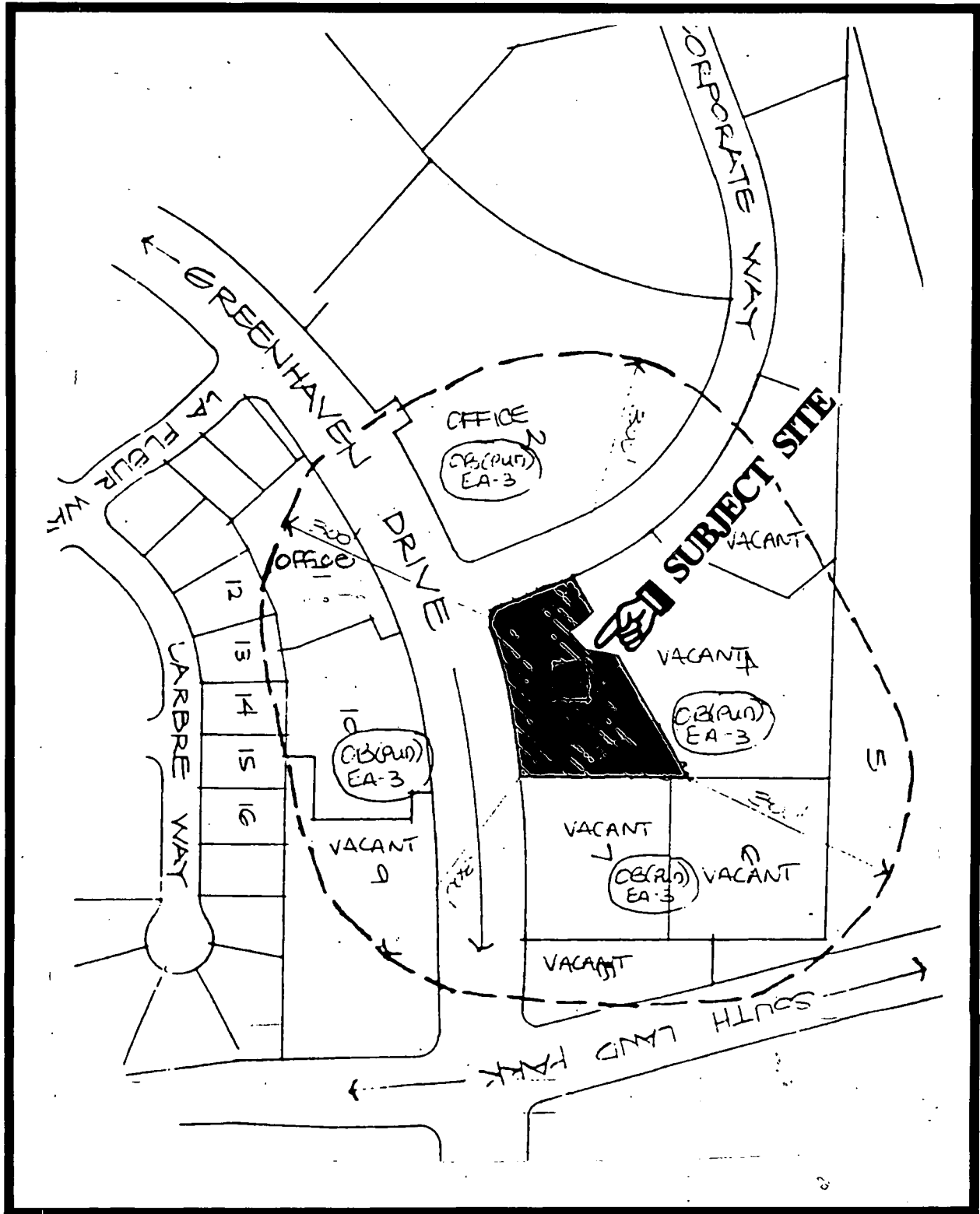
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ATTACHMENT 3

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LAND USE AND ZONING MAP

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