

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT:** A. Negative Declaration  
B. Special Permit Time Extension to construct an 18,000± sq. ft. office complex consisting of the Dutra House and two new buildings in the LPPT-PUD (aka Riverlake)

**LOCATION:** Southside of Pocket Road, 70+ ft. west of Greenhaven Drive

**SUMMARY:** This is a request for a time extension on the necessary entitlements to develop an 18,000 ± sq. ft. office complex consisting of the Dutra House and two new buildings in the LPPT-PUD.

**BACKGROUND INFORMATION:** On September 8, 1988 the City Planning Commission considered requests to develop an 18,000 sq. ft. office complex in the LPPT-PUD. On October 19, 1988 the necessary entitlements were approved by the City Council. On August 15, 1989 a Planning Director's Special Permit Modification was approved to: (1) Allow parking in the setback area and revise the parking configuration and planter; (2) Waive a portion of the required 6' masonry wall on the west and south property lines; (3) Expand the existing office with an additional 1,500 sq. ft.

**EVALUATION:** Staff supports the requested one year time extension for the Special Permit subject to the same conditions stated in the staff reports of September 8, 1988 and October 19, 1988 in addition to the following mitigation measure as identified in the Negative Declaration.

**Mitigation Measures:**

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
- o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  - o Cover stockpiles of sand, soil, and similar materials with a tarp.
  - o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.

- o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension or PM 10 through vehicle movements over these surfaces.
  - o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  - o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. For each of the four trees which are to be removed or affected by this project, replacement with a 15 gallon tree of any variety shall be required. These replacement trees must be illustrated on all landscape plans for the project rear yard of the site.
- C. The following general requirements shall be adhered to in the construction of the project:
- o To mitigate exterior noise: A 6 foot masonry wall should be constructed along the east property and a portion of the south property line (as shown in the site plan).
- D. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit Time Extension subject to the conditions and based upon the findings of fact in the original staff reports as attached.

Respectfully submitted,



Joy Patterson,  
Senior Planner

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

SPECIAL PERMIT MODIFICATION

(P88-311)

August 15, 1989

Application: Modification of a Special Permit to:

1. Allow parking in the setback area and revise the parking configuration and planter
2. Waive a portion of the required 6' masonry wall on the west and south property lines
3. Expand the existing office with an additional 1,500 square feet

Location: South side of Pocket Road, 70+ feet west of Greenhaven Drive

Background Information:

On September 8, 1988, the City Planning Commission approved a Special Permit to develop 18,000 square feet of office with 47 on-site parking spaces. The proposed modification is part of the Dutra Office Complex and two new office buildings in the LPPT-PUD (aka Riverlake).

Project Evaluation:

The applicant is requesting a modification of Special Permit (P88-311) in order to waive a portion of the required masonry wall, modify the planter and parking configuration, and locate parking in the setback, and add an additional 1,500 square feet of office to an existing office building. Staff has determined that modification of Special Permit (P88-311) is required. Staff also required the applicant to obtain letters of approval from adjacent property owners regarding additional square footage to the rear of Dutra House and approval of the material for the required wall on the western property line. Letters of approval have been submitted.

Staff met with the applicant and agreed to allow two parking spaces in the required 60 foot setback area. The site plan, however, indicates only one handicap space within the setback area on the east side of the eastern driveway. Staff felt that one or two parking spaces located in the setback would not adversely impact the project site or the landscaping along Pocket Road.

The revised planter and parking configuration in the southeast corner of the site is acceptable to staff. The original approved site plan and the revised site plan indicate the same number of parking spaces with a planter designation. This revision is a minor change.

The Zoning Ordinance requires that a 6 foot high solid masonry wall be constructed between residential and nonresidential uses. The applicant is requesting a waiver of the wall on part of the south and west property lines. Residential zoning is located on the east, west, and south sides of the subject site. Staff is not opposed to the waiver of the wall since an existing wooden fence, which is a good design and is in excellent condition located on the property line, is compatible with the proposed office complex and with the surrounding residential uses. The adjacent neighbors are not opposed to the wall waiver.

The applicant is proposing to reduce the size and square footage of one of the newly proposed office buildings and construct a 1,500 square foot addition onto the Dutra House complex. The purpose of the addition is to allow access between the two existing Dutra House buildings. Staff is not opposed to this modification. The additional office square footage will not impact parking on the subject site. The site indicates a total of 51 parking spaces. Staff has determined that with the special permit modification, a total of 48 spaces are required; therefore, sufficient parking will be available.

Staff Recommendation:

The requests are minor modifications to the original special permit. Staff recommends approval of the special permit modification, subject to the following conditions and findings of fact:

1. The applicant shall construct a 6 foot masonry wall along the east and a portion of the south property lines. (See attached site plan.)
2. The applicant shall be subject to the conditions of the original special permit. (See attached original staff report with conditions.)

Findings of Fact

1. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that:
  - a. adequate landscaping fronting on Pocket Road will be provided
  - b. sufficient parking is available and the revised parking configuration will not impact the site plan

- c. a 6 foot decorative masonry wall along the eastern and a portion of the southern property lines will be provided
- 2. The office complex addition is compatible with the original special permit approval and the surrounding residential uses and the addition will not significantly impact the project site.

Report Prepared By:

Bridgette Williams - Hanna  
Bridgette Williams, Assistant Planner

8-2-89  
Date

Recommendation Approved By:

Marty Van Duyn  
Marty Van Duyn, Planning Director

8-21-89  
Date

**CITY PLANNING COMMISSION**  
1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833				
<b>OWNER</b>	L & P/Pacific Teichert, 6355 Riverside Boulevard, Ste. C, Sacto, CA 95831				
<b>PLANS BY</b>	Donald Joseph Co., 2210 16th Street, Sacramento, CA 95818				
<b>FILING DATE</b>	7/15/88	<b>ENVIR. DET.</b>	Neg. Dec. 8/25/88	<b>REPORT BY</b>	JP:pe
<b>ASSESSOR'S PCL. NO.</b>	031-0480-001; 031-1210-002				

**APPLICATION:** A. Negative Declaration

- B. Amend General Plan for 1.85± acres from Low Density Residential (4-15 du/na) to Community/Neighborhood Commercial and offices.
- C. Amend Pocket Community Plan for 1.85± acres from Low Density Residential (-15 du/na and 3-6 du/na) to Business/Professional Offices
- D. Rezone 1.85± acres from R-1A and R-1A PUD to OB-PUD.
- E. Special Permit to develop 18,000± sq. ft. office complex in the OB-PUD zone and LPPT-PUD.
- F. Amend LPPT-PUD schematic plan to designate site for office use and include eastern parcel in PUD.
- G. Amend LPPT-PUD Development Guidelines to add references to office building use in the LPPT-PUD
- H. Lot Line Adjustment

**LOCATION:** Southside of Pocket Road, 70± ft. west of Greenhaven Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop an 18,000± square foot office complex consisting of the Dutra House and two new buildings in the LPPT-PUD (aka Riverlake)

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket Community Plan Designation:	Low Density Residential (7-15 du/na and 3-6 du/na)
Existing Zoning of Site:	R-1A and R-1A PUD
Existing Land Use of Site:	Vacant and Dutra House

**Surrounding Land Use and Zoning:**

North:	Vacant: R-1A PUD, C-1 PUD
South:	Single Family: R-1 PUD
East:	Vacant and Single Family: R-1 and R-1A
West:	Vacant: R-1A PUD

**APPLC. NO.** P88-311 **MEETING DATE** September 8, 1988 **ITEM NO.** 15

Parking Required: 44 Parking Ratio: 1 space per 400 sq. ft.  
Parking Provided: 47  
Property Dimensions: Irregular  
Property Area: 1.85+ acres  
Square Footage of Building: 10,320+ sq. ft. Eastern Office  
5,000+ sq. ft. Western Office  
2,200+ Dutra House  
17,520+ sq. ft. TOTAL  
Exterior Building Materials: Wood  
Roof Material: Composition Shingle

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

A. Land Use and Zoning

The subject site consists of a 1.3+ acre portion of parcel APN 031-1210-002 which is part of the LPPT-Planned Unit Development (Site 21) and Parcel APN 031-0480-001 which is outside of the PUD area. The total acreage for the subject site is 1.85+ acres. The eastern portion is zoned Single Family Alternative (R-1A) Zone and is vacant. The western portion is zoned R-1A-PUD and the Dutra House, a rehabilitated Italianate structure, is located on the site. The Dutra House is currently used as a subdivision sales office for the Riverlake Development (P87-022). Surrounding land uses are: vacant land designated for single family alternative-townhouse (R-1A-PUD) and retail commercial (C-1-PUD) to the north; single family residential (R-1 and R-1A) to the south and east; and vacant land approved for cluster homes (R-1A-PUD) to the west. The General Plan and the Pocket Community Plan both designate the site for Low Density Residential use. The LPPT-PUD Schematic Plan designates the western portion of the site for townhouse use.

B. Proposed Land Use

The applicant is requesting the necessary entitlements to construct a 18,000+ square foot office complex on the subject site. The existing 2,200+ square foot Dutra House would be converted to office use and two new office buildings would be constructed. The eastern office building is proposed to be 10,320+ square feet while the western building is proposed to be 5,000+ square feet. The owner of the property has indicated that he intends to move the corporate offices of L & P Land and Development to the site at this time.

C. Site Plan Design

The original PUD approval indicated that on Site 21 a 40 to 50 foot wide linear parkway would be created along Pocket Road in conjunction with future residential development. The linear parkway was included as part of the developer's Parkland Dedication. An additional 20 feet of curb, gutter and meandering sidewalk and landscaping would occur within the public right-of-way adjacent to Pocket Road. This landscaping along the western portion of the subject site and in the public right-of-way has been completed. The applicant

is not required to continue the linear parkway concept but has attempted to keep a similar landscaped building setback which will be compatible with the existing setback. This setback appears to be adequate; however, a landscape plan for the site should be submitted for Planning Director review and approval prior to issuance of building permits.

A 15 foot rear yard setback and a five foot sideyard setback is required in the office building zone. The applicant will need to redesign a portion of the western office building to meet this setback requirement. Staff also recommends that the landscape plan indicate evergreen trees and shrubs in these setback areas between the single family residences and proposed office buildings.

The three office buildings presently total 17,520+ square feet, requiring 44 parking spaces. Forty-seven (47) spaces are indicated on the site plan which is a sufficient number for the proposed use. The applicant should be aware that medical offices are calculated at a higher parking ratio (1 space per 200 square feet) and that the owner of the property should determine whether or not adequate parking is available prior to leasing any portion of the buildings for medical office use.

The zoning Ordinance requires that a six foot high solid wall be constructed between residential and non-residential uses. The submitted site plan indicates a masonry wall along the east and a portion of the south property lines; however, the revised site plan should indicate the wall along the remainder of the south property line and the west property line. Staff recommends that this wall incorporate a decorative element.

D. Building Design

The existing Dutra House is constructed out of wood lap siding with a composition shingle roof. The applicant has designed the two new office buildings on the subject site to be similar in design and materials with the Dutra House and the approved cluster homes to the west. The two new buildings have also been set at angles to minimize the impact of the buildings on surrounding residential uses. Staff finds that the proposed plans should be compatible with existing and future residential land uses in the area.

E. LPPT-PUD Development Guidelines and Schematic Plan Amendments

Presently the LPPT-PUD Development Guidelines and Schematic Plan do not permit office uses, other than those offices connected with other land uses, in the PUD area. Staff has prepared amendments to the guidelines and schematic plan which are appropriate if the applicants request to develop an office complex on the subject site is approved. (Exhibits C and D)

F. Lot Line Adjustment

The applicant is requesting a lot line adjustment to relocate the common property line to the west in order to create the subject site. The proposed



adjustment has been reviewed by the City Engineering, Transportation, Planning and Real Estate Divisions. There were no objections to the lot line adjustment request.

G. Conclusion

Planning staff finds the proposed office complex to be an acceptable land use for the site. The site is located on a major street (Pocket Road) and near the intersection of two major streets (Pocket Road and Greenhaven Drive). Surrounding land uses are commercial, multiple family and single family, and the proposed office use will provide a transition between the commercial and residential uses. Adequate setbacks, landscaping, and a solid wall will separate the office complex from adjacent residential uses. The new office buildings are also set at an angle on the site and designed to compliment the existing Dutra House. These design features will minimize the impacts of the office use on the adjacent residences. Staff, therefore, recommends approval of the requested entitlements for the office complex use.

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

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Recommend approval of the General Plan Amendment for 1.85<sup>±</sup> acres from Low Density Residential (4-15 du/na) to Community/Neighborhood Commercial and Offices and forward to City Council.
- C. Recommend approval of the Pocket Community Plan Amendment for 1.85<sup>±</sup> acres from Low Density Residential (7-15 du/na and 3-6 du/na) to Business/Professional Offices and forward to City Council.
- D. Recommend approval of the Rezoning of 1.85<sup>±</sup> acres from R-1A and R-1A PUD to OB-PUD and forward to City Council.
- E. Approve the Special Permit to develop an 18,000<sup>±</sup> square foot office complex, subject to conditions and based upon findings of fact which follow.
- F. Recommend approval of the LPPT-PUD Schematic Plan Amendment to designate the subject site for office use and include the eastern parcel in the PUD as shown in Exhibit C and forward to City Council.
- G. Approve the LPPT-PUD Development Guidelines amendment to add references to office building use in the LPPT-PUD as shown in Exhibit D.
- H. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

1. Landscape, shading and irrigation plans for the subject site shall be submitted for Planning Director review and approval prior to issuance of building permits. The landscape plan shall indicate landscaping along the eastern portion of Pocket Road which is compatible with the existing Pocket Road linear parkway and evergreen trees and shrubs adjacent to the east, west and south property lines.
2. The office building shall comply with all required side and rear yard building setbacks.
3. A six foot high decorative solid wall shall be provided adjacent to the south, east and west property lines. The design and materials of the wall shall be subject to Planning Director review and approval.
4. Revised elevations indicating proposed building materials and colors shall be subject to Planning Director review and approval prior to issuance of building permits. No additional windows shall be added to the buildings unless reviewed and approved by the Planning Director.
5. The project shall comply with all applicable regulations of the LPPT-PUD Guidelines.
6. Prior to approval of the final inspection of the project by the City Building Division the Planning Director shall inspect the project for compliance with all conditions of the Special Permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office complex will be compatible with existing and future single family, multiple family and commercial development in the surrounding area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of nuisance in that adequate parking, setbacks and landscaping will be provided.
3. The office complex project is compatible with the proposed amendments to the General Plan and Pocket Community Plan which propose to designate the site to Community/Neighborhood Commercial and office and to Business/Professional Offices.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF

APPROVING A LOT LINE ADJUSTMENT FOR LOT B AS SHOWN ON "DUTRA BEND AT RIVERLAKE" AND LOT 1 AS SHOWN ON "PARKWAY OAKS UNIT 1"  
(P88-311)

APN: (031-0480-001; 031-1210-002)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located south side of Pocket Road, 70+ feet west of Greenhaven Drive; and

WHEREAS, the lot line adjustment has been given a negative declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and Pocket Community Plan; and the proposed office complex conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located south side of Pocket Road 70 feet west of Greenhaven Drive, City of Sacramento, be approved as shown and described in Exhibit(s) A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and parcel map waiver prior to recordation.
2. Pay off or segregate existing assessments.

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CHAIRPERSON

ATTEST:

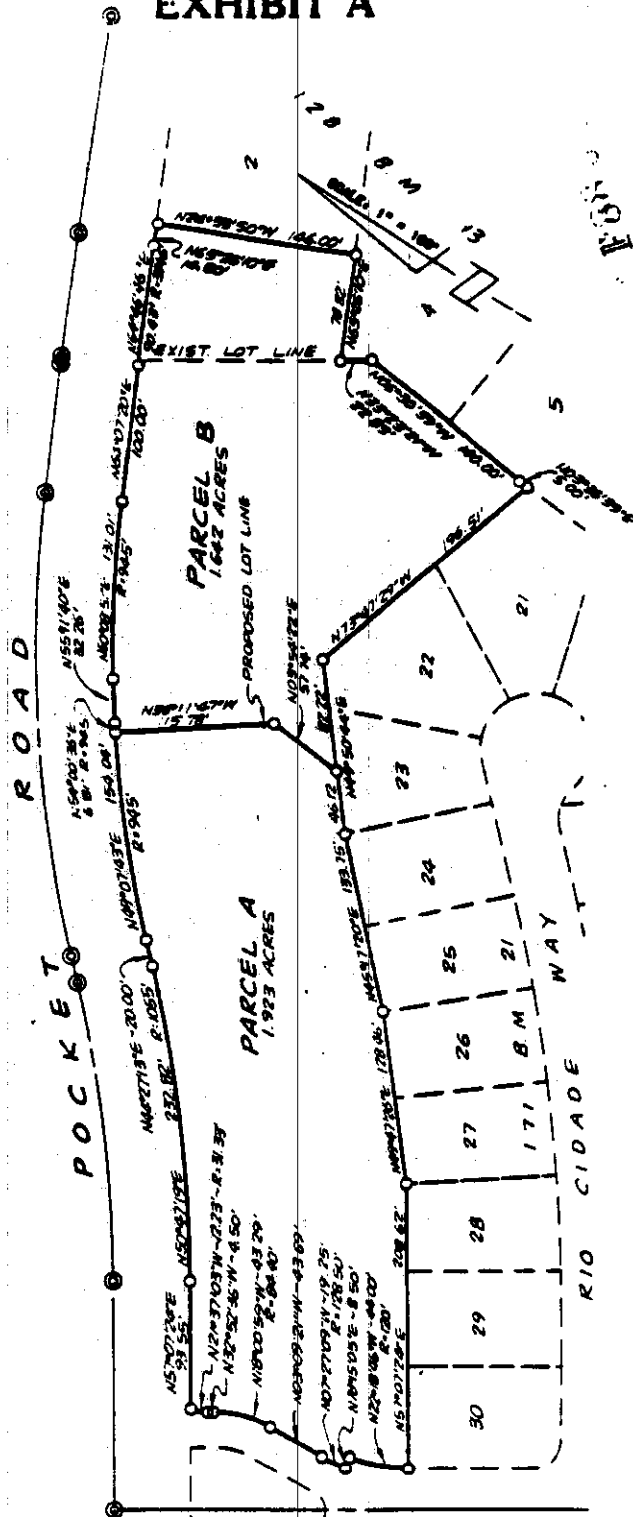
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SECRETARY TO CITY PLANNING COMMISSION



# VICINITY - LAND USE - ZONING

# EXHIBIT A



REVISION	JOB NO. <u>528-124</u>	TITLE <u>LOT LINE ADJUSTMENT - LOT 1, 28</u>	 <b>THE SPINK CORPORATION</b> ENGINEERS • PLANNERS • SURVEYORS
	DATE <u>7-88</u>	<u>B.M. 13 &amp; LOT 8, 171 B.M. 21</u>	
	P.S. PAGE _____	CLIENT <u>L &amp; P / PACIFIC TRICHERT</u>	
	SCALE: <u>1" = 20'</u>		
DRAWN BY: <u>C.A.K.</u>			CODE: <u>PKT-19</u> DR. NO. <u>4-6328</u>
CHECKED BY: <u>C.A.K.</u>			

# EXHIBIT B

5264-134-2

## PROPOSED PARCELS

### PARCEL A:

All that portion of Lot B, as shown on "Dutra Bend at Riverlake", the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 171 of Maps, Map No. 21, described as follows:

Beginning at the most Southerly corner of said Lot B; thence from said point of beginning along the boundary of said Lot B; the following eleven (11) courses: (1) curving to the right on an arc of 120.00 feet radius, said arc being subtended by a chord bearing North 22° 18' 46" West 44.00 feet, (2) South 78° 15' 05" West 8.50 feet, (3) curving to the right on an arc of 128.50 feet radius, said arc being subtended by a chord bearing North 07° 27' 09" West 19.25 feet, (4) North 03° 09' 21" West 43.69 feet, (5) curving to the left on an arc of 84.40 feet radius, said arc being subtended by a chord bearing North 18° 00' 59" West 43.29 feet; (6) North 32° 52' 36" West 4.50 feet, (7) curving to the right on an arc of 31.33 feet radius, said arc being subtended by a chord bearing North 21° 37' 03" West 12.23 feet, (8) North 57° 07' 24" East 93.55 feet, (9) curving to the left on an arc of 1055.00 feet radius; said arc being subtended by a chord bearing North 50° 47' 19" East 232.82 feet; (10) North 44° 27' 13" East 20.00 feet and (11) curving to the right on an arc of 945.00 feet radius, said arc being subtended by a chord bearing North 49° 07' 43" East 154.04 feet; thence South 36° 11' 47" East 115.78 feet; thence South 03° 54' 22" West 57.74 feet to the Southeasterly boundary of said Lot B; thence along said Southeasterly line of the following four (4) courses: (1) South 49° 50' 44" West 46.12 feet, (2) South 45° 17' 20" West 133.75 feet, (3) South 49° 47' 26" West 128.46 feet and (4) South 57° 07' 24" West 208.62 feet to the point of beginning, containing 1.923 acres, more or less.

### PARCEL B:

Lot 1, as shown on "Parkway Oaks Unit No. 1", the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 128 of Maps, Map No. 13, and all that portion of Lot B, as shown on "Dutra Bend at Riverlake", the Official plat of which is recorded in the office of said Recorder in Book 171 of Maps, Map No. 21, described as follows:

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Beginning at the most Southerly corner of said Lot 1; thence from-said point of beginning along the boundary of said Lot 1 and the boundary of said Lot B the following eight (8) courses: (1) North 65° 26' 10" East 78.82 feet, (2) North 24° 33' 50" West 146.00 feet (3) South 65° 26' 10" West 14.50 feet, (4) curving to the left on an arc of 3,945.00 feet radius, said arc being subtended by a chord bearing South 64° 46' 46" West 90.43 feet, (5) South 64° 07' 20" West 100.00 feet, (6) curving to the left on an arc of 945.00 feet radius, said arc being subtended by a chord bearing South 60° 08' 51" West 131.01 feet, (7) South 55° 11' 40" West 32.26 feet and (8) curving to the left on an arc of 945.00 feet radius, said arc being subtended by a chord bearing South 54° 0' 36" West 6.81 feet; thence South 36° 11' 47" East 115.78 feet; thence South 03° 54' 22" West 57.74 feet to the boundary of said Lot B; thence along the boundary of said Lot B the following five (5) courses: (1) North 49° 50' 44" East 82.22 feet, (2) South 73° 47' 29" East 196.51 feet, (3) North 03° 36' 39" East 5.00 feet, (4) North 06° 30' 39" East 140.00 feet and (5) North 33° 23' 21" West 22.83 feet to the point of beginning, containing 1.642 acres, more or less.

88/#5/CW.3

THE SPINK CORPORATION

CHECKED: \_\_\_\_\_ DATE \_\_\_\_\_

TYPING \_\_\_\_\_

TRAVERSE CW | 2/15/88

MAP \_\_\_\_\_

DELIVERED TO: \_\_\_\_\_

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

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P88-311

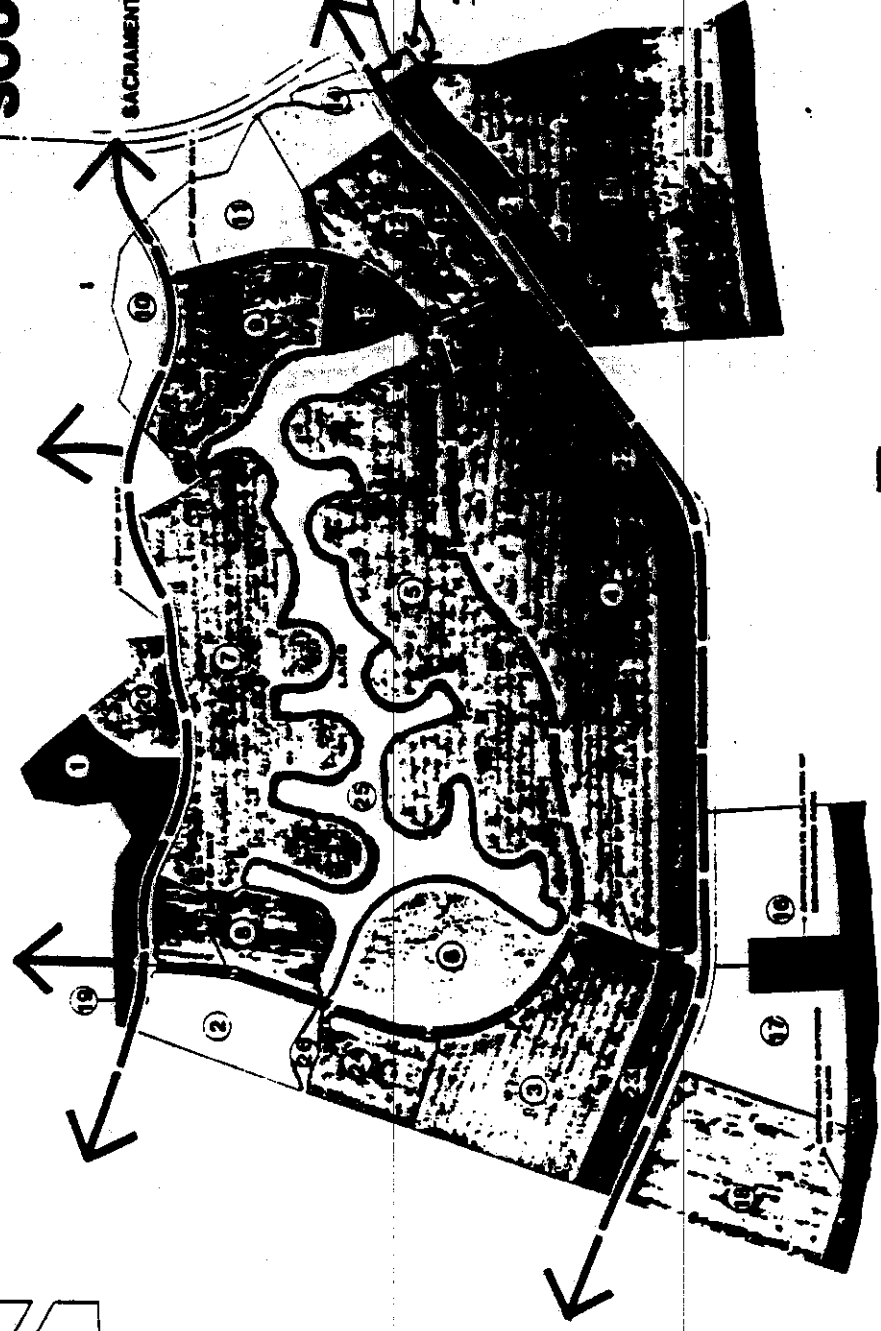
9-8-88

# SOUTH POCKET L.P.P.T.

CALIFORNIA

SACRAMENTO

1. Add to PUD
2. Designate for Office Building Use

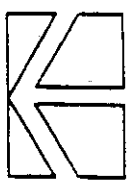
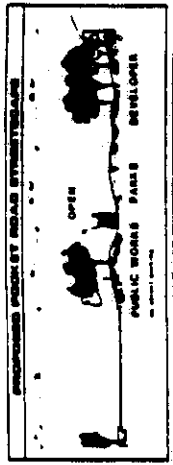


### NOTE INFORMATION

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## LAND USE EXHIBIT

ENGINEER  
**THE SPIN CORPORATION**  
1400 17th Street, Sacramento, CA 95811  
LAND PLANNER  
**ANTHONY M. SUGARCO AND ASSOCIATES INC**  
1000 Montgomery Avenue  
Davis, California 95618





**EXHIBIT D**

**LPPT-PUD DEVELOPMENT GUIDELINES AMENDMENTS**

Amend Section B-2 as follows:

2. Commercial and Recreational Uses: Includes a specialty commercial center (Site 14 ), a daycare center (Site 19), a private recreation center (Site 13) and a private artificial lake (Sites 25 and 26). ~~A clubhouse facility is also intended for a portion of Site 21 if the existing Italiane - style residential structure on the site can be adequately rehabilitated.~~ Permitted uses on Site 14 shall be those uses normal allowed in the Limited Commercial (C-1) zone with the following exceptions:

No self service volume oriented restaurants allowed;  
No convenience markets allowed;  
Height limit of one story on all buildings;  
No drive-up window service

The intent of the commercial recreational sites is to provide services for the immediate residential uses.

Add Section B-3 as follows:

3. Office Uses: *The eastern portion of Site 21 including the existing Italiane - style structure on the site.*

Amend Section E and E-2 as follows:

**E. BUILDING STANDARDS - SPECIALTY COMMERCIAL (SITE 14) DAY CARE CENTER (SITE 19) RECREATION CENTER (SITE 13) and office buildings in the OB Zone.**

1. Building Setback: Minimum 25-foot street setback for all buildings shall be provided.
2. Building Height: The building height shall be limited to one story in height (maximum of 35 feet). *Office buildings located in the OB Zone shall be limited to two stories in height (maximum of 35 feet).*

Amend Section E-10 as follows:

- a. *Specialty Commercial, Day Care Center and Recreation Center Signs.*

**Attached Signs:** For each occupancy one attached sign indicating only the name and nature of the occupancy. The total area for all such signs shall not exceed one square foot of sign area for each front foot of building occupancy.

Attached signs shall not exceed the following specifications:

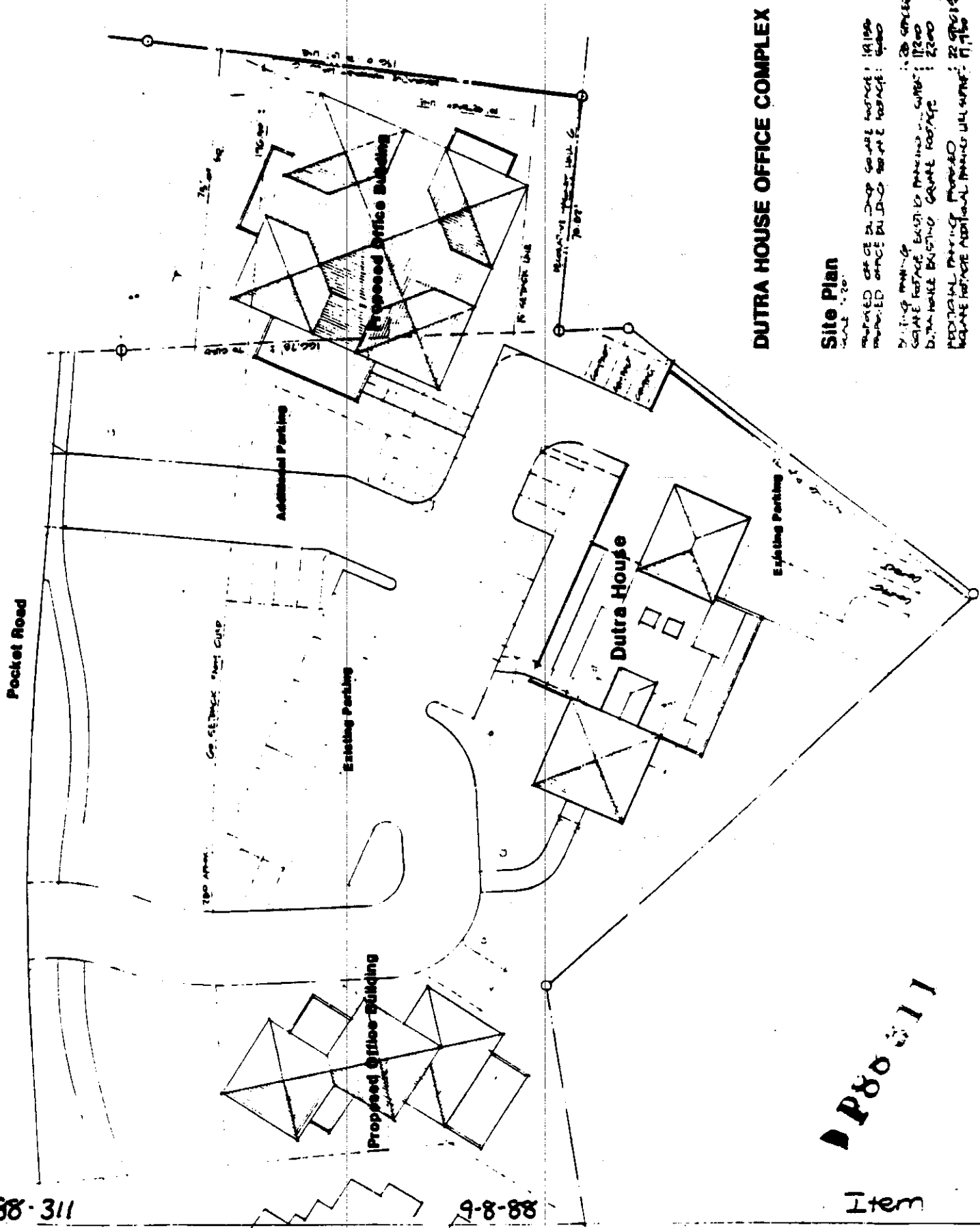
- o The horizontal dimension of signs shall not exceed 50 percent of the building frontage nor be greater than 25 feet, whichever is less.
- o The total area of any one sign shall be no greater than 10 percent of the total area of the building face to which it is attached or 100 square feet, whichever is less.

**Detached Signs:** One detached sign is allowed for each street frontage per parcel. All detached signs shall be monument signs and shall not exceed six feet in height. All signs shall be located ten feet from any property line and five (5) feet from any driveway to provide a clear vision area.

- b. *Office Building Zone*

*One sign per parcel is permitted. Maximum sign area is 16 square feet. The sign wording may consist of the building name and/or logo, or a company name and/or logo. The sign shall not, in any manner, identify a specific product(s) to be sold on the site. The sign may either be attached or detached. Specific requirements are:*

- o *Attached Sign: Shall consist of individual letters and/or logo. Sign shall be placed flat against the building or designed as an architectural feature thereof. No height limit is specified for an attached sign as long as all other provisions of the LPPT-PUD Guidelines and City Sign Ordinance are complied with. Illumination of the attached sign is subject to Planning Director approval who will determine whether or not the sign, if illuminated, would have a detrimental effect on surrounding residential uses.*
- o *Detached Sign: Shall be a monument sign. Maximum height permitted is six (6) feet. The sign shall be located ten feet from any property line and five (5) feet from any driveway to provide a clear vision area. The monument sign may be internally illuminated to create a halo back-lighted effect, indirectly illuminated or non-illuminated.*



**DUTRA HOUSE OFFICE COMPLEX**

**Site Plan**

PROPOSED OFFICE BUILDING SQUARE FOOTAGE: 14,100  
 PROPOSED OFFICE BUILDING SQUARE FOOTAGE: 0  
 BUILDING NUMBER: 20 OFFICE  
 GARAGE FOOTAGE EXISTING: 11,200  
 DUTRA HOUSE EXISTING SQUARE FOOTAGE: 22,000  
 PROPOSED GARAGE FOOTAGE: 22,000  
 PROPOSED OFFICE BUILDING SQUARE FOOTAGE: 14,100

P88-311

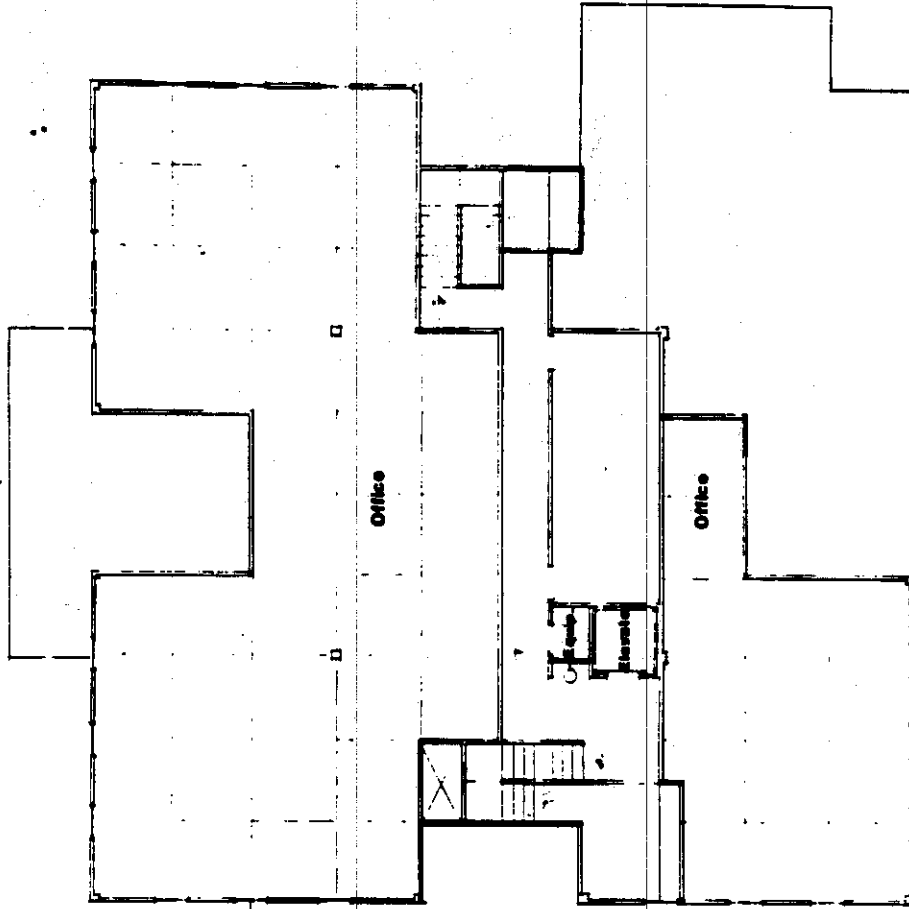
9-8-88

P88-311

Item

EXHIBIT G

P88-311



SECOND FLOOR PLAN

DATE: 9-8-88  
DRAWN BY: [illegible] SECOND FLOOR: 9775 DWG

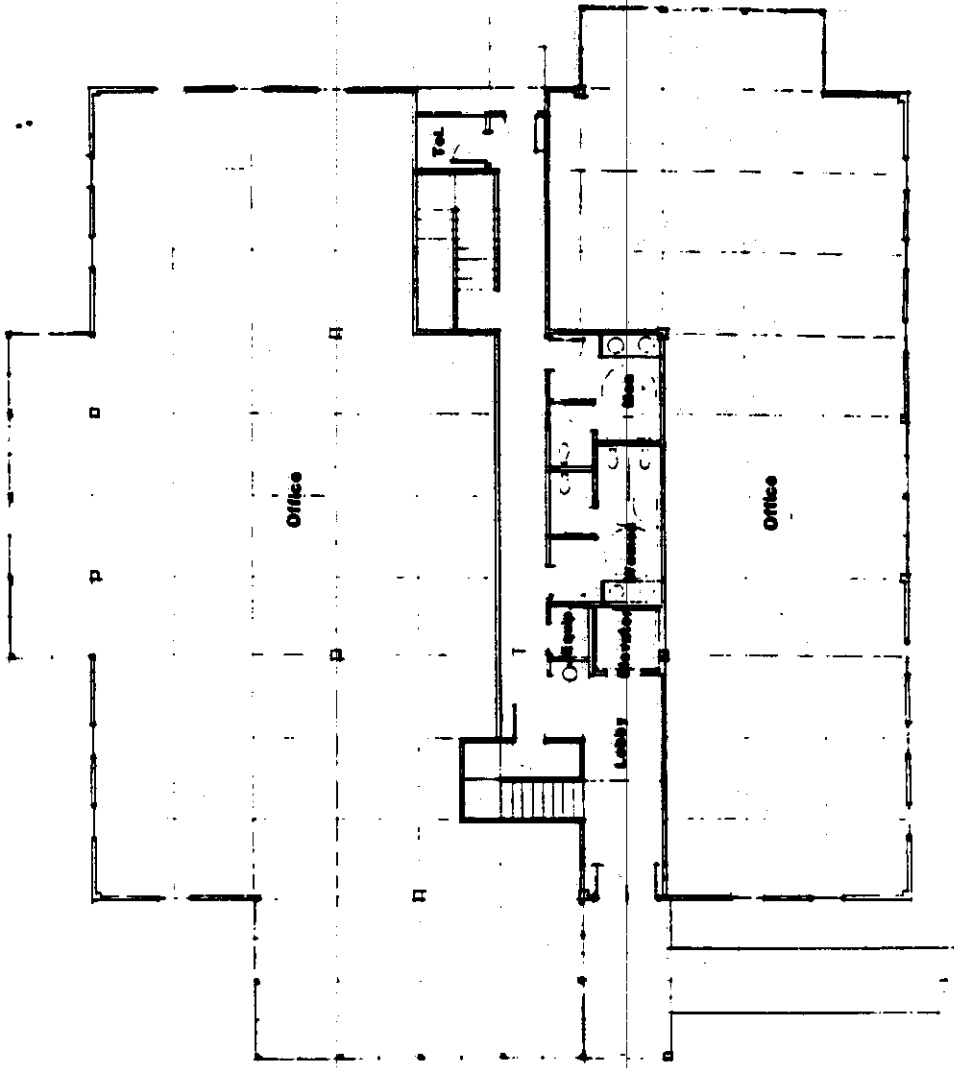
P88-311

9-8-88

Item

# EXHIBIT F

118884



**GROUND FLOOR PLAN**

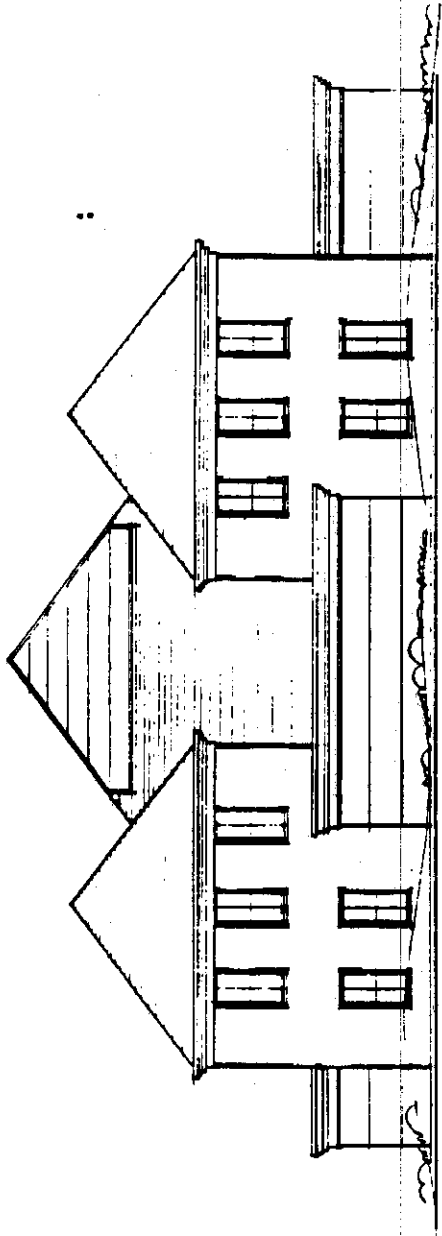
SCALE: 1/8" = 1'-0"  
PROVIDED OFFICE BUILDING GENERAL ARRANGEMENT GROUND FLOOR - 04/15/88

P88-311

9-8-88

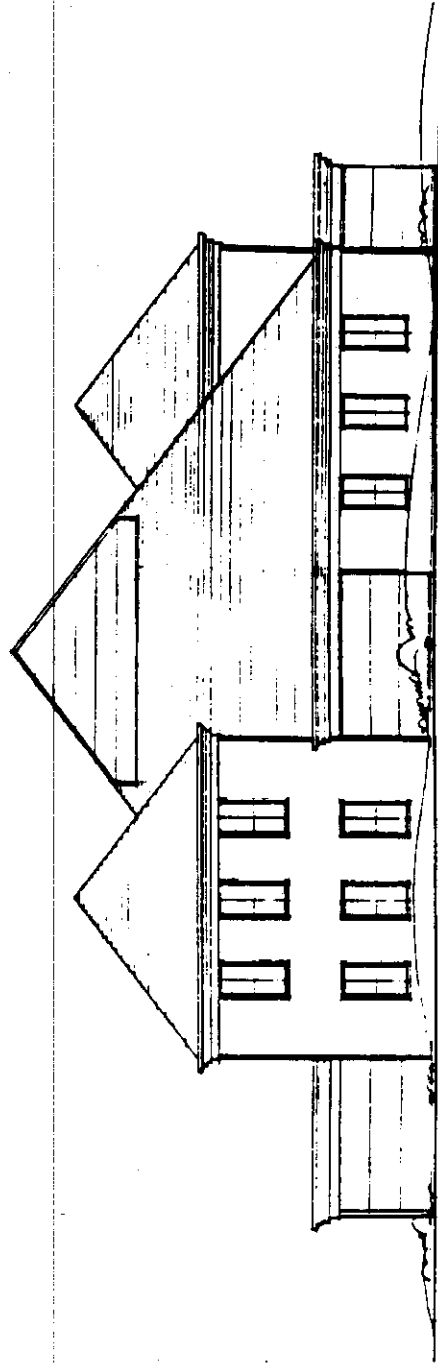
Item

EXHIBIT H



NORTH ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"

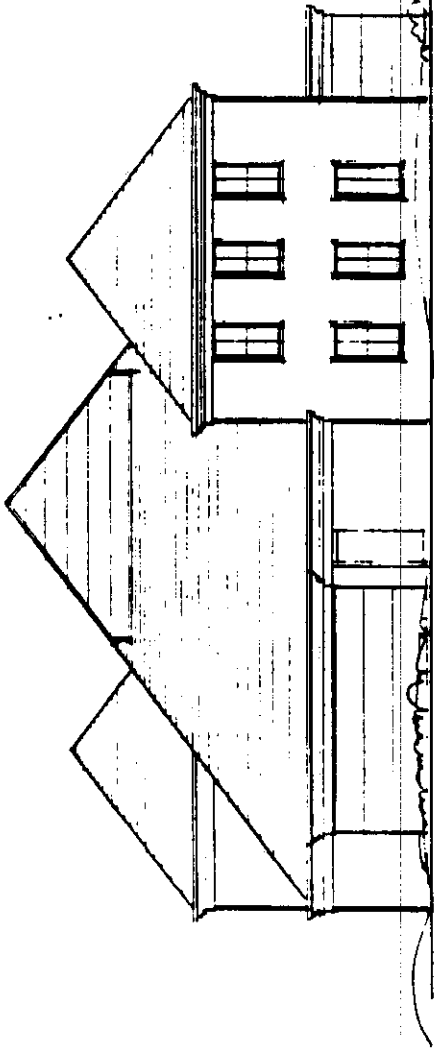
P88-311

P88-311

9-8-88

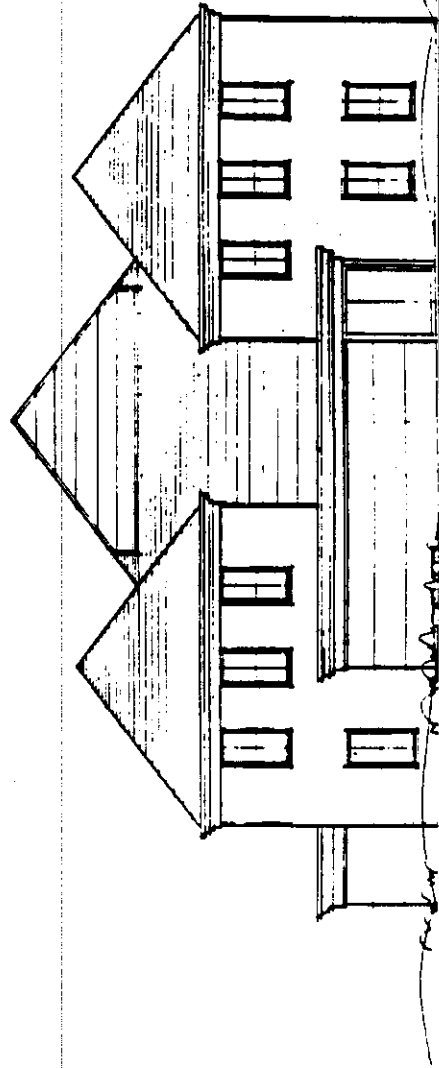
Item 5

EXHIBIT I



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

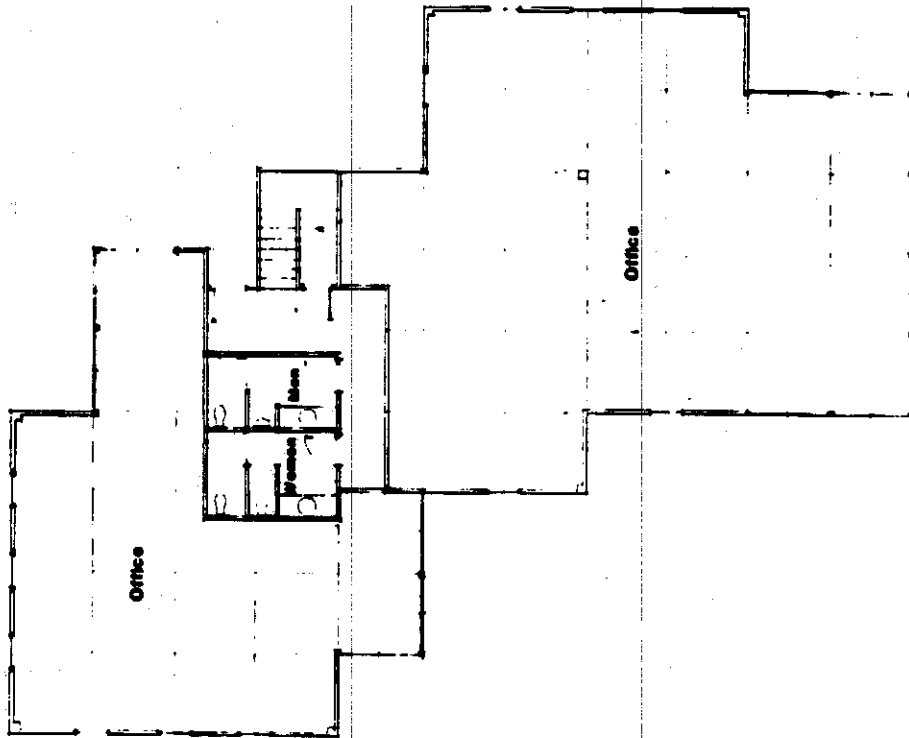
11/2/88

P88-311

9-8-88

Item

EXHIBIT J



P88311

GROUND FLOOR PLAN

DATE: 9-8-88  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
PROJECT: OFFICE BUILDING SCHEMATIC DRAWING GROUND FLOOR 3RD FLOOR

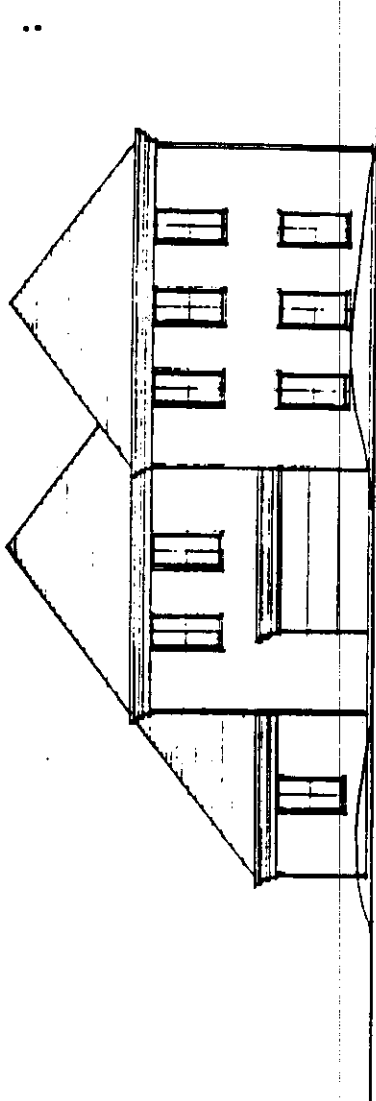
P88-311

9-8-88

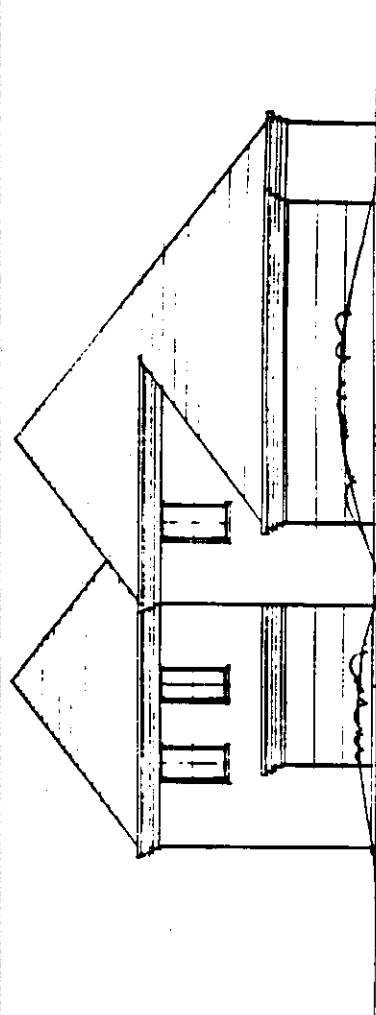
Item



# EXHIBIT K



**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



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

P88-311

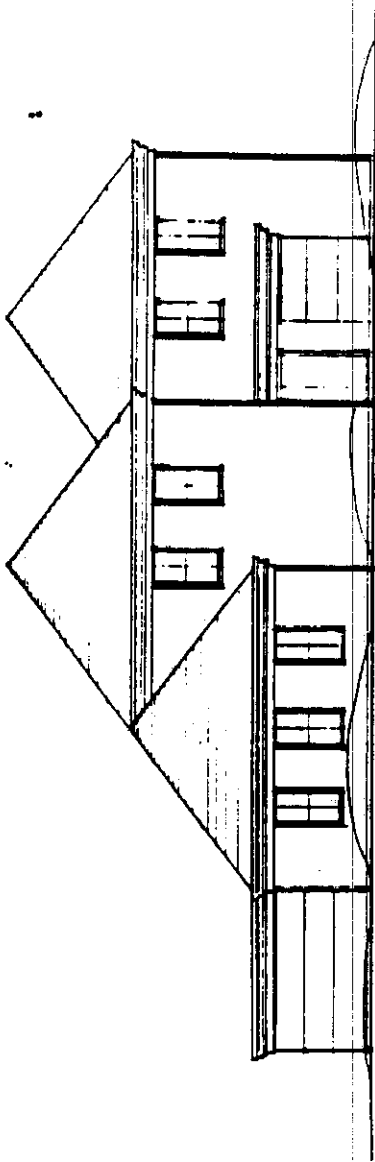
P88-311

9-8-88

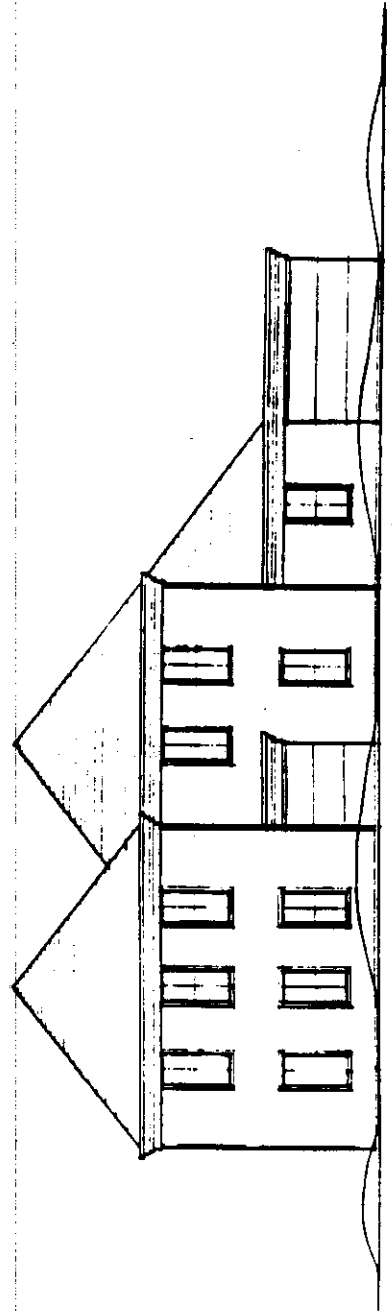
Item

EXHIBIT 7

Handwritten notes or signature in the top right corner.



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



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

P88-311

9-8-88

Item