

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

APPLICANT <u>Hoshida & Reyes, 2330 Alhambra Boulevard, Suite 100, Sacramento, California 95817</u>		
OWNER <u>Riverlake Professional Group, 905 Secret River Drive, Suite C, Sacramento, California 95831</u>		
PLANS BY <u>Hoshida & Reyes, 2330 Alhambra Boulevard, Suite 100, Sacramento, California 95817</u>		
FILING DATE <u>August 6, 1992</u>	ENVIR DET <u>Negative Declaration</u>	REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>031-0054-011</u>		

APPLICATION: A. Negative Declaration;

B. Special Permit to construct a 11,290 square foot medical office building on 1.013± vacant acres in the Office Building (Greenhaven Executive Park Planned Unit Development) (OB(EA-3)(PUD)) zone.

LOCATION: Southeast corner of Greenhaven Drive and Corporate Way
 (Council District 7)

PROPOSAL: The applicant is requesting the necessary entitlements in order to construct a 11,290 square foot medical office building.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Pocket Community Plan Designation:	Business/Professional Offices
Existing Zoning of Site:	OB(EA-3)(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office; OB(EA-3)(PUD)	Front:	25'	25'
South: Vacant; OB(EA-3)(PUD)	Side(St):	50'	72'
East: Vacant; OB(EA-3)(PUD)	Side(Int):	5'	7'
West: Vacant; OB(EA-3)(PUD)	Rear:	15'	62'

Property Dimensions:	Irregular
Property Area:	1.013± acres
Parking Ratio Required:	1 space per 200 square feet
Parking Required:	56 spaces
Parking Provided:	56 spaces
Square Footage of Building:	11,290 square feet
Height of Building:	16 feet, one story
Exterior Building Materials:	Brick and synthetic plaster
Roof Material:	Built-up
Topography:	Flat
Street Improvements:	Existing

APPLC.NO. P92-219

MEETING DATE October 22, 1992

ITEM NO. 10

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.013± vacant acres in the Office Building (OB[EA-3][PUD]) zone. The site is located within the Greenhaven Executive Park Planned Unit Development. The General Plan designates the site Regional Commercial and Offices. The Pocket Community Plan designates the site Business/Professional Offices. The surrounding land use includes vacant property to the south, east, and west; and office buildings to the north. The surrounding zoning is all OB(PUD)(EA-3).

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to develop a 11,260 square foot medical office building. The building is being designed to accommodate dental offices as the tenants.

C. Policy Considerations

The General Plan designates the site Regional Commercial & Offices. The Pocket Community Plan designates the site Business/Professional Offices. The Greenhaven Executive Park Planned Unit Development designates the site for office. The proposed office building is consistent with all three designations.

D. Site Plan

The applicant is proposing to locate the building on the northwestern portion of the site, with parking and landscaping adjacent to Greenhaven Drive and Corporate Way. The Greenhaven Executive Park Planned Unit Development Guidelines require a 30 foot landscape setback along Greenhaven Drive, and a 25 foot landscape setback along Corporate Way. The applicant has met this requirement. The applicant has designed a high berm along Corporate Way to allow the landscaped areas to be visible from inside the building without traffic on Corporate Way to be able to see into the dental office. Staff has no objection to this high berming along Corporate Way. The Greenhaven Drive landscaping, however, should be a lower berm as indicated on the submitted plans. The berm heights adjacent to the streets and driveways should comply with visibility standards and provide adequate sight distance. The applicant should also provide pedestrian access from the office building, through the parking lot and across the berm to Greenhaven Drive which is a bus route.

The submitted plans indicate a driveway on Greenhaven Drive, a driveway on Corporate Way and a future connection to a parcel to the east. Traffic Engineering has requested the driveway on Greenhaven Drive be eliminated. The applicant should coordinate with the parcel to the south (P92-031) for driveway access off Greenhaven Drive and provide reciprocal access. The driveway shown to connect to the east requires future development in order to avoid creating a dead end parking aisle. Several parking spaces may need to be marked "no parking" to allow

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vehicles to turn around until the adjacent parcel is developed.

The applicant should submit a revised site plan which incorporates the above changes for the review and approval of the Planning Director and Traffic Engineer prior to the issuance of Building Permits.

E. Building Design

The proposed building consists of a single story medical office building. The applicant is proposing brick veneer exterior with tinted solar glass. The design also incorporates a plaster, glass, and metal awning monitor the width of the building at the entrances. Staff has no objection to the building design. The applicant should, however, submit a roof plan and details of the mechanical screen.

F. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Utility Department, and the Fire Department. The following comments were received:

Traffic Engineering

1. The driveway on Greenhaven Drive should be eliminated.
2. Provide reciprocal access to parcel to the south (APN: 031-0054-013). Access was previously approved for adjacent parcel (P92-031). The applicant should also provide reciprocal access to parcel to the east.
3. Pedestrian access to Greenhaven Drive should be provided.
4. Contour elevation for landscaped berms adjacent to streets and driveways must be provided. Design of the berms must comply with visibility standards and provide adequate sight distance at the intersection.
5. Easternmost parking space on the south side of the east-west parking aisle does not have adequate back-out maneuvering room.
6. Without further development of the parking aisle on parcel to the east, a dead end parking aisle will be created. Several parking spaces may need to be marked "no parking" to allow vehicles to turn around until the adjacent parcel is extended.
7. Provide reciprocal access easement to adjacent parcels.

Engineering Development Services

1. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit. Improvements shall be designed to convey 0.3 cfs/acre six inches below the gutter flowline and pass a 100 year storm without damage to structures.
2. Provide reciprocal easements for parking, access, and for drainage.
3. Comply with the City's Cross Connection Control Policy.
4. Note: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Building Inspections

The proposed building shall provide one hour wall and 3/4 hour rated opening along the east property line (type of construction based on type V-N). The maximum dimension of the opening at the east wall shall be 12 feet with a maximum opening of 84 square feet and total opening shall not exceed 50 percent of the wall area.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. There were no mitigation measures, therefore, there is no Mitigation Monitoring Plan.

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

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to construct a 11,290 square foot medical office building subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall submit a revised site plan for review and approval of the Planning Director and Traffic Engineer prior to the issuance of Building Permits. The revised site plan shall include the following:
 - a. pedestrian access from the office building, through the parking lot and across the

APPLC.NO. P92-219

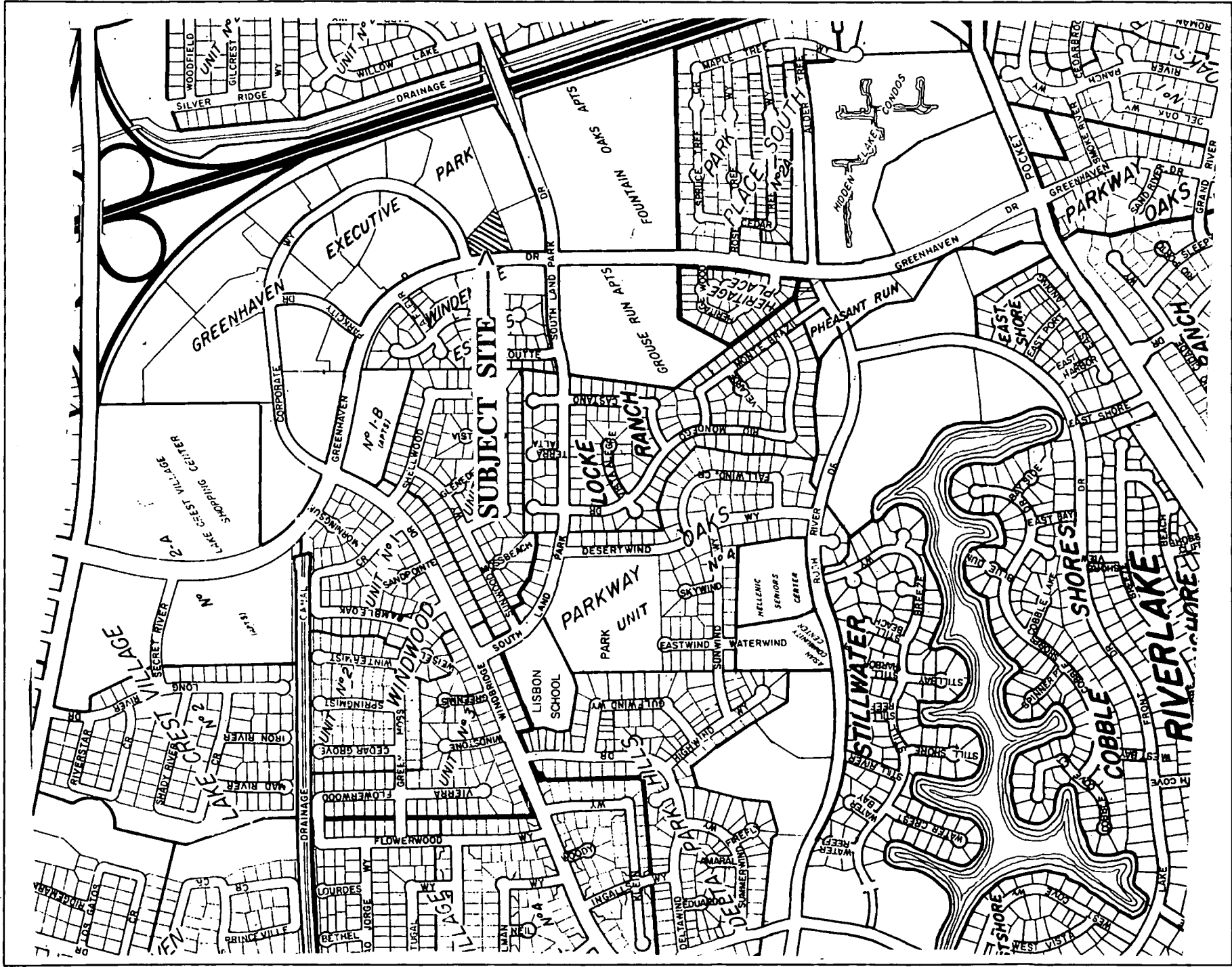
MEETING DATE October 22, 1992

ITEM NO. 10

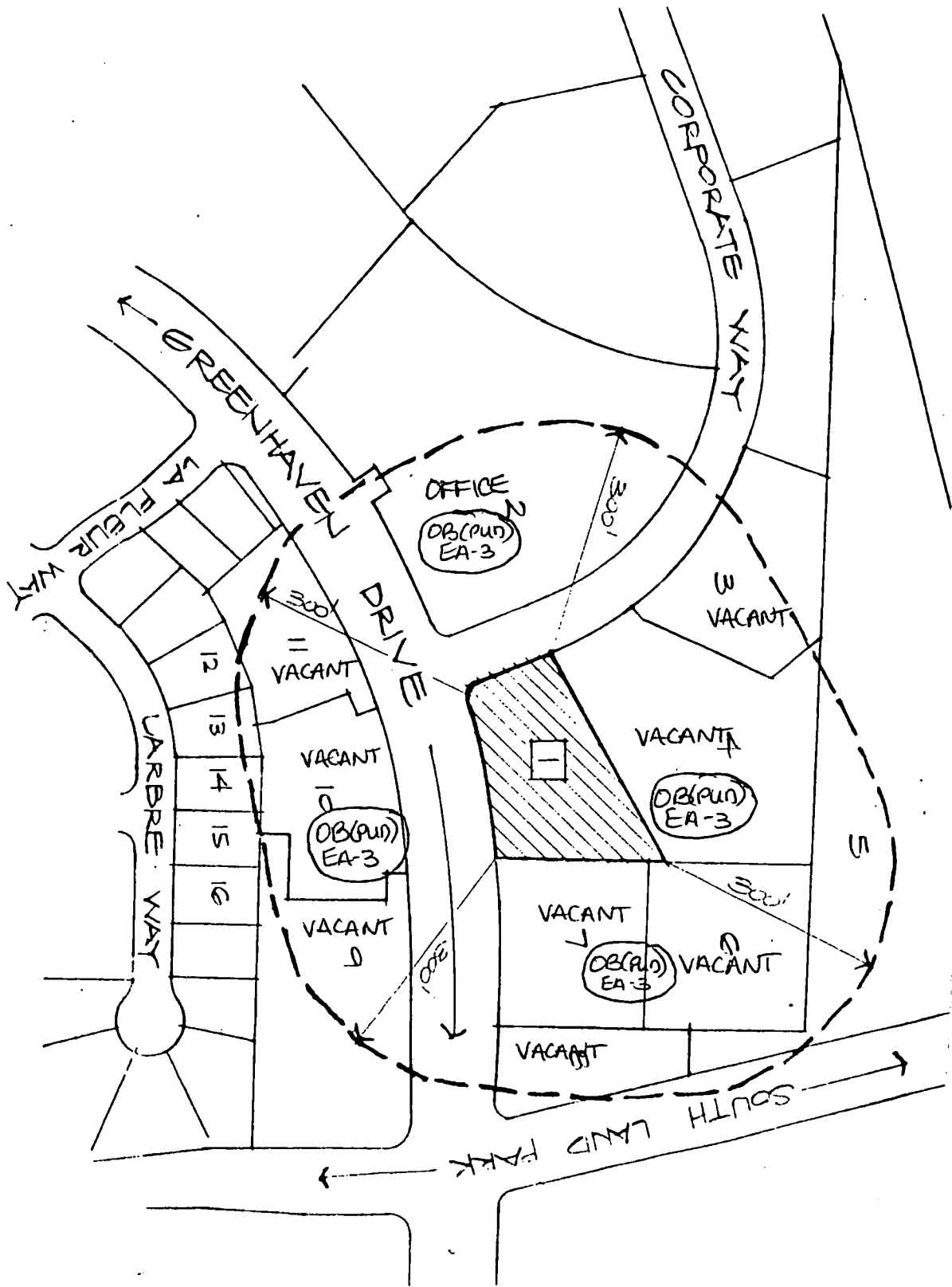
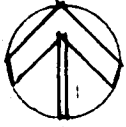
- berm to Greenhaven Drive;
- b. the driveway on Greenhaven Drive shall be eliminated. The applicant shall coordinate with the parcel to the south (P92-031) for driveway access off Greenhaven Drive and provide reciprocal access; and
 - c. the driveway shown to connect to the east requires future development in order to avoid creating a dead end parking aisle. The site plan shall indicate how vehicles will turn around until the adjacent parcel is developed. The applicant shall provide reciprocal access to the parcel to the east.
2. The berm heights adjacent to the streets and driveways shall comply with visibility standards and provide adequate sight distance.
 3. The applicant shall submit a roof plan and details of the mechanical screen for review and approval of the Planning Director prior to the issuance of Building Permits.
 4. The mechanical equipment shall be screened and the trash enclosure shall meet the requirements of the Zoning Ordinance.
 5. The elevations shall be as per the submitted plans.
 6. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit. Improvements shall be designed to convey 0.3 cfs/acre six inches below the gutter flowline and pass a 100 year storm without damage to structures.
 7. The applicant shall provide reciprocal easements for parking, access, and for drainage.
 8. The development shall comply with the City's Cross Connection Control Policy.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office development is compatible with the surrounding area which includes office uses and future office uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation and landscaping has been provided.
3. The project is consistent with the General Plan which designates the site Regional Commercial and Offices, and the Pocket Community Plan which designates the site Business/Professional Offices.



VICINITY MAP



LAND USE & ZONING MAP

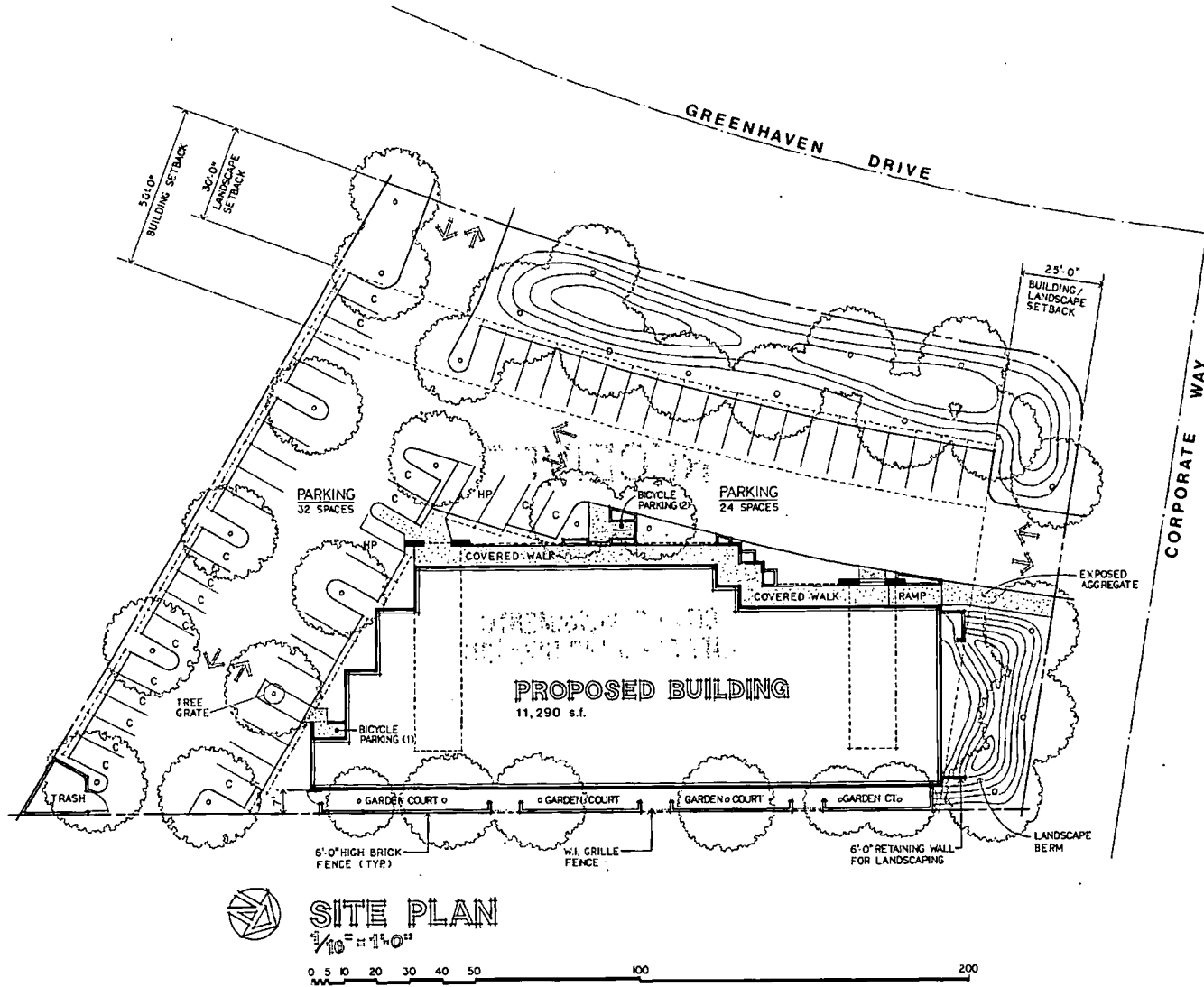
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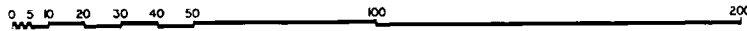


PARKING REQUIREMENTS

- PARKING RATIO — 1 : 200 S.F.
- PARKING REQUIRED — 56 SPACES
- PARKING PROVIDED — 56 SPACES
- HANDICAPPED (HP) — 2
- COMPACT (C) — 17
- STANDARD — 37
- BICYCLE — 3

SITE PLAN

1/16" = 1'-0"



HOSHIDA & REYES
 ARCHITECTS AND ENGINEERS
 1305 ALAMEDA ROAD, SUITE 100
 OAKLAND, CALIFORNIA 94612
 (415) 763-1010

SK#1

EXHIBIT - A

RECEIVED

AUG 6 1992

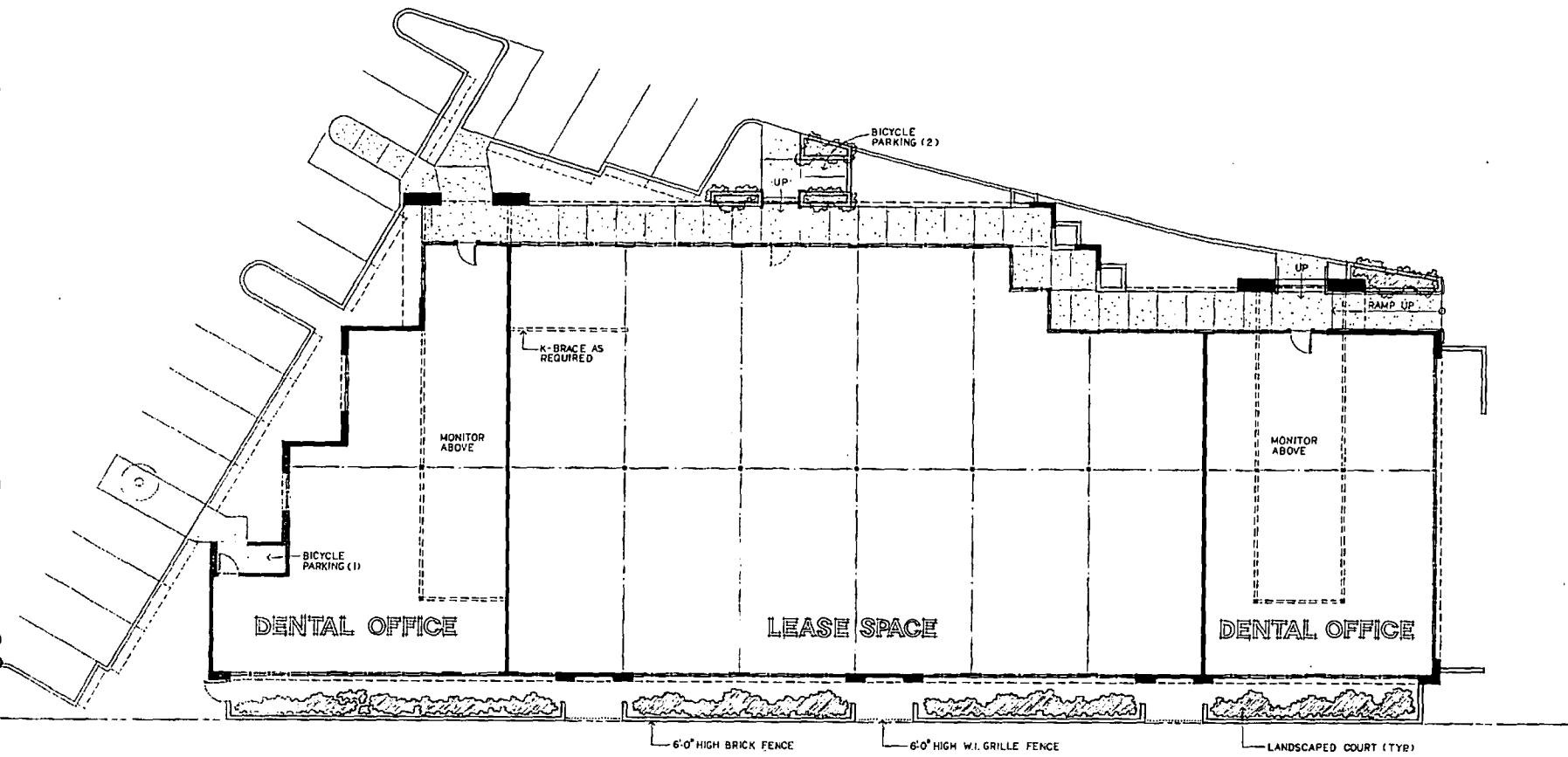
**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

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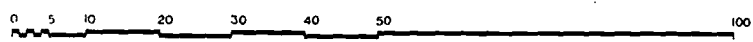
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FLOOR PLAN

1/8" = 1'-0" 11,290 s.f.



HOSHIDA & REYES
 ARCHITECTS
 2332 UNIVERSITY BLVD., SUITE 101
 SAN ANTONIO, TEXAS 78207
 PH: 512/343-4472 FAX: 512/343-6272

SK# 2

EXHIBIT - B

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Oct 22, 1992

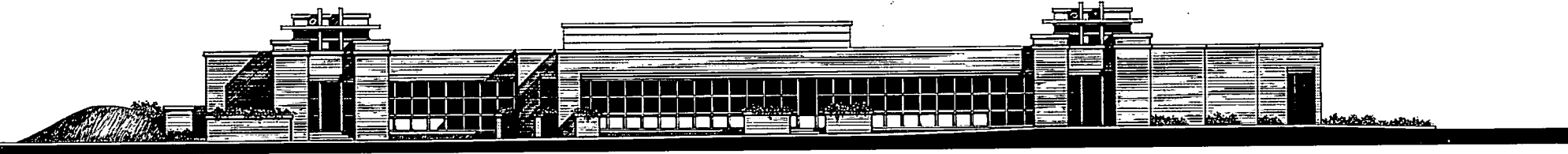
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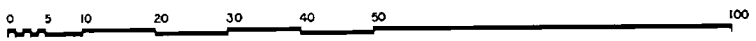
NORTH ELEVATION
1/8" = 1'-0"

HOSHIDA & REYES
 ARCHITECTS
 1125 MARSHALL RD. - SUITE 200
 SAN JOSE, CALIFORNIA 95128
 (415) 253-1417

EXHIBIT - C



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



HOSHIDA & REYES
 ARCHITECTS
 1125 MARSHALL RD. - SUITE 200
 SAN JOSE, CALIFORNIA 95128
 (415) 253-1417

SK# 3

HOSHIDA & REYES
 ARCHITECTS

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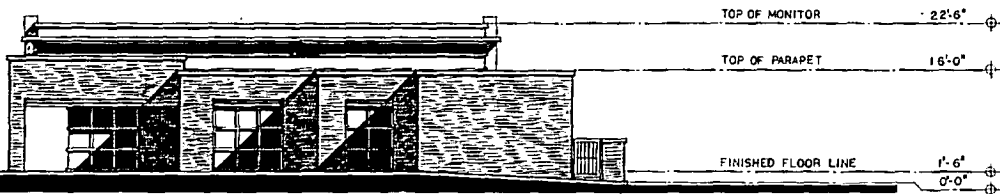
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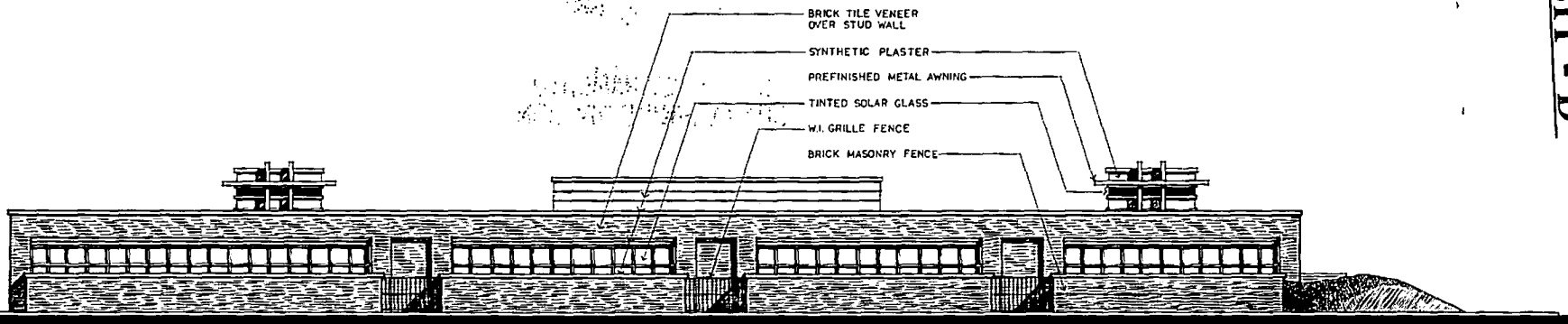
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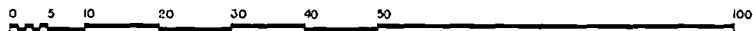
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SOUTH ELEVATION
1/8" = 1'-0"



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




HOSHIDA & REYES
 ARCHITECTS AND ENGINEERS
 2125 AVENUE 41 - SUITE 200
 CARLSBAD, CALIFORNIA 92008
 PHONE 761-438-1100

SK# 4

EXHIBIT - D

RECEIVED

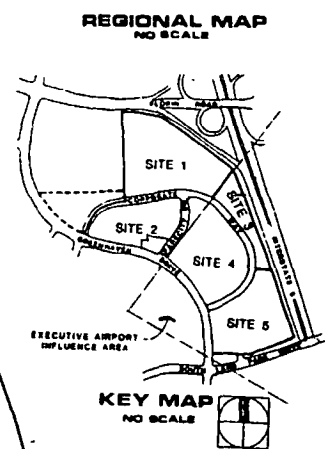
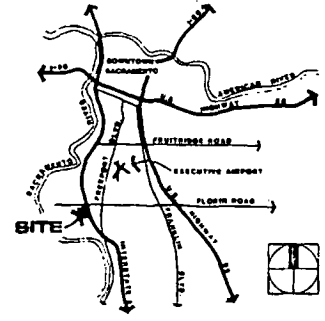
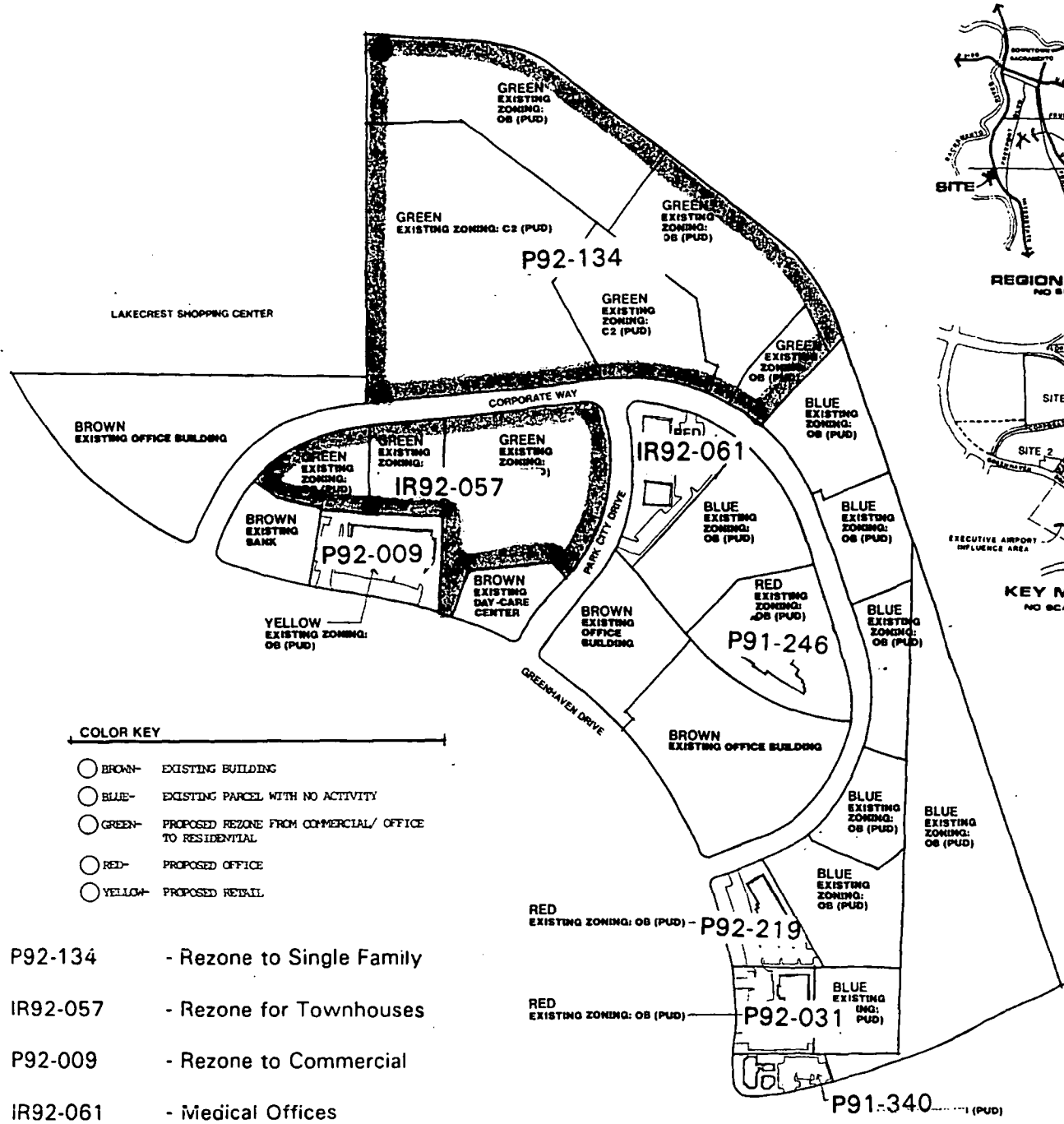
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**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

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EXHIBIT - E



- COLOR KEY**
- BROWN- EXISTING BUILDING
 - BLUE- EXISTING PARCEL WITH NO ACTIVITY
 - GREEN- PROPOSED REZONE FROM COMMERCIAL/ OFFICE TO RESIDENTIAL
 - RED- PROPOSED OFFICE
 - YELLOW- PROPOSED RETAIL

- P92-134 - Rezone to Single Family
- IR92-057 - Rezone for Townhouses
- P92-009 - Rezone to Commercial
- IR92-061 - Medical Offices
- P91-246 - Office
- P92-219 - Medical Office
- P92-031 - Office
- P91-340 - Rezone to Office

RED EXISTING ZONING: OS (PUD) - P92-219

RED EXISTING ZONING: OS (PUD) - P92-031

P91-340 (PUD)

	<u>PUD DEVELOPMENT</u>	<u>ORIGINAL</u>	<u>PROPOSED</u>
	Office-Business:	630,360	370,844
	Commercial:	16,000	27,850
	Motor Lodge:	185,000	--
	Restaurant:	8,000	--
	Residential:	--	22+ acres
	Total Square Footage:	839,360	400,194

GREENHAVEN EXECUTIVE PARK

NOTE: This plan is for reference only, it is NOT a Submittal. Master Plan



1604

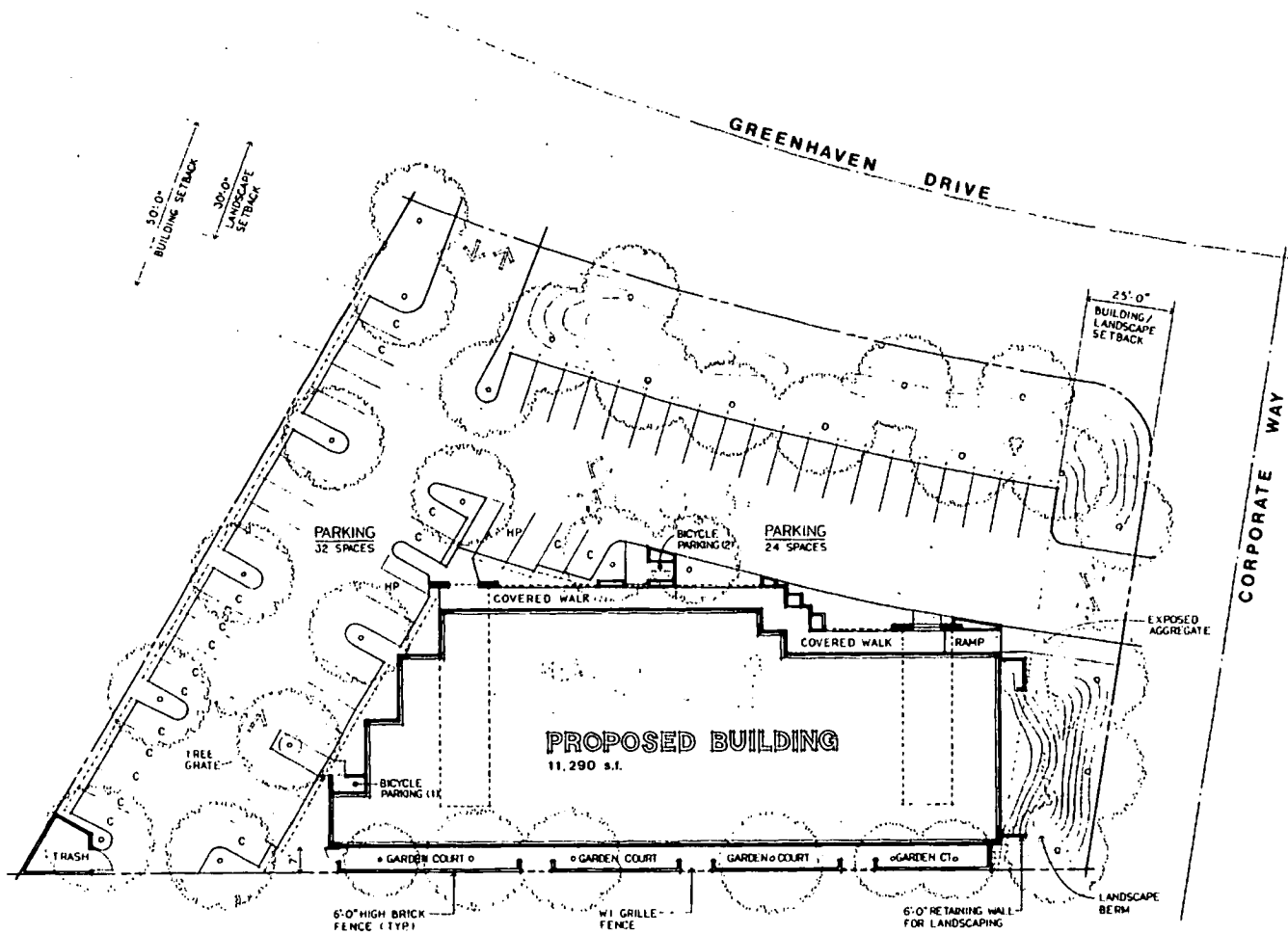
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Item #10

ATTACHMENT B

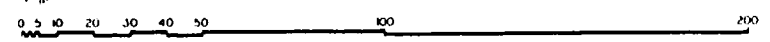




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PARKING REQUIRED	---	= 56 SPACES
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HANDICAPPED (HP)	---	= 2
COMPACT (C)	---	= 17
STANDARD	---	= 37
BICYCLE	---	= 3

SITE PLAN
 1/4" = 1'-0"



IRISHIA S. BATES
 ARCHITECT
 2100 W. 10TH AVE., SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112

SK# 1

1606