

STAFF REPORT AMENDED 2-25-82
CITY PLANNING COMMISSION

927-10th Street- SACRAMENTO, CALIFORNIA 95814

APPLICANT	Nielsen & Weise, architects, 79 Scripps Drive, Sacramento, CA 95825		
OWNER	George & Mary Psihos; Gus & Julie Gianulias, 905 Secret River Dr., Sacto, CA		
PLANS BY	_____		
FILING DATE	1-21-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	2-12-82	EIR	ASSESSOR'S PCL. NO. 031-430-01

- APPLICATION:
1. Negative Declaration
 2. Amend Lake Crest Village PUD Schematic Plan from financial building (7,000 s.f.) to medical office building (7,644 s.f.);
 3. Special Permit to modify Special Permit P-8237 to develop two medical office buildings totaling 7,644 square feet and to allow walk-up pharmacy window;
 4. Variance to increase allowable size of monument sign from 16 s.f. to 32 s.f.;
 5. Variance to locate monument sign in the front setback area.

LOCATION: Southeast corner of Florin Road and Longriver Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop two one-story medical office buildings and erect a monument identification sign in the front setback area.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1976 South Pocket Community Plan Designation:	Business and Professional Office
Lake Crest Village PUD Schematic Plan Designation:	Financial Building
Existing Zoning of Site:	OB-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Office; OB-R
West:	Vacant; R-1

Parking Required:	38 spaces
Parking Provided:	38 spaces
Parking Ratio:	1:200
Property Area:	1.0 acre
Square Footage of Buildings	7,644 square feet total
Building Material:	Earth tone and brown concrete tile roof
Building Height:	One story; 20 feet to ridge
Street Improvements	Existing
Utilities:	To be provided

APPLC. NO. 82-009

MEETING DATE February 25, 1982

CPC ITEM NO. 11

002172

BACKGROUND INFORMATION: On August 30, 1978 the City Council approved an amendment of the Lake Crest Village Planned Unit Development and special permit to permit an office complex development on the subject site. The special permit was approved subject to conditions which included a stipulation that the project be designed in accordance with the Lake Crest Village PUD Guidelines and allowed a maximum of 45,000 square feet for medical office use.

The Lake Crest PUD Schematic Plan designates the subject site for a one-story, 7,000 square foot financial office building with 28 on-site parking spaces. The Methodist Hospital proposes to establish a medical clinic at this location and is requesting an amendment to the PUD Schematic Plan to allow two, one-story medical office buildings with a total of 7,644 square feet and 38 on-site parking spaces.

The applicant is further requesting variances to erect a monument sign twice as large (32 square feet vs 16 square feet) as permitted by the Lake Crest Village Sign Guidelines and the City Sign Ordinance, and to locate the subject sign in the front setback area.

STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

1. The change from financial to medical office use and the increase of 644 square feet (7,000 to 7,644) is not a substantial deviation from the original special permit and PUD Schematic Plan and therefore staff supports the applicant's request. The special permit conditions approved by the City Council on November 8, 1978 (P-8237) establishes a ceiling of not more than 45,000 gross square feet of building area devoted to medical-dental office use for the entire PUD site. To this date, only 10,758 square feet of medical-dental office space has been approved for the entire project.

Staff feels that the applicant's proposal is a better designed project than indicated on the PUD Schematic Plan. The subject office project incorporates a landscaped courtyard terrace between the two office structures and the parking area, as well as elimination of the drive-through lane.

2. In order to improve the circulation for the project site, staff and the City Traffic Engineer recommend a minor revision to the parking area near the Florin Road driveway (see Exhibit E). Staff suggests relocation of a portion of the parking spaces to the north perimeter of the parking area in order to increase the auto stacking distance to Florin Road.
3. Pursuant to the Zoning Ordinance relating to fences, the applicant shall construct a decorative solid masonry wall along the south property line adjacent to the single family residence. The wall shall be three feet high adjacent to the front yard setback area of the residence and six feet high for the balance of the property line (see Exhibit E).

4. The applicant is requesting a modification to the Special Permit P-8237 to allow a walk-up window in conjunction with a small pharmacy (335 square feet) proposed in the north wing of the office project. The applicant has incorporated a walk-up window since the hospital wishes to provide after business hours pharmacy service at the clinic.

Staff has no objection to the walk-up window but requests that the window be relocated from the east side of the building to the south wall adjacent to the courtyard area. Staff's suggested redesign is based upon reducing the possibilities of illegal advertising and signage if the walk-up window had exposure to the Florin Road frontage. Any signs related to the pharmacy shall comply with the Sign Ordinance and Lake Crest Village PUD Guidelines.

5. Among the entitlements requested are variances to locate a 32 square foot (8' x 4') monument sign in the front setback area. The sign regulations pertaining to this PUD and the OB-R zone limit identification signs to a total of 16 square feet and prohibits monument signs in the front setback area. The PUD Guidelines related to signage were established to prevent a proliferation of large signs in the landscaped setback areas and to allow flat signs placed against the wall of a building or other attached signs.

Staff cannot find any hardship or unusual circumstances relative to this site and therefore cannot recommend approval of the variance requests.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the amendment to the Lake Crest Village PUD Schematic Plan;
3. Approval of the Special Permit modification subject to conditions and Findings of Fact which follow;
4. Denial of the Variance to increase the allowable size of the monument sign from 16 square feet to 32 square feet, based on the Findings of Fact which follow;
5. Denial of the Variance to locate a monument sign in the front setback area, based on the Findings of Fact which follow.

Special Permit - Conditions

- a. The applicant shall redesign the parking area and the affected landscaped planters as indicated in Exhibit E;
- b. The applicant shall relocate the walk-up window from the east side of the north wing to the south wall adjacent to the courtyard; (deleted by CPC)

- c. The applicant shall construct a 3' x 6' high decorative solid masonry wall along the south property line adjacent to the single family residence as indicated in Exhibit E;
- d. The project shall be reviewed and approved by the City's Architectural Review Board;
- e. A detailed landscape and irrigation plan and parking area shading plan shall be reviewed and approved by staff prior to building permit issuance;
- f. The applicant shall comply with the regulations of the Lake Crest Village PUD Development Guidelines.

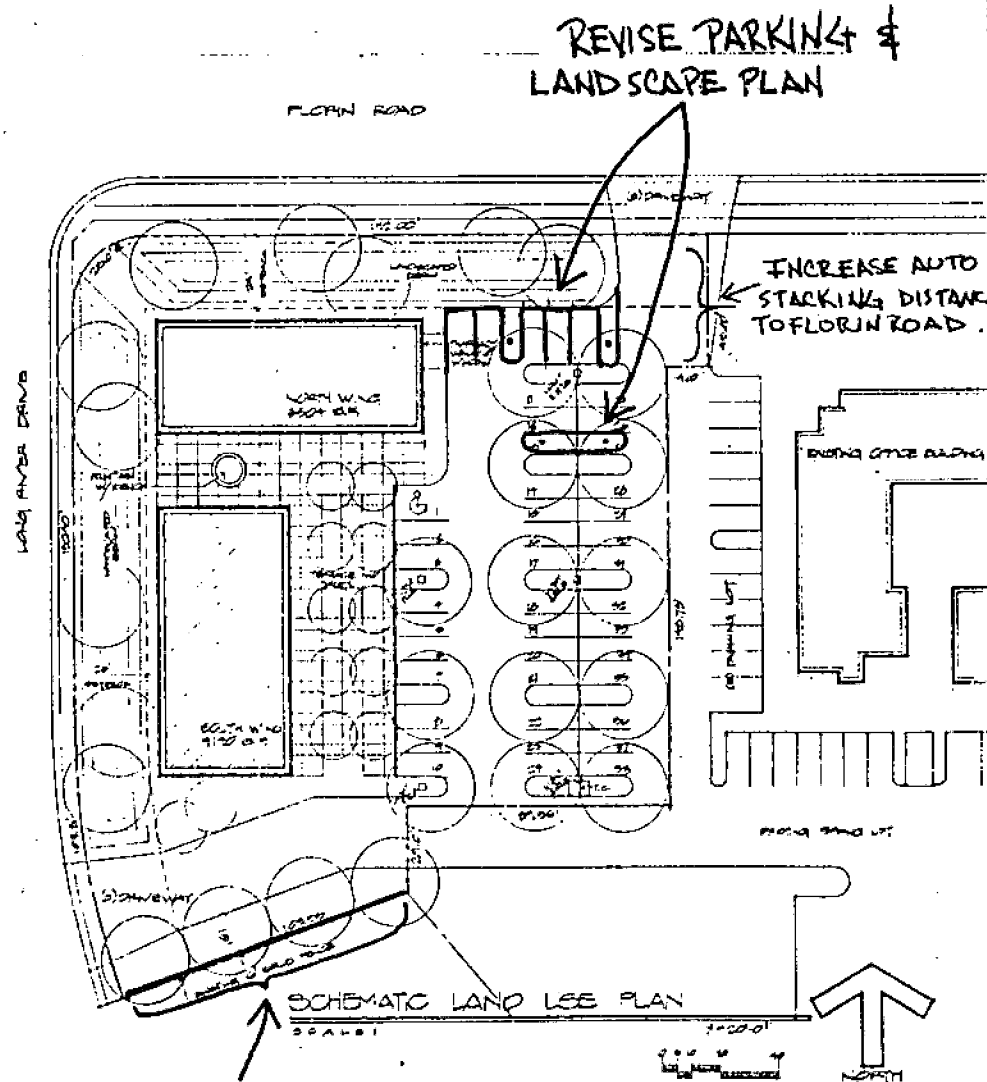
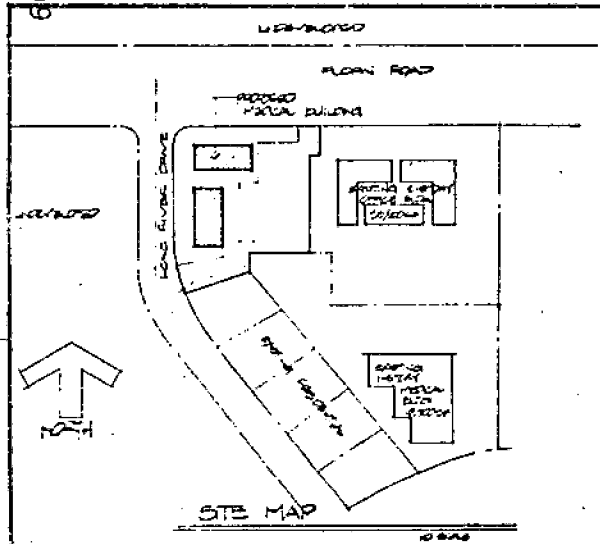
Findings of Fact - Special Permit

- a. The project as conditioned is based on sound principles of land use in that the proposed office development is compatible in character with the surrounding office uses which consist primarily of one-story structures;
- b. The project as conditioned will not be injurious to surrounding property in that:
 - 1) adequate on-site parking is provided based on a ratio of one space per 200 square feet of floor area;
 - 2) visual and noise impacts on adjacent residential property will be mitigated with a solid masonry wall.
- c. The project is consistent with the 1976 South Pocket Community Plan which designates the site for business and professional office use.

Findings of Fact - Variance

- a. The granting of the requested variances would constitute a special privilege extended to one individual property owner in that no hardship has been demonstrated;
- b. The granting of the requested variance would not be in harmony with the expressed purpose of the City Sign Ordinance to:
 - 1) "preserve and improve the appearance of the City as a place in which to live and to work and as an attraction to non-residents who come to visit or trade";
 - 2) and which eliminate excessive and confusing sign displays."

002178



REVISE PARKING & LANDSCAPE PLAN

INCREASE AUTO STACKING DISTANCE TO FLORIN ROAD.

ADD 3' AND 6' HIGH DECORATIVE SOLID MASONRY WALL ADJACENT TO SINGLE FAMILY RESIDENCE

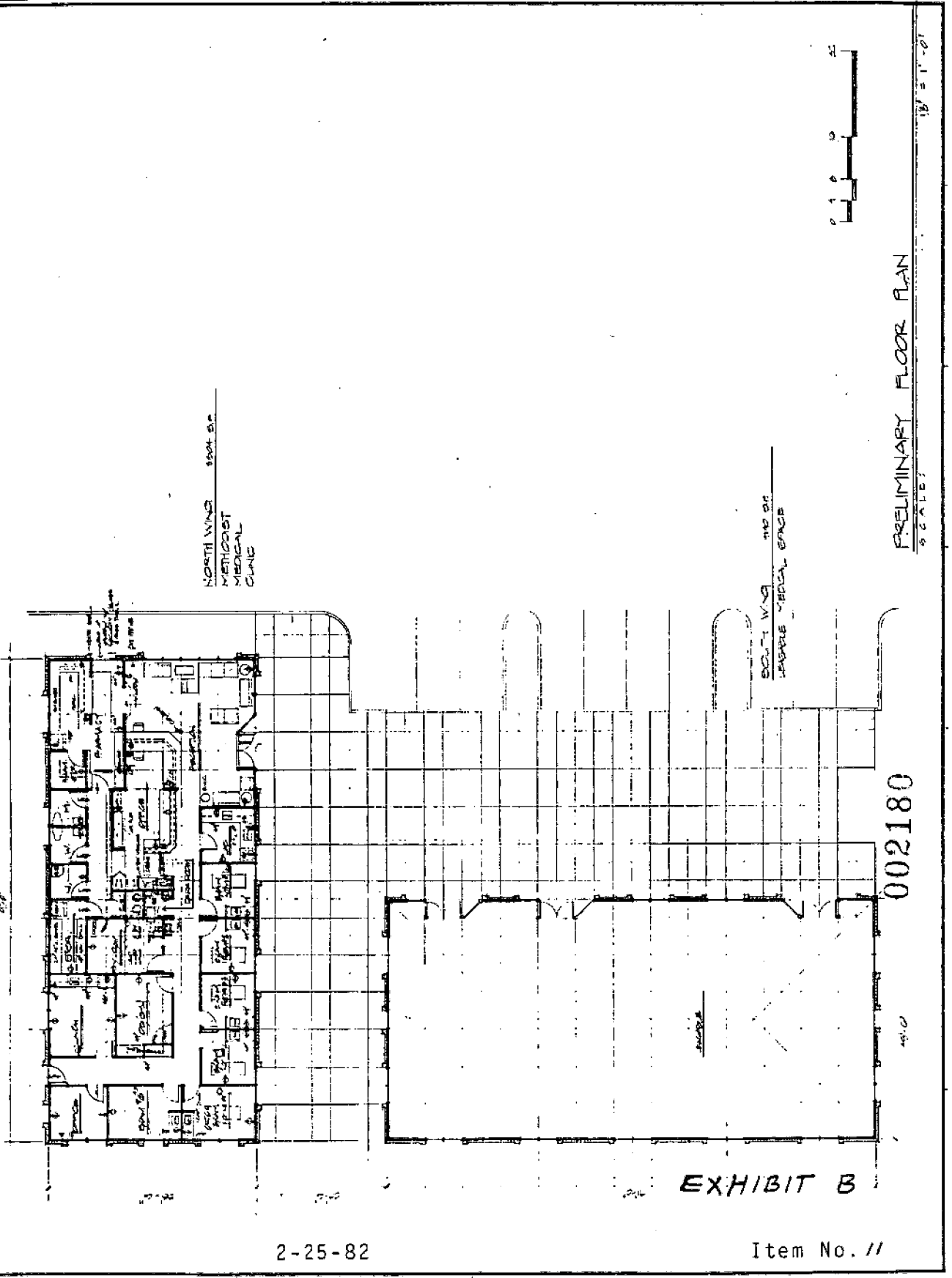
TITLE	
PROJECT NUMBER	
DATE:	10/24/82
BY:	JM
SCALE:	
PLANNED:	28
REVISIONS:	00
FIELD AREA ONLY COVER WITH 20% GRADE FOR ROAD	
REMOVE EXISTING COVER IN FIELD AREA	
VANTY MAP	
ARCHITECTS	
DATE	
SCALE 1"=20'-0"	
NORTH	
SCHEDULED LAND USE PLAN	
SCALE: 1"=20'-0"	SHEET NO. 1 OF 2

FOUR

- 1. ASSES REPORT - WIND
- 2. ASSES REPORT - SEISMIC
- 3. ASSES REPORT - SOIL
- 4. ASSES REPORT - GEOTECH

Nielsen & Wiese
architects
aio.
 (916) 720-1831
 2201 RIVER STREET, SUITE 200
 OAKLAND, CALIFORNIA 94612

DATE: 01/15/82	PROJECT: 002180
DESCRIPTION: 4th FLOOR	DATE: 01/15/82
DESIGNER: NIEN & WIESE	DATE: 01/15/82
PROJECT: 002180	DATE: 01/15/82
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P-82-009

2-25-82

Item No. //

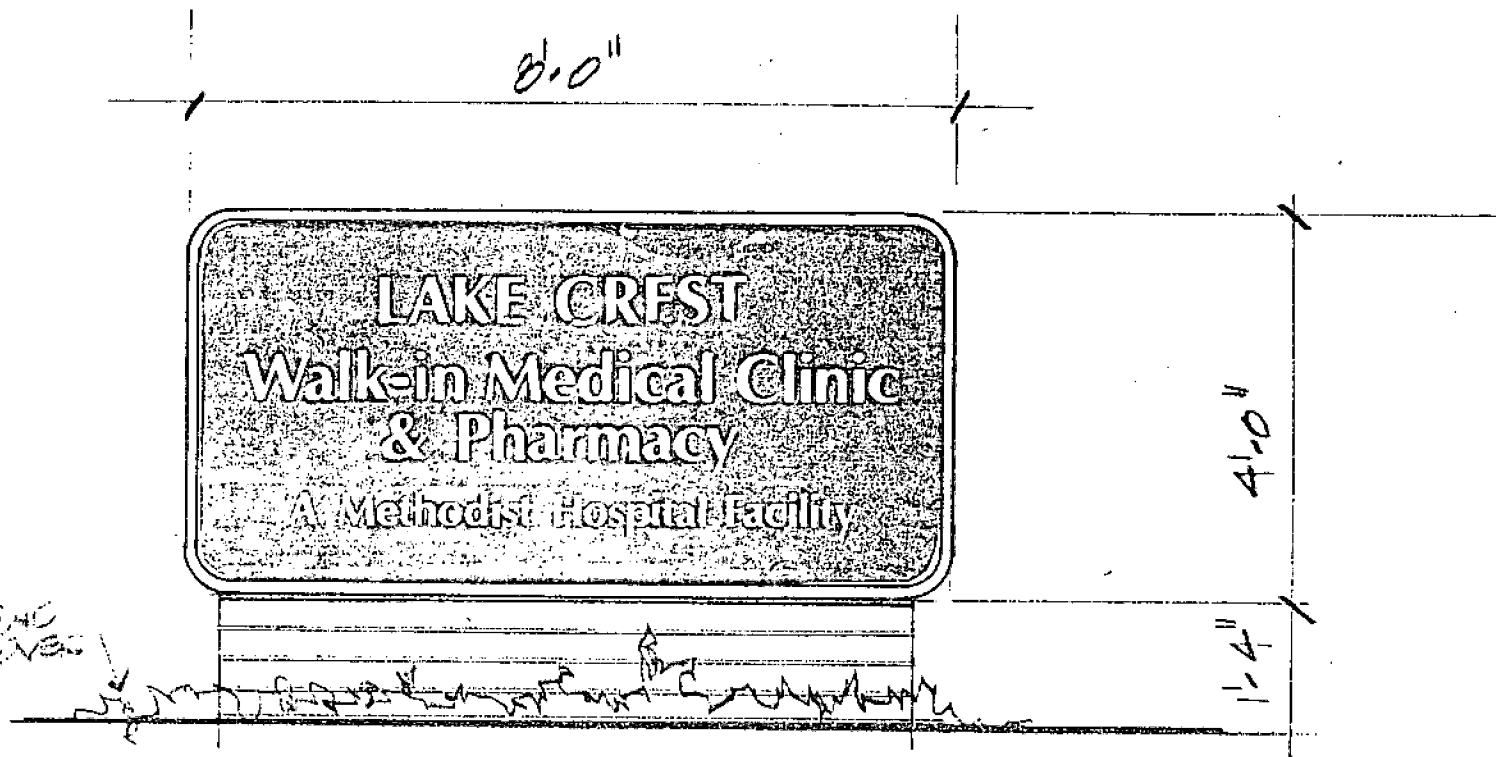


EXHIBIT D

DOUBLE FACED INTERIOR ILLUMINATED PLASTIC FACED DISPLAY
 BLUE PLASTIC BACKGROUND, WHITE LETTERS
 BRONZE BASE TO MATCH BUILDING
 SIGN BY PACIFIC NEON COMPANY

MONUMENT SIGN

1/2" = 1'-0" 002179

Nielsen & Wiese
 architects
 aia
 (916) 920-1743
 seven(7) nine scripps drive
 sacramento, california 95825