

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

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| APPLICANT <u>Filcrest Construction Company, Inc., 7311 Greenhaven Drive, Suite 170, Sacramento, CA 95831</u> | | |
| OWNER <u>CJP Insurance Agency, Inc., 65 Quinta Court, Ste. 1, Sacramento, CA 95823</u> | | |
| PLANS BY <u>Filcrest Construction Company, Inc., 7311 Greenhaven Drive, Suite 170, Sacramento, CA 95831</u> | | |
| FILING DATE <u>September 16, 1992</u> | ENVIR. DET. <u>Negative Declaration</u> | REPORT BY <u>SLY</u> |
| ASSESSOR'S PCL. NO. <u>031-143-051</u> | | |

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to develop a 5,040 square foot office in the Greenhaven Landing Planned Unit Development (PUD) on 0.573± vacant acres in the Office-Building, Executive Airport Overlay-3 (O-B){EA-3}(PUD) zone.

LOCATION: West side of Greenhaven Drive approximately 500± feet north of South Land Park Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 5,040 square foot single story office building.

PROJECT INFORMATION:

General Plan Designation: Regional Commercial & Office Pocket
Community Plan Designation: Business/Professional Offices Greenhaven Landing
PUD Designation: Office Building
Existing Zoning of Site: O-B{EA-3}(PUD)
Existing Land Use of Site: Vacant

| Surrounding Land Use and Zoning: | Setbacks Required | Provided |
|----------------------------------|-------------------|----------|
| North: Vacant, R-1A{EA-3}(PUD) | Front: 25' | 25' |
| South: Vacant, O-B{EA-3}(PUD) | Side(North): 50' | 50' |
| East: Office, O-B{EA-3}(PUD) | Side(South): 5' | 33' |
| West: Vacant, R-1A{EA-3}(PUD) | Rear: 50' | 53' |

Parking Required: 14
Parking Provided: 18
Property Dimensions: Irregular
Property Area: 0.573± acres
Building Square Footage: 5,040 square feet
Height of Building: 18 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

APPLC. NO. P92-253 **MEETING DATE** December 10, 1992 **ITEM NO.** 16

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Exterior Building Materials: Stucco
Roof Material: Built-up roof and concrete tile

BACKGROUND INFORMATION: On March 20, 1990, the Sacramento City Council approved the necessary entitlements (P88-425) to establish the Greenhaven Landing Planned Unit Development (PUD). The approved project consisted of three sites totaling 2.83± acres designated as Office-Building, Executive Airport Overlay-3, Planned Unit Development (O-B){EA-3}(PUD). The PUD guidelines for the Greenhaven Landing PUD were also adopted on this date. The conditions of the Tentative Map which established the parcels as part of the project required a shared driveway that aligns with Corporate Way for this site and the adjacent parcel to the south.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one irregular shaped interior vacant parcel totaling 0.573± acres in the (O-B){EA-3}(PUD) zone. The site is in the Greenhaven Landing Planned Unit Development. The General Plan designates the subject site as Regional Commercial & Office and the Pocket Community Plan designates the site as Business/Professional Offices. The Greenhaven Landing PUD designates the site as an office building. The surrounding land use and zoning for the subject site are vacant, zoned Single Family Alternative (R-1A){EA-3}(PUD) to the north and west; and vacant, zoned (O-B){EA-3} (PUD) to the south and east.

B. Applicant's Proposal

The applicant is proposing to construct a 5,040 square foot single story office building on 0.57± acres in the Greenhaven Landing PUD (see Exhibits A, B, and C). The PUD Guidelines require a special permit for any proposed new development.

C. Policy Considerations

The General Plan designates the site Regional Commercial & Offices. The Pocket Community Plan designates the site Business/Professional Offices. The Greenhaven Landing Planned Unit Development designates the site for office. The proposed office building is consistent with all three designations. The proposed project is consistent with the Pocket Community Plan policy which states that major access to this development complex should be from Greenhaven Drive.

D. Site Plan Design

The proposed site consists of an interior parcel totaling 0.57± acres that fronts on Greenhaven Drive (see Exhibit A). The applicant is proposing to construct a single story 5,040 square foot office building on the site. The building is designed to have 5,040 square feet of general office space. The proposed project meets the required setback requirements including a minimum building setback of 50 feet from the adjacent residential property to the north and west and a 25 foot minimum building and landscaped setback from Greenhaven Drive. The parking area will be located along the north side and to the rear of the building. There is a six foot high decorative masonry wall indicated along the north and the west property lines which is required by the

Zoning Ordinance to separate the office development from the adjacent residential properties.

The proposed landscape plan for the site meets the PUD landscaping guidelines including the undulating berms along Greenhaven Drive landscaped with evergreen trees, shrubs, and groundcover.

The trash enclosure will be located in the northeast corner of the site. The trash enclosure must be built to the standards in the Zoning Ordinance and Greenhaven Landing PUD guidelines. The submitted elevations of the trash enclosures indicates the walls of the enclosures will be constructed of solid masonry material with a stucco exterior surface finish painted to match the proposed office structure. The applicant must submit a Recycling Plan for the project. The enclosures should provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.

E. Parking and Circulation

The project is required to contain a minimum of 14 parking spaces and a maximum of 18 parking spaces. The project provides 18 parking spaces. The parking ratio is based on the Zoning Ordinance requirements for office which require a minimum of one space for every 350 square feet of gross floor area and a maximum of one space for every 275 square feet. There is one proposed entrance for the project located at the southeast end of the site off of Greenhaven Drive. The proposed site plan does not indicate a shared driveway that aligns with Corporate Way as required by the conditions of the Tentative Map which created the parcels. Staff recommends the driveway be adjusted to meet the alignment requirement. Additionally, staff recommends the proposed driveway not exceed the maximum width permitted by City standards for commercial driveways and the remaining area left unpaved be incorporated as additional landscaping.

The applicant is required to provide one bicycle locker. The applicant has proposed a bicycle rack located at the northwest corner of the building. The applicant is required by the Zoning Ordinance to provide one Class I bicycle parking facility. The proposed bicycle rack does not meet the requirements of a Class I facility. The applicant should provide a bicycle locker on the site.

F. Building Design

The proposed project meets the design criteria for an office project in the Greenhaven Landing PUD. Staff has had numerous meetings with the applicant concerning the proposed design and building materials. Staff is satisfied with the design as it is now proposed. The building height will be 18 feet for a single story. The building will have an oatmeal color stucco exterior with wood fascia trim painted spanish red. There will be a two foot section of stucco also done in spanish red along the base of the building. The roof will be built-up roof with concrete tile. The mechanical equipment located on the roof will be screened by the built-up roof.

9. Centerline of driveway shall be aligned with the centerline of Corporate Way to the satisfaction of the City Traffic Engineer. The proposed driveway shall not exceed the maximum width permitted by City standards for commercial driveways and the remaining area left unpaved shall be incorporated as additional landscaping. A revised site plan showing the driveway realignment and the additional landscaping shall be submitted to Planning staff for review and approval prior to the issuance of building permits.
10. The building design shall conform to the submitted plans.
11. Planning staff shall visit the site to verify compliance with all conditions of the Special Permit prior to the issuance of the Certificate of Occupancy by the Building Department.
12. The project shall comply with all development guidelines of the Greenhaven Landing PUD.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with the surrounding office and commercial uses.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate on-site parking, setbacks, and landscaping will be provided; and
 - b. a decorative six foot masonry wall will provide a buffer for the adjacent residential properties.
3. The project is consistent with the General Plan and the Pocket Community Plan which designates the site as Regional Commercial & Office and Business/Professional Offices respectively. The project as conditioned also conforms to the Greenhaven Landing Planned Unit Development Guidelines.

G. Signage

The applicant indicates a monument sign to be located at the center of the east side of the site. The proposed location of the sign is within ten feet of Greenhaven Drive. Staff recommends the sign be relocated to an area that is at least ten feet away from public right-of-way to meet the Sign Ordinance requirements. No elevations or dimensions of the sign were submitted with the application. Staff recommends the sign be constructed out of similar building materials as the proposed office and be compatible in design. All signage must meet the requirements of the Sign Ordinance and have a sign permit.

H. Agency Comments

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

1. Traffic Engineering staff comments:

- a. Provide reciprocal access easements for parcel to the south.
- b. Driveway shall be constructed to City standards.
- c. Parking lot does not provide adequate maneuvering room for fire or garbage trucks. Approval by the Fire Department and Solid Waste Division is required. Recommend relocating trash enclosure to the southwest corner of the building and obtaining maneuvering easement for turn-around on parcel to the south.
- d. Provide one additional space, marked "No Parking," east of Stall #18 for cars to use as turn-around if all spaces are full.
- e. Centerline of driveway shall be aligned with the centerline of Corporate Way.

2. Engineering Development Services staff comments:

- a. Coordinate with adjacent parcel to the south to provide reciprocal ingress, egress, maneuvering, and drainage easements.
- b. Notice: 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.

3. Fire Department staff comments:

The proposed site plan meets adequate maneuvering and access requirements for fire equipment.

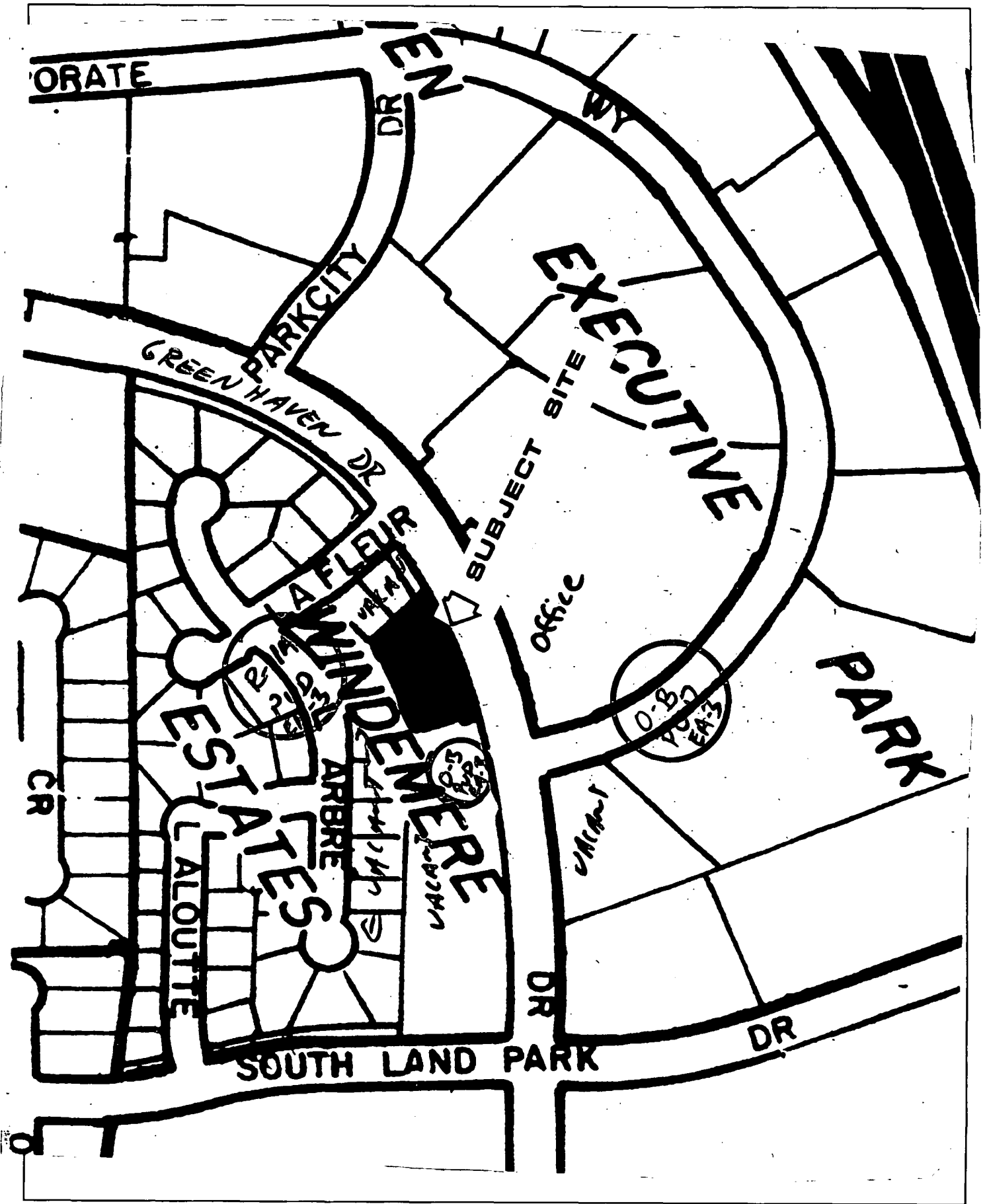
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

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

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to develop a 5,040 square foot office in the Greenhaven Landing Planned Unit Development (PUD) subject to the conditions and based upon the findings of fact which follow.

Conditions:

- 1. The trash enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance. A recycling plan shall be submitted for review and approval prior to the issuance of building permits. The trash enclosure shall have a stucco exterior to match the building as indicated on the submitted plans.
- 2. The design and materials for the proposed wall along the north and east property lines shall be submitted for Planning staff review and approval prior to the issuance of building permits.
- 3. The applicant shall provide one Class I bicycle parking facility.
- 4. All mechanical equipment shall be screened.
- 5. The proposed monument sign shall be relocated to an area that is at least ten feet away from a public right-of-way. Any proposed signs shall meet the requirements of the Sign Ordinance and have a sign permit. The sign shall be constructed out of similar building materials as the proposed office and be compatible in design. Elevations of any proposed signs shall be submitted for Planning staff review and approval prior to the issuance of a sign permit.
- 6. The applicant shall coordinate with adjacent parcel to the south to provide reciprocal ingress, egress, maneuvering, and drainage easements.
- 7. The driveway shall be constructed to City standards.
- 8. The applicant shall obtain site approval for the parking lot maneuvering area from the Solid Waste Division prior to the issuance of building permits.



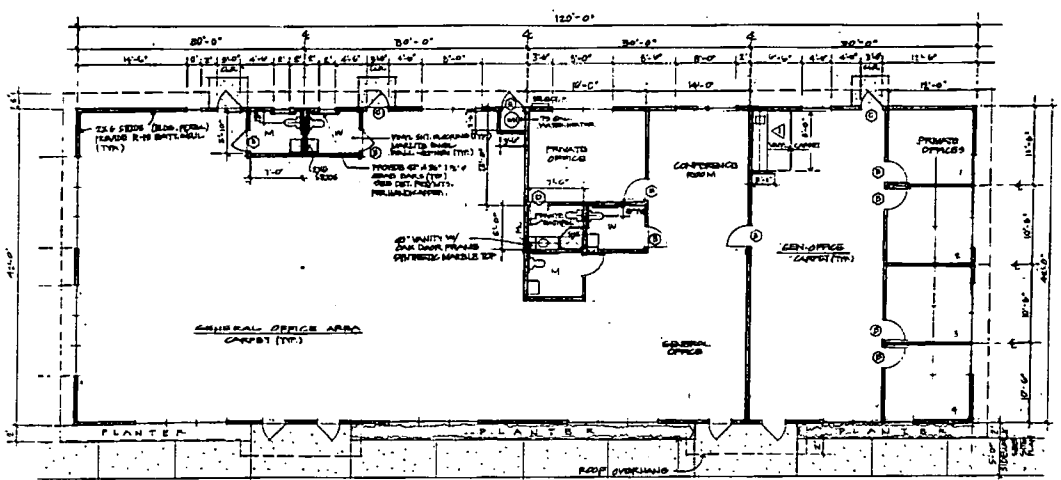
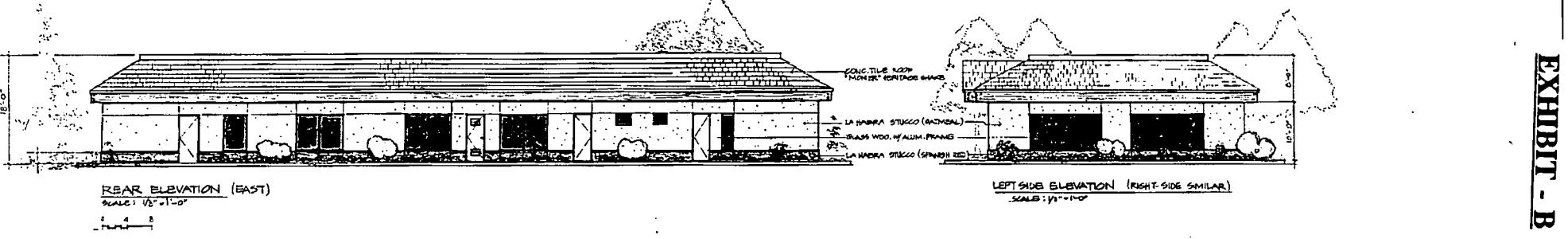
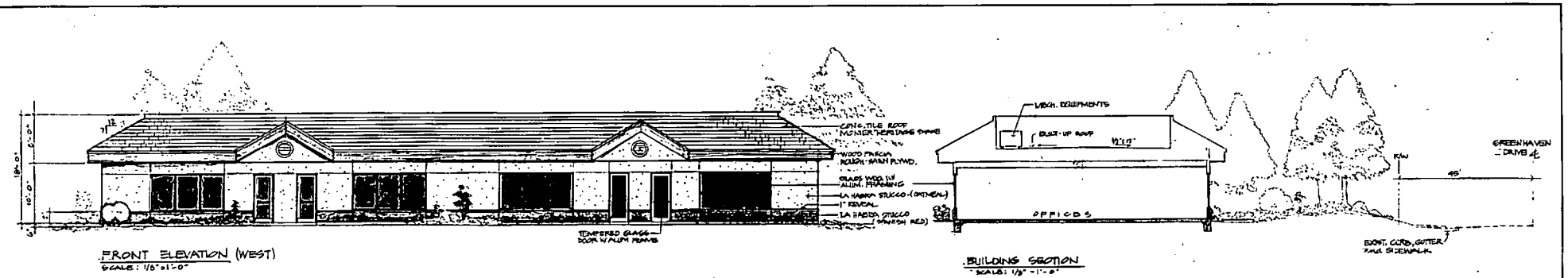
LAND USE & ZONING MAP

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P92-253

DECEMBER 10, 1992

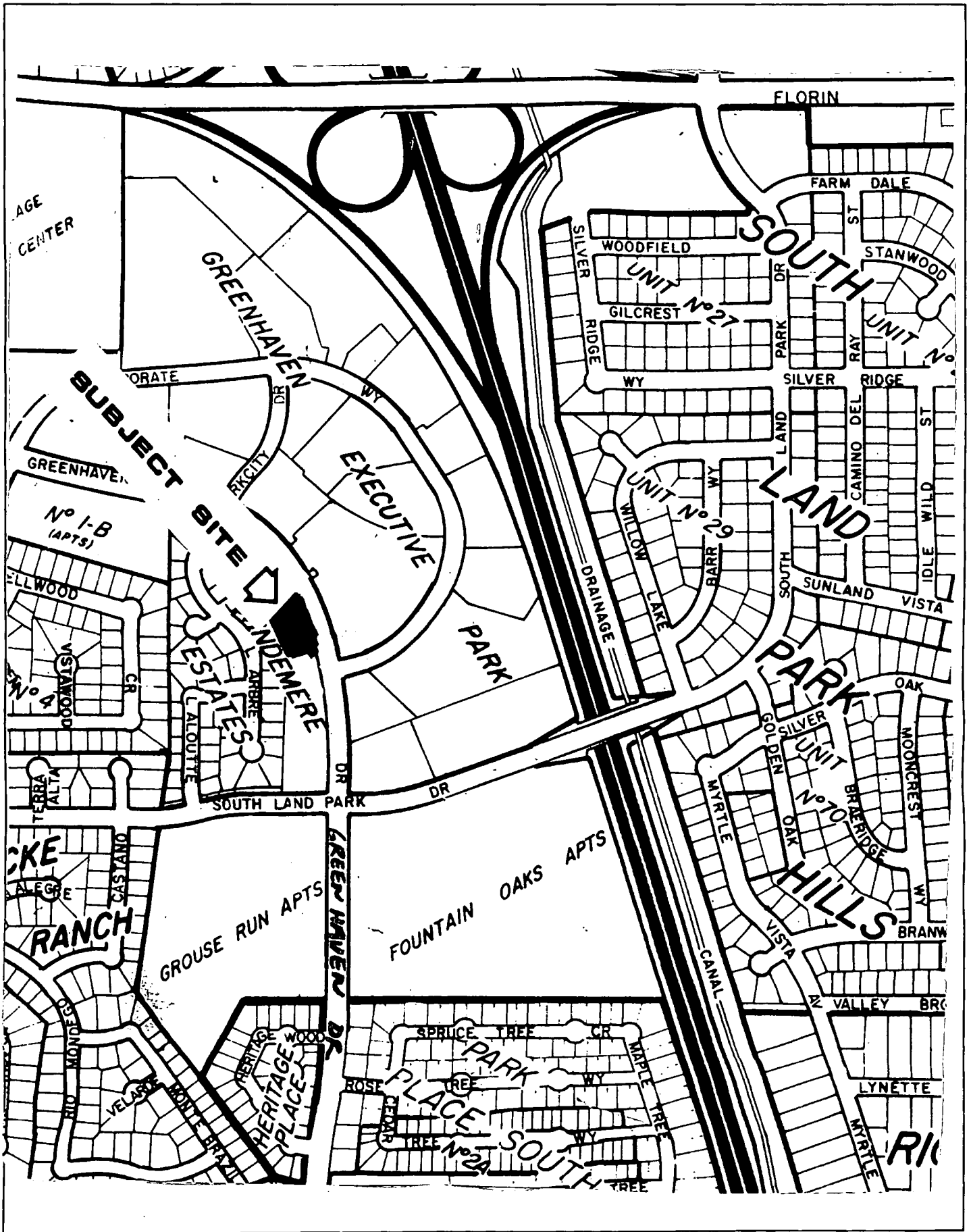
ITEM



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| PROPOSED OFFICE BUILDING | | | |
| for: C.J.P. INSURANCE AGENCY | | | |
| BUILDER: FUGROST CONST. CO. INC. (96) 391-4200 | | | |
| LOT 51, WOODMERE ESTATES | | | |
| GREENHAVEN, CITY OF SACRAMENTO, CALIF. | | | |
| DATE: | 24 AUG 91 | SCALE: | AS SHOWN |
| BY: | | NO.: | 2-2 |
| | | | A-2 |

EXHIBIT - B

0011



VICINITY MAP

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