

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

APPLICANT	B. H. Bocoock, Architect - 4041 El Camino Way, Palo Alto, CA 94306
OWNER	Speiker/French/Davenport - 650 Howe Ave., Ste. 1050, Sacramento 95825
PLANS BY	B. H. Bocoock, Architect - 4041 El Camino Way, Palo Alto, CA 94306
FILING DATE	2-9-89
ASSESSOR'S PCL. NO.	274-0320-068

ENVIR. DET. Negative Declaration REPORT BY JP:sg

APPLICATION:

- A. Negative Declaration
- B. Special Permit to develop a 123,000± sq. ft. office building in the Office Building (PUD) (OB{PUD}) zone
- C. Variance to waive the standard surfacing requirement for a portion of a parking lot for a 123,000± sq. ft. office building
- D. Gateway Centre PUD Guidelines Amendment to reduce the required parking space ratio for a proposed 123,000± sq. ft. office building

LOCATION: Southeast corner of Gateway Oaks Drive and River Plaza Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 123,000 square foot office building in the Gateway Centre PUD.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial/Office
South Natomas Community Plan Designation:	Office/Office Park
Existing Zoning of Site:	OB(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant, Marriott Courtyard (under construction); OB(PUD), C-2(PUD)
 South: Garden Highway, open space; ARP-F
 East: Marriott, I-5; C-2(PUD), TC
 West: Park site; R-1(PUD)

Setbacks:

<u>Landscaped Setbacks</u>	<u>Required</u>	<u>Provided</u>
River Plaza Drive	25'	25'
Gateway Oaks Drive	50'*	40'
Garden Highway	50'*	50'
Interior Side Yard	5'	6'

*40' if streets posted with no parking signs

Parking Required:	486 spaces
Parking Provided:	479 spaces
Gateway Centre PUD Parking Ratio Required:	1 space per 250 sq. ft. of gross floor area
Property Dimensions:	Irregular
Property Area:	7.4± acres

Square Footage of Building: 121,500 office
 1,500 health club
 123,000 gross sq. ft.

Height of Building: 58'

Exterior Building Materials: Sandblasted pre-cast concrete exposed aggregate panels, blue green light reflective glass, blue-green non-reflective glass, dark bronze and off-white accent metals

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

A. Existing Land Use and Zoning

The subject site is a vacant 7.4± acre parcel located in the Office Building (OB) zone and Gateway Centre Planned Unit Development. The irregular-shaped parcel has three street frontages, River Plaza Drive to the north, Garden Highway to the south and east and Gateway Oaks Drive to the west. Surrounding land uses include: vacant land zoned OB(PUD) and the Marriott Courtyard Hotel under construction to the north; Garden Highway and Interstate 5 to the east; vacant land and the Village Marina located in the American River Parkway-Flood (ARP-F) zone to the south; and vacant land designated for a City park to the west. The subject site is designated Regional Commercial/Office by the General Plan and Office/Office Park by the South Natomas Community Plan.

B. Applicant's Proposal

The applicant is requesting a special permit to develop a 123,000 square foot office building on the subject site. The building would contain 121,500 square feet of office space and a 1,500 square foot health club which would be used exclusively by tenants of the office building. Proposed building height is four stories, 58± feet. This proposed use is in conformance with the General Plan and South Natomas Community Plan designations for the site and with the Gateway Centre PUD Schematic Plan which designates the site for office use. The following is a summary of the remaining allowable office square footage in the Gateway Centre PUD:

Maximum office sq. ft. permitted	853,687
Office sq. ft. approved	<u>-346,352</u>
	507,335
Applicant's proposal	<u>-123,000</u>
Sq. ft. remaining	384,335

C. Site Plan Design

The subject site is unique in that there are several large and healthy oak trees located on the property. The applicant has been working with the City Arborist to design the parking lot layout and building footprint around these trees so that they may continue to remain on the site. The site is also unique in that it has three street frontages requiring landscaped setbacks.

The applicant's landscape plan indicates a 50 foot landscape setback adjacent to Garden Highway to be planted with existing and transplanted oak trees and grasses and wild flowers. A jogging path of decomposed granite would also be located in this area. In this area staff recommends that the bicycle lockers be removed outside of the 50 foot landscaped setback. The 40 foot setback along Gateway Oaks Drive would be planted with lawn, trees and shrubs and have undulating berms. Staff recommends that the jogging path be removed from this setback area. The 25 foot landscaped setback adjacent to River Plaza Drive would be similar to the Gateway Oaks Drive setback. The applicant should revise the parking stall layout along this setback so that vehicles do not overhang into the 25 foot setback area.

Due to the large number of oak trees on the site the applicant is requesting a variance from the City's standard surfacing requirement for a portion of the parking lot area in order to use a permeable pavement in the dripline of the oak trees. Planning staff has no objection to the applicant's request as the permeable pavement will help retain the oak trees. If the City's standard surfacing procedures were followed it could irreversibly damage the root system of these trees.

D. Transportation, Parking and Circulation

The applicant has provided 479 parking spaces (333 standard, 139 compact) on the subject site. The Gateway Centre PUD Development Guidelines presently require that a ratio of one parking space per 250 gross square feet of office space or 486 spaces be provided. (Planning staff determined that since the 1,500 square foot health club area would be used only by the office building tenants no additional parking for this square footage would be required.) As noted above, the subject site is unique in that there are a number of oak trees on the site and landscaped setbacks are required on three sides of the property. If the applicant were not required by the City to retain these oak trees the Gateway Centre PUD parking ratio could easily be accomplished. Due to the constraints of the site, Planning staff has no objection to the required parking ratio being modified to one space per 253 square feet or 479 parking spaces for the subject site.

The applicant's proposal was reviewed by the City's Transportation Division and Regional Transit. The following comments were received:

1. Public Works - Transportation Division

- a. Transportation Management Plan is required under the newly passed Transportation Systems Management Ordinance. Some recommended TSM measures are:

Transit pass subsidy
Transit operating subsidy
Carpool/vanpool parking
Showers and lockers

2. Regional Transit

Provide either a transit pass subsidy as an employee benefit or a transit operating subsidy for RT service as part of the TSM Plan.

E. Building Design

As previously noted the proposed building is four stories (58+ feet to the top of parapet) in height and 123,000+ square feet in area. The primary building materials will be exposed aggregate pre-cast concrete panels with a non-reflective blue-green tinted glass at the atrium levels and light reflective blue-green tinted glass. Dark brown and off-white aluminum accents are also proposed. Staff finds that the proposed building design and materials will be compatible with other office and commercial buildings in the Gateway Centre PUD area.

F. Community Comments

The proposed office building project has been reviewed by the Natomas Community Association. They indicated that they had no objections to the applicant's proposed project.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a negative declaration subject to the following mitigation measures:

1. All tenants of the project development shall join other South Natomas employers in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the SNCP and EIR.
2. Pay the cost (connection fees) of providing water to the site.
3. Implement standard water conservation measures into the site design.
4. The owners and other principals of development in the PUD shall have and assume the obligation to acquire information reasonably available to the public relevant to the development which is sufficient to inform subsequent purchasers of the existing level of flood protection and the applicable flood elevations in the possession of the Army Corps of Engineers, whether or not such information has been adopted as part of an official FEMA flood map or the City's flood plain management ordinance, and to pass on such information to subsequent purchasers and tenants of the development. The City shall provide to owners any requested public information it possess relating thereto. The City Manager is authorized to develop and implement procedures and requirements to carry out the intent of this paragraph, including defining the meaning of "other principals" of the development to include lenders and others related to the project.

As a condition to any future discretionary land use entitlement, Developer shall execute and record in the County Recorder's Office, in favor of the City of Sacramento in a form satisfactory to the City Attorney, hold harmless waivers exculpation and assumption of risk clauses for all new development which is not built at an elevation consistent with an elevation that is one foot above the flood data currently being prepared by the Army Corps of Engineers.

5. Site development shall conform to the tree preservation plan prepared by a certified arborist and submitted to the City, March 10, 1989
6. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include, but is not limited to, provisions of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set forth in the City's TSM Ordinance) with each special permit application a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A building permit shall not be issued until the TMP has been reviewed and approved by the City's Transportation Division and Planning Division.

Incorporate the final approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

7. Implement SMUD's conservation load management measures.
8. Pay any required fees necessary to provide adequate utilities on-site.
9. Cease construction if at any time during construction artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.

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

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to develop a 123,000+ square foot office building in the OB(PUD) zone subject to conditions and based upon findings of fact which follow;

- C. Approve the Variance to waive the standard surfacing requirement for a portion of the parking lot for a 123,000 square foot office building project subject to conditions and based upon findings of fact which follow; and
- D. Approve the Gateway Centre PUD Guidelines Amendment (for the subject site only) to reduce the required parking space ratio for the proposed 123,000+ square foot office building subject to conditions and based upon findings of fact which follow.

Conditions

- i. Revised landscape, shading and irrigation plans shall be submitted to the Planning Director, City Landscape Architect and the City Arborist for review and approval prior to issuance of building permits. The landscape plan shall adhere to the landscape requirements of the development guidelines and approved PUD plant list unless modifications are approved by the City Landscape Architect. The revised plans shall indicate the following:
 - a. the bicycle lockers shall be relocated outside the required landscape setback along the Garden Highway street frontage;
 - b. undulating berms adjacent to Gateway Oaks Drive and River Plaza Drive shall reach a height of three and one-half feet;
 - c. the jogging path shall be relocated out of the Gateway Oaks Drive landscape setback. The jogging path may be deleted from the Garden Highway landscape frontage if desired by the applicant;
 - d. the parking stall layout adjacent to River Plaza Drive shall be revised so that vehicles do not overhang into the required 25 foot landscape setback along this street frontage;
 - e. the location and type of permeable pavement shall be indicated on the revised plans; and
 - f. back flow preventers, if utilized, shall be adequately screened.
- 2. A minimum of 479 parking stalls shall be provided for the proposed 123,000+ square foot office complex.
- 3. The 1,500 square foot health club located inside the proposed office building shall be for the exclusive use of the office building tenants and shall not be advertised for the use of the general public. Any proposed change in use of this 1,500 square feet in the future shall require, at a minimum, the review and approval of the Planning Director.

4. A Transportation Systems Management (TSM) Program shall be prepared and approved by the City Transportation Division and Planning Director prior to issuance of building permits.
5. A sign program shall be prepared for the review and approval of the Planning Director prior to issuance of any sign permits for the project.
6. A final tree preservation plan shall be submitted for the review and approval of the City Arborist prior to issuance of any building permits for the project and prior to any trenching or grading taking place on the subject site.
7. The applicant shall comply with the following environmental mitigation measures:
 - a. All tenants of the project development shall join other South Natomas employers in working with the Sacramento County Air Pollution Control District to develop a mitigation program consisting of new traffic and air quality mitigation measures not already identified in the SNCP and EIR.
 - b. Pay the cost (connection fees) of providing water to the site.
 - c. Implement standard water conservation measures into the site design.
 - d. The owners and other principals of development in the PUD shall have and assume the obligation to acquire information reasonably available to the public relevant to the development which is sufficient to inform subsequent purchasers of the existing level of flood protection and the applicable flood elevations in the possession of the Army Corps of Engineers, whether or not such information has been adopted as part of an official FEMA flood map or the City's flood plain management ordinance, and to pass on such information to subsequent purchasers and tenants of the development. The City shall provide to owners any requested public information it possess relating thereto. The City Manager is authorized to develop and implement procedures and requirements to carry out the intent of this paragraph, including defining the meaning of "other principals" of the development to include lenders and others related to the project.

As a condition to any future discretionary land use entitlement, Developer shall execute and record in the County Recorder's Office, in favor of the City of Sacramento in a form satisfactory to the City Attorney, hold harmless waivers exculpation and

assumption of risk clauses for all new development which is not built at an elevation consistent with an elevation that is one foot above the flood data currently being prepared by the Army Corps of Engineers.

- e. Site development shall conform to the tree preservation plan prepared by a certified arborist and submitted to the City, March 10, 1989.

- f. Participate in the Transportation Systems Management Programs (TSM) referenced in the 1988 South Natomas Community Plan. Upon adoption of the TSM Implementation Program by the City, this participation may include, but is not limited to, provisions of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

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Incorporate the final approved TMP in the Covenants, Conditions, and Restrictions (C.C. & R's) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

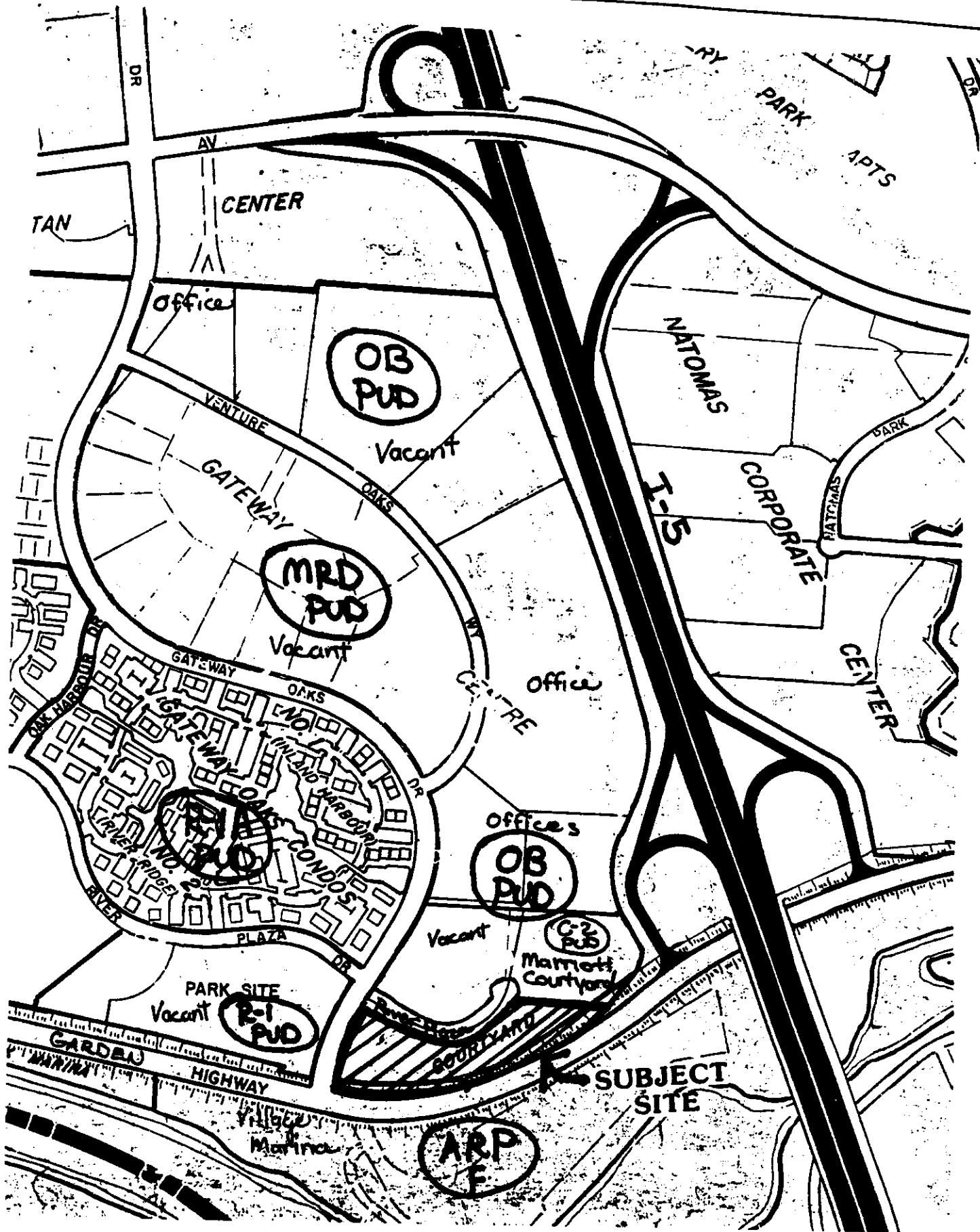
- g. Implement SMUD's conservation load management measures.
 - h. Pay any required fees necessary to provide adequate utilities on-site.
 - i. Cease construction if at any time during construction artifacts are discovered, until a qualified archaeologist can examine the find and recommend preservation or possible mitigation if the find is significant.
8. The project shall meet all requirements of the Gateway Centre PUD Development Guidelines and City Agreement 82055 (Gateway Centre Development Agreement). (Project is not required to participate in the South Natomas FBA District or Housing Trust Fund as the property is subject to a development agreement.)

9. 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.
10. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with surrounding office, residential and commercial land uses.

2. 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 adequate parking and landscaping will be provided.
3. The variance request is not a special privilege extended to one property owner in that:
 - a. the permeable pavement will make it possible to preserve the existing oak trees on the subject site and still provide the maximum number of parking spaces possible for the proposed office building; and
 - b. a variance would be granted to any other property owner facing similar circumstances.
4. The variance request is not a use variance in that office buildings are permitted in the OB(PUD) zone.
5. The proposed project is consistent with the General Plan which designates the site for Regional Commercial/Office use and the South Natomas Community Plan which designates the site for Office/Office Park use.

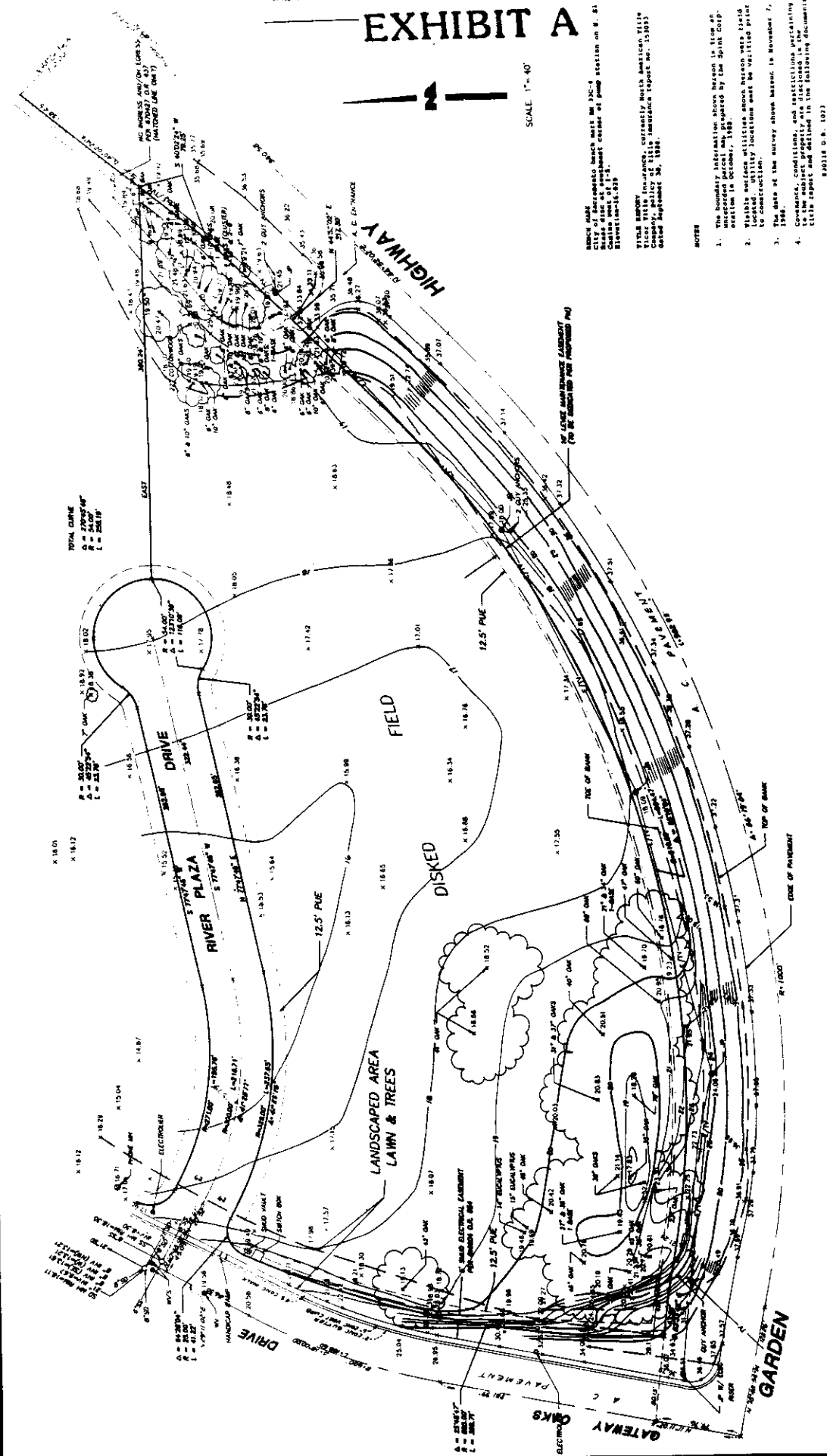


VICINITY - LAND USE - ZONING

EXHIBIT A



SCALE: 1" = 40'



NATOMAS
SACRAMENTO PARTNERS
BOUNDARY & TOPOGRAPHIC SURVEY
PANEL 8 OF UNRECORDED PARCEL MAP BY THE SPWKC CORPORATION DATED OCTOBER, 1989
 CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

2516-89-00
 SHEET
 C1
 OF 1

NOITE and ASSOCIATES
 Engineers / Planners / Surveyors
 1000 O STREET, SACRAMENTO, CALIFORNIA 95811
 (916) 441-1111

MANORION CHANGES & USE
 CAUTION: The engineer preparing these plans will not be responsible for or liable for any unauthorized changes to or use of these plans or changes to the plan made by any other person in writing and must be approved by the engineer of these plans.

DATE	NOV. 21, 1989
SCALE	1" = 40'
DRAWN BY	AC/202/SBE
CHECKED BY	
PROJECT NO.	JLK
PROJECT NAME	SEE

889-086

4-27-89

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PROJECT DATA NOTES

GATEWAY CENTRE CO (R) PUD
 916 ACRES PHASE 1 7.4 ACRES
 TOTAL 916 ACRES
 ALLIANCE BUILD NO AREA
 TOTAL: 20,799 SF OFFICE AREA
 181,105 SF (2000 AREA)
 8,400 SF COMMERCIAL
 PHASE 1: 123,000 SF (2000 AREA)
 PHASE 2: 89,105 SF (2000 AREA)
 8,400 SF COMMERCIAL

- NOTES FOR THESE PRELIMINARY PLANS TO S-H OF BUILDING
- 1) ARCHITECT SHOULD CONSIDER THE NECESSITY OF PROTECTIVE STAGES TO ENSURE NO DAMAGE TO THE TWO BUILDING TIERES & THE DRAIN SYSTEM.
 - 2) AN ADEQUATE DRAINAGE SYSTEM SHOULD BE INSTALLED AS REQUIRED.
 - 3) REFERENCE TO ARCHITECT'S TRAFFIC PRESERVATION PLAN FOR REQUIRED INFORMATION.

INDEX OF DRAWINGS

- A0 RENDERING
- A1 SITE PLAN
- A2 FLOOR PLANS
- A3 ELEVATION / SITE SECTION
- A4 ELEVATION / SITE SECTION
- A5 BUILDING SECTION / ELEVATION SECTION
- L1 LANDSCAPE PLAN
- C1 TOPOGRAPHIC SURVEY

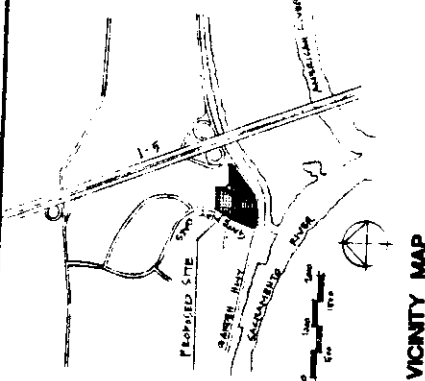
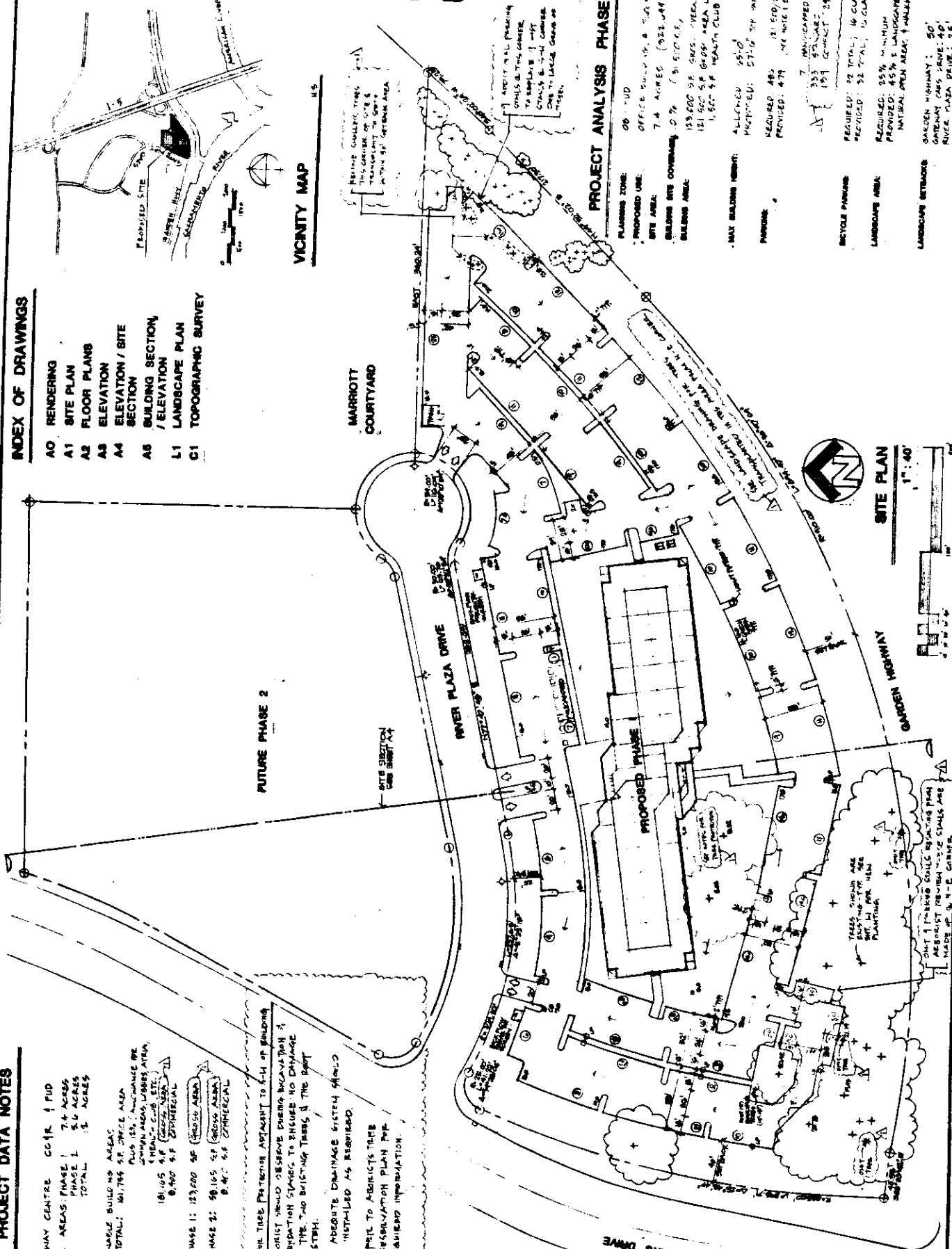


EXHIBIT B



PROJECT ANALYSIS PHASE 1

PLANNING ZONE:	OFFICE BUILDING CLASS
PROPOSED USE:	OFFICE BUILDING CLASS
SITE AREA:	7.4 ACRES (322,000 SQ. FT.)
BUILDING SITE COVERAGE:	5% (16,100 SQ. FT.)
BUILDING AREA:	123,000 SQ. FEET (TOTAL) 121,500 SQ. FEET (AREA LESS 1,500 SQ. FEET HEALTH CLUB)
MAX. BUILDING HEIGHT:	ALLOWED: 55'-0" PROPOSED: 57'-0" BY VARIANCE
PARKING:	REQUIRED: 479 (SEE NOTE 1 SHEET A) PROVIDED: 479
BICYCLE PARKING:	7 UNDESIGNATED 159 DESIGNATED (34%)
LANDSCAPE AREA:	REQUIRED: 22 TOTAL, 16 CLASS I PROVIDED: 32 TOTAL, 16 CLASS I
LANDSCAPE DETAILMENTS:	REQUIRED: 25% MINIMUM PROVIDED: 45% MINIMUM NATURAL OPEN AREA: 1 WALKWAYS



SITE PLAN
 1" = 40'



P889-086

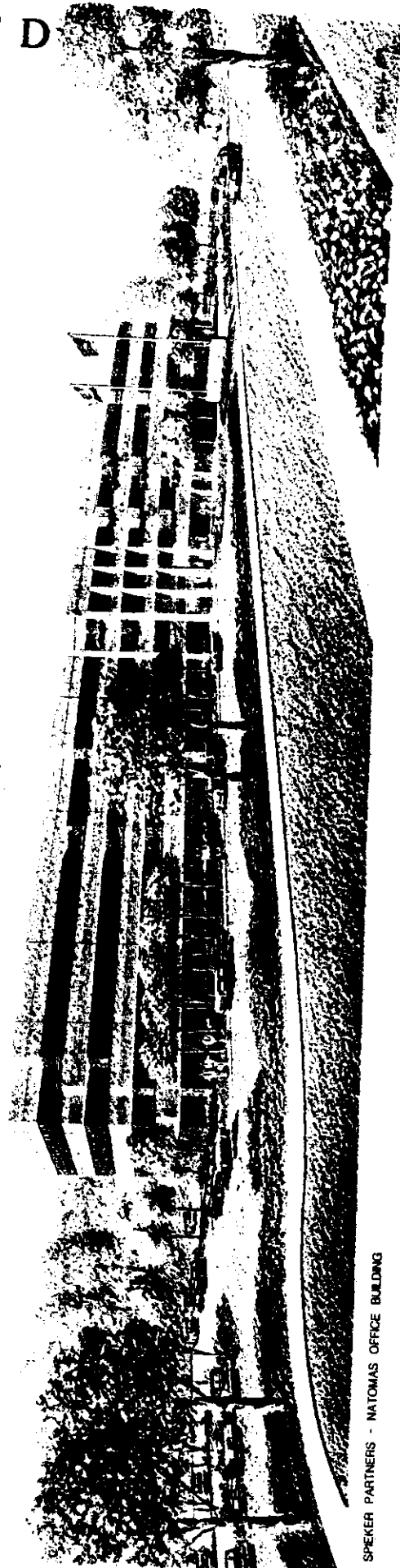
4-27-89

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NATOMAS
 S D A C I B K P A M N M M D O B T N M D O C 023

SITE PLAN
 11
 7' PER 10' MINIMUM
 SEE SHEET A3

EXHIBIT D



B. H. BOGGS AIA - ARCHITECT

SPEKER PARTNERS - NATOMAS OFFICE BUILDING

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P39-086

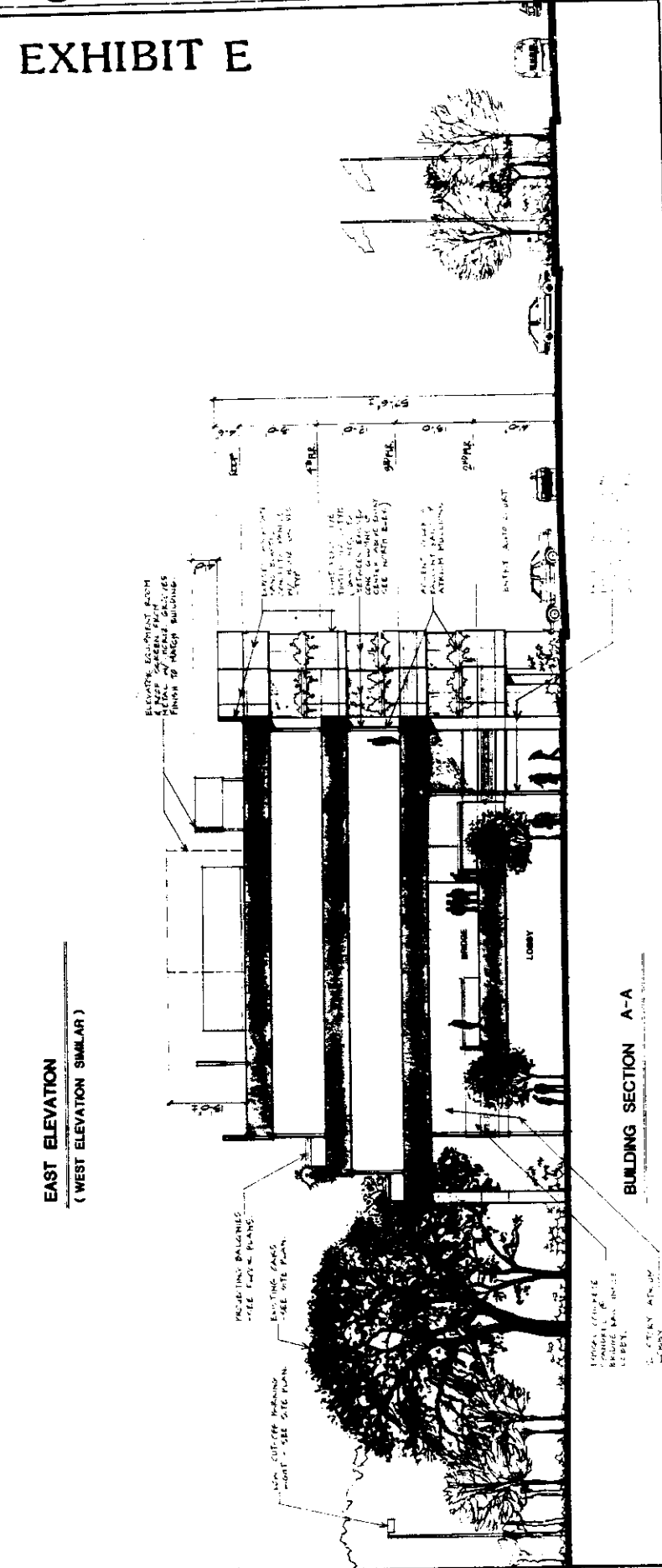
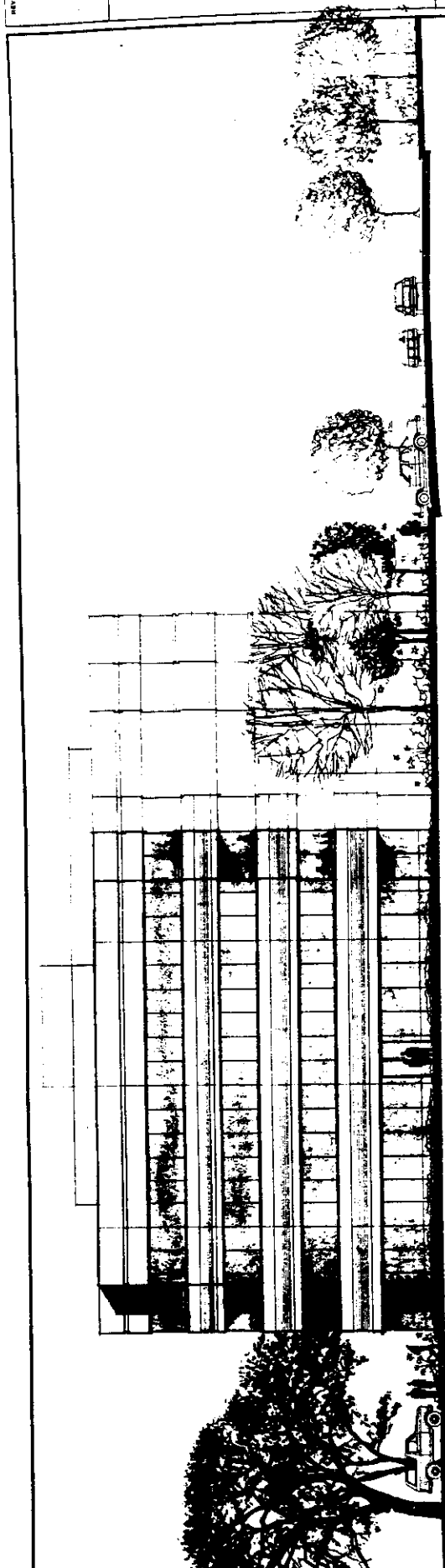
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EXHIBIT E

EAST ELEVATION
(WEST ELEVATION SIMILAR)

BUILDING SECTION A-A

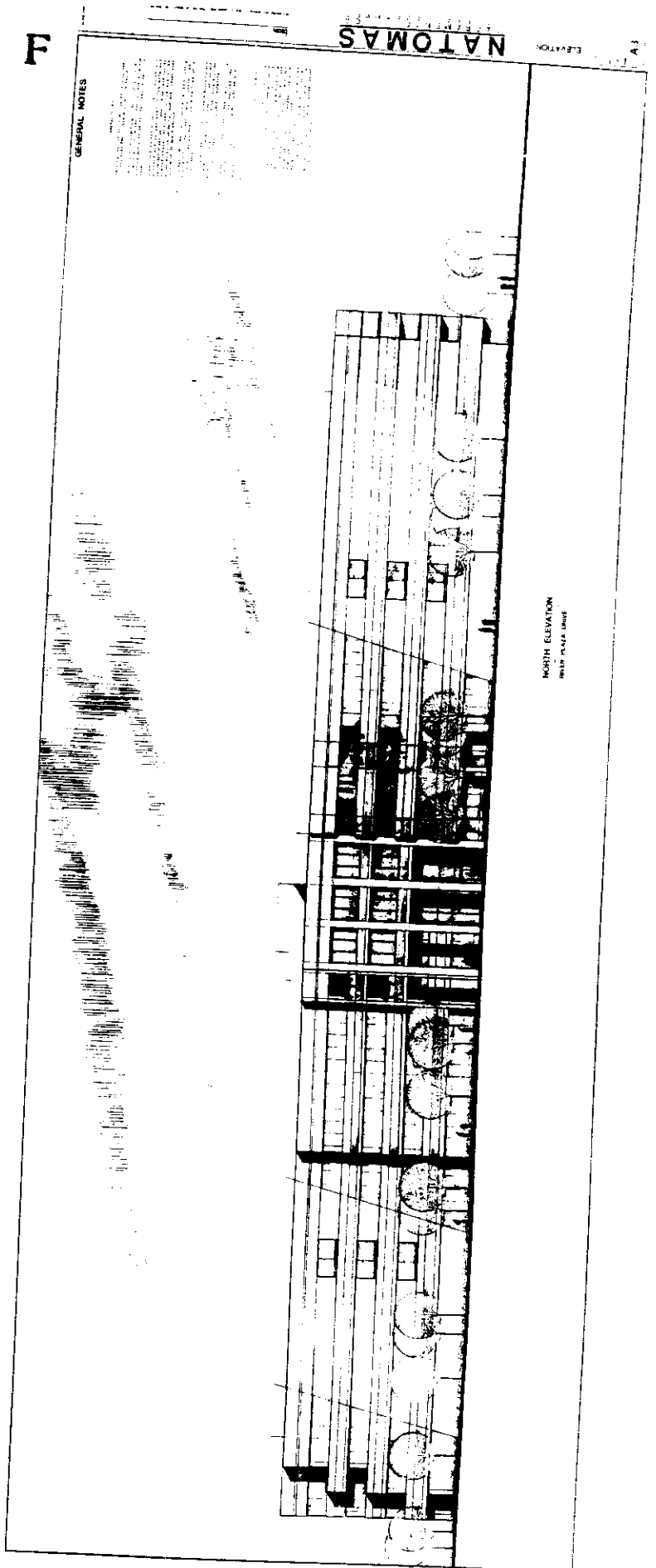


NATOMAS
P R I N T I N G
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K A M M E R
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BUILDING SECTION
ELEVATION

A5

EXHIBIT F

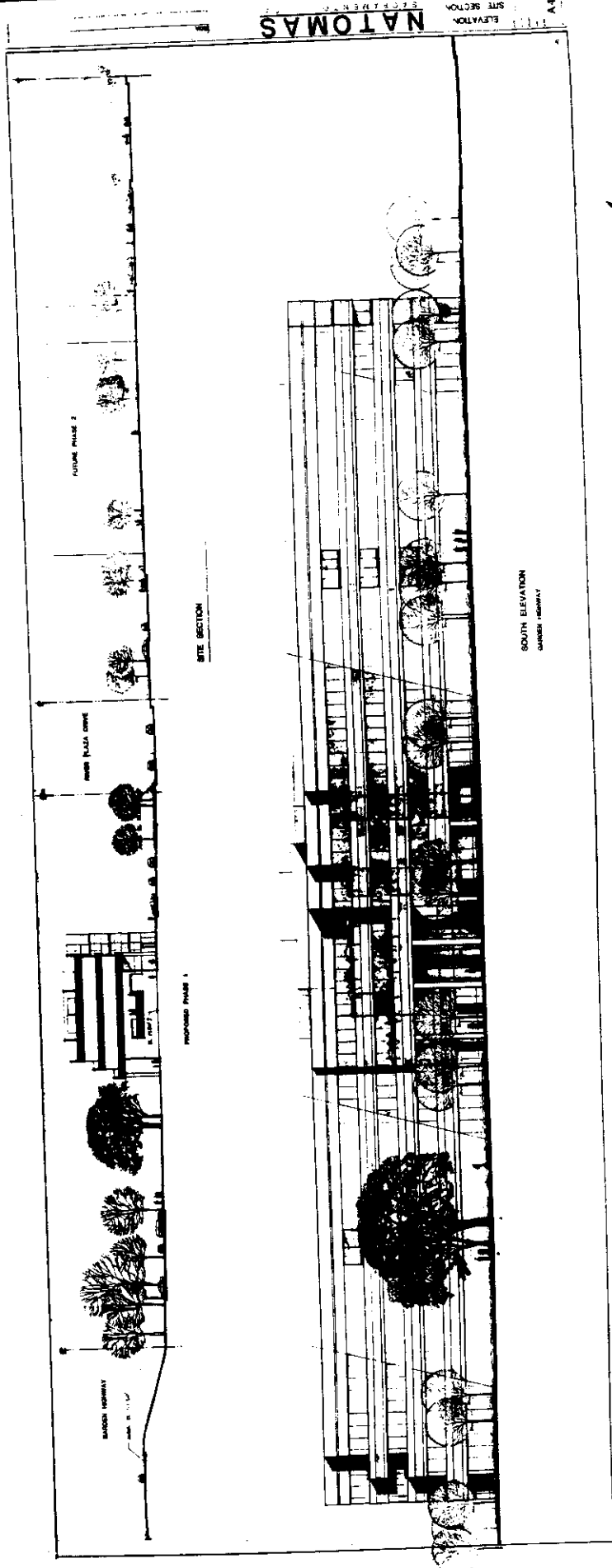


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EXHIBIT G

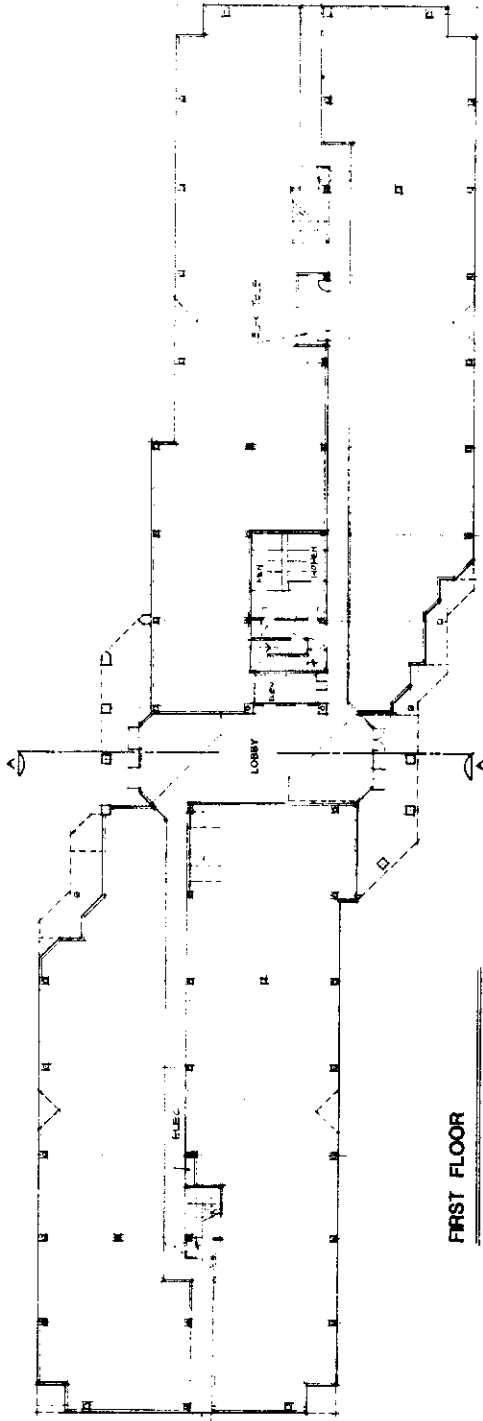


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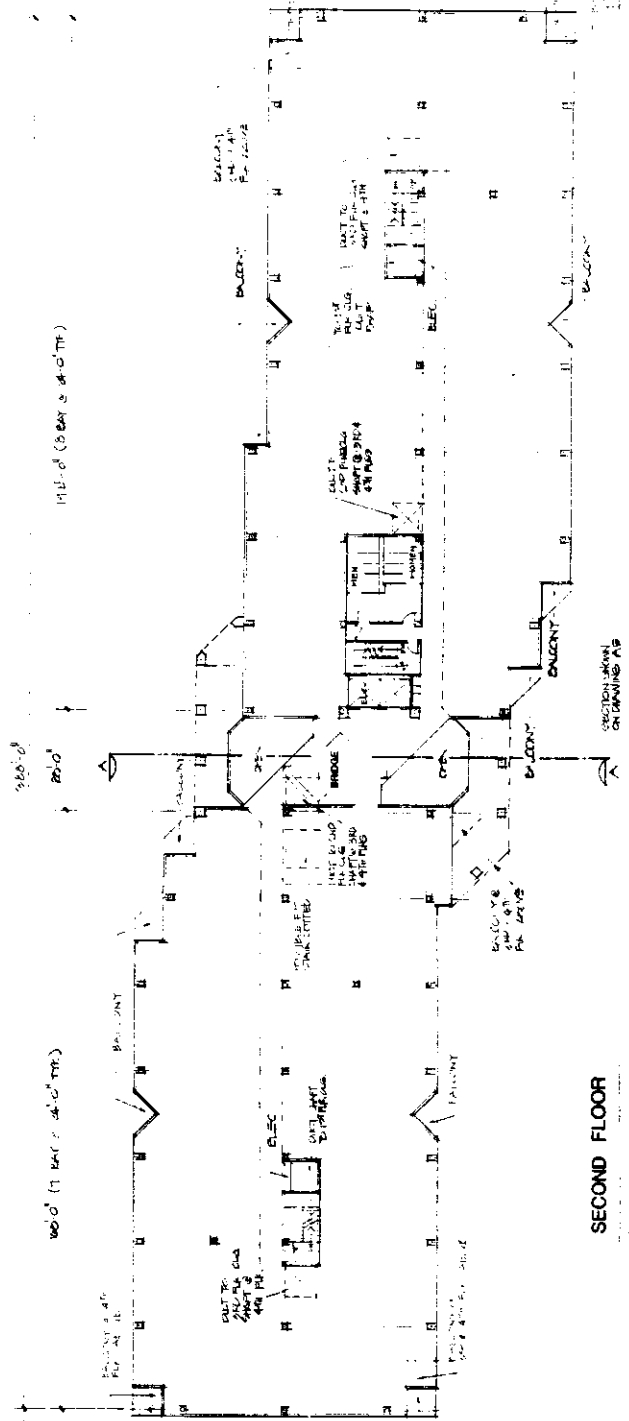
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EXHIBIT H



FIRST FLOOR



SECOND FLOOR
(THIRD AND FOURTH FLOORS SIMILAR)

930-889

68-27-4

EXHIBIT H

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for SE corner of River Plaza Drive & Gateway Oaks
Drive (P89-086)

The staff report on this item is being prepared and will be forwarded to you at
the earliest possible time.

Respectfully submitted,



Suzanne Glimstad,
Secretary to Commission

sg