

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Special Permit extension for a 60,000 sq. ft. television broadcast studio and office in the MRD-PUD zone (P85-257).

Location: Northeast corner Gateway Oaks Drive and Venture Oaks Way.

BACKGROUND INFORMATION: On July 25, 1985, the Planning Commission approved a special permit to construct a 60,000+ sq. ft. television broadcast studio and offices. The proposed building has been designed and preliminary site work performed, however, unforeseen circumstances have prevented the development of the site. Since it is uncertain as to when and if the project will be developed, the applicant is requesting a one year extension of the special permit to provide an opportunity to evaluate or modify their development plans. The original application also included a variance to waive 35 required on-site parking spaces. The variance is a one year term permit and subsequently expired on July 25, 1986. If the applicant were to proceed with the project as approved, a new variance application must be filed.

RECOMMENDATION: Staff has no objections to the proposed time extension and would recommend approval of the request subject to conditions and based upon the findings of fact which follow:

Conditions - Special Permit


1. The time extension shall only apply to the broadcast studio and office development.
2. The applicant shall comply with the original condition of approval for the special permit except that conditions number five and number six shall not apply.
3. Prior to issuance of building permit, the applicant shall obtain a variance for waiver of parking spaces from the Planning Commission.

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use, in that the project complies with the South Natomas Office Park PUD Development Guidelines.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that the project provides adequate on-site parking, landscaping and building setbacks and meets other PUD development requirements.

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for heavy commercial/light industrial use by the 1978 South Natomas Community Plan and the proposed office/broadcast studio conforms with the plan designation.

Respectfully submitted,



Wilfred Weitman,  
Senior Planner

# CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	KQVR-TV, Inc., 1216 Arden Way, Sacramento, CA 95815		
OWNER	Gateway Center Associates, 1451 River Park Drive, #110, Sacramento, CA 95815		
PLANS BY	Providence Partnership, One Charles Street, Providence, RI		
FILING DATE	6-7-85	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	6-13-85	EIR	ASSESSOR'S PCL NO. 274-320-14,15

APPLICATION: A. Negative Declaration

B. Special Permit to construct a 60,000+ square foot television broadcast studio and a 300 foot high off-site transmission tower.

C. Variance to waive 35 required parking spaces.

LOCATION: 2213 Venture Oaks Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a TV broadcast facility and an off-site transmission tower.

PROJECT INFORMATION:

1974 General Plan Designation:	Heavy Commercial/Light Industrial
1978 South Natomas Community Plan Designation:	Heavy Commercial/Light Industrial
Existing Zoning of Site:	MRD-PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; MRD-PUD
South:	Office (under construction); OB-PUD
East:	Vacant; OB-PUD
West:	Residential (under construction); R-1A-PUD

Setbacks:	Required	Provided
Front:	50'	146'
Side(St.):	60'	50'
Rear:	15'	85'
Parking Required:	238 spaces	
Parking Provided:	203 spaces	
Property Dimensions:	Irregular	
Property Area:	5.74+ acres	
Square Footage of Building:	59,500: 1st flr=42,400; 2nd flr=14,800	Mechanical penthouse=2,300
Height of Building:	44 feet	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Available to site	
Exterior Building Materials:	Granite	
Lot Coverage:	Building = 16.96%	
	Surfaced = 37.85%	
	Landscaped = 45.19%	

APPLC. NO. P85-257

MEETING DATE 100.00% July 11, 1985

CPC ITEM NO. 15

7-9-87

25

BACKGROUND: The subject site consists of a vacant 5.74 acre lot within the Gateway Centre PUD. On January 2, 1985, the City Council rezoned the subject site from the Townhouse (R-1A-PUD) to the Manufacturing Research and Development (MRD-PUD) zone (P83-1452).

APPLICANT'S PROPOSAL: KOVR-TV, Inc. has an option to develop the site with a 60,000+ square foot broadcast facility. A 300 foot high transmission tower will be located off site, approximately 1,500 feet northwest of the subject site. The facility will operate 24 hours a day and will employ 150 people.

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

- A. Special Permit/Variance Entitlements: The entitlements requested relate specifically to 1) special permit to construct the broadcast facility; 2) special permit to erect a 300 foot high transmission tower, and 3) variance to waive 35 required parking spaces.
- B. General Plan Designation/Zoning: The subject site is designated for heavy commercial/light industrial uses on both the General Plan and the 1978 South Natomas Community Plan. The site is zoned Manufacturing, Research and Development - Planned Unit Development (MRD-PUD). Surrounding uses include vacant land and both office and residential uses which are under construction.
- C. Building Design: The proposed structure consists of a three-story building (including mechanical penthouse) with building materials of brown/gray granite and blue/silver reflective glass. A three-tiered fountain will highlight the front entrance to the building, with landscaped terraces located at the front of the building on the second story exterior. The overall building configuration, colors and materials will compliment the State Fund Building (under construction) and the proposed Orchard Office Park. The project complies with the Architectural Design Criteria of the South Natomas Office Park pud Guidelines as relates to quality of materials and design.

The building is divided into two principle uses - office and studio. The studio square footage is as follows:

Studio A = 2,400 square feet  
Studio A = 4,356 square feet  
Total = 6,756 sq. ft. (11% of total building)  
Offices, etc. = 52,744 sq. ft. (89% of total building)

- D. Transmission Tower: The proposed tower would be 300 feet in height. The tower would be located approximately 1,500 feet northwest of the site. The tower would be constructed of tubular steel with a one-story masonry block equipment building located beneath the tower. The applicant has not decided upon a color for the tower; however, it should be noted that the tower does not have to be painted the traditional red and white. Staff recommends that the Design Review Board make the final determination as to the appropriate tower color.

The tower is located in the area designated for such use on the South Natomas Office Park PUD Guidelines. The proposed location is appropriate in that existing electrical transmission towers are located on the site. This site is designated for a 'joint use' transmission tower which shall be shared by all users in the PUD. It is unclear at this point as to whether or not other PUD tenants will require transmission facilities. The applicant has indicated that the tower can accommodate other users (within reasonable limits). The tower site has been reviewed by the County Airport Department and Natomas Air Park. No comments have been received.

- E. Satellite Dishes: The applicant is proposing to locate two receiving dishes at the rear of the site in the parking lot. Each dish would be seven meters (22.9 feet) in diameter and stand no higher than 25 feet. The dishes would be visible from Venture Oaks Way and to a lesser degree from Gateway Oaks Drive and I-5. As adjacent properties develop, it is likely that the dishes will also be visible from upper story office windows.

Staff recommends that the dishes be screened by locating them inside a structure similar to that used by Federal Express at their Point West facility. The structure should be constructed of a material which is compatible with the proposed building and climbing ivy should be planted at the base of the structure. The Design Review Board should make the final recommendation as to design and color of the structure.

- F. Parking/Circulation: The applicant's site plan indicates that the parking calculations have been based upon the net square footage and not the gross square footage as is required by the Zoning Ordinance. The proposed broadcast facility contains 59,500 square feet of gross floor area which, at a ratio of one space per 250 feet of gross floor area, would require that 238 parking spaces be located on site. The site plan indicates that only 203 spaces have been provided, or 35 spaces less than required by ordinance. *Staff feels that the studio can be classified as a warehouse use which would require six parking spaces and reduce the overall parking to 216 or 13 more spaces than are provided on site. Staff feels that warehouse classification for the studios is appropriate only if both studios are utilized for non-audience participation programming. In the event that an audience participation shows are broadcast from either studio, then parking must be calculated at a higher ratio. (staff added)*

The applicant has not indicated what, if any, unique circumstances exist which warrant the granting of a parking variance. A redesign of the parking configuration (30% compact spaces and utilization of helipad site) would in all likelihood provide the necessary parking ratio. Staff recommends that the parking variance be denied.

The applicant indicates that an enclosed secure parking area will be located at the rear of the building. Company cars will be located in this area, along with mechanical equipment and gas pumps. The parking must be completely enclosed and the enclosure must be constructed of a material which is similar to the material use on the main structure.

It appears that the handicapped parking spaces shown on the site plan will not meet code. All handicapped parking must be redesigned and/or relocated so as to comply with all applicable standards.

The proposed development is subject to the City's trip reduction ordinance only to the extent that it relates to a minor development project (i.e. 50-199 full-time workers). The applicant need only to provide information which describes the various transportation options available to the employee. This development will necessitate the construction of 12 bicycle storage facilities, of which 50% shall be Class I. The remainder may be Class II or III.

G. Landscaping: The applicant's landscaping plan indicates that 45% of the site will be landscaped. The site plan indicates that the applicant has provided for the required 50 foot and 25 foot landscape setback on Gateway Oaks Drive and Venture Oaks Way, respectively. All landscape setback areas shall be bermed (minimum 4 ft. high) and all berms shall be landscaped with predominantly evergreen trees, shrubs and ground cover. In addition, the parking lot must be planted with trees so that at least 50% of the parking lot will be shaded. A complete landscape and irrigation plan must be submitted to the Planning Director for review and approval prior to the issuance of building permits.

H. Building Setbacks/Heights: The PUD Guidelines require a 50-foot building setback along both street frontages; however, in addition the MRD zone requires that the maximum building height shall be 25 feet for that portion of any building located within 100 feet of the east curb of the part of Gateway Oaks Drive that abuts residentially designated, zoned or used land to the west.

As proposed, a corner of the building would extend into the height restricted area along Gateway Oaks Drive. Staff recommends that the site plan be revised to locate the building outside of the height restricted area or at least that portion of the upper floors of the building which are greater than 25 feet in height.

I. Signage: The applicant shall submit a signage plan which complies with the PUD Development Guidelines. In the MRD zone the applicant may erect one non-illuminated monument sign at the major entry to the site. The sign can be no more than 48 square feet in size and no higher than 12 feet from street grade or parking lot grade, whichever is lower. It should also be noted that no signage is to be allowed on the transmission tower.

J. Other Agency Approvals/Recommendations: The proposed tower requires that the applicant complete the necessary Notice of Proposed Construction to the Federal Aviation Administration. Staff will require that verification be submitted to the Planning Division prior to the issuance of occupancy permits for the proposed studio.

Regional Transit is requesting an easement and funding for a bus shelter to be located on Gateway Oaks Drive. This project requires review/approval of the Design Review Board. No other agency has commented on this project.

- K. Gateway Centre PUD Square Footage Summary: The development agreement permits an overall gross square footage (GSF) in the MRD zone in Gateway Centre not to exceed 500,000. A maximum of 50 percent of the permitted overall GSF may consist of offices as primary uses (250,000 GSF). The KOVR-TV studio is the first project in the MRS zone to date and contains 60,000± square feet of office use.
- L. Helicopter Landing Site: Although a helipad is shown on the site plan, the applicant is not applying for the helipad use at this time. At a later date the applicant may choose to submit a special permit application for the helipad. Staff would like to recommend that the helipad be located at another site. The proposed helipad site is inappropriate due to its location adjacent to Venture Oaks Way, the future/proposed office uses adjacent to the subject site and the residential uses being developed to the west of the site.

RECOMMENDATION: Staff recommends the following action:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit to develop a 60,000± square foot broadcast facility and 300 foot high off-site transmission tower, subject to conditions and based upon Findings of Fact which follow;
- C. Denial of the Variance to waive 35 required parking spaces, based upon the Findings of Fact which follow.

Conditions Special Permit

1. A revised final site plan, detailed landscape and irrigation plans shall be submitted to the Planning Director for review and approval, prior to issuance of building permit, which incorporates the following changes:
  - a. detailed landscape plan for the entire project site;
  - b. four-foot high berms along the street frontages;
  - c. relocation of the building so that it does not encroach into the height restricted area along Gateway Oaks Drive;
  - d. 238 on-site parking spaces and 12 bicycle storage lockers.
2. The trash enclosure facilities shall be constructed in accordance with the following criteria:
  - a. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main office structure;
  - b. The trash enclosure structure shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

- c. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;
- d. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines;
- e. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker). Paving material shall consist of five-inch aggregate base rock and six-inch portland cement paving.

- f. A trellis structure covering the trash facility shall be constructed to screen the enclosure from view from the upper floors of the office building;
- 3. The applicant shall submit a signage program for the project for review and approval by the Planning Director prior to issuance of sign permits.
- 4. The applicant shall adhere to all provisions of the South Natomas Office Park PUD Guidelines.
- 5. No signage shall be permitted to be placed on the transmission tower.
- 6. The applicant shall submit verification of Federal Aviation Administration approval of the transmission tower site.
- 7. The <sup>base of the</sup> proposed satellite dishes shall be screened by an enclosure. The enclosure shall be planted with climbing evergreen vines. The design and materials of the structure shall be approved by the Design Review Board prior to the issuance of building permits. (CPC amended)
- 8. The secured parking area shall be completely enclosed with a maximum six-foot high wall which is compatible with the main office building.
- 9. The applicant shall comply with the 50 percent parking lot shading requirement.
- 10. // The // applicant // shall // contact // and // work // with // Regional // Transit // regarding // easement // and // funding // for // a // bus // shelter // to // be // located // on // Gateway // Oaks // Drive. // (see // page // 7)



10. The applicant shall provide Regional Transit with an easement and funding for a bus shelter to be located on Gateway Oaks Drive unless RT determines that the planned bus stop or shelter at the northern landing of the PUD (on Gateway Oaks Drive) is sufficient for further transit service needs. (CPC amended)

11. The proposed project shall be subject to Design Review Board approval.

\*see below

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use, in that the project complies with the South Natomas Office Park PUD Development Guidelines.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that the project provides adequate on-site parking, landscaping and building setbacks and meets other PUD development requirements.
3. The special permit is consistent with both the General Plan and the 1978 South Natomas Community Plan which designate the site for heavy commercial/light industrial uses.

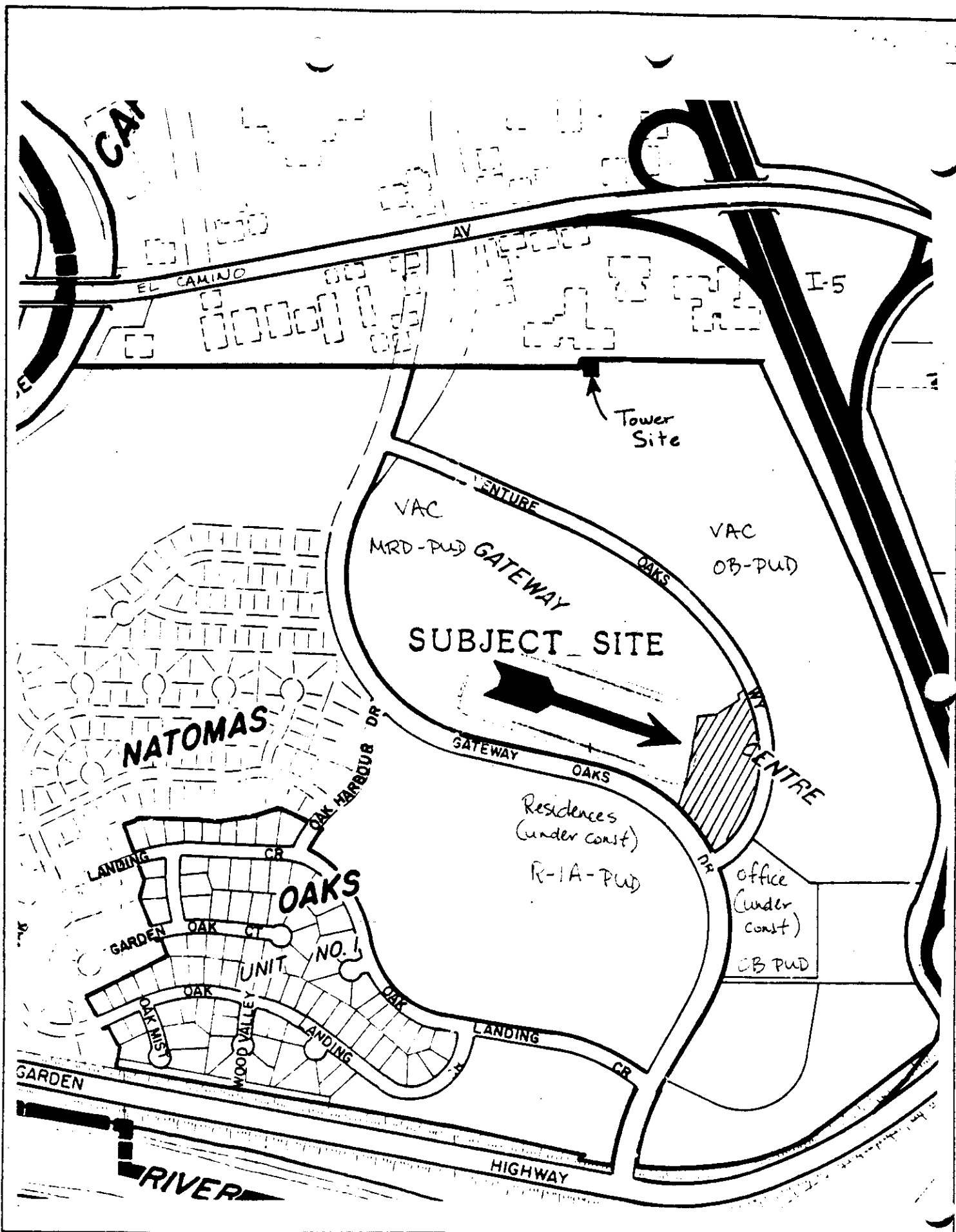
\*\*Findings of Fact - Variance

1. The proposed variance, if approved, would be a special privilege extended to one property owner, in that the site can be redesigned to meet the parking standards.
2. The requested variance would be injurious to the public welfare and properties in the vicinity, in that, other office development in the area has been required to provide adequate parking on site.

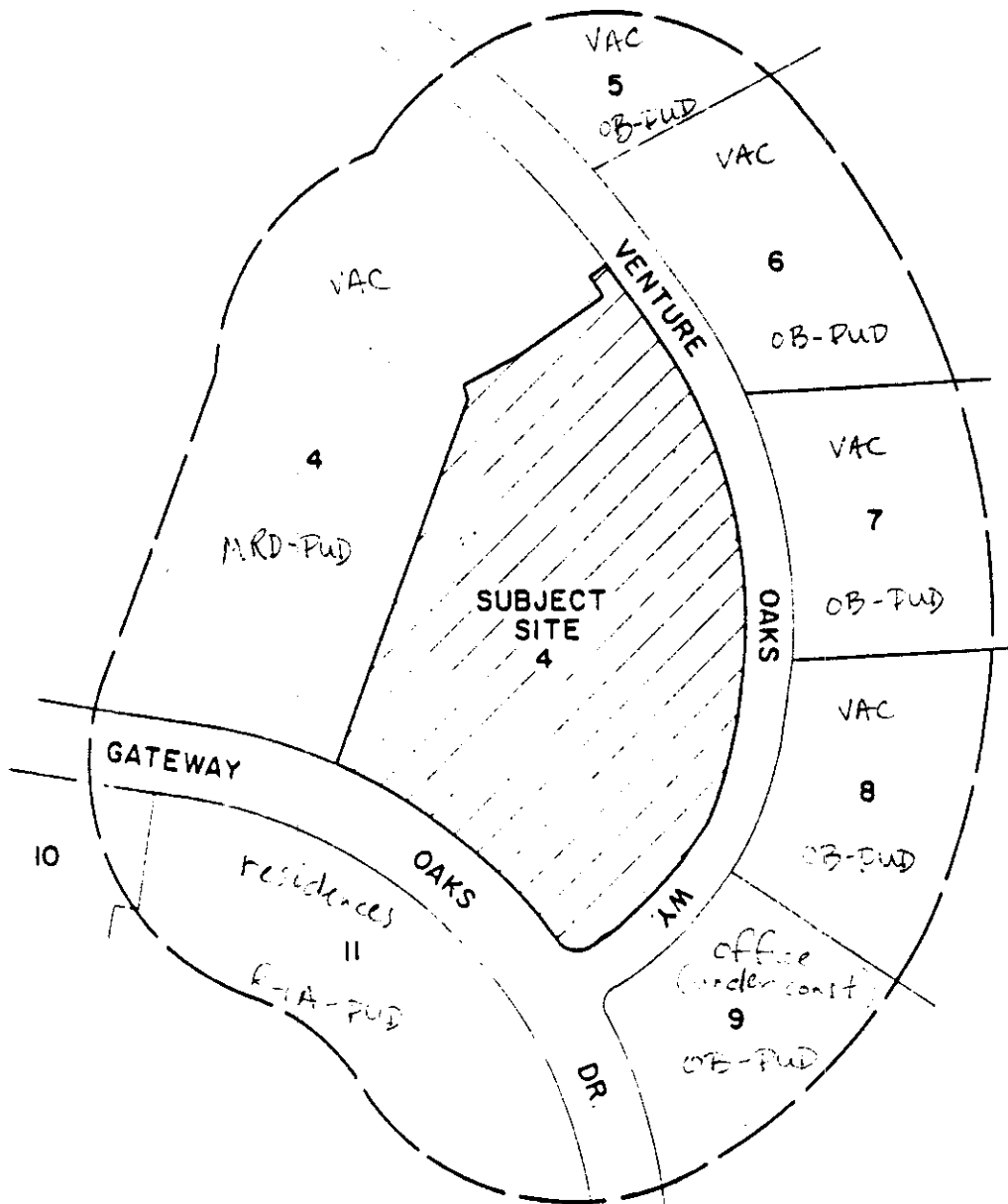
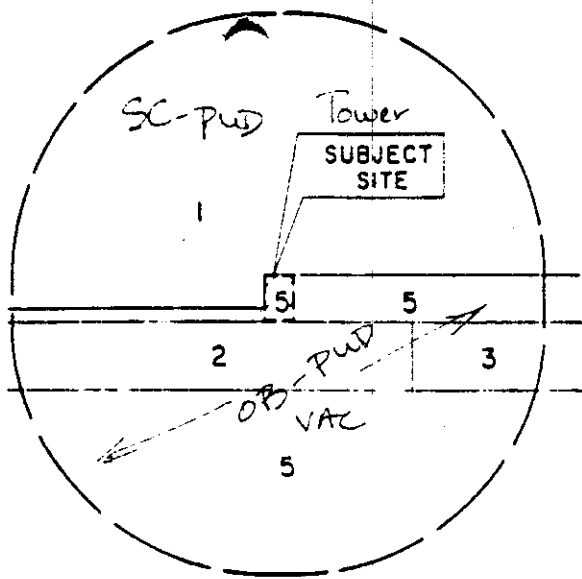
\*Condition added by staff:

12. ~~Stalls A and B shall be utilized for non-alcoholic beverage distribution/packaging~~  
(CPC deleted)

\*\*CPC approved the Variance with Findings of Fact and Conditions due for consideration at the July 25, 1985 meeting.



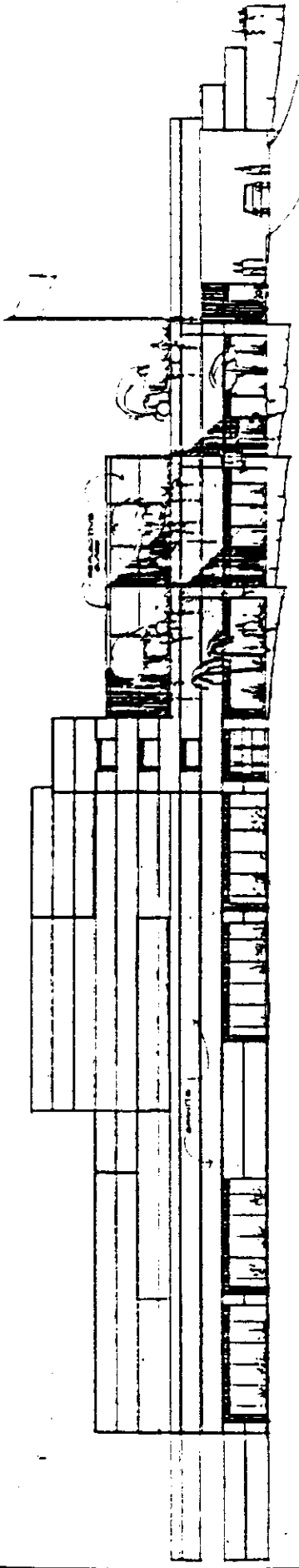
# VICINITY MAP



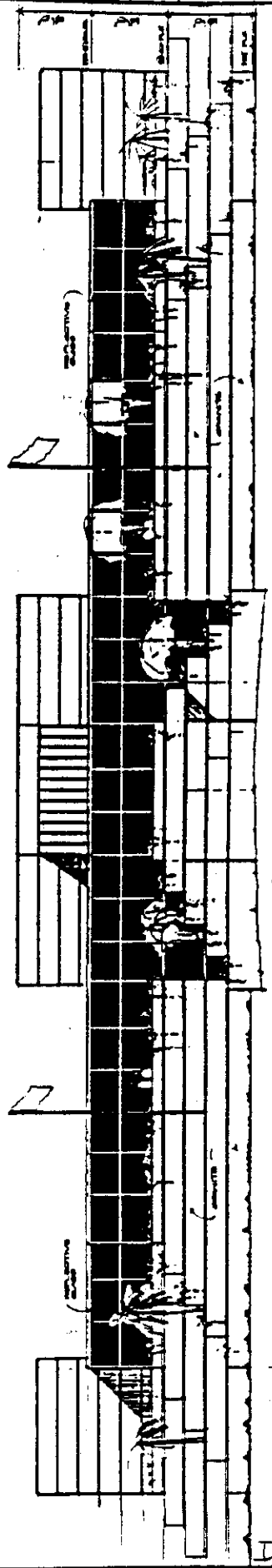
**LAND USE & ZONING MAP**

THE  
PROVIDENCE  
PARTNERSHIP  
A CORPORATION  
ARCHITECTURE  
ENGINEERING  
PLANNING  
25 MILL STREET  
PROVIDENCE  
RHODE ISLAND

# EXHIBIT B ELEVATIONS



SOUTH ELEVATION 1/25-85



WEST ELEVATION 1/25-85

P85-257

7-11-85

7.11.87

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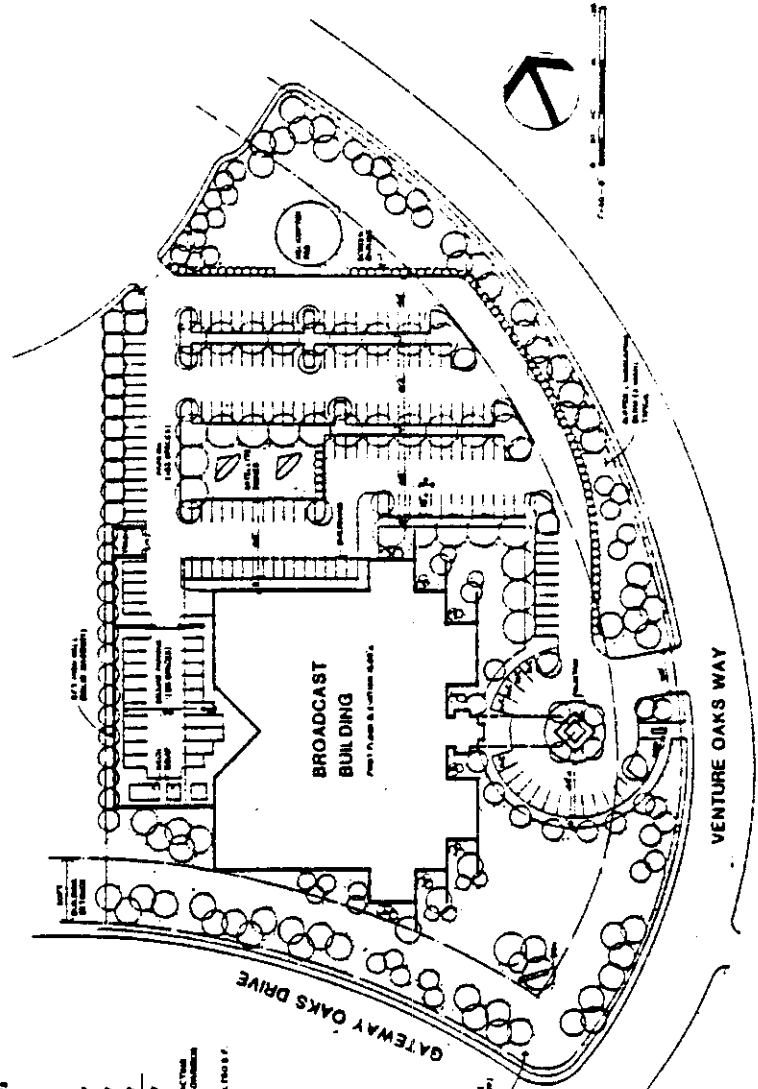
# SITE PLAN

## EXHIBIT A

THE  
PROVIDENCE  
PARTNERSHIP  
A CORPORATION  
ARCHITECTURE  
ENGINEERING  
PLANNING  
ONE CHARLES STREET  
PROVIDENCE, R.I. 02903  
RHODE ISLAND

BROADCAST  
HOUSE

SHEET NO. C



**SITE DATA**

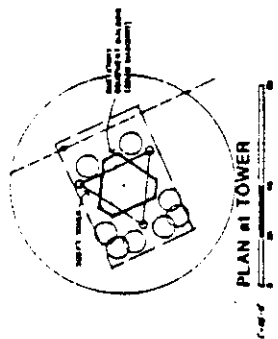
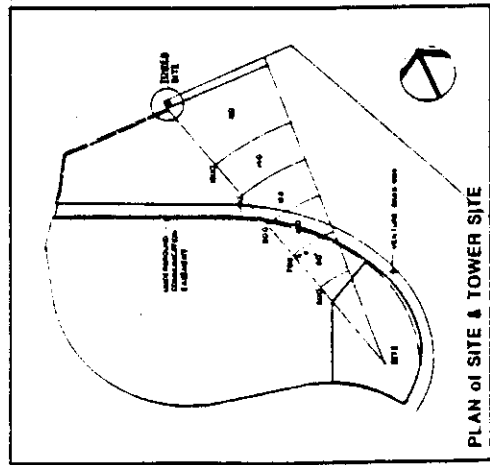
Site Area Contained — 46,400 SF • 65%  
 Proposed Area — 64,500 SF • 88%  
 Landscaped Area — 112,000 SF • 155%  
 TOTAL SITE AREA — 182,900 SF • 250%

TOTAL PLANTING — 250 SPECIES

**BUILDING DATA**

1ST FLOOR	46,400 SF
2ND FLOOR	18,100 SF
MECH. MECHANICAL	1,000 SF
TOTAL	65,500 SF

NOTE: Building is based on structural frame. Includes 10% for mechanical, electrical, plumbing, and construction. SEE SPECIFICATIONS FOR ALL TRADES.



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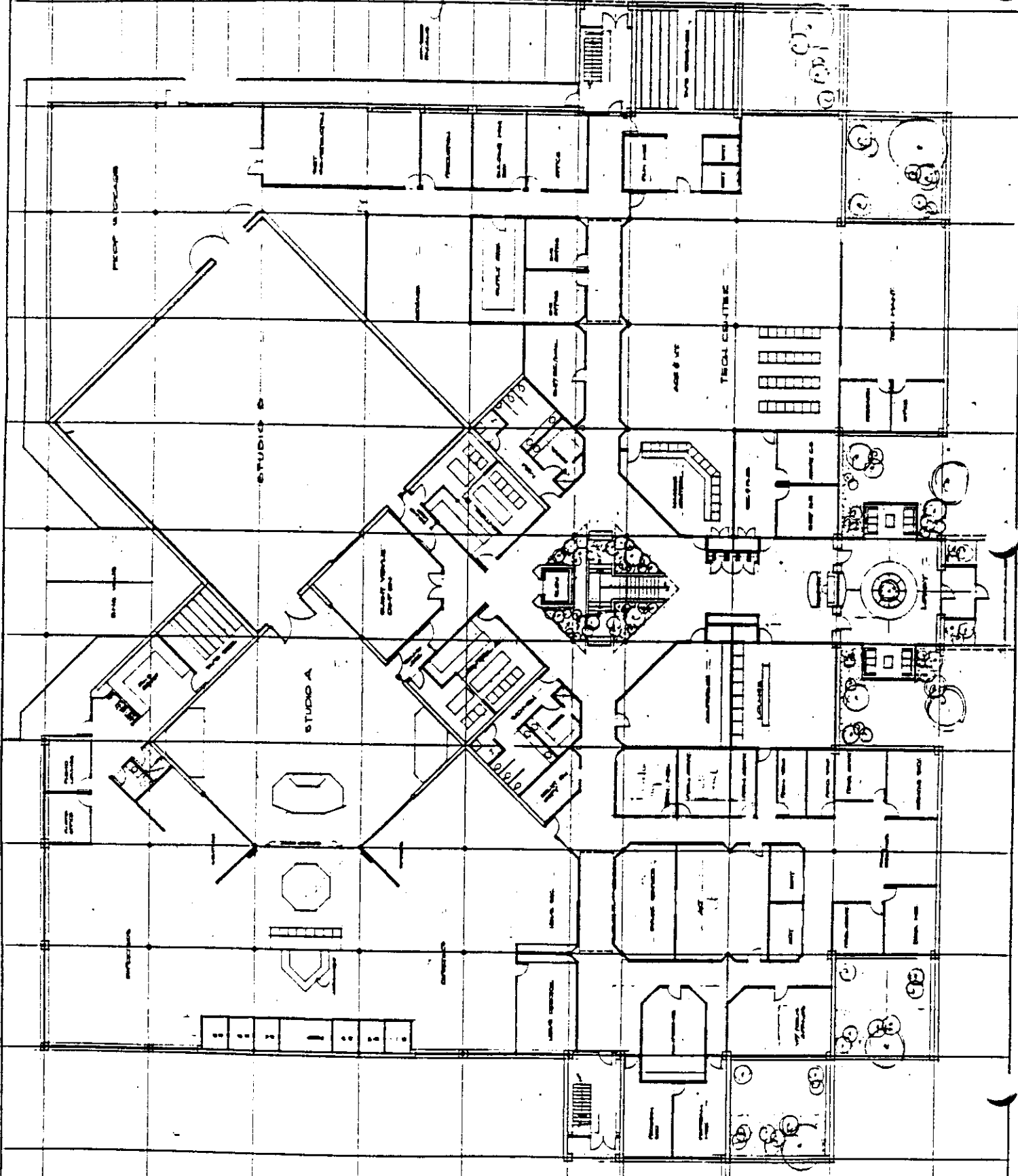
THE  
PROVIDENCE  
PARTNERSHIP  
A CORPORATION  
ARCHITECTURE  
ENGINEERING  
PLANNING  
ONE CHARLES STREET  
PROVIDENCE  
RHODE ISLAND

BROADCAST  
HOUSE

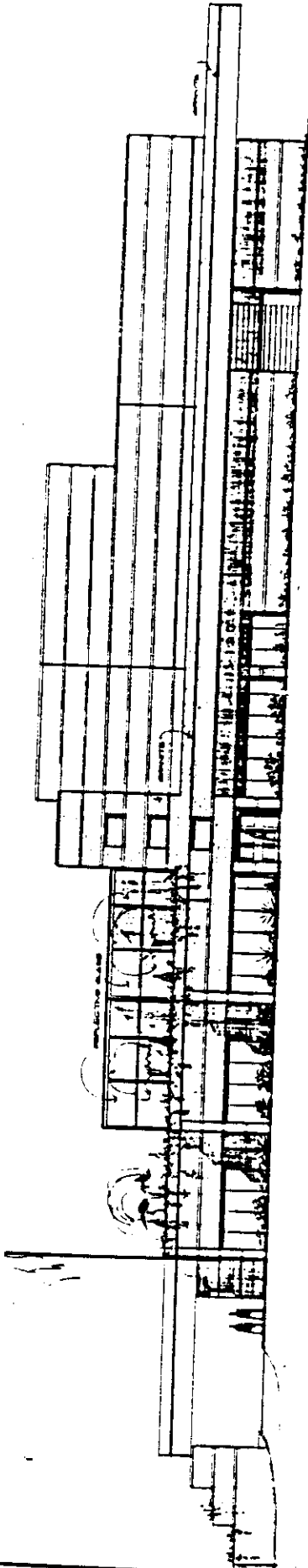
# FLOOR PLANS

1st Flr

## EXHIBIT C

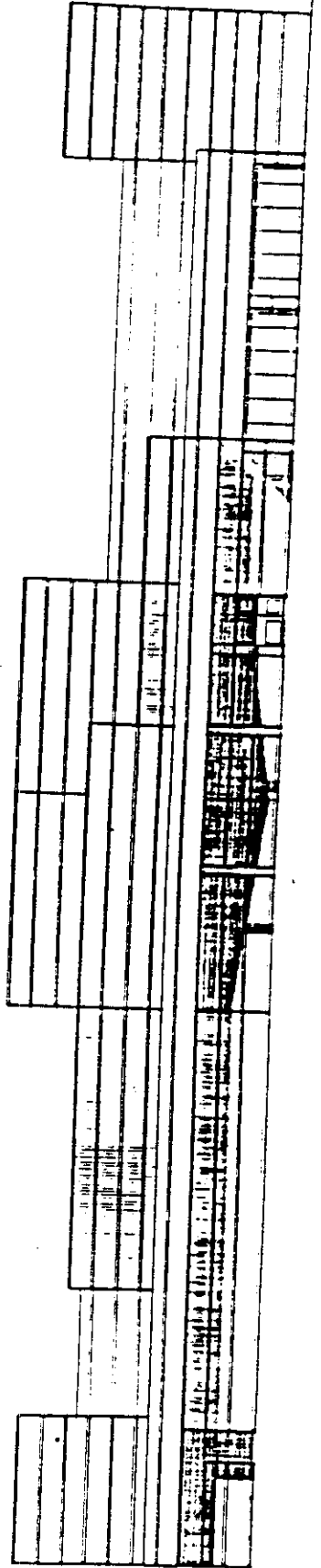


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NORTH ELEVATION

7-11-85 7-9-87



EAST ELEVATION

THE PROVIDENCE PARTNERSHIP A CORPORATION ARCHITECTURE ENGINEERING PLANNING ONE CHARLES STREET PROVIDENCE RHODE ISLAND



# ELEVATIONS

NS 1

DATE

A 4

Item X

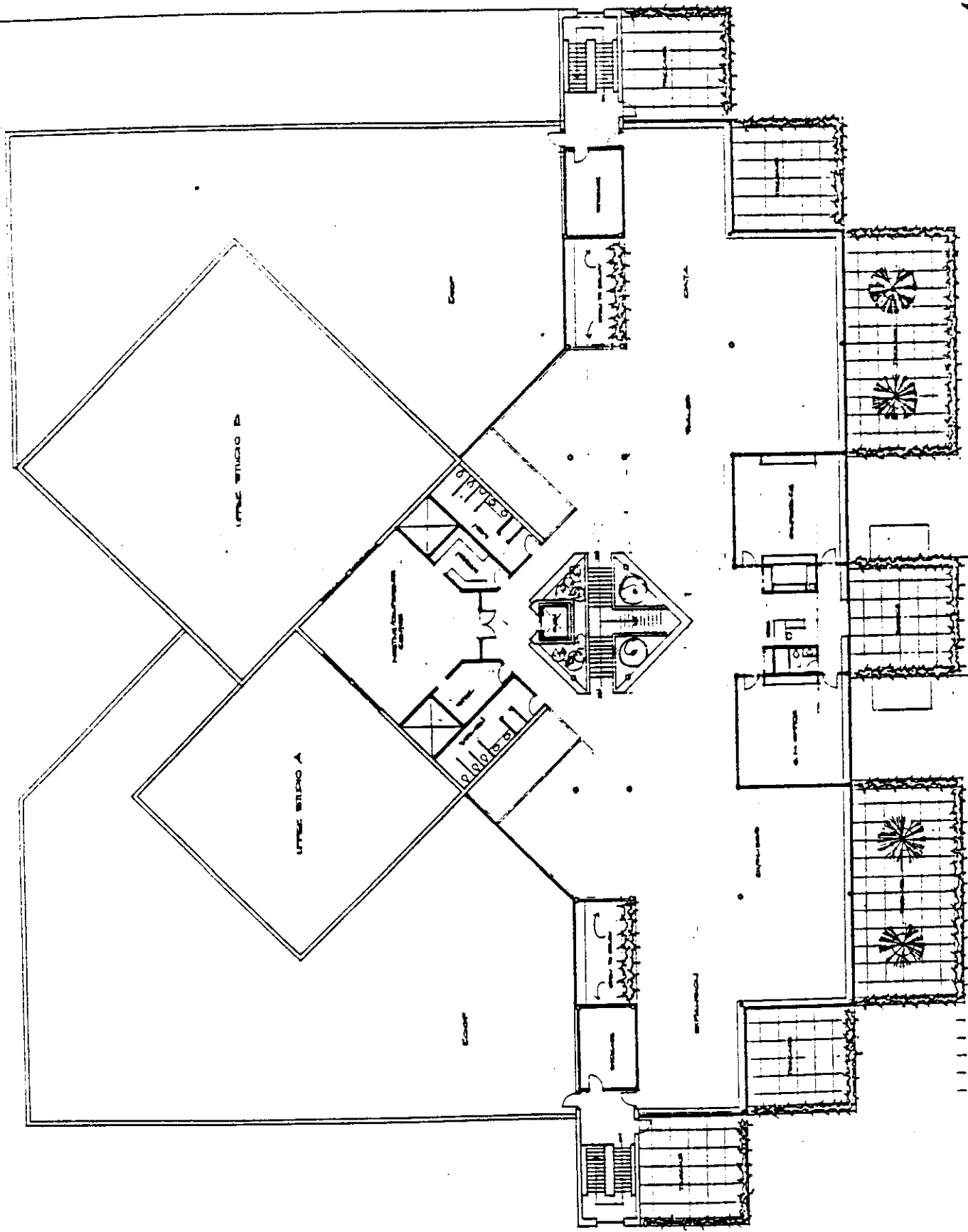
THE PROVIDENCE PARTNERSHIP  
A CORPORATION  
ARCHITECTURE  
ENGINEERING  
PLANNING  
ONE CHARLES STREET  
PROVIDENCE  
RHODE ISLAND

BROADCAST

FLOOR PLANS  
2nd Flr

FLOOR 1  
DATE

2



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7-4-85  
7-9-87

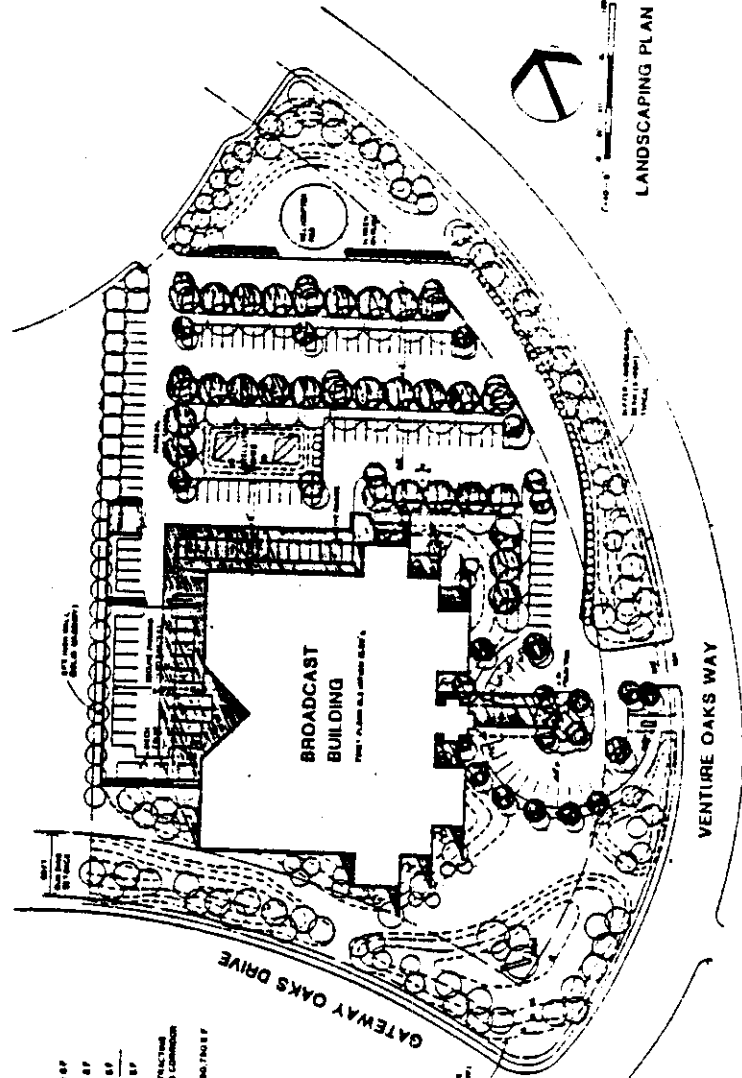
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# LANDSCAPE PLANS

## EXHIBIT D

THE PROVIDENCE PARTNERSHIP  
A CORPORATION  
ARCHITECTURE  
ENGINEERING  
PLANNING  
ONE CHARLES STREET  
PROVIDENCE  
RHODE ISLAND



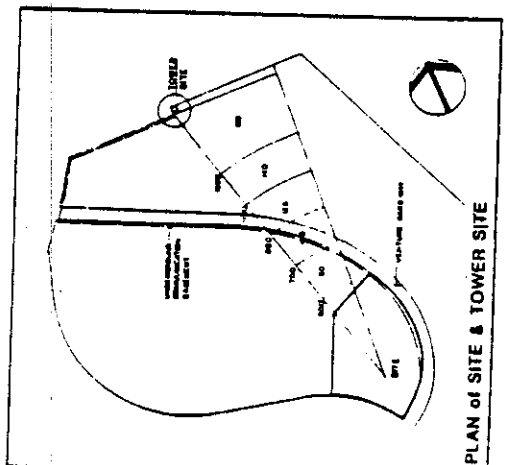
LANDSCAPING PLAN

**SITE DATA**

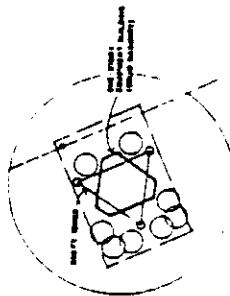
PERMITS (TOTAL) 42,000 SF - 65%  
 BROADCAST BLDG 42,000 SF - 65%  
 LANDSCAPED AREA 11,875 SF - 18%  
 TOTAL SITE AREA 63,875 SF - 100%  
 TOTAL PARKING 200 SPACES

**BUILDING DATA**

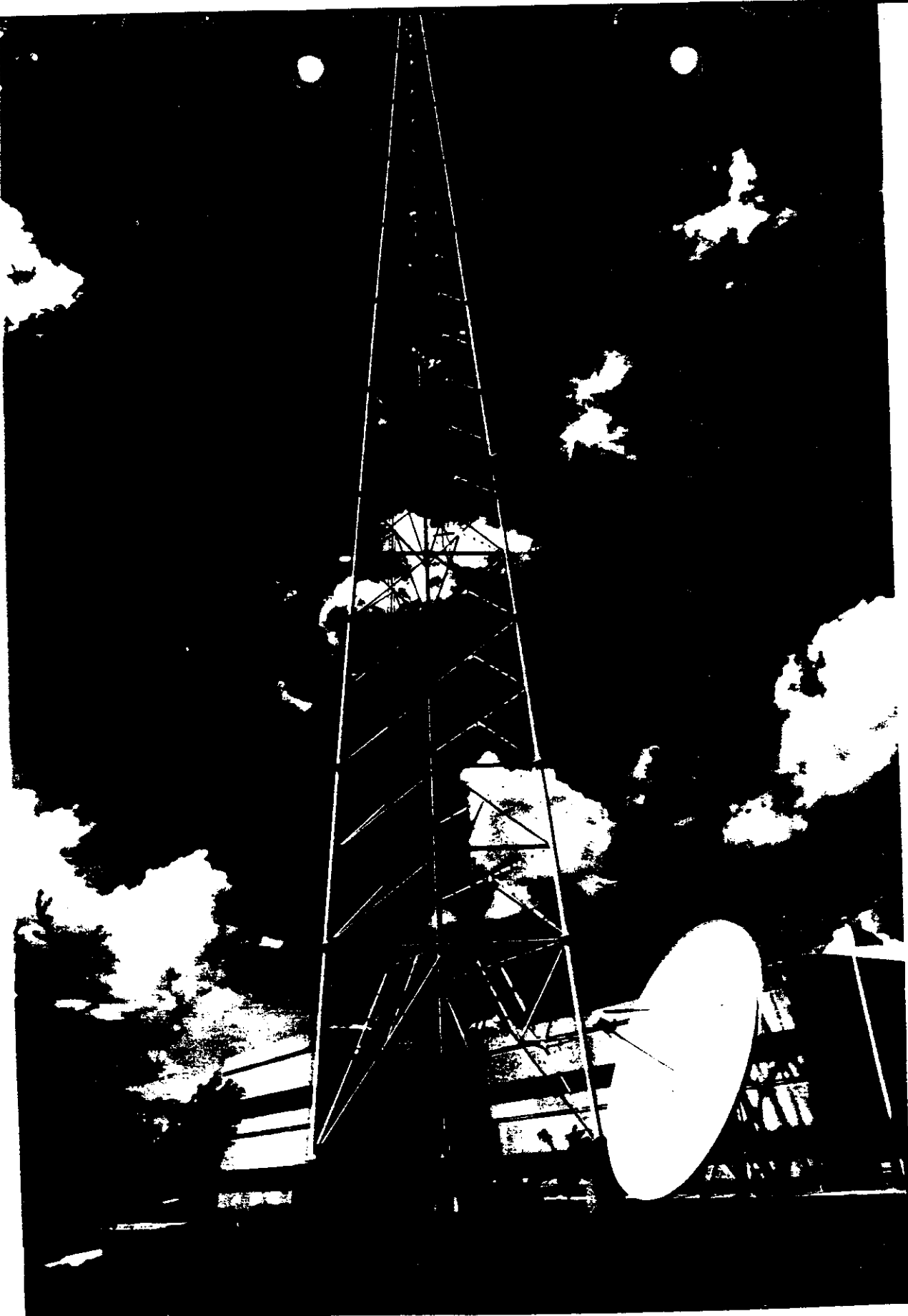
1ST FLOOR 42,000 SF  
 2ND FLOOR 18,000 SF  
 MECH. PERMITTING 3,000 SF  
 TOTAL 63,000 SF  
 PLANNING IS BASED ON SUBMITTING WITH THE SITE. STARTS & CONTINUES BY FLOOR ABOVE BY 200 SPACES & MORE BY 100,000 SF



PLAN of SITE & TOWER SITE



PLAN of TOWER



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