

28



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 8, 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Request to establish a PUD Designation
 2. Request to designate a PUD Schematic Plan for office and open space (P-8970)

LOCATION: East side of Freeport Boulevard, approximately 1,300 + feet north of River Bend Road

SUMMARY

This is a request for entitlements necessary to develop a 40,000+ square foot office building (GTE) located in the OB (PUD) zone. The Planning staff and Planning Commission recommended approval of the requests. The Planning Commission also approved a Special Permit for the offices subject to conditions.

BACKGROUND INFORMATION

On December 13, 1979, the Planning Commission denied a request to rezone the subject site to allow the development of a data processing center. The Planning Commission's decision was subsequently appealed to the City Council. On January 29, 1980 the City Council granted the appeal and rezoned the site to OB(PUD) and A(PUD). The appeal was granted with conditions.

Subsequent to the rezoning approval, the applicant submitted the request to establish the PUD Designation and Schematic Plan and Special Permit. These entitlements are necessary to obtain building permits.

The subject site contains 13.34 acres and it fronts along Freeport Boulevard. Interstate 5 is located along the rear of the site. Approximately 8+ acres of the site (rear portion) will be initially developed and landscaped. The front portion of the site will not be developed at this time.

By the City Council
Office of the City Clerk

Cont 40
5-27-80
MAY 13 1980

May 8, 1980

In consideration of the special permit, the Planning Commission amended several conditions pertaining to the right-of-way easement for the north/south public street; landscaping and fencing requirements; water main extension; and exterior wall material for the service yard and cooling towers. These amendments were made by the Planning Commission in order to clarify the conditions. Staff has no objection to the changes.

An interested citizen appeared at the Planning Commission hearing and indicated a concern regarding the use of the satellite earth station that is located adjacent to the proposed office building. He expressed concern with the microwaves that were transmitted from the satellite disc, and how they may affect humans and animals.

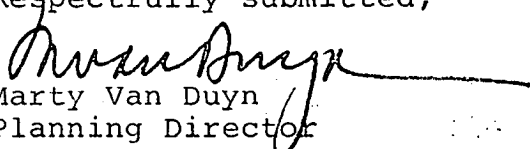
VOTE OF PLANNING COMMISSION

On March 27, 1980 the Planning Commission, by a vote of eight ayes and one no recommended approval of the project.

RECOMMENDATION.

The staff and Planning Commission recommend that City Council approve the requests to establish the PUD and Schematic Plan and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw

Attachments
P-8970

May 13, 1980
District No. 8

3. Fencing--The City Engineering Department recommends that a wire-woven fence, six feet in height, be installed along the south side of the storm drainage canal.
4. Water Line--The City Engineering Department requires that the developer install a 14 inch water main from the northeast corner of the subject site to a transmission line located on the west side of Freeport Boulevard just south of I-5. The line will run approximately 3,000 feet in length. The City Water and Sewer Division recommends the 14 inch water line run from the northeast corner of the site under the private access roadway of the subject property and then along Freeport Boulevard to the transmission line. This would also require an easement along the private roadway.
5. Private Roadway--The Fire Marshal recommends the private roadway be a minimum of 30 feet in width. In addition, the developer shall design a roadway that loops around the building or provide a paved area for fire trucks in order to allow fire equipment to be within 150 feet of all portions of the building. The loop road can therefore be deferred until the future building expansion is initiated providing the developer designs a temporary fire truck parking area as shown Exhibit B.
6. Satellite Earth Station--The Data Processing Center (GTE) requires the use of a satellite earth station as part of the Data Center operation. The satellite disk is approximately 28 feet in height and 30 feet in diameter and is located to the north of the structure. Staff is concerned that the disk can be seen from the freeway. The developer has indicated the disk cannot be relocated because of the close proximity to the electrical and generator room of the building. The staff suggests that earth mounds and landscaping be designed around the disk to provide additional screening. The proposed trees surrounding the disk should be evergreen trees.

In addition, the color of the disk should match the color of the building. Also, signs should not be permitted on the disk.

The City Police Department suggests the earth station be enclosed with anti-climbable 1" mesh, 8 foot chain link fence. The staff suggests that other barriers such as earth mounds and a low decorative fence such as wrought iron be utilized.

7. Proposed Signs--The site plan indicates a three sided monument sign. Staff suggests that the message be allowed only on the two sides that face Freeport Boulevard.

Staff has no objections to the wall sign which is 3' x 5½' in size.

The colored rendering indicates three flags; one flag indicates the GTE logo which is prohibited. Only flags of the nation or state are permitted.

8. Future Bike Trail--The Sacramento Bikeway Master Plan indicates that a bikeway plan is proposed to connect Sacramento with the town of Locke. Freeport Boulevard is the route for the proposed bike trail and therefore it is suggested that a 20 foot bike trail easement be provided along the west portion of the subject property.

9. Open Space--The original proposal indicated a baseball soccer field and green area for the west portion of the property; the new plan eliminated the sports field and indicated an open green area. This green area should be planted and maintained with low maintenance drought resistant plant material.
10. Building Materials--The exterior materials of the structure consists of a red brick veneer with soldier course elements to provide architectural relief. The staff has no objection to the proposed design and materials. The staff, however, should review the color of the brick veneer.

The east elevation contains exit doors, roll-up service doors and louvers for the mechanical-electrical rooms. Staff recommends these elements be painted a color that will compliment the brick veneer material.

The wall which screens the service yard and cooling towers (east elevation) shall also consist of brick veneer.

The staff suggests the proposed window frames be a bronze anodized aluminum frame.

In conclusion, the requested Special Permit is only for the proposed 40,000+ sq. ft. building. Any future expansion of the structure would require a new Special Permit.

STAFF RECOMMENDATION:

1. The Negative Declaration be ratified.
2. The subject 13+ acres be established as PUD for OB and A designations.
3. Approval of the PUD Schematic Plan for office building use (OB-PUD zone) on 6.515+ acres and agriculture use (A-PUD zone) on 6.814+ acres as indicated by Exhibit C.
4. Approval of the Special Permit request to develop an office building subject to the following conditions and based on findings of fact:

Conditions:

- a. Subject to approval of an encroachment permit by State of California (Cal Trans) to construct a driveway onto Freeport Boulevard (Highway Route 160).
- *b. The developer shall provide a right-of-way easement for a north/south public street for possible future Freeport Boulevard bypass alignment as indicated by Exhibit A. The easement shall be 200 feet in width and comply with the City Traffic Engineers recommendation for a street right-of-way.
- c. The developer shall provide a 20 foot bike trail easement along the westerly portion of the property.
- *d. A wire woven fence six feet in height shall be installed along the south side of the storm drainage canal.
- *e. The developer shall install a 14 inch water main from the northeast corner of the subject site, running westerly under the private access road and then proceeding north on Freeport Boulevard to a transmission line located on the west side of Freeport Boulevard, just south of I-5.

*See page 6

- f. The private roadway shall be a minimum of 30 feet in width. A loop roadway may be required around the structure when the future expansion is initiated. Temporary Fire Truck parking shall be provided as indicated in Exhibit B.
- *g. Landscaped earth mounds shall be designed around the satellite earth station. Evergreen trees shall be planted around the earth station. In addition, the color of the disk shall match the color of the building.
- h. The proposed monument sign shall contain messages on only two sides that face Freeport Boulevard. The colors and revised sign shall be reviewed and approved by staff. Signs other than those approved under this permit will require amendment to the Special Permit.
- i. Subject to submittal of a detailed landscape and irrigation plan to staff for review and approval prior to building permit approval.
 - 1). The plans shall include landscaping of the open green space on the westerly portion of the property with low maintenance drought resistant plan material; evergreen trees around the satellite earth station, lawn and a variety of shrubs. This landscaped area shall be maintained as a condition of this permit.
 - 2). Minimum 15 gallon size evergreen trees shall be used in screening the satellite earth station.
- j. The exit doors, roll-up service doors and louvers on the east and north elevations shall be painted an earth tone color to compliment the brick veneer.
- *k. The wall material that screens the service yard and cooling towers (east elevation) shall consist of brick veneer.
 - 1. The window frames on all elevations shall be bronze anodized aluminum frames.
- m. Future expansion of the structure will require a new Special Permit from the Commission.

Findings of Fact:

- 1. The project is based on sound principles of land use in that:
 - a. The proposed Data Processing Center, as conditioned, will be compatible with the surrounding uses.
 - b. The west portion of the property will remain open green space and in zoned A(OB).
 - c. Adequate parking exists on the property.
 - d. The property is located between a major street and Interstate 5 Freeway.

**See page 6*

2. The project will not be detrimental to the public health, safety, and welfare in that:
 - a. The developer proposes to landscape the open green area which contains approximately 6+ acres.
 - b. Trees will be planted along Freeport Boulevard, on both sides of the private roadway and around the structure.
 - c. Adequate lighting will be provided along the roadway.
 - d. The project is conditioned to improve the appearance of the structure from the freeway.
3. The proposal is consistent with the Meadowview Community Plan and the 1974 General Plan in that:

The City Council amended these plans to designate the subject property for agriculture and office use and rezoned the properties to allow office and agriculture uses.

**Planning Commission amended to:*

- b. *The developer shall provide for a right-of-way easement for a north/south public street for possible future Freeport Boulevard bypass alignment as indicated by Exhibit A. The developer shall provide an easement 200' in width in compliance with City Traffic Engineer's recommendation for the street right-of-way, said easement to be for a term of five years; and applicant shall enter into agreement with City under which the City shall determine the required right-of-way (80'-110'). Applicant shall dedicate street right-of-way within the five year period.*
- d. *A wire woven fence six feet in height shall be installed along the south side of the storm drainage canal. In addition, a fence and undulating mounds shall be installed along the west side of the parking lot.*
- e. *The developer shall install a water main, size to be determined by the Water Dept. and Fire Dept., from the northeast corner of the subject site, running westerly under the private access road and then proceeding north on Freeport Boulevard to a transmission line located on the west side of Freeport Boulevard, just south of I-5.*
- g. *Landscaped earth mounds shall be designed around the satellite earth station. Evergreen trees shall be planted around the earth station except the south side of the station. In addition, the color of the disk shall be earth tone and shall be approved by staff.*
- k. *The wall material that screens the service yard and cooling towers (east elevation) shall be a foreign textured concrete material of an integral color and shall be reviewed by the staff.*

EXHIBIT A

MEADOWVIEW COMMUNITY PLAN

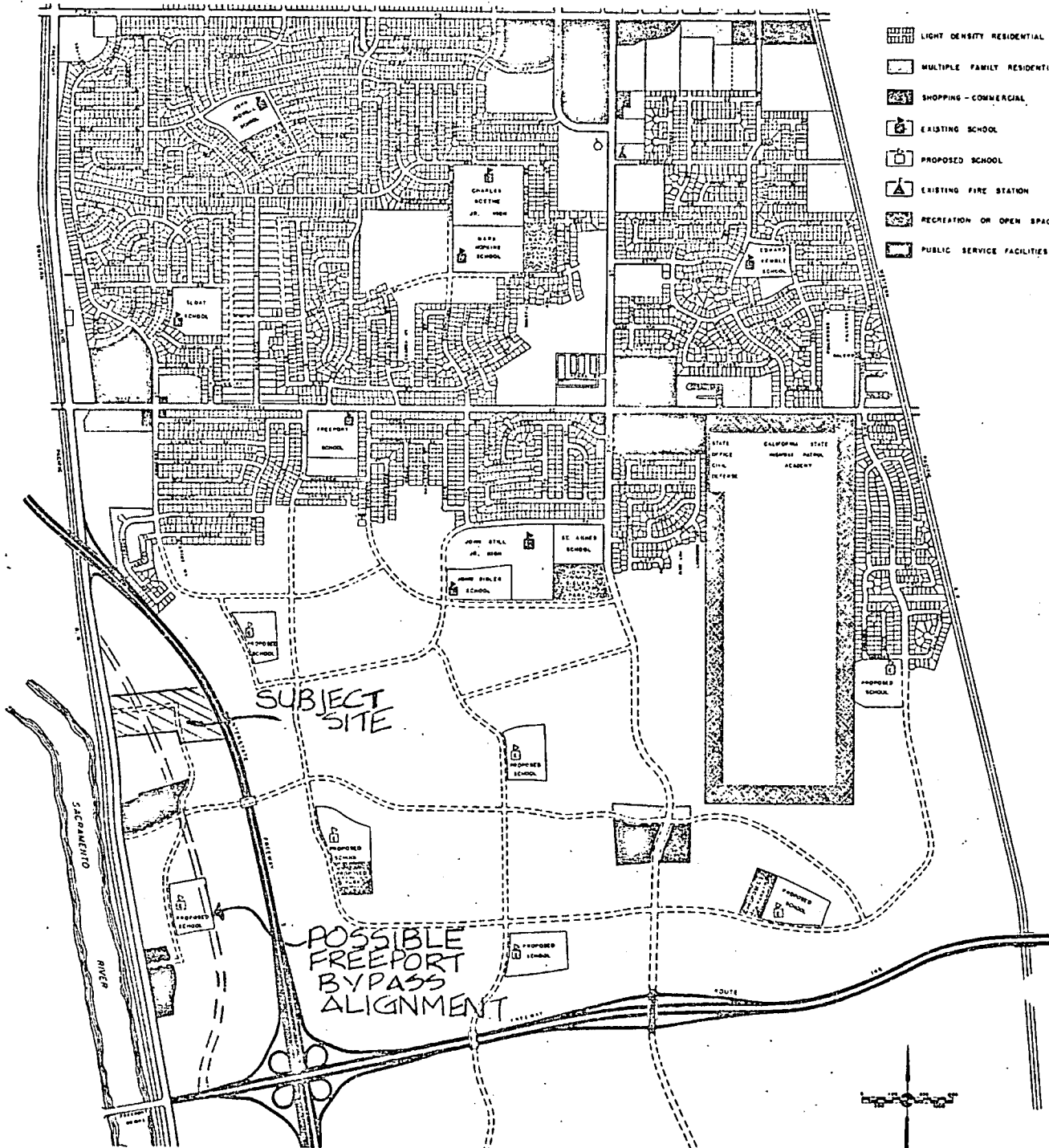
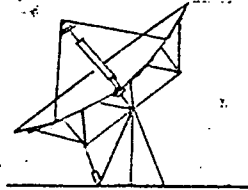
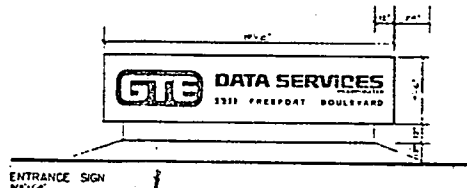
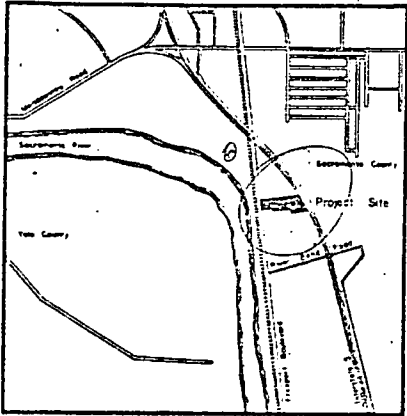


EXHIBIT B



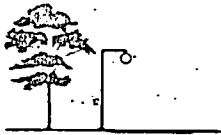
ENTRANCE SIGN
1/2" = 1'-0"

SATELLITE EARTH STATION - DIAGRAM
1/4" = 1'-0"

VICINITY MAP

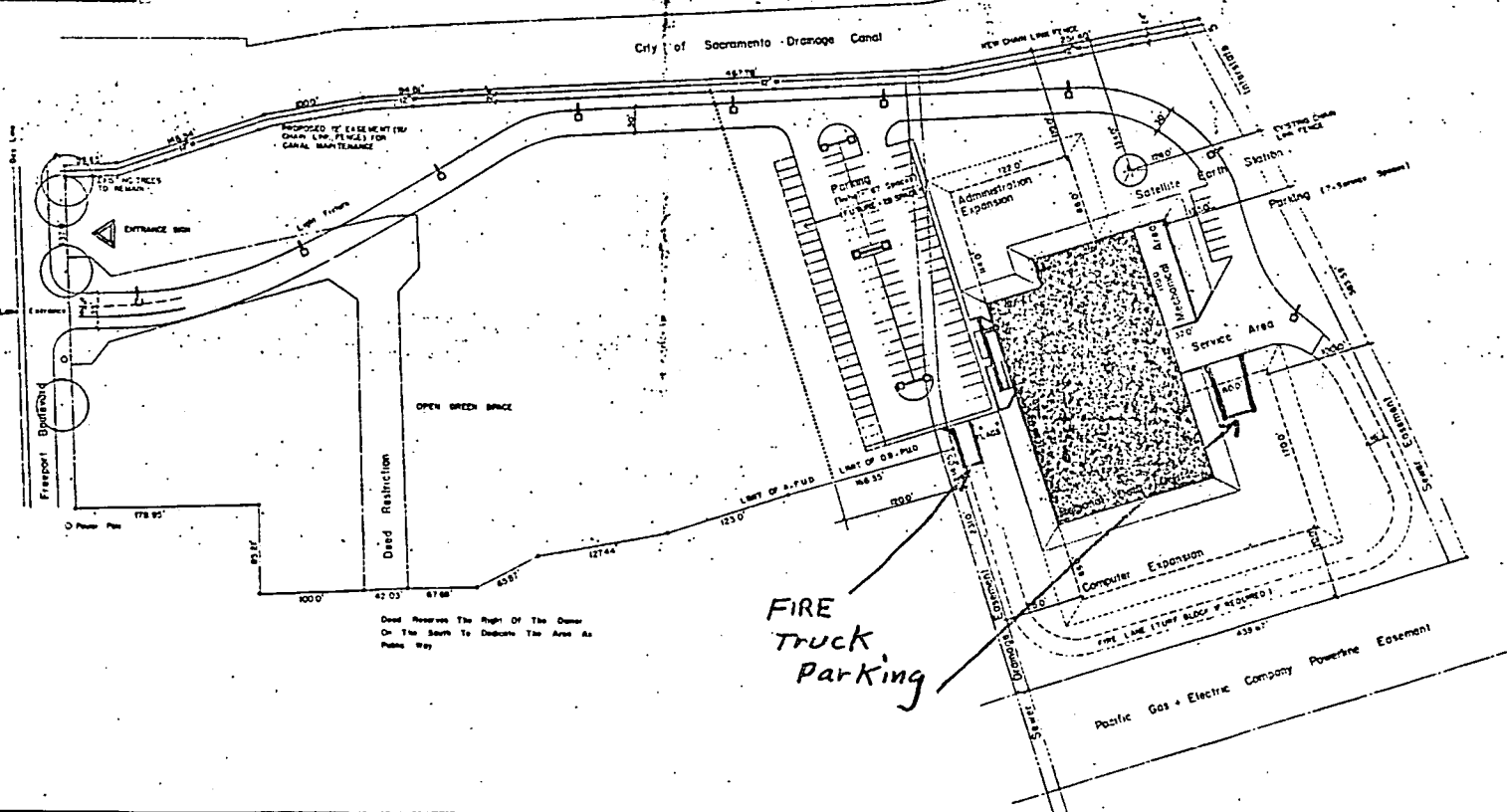
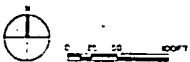
SITE DATA

- Total Site Acreage = 13.34*
- Initial Building = 40,200 GSF
(This does not include Service Yard/3,240 GSF)
- Future Building Expansion = 26,472 GSF
- Total Building = 66,672 GSF
- Initial Parking = 76 Spaces
(87 Acres / 75 Service Trucks)
- Future Parking = 23 Spaces
- Total Parking = 102 Spaces
- Exterior Lighting Fixture = 100% MERCURY VAPOR
Lamp on 15' Pole, average 10FC



*Unsure to be Underground Service

SITE PLAN



ITEM NO 15

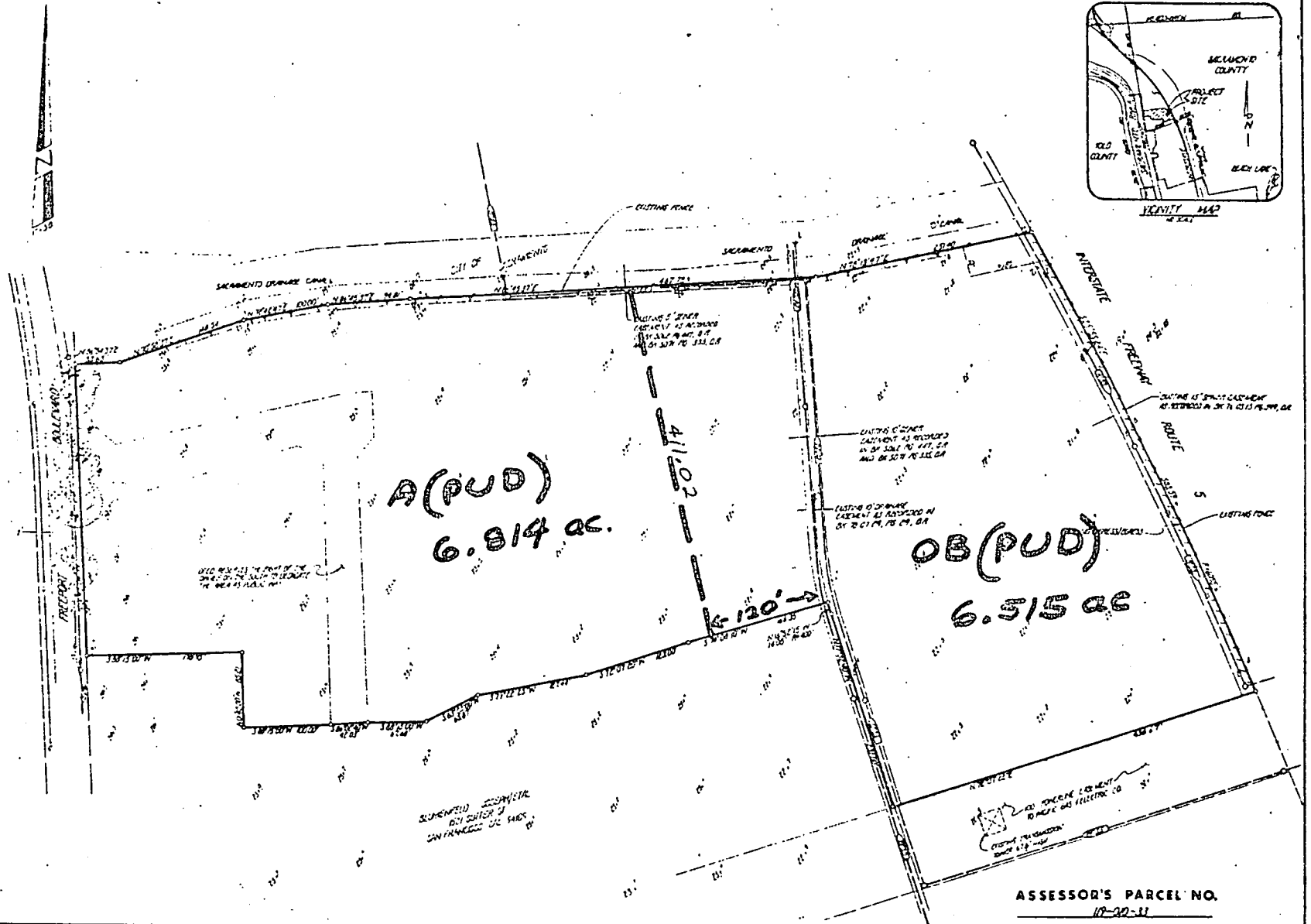
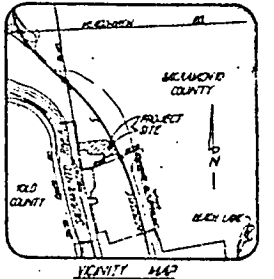
MARCH 27,

P. 0970

P. 09720

3-27-80

EXHIBIT C



ASSESSOR'S PARCEL NO. 10-20-31

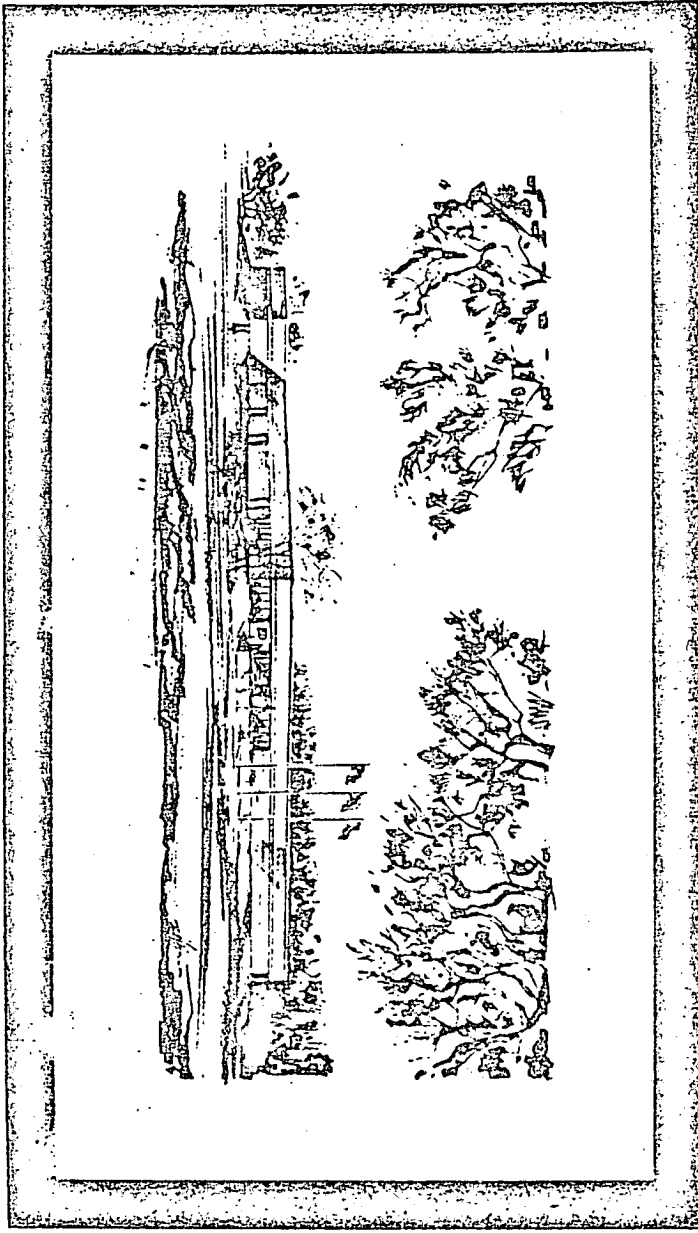
benchmark	date	description	by	app

SCALE	drawn by
1" = 100'	MIR
	checked by
	REV

GLENN F. WILLIAMS
 CIVIL ENGINEERING AND SURVEYING
 8001 HULLAND DRIVE, SUITE 10
 CHURCHVILLE, CA 95628
 PHONE 531-4238

G.T.E.D.S. DATA CENTER
 COUNTY OF SACRAMENTO, CALIFORNIA
 SHEET 1/1

15



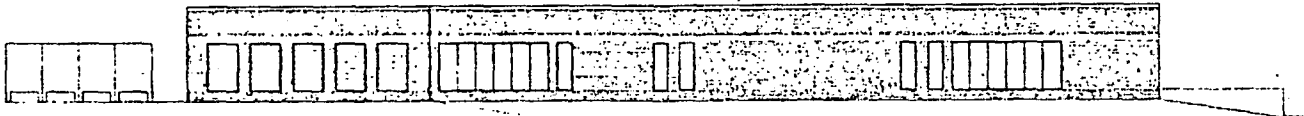
REGIONAL DATA CENTER · GTE DATA SERVICE INC.
BACHAMENTO, CALIFORNIA

PROJECT ARCHITECT: Robbins + Bonini, Architects Inc., Tempe, Fla.
 CONSULTING ARCHITECT: John Hertz, Carter, Ramirez + Sacramento, Calif.

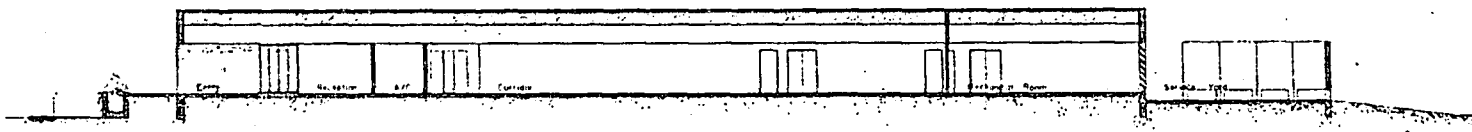
P-8970

3-27-80

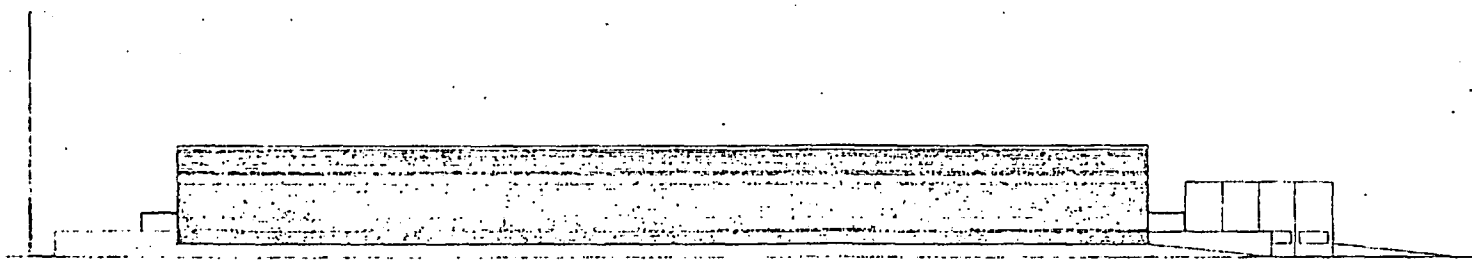
15



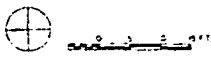
NORTH ELEVATION



SECTION A-A



SOUTH ELEVATION



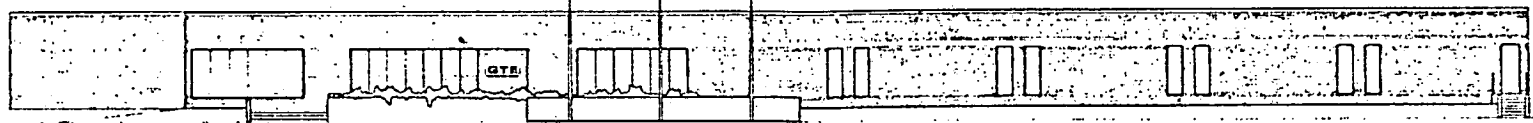
REGIONAL DATA CENTER • GTE DATA SERVICE INC. SACRAMENTO, CALIFORNIA

PROJECT ARCHITECT: Hubert, Smith, & Turner, Inc.
 CONSULTING ARCHITECT: Hubert, Smith, & Turner, Inc.

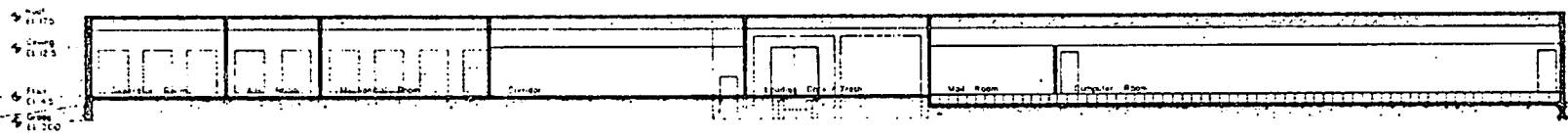
P-8970

3-27-80

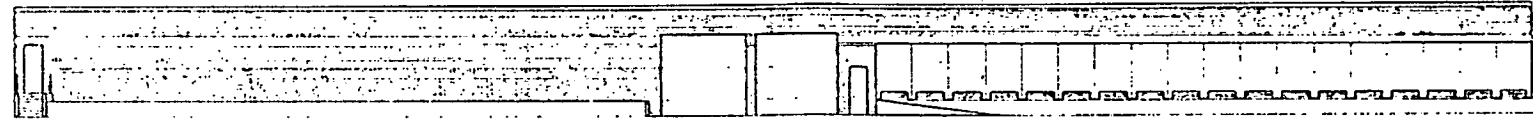
15



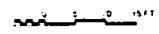
WEST ELEVATION



SECTION B-B



EAST ELEVATION



REGIONAL DATA CENTER • GTE DATA SERVICE INC. SACRAMENTO, CALIFORNIA

PROJECT ARCHITECT: BROWN • BENTON • ARCHITECTS INC. - TEMPE, AZ
 CONSULTING ARCHITECT: JOHN HEINZ COHEN, ARCHITECTS, CALIF.

BT • • •

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

MAY 13, 1980

RESOLUTION DESIGNATING THAT CERTAIN AREA OF
THE CITY OF SACRAMENTO AS HEREIN DESCRIBED
AS A PLANNED UNIT DEVELOPMENT TO BE KNOWN
AS GTE-PUD (P-8970)

WHEREAS, the City Council conducted a public hearing on May 13, 1980, concerning the proposed Planned Unit Development and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed project is an office park planned unit development designed to provide data processing services to several General Telephone and Electronics Corporation (GTE) operating companies in California, Washington, and Hawaii.
2. The proposed project is compatible with the surrounding uses due in part to the use of landscaping and the retention of the westerly portion of the site as open green space.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with Ordinance No. 2550, Fourth Series, as amended, the area described in the attached legal description of the GTE PUD is hereby designated as a Planned Unit Development subject to the following conditions and stipulations:

- A. Binding Effect of Resolution. This resolution is binding, without limitation as to time, upon the applicant and all owners, or persons having any interest in the property or any part thereof, and their heirs, successors and assigns in or to the property or any party therein.
- B. Title Search. Any costs incurred by the City of Sacramento for a title search to determine that all such persons are so bound shall be borne by the applicant.
- C. Overall Development Plan.
 1. The primary use in the PUD is a 40,000+ square foot office building housing the GTE Data Processing Center. An aspect of the operation is an earth station with an approximately 28-foot high satellite dish.
 2. The development of any portion of the PUD shall conform with the schematic plan approved by the Planning Commission on March 27, 1980, and by the City Council on May 13, 1980.

None of the preliminary approvals in the resolution shall be determined to preclude the discretion and function of the Planning Commission to evaluate all of the factors it may deem pertinent to its consideration of each application for a Special Permit for a Planned Unit Development within the area covered by this resolution.

MAYOR

ATTEST:

CITY CLERK

P-8970

