

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Murray Smith & Assoc. - 3020 Explorer Drive, Sacramento, CA 95825		
OWNER	Sacto Investment Co. II, LTD - 10969 Trade Center Dr., Rancho Cordova 95670		
PLANS BY	Comstock Johnson		
FILING DATE	2-22-85	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC	4-4-85	EIR	ASSESSOR'S PCL NO. 225-270-59.60

APPLICATION: A. Negative Declaration

B. Special Permit to develop three office buildings consisting of 266,136 square feet located on 20.5+ acres in the Office Building (Planned Unit Development) OB(PUD) zone.

LOCATION: Northeast corner of Gateway Oaks Drive and West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop three office buildings in the Capital Business Park (formerly referred to as Natomas Eastside).

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Offices

1976 South Natomas Community

Plan Designation: Office P.U.D.

Existing Zoning of Site: OB(PUD)

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: I-80; TC

South: Vacant; A

East: I-5; TC

West: Main drainage canal; F

Parking Required: 1,069 spaces

Parking Provided: 1,084 spaces

Property Area: 20.5+ acres

Square Footage of Building: 266,136 square feet

Height of Building: 50 feet

Topography: Flat

Street Improvements: To be provided

Utilities: To be provided

Exterior Building Colors: Earthtone

Exterior Building Materials: Brick with dark tinted glazing

*- showers - lockers
- planty islands
- Bus shelter*

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PROJECT CHARACTERISTICS:

<u>Building</u>	<u>Gross Square Feet</u>	<u>Floors</u>
A	116,594	3
B	57,750	3
C	91,792	2
Total	266,136	

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LOT COVERAGE:

Building Coverage: 12%
Paved Surface Area: 40%
Landscaped Area: 48%

Total 100%

SETBACKS:

<u>From</u>	<u>Building</u>		<u>Landscape</u>	
	<u>Required</u>	<u>Provided</u>	<u>Required</u>	<u>Provided</u>
I-5	100'	335'	Variable along scenic corridor	Scenic corridor plus 75+'
W. El Camino Ave.	50'	260'	50'	50'
Gateway Oaks Drive	50'	285'	50'	50'

BACKGROUND: The subject site is located within the Capital Business Park (formerly called the Natomas Eastside PUD). This approved PUD consists of a mixture of office, commercial and residential uses on 179+ acres. The subject buildings are the first office buildings proposed in this particular PUD.

On December 6, 1983, the City Council approved a tentative map subdividing the 179+ acres into nine lots (P83-305). The proposed office project will encompass approximately one-half of parcel three which consists of 45 net acres.

PROJECT EVALUATION: The staff has the following comments concerning this project:

A. PUD Schematic Plan

The applicant proposes to construct three office buildings in three phases on the subject site located on the northeast corner of Gateway Oaks Drive and West El Camino Avenue. The first phase office building consists of a three story building totalling 116,594 square feet. Future buildings include a three story building at 57,750 square feet and a two-story building at 91,792 square feet.

The development agreements related to the subject PUD provide flexibility with regard to the approved PUD schematic plan. In general, the proposed office buildings and site plan are consistent with the South Natomas Office Park Guidelines. The specific project characteristics related to building heights, minimum size, site coverage and parking comply with the standards established in the PUD guidelines.

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B. Building Design and Site Plan

The applicant proposes three buildings at two and three stories sited around a central landscaped courtyard with water features. The primary exterior building materials consist of brick veneer and dark-tinted window bands. The design proposes varied movement on the building facade and incorporation of open balconies.

is proposed along the east property line. Included in this landscape strip is a jogging/bicycle path which extends around the entire perimeter of the PUD.

The final landscape plan should include substantial berming along West El Camino Avenue and Gateway Oaks Drive with large growing deciduous shade trees planted near the sidewalk to encourage pedestrian and RT bus usage.

The site plan indicates long rows of parking stalls without periodic break-up with tree planters. This is particularly evident along the north property line.

The staff recommends that the site plan be revised to break-up the long rows of parking stalls with tree planters by utilizing the surplus parking spaces (the project provides 15 spaces above the minimum requirement) and by maximizing the utilization of compact car spaces (30% of the parking requirement can be compact car spaces).

C. Pedestrian Circulation

The PUD Guidelines outline the requirements for primary and secondary walkways which facilitate pedestrian movement and provides an interconnection with street access, parking areas, bus stops, adjacent structures and abutting properties. The applicant's final detailed site plan shall show the required pedestrian circulation system.

D. Outdoor and Parking Area Lighting

The landscape areas surrounding the buildings, walkways and parking areas should be well lighted to provide a safe and secure night environment. The final site and building plans shall indicate the location and specifications of the outdoor lighting system. It is recommended that the parking areas and walkways connecting the building and the bus stop be well lighted with the minimum illumination level of one to two average maintained footcandles measured at the paved surface area.

E. Transportation Management Plan

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The proposed development is subject to the City's Trip Reduction Ordinance which requires the implementation of measures toward meeting the 15% vehicle trip reduction goal.

As a condition of approval, the staff recommends the following madatory measures:

1. a bus shelter on the east side of Gateway Oaks Drive, north of West El Camino Avenue with bus turn-out lane. The applicant shall consult with Regional Transit to determine exact location of bus shelter.

F. Signage

No signage plans were submitted in conjunction with this application. The staff requests that a detailed signage program for the entire subject site be submitted for City staff review and approval prior to issuance of any sign permits.

G. Capital Business Park PUD Square Footage Summary

The development agreement permits maximum office development of 723,211 square feet for the entire PUD. Development of the subject projects would encompass a total of 266,136 square feet, leaving 457,075 square feet of potential office development for the remainder of the approved PUD, as summarized in the following table:

Total Office Square Footage Permitted in PUD: 723,211 sq. ft.

Subject Projects

Building A	116,594
Building B	57,750
Building C	<u>91,792</u>

Sub Total 266,136 sq. ft.

Total Office Square Footage Permitted in

Remaining Area of Approved PUD: 457,075 sq. ft.

STAFF RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and based upon the findings of fact which follow.

Conditions

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1. A revised final site plan, lighting plan, detailed landscape and irrigation plans shall be submitted to the Planning Director for review and approval prior to issuance of building permit which incorporate the following changes:
 - a. provide periodic break-up of the rows of parking with tree planter strips by incorporating compact car spaces and utilizing surplus spaces;

- b. pedestrian walkway system connecting the building with parking areas, streets, bus stop, and adjacent properties;
 - c. a bus turn out lane on the east side of Gateway Oaks Drive, north of West El Camino Avenue to the satisfaction of the City Traffic Engineer and Regional Transit;
 - d. an outdoor lighting plan for building perimeters, parking areas, and along walkways which provide an average minimum illumination level of one to two footcandles measured at the surface level.
2. The applicant shall construct the project based on the architectural and courtyard landscape plans as submitted. Final detailed architectural plans shall be submitted to the Planning Director for review and approval prior to issuance of building permit.
 3. The combined bicycle and trash enclosure facility shall be constructed as submitted and 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 structures;
 - b. 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.
 - c. The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates.
 - d. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
 - e. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
 - f. 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' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

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Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

- g. A trellis structure covering the bicycle locker and trash facility shall be constructed to screen these units from view from the second and third floors of the office building.
4. The applicant shall submit a transportation management plan which complies with the City's Trip Reduction Ordinance prior to issuance of building permit. The mandatory measures shall include a minimum two showers and 20 lockers for each men's and women's restrooms per building for bicycle commuters, and a bus shelter on the east side of Gateway Oaks Drive, north of West El Camino Avenue. The remaining measures necessary for compliance with the Trip Reduction Ordinance shall be submitted for review and approval of the Planning Director prior to issuance of building permit. *check*
 5. The applicant shall submit a signage program for the project for review and approval by the Planning Director prior to issuance of sign permits.
 6. The applicant shall adhere to all provisions of the South Natomas Office Park PUD Guidelines and the Natomas Eastside PUD Development Agreement.

Findings of Fact

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 other planned unit development requirements;
3. The special permit is consistent with both the General Plan and Community Plan which designate the site for office uses.

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