

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 3, 1999 the Zoning Administrator approved with conditions a Special Permit Major Modification to allow the construction of a practice facility for Arco Arena for the project known as Z99-110. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Special Permit Major Modification** to construct a 38,000 square foot training facility, displacing 244 parking spaces at Arco Arena, on 53.6± developed acres in the Sports Complex, Planned Unit Development (SPX)(PUD) zone.

Location: One Sports Parkway (D1, Area 4)

Assessor's Parcel Number: 225-0070-060

Applicant: Boora Architects (Chris Purdy)
720 SW Washington, Ste. 800
Portland, OR 97205

Property Owner: Kings ARCO Arena, Limited Partnership
One Sports Parkway
Sacramento, CA 95834

Project Planner: Sandra Yope

General Plan Designation: Public/Quasi-Public-Misc
North Natomas

Community Plan Designation: Sports Complex
Existing Land Use of Site: Arco Arena
Existing Zoning of Site: Sports Complex (SPX)(PUD)

Surrounding Land Use and Zoning:
North: Vacant; SPX (PUD)
South: Arena Parking; SPX (PUD)
East: Vacant; EC (PUD)
West: Arco Arena and Parking; SPX (PUD)

Property Dimensions: Irregular
Property Area: 53.6± acres
Square Footage of Buildings: Existing: 500,000 square feet
Proposed: 38,000 square feet

Height of Building:	Total:	538,000 square feet
	Existing:	5 stories, 110 feet
	Proposed:	One story, 39 feet
Exterior Building Materials:	Concrete; Stucco, Metal	
Roof Materials:	Built-Up	
Topography:	Flat	
Street Improvements:	Existing	

Project Plans: See Exhibits A-E

Previous Files: P2966, P2656, P86-131, P88-392, P89-241, P90-431, P95-028

Background Information: On October 28, 1986, the City Council approved a numerous entitlements including a special permit to develop a 19,000 seat sports arena and parking facility (P86-131). Any additions to an existing special permit requires a modification of the original special permit.

Additional Information: The applicant proposes to construct a 38,000 square foot training facility on the northeast side of Arco Arena. The proposed structure will eliminate 244 existing parking spaces. The facility will provide practice facilities for the Sacramento Kings and Monarchs as well as office space for the respective administrative and coaching staffs. The single story structure will have two practice courts, weight rooms, locker rooms, and offices.

There will be a total of 11,147 parking spaces after the facility is constructed. There will be 50 spaces for the training facility. The arena has a maximum of 16,400 fixed seats and a maximum occupancy of 17,500. The most cars ever recorded for any event at the arena was 7,315 cars for a King's playoff game. The parking ratio was one space for every 3.8 seats.

The site is located within the Natomas Community Association, the North Natomas Community Association, and the Valley View Acres Neighborhood Association areas. The project plans were sent to the associations and staff received no comments. The project was noticed and staff did not receive any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15311.

Conditions of Approval

1. The following are Building Division (Fire) comments:
 - a. An area Fire Flow is required
 - b. A fire pump may be required.
 - c. Fire sprinklers are required

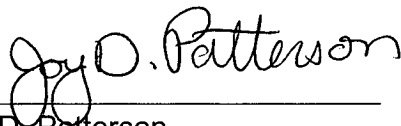
- d. A fire alarm system may be required.
2. The parking area shall conform with all A.D.A requirements.
3. The new parking spaces shall conform with the Zoning Ordinance.
4. Size and location of the building shall conform to the plans submitted. Any additional changes, modifications, or additions will require Planning review and approval.
5. The applicant shall obtain all necessary building permits prior to commencing construction.
6. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
7. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' (400') of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
8. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
9. An onsite drainage study is required. This study shall be approved by the Department of Utilities. The finished floor elevation shall be a minimum of 1.50 feet above the 100-year HGL.
10. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
11. Show all existing easements and utilities on the improvement plans.
12. The applicant shall prepare a Transportation Systems Management/Air Quality Plan for the new training facility to comply with the North Natomas Community Plan's requirement of 50% reduction of trips and air pollution emissions for non-residential uses to the satisfaction of the Planning Director and the Traffic Engineer. (Contact Wendy Hoyt {The Hoyt Company} at 916-448-2440).
13. The new parking area shall comply with the tree shading requirements of the Zoning Ordinance.
14. Any new trash enclosures for the facility shall comply with the Zoning Ordinance to include adequate recycling facilities.

Advisory Notes:

1. Prior to design of the subject project, the Department of Utilities recommends that the applicant request a water supply test to determine the available pressure and flow in the public water distribution system. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
2. Per the July 6, 1998 FIRM (Flood Insurance Rate Map), these parcels are located in a shaded Zone X area, defined as areas protected from the 100-year flood by levee, dike, or other structures subject to possible failure or overtopping during larger floods.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed modification will not substantially alter the characteristics of the site or the surrounding mixed use area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate on-site parking and setbacks will be provided; and
 - b. the proposed training facility will be located to the northeast of the existing arena building.
3. The project is consistent with the General Plan and North Natomas Community Plan which designate the subject site as Public/Quasi-Public-Misc and Sports Complex respectively.

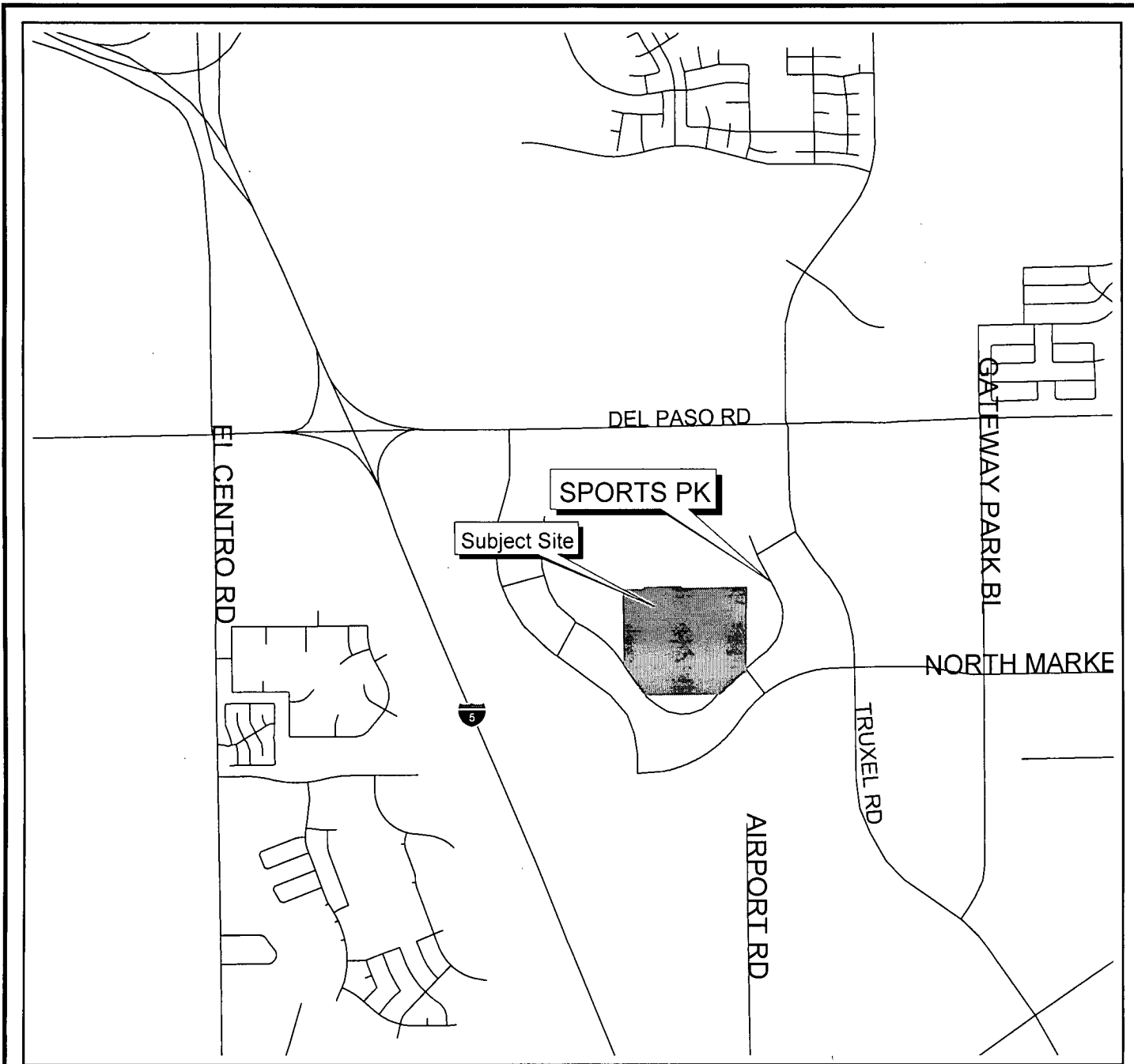



Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

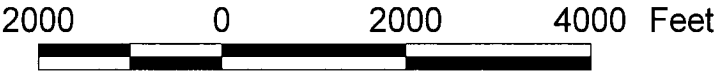
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book

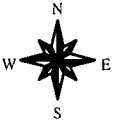



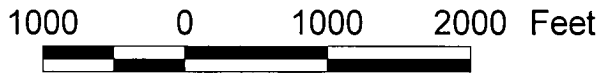
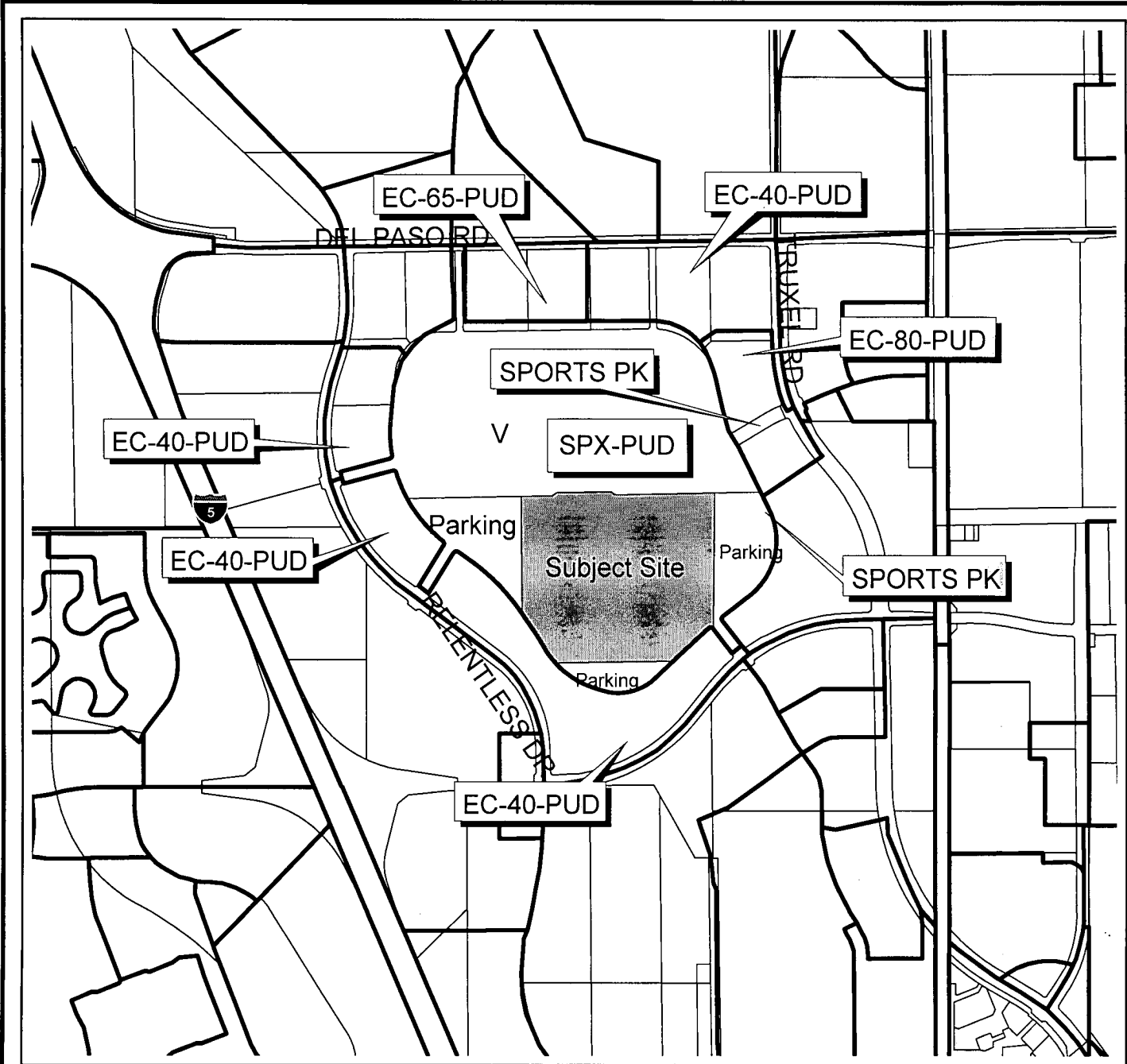
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



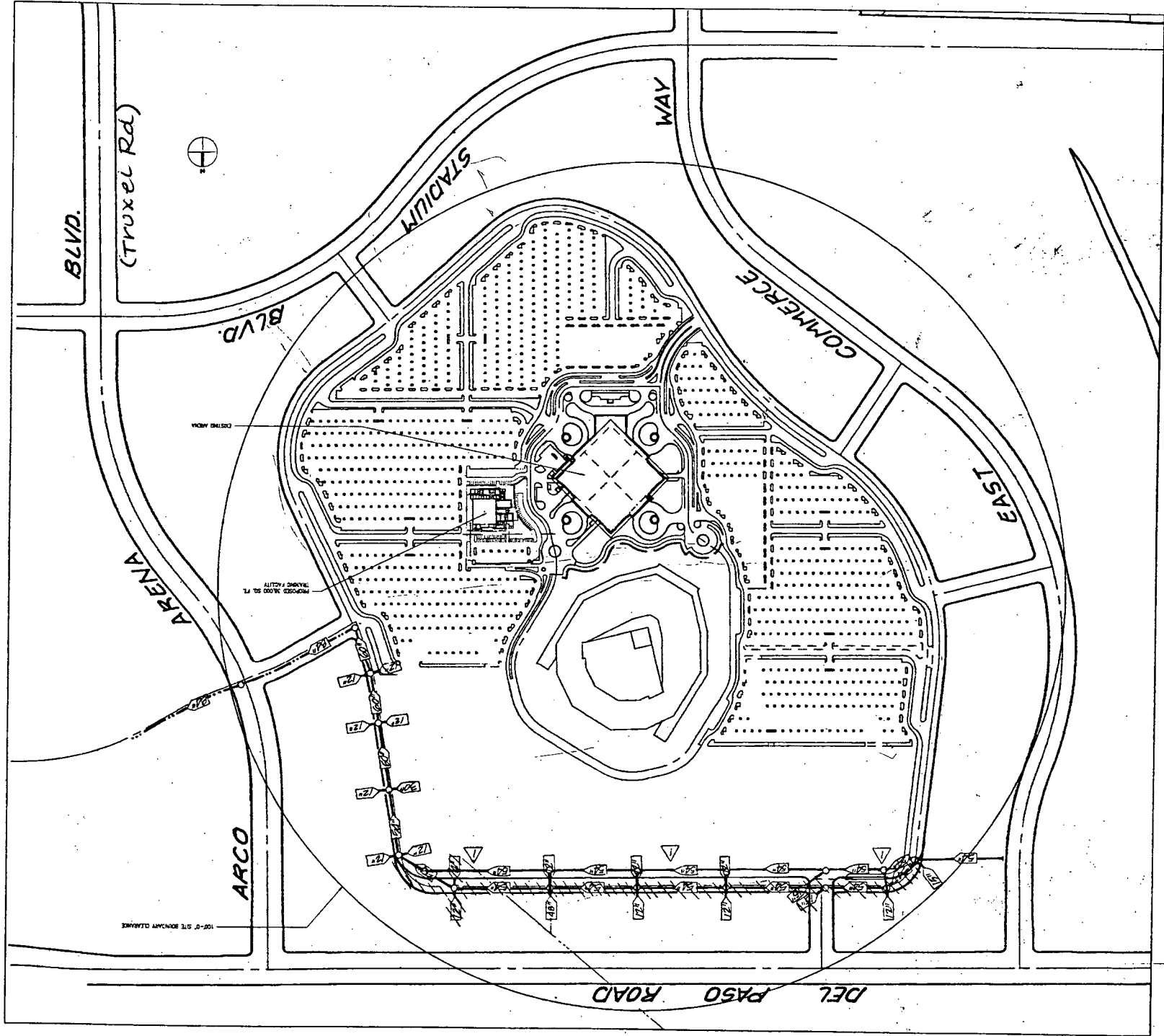


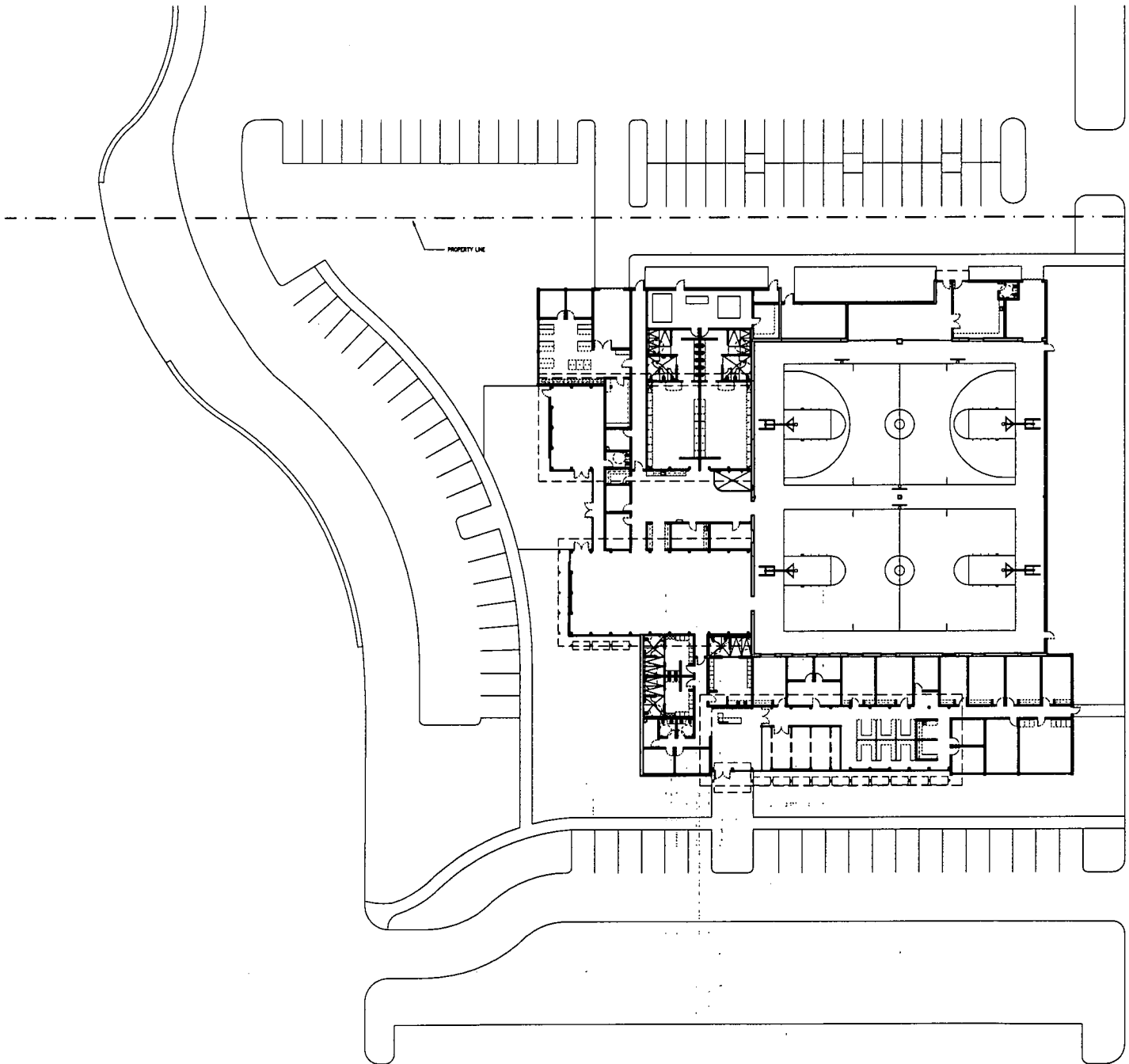
PROJECT NUMBER
SACRAMENTO
KINGS / HONANOS PALACE FACILITY
SACRAMENTO, CA
100% SCHEMATIC DESIGN

EXHIBIT A

NUMBER REVISION DATE
SITE PLAN

SCALE 1"=200'-0"
DRAWN BY [illegible]
ISSUED 1 AUGUST, 1999
SHEET NUMBER





**B O O R A
A R C H I
T E C T S**

722 W. Washington Portland, OR 97268
(503) 288-8800 (503) 288-1000



PROJECT NUMBER 8004

SACRAMENTO
ENGINEERING / ARCHITECTURE PRACTICE FACILITY
SACRAMENTO, CA

100% SCHEMATIC DESIGN

NOTES THIS SHEET:

- 1) SEE SHEET 01 FOR GENERAL NOTES & SYMBOLS.
- 2) SEE SHEET 02 FOR LOCATION OF FIRE RATED PARTITIONS.
- 3) ALL WALL PARTITIONS ARE TYPE U.S.A.

EXHIBIT B

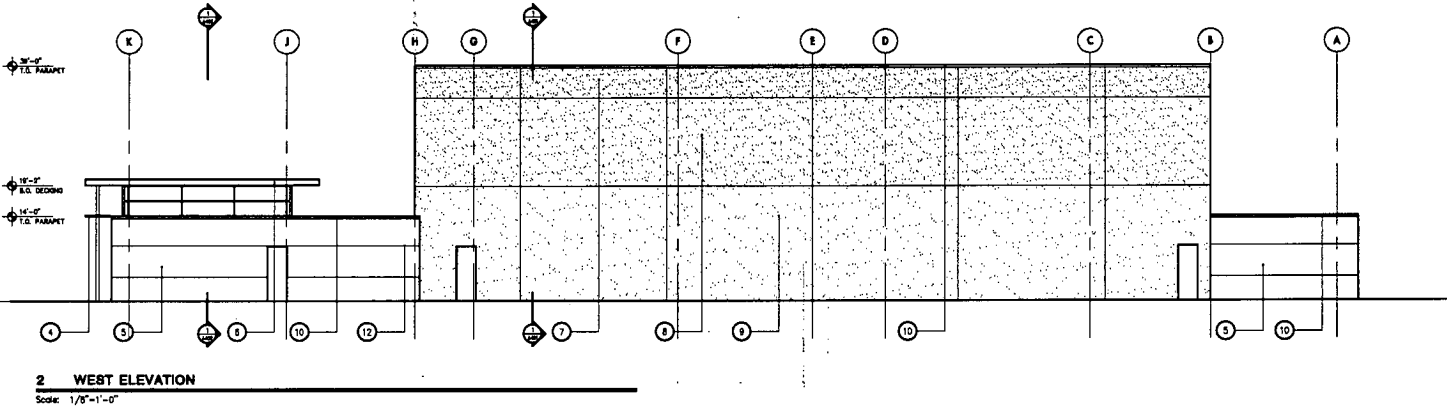
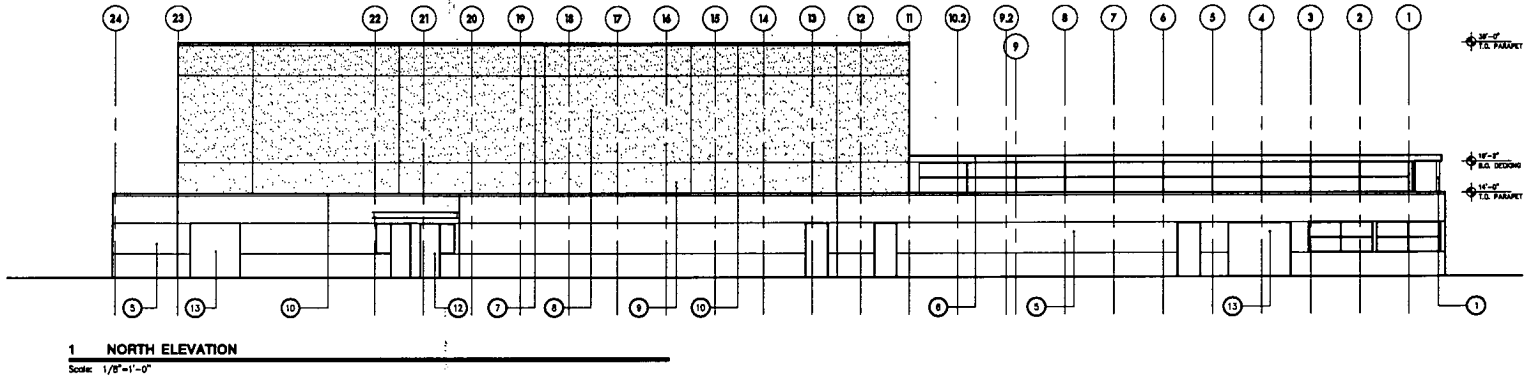
NUMBER	REVISION	DATE
OVERALL PLAN		

OVERALL PLAN

SCALE 1/8"=1'-0"
DRAWN BY PM
ISSUED 9/28/99
SHEET NUMBER **A100**



1 SITE PLAN
Scale: 1/8"=1'-0"



B O O R A
A R C H I
T E C T S

700 AN THEOLOGICAL PARSONS DRIVE
[100] 800.400.1000 [100] 800.400.1000



PROJECT NUMBER 1004

SACRAMENTO
KINDS / MICHIGANOS PRACTICE FACILITY
SACRAMENTO, CA

100% SCHEMATIC DESIGN

NOTE THIS SHEET!

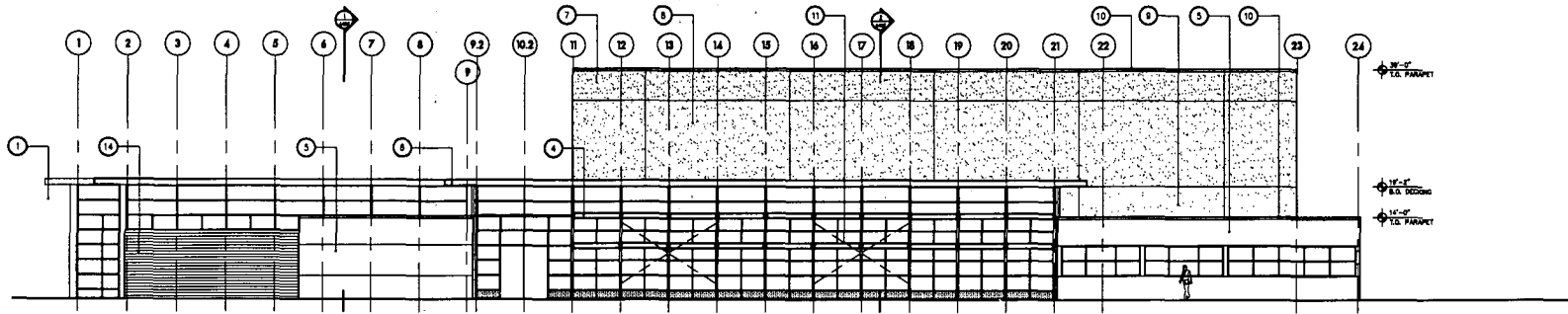
- KEYNOTES
1. 4" FIBER REINFORCED CONCRETE COLUMN
 2. HOT LIPS
 3. METAL SPANDREL PANEL
 4. METAL GLAZED SILL BASE
 5. EXTERIOR BRACKETS SYSTEM
 6. FACTORY FINISHED METAL FLASHING
 7. 2 1/2" HP CONC. PANEL FINISH T-1
 8. 2 1/2" HP CONC. PANEL FINISH T-2
 9. 2 1/2" HP CONC. PANEL FINISH T-3
 10. FACTORY FINISHED METAL CAP FLASH FLASHING
 11. STRUCTURAL CROSS-BRACING
 12. BRACKETS REVEAL
 13. RECESSED OVERHEAD DOOR

EXHIBIT C

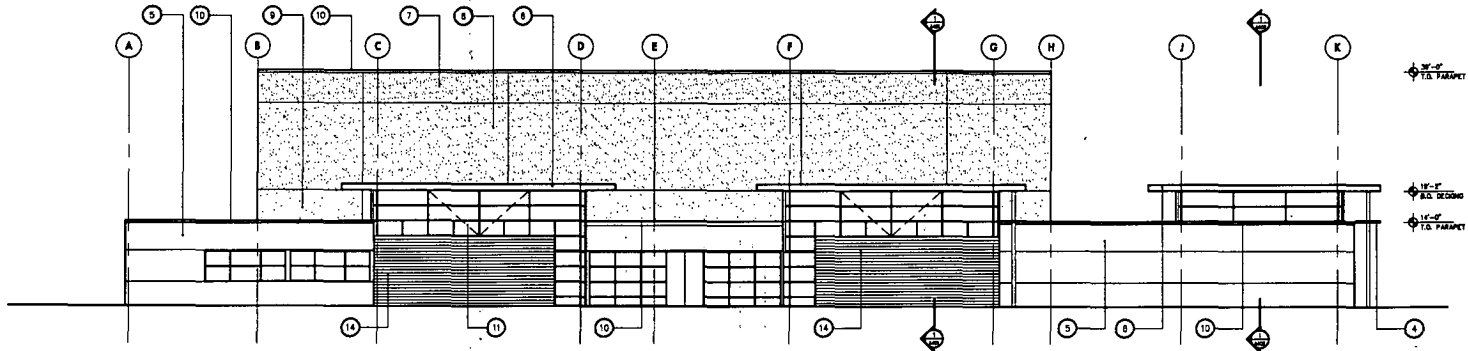
NUMBER REVISION DATE

ELEVATIONS

SCALE 1/8"=1'-0"
DRAWN BY PM
ISSUED 8 AUGUST 1999
SHEET NUMBER A302



1 SOUTH ELEVATION
Scale: 1/8"=1'-0"



2 EAST ELEVATION
Scale: 1/8"=1'-0"

**B O O R A
A R C H I
T E C T S**

101 W Washington Boulevard, #7700
(415) 893-8811 FAX (415) 893-8812



PROJECT NUMBER 1004

SACRAMENTO
ENGINEER / ARCHITECT FIRM
SACRAMENTO, CA

100% SCHEMATIC DESIGN

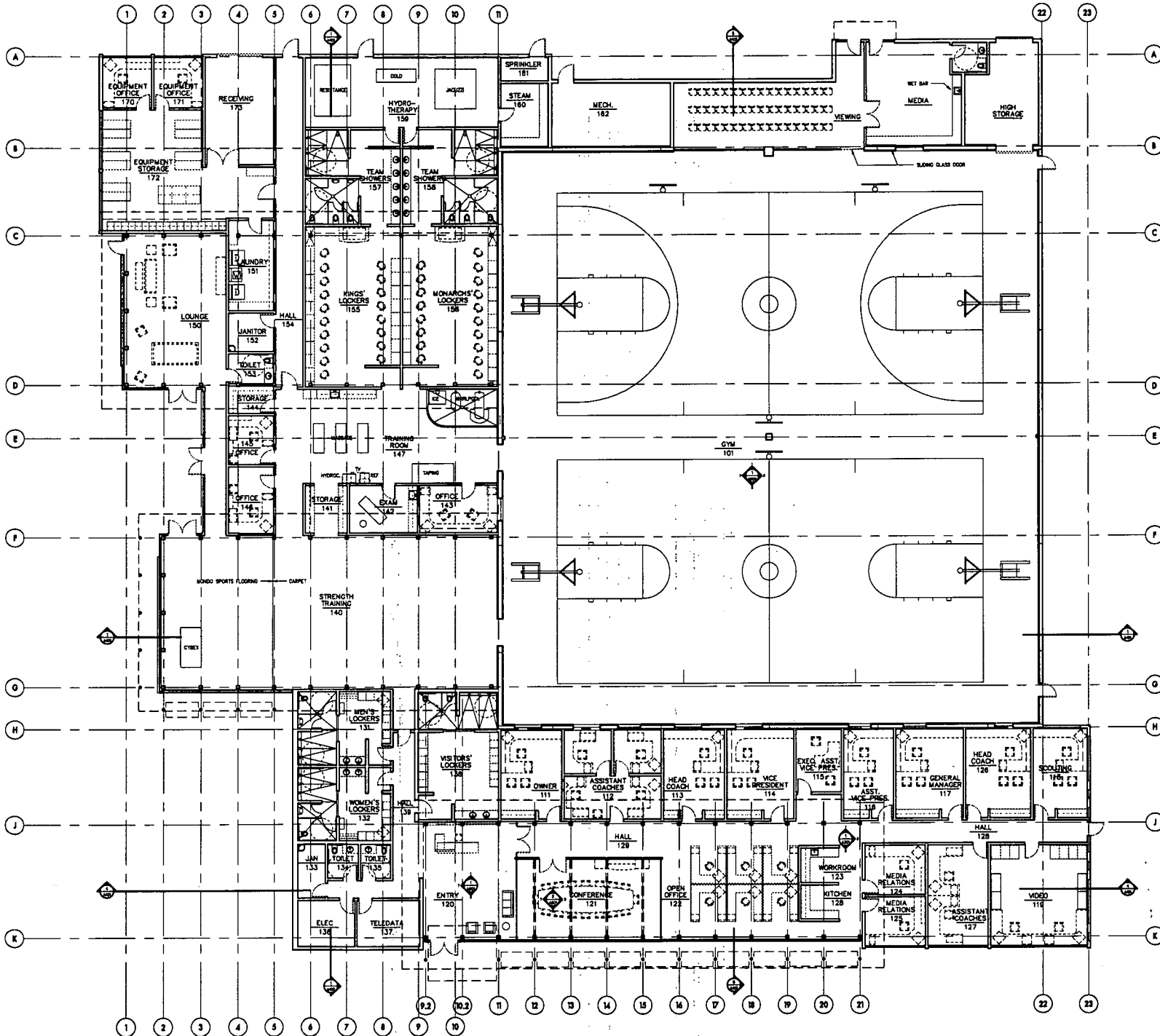
NOTES THIS SHEET:

- KEYNOTES**
1. 1" STEEL PIPE COLUMN
 2. NOT USED
 3. METAL SPANDREL PANEL
 4. METAL CLAD SIGN BRIDGE
 5. EXTERIOR BRACED SYSTEM
 6. FACTORY FINISHED METAL PANELS
 7. 1/2" CONCRETE PANEL FROM 1-1
 8. 1/2" CONCRETE PANEL FROM 1-2
 9. 1/2" CONCRETE PANEL FROM 1-3
 10. FACTORY FINISHED METAL GIP PLIP PANEL
 11. STRUCTURAL CROSS-BRACING
 12. BRACED METAL
 13. SECTIONAL OVERHEAD DOOR
 14. METAL BOND

EXHIBIT D

NUMBER	REVISION	DATE
ELEVATIONS		

SCALE 1/8"=1'-0"
DRAWN BY PW
ISSUED 11/03/99
SHEET NUMBER **A301**



BOORÁ
ARCHI
TECTS

1000 Washington Park Drive #1000
[Tel] 916.486.1000 [Fax] 916.461.1100



PROJECT NUMBER 8004

SACRAMENTO
KINGS / MONARCHS PRACTICE FACILITY
SACRAMENTO, CA

100% SCHEMATIC DESIGN

- NOTES THIS SHEET:
- SEE SHEET 01 FOR GENERAL NOTES & SYMBOLS.
 - SEE SHEET 02 FOR LOCATION OF FIRE RATED PARTITIONS.
 - ALL WALL PARTITIONS ARE TYPE 100 U.L.S.A.

EXHIBIT E

NUMBER	REVISION	DATE

FLOOR PLAN

SCALE 1/4"=1'-0"
DRAWN BY PH
ISSUED 8 AUGUST 1999
SHEET NUMBER A101