

City Planning Commission
Sacramento, California

Members in Session:

Subject: A. Negative Declaration


- B. Special Permit to construct two, six-story, 146,000+ sq. ft. office buildings
- C. Amend schematic plan for Natomas Corp. Center PUD to modify the approved site plan/building configuration
- D. Variance to located 25 required parking spaces off-site

Location: Southeast corner of Natomas Park Drive (Natomas Corporate Center PUD)

Summary: The proposed entitlements to develop a six-story office building was originally scheduled for the February 12, 1987 Planning Commission meeting. The item was continued by staff with other projects in the South Natomas Community Plan area so that the project could be re-evaluated in light of recent court decisions concerning the South Natomas Community Plan area. It was determined by the courts that this project was not affected by the court actions and could be heard by the Planning Commission. Planning staff recommends that the project be approved as indicated in the attached amended report.

Recommendation: Staff recommends approval of the entitlements, subject to conditions and based upon findings of fact which follow in the attached amended staff report.

Respectfully submitted,


Wilfred Weitman
Senior Planner

WW:kh

Attachment

** REPORT AMENDED BY STAFF MARCH 1987
 REPORT AMENDED BY STAFF 2-12-87
CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200. SACRAMENTO, CA 95814

Sacramento, CA

APPLICANT	Natomas Corporate Center Assoc., 7919 Folsom Blvd., Suite 150, 95826
OWNER	Same
PLANS BY	Leason Pomeroy Associates, 44 Plaza Square, Orange, CA 92666
FILING DATE	1/9/87
ENVIR. DET.	1/15/87
REPORT BY	FG:kh
ASSESSOR'S-PCL. NO.	274-042-18, 24, 25, 26

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to construct two, six-story, 146,000± sq. ft. office buildings
 - C. Amend schematic plan for Natomas Corp. Center PUD to modify the approved site plan/building configuration
 - D. Variance to locate 25 required parking spaces off-site

LOCATION: Southeast corner of Natomas Park Drive (Natomas Corporate Center PUD)

PROPOSAL: The applicant is requesting the necessary entitlements to construct two office buildings in the OB (PUD) zone

PROJECT INFORMATION:

1974 General Plan Designation:	Office/office park	NATOMAS CORPORATE CENTER PUD:
** 1996 S. Natomas Community Plan Designation:	Office/office park	OFFICE PARK
Existing Zoning of Site:	OB (PUD)	(DELETED BY STAFF)
Existing Land Use of Site:	Vacant	

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office; OB (PUD)	Front:	50'	289'
South: Levee, Discovery Park; ARP-F	Side (Int):	20'	20'
East: Vacant; R-2B (PUD), OB (PUD)			
West: I-5, offices vacant; OB (PUD)	Rear:	50'	300'

Parking Required:	1,166 spaces
Parking Provided:	1,141 spaces on-site; 25 off-site
Property Dimensions:	Irregular
Property Area:	17.0± acres
Square Footage of Building:	291,720
Height of Building:	6-stories (96.5 ft)
Topograph:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Materials:	Concrete, gray tinted glass, blue & silver reflective glass, clear and anodized aluminum mullions

BACKGROUND INFORMATION: The subject site is located within the Natomas Corporate Center PUD. The City Council approved the entire PUD for office park development with a maximum of 853,313 square feet of floor space for the 62± acre site in May of 1986. Four office buildings, the KVIE TV Studio and a day care center have been approved by the Commission. Two of the four office buildings have been constructed.

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APPLC. NO. P87-051 MEETING DATE February 12, 1987 ITEM NO 16

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

A. Land Use

The subject site is a vacant 17+ acre parcel which is zoned office building-planned unit development (OB-PUD). The site is designated for offices and office parks in ** both the General Plan and the 1986 ~~South/Natomas/Community/Plan~~ NATOMAS CORPORATE CENTER PUD SCHEMATIC PLAN.

B. Plan Amendment

The applicant is requesting the necessary entitlements to construct two, six-story, 146,000+ square feet office buildings. The PUD schematic plan designates the site for three multi-story office buildings at this time. The proposed office building would be slightly larger in size than the three structures originally proposed for the site. Staff has no objection to the request to modify the site plan/building configuration since the structures will not cause the total PUD square footage to be exceeded (see Exhibit A). The applicant should note that any future changes in building configuration or building square footage will necessitate a PUD schematic plan amendment.

C. Special Permit

The applicant is requesting a special permit which is necessary for development in the PUD. The buildings consist of identical twin tower structures. Each tower would be six-stories high (96.5 feet to top of parapet) and contain approximately 146,000+ square feet of floor area (291,720 square feet total). The structures would be used exclusively for offices where approximately 1,000 people would be employed during an eight-to-five work day.

Building materials consist of concrete, aluminum, and tinted/reflective glass. The buildings are oriented radially about a central interior court. The Bannon Slough Preserve is adjacent to and extends into the interior courtyard. Planning Staff has reviewed the building configuration and elevations and finds them to be attractive and compatible with other structures in the PUD. Staff would point out that no portion of the development should extend into the Bannon Slough Preserve.

D. Variance

The applicant has based the proposed parking on a ratio of one space per 250 square feet of gross floor area. Using this ratio, 1,166 spaces are required while the applicant proposes 1,141 spaces on-site and 25 spaces off-site. The off-site spaces would be located on the lots immediately to the north of the subject site (see Exhibit A). The off-site parking would consist of excess spaces (25) which were developed to serve the respective office uses. The same group of investors own all the properties involved; therefore, reciprocal ingress, egress and parking agreements will be provided which include the subject lots. The agreements will be subject to review and approval of the Planning Director and City Attorney. Subject to these circumstances, Staff supports the applicant's request.

E. Natomas Corporate Center PUD Square Footage

The PUD is approved for 853,313 square feet of office space. To date, four offices have been approved as follows: (See Exhibit A.)

Pad A 65,000 square feet (exempt) (P86-158)
Pad D & E 95,937 square feet (P84-177)
Pad F 102,000 square feet (P83-171)
Pad G 90,500 square feet (P83-432)

288,437 gross square feet approved

The proposed project, if approved, would add 291,720 gross square feet to the existing square footage for a total of 580,157 gross square feet. This would leave 273,156 square feet of office space to be developed.

OTHER AGENCY COMMENTS: The proposed project was submitted to the following agencies for review. Their comments are as follows:

A. Fire Department

No comment

B. Community Services

No private development is allowed in the Bannon Slough Parkway.

C. Regional Transit

1. Orient the main entrances of the proposed office buildings toward West El Camino Avenue to reduce the distances pedestrians travel between the offices and the bus stop.
2. Provide as an employee benefit, a bus pass subsidy for a minimum of five percent of all employees as a means of promoting alternatives to auto travel.
3. Require the project's transportation coordinator to act as a liaison between the project's tenants and the Regional Transit marketing department in order that the project's tenants receive updated information pertaining to schedules, fares, and promotional programs.

D. South Natomas Community Association

No comment

E. Traffic Engineer

1. Provide transportation management plan designed to achieve 20 percent trip reduction prior to issuance of building permit.
2. Prepare alternate routing for the proposed Bannon Creek Bike Trail.
3. Provide second access to project site and bike storage lockers.

F. Public Works

1. Coordinate development with County Sanitation District.

2. Provide on-site drainage facilities at time of building permit.
3. Provide on-site water system at time of building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment based upon compliance with the following mitigation measures and a negative declaration has been filed:

A. Mitigation Measures

1. Enter into an agreement in perpetuity with the City to a) hire and pay professional arborist to develop a comprehensive management plan for the oak preserve, and b) to provide dollars to the City for annual maintenance of the oak preserve in accordance with Section 3.B.3. of the first amendment of City Agreement No. 84034.
- * 2. ~~Prepare a traffic study for review and approval by the Traffic Engineer;~~ Prepare a traffic study addressing a transportation system management program to achieve a 20% trip reduction for review and approval by the Traffic Engineer prior to issuance of building permits. (staff amended)
3. Prepare a plan by a professional landscape architect showing that the courtyard will not affect the dripline of any existing oaks and detailing construction techniques to preserve the oaks. This plan (once submitted) may show the need for further mitigation measures.
4. Participate in the facilities benefit assessment district for the South Natomas Area.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Approve the special permit to construct two, six-story, 146,000+ square foot office buildings, subject to conditions and based upon findings of fact which follow;
- C. Recommend approval of the Schematic Plan Amendment for Natomas Corporate Center PUD to modify the site plan/building configuration;
- D. Approve the variance to locate 25 required parking spaces off-site subject to conditions and based upon findings of fact which follow:

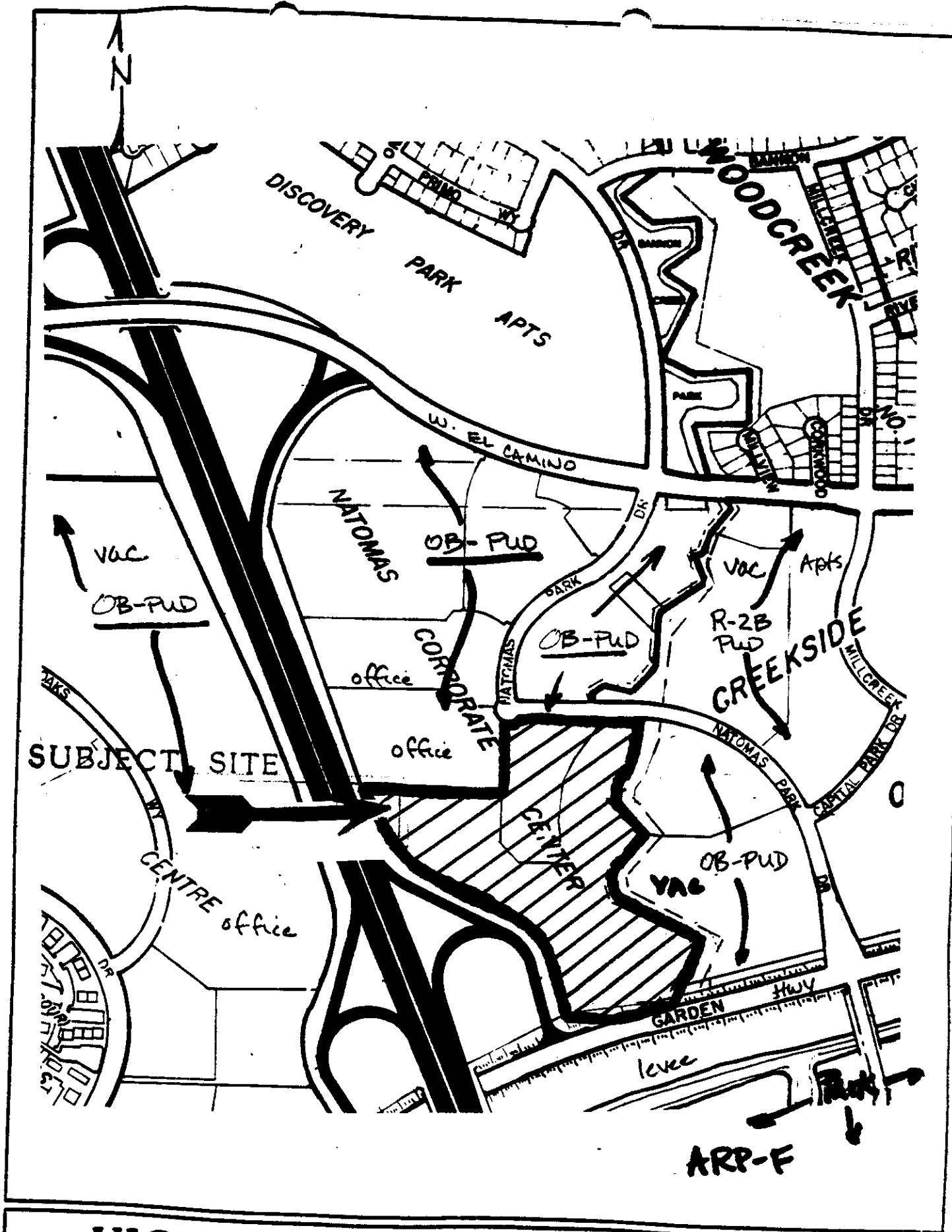
Conditions - Special Permit/Variance

1. Any changes in the square footage or building configuration as shown in Exhibit A attached shall require a schematic plan amendment.
2. A reciprocal ingress, egress and parking agreement for the 25 off-site parking spaces shall be submitted for review and approval by the Planning Director and City Attorney prior to issuance of a building permit.
3. No private development shall be allowed in the Bannon Slough Parkway.

- * 4. ~~Provide a transportation management plan designed to achieve a 20 percent trip reduction prior to issuance of building permit. (staff deleted)~~
5. Prepare alternate routing for the proposed Bannon Creek Bike Trail for approval by the Traffic Engineer and Community Services Department.
6. Coordinate development with County Sanitation District.
7. Provide on-site drainage and water system at time of building permit.
8. All development shall be in accordance with the South Natomas Office Parks PUD Guidelines (i.e., Natomas Corporate Center).
9. Enter into an agreement in perpetuity with the City to a) hire and pay professional arborist to develop a comprehensive management plan for the oak preserve, and b) to provide dollars to the City for annual maintenance of the oak preserve in accordance with Section 3.B.3. of the first amendment of City Agreement No.84034.
- * 10. ~~Prepare a traffic study for review and approval by the Traffic Engineer. Prepare a traffic study addressing a transportation system management program to achieve a 20% trip reduction for review and approval by the Traffic Engineer prior to issuance of building permits. (staff amended)~~
11. Prepare a plan by a professional landscape architect showing that the courtyard will not affect the dripline of any existing oaks and detailing construction techniques to preserve the oaks. This plan (once submitted) may show the need for further mitigation measures.
12. Participate in the facilities benefit assessment district for the South Natomas Area.
13. Provide on-site bicycle storage lockers.
14. Provide second access to project site.

Findings of Fact - Variance/Special Permit

1. The project is based upon sound principles of land use, in that:
 - a. office building is permitted in the OB zone and is compatible with surrounding land uses.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance, in that:
 - a. adequate on-site parking is provided;
 - b. adequate landscaping will be provided;
 - c. design of the structure is compatible with other offices in the park and attractive to residential development outside the park.



VICINITY - LAND USE - ZONING

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3. The variance does not constitute a special privilege, in that other offices use have been granted similar requests.

4. The request does not constitute a use variance, in that office uses are permitted in the PUD.

** 5. ~~The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Office/Office Parks by the 1986 South Natomas Community Plan and the office use conforms with the land use designation.~~

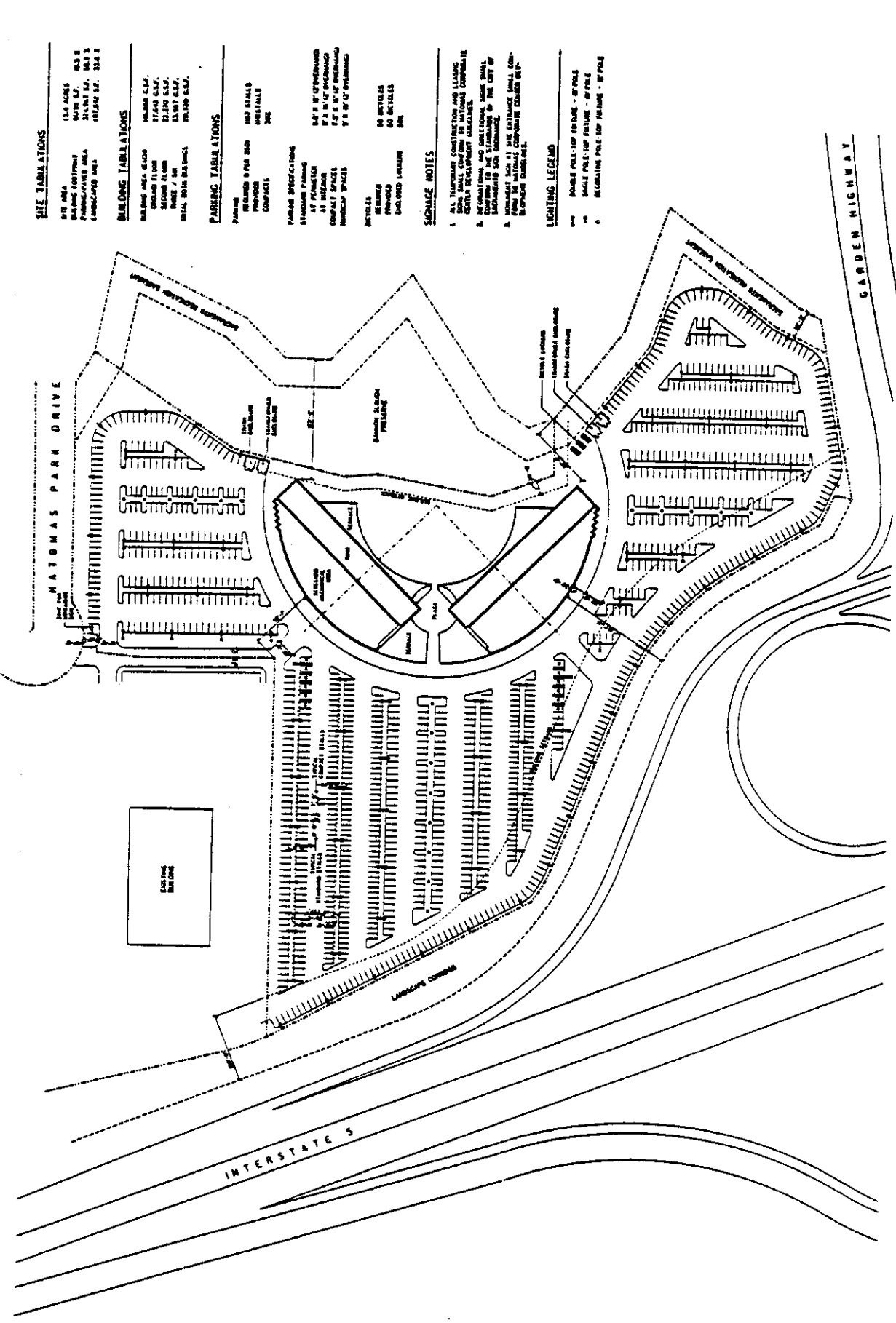
5. THE PROPOSED PROJECT, AS CONDITIONED, IS CONSISTENT WITH THE CITY'S DISCRETIONARY LAND USE POLICY FOR SOUTH NATOMAS AREA IN THAT THE SITE IS DESIGNATED AS THE NATOMAS CORPORATE CENTER PUD. THE ADOPTED SCHEMATIC PLAN FOR THE NATOMAS CORPORATE CENTER PUD DESIGNATES THE PROPOSED PROJECT FOR OFFICE USE. IN ADDITION, THE PROPOSED PROJECT IS CONSISTENT WITH THE PUD DEVELOPMENT GUIDELINES.

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KCS Phase V
KCS Associates, Inc.
Natomas Corporate Center Associates

Tom *to*



SITE TABULATIONS

NET AREA	154,400 SQ. FT.
NET AREA	154,400 SQ. FT.
LANDSCAPED AREA	154,400 SQ. FT.

BUILDING TABULATIONS

GROUND FLOOR	154,400 S.F.
SECOND FLOOR	154,400 S.F.
THIRD FLOOR	154,400 S.F.
FOURTH FLOOR	154,400 S.F.
FIFTH FLOOR	154,400 S.F.

PARKING TABULATIONS

PERMITTED	154,400
PROVIDED	154,400
CONTRACTS	154,400

PARKING SPECIFICATIONS

STANDARD PARKING
AT PERMIT
AT INTERIOR
CONTRACT SPACES
EMERGENCY SPACES

ARTICLES

80 ARTICLES
40 ARTICLES
20 ARTICLES

SIGNAGE NOTES

1. ALL TEMPORARY CONSTRUCTION AND LEASING
SIGNAGE SHALL COMPLY WITH NATIONAL COMMERCIAL
SIGNAGE REGULATIONS AND LOCAL ORDINANCES.
2. SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF
SACRAMENTO SIGN REGULATIONS.
3. SIGNAGE SHALL BE PLACED AT THE ENTRANCE SHALL COMPLY
WITH THE CITY OF SACRAMENTO SIGN REGULATIONS.

LIGHTING LEGEND

DOUBLE POLE TOP FEATURE - 8' POLE
SINGLE POLE TOP FEATURE - 8' POLE
RECTANGULAR POLE TOP FEATURE - 8' POLE

Leason Pomery Associates
Architects, Planners,
Interior Designers,
Landscape Architects,
and Engineers
1000 N. STREET
SACRAMENTO, CA 95811

Site Plan



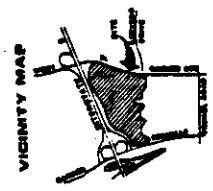
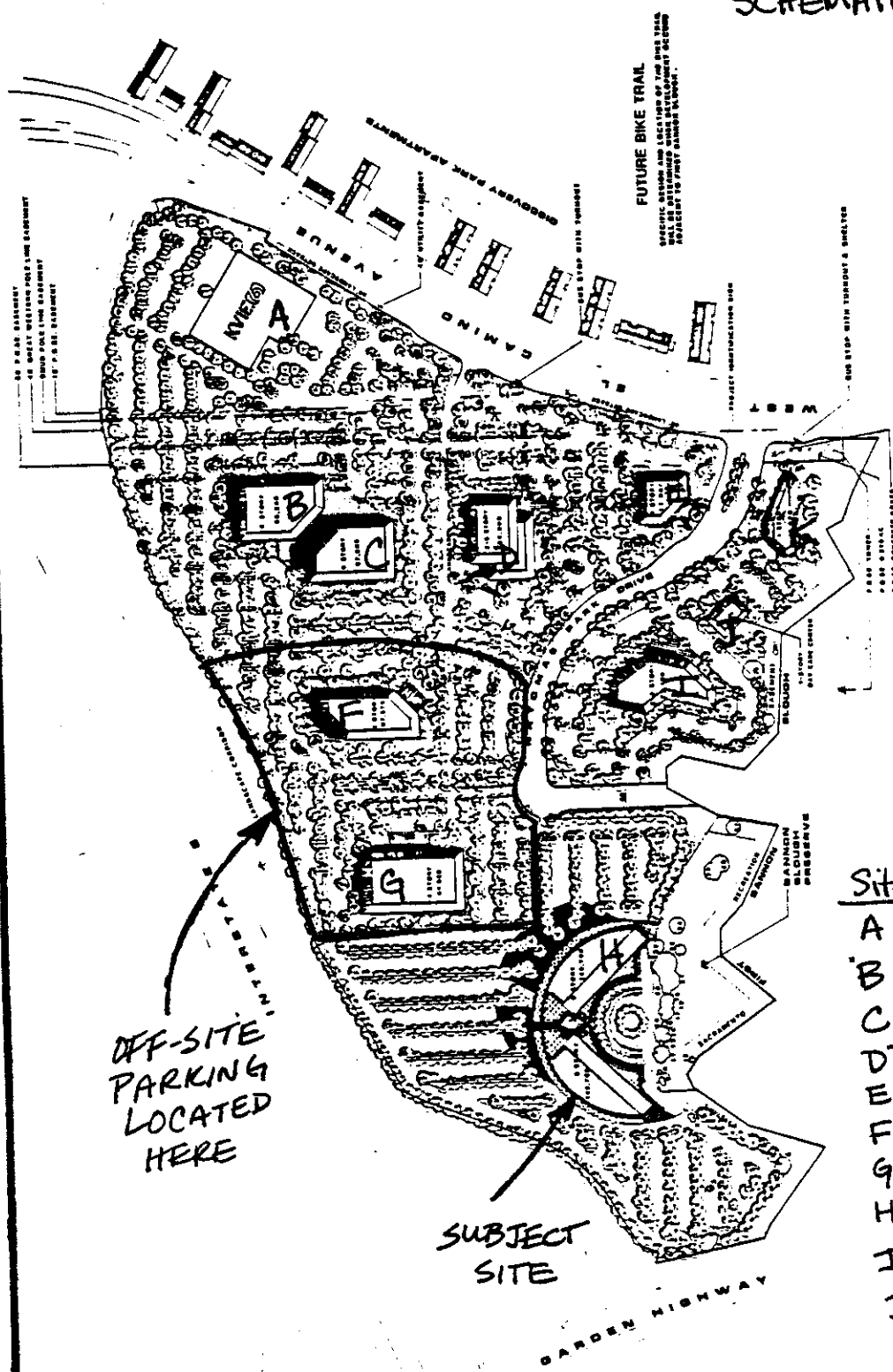
SCHUBERT
SITE PLAN

natomas
corporate
center
KGS
A PROFESSIONAL DESIGN BUILDING
CORPORATION
1000 COLLEGE AVENUE
SAN JOSE, CALIFORNIA 95128
TEL: 415-941-1000



SCHEMATIC PLAN

REVISED JANUARY 1987



SCHEMATIC PLAN SUMMARY

	BSI AC.
GROSS ACREAGE	
NET ACREAGE	
TOTAL BUILDING AREA	853,315 SQ. FT.
OFFICE BUSINESS	853,315 SQ. FT.
PARKING REQUIRED	3687 SPACES
PARKING PROVIDED	3687 SPACES

Site	Square Footage
A	65,000 (approved)
B	95,240 (proposed)
C	97,808 (proposed)
D	95,937 (approved)
E	
F	87,579 (built)
G	98,006 (built)
H	291,720 (proposed)
I	77,100 (proposed)
J	day care center
K	9,000 (proposed)

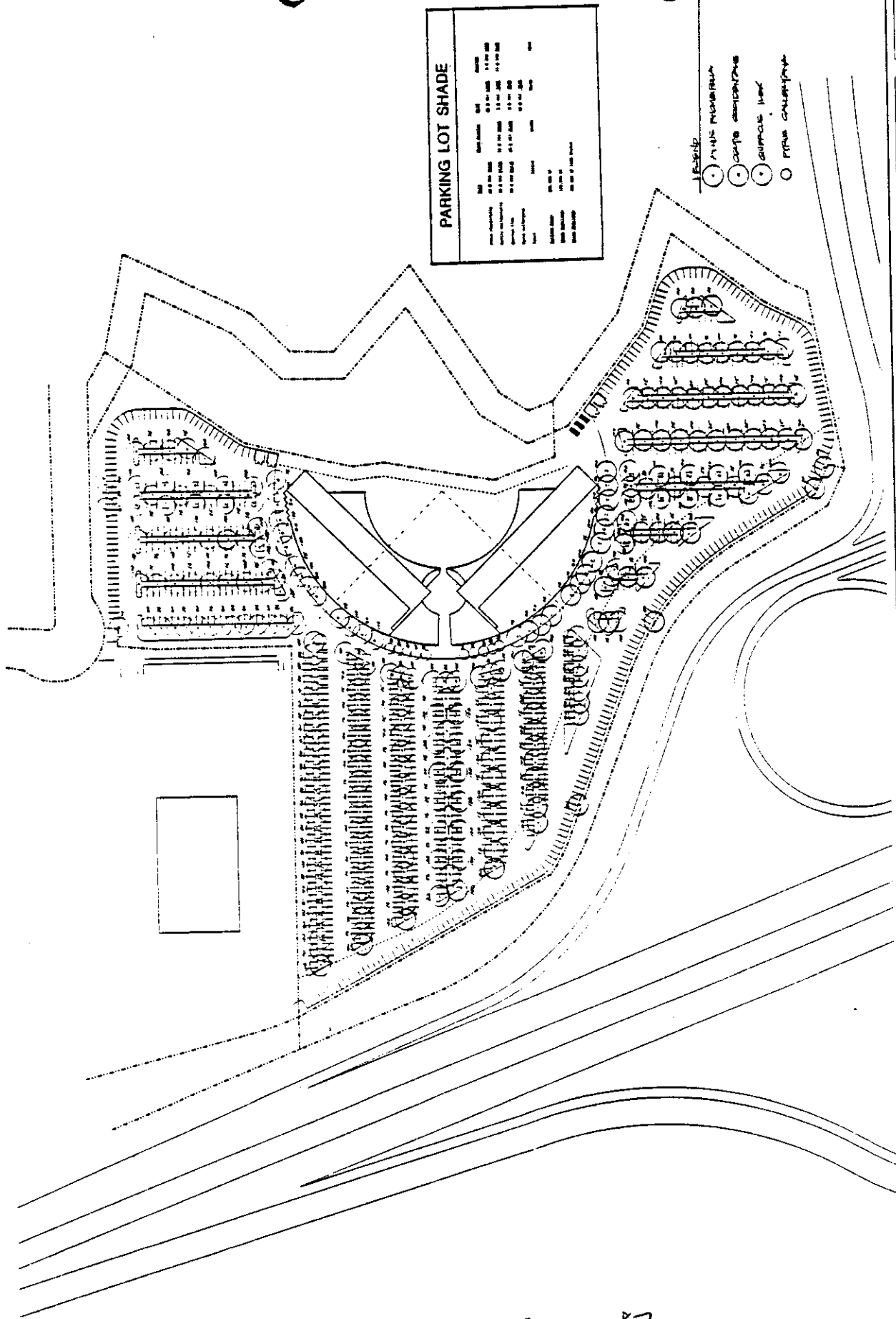
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PARKING LOT SHADE

Lot	Area	Shade
101	101.00	101.00
102	102.00	102.00
103	103.00	103.00
104	104.00	104.00
105	105.00	105.00
106	106.00	106.00
107	107.00	107.00
108	108.00	108.00
109	109.00	109.00
110	110.00	110.00
111	111.00	111.00
112	112.00	112.00
113	113.00	113.00
114	114.00	114.00
115	115.00	115.00
116	116.00	116.00
117	117.00	117.00
118	118.00	118.00
119	119.00	119.00
120	120.00	120.00
121	121.00	121.00
122	122.00	122.00
123	123.00	123.00
124	124.00	124.00
125	125.00	125.00
126	126.00	126.00
127	127.00	127.00
128	128.00	128.00
129	129.00	129.00
130	130.00	130.00
131	131.00	131.00
132	132.00	132.00
133	133.00	133.00
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143	143.00	143.00
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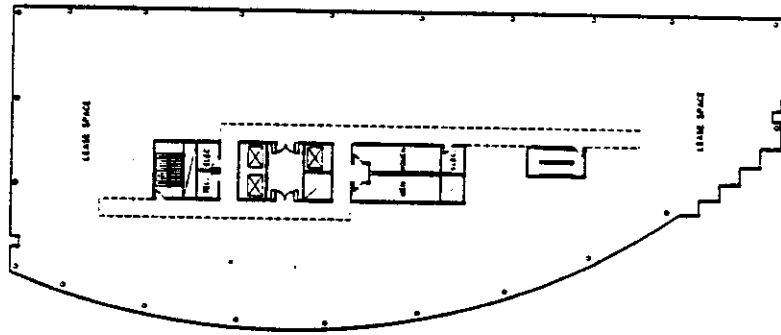
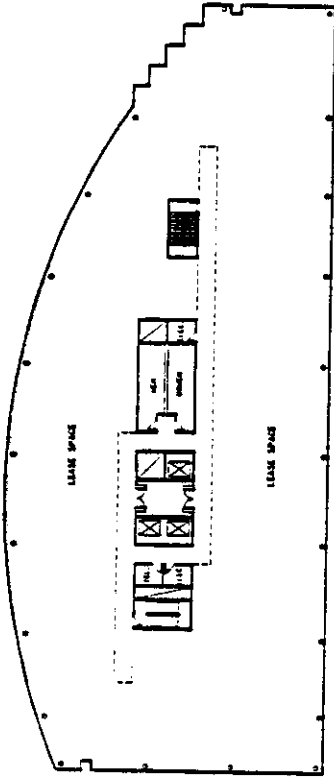
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KCS Phase V
 Sacramento, California
 National Corporate Center Associates

Leason Pomeroy Associates
 Architects/Planners
 1000 California Street
 San Francisco, CA 94108
 1/5/87

SITE PLAN

Item 16



DATE	11/11/87
BY	11/11/87
NO.	11/11/87
REV.	11/11/87

Typical Tower Plan -
Third - Sixth Floors

Leason Pomroy Associates
Architects
2000 North Main
St. Louis, MO 63103
314-241-2000

KCS Phase V
Kalamazoo Corporate Center

Kalamazoo Corporate Center Associates



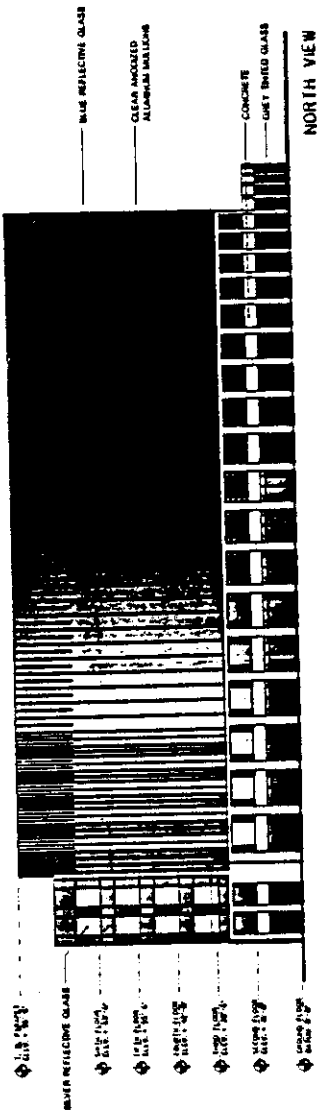
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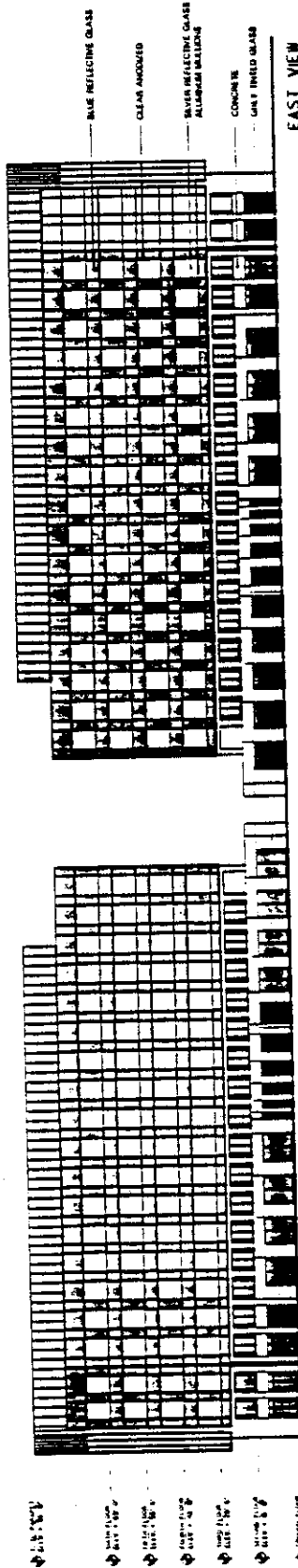
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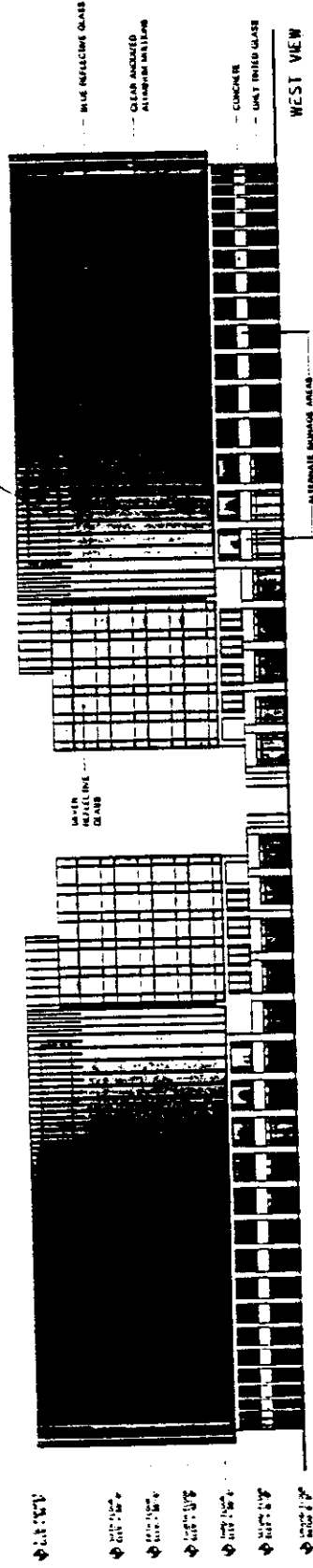
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NORTH VIEW



EAST VIEW



WEST VIEW

SIGNAGE NOTES

1. SIGNAGE TO BE PLACED ON SECOND FLOOR ABOVE MAIN ENTRANCE. SIGNAGE TO BE PLACED ON SECOND FLOOR ABOVE MAIN ENTRANCE. SIGNAGE TO BE PLACED ON SECOND FLOOR ABOVE MAIN ENTRANCE.
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DATE	3/12/87
BY	J.M.
CHECKED	J.M.
SCALE	AS SHOWN

Elevations

Leason Paneray Associates

Leason Paneray Associates
 1000 North Main Street
 Suite 1000
 Oklahoma City, Oklahoma 73102
 Phone: (405) 241-1111
 Fax: (405) 241-1112

KCS Phase V

SAUL LOEBER, ARCHITECT

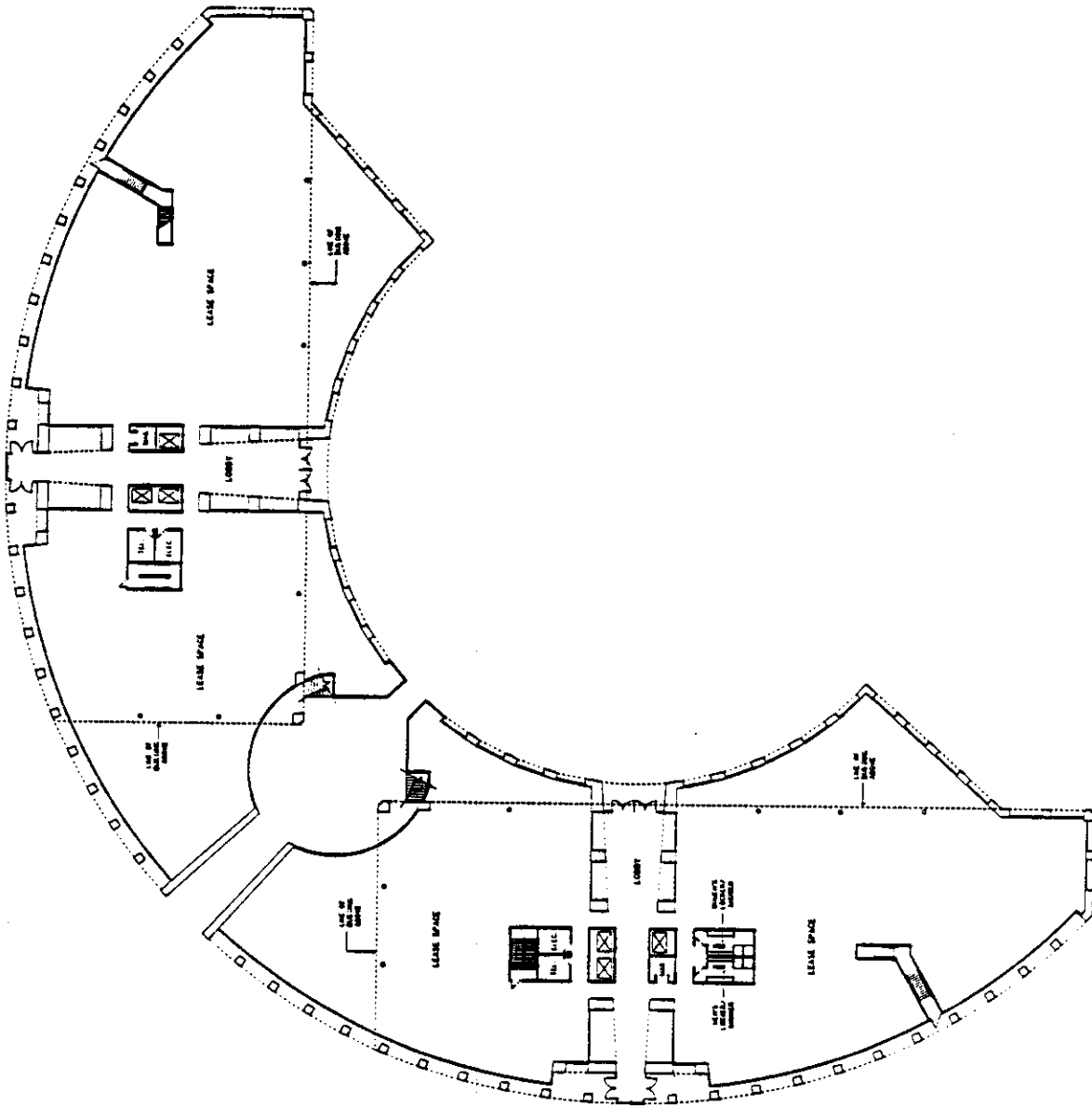
Nationals Corporate Center Associates

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Item To 8



KCS Phase V

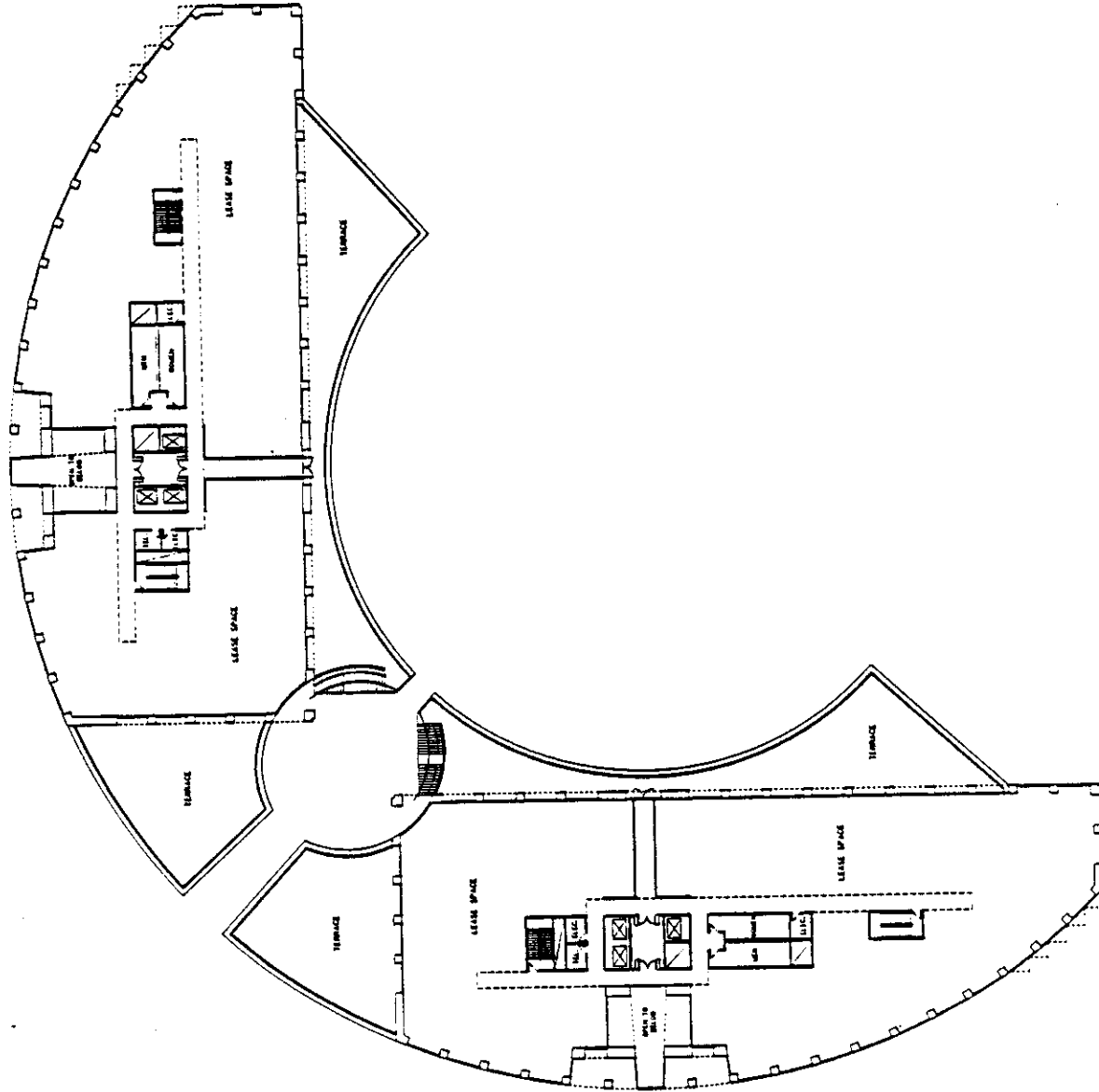
Malamas Corporate Center Associates

Leason Pomeroy Associates

Ground Floor



DATE	10-18-87
BY	LEASON POMEROY ASSOCIATES
PROJECT	KCS PHASE V
NO.	100-100-100



DATE	12/15/87
BY	J.M.B.
SCALE	1/8" = 1'-0"
PROJECT	100-1000000000

Second Floor Plan

Leason Pomeroy Associates
 Architects & Planners
 1000 R Street, N.W.
 Washington, D.C. 20004
 Tel: 202-331-1100

Leason Pomeroy Associates

KCS Phase V
 Leason Pomeroy Associates

Washington Corporate Center Associates

PH-051

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Item to