

P99-158 - Del Paso II Office Building - Parking Increase

- REQUEST:
- A. Environmental Determination: Categorical Exemption [Section 15301]
 - B. Special Permit to modify a previously approved Special Permit for a 108,000 sqft. office building with 421 parking spaces on 8.9 \pm developed acres in the EC-65{PUD} zone.
 - C. Special Permit to exceed the maximum allowed parking by 254 parking spaces

LOCATION: 2450 Del Paso Road
225-070-082
North Natomas Community Plan
Natomas Unified School District
Council District 1

APPLICANT:	Bruce Kemp, Buzz Oates Enterprises (916) 381-3600 8615 Elder Creek Road, Sacto.CA 95828
OWNER:	Oates,Cummings,Anderson, 8615 Elder Creek Rd.Sacto
PLANS BY:	Morton & Pitalo, 1788 Tribute Road Ste.200 Sacramento, CA 95815
APPLICATION FILED:	December 22, 1999
STAFF CONTACT:	Bridgette Williams, 264-000

SUMMARY: The applicant is requesting necessary entitlements to modify an existing approved project in order to increase the number of vehicle parking spaces permitted for an existing 108,000 square foot office building on 8.9 \pm acres in the EC-65{PUD} zone. The subject site is located within the Del Paso Road PUD.

RECOMMENDATION: Staff recommends approval of the project. The proposal does not include alterations to the site plan, building design, landscaping or on-site vehicular circulation. The applicant is proposing to add an additional 254 parking spaces on site in order to accommodate the increased needs of a new tenant (Pacific Telesis).

PROJECT INFORMATION:

General Plan Designation:	Mixed Use
Community Plan Designation:	EC-65{PUD}
Existing Land Use of Site:	Office Building
Existing Zoning of Site:	EC-65{PUD}

Surrounding Land Use and Zoning:

North: Vacant, Future Regional Park & Town Center; AOS
 South: City 100 Acres & Vacant, Arco Arena; SPX
 East: Employment Center & Vacant; EC-40{PUD}
 West: Office Building; EC-65{PUD}

Property Dimensions:	Irregular
Property Area:	8.9± acres
Square Footage of Building:	108,000 square feet
Height of Building:	38 Feet
Existing Parking Spaces Approved:	421 spaces
Additional Parking Spaces Proposed:	254 spaces
Total Parking Spaces:	675 spaces (1:160 parking ratio)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Transportation Management Plan	Public Works, Transportation Division

BACKGROUND INFORMATION:

On July 22, 1999, the City Planning Commission approved a Special Permit to construct a 108,000 square foot office building with 421 on-site parking spaces on 8.9± acres in the EC-65 zone (P99-027). The site is located in the Del Paso Road PUD. A portion (52,000 sqft) of the 108,000 sqft. office building is currently occupied by Pacific Telesis. The applicant indicated that Pacific Telesis expects to ultimately occupy 102,000 square feet of the building. At the time of the Special Permit approval, the PUD allowed a maximum parking ratio of 1 space for every 275 gross square feet of building area. The site was approved with 421 parking spaces which equates to a 1:257 parking ratio.

Effective December 13, 1990, the City Council adopted an amendment to the Zoning Ordinance which significantly reduced the amount of required parking, and set a maximum parking ratio for office projects in PUDs. New projects, beginning in 1991, have been limited to 1 parking space per 275 square feet of office space. Any parking above the maximum parking ratio is subject to a special permit to exceed the parking ratio. The purpose of the zoning ordinance amendment in 1991 was to control the supply of parking in order to affect the demand for alternative commute modes (e.g., to encourage transit, carpools, etc.).

The current application is requesting to add an additional 254 parking spaces on site to accommodate a new lease with Pacific Telesis. The new parking spaces will be paved, striped and landscaped to meet City standards. This requires a modification to the existing and approved PUD Special Permit for the development and a Special Permit to exceed the required parking allowable within the PUD.

These modifications are requested in order to accommodate an expanding tenant -- Pacific Telesis. Pacific Telesis operates a call-center operation at the site and currently has a five year lease in the building. This type of operation has a high employee intensity and thus requires more parking than a typical office tenant. Approximately 400 employees will be employed at the site. The applicant expects 250 to 400 employees per shift (3 shifts total). Continuous shifts with 400 employees on a regular basis is highly unlikely. The tenant expects to schedule employees to work on shift-basis in order to minimize site over-load, parking area congestion and inconvenience for other tenants in the PUD. The business operates on a 24 hour basis. The 675 parking spaces proposed on site will accommodate the expanded operation and the increased number of employees.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the site for Mixed Use and the 1994 North Natomas Community Plan designates the site as Employment Center - 65 PUD. The zoning for the site is Employment Center - 65, located in the Del Paso Road Planned Unit Development. The proposal is consistent with both the General Plan and North Natomas Community Plan policies and land use designations. The proposal does not include any change to existing building structures and landscaping areas. Policy language in the General Plan encourages the City to assist public and private entities to actively attract and retain office users inside the City.

Parking Policies

It has been argued by some developers that the City of Sacramento is not competitive within the region because other jurisdictions have not followed the City's lead in furthering air quality / congestion objectives. Indeed, in areas such as Rancho Cordova, there are not upper limits on parking provided. As a result, the City has had difficulty attracting employee-intensive uses. From an economic development perspective, the City should be allowing more parking.

Staff asserts that the air quality & congestion objectives are valid. The environmental community values the City's leadership and has expressed strong disappointment at the County's lack of initiative relative to air quality. Therefore, staff recommends that the City not abandon its leadership role and not allow increases in parking unless special circumstances are present. The mere threat of moving a business to Rancho Cordova should not dictate City policy.

The Zoning Ordinance Chapter 3, Section 2-B-2 sets forth a limit of one parking space for every 275 gross square feet of office area. According to Section Chapter 3, Section 2-A-2-c of the City Zoning Ordinance, the maximum parking ratio for office projects may be exceeded contingent upon meeting at least one of the following criteria:

- On-site TSM measures are infeasible
- Residential neighborhoods would be impacted because no mitigation (other than additional parking) is feasible; or
- Unique characteristics of the proposed use requires parking greater than that which is otherwise allowed.

As previously mentioned, the proposed tenancy for the building complex is Pacific Telesis. The tenant operates a call center from this location, which has a higher occupancy than a standard office use. From a policy standpoint, the difficulty in granting the special permit based on the third criteria is that the unique characteristics of a specific tenant are subject to change. In other words, the Pacific Telesis may cease or scale back its call center operation. In such case, the parking supply will have increased and be out of balance with the demand for parking; thus reducing the incentives to participate in TSM measures. The challenge, therefore, is to:

- approve a smaller increase in allowed parking than the applicant might have preferred;
- ensure aggressive use of TSM measures;
- monitor the employment levels for the operation; and
- affect a parking reduction if the employment level subsequently drops significantly.

Staff supports the proposed parking development in that:

- 1) The proposed parking spaces development does not have any significant impact to the on-site traffic circulation;
- 2) The tenant will be required to participate actively in a Transportation Management Plan;
- 3) The applicant shall notify staff of any significant change in tenancy;
- 4) A future building pad is planned in the area designated for additional parking; and
- 5) If the tenant mix in the building changes to be less employee intensive, then the parking lot can be re-striped or a portion fenced to reduce the total number of parking spaces.

B. Site Plan Design/Zoning Requirements

1. Site Plan: The PUD Guidelines require adequate landscaping on each development site. Parking lots and new surface areas are required to provide 50% shading.
2. Setbacks: The proposal does not affect the existing building or landscape setbacks.

3. **Parking/Circulation:** The existing number of parking provided is 421 parking spaces at a ratio of 1:257. With existing and additional parking proposed on site, the number of parking provided by the current application is 675 at a ratio of 1:160 sqft.

The Zoning Ordinance also requires one bicycle parking space for every 20 parking spaces, or 33 bicycle parking spaces. Fifty percent of the bicycle parking spaces must meet Class I standards as defined in Chapter 1 Section 4 of the Zoning Ordinance. Parking location preference must be given to carpool, vanpool, and bicycle parking.

4. **Transportation Management Plan:** With the increased parking, a Transportation Monitoring Plan will be a condition of approval for the existing 108,000 square foot building.

The total parking stalls, proposed with this request if approved, is 675 parking spaces. The tenant currently occupies the building and with approval for additional parking, Pacific Telesis will employ a total of 400 employees.

With the operation of the call center on a shift basis and the implementation of a Transportation Management Plan, staff believes congestion will be minimized. Staff is of the opinion that future addition to the number of employees may trigger an impact to on-site circulation and the general traffic flow in the area.

PROJECT REVIEW PROCESS:

- A. Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and shall, therefore, be exempt from the provisions of CEQA. Findings have been made in compliance with Section 15301 of the California Environmental Quality Act Guidelines, that the modification being requested is not significant.
- B. Public/Neighborhood/Business Association Comments: The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site and to the Natomas Community Association, North Natomas Community Association and Valley View Acres Community Association.

Natomas Community Association (NCA): The NCA commented at a meeting that they would like to see more than the minimum landscape requirement in the new parking lot and some open space areas for lunches and breaks on the site. No written comments were received at the time of writing the staff report.

- C. Summary of Agency Comments: The project has been reviewed by several City Departments and other agencies. Comments received are summarized in the Notice of Decision as conditions of approval.

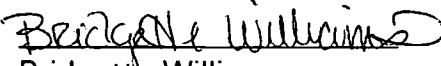
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permits. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:


Staff recommends the Planning Commission take the following actions

- A. Adopt the attached Notice of Decision and Findings of Fact approving the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to modify a previously approved Special Permit for a 108,000 sqft. office building with 421 parking spaces on 8.9± developed acres in the EC-65{PUD} zone.
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to exceed the maximum allowed parking by 254 parking spaces

Report Prepared By,

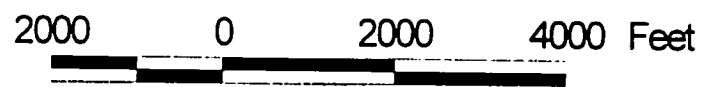
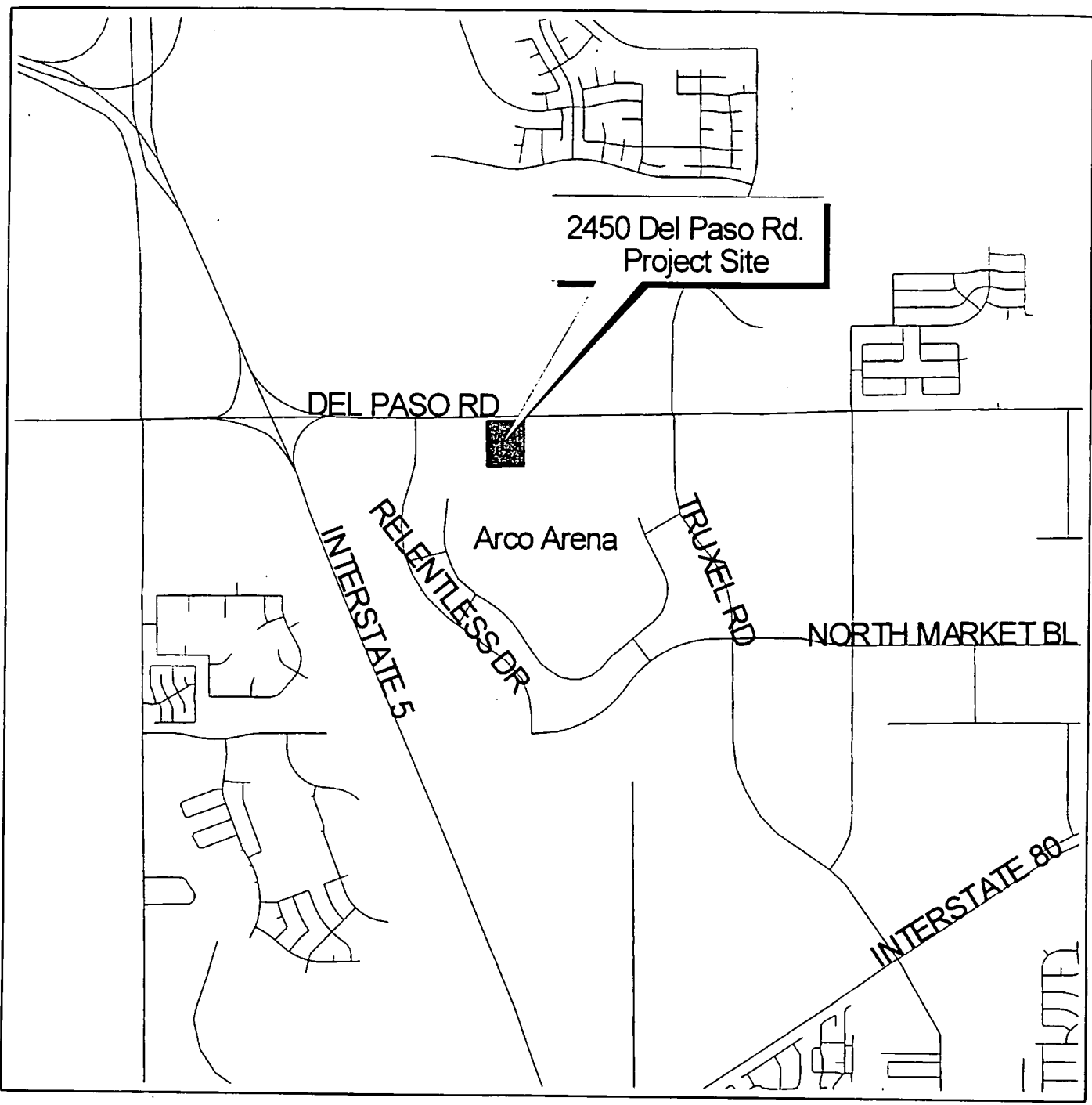

Bridgette Williams
Associate Planner

Report Reviewed By,



Scot Mende
Senior Planner

Attachments

Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Del Paso Road PUD - Schematic Site Plan
Attachment 4	Notice of Decision and Findings of Fact
Exhibit 4-A	Site Plan w/additional parking proposed



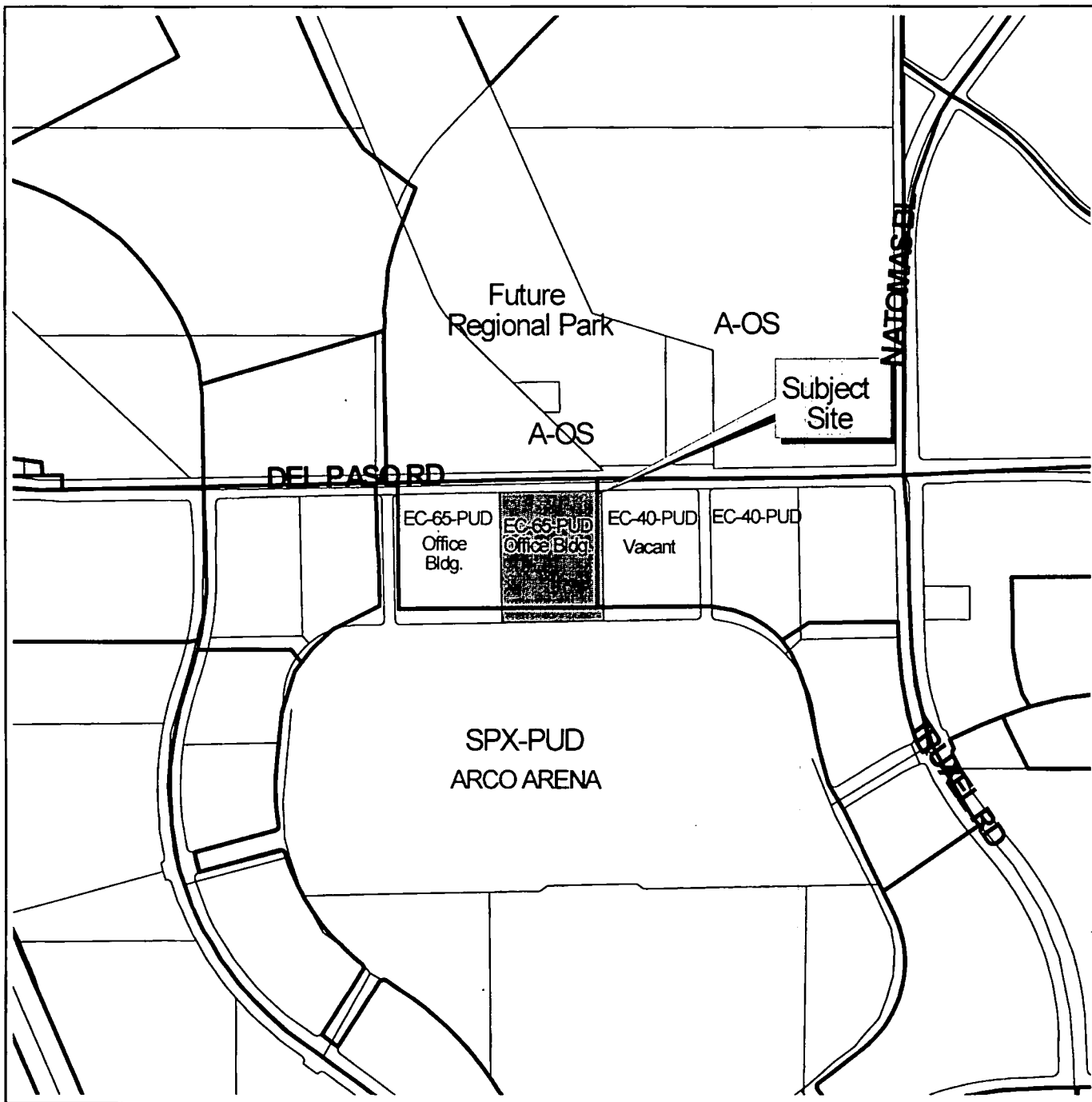
Neighborhoods, Planning,
and Development Services
Department



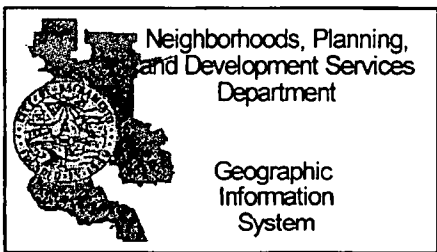
Geographic
Information
System

Vicinity Map P99-158





500 0 500 1000 Feet



Land Use & Zoning Map P99-158



PARCEL NO. 4
 10.21 GROSS ACRES
 8.98 NET ACRES
 ZONE: EC 45
 112 EMPLOYEES
 MAINFUT BLDG 37' - 70' x 100'
 BLDG 37' - 80' x 100' HOTEL
 BLDG 37' - 80' x 100' HOTEL
 BLDG 37' - 80' x 100' HOTEL
 BLDG 37' - 80' x 100' HOTEL
 BLDG 37' - 80' x 100' HOTEL
 NUMBER OF STORES: 614
 BUILDING GROUND AREA: 11,000 SF
 PARKING AS SHOWN: 620 STALLS

PARCEL NO. 5
 1.84 GROSS ACRES
 0.93 NET ACRES
 ZONE: EC 45
 313 EMPLOYEES
 MAINFUT BLDG 37' - 102' x 100'
 BUILDING OCCUPANCY, RESTAURANT AND RETAIL GROUND FLOOR
 THREE STORES OF OFFICES ABOVE
 NUMBER OF STORES: FOUR
 BUILDING GROUND AREA: 48,416 SF
 PARKING AVAILABLE: 150 STALLS
 RESTROOMS - 1,000 SF, 200 STALLS
 METAL - 1,000 SF, 100 STALLS
 OFFICE - 1,000 SF, 100 STALLS
 BUILDING 'D' - SERVICE STATION
 BUILDING GROUND AREA: 1,000 SF

PARCEL NO. 7
 10.80 GROSS ACRES
 8.94 NET ACRES
 ZONE: EC 45
 110 EMPLOYEES
 MAINFUT BLDG 37' - 102' x 100'
 BLDG 10' - 87' - 100' x 100'
 BLDG 10' - 87' - 100' x 100'
 BUILDING OCCUPANCY, OFFICE
 NUMBER OF STORES: TWO
 BUILDING GROUND AREA: 21,033 SF
 PARKING AS SHOWN: 310 STALLS

PARCEL NO. 8
 10.80 GROSS ACRES
 8.94 NET ACRES
 ZONE: EC 45
 110 EMPLOYEES
 MAINFUT BLDG 37' - 102' x 100'
 BLDG 10' - 87' - 100' x 100'
 BLDG 10' - 87' - 100' x 100'
 BUILDING OCCUPANCY, OFFICE
 NUMBER OF STORES: TWO
 BUILDING GROUND AREA: 21,033 SF
 PARKING AS SHOWN: 310 STALLS

**COMBINED TOTALS
 PARCEL NO. 7 & NO. 8**
 21.60 GROSS ACRES
 17.88 NET ACRES
 ZONE: EC 45 / EC 40
 220 EMPLOYEES
 MAINFUT BLDG 37' - 310' x 100'
 BUILDING OCCUPANCY, OFFICE
 NUMBER OF STORES: TWO
 BUILDING GROUND AREA: 42,066 SF
 PARKING AS SHOWN: 620 STALLS

PARCEL NO. 9
 10.80 GROSS ACRES
 8.94 NET ACRES
 ZONE: EC 45
 110 EMPLOYEES
 MAINFUT BLDG 37' - 102' x 100'
 BLDG 10' - 87' - 100' x 100'
 BUILDING OCCUPANCY, OFFICE
 NUMBER OF STORES: TWO
 BUILDING GROUND AREA: 21,033 SF
 PARKING AS SHOWN: 310 STALLS

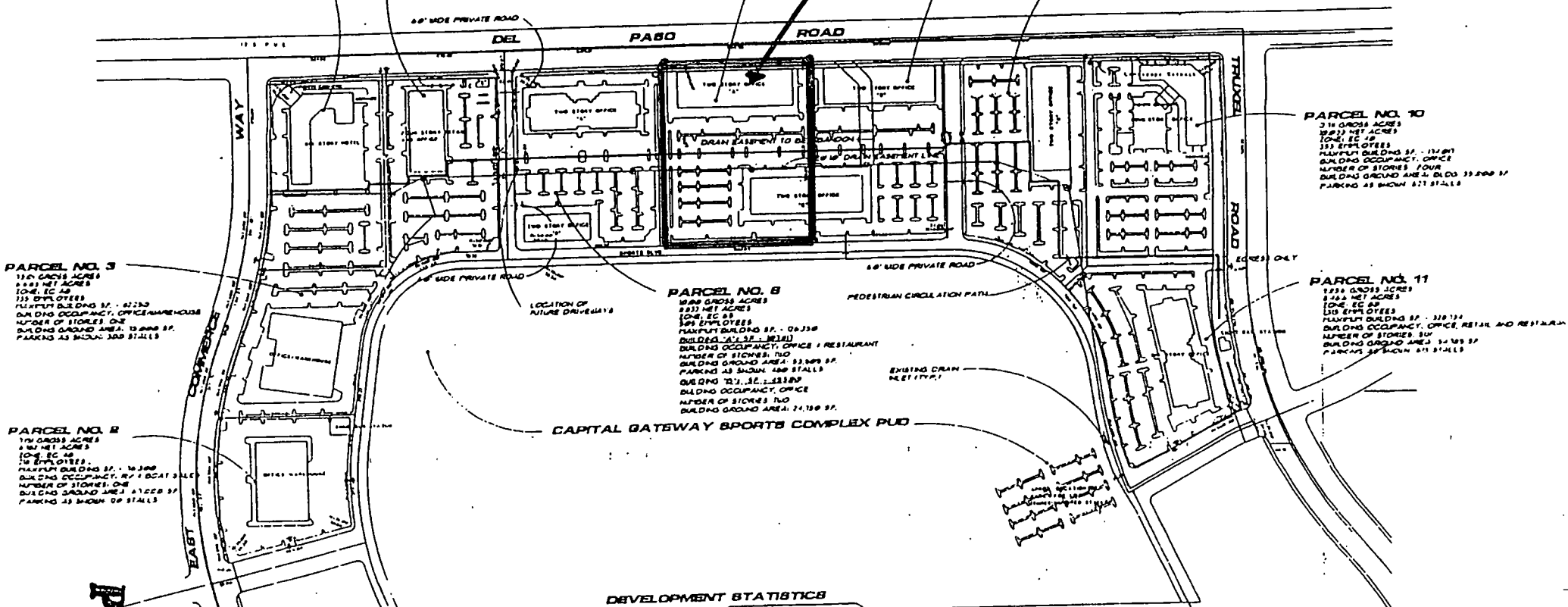
PARCEL NO. 10
 2.18 GROSS ACRES
 0.93 NET ACRES
 ZONE: EC 45
 110 EMPLOYEES
 MAINFUT BLDG 37' - 102' x 100'
 BUILDING OCCUPANCY, OFFICE
 NUMBER OF STORES: FOUR
 BUILDING GROUND AREA: 21,033 SF
 PARKING AS SHOWN: 310 STALLS

PARCEL NO. 11
 1.84 GROSS ACRES
 0.93 NET ACRES
 ZONE: EC 45
 110 EMPLOYEES
 MAINFUT BLDG 37' - 102' x 100'
 BUILDING OCCUPANCY, OFFICE, RESTAURANT AND RETAIL
 NUMBER OF STORES: SIX
 BUILDING GROUND AREA: 21,033 SF
 PARKING AS SHOWN: 310 STALLS

PARCEL NO. 3
 1.84 GROSS ACRES
 0.93 NET ACRES
 ZONE: EC 45
 110 EMPLOYEES
 MAINFUT BLDG 37' - 102' x 100'
 BUILDING OCCUPANCY, OFFICE AND WAREHOUSE
 NUMBER OF STORES: ONE
 BUILDING GROUND AREA: 21,033 SF
 PARKING AS SHOWN: 310 STALLS

PARCEL NO. 2
 1.84 GROSS ACRES
 0.93 NET ACRES
 ZONE: EC 45
 110 EMPLOYEES
 MAINFUT BLDG 37' - 102' x 100'
 BUILDING OCCUPANCY, OFFICE
 NUMBER OF STORES: ONE
 BUILDING GROUND AREA: 21,033 SF
 PARKING AS SHOWN: 310 STALLS

Subject Site



DEVELOPMENT STATISTICS

PARCEL NO.	PARCEL SIZE (GROSS ACRES)	NET ACRES	ZONE	EMPLOYEES	BLDG. TYPE	BLDG. AREA (SQ. FT.)	STORIES	OCCUPANCY TYPE	MIN. BLDG. AREA ALLOWED	OFFICE/RETAIL/STALLS
7	10.80	8.94	EC 45	110	ONE	21,033	ONE	OFFICE/WH	10,516.50 SQ. FT.	00
8	10.80	8.94	EC 45	110	ONE	21,033	ONE	OFFICE/WH	10,516.50 SQ. FT.	300
4	10.21	8.98	EC 45	112	SIX	11,000	SIX	HOTEL	24,450 SQ. FT.	600
5	1.84	0.93	EC 45	313	FOUR	48,416	FOUR	OFFICE, RETAIL, GAS STATION	24,208 SQ. FT.	150
6	10.80	8.94	EC 45	110	TWO	21,033	TWO	OFFICE/RES.	10,516.50 SQ. FT.	400
9	10.80	8.94	EC 45	110	TWO	21,033	TWO	OFFICE	10,516.50 SQ. FT.	30
10	2.18	0.93	EC 40	110	TWO	21,033	TWO	OFFICE	10,516.50 SQ. FT.	30
11	1.84	0.93	EC 45	110	FOUR	21,033	FOUR	OFFICE	10,516.50 SQ. FT.	60
12	1.84	0.93	EC 45	110	SIX	21,033	SIX	OFFICE/RETAIL	10,516.50 SQ. FT.	60
TOTAL	52.61	41.00	EC 45	1,365	171,000	101,000 SQ. FT.	1,470

NOTE:
 INCREASE DENSITIES MAY BE ALLOWED SHOWN UPON RECIPROCAL PAVING AGREEMENTS BETWEEN PARCELS
 THIS STATISTICAL CHART PLAN NEEDS THE FINEST AVERAGE EMPLOYEE DENSITY AS SPECIFIED IN TABLE 1 PAGE 12 OF THE NORTH NAAGICAL CODESHEET, D.M. DOCUMENTS

P 99-078
 JUN 23 2000



SCHEMATIC SITE PLAN

Attachment 3
 ITEM # 4
 PAGE 10

file

ATTACHMENT 4

NOTICE OF DECISION AND FINDINGS OF FACT FOR DEL PASO OFFICE BUILDING II ADDITIONAL PARKING, LOCATED AT 2450 DEL PASO ROAD, SOUTH OF DEL PASO ROAD IN THE EC-65(PUD) ZONE WITHIN THE DEL PASO ROAD PLANNED UNIT DEVELOPMENT. (P99-158)

At the regular meeting of April 13, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Determined that the project, as proposed, will not have a significant impact on the environment and shall, therefore, be exempted from the provisions of CEQA**
- B. **Adopted the Notice of Decision and Findings of Fact approving the Special Permit to modify the previously approved PUD Special Permit (P99-027).**
- C. **Adopted the Notice of Decision and Findings of Fact approving the Special Permit to exceed the maximum allowable parking and allow an additional 254 parking spaces, for a total of 675 parking spaces.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Exemption:** The City Planning Commission finds and determines that the proposed Special Permit is exempted from further environmental review pursuant to State EIR Guidelines (Section 15301)
- B&C. **Special Permit:** The Special Permit to modify the previously approved PUD Special Permit and to exceed the maximum allowed parking is approved based upon the following findings of fact:
 - 1. The project is based upon sound principles of land use in that:
 - A. adequate landscaping, vehicle circulation, maneuvering, parking and site design is provided in the new parking area;
 - 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:

- A. the design of the parking area is compatible with the existing parking lots established in the PUD;
 - B. the design of the parking are will not impede access to or exit from the overall parking lot;
 - C. the design and location of the parking area will not create a nuisance for other tenants and adjacent properties in the PUD, in that, operation of the center will be a 24 hours with three shifts which will minimize congestion;
 - D. most of the newly established parking lot will be replaced with a new building pad at a later date; and
 - E. the proposed project is in keeping with the requirements of the Zoning Ordinance that calls for parking area modification for uses with unique characteristics in the EC-65 {PUD} zone.
3. The project is consistent with existing City policies in the General Plan and North Natomas Community Plan;

CONDITIONS OF APPROVAL :

B&C. The Special Permit to add an additional 254 parking spaces (for a total of 675 spaces) for Pacific Telesis operation is hereby approved subject to the following conditions:

General

1. The new parking area shall comply with all City standards (landscaping, maneuvering, , bicycle parking, tree shading etc.).
2. The developer shall comply with the City's Tree Shading Ordinance that requires that a minimum of fifty percent of the parking lot and circulation lanes shall be shaded with fifteen years.
3. All necessary construction permits shall be obtained prior to construction of the parking lot.

4. Pedestrian walkways/corridors to the building (through-out parking lot) shall be provided in the new parking lot area. A site plan that delineates the walkways shall be provided to City staff for review and approval prior to issuance of permits. The pedestrian pathways shall be surfaced with brick, stone, raised and/or other material to clearly define the walkways throughout the parking lot.
5. The developer/owner shall inform, in writing, Planning Staff within 90 days (3 months) after tenant vacates the site. An on-site parking analysis, shall be prepared and paid for by project owner, to evaluate existing parking conditions. If the proposed use no longer meets the "unique characteristics" requirement of the Zoning Ordinance, the parking lot shall be re-striped and/or discontinued.

Utilities

6. 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.
7. An on-site surface drainage system is required and shall be connected to the existing 54-inch storm drain line located north of the proposed additional parking. The on-site system shall be sized per the North Natomas Drainage Design and Procedures Manual, July 1998, as amended.
8. An onsite drainage study and shed map is required. This study and shed map shall be approved by the Department of Utilities. The onsite system shall be designed so the 10 year HGL is 6-inches below the drain inlets. Contact the Department of Utilities for information regarding the 10-year HGL.
9. This project is greater than 5 acres (9 ± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to

construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 433-6318.

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. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is in an area served by a regional water quality control facility only source controls measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995 (as amended), for appropriate source control measures.
12. Show all existing easements and utilities on the improvement plans.

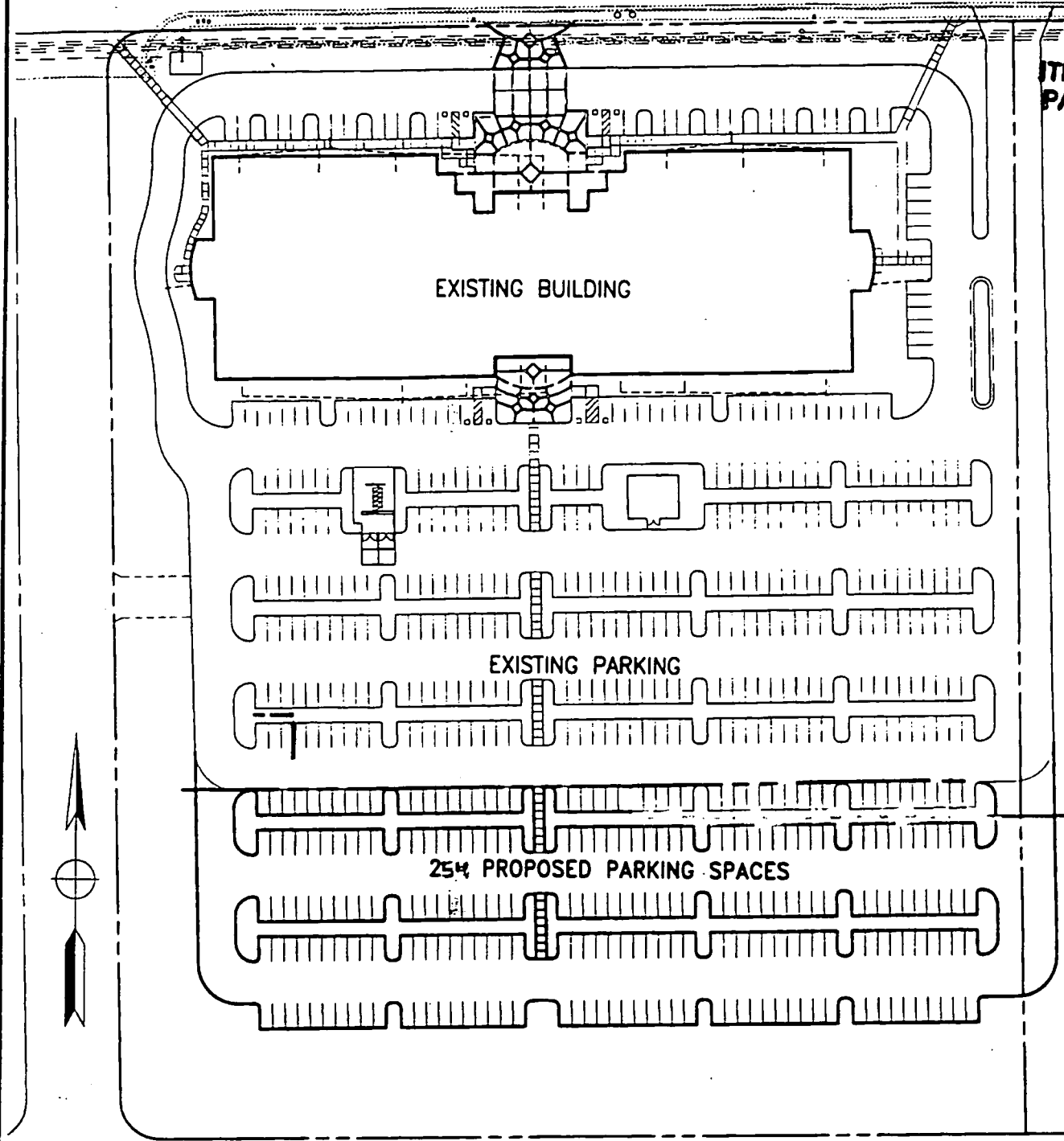

CHAIRPERSON

ATTEST:

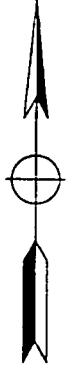

SECRETARY TO CITY PLANNING COMMISSION

04/13/00
DATE

Exhibit C-1 Site Plan\Additional Parking




X:\PROJ\950099\DWG\95099EX2.DWG 12-20-99 3:12 pm



GRAPHIC SCALE



1 in = 100 ft

 MORTON & PITALO, INC. CIVIL ENGINEERING • PLANNING • SURVEYING 1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95615 PHONE. 916/927-2400 • FAX. 916/567-0120		DRAWN:	
		CHECKED:	
SCALE: 1" = 100'		JOB NO: 950099	DATE: Dec 1999
		SHEET: 1 of 1	

Parking Exhibit for
2450 Del Paso Road
 Del Paso Business Park
 Parking Exhibit

