

REPORT AMENDED BY STAFF 5-9-89
CITY PLANNING COMMISSION

P89-130

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	* Watt Investment Properties, Inc. - 2716 Ocean Park Blvd., Santa Monica 90405				
OWNER	Jim, Joseph, Gary Benvenuti, c/o Interland - 2121 2nd St., Davis, CA 95616				
PLANS BY	HOK - 1999 S. Bundy Dr., Los Angeles, CA 90025				
FILING DATE	3-9-89	ENVIR. DET.	Neq. Dec. 4-27-89	REPORT BY	JP:sg
ASSESSOR'S PCL. NO.	277-0153-010, 011, 012				

APPLICATION:

- A. Negative Declaration
- B. Special Permit to develop a 162,235+ sq. ft. office building with 630 parking spaces in the Heavy Commercial-Review (C-4-R) and Heavy Industrial (M-2) zones
- C. Plan Review for a 162,235+ sq. ft. office building in the C-4-R zone

LOCATION: East side of Harvard Street, 300+ feet north of Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 162,235+ square foot office building in the C-4-R and M-2 zones.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
Existing Zoning of Site:	C-4-R, M-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Hilton Hotel; C-4-R
South: Vacant, Manufacturing; M-1, M-2
East: Interstate 80; TC
West: USAA Offices; OB(PUD)

Parking Ratio Required:	Office - 1 space per 400 sq. ft.
Parking Required:	406 spaces
Parking Provided:	630 spaces
Property Dimensions:	Irregular
Property Area:	6.13+ acres
Square Footage of Building:	162,235+ sq. ft.
Height of Building:	71'8" to top of roof, 87'8" to top of building (Mechanical equipment screen)
Exterior Building Materials: mullions	Precast concrete panels, tinted glass, metal

BACKGROUND INFORMATION: On January 31, 1984 the Sacramento City Council approved a tentative map to divide 12.87 acres into two parcels (P83-402). One of these parcels is the subject site (Exhibit A). This map was recorded in 1984.

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PROJECT EVALUATION: Staff has the following comments regarding this proposal.

A. Land Use and Zoning

The subject site is a 6.13+ acre portion of 11.14+ vacant acres located in the Heavy Commercial-Review (C-4-R) and Heavy Industrial (M-2) zones. Surrounding land uses are: the Hilton Hotel in the C-4-R zone to the north; Interstate 80 freeway to the east; a bakery, television station and other various industrial and manufacturing uses in the M-1 and M-2 zones to the south; and the USAA Insurance Office complex in the OB(PUD) zone to the west. The site is designated for Regional Commercial and Offices by the General Plan.

B. Applicant's Proposal

The applicant proposes to construct a 162,235+ square foot, 72+ foot high office building on the northern 6.13+ acres of the 11.14+ acre vacant parcel (Exhibits B-G). The project would include 630 parking spaces, a portion which would be below grade. As the proposed office is located in the C-4 and M-2 zones a special permit to develop a project which is 100% office use is required. A development plan review for a project in the C-4-R zone is also required. The proposed office building would be Phase I of a two phase office project (Exhibit C), however the applicant is requesting approval of Phase I only at this time.

C. Site Plan Design

The east side of Harvard Street north of Arden Way to the end of the Hilton Hotel site is presently improved with sidewalk, curb and gutter. A 25 foot wide berm landscaped with trees and grass is located adjacent to the public right-of-way. The applicant intends for this minimum 25 foot setback to remain. Along the east property line adjacent to the freeway right-of-way a minimum 20 foot wide landscaped setback is indicated on the applicant's site plan. This will be compatible with the minimum landscape setback found on the Hilton Hotel site to the north. The applicant should provide a detailed landscape plan for Planning staff review and approval prior to issuance of building permits. Staff is especially interested in: the addition of landscaping on top of the parking deck; the proposed planting material at the parking deck edge and at the edge of the visitor parking; landscaping details at the auto court and entry court; and the location and type of existing and proposed trees and shrubs. The applicant will be required to meet the City's shading ordinance requirements.

The site plan and floor plans for the building indicate an entry court into the building. The applicant has indicated that proposed hardscape materials include smooth concrete and sandblasted concrete. Staff recommends that a brick paving material be included as part of the hardscape treatment. Planning staff also recommends that the applicant explore carrying the decorative treatment used at the entry court onto the top parking deck level.

A trash storage room has been indicated on the submitted floor plan. If any other trash areas are proposed the revised site plan should indicate these trash

enclosure areas and the materials used on the enclosures should be compatible with the office building structure.

The site plan indicates 630 parking spaces for the proposed office building. This number of spaces exceeds the minimum requirement of one space per 400 gross square feet (406 spaces). Planning staff recommends that, if it is necessary to reduce the number of parking spaces for the project, the applicant maintain a minimum parking ratio of one space per 300 gross square feet (541 spaces) which is also the parking requirement of the adjacent Capitol West Office Park PUD. Bicycle parking per Zoning Ordinance is also required.

The proposed site plan was reviewed by the City Public Works - Development and Transportation Divisions, City Building Division and the City Arborist. The following comments were received:

Public Works - Development

On-site paving and drainage shall be approved by the Public Works Department at the time of building permit application.

Public Works - Transportation

1. All driveways shall be parallel to the street. Entry driveway divider shall be set in 20 feet from property line.
2. Provide plans showing parking ramp elevations and stall specifications.
3. Southern driveway shown for Phase II should be 30 feet in width and align with parking aisle.

Building Division

Minimum setbacks from property lines will need to be satisfied per the Uniform Building Code.

City Arborist

Trees on the subject site may be saved or removed at owner's discretion. Recommend replacement planting of Ginkgo, "Fairmont" variety.

D. Swanston Station Pedestrian Bridge

As previously noted to the west of the subject site is the USAA Insurance Office Complex located in the Capital West Office Park Planned Unit Development (P84-101, as revised by P85-018 and P87-109). Presently this project consists of two buildings totaling approximately 288,511+ square feet. Proposed square footage build out on the approved schematic plan is a four building office complex totaling 697,304+ square feet (Exhibit H). A traffic study was required as part

of the establishment of this PUD. The traffic analysis indicated that a substantial number of office complex employees would need to be enticed to take light rail for work commute purposes in order to mitigate the projected circulation impacts of the 697,304+ square foot project. The Swanston Light Rail Station is located directly to the west of the PUD area across the Southern Pacific railroad tracks. A condition of approval for the PUD was that the developer would pay improvement costs for a pedestrian bridge between the Swanston Station and the PUD area (across the railroad tracks). The purpose of the pedestrian bridge was to make it more convenient for employees and visitors to projects on the east side of the railroad tracks to get to the light rail station on the west side of the tracks.

The pedestrian bridge is required to be constructed prior to issuance of building permits for the Phase 3 building of the Capital West Office Park PUD or when the non-residential square footage exceeds the threshold level of 455,000 square feet for the Capital West PUD and/or the original Capital West Master Plan. While the subject office building is not located in the PUD area it is part of the original master plan for the area. The square footage of the two existing buildings plus the proposed 162,235 square foot office building totals 450,746 square feet. Planning staff and the staff of the City Transportation Division and Regional Transit believe that the addition of this 162,235 square foot office building to the Harvard/Arden area will have the same impact on traffic circulation as the construction of a third office building on the property across the street in the PUD area. Planning staff, therefore, recommends that the applicant pay the cost of one-third of the pedestrian bridge not to exceed a \$300,000 contribution (RT's current estimate of the construction cost of the bridge is \$886,600). The applicant has agreed to provide a letter of credit for one-third of the cost not to exceed \$300,000 with the understanding that the funds would not be available until 30 months after the issuance of a building permit for the project or at 70 percent occupancy of the office building, whichever comes first. Planning staff is currently coordinating a meeting between the applicant (Watt Investment Properties) and USAA to discuss the construction of the bridge.

E. Transportation Management Plan

The applicant will be required to prepare a Transportation Management Plan (TMP) for the office project which achieves a 35 percent trip reduction. Measures suggested by the City Transportation Division to be included as part of the plan are: 1) showers and lockers; 2) transit pass subsidy; 3) transit operating subsidy; and 4) carpool/vanpool parking (to be shown on site plan). The applicant will receive credit for participating in the financing of the light rail pedestrian bridge as part of the TMP.

F. Building Design

The proposed 162,235+ square foot office building consists of two, five-story wings connected by a five-story glass atrium. The mechanical equipment on top of the building will be shielded by a spandrel glass screen surrounding the top of the roof. Proposed height is 71'8" to the top of the roof and 87'8" to the

top of the building (mechanical equipment screen) measured from the Harvard Street grade. A level of parking will be constructed five feet below grade. Proposed building materials are pre-cast concrete panels with granite, and tinted glass. Proposed building colors range from white pre-cast concrete, grey tinted glass and blue metal mullions to a sand precast concrete, green tinted glass and teal mullions. A lighter tinted glass would be used in the atrium area with a darker tint on the building wings.

Planning staff finds the proposed building design to be interesting and compatible with the adjacent office buildings and Hilton Hotel. The building height is within the limits of the C-4 and M-2 zones (Maximum height 75 feet to plate line, 90 feet to top of mechanical equipment penthouse) and is similar to the surrounding buildings. The proposed building should have a decorative motif incorporated into the pre-cast concrete panels, such as the use of reveal lines. Planning staff prefers the sand pre-cast concrete and green tinted glass material samples presented by the applicant rather than the white/grey combination as the white building appears too stark. Planning staff recommends that the final architectural detailing for the project be reviewed and approved at staff level prior to issuance of building permits.

The applicant did not submit elevations for the proposed parking structure. These elevations should also be submitted for Planning staff review and approval. Planning staff recommends that some sort of screening element, such as a trellis or landscaping be indicated between the first and second levels where appropriate.

G. Signage

The applicant proposes four attached signs and one detached sign for the proposed office development. The applicant anticipates two attached signs per building wing, one facing the freeway at the top of the building and one facing the entry court above the first floor level. A monument sign identifying the name of the complex, "California Plaza" and the complex address is proposed to be located at the Harvard Street entrance.

Planning staff agrees with this conceptual sign program. The number of signs proposed is similar to the number found on the larger office buildings in the adjacent Capital West Office Park PUD and Point West PUD. To insure compatibility with signs in PUD areas, staff recommends that the materials, construction, design, illumination and wording of all attached signs meet the requirements found in the City Sign Ordinance for attached signs on office buildings facing the freeway. Staff also recommends that the detached monument sign indicate only the office complex name and address; no building tenant names should be permitted on the monument sign.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the

following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Payment of one-third of the cost of the proposed pedestrian bridge that will connect the Swanston light rail station with the USAA site.
- B. Paying the costs of widening with asphalt Harvard Avenue from Silica Avenue north to the El Camino overpass excluding right-of-way costs and utility relocation. This widening of each of the two lanes shall be approximately three feet and will terminate with a berm of approximately four to six inches.
- C. Paying the cost of improving the signalization of the intersection of Harvard Avenue and Arden Way, if necessitated by this project.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to develop a 162,235[±] square foot office building in the C-4-R and M-2 zones, subject to conditions and based upon findings of fact which follow; and
- C. Approve the Plan Review for a 162,235[±] square foot office building, subject to conditions and based upon findings of fact which follow.

Conditions

- 1. A landscape, shading and irrigation plan shall be submitted and subject to Planning Director review and approval prior to issuance of building permits. The landscape plan shall detail the following:
 - a. minimum 25 foot landscape setback along Harvard Street as indicated on submitted site plan;
 - b. minimum 20 foot landscape setback adjacent to the freeway right-of-way as indicated on the submitted site plan;
 - c. addition of landscaping on top of the parking structure;
 - d. proposed planting material at the parking deck edge and at the edge of the visitor parking;
 - e. landscaping details at the auto court and entry court; and

- f. the location and type of existing and proposed trees and shrubs.
2. Final plans and elevations for the 162,235+ square foot office building, parking structure and entry court area shall be submitted for Planning Director review and approval prior to issuance of building permits. Revised plans shall indicate a decorative hardscape treatment including the use of brick, a decorative motif incorporated into the precast concrete panels of the building, and a screening treatment between the first and second levels of the parking structure where appropriate.
 3. The project shall meet the requirements of the City Public Works - Development and Transportation Divisions identified in this report.
 4. The applicant shall contribute payment of one-third of the cost of the pedestrian bridge that will connect the Swanston light rail station with the USAA site, not to exceed \$300,000. The applicant shall provide a letter of credit from a financial institution for the \$300,000 contribution. The applicant's contribution towards the cost of construction of the bridge shall not become available to Regional Transit (or their designated developer of the bridge) until 30 months after issuance of building permits for the 162,235+ square foot office building or at 70 percent occupancy of the subject office building, whichever occurs first. The letter of credit shall be provided to the City Attorney and Planning Director's satisfaction prior to issuance of building permits.
 5. The applicant shall prepare a Transportation Management Plan (TMP) for the 162,235+ square foot office project which achieves a 35 percent trip reduction for the review and approval of the Public Works - Transportation Division and Planning Director prior to issuance of building permits. The applicant shall receive credit for participating in the financing of the light rail pedestrian bridge as part of the TMP.
 6. The applicant shall meet the requirements of the City Housing Trust Fund Ordinance.
 7. The applicant shall prepare a sign program for the Phase I project signs prior to issuance of sign permits. Two attached signs per building wing shall be permitted for a maximum of four attached signs for the 162,235+ square foot project. One sign per building wing shall be permitted to face the freeway and be located in the "upper signage area". (For purposes of signage each wing shall be considered a separate building.) Signs not located in the "upper signage area" shall be located no higher than the second floor level of the project ("eyebrow level" of building). The materials, construction, design, illumination, and use of wording and logos of all four attached signs,

irregardless of location of the signs, shall meet the requirements found in Section 3.192-C-3 of the City Sign Ordinance (Attached Signs for Office Buildings within 660 Feet of the Freeway). Final square footage of all four signs shall be submitted for Planning Director review and approval.

Detached monument sign shall also be permitted at the Harvard Street entrance. The sign shall identify the office project name (presently "California Plaza") and address only. No building tenant names shall be permitted on the sign. Maximum height of the sign shall be eight feet (up to a maximum of 12 feet if located on top of a four foot high berm). Maximum square footage shall be 48 square feet.

8. The applicant shall pay the costs of widening with asphalt Harvard Avenue from Silica Avenue north to the El Camino overpass excluding right-of-way costs and utility relocation. This widening of each of the two lanes shall be approximately three feet and will terminate with a berm of approximately four to six inches. The costs of widening Harvard Avenue shall be paid by the applicant prior to issuance of building permits. *The applicant's obligation shall not exceed \$45,060. (staff amended)*
9. The applicant shall pay the cost of improving the signalization of the intersection of Harvard Avenue and Arden Way, if necessitated by this project. Planning staff shall make this determination and the improvement costs shall be paid prior to issuance of building permits. *The applicant's obligation shall not exceed \$15,000. (staff amended)*
10. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit and plan review.
11. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding

could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with surrounding office, industrial and commercial land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
 - a. adequate parking and landscaping will be provided; and
 - b. the applicant will adhere to a transportation management plan which will mitigate potential traffic related impacts through improved access to the Swanston light rail station.
3. The proposed project is consistent with the General Plan which designates the site for Regional Commercial/Office use.

WATT INVESTMENT PROPERTIES INC.

HELLMUTH, OBATA & KASSABAUM ARCHITECTS AND PLANNERS
1900 SOUTH BUNDY DRIVE
LOS ANGELES, CA. 90025
(213) 207-2400

CALIFORNIA PLAZA
Sacramento, CA

089-130

5-11-89

Item 15

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SITE PLAN
PARCEL MAP

MARCH 14, 1989

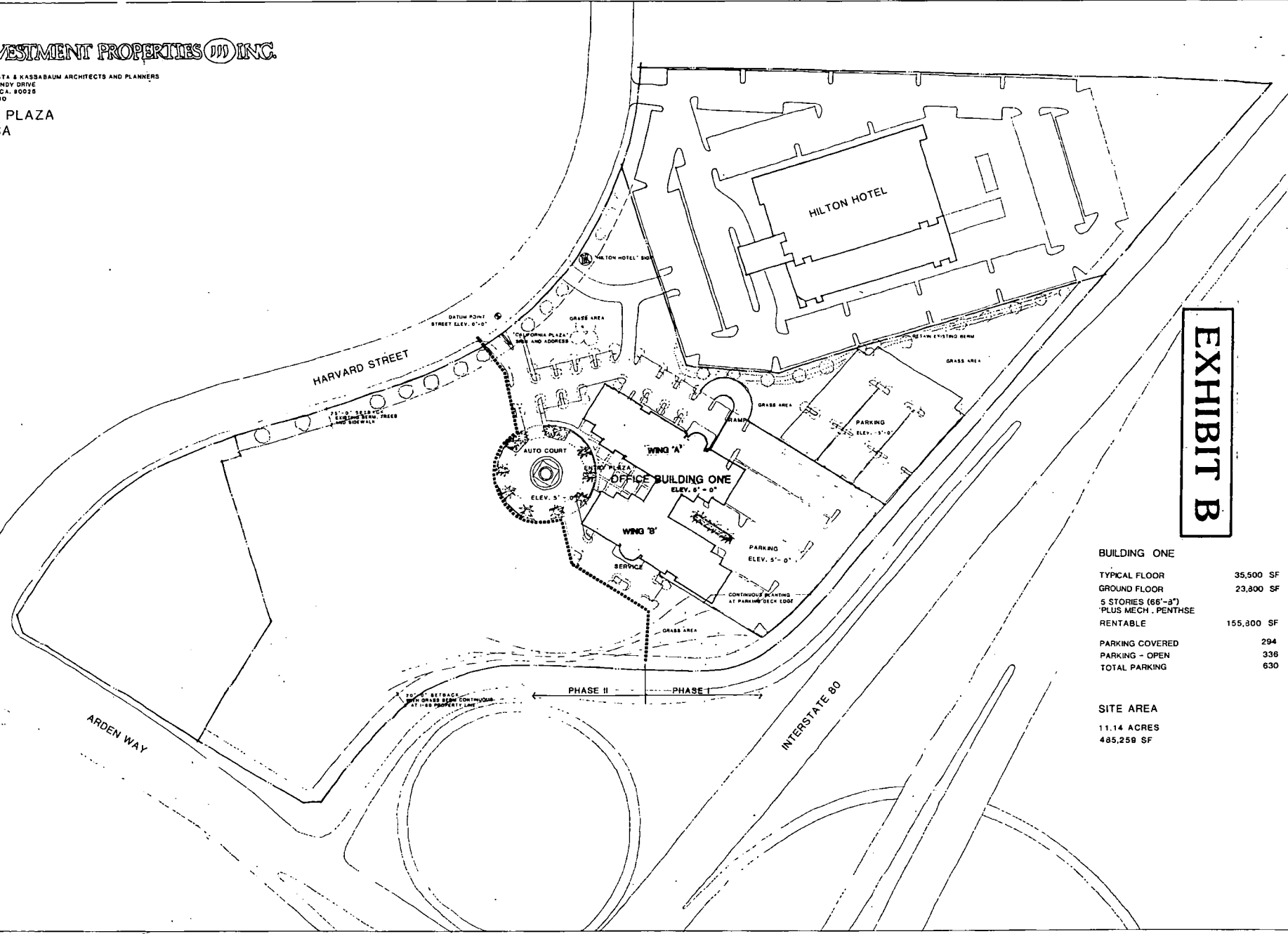
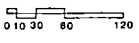


EXHIBIT B

BUILDING ONE	
TYPICAL FLOOR	35,500 SF
GROUND FLOOR	23,800 SF
5 STORIES (66'-3") PLUS MECH. PENTHOUSE	
RENTABLE	155,800 SF
PARKING COVERED	294
PARKING - OPEN	336
TOTAL PARKING	630

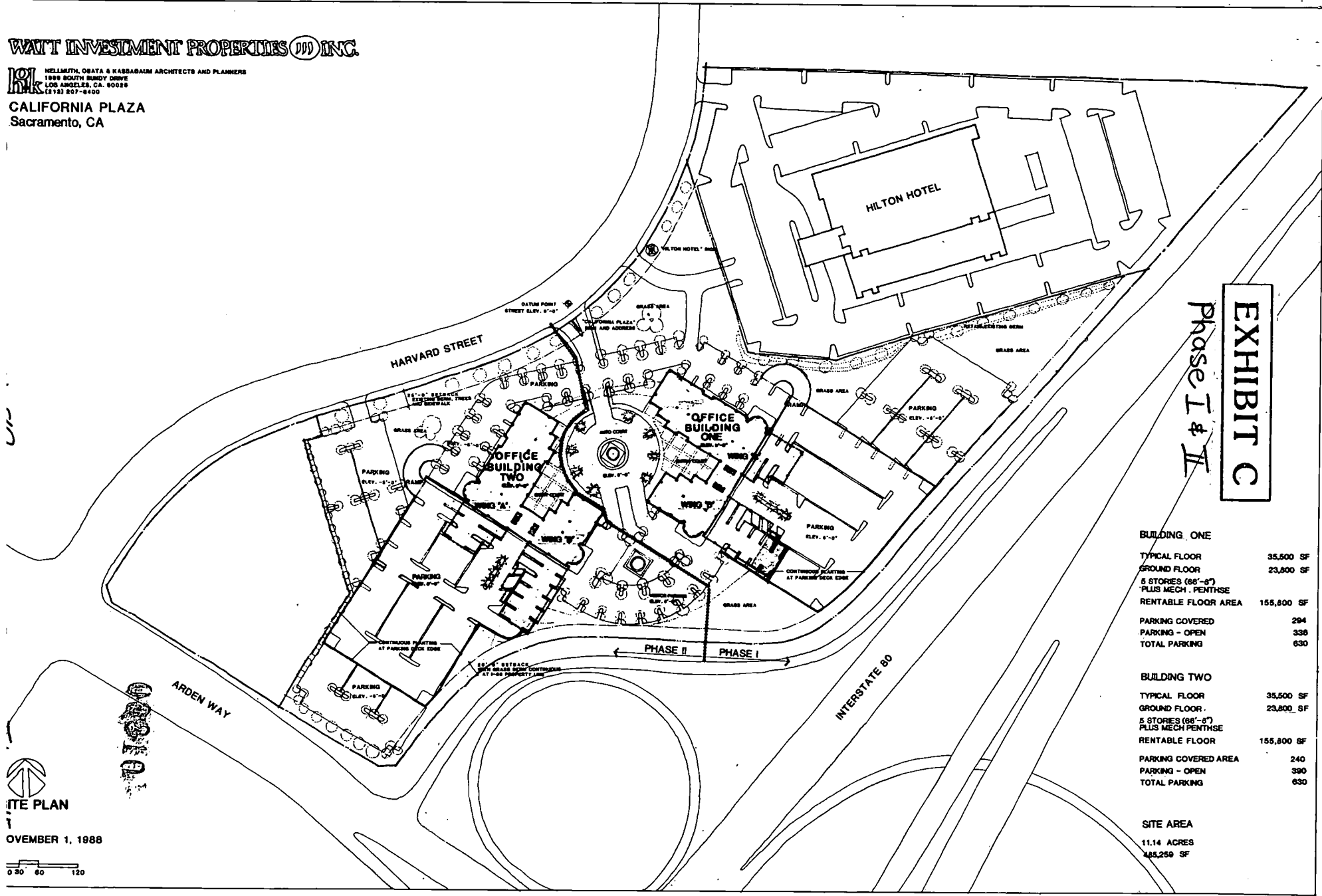
SITE AREA
11.14 ACRES
485,258 SF

WATT INVESTMENT PROPERTIES INC.

RLK HELLMUTH, OBATA & KASSABAM ARCHITECTS AND PLANNERS
 1808 SOUTH BENDY DRIVE
 LOS ANGELES, CA. 90028
 (213) 807-8400

CALIFORNIA PLAZA
 Sacramento, CA

EXHIBIT C
 Phase I & II



BUILDING ONE	
TYPICAL FLOOR	35,500 SF
GROUND FLOOR	23,800 SF
5 STORES (88'-8") PLUS MECH. PENTHOUSE	
RENTABLE FLOOR AREA	155,800 SF
PARKING COVERED	294
PARKING - OPEN	338
TOTAL PARKING	630
BUILDING TWO	
TYPICAL FLOOR	35,500 SF
GROUND FLOOR	23,800 SF
5 STORES (88'-8") PLUS MECH PENTHOUSE	
RENTABLE FLOOR AREA	155,800 SF
PARKING COVERED AREA	240
PARKING - OPEN	390
TOTAL PARKING	630
SITE AREA	
11.14 ACRES	
485,259 SF	

SITE PLAN

NOVEMBER 1, 1988

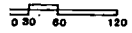
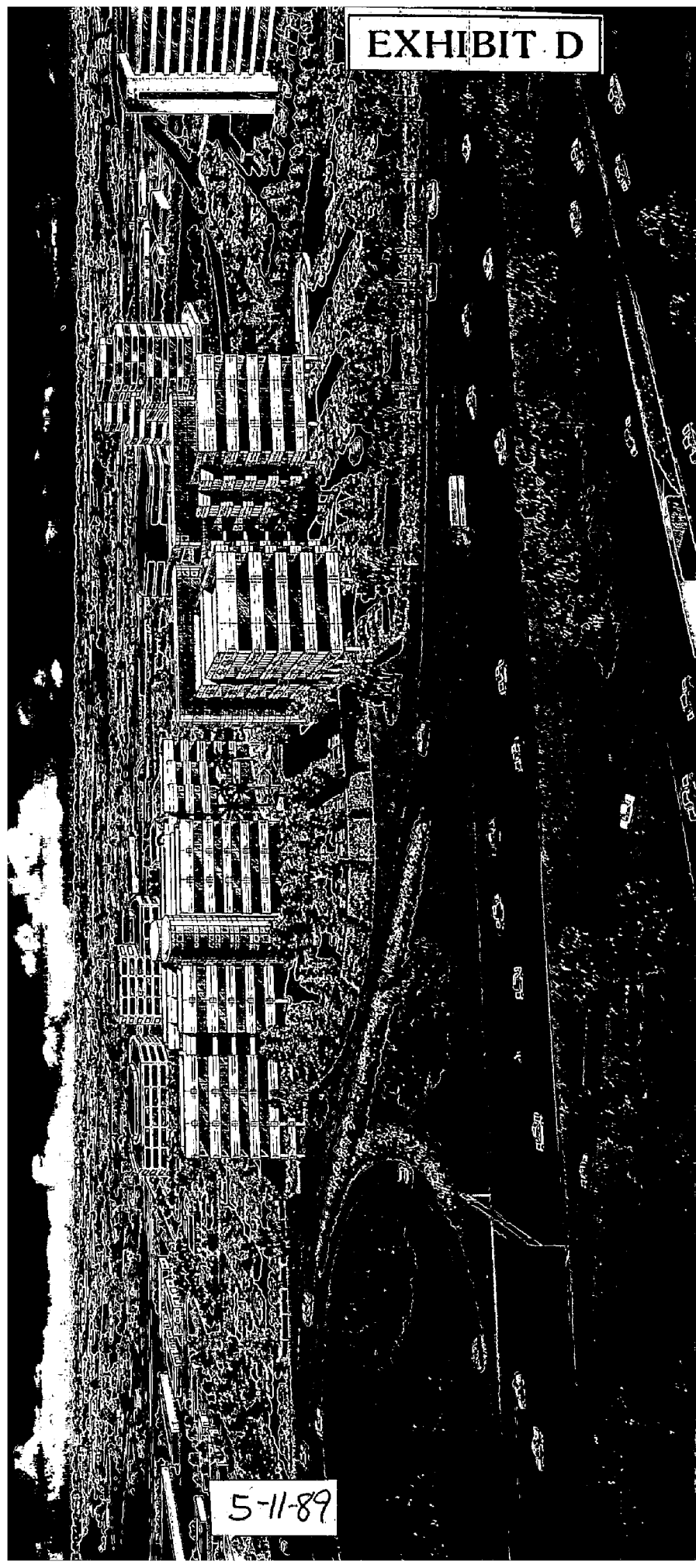


EXHIBIT D



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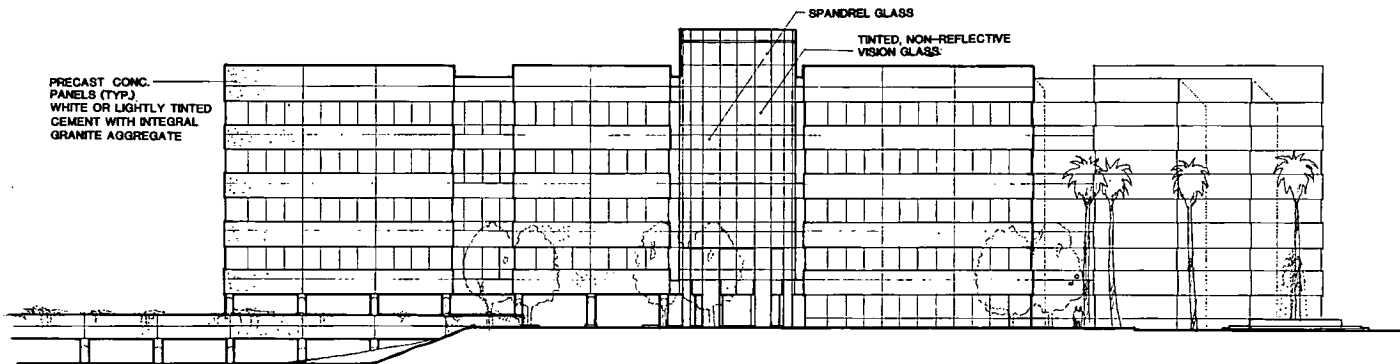
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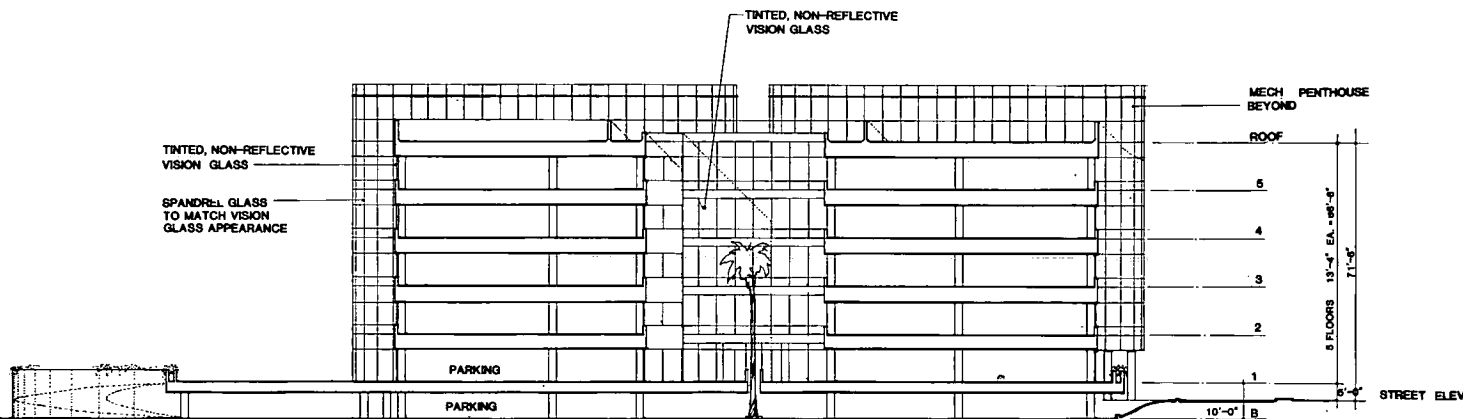
WATT INVESTMENT PROPERTIES INC.

HELLMUTH, OBATA & KASSABAUM ARCHITECTS AND PLANNERS
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CALIFORNIA PLAZA
Sacramento, CA



SOUTH EAST ELEVATION



SECTION

EXHIBIT E

P89-130

5-11-89

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NOVEMBER 1, 1988



WALT INVESTMENT PROPERTIES INC.

HELLMUTH, OBATA & KASSABAHM ARCHITECTS AND PLANNERS
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CALIFORNIA PLAZA
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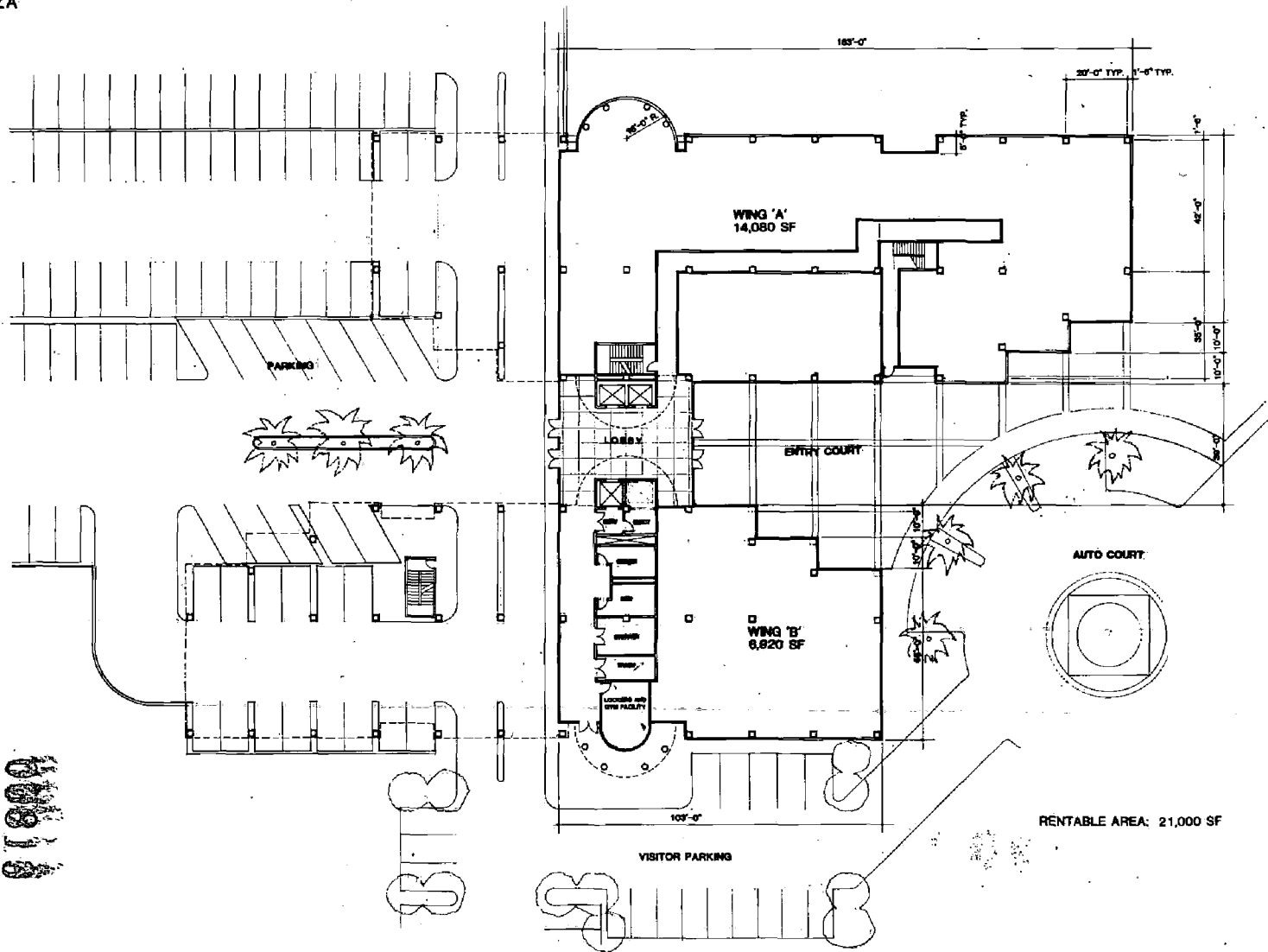
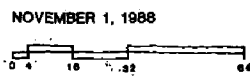


EXHIBIT F

OFFICE BUILDING
FIRST FLOOR PLAN



WATT INVESTMENT PROPERTIES  INC.

 HELLAMUTH, OBATA & KASSABAUM ARCHITECTS AND PLANNERS
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(213) 207-8400

CALIFORNIA PLAZA
Sacramento, CA

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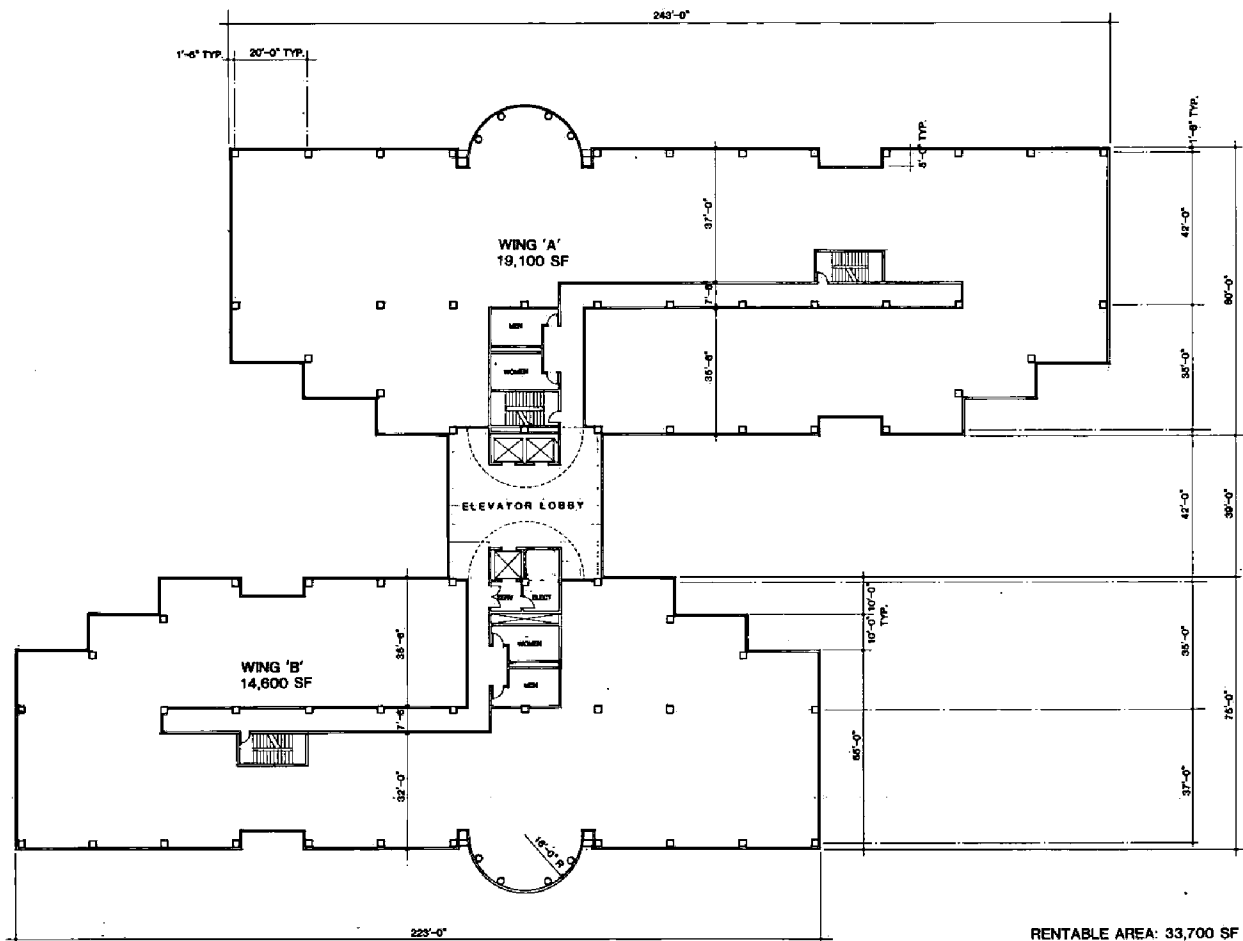
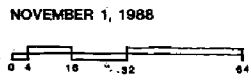


EXHIBIT G

OFFICE BUILDING
TYPICAL FLOOR PLAN

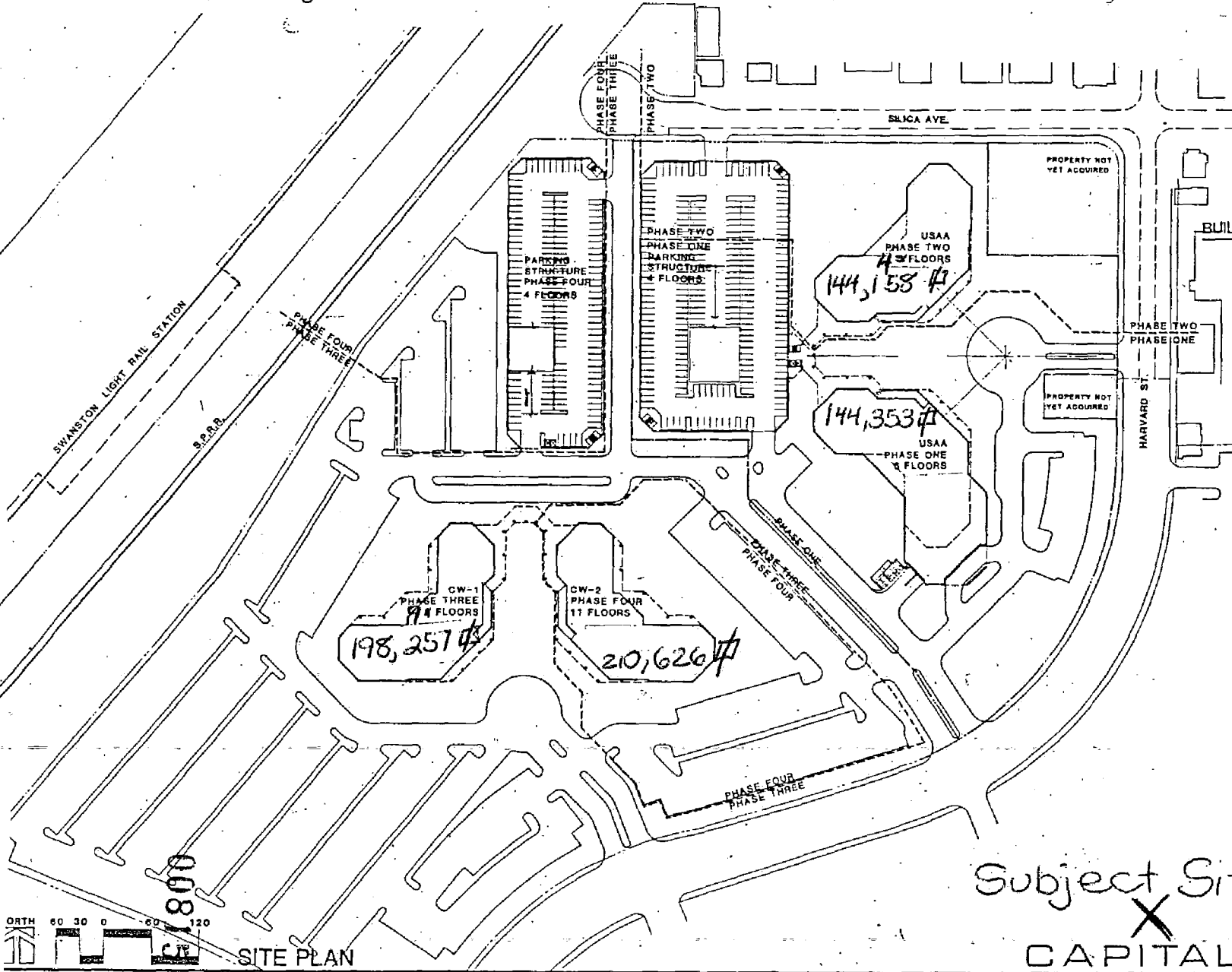


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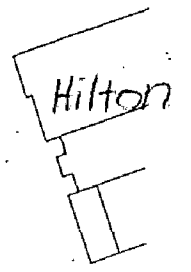
FILE NO: 8-20
DATE: 3/22/81
SHEET NO: 1



BUILDING and PARKING COMPILATION

PHASE	# FLRS.	SO. FTQGE.	PARKING
USAA PHASE ONE (Phase one)	8	G 144,353 N 122,700	491 REQ
USAA PHASE TWO (Phase two)	5	G 111,527 N 94,787	378 REQ
PHASE ONE, AND PHASE TWO TOTALS			870 REQ 832 PRO
CW-1 (Phase three)	9	G 198,257 N 172,000	693 REQ
CW-2 (Phase four)	11	G 243,257 N 210,000	848 REQ
PHASE THREE, AND PHASE FOUR TOTALS			1539 REQ 1544 PRO
RESTAURANT			80 REQ 80 PRO
SITE TOTALS (RESTAURANT NOT INCLUDED)		G 897,394 N 592,785	2371 REQ 2378 PRO

EXHIBIT H



Subject Site

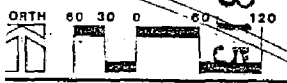
CAPITAL WEST

UNITED SERVICES AUTOMOBILE ASSOCIATION



**Hallenbeck
Chamorro &
Associates**

ARCHITECTS AND PLANNERS
2415 MARINER SQUARE
ALAMEDA, CALIFORNIA 94501
(415) 575-8121



SITE PLAN

HARVARD ST. AND ARDEN WAY, SACRAMENTO, CALIF.

RESTAURANT PAD

REVISED SCHEMATIC SITE PLAN (4-9-87, P87-109)