

CITY PLANNING COMMISSION

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

APPLICANT	Ferrar Williams Architects, 1418 20th Street, Sac, CA 95814				
OWNER	Harold Nielsen, 320 North 10th Street, Sacramento, CA 95813				
PLANS BY	Applicant				
FILING DATE	10/31/86	ENVIR. DET.	Neg. Dec 11-24-86	REPORT BY	JP/vf
ASSESSOR'S-PCL. NO.	274-320-38				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to develop a 23,000+ square foot research/development facility
 - C. Variance to reduce the required 50 foot building setback to 36+ feet

LOCATION: West side Venture Oaks Drive, approximately 600+ feet north of Gateway Oaks Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 23,000+ square foot building for research and development uses in the Gateway Center PUD

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Natomas Community Plan Designation:	Business Park
Existing Zoning of Site:	MRD-PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Bldg. Setbacks:	Required	Provided
North: Vacant; MRD-PUD	Front:	50 ft	36 ft
South: Vacant; MRD-PUD	Side (int):	15 ft	38 ft
East: Office under construction; OB-PUD			
West: Vacant; MRD-PUD	Rear:	15 ft	75 ft

Parking Required:	97 spaces
Parking Ratio:	1 space per 300 square feet
Parking Provided:	77 spaces
Property Dimensions:	Irregular
Property Area:	1.6+ acres
Square Footage of Building:	23,045 square feet
Height of Building:	22 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick and Glass
Exterior Building Colors:	Earth Tones

BACKGROUND INFORMATION: The subject site is a 1.6 acre parcel in the acre MRD portion of the Gateway Center PUD. On April 8, 1986, the City Council approved a tentative map to divide the 27+ acres into 14 parcels (P86-060). On July 11, 1985, the Planning Commission approved the first MRD use in this area; the 60,000+ square foot KOVR television broadcasting facility (P85-257). This application is the second request for MRD development in the PUD.

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

A. Land Use and Zoning

The subject site is a 1.6 acre vacant lot located in the Manufacturing Research and Development (MRD) zone and the Gateway Center PUD. Surrounding lands to the north, south and west are vacant and zoned MRD-PUD. An office building is under construction in the OB-PUD zone to the east. The 1986 South Natomas Community Plan designates the site as an office park and the Gateway Center PUD Schematic Plan designates the site for Manufacturing, Research and Development uses.

The applicant proposes to construct a 23,045+ square foot building on the site for the use of Dewante and Stowell; an engineering research and development firm. The facility is proposed to have large open areas in which research, development, testing and engineering will be conducted. Approximately 12,000 square feet (52%) will be used for research and development, and 7,000 square feet (31%) for offices. The remaining 4,000 square feet (17%) is for the future expansion of the company. The proposed engineering facility is consistent with the community and schematic plan designations for the site and the land use requirements of the City's MRD Ordinance.

The Gateway Center PUD Guidelines indicate that the overall gross square footage in the MRD zone in Gateway Center shall not exceed 500,000 square feet. A square footage breakdown is as follows:

500,000 square feet	maximum allowed
- <u>60,000 square feet</u>	KOVR (P85-257)
440,000 square feet	
- <u>23,000 square feet</u>	applicant's proposal (P86-430)
417,000 square feet	square footage remaining in MRD zone in Gateway Center PUD

B. Site Plan Design

The applicant has designed the site so that all of the on-site parking is to the rear of the building with a 36+ to 43+ foot wide bermed landscaped setback in front of the proposed building along Venture Oaks Way. The City's MRD Ordinance requires a minimum 35 foot setback for buildings adjacent to public streets with right-of-ways of less than 100 feet; such as Venture Oaks Way; however, the PUD Guidelines indicate that the landscape setback on Venture Oaks Way is 25 feet and the building setback is 50 feet. The applicant is requesting a variance to the PUD Guidelines to reduce the building setback to 36 feet, similar to the MRD Ordinance requirement. Staff finds that the applicant's proposal allows for better parking and landscape design, add variety to the streetscape and should not be detrimental to adjacent properties as the proposed building is only one story in height. Staff has no objection to the variance request.

The site plan indicates a serpentine wall in a portion of the front landscape setback on which the company's name shall be indicated. Staff finds this proposed design element acceptable with the conditions that the wall be integrated into the berming subject to staff review and that the proposed sign meet all requirements of the PUD Guidelines.

The site plan also indicates bicycle parking, secured parking for company vehicles and a trash enclosure facility. These areas shall be enclosed and screened in accordance with the Gateway Center PUD Guidelines. Staff also recommends that the secured vehicle area be screened by a six foot high solid masonry wall compatible in design and materials to the main structure.

C. Parking and Circulation

Seventy seven (77) parking spaces are required for the proposed MRD use. The site plan indicates 97 spaces. This number of vehicle spaces should be sufficient for the proposed MRD use.

The applicant has indicated that 85 employees will work at the proposed facility. The City's Trip Reduction Ordinance requires that, for minor development projects (50-199 full time employees), the applicant/owner provide information to employees describing the various transportation options available to employees. The proposed project is subject to this requirement.

D. Building Design

The applicant proposes to construct a one story structure with a stepped back building frontage. Several of the structure's corners are rounded instead of square, adding variety to the building exterior. Proposed materials are brick veneer and glass. Staff finds that the proposed building will be compatible with future buildings in the MRD area.

The Gateway Center PUD Guidelines require that all projects proposed for the MRD area are subject to the review and approval of the City's Design Review/Preservation Board. The applicant's proposal is subject to this requirement.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

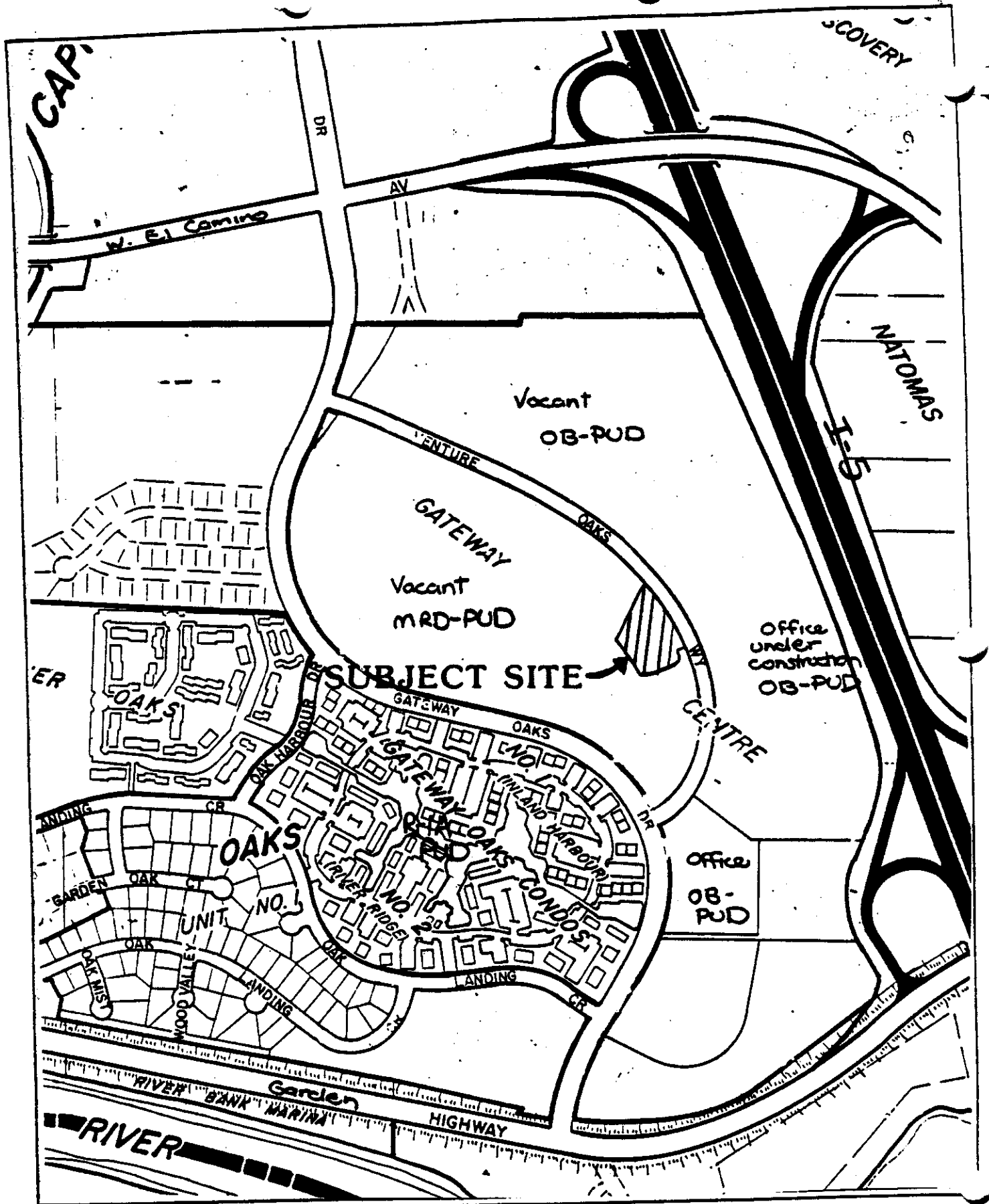
- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to Conditions and based upon Findings of Fact which follow; and
- C. Approval of the variance based upon Findings of Fact which follow.

Conditions

1. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits. Undulating berms in the front landscaped setback area shall be four feet. The landscape plans shall follow the approved PUD plant list.
2. The location and design of the proposed serpentine wall and any signage proposed for the wall shall be subject to Planning Director review and approval prior to issuance of building permits.
3. Outdoor secured vehicle storage area shall be completely enclosed with a six foot high solid masonry wall compatible in design and materials to the main structure. The plans for the storage area shall be subject to Planning Director review and approval prior to issuance of building permits.
4. The applicant/owner shall be subject to the requirements of the City's Trip Reduction Ordinance for minor development projects.
5. The project is subject to the review and approval of the City's Design Review/Preservation Board.
6. The project shall comply to all provisions of the Gateway Center PUD Guidelines and the Gateway Center PUD Development Agreement.
7. Prior to approval of final inspection of the structure by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the one story research and development facility will provide an additional 10 feet of landscaping along the street frontage with all required parking provided to the sides and rear of the proposed structure.
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 the project provides adequate on-site parking, landscape and building setbacks and will meet other PUD requirements.
3. The variance request does not constitute a use variance in that research and development companies are allowed in the MRD zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for office park use by the 1986 South Natomas Community Plan and the proposed research and development use conforms with the plan designation.



VICINITY - LAND USE - ZONING

8/87

Consultants / Signatures

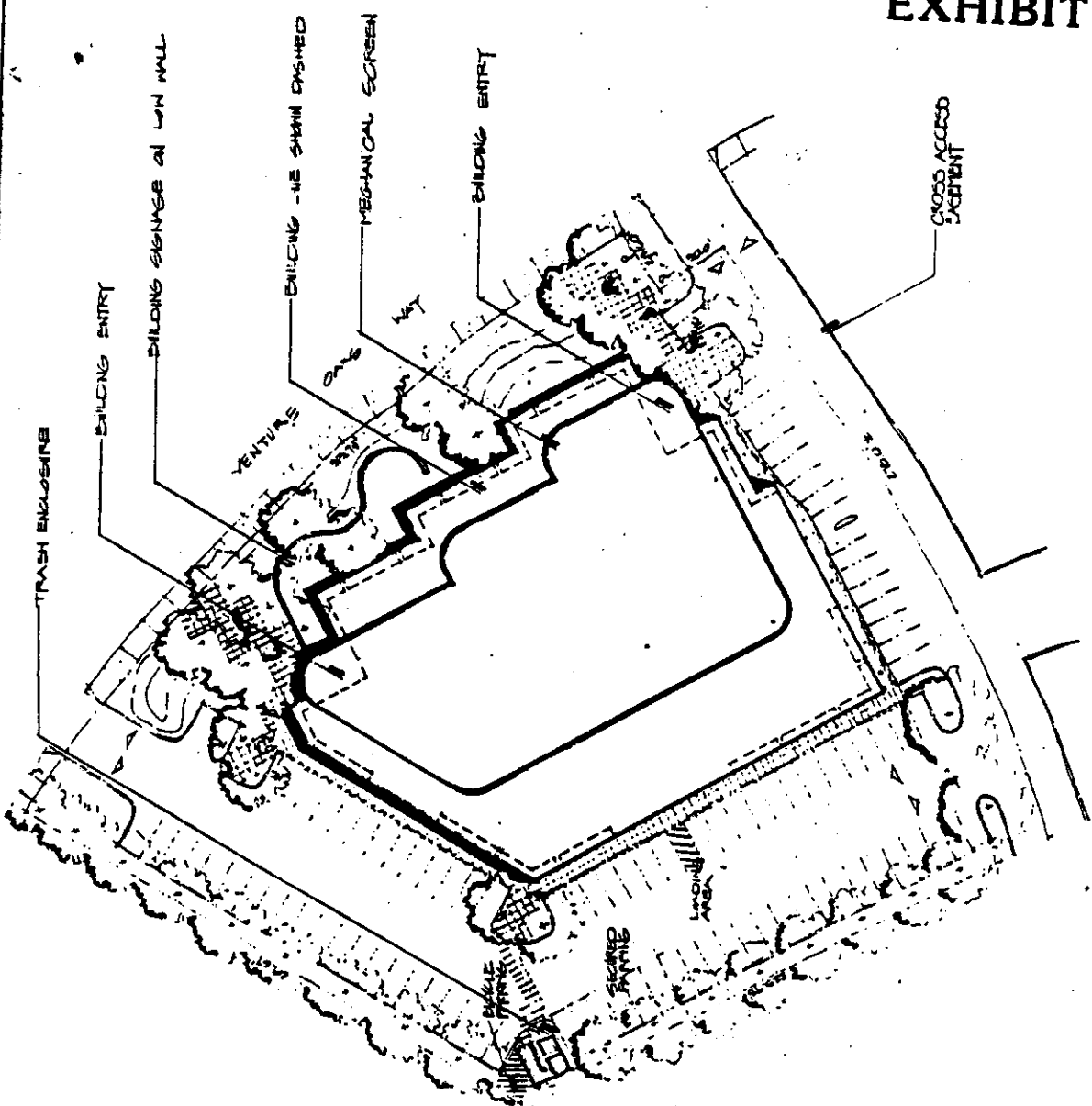
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FORRAN WILLIAMS ARCHITECT
 1111 BROADWAY, 11TH FLOOR
 NEW YORK, N.Y. 10018
 TELEPHONE: (212) 675-1234

Job No. 88-111
 Scale: 1/8" = 1'-0"
 Plat. North
 Sheet Title
ILLUSTRATIVE SITE PLAN
ROOT PLAN

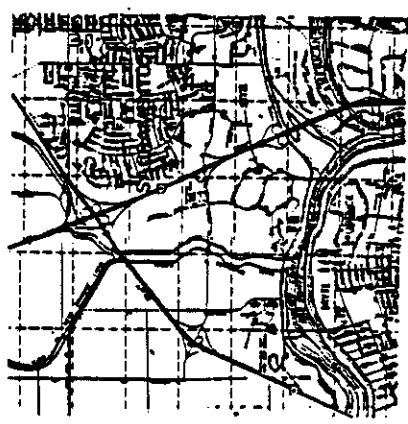
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EXHIBIT A



SITE RESUME
 21-0112 AREA 88,015 SF (APPROX. GROSS)

TRAILING FROM MODEL 97, GROSS
 VOLUME WITH CONTIGUOUS &
 2' INCLUDED



1-8-87

Consultants / Signatures

Issues O Revisions Δ

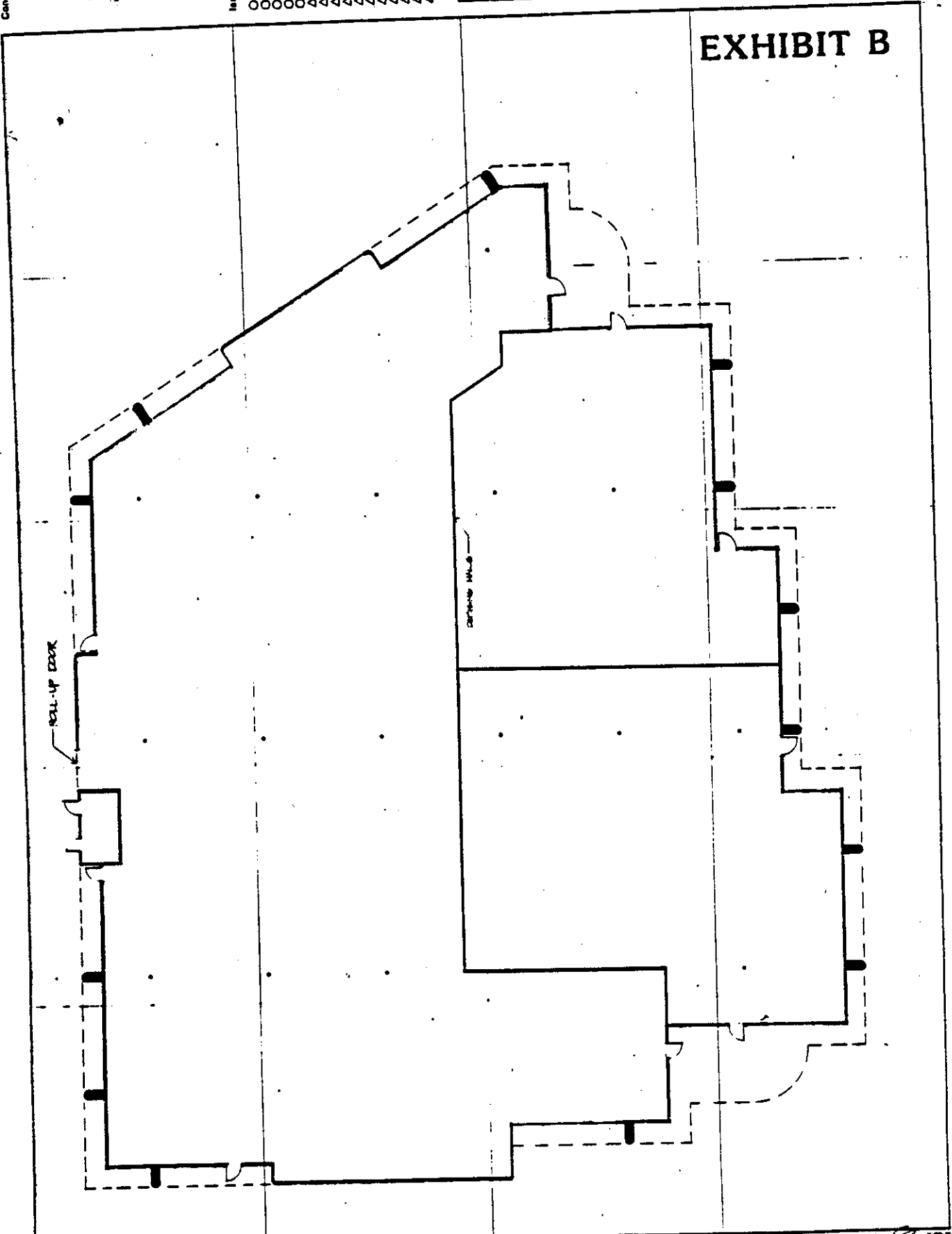
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FIRST FLOOR
PLAN

Sheet No. 2



Consultants / Signatures

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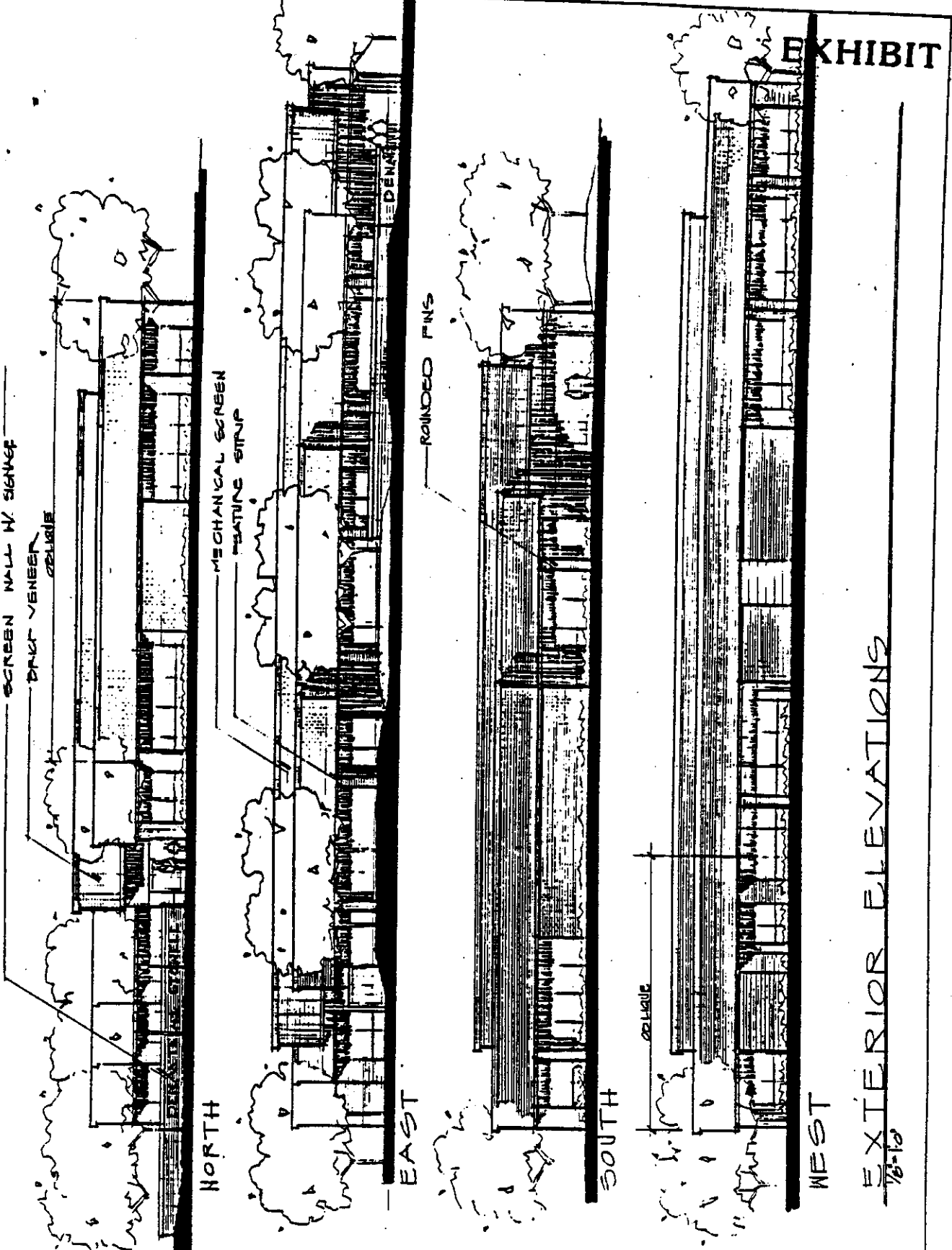
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**SCHEMATIC
EXTERIOR
ELEVATIONS**

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EXTERIOR ELEVATIONS
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EXHIBIT C

1-8-89

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