

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 -SACRAMENTO, CALIFORNIA 95814

APPLICANT	Vitiello-Niyya, Inc., 1931 'H' Street, Sacramento, CA 95814		
OWNER	Port Sacramento Land Co., 3900 Industrial Blvd., West Sacto., CA 95691		
PLANS BY	Vitiello-Niyya, Inc., 1931 'H' Street, Sacramento, CA 95814		
FILING DATE	6/10/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	7/1/83	EIR	ASSESSOR'S PCL. NO. 032-051-08

- APPLICATION:
1. Environmental Determination
 2. Special Permit to construct an office building in the OB-PUD zone
 3. Special Permit to reduce required parking by five spaces by implementation of trip reduction measures

LOCATION: East of Greenhaven Drive, south of Corporate Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a two-story 64,615±square foot office building in the Greenhaven Executive Park.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
 1976 Pocket Community Plan Designation: Commercial and Offices
 1983 Greenhaven Executive Park PUD Designation: Business and Professional Offices
 Existing Zoning of Site: OB-PUD
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; C-2-PUD
 South: Vacant; C-2-PUD
 East: Vacant; C-2-PUD
 West: Vacant; OB-PUD

Parking Required: 259 spaces
 Parking Provided: 254 spaces
 Parking Ratio Required: 1:250
 Parking Ratio Provided: 1:254
 Property Dimensions: Flag-shaped
 Property Area: 3.47± ac.
 Square Footage of Building: 64,615±
 Building Height: 40 ft.; two-story
 Topography: Flat
 Street Improvements/Utilities: To be provided
 Exterior Building Colors: Red brick veneer; bronze glass
 Exterior Building Materials: Red brick veneer; bronze glass

BACKGROUND INFORMATION: The subject site is located within the Greenhaven Executive Park PUD. This PUD consists of a mixture of office, commercial, motel and restaurant uses on 62± acres. The subject project is the second office building proposed in the PUD. A two-story, 60,000± office building has recently been completed on a site adjoining Greenhaven Drive, west of the subject site.

000377

STAFF EVALUATION: Staff has the following comments concerning this application:

1. In general, the proposed office building and site plan are consistent with the Greenhaven Executive Park PUD Guidelines and schematic plan, which shows a two-story, 64,000 square foot office building for the subject site. The applicant is proposing a two-story, 64,615± square foot office building.
2. Corporate Way and Park City Drive are not yet constructed to provide access to the subject site. Staff notes that these streets must be constructed prior to issuance of building permits for the office building.
3. The site plan indicates that a portion of the backout maneuvering space and access for parking spaces near the west property line will be located on the adjacent property. Staff has no objection to this design, but notes that reciprocal access, drainage and other easements may be required.
4. The site plan indicates a free-standing bicycle enclosure structure on the north-east corner of the property designed to accommodate 14 bicycles. The new ordinance related to bicycle parking facilities for offices, specifies a ratio of one bicycle rack per every 15 required parking spaces. The applicant will need to provide a total of 17 bicycle locker facilities ($259 \div 15 = 17$) of which nine must be Class I facilities. If the applicant proposes to utilize the free-standing structure for Class I lockers, the entire facility must be covered and fully enclosed with a lockable entry gate. Each stationary rack must be designed to secure the frame and both wheels of a bicycle.

Staff recommends that the bicycle enclosure and the trash enclosure be constructed out of materials compatible with the office building and screened with landscaping.

5. The proposed development is deficient of five parking spaces (259 spaces required, 254 provided). The applicant requests to utilize the parking reduction ordinance selecting the following in-lieu measures: a) provide men and women shower facilities 20 lockers (credit three spaces), b) construct and maintain a transit passenger shelter (credit four spaces). Prior to issuance of building permits, the applicant must provide a written agreement with Regional Transit regarding development of the transit passenger shelter to the Planning staff for approval. In addition, the applicant must submit floor plans indicating men and women shower facilities and 20 lockers to staff for review.

The proposed development is also subject to the City's Trip Reduction Ordinance which requires all major projects to develop a transportation management plan specifying trip reduction measures that would achieve a 15 percent vehicle trip reduction goal. The applicant will receive a five percent credit for utilizing two of the parking reduction measures, but must still achieve an additional 10 percent trip reduction level. The measures remaining to achieve the additional 10 percent trip reduction include items such as:

- Preferential carpool/vanpool parking
- Vanpool or buspool subsidy program
- Transit pass subsidy
- Provision for off-street bicycle paths
- Establishment of a transportation coordinator
- Flexible work hours
- Parking fees
- Transit operating subsidy

000379

Prior to issuance of the Occupancy Permit, the applicant must submit a transportation management plan to City Planning staff for review and approval of a program utilizing a combination of measures listed above designed to achieve a total trip reduction of 15 percent.

6. No signage plans were submitted in conjunction with this application. Staff requests that a detailed signage program for the entire site be submitted for staff review and approval prior to issuance of any sign permits for the structure.

STAFF RECOMMENDATION: The staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to construct the office building, subject to conditions and based on Findings of Fact which follow;
3. Approval of the Special Permit to reduce the required parking by five spaces, subject to conditions and based on Findings of Fact which follow.

Conditions

- a. Building permits for the project shall not be issued until street improvements are constructed to the site;
- b. Reciprocal access, drainage and other necessary easements shall be obtained to allow development of the private drive on the adjacent properties;
- c. The applicant shall revise the bicycle parking structure to accommodate a minimum of 17 bicycle parking facilities and meet all the design specifications of a Class I facility;
- d. The bicycle parking structure and trash enclosure shall be constructed of material which is compatible with the office building and shall include landscape screening;
- e. The applicant shall submit detailed landscape, irrigation and shading plans for the review and approval of staff, prior to issuance of building permits;
- f. The applicant shall provide the following measures to reduce the minimum parking requirement by five spaces:
 - 1) install men and women shower rooms and a minimum of 20 lockers. The final building plans shall incorporate the shower/locker facilities;
 - 2) provide written agreement with the Sacramento Regional Transit District regarding developer responsibility of passenger transit shelter construction and maintenance to staff for approval, prior to issuance of building permit.
- g. The applicant shall submit a transportation management plan which complies with the City's Trip Reduction Ordinance to the Planning Director for review and approval, prior to issuance of occupancy permits;
- h. The applicant shall submit a signage program for the office building site for staff review and approval, prior to the issuance of any sign permit;

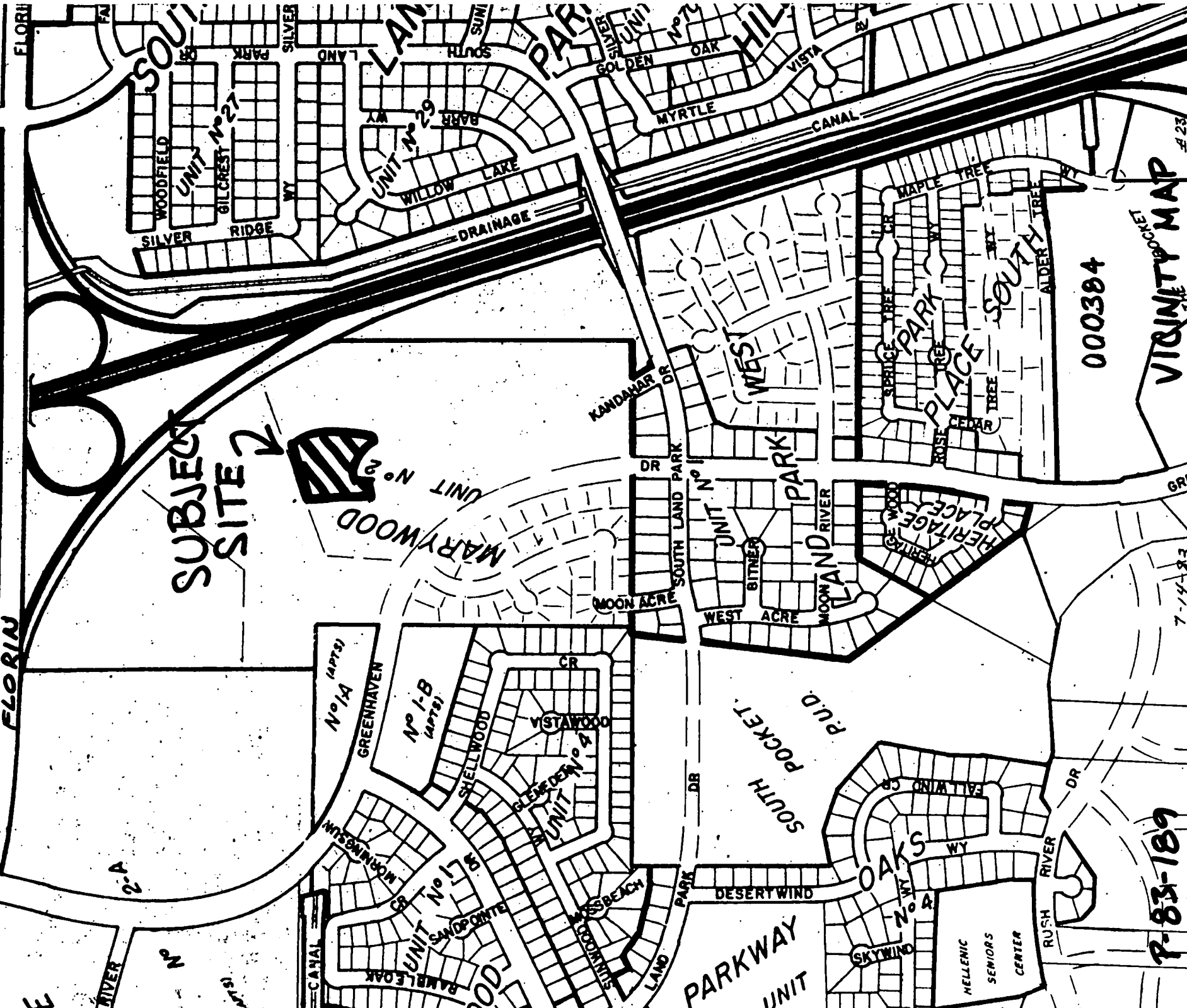
- i. Prior to issuance of occupancy permits, the Planning Director shall inspect the project for compliance with all conditions of the Special Permit.

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that it provides for adequate on-site parking and landscaping;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that it complies with setback, lot coverage and other Planned Unit development requirements;
- c. The special permit is consistent with both the General Plan and the Pocket Community Plan which designate the site for office uses.

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SEE MAP NO. 7-14-93



SUBJECT SITE 2



MARYWOOD UNIT No. 2

000384

VICINITY MAP

P-83-189

7-14-93

FLORIN

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RIVER

WOODFIELD UNIT No. 27

GILCREST No. 27

SILVER

LAND

WILLOW LAKE

SOUTH

SUN

PARKWAY

GOLDEN

OAK

MYRTLE

VISTA

CANAL

MAPLE TREE

SPRICE TREE CR

PARKWAY

ROSE TREE

PLACE

SOUTH

ALDER TREE

LENCOCK

GRE

GREENHAVEN No. 1-A (apts)

No. 1-B (apts)

SHELLWOOD CR

YSTAVOOD CR

GLENDEN No. 4

UNIT No. 1

WEST ACRE

MOON ACRE

SOUTH LAND PARK DR

BITNER

UNIT No. 1

HERITAGE PLACE

HERITAGE WOOD

E

2-A

W

UNIT No. 1

CANAL

NORMANSUN

UNIT No. 1

SANDPOINTE

UNIT No. 1

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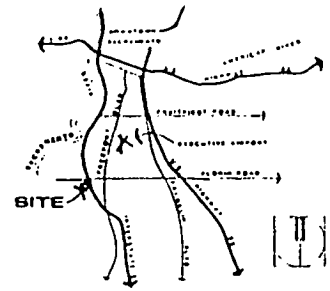
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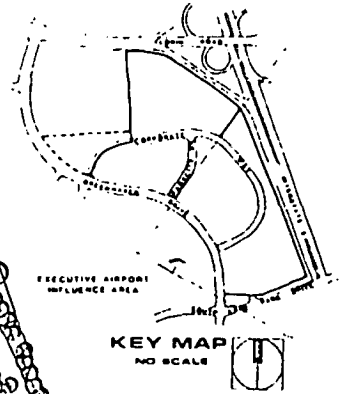
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LAKE CREST VILLAGE
SHOPPING CENTER

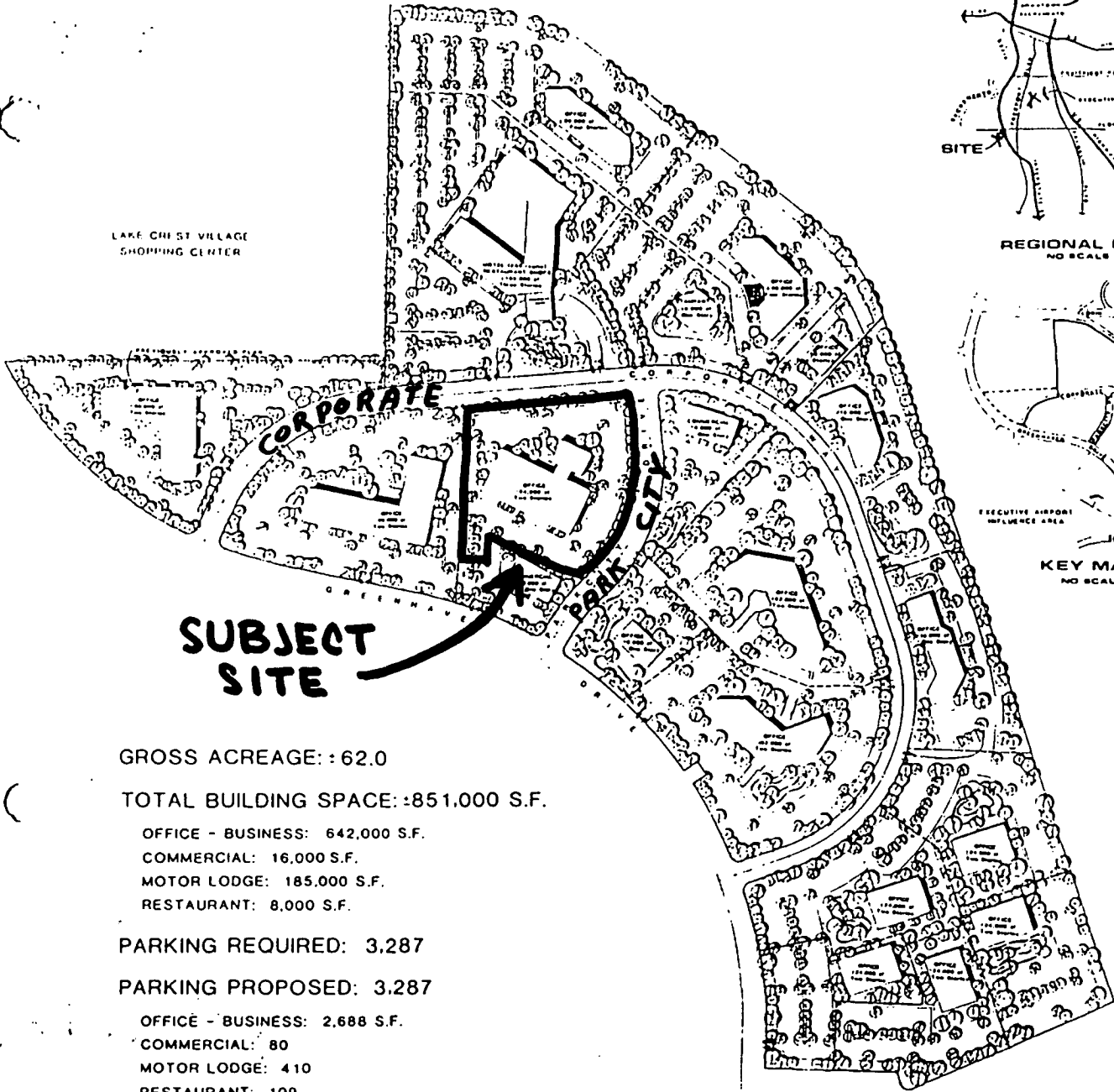


REGIONAL MAP
NO SCALE



EXECUTIVE AIRPORT
INFLUENCE AREA

KEY MAP
NO SCALE



**SUBJECT
SITE**

GROSS ACREAGE: : 62.0

TOTAL BUILDING SPACE: : 851,000 S.F.

- OFFICE - BUSINESS: 642,000 S.F.
- COMMERCIAL: 16,000 S.F.
- MOTOR LODGE: 185,000 S.F.
- RESTAURANT: 8,000 S.F.

PARKING REQUIRED: 3,287

PARKING PROPOSED: 3,287

- OFFICE - BUSINESS: 2,688 S.F.
- COMMERCIAL: 80
- MOTOR LODGE: 410
- RESTAURANT: 109

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GREENHAVEN EXECUTIVE PARK SCHEMATIC MASTER PLAN

PSLC DEVELOPMENT COMPANY



VITIELLO · NIIYA, INC. · ARCHITECTS · PLANNERS

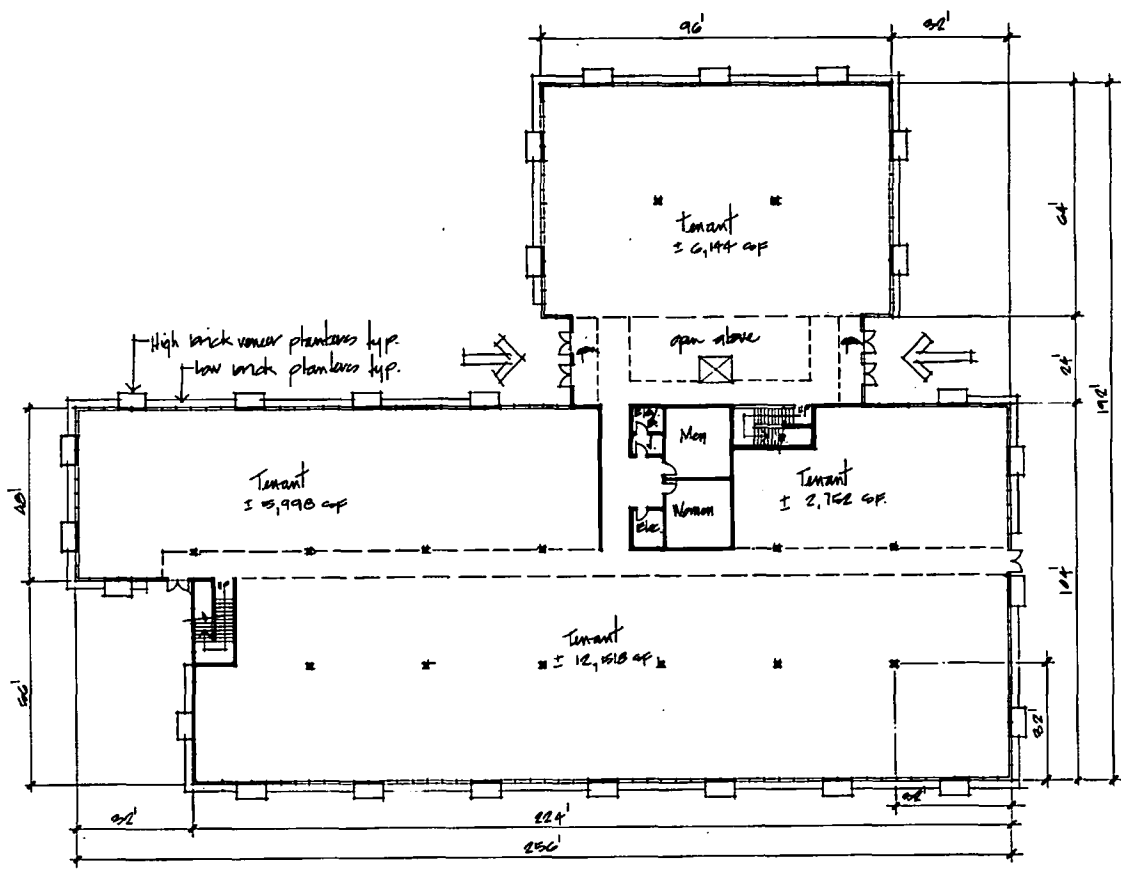


THE SPINK CORPORATION · ENGINEERS



P 83-189

7-14-83



330387

FIRST FLOOR

GROSS : ± 22,976 sq. ft.
 LEASABLE : ± 21,412 sq. ft.

TOTAL GROSS : ± 64,615 sq. ft.
 TOTAL LEASABLE : ± 54,941 sq. ft.

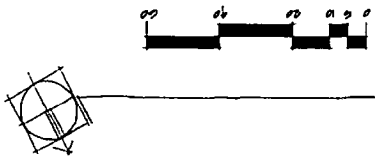


floor plan

No. 23

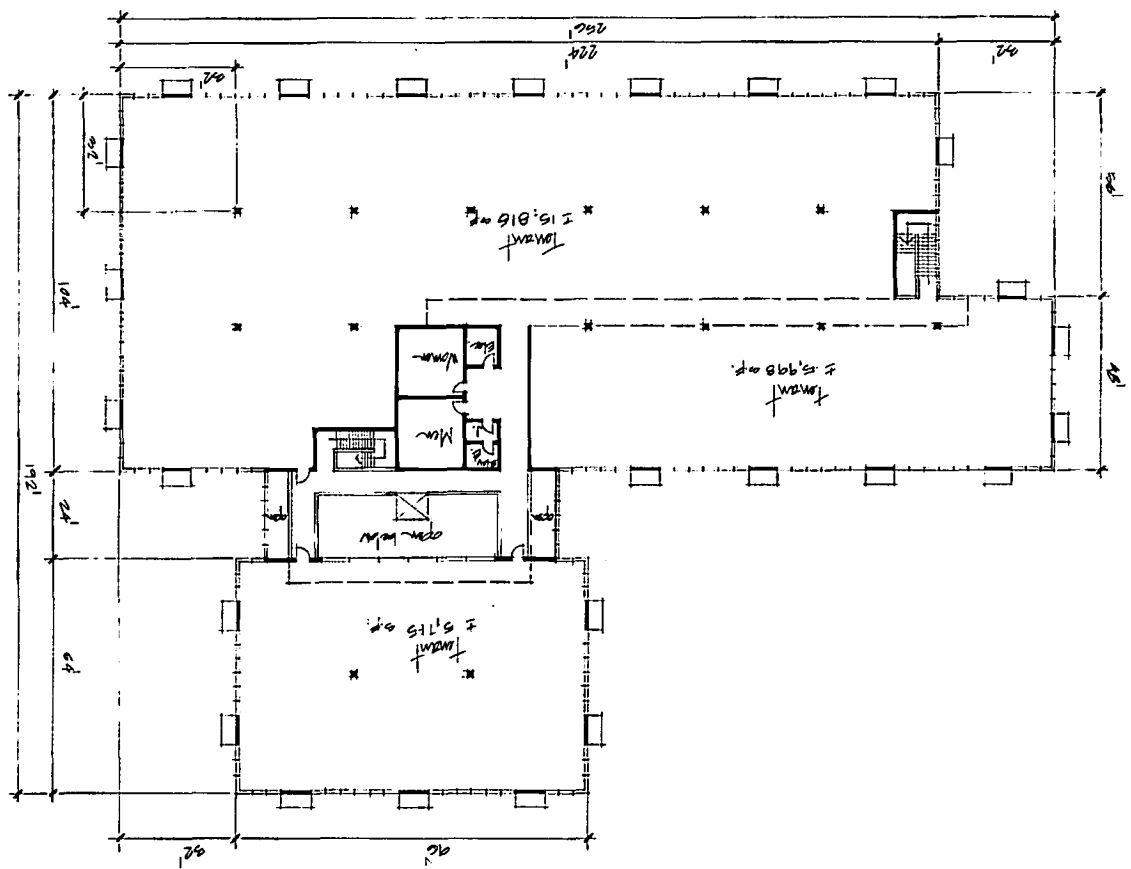


Vitellio
 Naya · Inc.
 Architects



CRACKS: ± 21,639 sq. ft.
WORKABLE: ± 27,529 sq. ft.
TOTAL CRACKS: ± 4,815 sq. ft.
TOTAL WORKABLE: ± 34,941 sq. ft.

SECOND FLOOR



000388

floor plan



000389

elevations

