

MEMBERS IN SESSION:

Subject: Gateway Center Planned Unit Development - Special Permit for Office Development (P94-133)

The attached staff report and mitigation measure for the proposed office development has been amended to include additional language which specifically states that the owner will be subject to the Habitat Conservation Plan and associated fees provided that the "Plan includes the Owner's property". This amendment has been agreed to by City Planning staff, the City Attorney's Office and applicant/owner.

BW/bw:P94-133

Item 7
April 27, 1995

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # ~~4~~
~~April 13, 1995~~
PAGE 1

P94-133 - GATEWAY CENTER PLANNED UNIT DEVELOPMENT

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Special Permit to construct a 48,400 square foot two story office building on 4.36± vacant acres in the Office Building (OB{PUD}) zone.

LOCATION: Southern Intersection of Gateway Oaks Drive and Venture Oaks Drive
274-0320-037
South Natomas Community Plan
Natomas School District
Council District 1

APPLICANT:	Spieker-French-Davenport, Peter C. Thompson, 922-5600 2150 River Plaza Drive #160 Sacto. CA 95833
OWNER:	Spieker-French-Davenport, Peter C. Thompson, 922-5600 2150 River Plaza Drive #160 Sacto. CA 95833
PLANS BY:	B.H. Bocoock Architects, 650 Howe Ave. #1045 Sacto. CA 95825
APPLICATION FILED:	12/28/94
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY/RECOMMENDATION: The applicant proposes to construct a two story, 48,400 square foot office building on 4.36± vacant acres in the OB-PUD zone. A total of 174 surface parking spaces will be provided on the site. The subject site is also within the Gateway Center Planned Unit Development. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issue is the review of the proposed site and building design of a two-story office building in the Gateway Center PUD. **Staff recommends approval of the project.** This recommendation is based on its consistency with the policies in the South Natomas Community Plan for office development and the project's consistency with the Gateway Center PUD Development Guidelines. A secondary issue is the applicant's concern about the condition to pay Habitat Conservation Plan fees.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Community Plan Designation:	Office/Office Park
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	OB-PUD

Surrounding Land Use and Zoning:

North: Vacant; OB-PUD, C-2(PUD)
 South: Apartments, Office; R-1A, OB-PUD
 East: Office; OB-PUD
 West: Apartments & Vacant; R-2B, R-1(PUD)

Setbacks: Required Provided

Gateway Oaks:	40'	92'
Venture Oaks:	40'	77'

Property Dimensions:	Irregular
Property Area:	4.36± gross acres
Square Footage of Building:	48,400 square feet
Height of Building:	36', 2 stories
Exterior Building Materials:	Drive-it w/glass
Roof Material:	Built-up
Parking Required:	min. 1:350 ratio (138 spaces) max. 1:275 ratio (176 spaces)
Parking Provided:	1:278 ratio (174 spaces)
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
Building Permit	Development Services Division
Sign Permit	Development Services Division

BACKGROUND INFORMATION: On December 10, 1992, the City Planning Commission approved a Special Permit to construct a 48,400 gross square foot two story office building on 4.36± vacant acres in the Gateway Center Planned Unit Development (P92-193). Subsequently, the applicant appealed a condition of approval which required that

Facility Benefit Assessment (FBA) fees be paid rather than South Natomas Community Infrastructure Fund (SNCIF) fees. The appeal was withdrawn by the applicant. Since that time the office building was never constructed and the Special Permit (P92-193) has expired.

The proposed Special Permit request is identical to the previously approved Special Permit (P92-193). The submitted site plan, square footage, building design and parking matches the approved Special Permit.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed office development is consistent with both the General Plan and South Natomas Community Plan (SNCP) policies, land use designations and the Gateway Center PUD Guidelines. Goals and policies in the General Plan and Community Plan encourage office uses which offer employment opportunities in both downtown and suburban locations. In addition, policy language in the SNCP encourages the development of corporate office space in prime suburban areas such as Midtown, Point West-Howe Avenue Corridor, and South Natomas. Conditions placed on the project related to landscaping, parking and site design will ensure project consistency with the goals and objectives in the SNCP and Gateway Center PUD Development Guidelines.

Listed below are policies in the South Natomas Community Plan which support and provide guidance for the proposed office development.

- * **Require office and business park projects to maintain high design standards for both freeway and street frontages.**
- * **Require each office and business park to establish an overall architectural theme. The intent of the design theme is to provide overall consistency within each park while allowing for and achieving design diversity between each building and other office/business parks in the plan area.**

Staff supports the proposed office development in that:

- 1) **The proposed office development is consistent with General Plan and Community Plan goals and policies, the existing land use designations and zoning;**
- 2) **The proposed office development will comply with the Gateway Center PUD Development Guidelines; and**

- 3) The proposed use meets the intent of the Gateway Center PUD to provide office uses which offer adequate building mass, natural amenities and sufficient circulation.

B. Site Plan Design/Zoning Requirements

1. **Setbacks**

The submitted site plan indicates adequate building setbacks from both Venture Oaks Drive and Gateway Oaks Drive. The Gateway Center Development Guidelines require a 50 foot building setback off of both Venture Oaks Drive and Gateway Oaks Drive, if parking is allowed on these public right-of-ways. Parking is prohibited on these right-of-ways, therefore, a minimum 40 foot wide building setback is required. The proposed building is setback 92 feet on Gateway Oaks Drive and 77 feet on Venture Oaks Drive.

2. **Parking/Circulation**

Ingress and egress onto the site will be from both Venture Oaks Drive and Gateway Oaks Drive. A driveway and pedestrian walkway will also be connected with the adjacent parcel (see Exhibit D-1). Adequate internal vehicle and pedestrian circulation will be provided in the parking lot. Currently, the City's Zoning Ordinance requires parking for office uses in PUD's to be not less than one space for each 350 square feet of gross floor area (1:350) and not more than one space for each 275 square feet of gross floor area (1:275). Based on the total square footage of 48,400 square feet of office development, a minimum of 138 parking spaces and a maximum of 176 parking spaces could be provided on the site to meet the parking requirement. The subject site will contain a total of 174 surface parking spaces for the 48,400 square foot two story office building. The 174 parking spaces are sufficient.

The site plan proposes to provide a well defined entry way with a plaza area and an informal seating area. The overall site plan layout and building orientation will provide for adequate and efficient pedestrian and vehicle circulation and natural amenities on the site.

All parking and paved surfaces will be required to meet the 50 percent shading requirement. The applicant will be required to participate in the South Natomas Transportation Management Association (TMA). The TMA focuses on providing alternative commute programs such as shuttle buses and vanpooling. Bike storage is indicated on the site plan to accommodate 12 bikes. The overall circulation pattern on the site is sufficient. The applicant will be required to establish a reciprocal access agreement with

the adjacent property owners.

3. Landscaping

A preliminary landscape plan was also submitted for staff's review. The preliminary landscape plan depicts dense groundcover, shrubs, vines and trees along the entire perimeter of the site. A 25 foot landscape setback is proposed off of Venture Oaks Drive and a 40 foot landscape setback is proposed off of Gateway Oaks Drive. The guidelines require a minimum 25 foot landscape setback on all public right-of-ways. The landscape setbacks are in compliance with the Gateway Center Development Guidelines. Because the existing office PUDs in the vicinity have provided undulating berms within the landscape setbacks, it is recommended that minimum 2 1/4 foot high undulating berms be provided in the landscape setbacks. The variety of landscaping will be in compliance with the Gateway Center Development Guidelines. Planter areas are also shown in the designated parking areas which will be required to meet the 50 percent shading requirement. The applicant will be required to submit a final landscape and irrigation plan for review and approval by the Building Division prior to issuance of building permits.

4. Trash Enclosure/Recycling

A few of the project features include a trash enclosure, concrete walkways, an entry plaza paving area, and bicycle storage areas. It is recommended that the concrete trash enclosure comply with the City's Trash Enclosure Ordinance and Recycling Ordinance. Staff would also recommend that the proposed trash enclosure and recycling enclosure be located behind the building which faces the interior lot.

5. Signage

Two ground illuminated monument signs are depicted on the site plan at separate driveway entries. The Gateway Center PUD allows one non-illuminated monument sign per parcel. The monument sign shall not exceed 48 square feet in area and 12 feet in height from the street grade or parking lot grade whichever is lower. A Variance will be required to locate a second monument sign on the subject site. The PUD guidelines state that monument signs can be located in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway. Any signage placed on the property will be required to obtain a sign permit.

No attached signs are proposed on the submitted building elevations. Each office building is allowed one attached sign. Sign area is determined by the location and size of the building. A sign permit must also be obtained prior to locating a sign on the building.

C. Building Design

As previously noted, the proposed building will be two stories in height (36') and 48,400 gross square feet. The exterior building material will be drive-it and glass and the building colors will consist of an earth tone, beige and grey. Roof material will consist of a built-up material. Staff would recommend that the mechanical equipment on the roof be integrated within the building's design for an acceptable screening. Overall, the architectural design and proposed building materials will be complimentary to the adjacent office development in the area and will be consistent with the Gateway Center PUD Development Guidelines.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined 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 mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measure addresses plant and animal life. The mitigation measure is listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

The applicant has expressed objections to the recommended mitigation measure as it relates to habit conservation. The mitigation measure states the following:

1. If the Natomas Basin Habitat Conservation Plan ("PLAN") and associated fees have been adopted by the City Council prior to the issuance of a building permit and provided the Plan includes Owner's property, the required fees shall be due and payable at the time of issuance of the building permit. If the Plan and associated fees have not been adopted by the City Council prior to the issuance of a building permit, the owner shall execute an agreement with the City of Sacramento, prepared by the City Attorney and in recordable form, to participate in the Plan should Owner's property be included within the Plan, and pay all fees adopted for the purpose of implementing the Plan. The agreement shall provide that the obligation to pay the Plan fees shall survive the issuance of the

building permit, and shall be and remain a continuing obligation which runs with the land. (Amended by staff)

The Habitat Conservation Plan (HCP) depicts the Giant Garter Snake habitat area as an area known to provide potential habitat. Until such time that the Plan is adopted by City Council and fees are set, it is not possible to specify a fee at this time. Rather, the Mitigation Monitoring Plan requires an agreement to pay the fees when adopted or when building permits are issued, whichever comes later.

The applicant believes that the City has not identified any portion of the subject site as having giant garter snakes, or other endangered species. The applicant also believes that the subject site will not impact any habitat of any endangered species. It is in the applicant's opinion that those areas designated for office development in South Natomas, outside of the habit conservation area, may have a development advantage over those that are required to pay the fee. City staff has attached correspondence addressing most of the applicant's concerns.

B. Public/Neighborhood/Business Association Comments

The Natomas Community Association and the South Natomas Business Association have informed staff by phone that they are not opposed to the proposed office development.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Transportation

Transportation has informed staff that the proposed detached signage must be located a minimum distance (10') from the public right-of-way; and the applicant should align the proposed driveway on Venture Oaks Drive with the parking aisle behind the office building. The applicant will also be required to comply with the A.D.A requirements for handicap parking spaces and obtain reciprocal access easements to adjacent property. The specific conditions are attached in the resolution (Attachment D)

2. Engineering

The Engineering Department conditioned the project to require that adequate water service with connections be provided on the site. Additionally, on-site drainage will be required with sufficient hook-ups. Additional conditions are outlined in Attachment D.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the entitlements listed below. 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. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Special Permit to construct a 48,400 square foot office building in the Gateway Center PUD.

Report Prepared By,

Report Reviewed By,


Bridgette Williams
Associate Planner


Scot Mende
Senior Planner

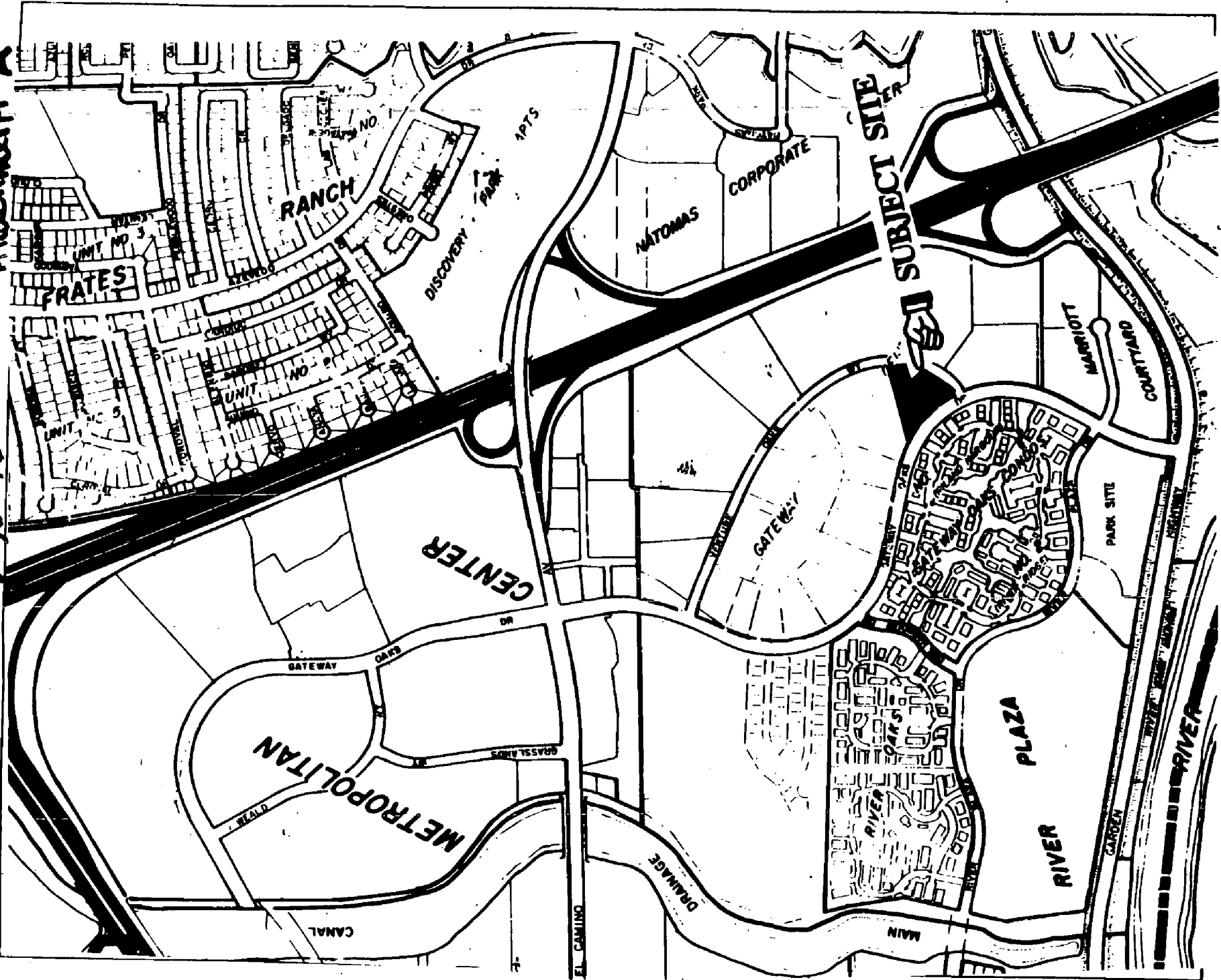
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving the Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Resolution Approving Special Permit
Exhibit D-1	Site Plan
Exhibit D-2	Preliminary Landscape Plan
Exhibit D-3	Floor Plan
Exhibit D-4	Elevations
Exhibit D-5	Schematic Site Plan
Attachment E	Correspondence between City staff and applicant

04-1-95

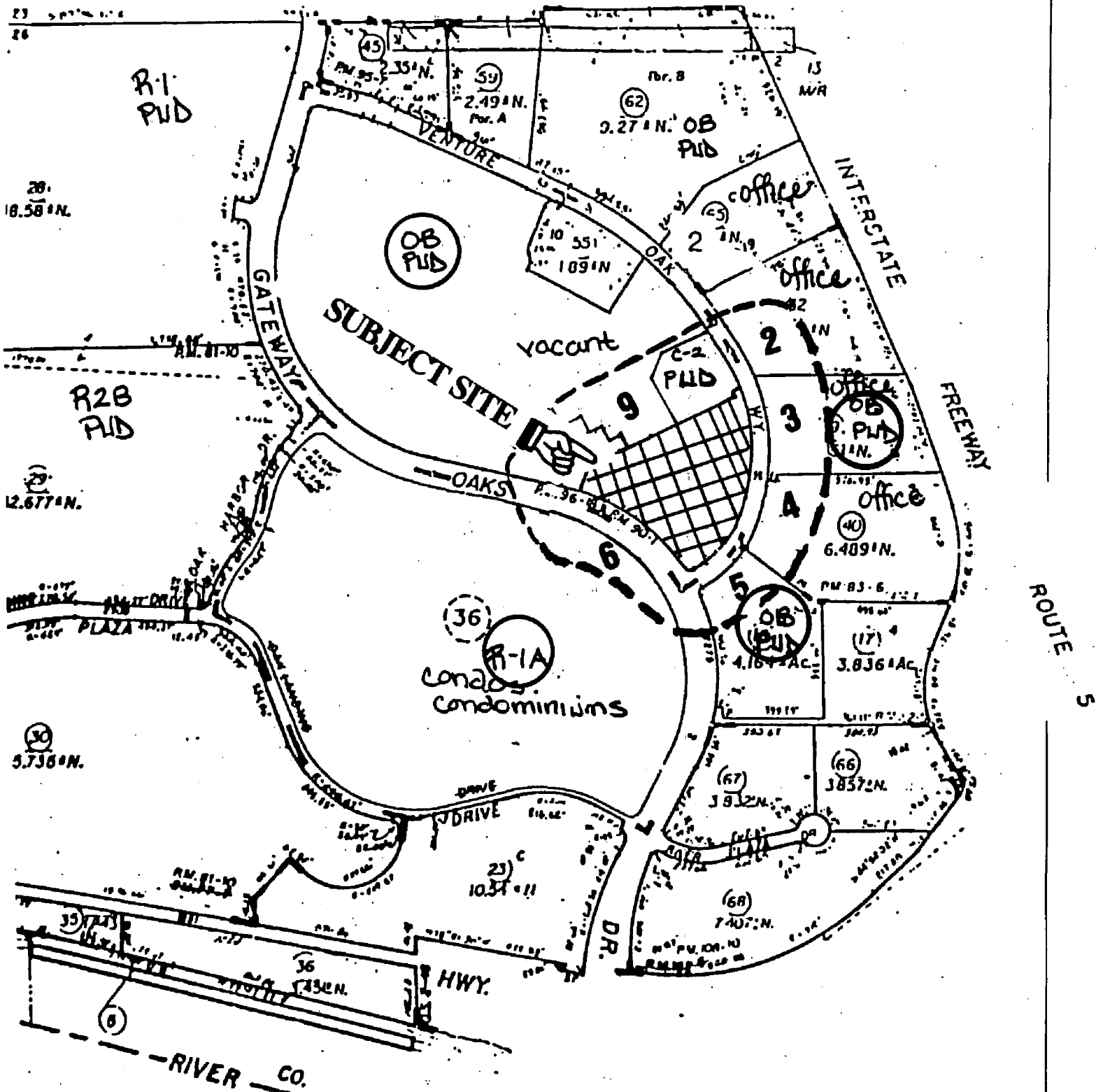
2-30-95

Attachment A



VICINITY MAP

Item 4



LAND USE & ZONING MAP



Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Special Permit - Office Development/P94-133 (P92-193)

Initial Study

Prepared By:

City of Sacramento Environmental Services Division

February 2, 1995

Adopted By:

City of Sacramento, City Planning Commission

Date:

Attest:

Chairperson

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5000, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Office Development/94-133 (P92-193)
Owner/Developer- Name: Spieker Properties, Peter C. Thompson
Address: 2150 River Plaza Dr. Ste. 160
Sacramento, CA 95833

Project Location / Legal Description of Property (if recorded):

Southern intersection of Gateway Oaks and Venture Oaks Dr.

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on plant and animal life. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Special Permit to construct a two story, 48,400 square foot office building on 4.36± vacant acres in the Office Building Planned Unit Development (OB-PUD) zone. The site is located at the southern intersection of Gateway Oaks Drive and Venture Oaks Way (APN #274-0320-037) within the South Natomas Community Plan (SNCP) area. The Sacramento General Plan designation is Regional Commercial & Offices, and the SNCP designation is Office/Office Park. The current zoning is OB-PUD.

SECTION 3: PLAN CONTENTS

A. Plant and Animal Life

General:

1. If the Natomas Basin Habitat Conservation Plan ("PLAN") and associated fees have been adopted by the City Council prior to the issuance of a building permit **and provided the Plan includes Owner's property**, the required fees shall be due and payable at the time of issuance of the building permit. If the Plan and associated fees have not been adopted by the City Council prior to the issuance of a building permit, the owner shall execute an agreement with the City of Sacramento, prepared by the City Attorney and in recordable form, to participate in the Plan **should Owner's property be included within the Plan**, and pay all fees adopted for the purpose of implementing the Plan. The agreement shall provide that the obligation to pay the Plan fees shall survive the issuance of the building permit, and shall be and remain a continuing obligation which runs with the land. **(Amended by staff)**

ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

City Attorney, City of Sacramento
Department of Planning and Development, City of Sacramento
Department of Fish and Game, State of California

MONITORING PROGRAM

If the Plan fees have not been adopted prior to the issuance of the building permit, the owner shall execute an agreement with the City of Sacramento **should the Plan include Owner's property**, which agreement will require participation in the Plan and payment of all associated fees. The agreement shall be prepared by the City Attorney. The Building Division shall retain a copy of this agreement on file. If the Plan and fees have been adopted prior to issuance of the building permit **and provided the Plan include Owner's property**, the fees shall be paid at issuance of the building permit. **(Amended by staff)**

MITIGATION MONITORING PLAN FOR P94-133 FOR A SPECIAL PERMIT TO DEVELOP AN OFFICE BUILDING ON 4.36± VACANT ACRES IN THE OFFICE BUILDING - PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE IN THE SOUTH NATOMAS COMMUNITY PLAN AREA. (APN: #274-0320-037) (P94-133/P92-193)

WHEREAS, the City Planning Commission held a public hearing to review the above described project;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the Special Permit (P94-133/P92-193) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated February 2, 1995.

ATTEST:

Chairperson, City Planning Commission

P94-133/P92-193