

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b> Murray Smith & Associates - 3110 Gold Canal Dr., Rancho Cordova, CA 95670
<b>OWNER</b> Sacramento Investment Co. Inc. - 10969 Trade Center Dr., Rancho Cordova
<b>PLANS BY</b> Comstock Johnson - 3212 Ramos Circle, Sacramento, CA 95827
<b>FILING DATE</b> 8-22-86 <b>ENVIR. DET.</b> 8-27-86 <b>REPORT BY</b> FG:sg
<b>ASSESSOR'S-PCL. NO.</b> 225-230-78

APPLICATION: A. Negative Declaration

B. Special Permit to allow a two story, 40,000+ square foot office building

LOCATION: 2750 Gateway Oaks Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two story, 40,000 square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation: Office/Office Park  
1986 South Natomas Community  
Plan Designation: Office/Office Park  
Existing Zoning of Site: OB(PUD)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning	Setbacks:	Required	Provided
North: Vacant; OB(PUD)	Front:	50'	50'+
South: Office (under constr.); OB(PUD)	Side(Int):	5'	5'
East: Freeway; TC	Rear:	100'	100'
West: Office (under constr.); OB(PUD), R-2A(PUD)			

Parking Required: 162 spaces  
Parking Provided: 172 spaces  
Property Dimensions: Irregular  
Property Area: 5.12+ acres  
Square Footage of Building: 40,404+ sq. ft.  
Height of Building: 41' (2 story)  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Brick, sandblasted concrete

BACKGROUND INFORMATION: The subject site is located within the Metropolitan Center PUD (formerly Natomas Eastside PUD). This PUD consists of a mixture of office, commercial and residential uses on 179+ acres. On December 6, 1983, the City Council approved a tentative map to subdivide the 179+ acres into nine lots (P83-305).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site consists of a vacant 5.12+ acre lot which is zoned Office Building - Planned Unit Development OB(PUD). The site is designated for office/office park

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use in both the General Plan and the 1986 South Natomas Community Plan. The site is surrounded by vacant lots and office buildings under construction.

B. PUD Schematic Plan

The development agreements related to the subject PUD provide flexibility with regard to the approved PUD Schematic Plan. In general, the proposed office building and site plan are consistent with the South Natomas Office Park Guidelines. The specific project characteristics related to building heights, minimum size, site coverage and parking comply with the standards established in the PUD Guidelines.

C. Proposed Use

The proposal is to construct a two-story, 40,404+ square foot office building with a 172 space parking lot. Although no tenant has been named, the building would have a total occupancy of 140 with office hours from 7 a.m. - 6 p.m.

D. Building Design and Site Plan

The primary exterior materials consist of brick and sandblasted concrete with exposed soldier and sailor coursing. All building corners would be rounded and windows would be tinted with a solar-grey glazing. The proposed building would be compatible with the buildings previously approved and presently under construction on the adjacent lots. The applicant proposes substantial landscaping of the subject site including the required 100 foot wide I-5 scenic corridor.

E. Circulation/Parking

The project will provide 172 on-site parking spaces (10 spaces more than required). The long rows of parking spaces are broken up by tree planter strips. Areas for 16 bicycle lockers have also been provided. Ingress and egress will be via a common shared driveway with the P.G. & E. property to the west which will necessitate the applicant providing a reciprocal access agreement with the adjacent property owner.

F. Outdoor Lighting

The landscape areas surrounding the building and the parking areas should be well lighted to provide a safe and secure night environment. The applicant's plans indicate that these areas shall be lighted with a minimum illumination level of one to two average maintained footcandles measured at the paved surface area.

G. Trip Reduction

The proposed development is subject to the requirements for trip reduction of the 1986 South Natomas Community Plan and the City Zoning Ordinance. Said plan must be reviewed and approved by the Traffic Engineer.

H. Signage

No sign plans were submitted in conjunction with this application. Staff requests that a detailed signage program for the entire subject site be submitted for City staff review and approval prior to issuance of any sign permits. The signs must comply with the Sign Guidelines of the PUD.

I. PUD Square Footage Summary

The development agreement permits maximum office development of 723,211 square feet for the entire PUD. The subject proposal would encompass a total of 40,404 square feet. Combined with the previous projects which total 316,011 square feet, a total of 366,786 square feet of potential office development for the remainder of the PUD would be allowed.

J. Other Comments

The proposal was reviewed by Traffic, Public Works, Fire, Building Inspections and the South Natomas Advisory Committee. No comments were received.

ENVIRONMENTAL DETERMINATION: Staff recommends the following actions:

- A. Ratification of the negative declaration; and
- B. Approval of the special permit, subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall adhere to all provisions of the South Natomas Office Park PUD Guidelines and the Natomas Eastside PUD Development Agreement.
2. The applicant shall submit a signage program for the project for review and approval by the Planning Director prior to issuance of sign permits.
3. The applicant shall submit a trip reduction plan for review and approval by the Traffic Engineer.
4. The applicant shall submit a reciprocal access agreement with the adjacent property owner.
5. The trash enclosure facility shall be constructed in accordance with the following criteria and shall be indicated on the revised site plan:
  - a. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main office structures.

- b. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
  - c. The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates.
  - d. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
  - e. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
  - f. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend upon the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup).
  - g. The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).
  - h. Paving material shall consist of five inch aggregate base rock and six inch Portland cement paving.
  - i. A trellis structure covering the trash facility shall be constructed to screen these units from view from the second and third floors of the office building.
6. The applicant shall provide a minimum of 16 bicycle storage spaces, of which 50 percent shall be Class I lockers and 50 percent shall be Class II or III.

Findings of Fact

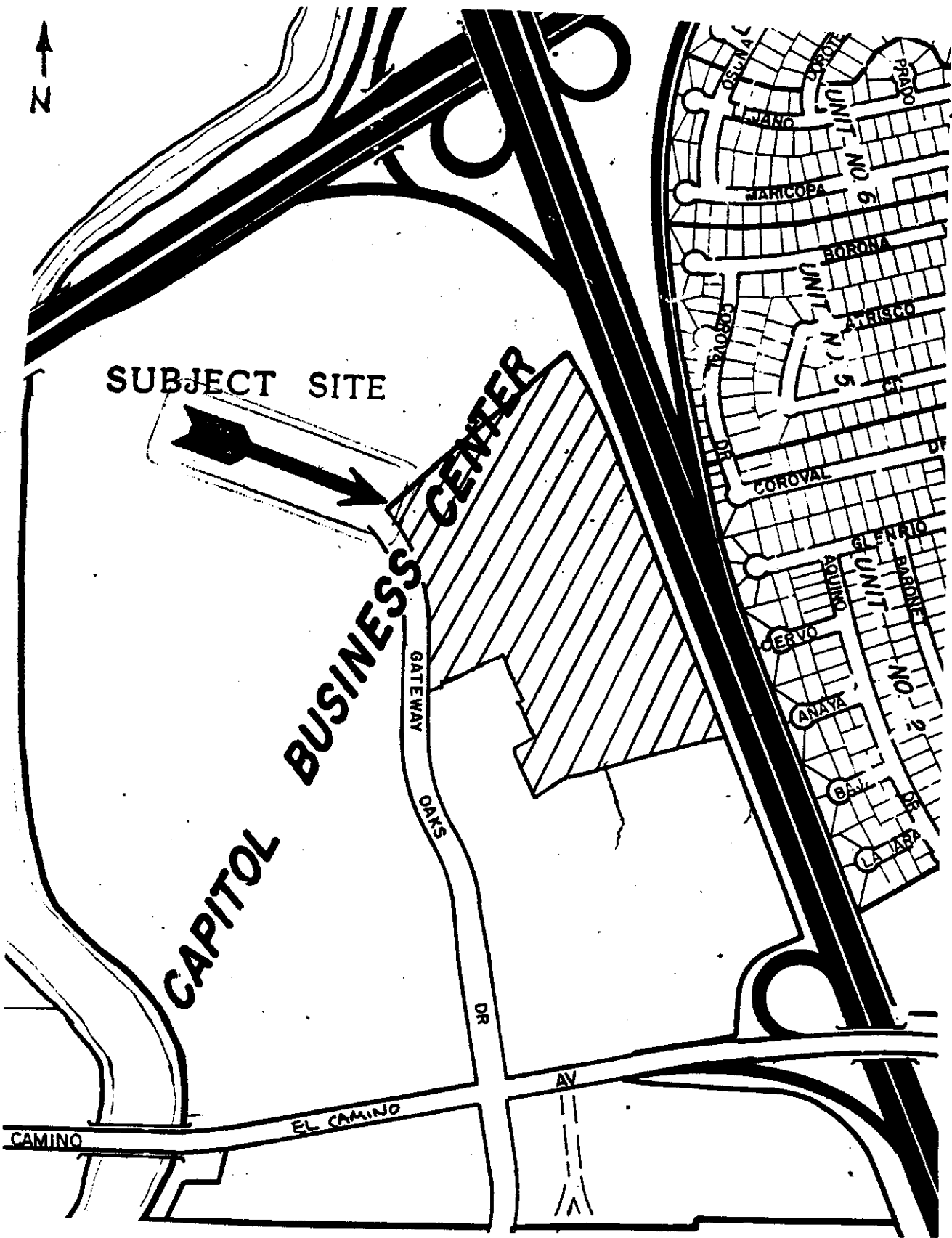
1. The special permit, as conditioned, is based upon sound principles of land use in that the project complies with the South Natomas Office Park PUD Development Guidelines.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that the project provides adequate on-site parking, landscaping and building setbacks and other planned unit development requirements.
3. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for office/office park use in the 1986 South Natomas Community Plan and the proposed office building conforms with the plan.



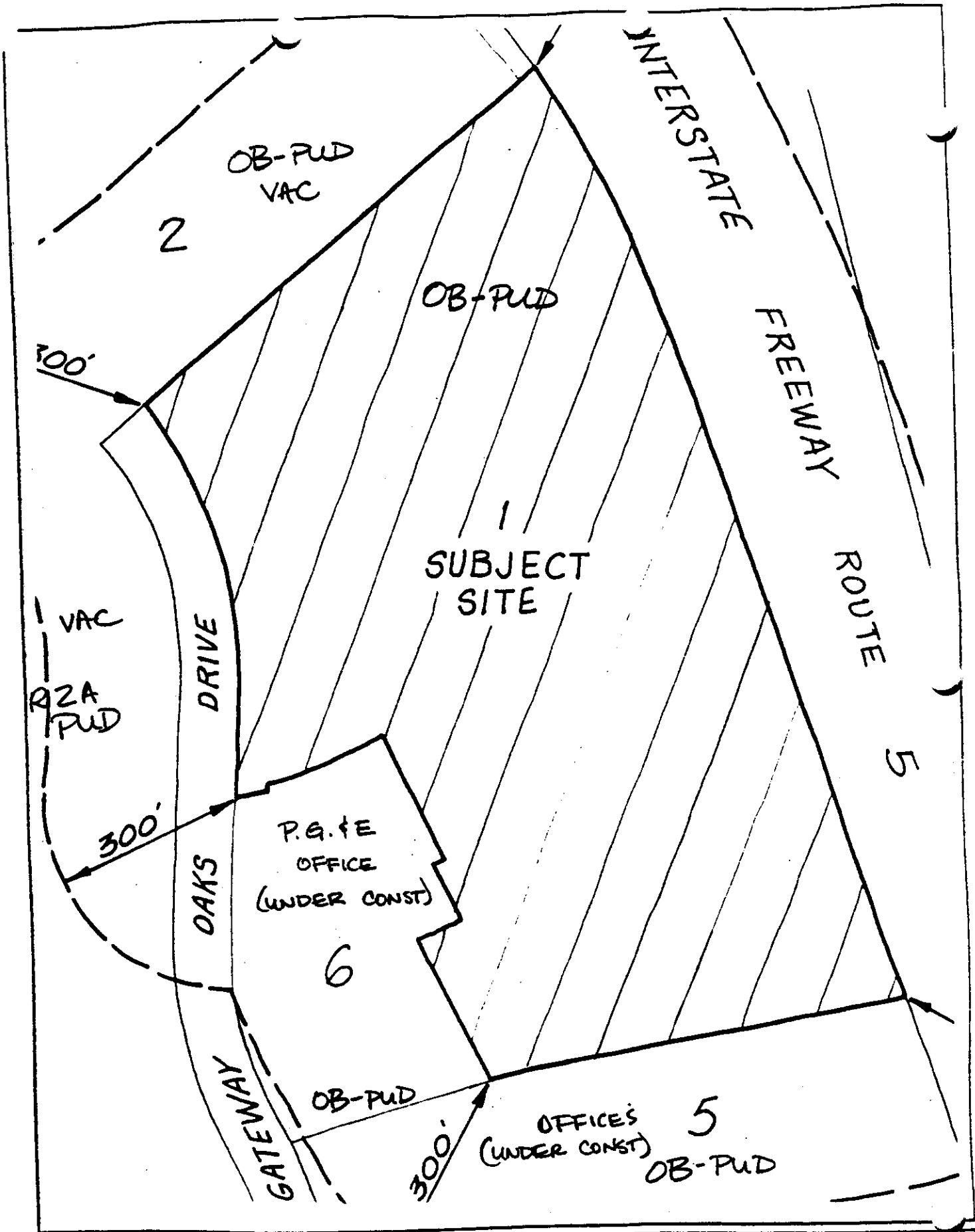
SUBJECT SITE



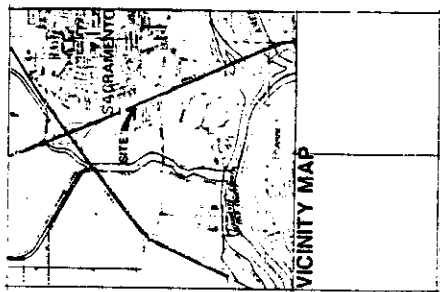
CAPITOL BUSINESS CENTER



VICINITY MAP



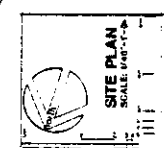
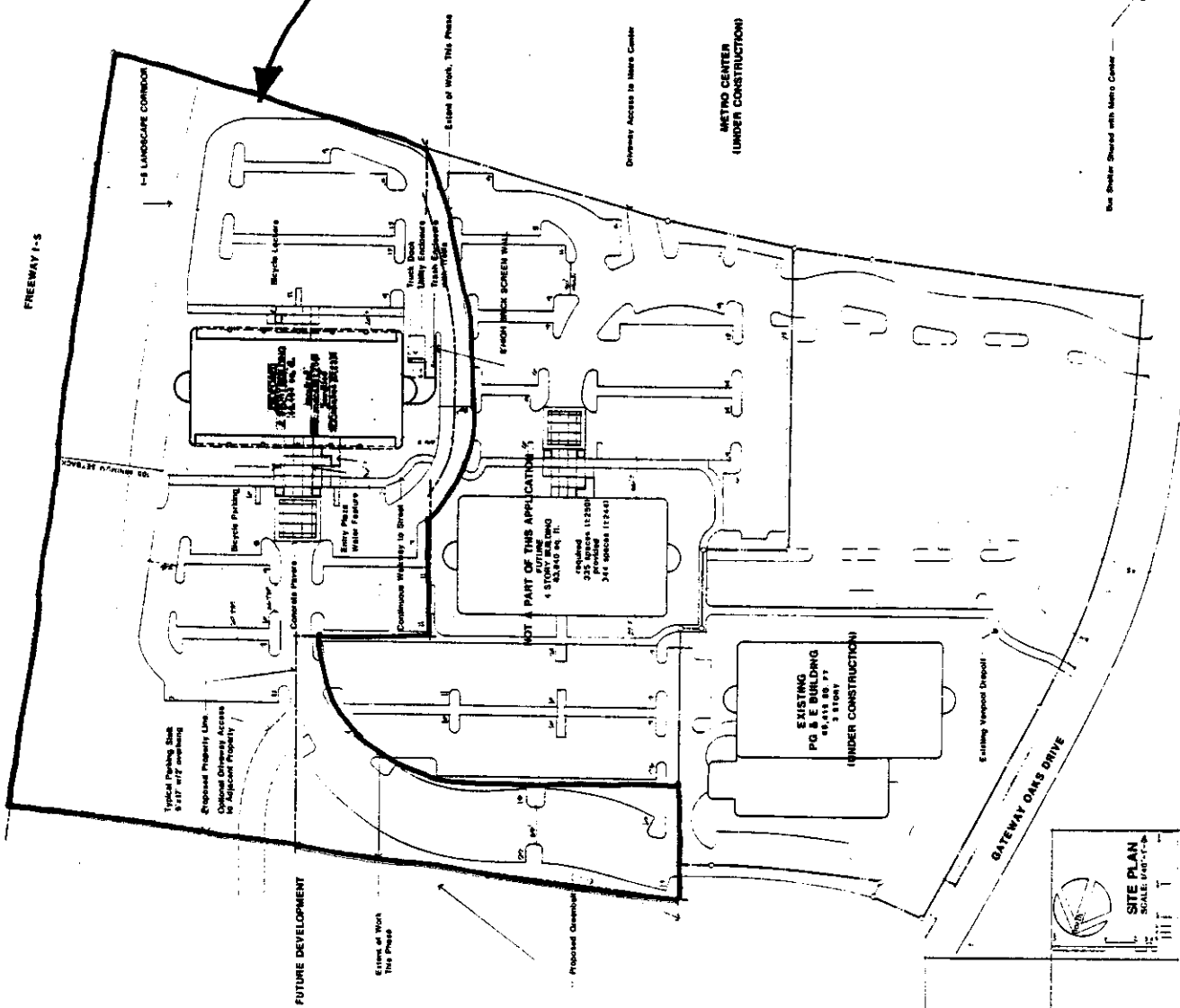
**LAND USE & ZONING MAP**



**PROJECT DATA**

SITE AREA	223,100 sq. ft. ± 5% approx.
BUILDING AREA	
FIRST FLOOR	19,000 sq. ft.
SECOND FLOOR	12,400 sq. ft.
TOTAL	31,400 sq. ft.
SITE COVERAGE	19,000 sq. ft. ± 5% N
PARKING REQUIRED	882 SPACES
PROPOSED	11,500/735 sq. ft. ± 40,484 sq. ft. (1)
PARKING PROVIDED	172 SPACES (11,500/735 sq. ft.)

**PROPOSED OFFICE BUILDING**  
 2750 GATEWAY OAKS



PROJECT NO. 88-001  
 DATE: 9/25/86  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**COMSTOCK JOHNSON ARCHITECTS INC.**  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CALIF. 95811  
 (916) 441-1100

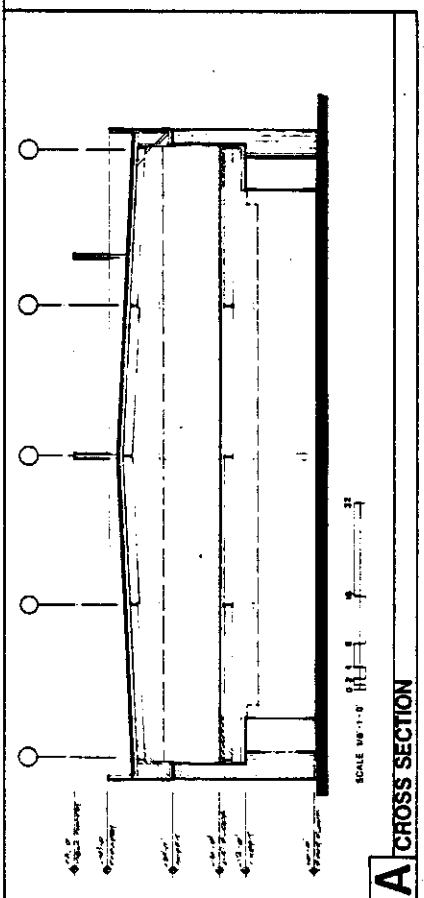
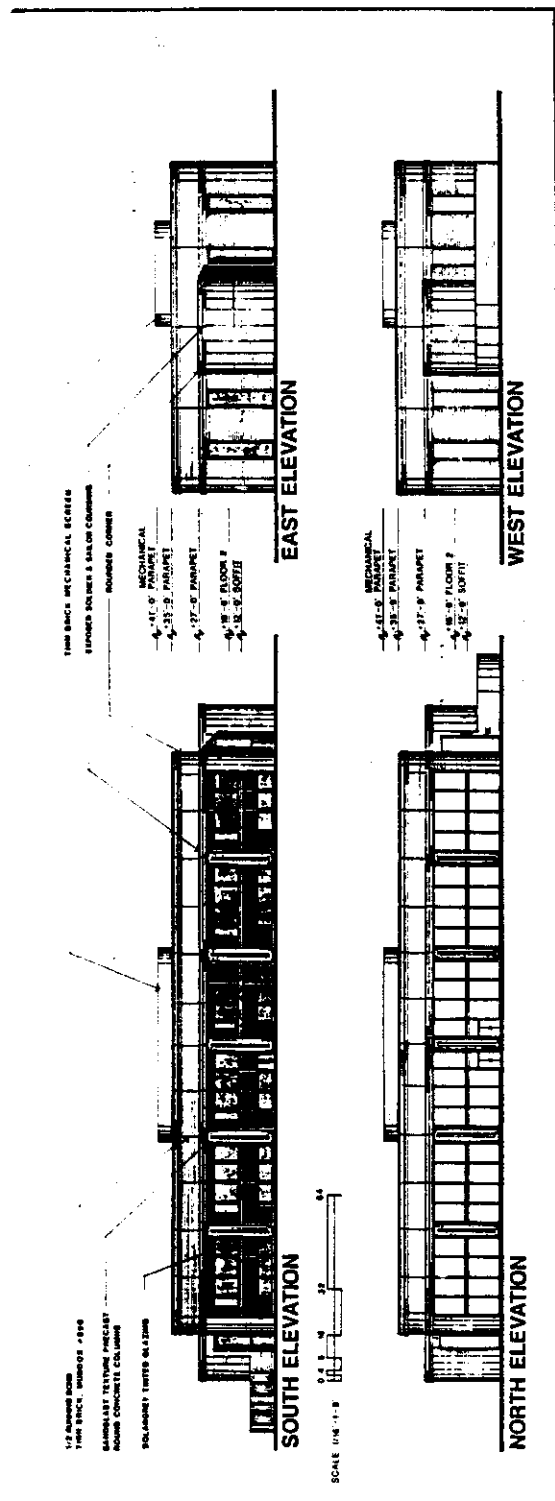
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COMSTOCK JOHNSON ARCHITECTS, P.C. <small>1000 ...          ...</small>	MS. GLEN ... ...



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