

CITY PLANNING COMMISSION

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

APPLICANT	Thomas S. DeKleer, LPA Architecture & Planning, 2020 'I' St., Sacto., CA		
OWNER	Commonwealth Investments, 2390 Orangewood Ave., #500, Anaheim, CA 92806		
PLANS BY	LPA, 44 Plaza Square, Orange, CA		
FILING DATE	12-22-83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	1-16-84	EIR	ASSESSOR'S PCL. NO. 274-320-16,17

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop two 65 foot buildings of 72,000± and 78,000± square feet on 8+ vacant ac. zoned Office Building-Planned Unit Development (OB-PUD)

LOCATION: Southeast corner Gateway Oaks Drive and Venture Park Way

PROPOSAL: The applicant is requesting the necessary entitlement to develop two office buildings in the Gateway Centre PUD.

PROJECT INFORMATION:

1974 General Plan Designation: OB-Gateway Centre PUD
1976 South Natomas Community
Plan Designation: OB-Gateway Centre PUD
Existing Zoning of Site: OB-PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Vacant; OB-PUD
South: Vacant; OB-PUD
East: I-5 Freeway; TC
West: Vacant; R-1A-PUD

Parking Required: 600 spaces
Parking Provided: 600 spaces
Property Area: 8.0± acres
Square Footage of Buildings: State Fund: 74,452
Commonwealth: 77,508

Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Colors: Grey/white/green
Exterior Building Materials: Precast concrete/glass/metal panels
Height of Structure: 65 feet

BACKGROUND INFORMATION: The subject site is located within the Gateway Centre PUD. This PUD consists of a mixture of office, commercial and residential uses on 87± acres. The subject projects are the first office buildings proposed in this PUF.

STAFF EVALUATION: The staff has the following comments concerning this application:

1. PUD Schematic Plan

001026

The applicant proposes to construct two office buildings on the subject site which is located on the southeast corner of Gateway Oaks Drive and Venture Oaks Way (refer to Vicinity Map for project site location). The westernmost office building is a build-to-suit structure and will be occupied by State Fund Insurance Company. The easternmost building will be constructed for general lease and is identified as the Commonwealth Building.

APPLC. NO. P83-429

MEETING DATE January 26, 1984

CPC ITEM NO. 21

The individual building characteristics are summarized as follows:

		<u>Table 1</u>	
<u>Project Characteristics</u>		<u>State Fund Building</u>	<u>Commonwealth Building</u>
Building Size		72,452 sq. ft.	77,508 sq. ft.
Building Height		65 ft. (3 floors office plus one floor parking connected to two-level parking facility)	65 ft. (4 floors office)
Building Site Coverage			
Building Coverage:	Building Coverage	16%	12%
	Landscape Area	47%	27%
	Paved Surface Area	37%	61%
	Total	100%	100%
Parking Provided		290	310
Parking Ratio Provided		1:250 sq. ft.	1:250 sq. ft.

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

The site plan indicates a 50-foot building setback along Gateway Oaks Drive per the PUD development guidelines, but the drawing scales out to 40 foot setback. The applicant is aware of the discrepancy and is revising the site plan to comply with the PUD building and landscape setback requirements along Gateway Oaks Drive.

2. Building Design

The design of the two buildings has elements of Moderne and Post-Modernism architecture. The State Fund Building is particularly well designed and presents four interesting facades to view. The incorporation of a two-level parking facility interconnected to the main building provides greater land area for open space and landscaping over a conventional surface parking lot design. As indicated in Table 1, 47 percent of the State Fund Building site is devoted to landscaping. The project also incorporates public art on the top level of the two-story parking facility and water landscape treatment between the two buildings.

The Commonwealth Office Building is designed in a similar architectural style, but is more austere. The staff has concerns regarding the design of the north and east elevations as these facades will be closest to and in clear view from the I-5 Freeway and Garden Highway Freeway off ramp.

The Commonwealth Building, as in other contemporary buildings using a similar design approach, tends to appear overly sterile. Staff feels that a change in surface plane would alleviate this problem. The project architect should consider alternative design treatment of the north and east elevations to provide more interest and similar fenestration to the south and west facades. The staff suggests several alternatives, but is not limiting design modifications to only these alternatives:

(see next page)

- a. The horizontal window lines could be recessed in order to cause a change in surface plane creating a shadow line at each floor level and a break in the straight vertical line at each corner;
- b. Incorporate an undulating window band found on the south elevation at the northeast corner of the building;
- c. Incorporate a semi-rounded projection similar to the State Fund Building at the northeast corner of the building at one or more floor levels.

The staff also has some general comments on other details of the proposed buildings:

- a. The window wall and skylight atrium in the central lobby of the State Fund Building should be a darker mullion instead of mill finished aluminum in order to play down the checkerboard effect;
- b. The color of the dark aluminum mullion and silicone joint behind the seams of the green glass windows should be of a lighter color to deemphasize the contrast between the two materials. This will present a continuous unbroken horizontal window band which the design is attempting to achieve.

3. Pedestrian Circulation

The PUD Guidelines outline the requirements for primary and secondary walkways which facilitate pedestrian movement and provides an interconnection with street access, parking areas, bus stops, adjacent structures and abutting properties. The applicant's final detailed site plan should show the required pedestrian circulation system.

4. Vehicular Access

The two projects are served by two private driveways with access to Gateway Oaks Drive and Venture Oaks Way. Staff has no objection to this design but notes that reciprocal access, drainage and other easements may be required.

5. Bicycle Parking

The Zoning Ordinance requires bicycle parking facilities based on a ratio of one bicycle locker per 15 required vehicle parking spaces. The bicycle parking requirement for the two office projects is:

State Fund Building: 19 bicycle lockers (10 Class I)
Commonwealth Building: 21 bicycle lockers (11 Class I)

Staff requests that if the bicycle storage facilities are located outdoors, that the storage facilities be designed with materials compatible to the main buildings and that the bicycle locker units be screened from view from the upper office floors by incorporating a trellis or similar design treatment over the enclosure structure.

6. Trash Enclosures

The final site plans shall show the location and design details of the trash enclosure facilities. The applicant should consult with the City Waste Removal office to determine adequate capacity, number, distribution and access requirements of trash/waste containers.

The trash enclosure facilities shall be designed as follows:

- a. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main office buildings;
- b. The trash enclosure structures shall be designed with heavy gauge metal gates and have cane bolts to secure the gates when in the open position;
- c. The trash facility shall be designed to provide walk-in access by janitorial personnel without having to open the enclosure gates;
- d. 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 screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

7. Outdoor and Parking Area Lighting

The landscape areas surrounding the buidings, walkways and parking areas should be well lighted to provide a safe and secure night environment. The final site and building plans shall indicate the location and specifications of the outdoor lighting system. It is recommended that the parking areas, both interior and exterior, be well lighted with minimum illumination level of one to two average maintained footcandles at the paved surface area.

8. Transportation Management Plan

The proposed development is subject to the City's Trip Reduction Ordinance which requires the implementation of certain measures toward meeting a 15 percent vehicle trip reduction goal. The trip reduction measures listed in the ordinance include such items as:

- Preferential Car Pool/Van Pool Parking
- Van Pool/Bus Pool Subsidy Programs
- Development of Transit Passenger Shelters
- Transit Operating Subsidies
- Showers and Lockers
- Provision for Off-Street Bicycle Paths
- Establishment of a Transportation Coordinator
- Parking Fees
- Flexible Work Hours

Prior to issuance of building permit, the applicant is required to select a combination of measures which would achieve the 15 percent vehicle trip reduction target.

Staff recommends that the applicant incorporate into the design at the outset, physical improvement measures such as showers and locker facilities to encourage bicycle commuting by employees. The South Natomas Community Plan was designed with densities and public facilities to encourage transit and bicycle commuting. The South Natomas office parks are located within close proximity to residential neighborhoods and ideally suited for programs that encourage commute modes other than the automobile.

001029

9. Signage

No signage plans were submitted in conjunction with this application. Staff requests that a detailed signage program for the entire subject site be submitted for staff review and approval prior to final approval of the structures by the City Building Division.

10. Gateway Centre Office Park PUD Square Footage Summary

The development agreement permits maximum office development of 853,687 square feet for the entire PUD. Development of the subject projects would encompass a total of 149,960 square feet, leaving 703,727 square feet of potential office development for the remainder of the PUD, as summarized in the following table:

Table 2

Total Office Square Footage Permitted in PUD:	853,687 sq. ft.
<u>Subject Projects:</u>	
State Fund Building:	72,452 sq. ft.
Commonwealth Building:	<u>77,508 sq. ft.</u>
Sub-total	- <u>149,960 sq. ft.</u>
Total Office Square Footage Permitted in Remaining Area of PUD:	703,727 sq. ft.

- 11. This project was routed to the South Natomas Community Association for review. Their comments were not received at printing time.

STAFF RECOMMENDATION: The staff recommends the following actions:

- 1. Ratification of the Negative Declaration;
- 2. Approval of the Special Permit, subject to conditions and based upon the Findings of Fact which follow.

Conditions

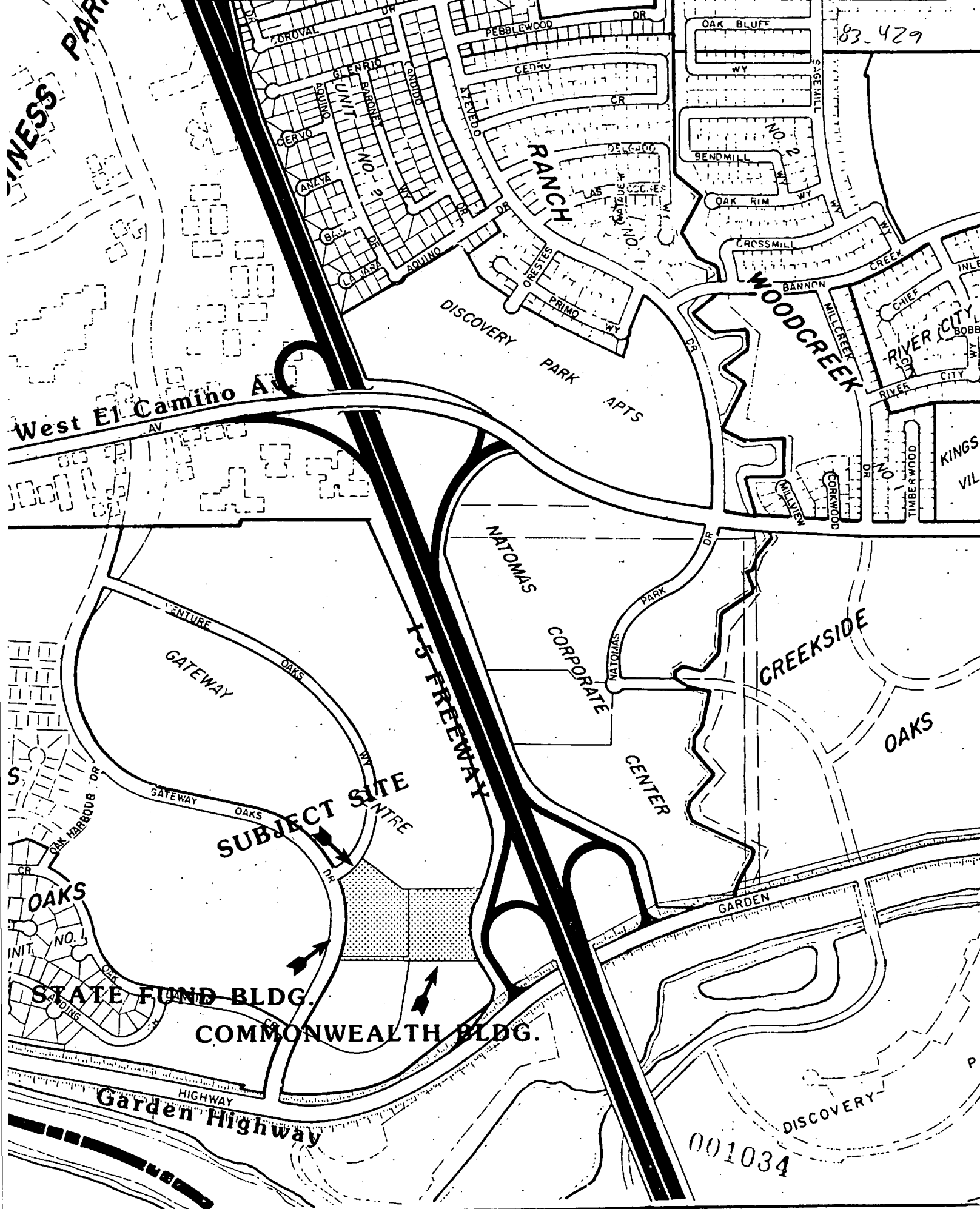
- a. The following revisions shall be incorporated into the building permit plans prior to issuance of building permits:
 - 1) A 50-foot building and landscape setback along Gateway Oaks Drive;
 - 2) Pedestrian walkways connecting the buildings, parking areas and streets;
 - 3) Detailed plans for the bicycle and trash enclosure facilities as specified in the staff comments (ref. comments #5 & #6);
 - 4) Outdoor lighting plan as specified in the staff comments (ref. comment #7).
- b. The applicant shall submit design modifications to the Commonwealth Building, specifically the north and east elevations, to the Planning Director for review and approval prior to issuance of building permit. The applicant shall consider staff suggestions to modify the structure as discussed in staff comments (ref. comment #2), but is not limited to these alternative design solutions;

- c. The applicant shall submit detailed landscape, shading and irrigation plans for the review and approval of the Planning Director prior to issuance of building permit;
- d. The applicant shall submit a signage program for the two office buildings for review and approval by the Planning Director prior to issuance of final approval of structures by the City Building Division;
- e. Reciprocal access, drainage and other necessary easements shall be obtained to allow the development of the private driveways on the adjacent properties;
- f. The applicant shall submit a Transportation Management Plan which complies with the City's Trip Reduction Ordinance prior to issuance of building permit. The mandatory measure for this plan shall include shower and locker facilities for bicycle commuters. The remaining measures necessary for compliance with the Trip Reduction Ordinance shall be submitted for the review and approval of the Planning Director prior to issuance of building permits;
- g. The applicant shall adhere to all the provisions of the South Natomas Office Park PUD Guidelines and the Gateway Centre PUD Development Agreement.

Findings of Fact

- a. 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;
- 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 the project provides adequate on-site parking, landscaping and building setbacks and other Planned Unit Development requirements.
- c. The Special Permit is consistent with both the General Plan and Community Plan which designate the site for office uses.

001031



83-429

001034

GATEWAY CENTRE P.U.D.

P 83-429

COMMERCIAL

COMMERCIAL

LEGEND

PARCEL USE	ACREAGE	S.F.
1 OFFICE	70 AC	300,000
2 OFFICE	144 AC	630,000
3 OFFICE	80 AC	350,000
4 OFFICE	126 AC	550,000
5 OFFICE	88 AC	390,000
6 OFFICE	4.4 AC	190,000
7 SUPPORT COMMERCIAL	5.0 AC	220,000
TOTALS	570 AC	2,550,000
8 RESIDENTIAL	300 AC	1,300,000

Total S.F. : 853,687 S.F.

- O = Stop w/turnal
- ⊗ = stop w/turnout
- : shelter

853,687 S.F.

DEVELOPER
LEE C. SAMMIS COMPANY
1451 RIVER PARK DRIVE
SACRAMENTO, CALIFORNIA

LAND PLANNERS
ANTHONY M. GUZZARDO
AND ASSOCIATES
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

SUBJECT SITE

001035

EXHIBIT B

GATEWAY CENTRE P.U.D.

1-210-07

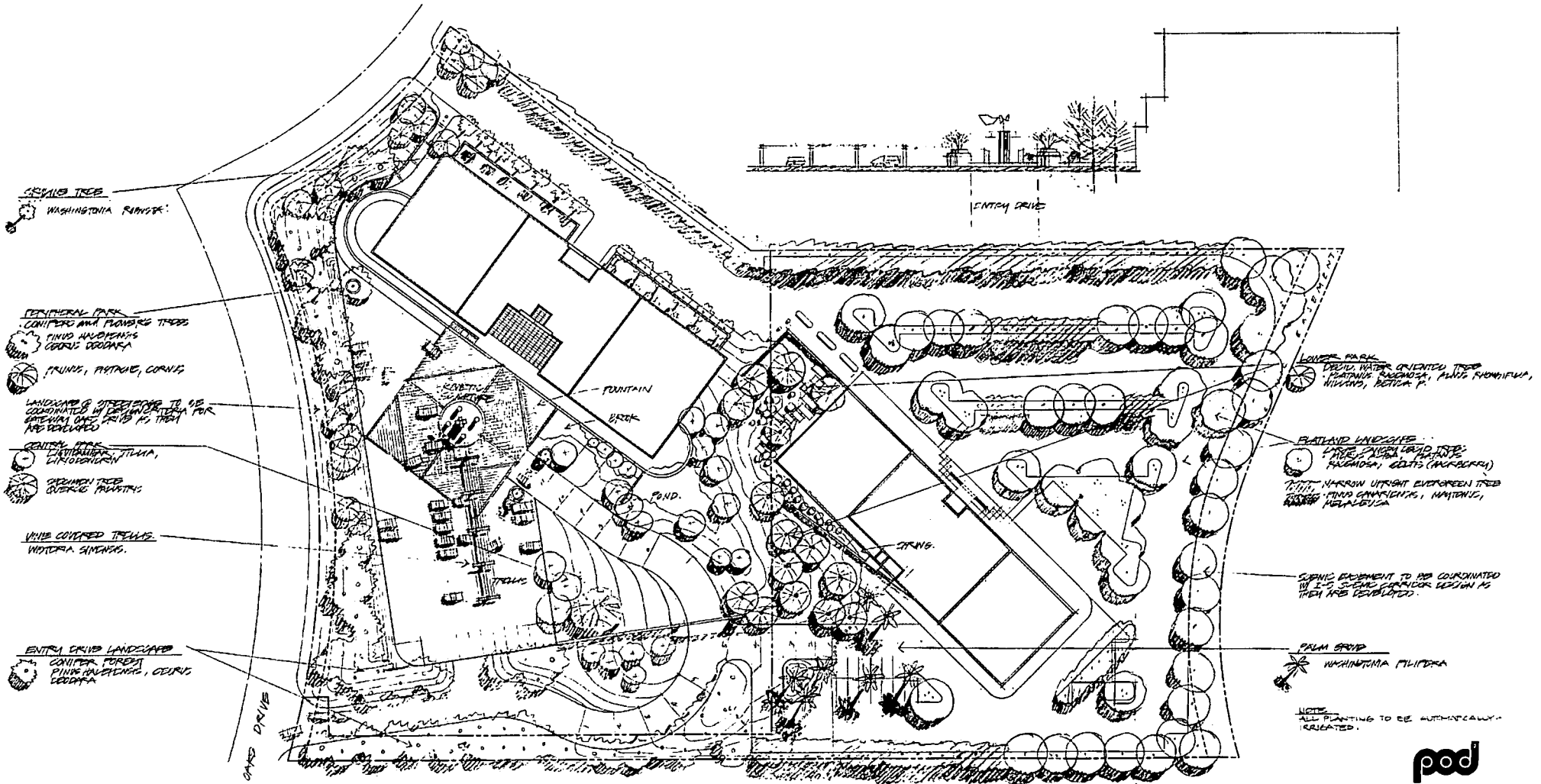
No. 21

SCALE IN FEET
DATE MAY 13, 1988

P 83-439

1-26-84

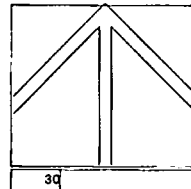
No. 21



SITE ILLUSTRATIVE PLAN

STATE FUND SACRAMENTO, CALIFORNIA

001036



pod
LANDSCAPE
ARCHITECTURE
1817 N. BRIDGEMAN
SACRAMENTO, CALIF. 95811
(916) 442-8888

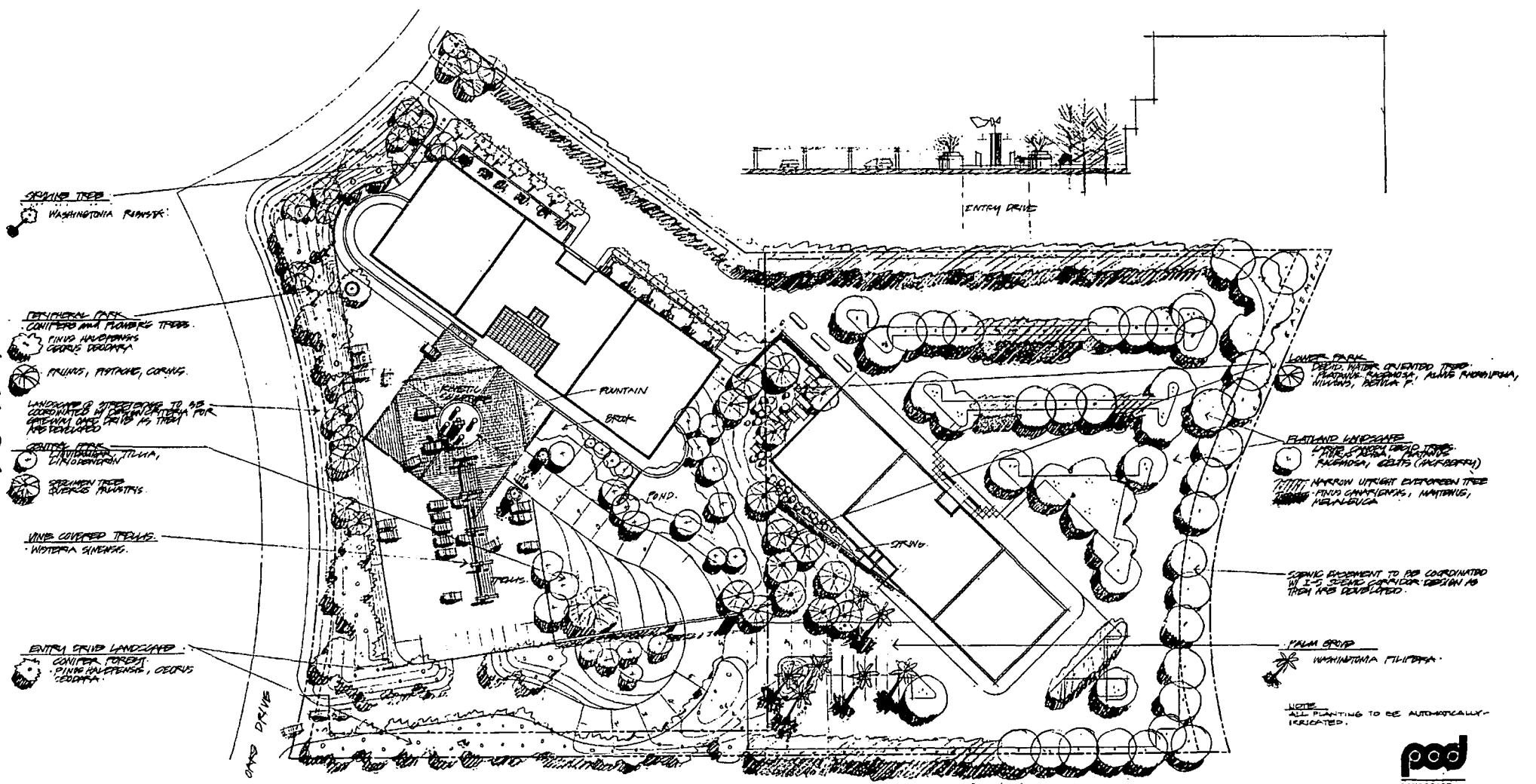
DATE NOV. 21, 1983
NOV 30, 1983
DEC 1, 1983
12.7.83

JOB NO. 83046.10

P83-429

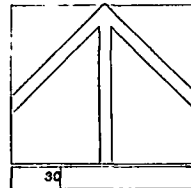
1-26-84

No. 21



SITE ILLUSTRATIVE PLAN

COMMONWEALTH INVESTMENT GROUP SACRAMENTO, CALIFORNIA



pod
LANDSCAPE
ARCHITECTURE

DATE: NOV. 21, 1983, 12.7.83 JOB NO. 83048.10.
NOV 30, 1983
DEC 1, 1983.

SPRING TREE
WASHINGTONIA RIVERSIDE

PERIPHERAL PARK
CONIFERS AND FLOWERING TREES.
PINUS MURDOCHIANA
CELOSIA DEUTEREA
FRUITS, PISTACHO, CORNUS.

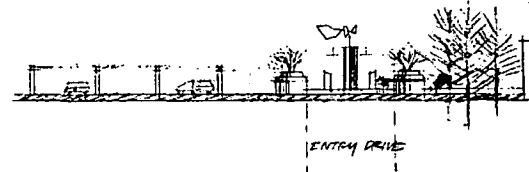
LANDSCAPE IS STRATEGICALLY TO BE
COORDINATED BY DESIGN CRITERIA FOR
SPECIFIC CASE DRIVES AS THEY
ARE DEVELOPED

QUALITY TREES
LINDERA, TILIA,
LINDERA
SPRING TREE
CELOSIA DEUTEREA

VINES COVERED TRELLIS
WISTERIA SINENSIS

ENTRY DRIVE LANDSCAPING
CONIFER FOREST
PINUS MURDOCHIANA, CELOSIA
DEUTEREA

GATEWAY DRIVE DRIVE



LOWER PARK
TREES: WATER ORIENTED TREES
FRAXINUS, FAGUS, ALNUS, PTERIS, P.
MILVUS, BETULA P.

FLATLAND LANDSCAPE
LARGE SPREAD TREES
FRAXINUS, FAGUS, ALNUS, PTERIS, P.
MILVUS, BETULA P.
NARROW UPRIGHT EVERGREEN TREE
PINUS CANADENSIS, MANTONIA,
MELALEUCA

SCULPTURE ELEMENT TO BE COORDINATED
IN 1/2" SCALE. SCULPTURE DESIGN AS
THEY ARE DEVELOPED.

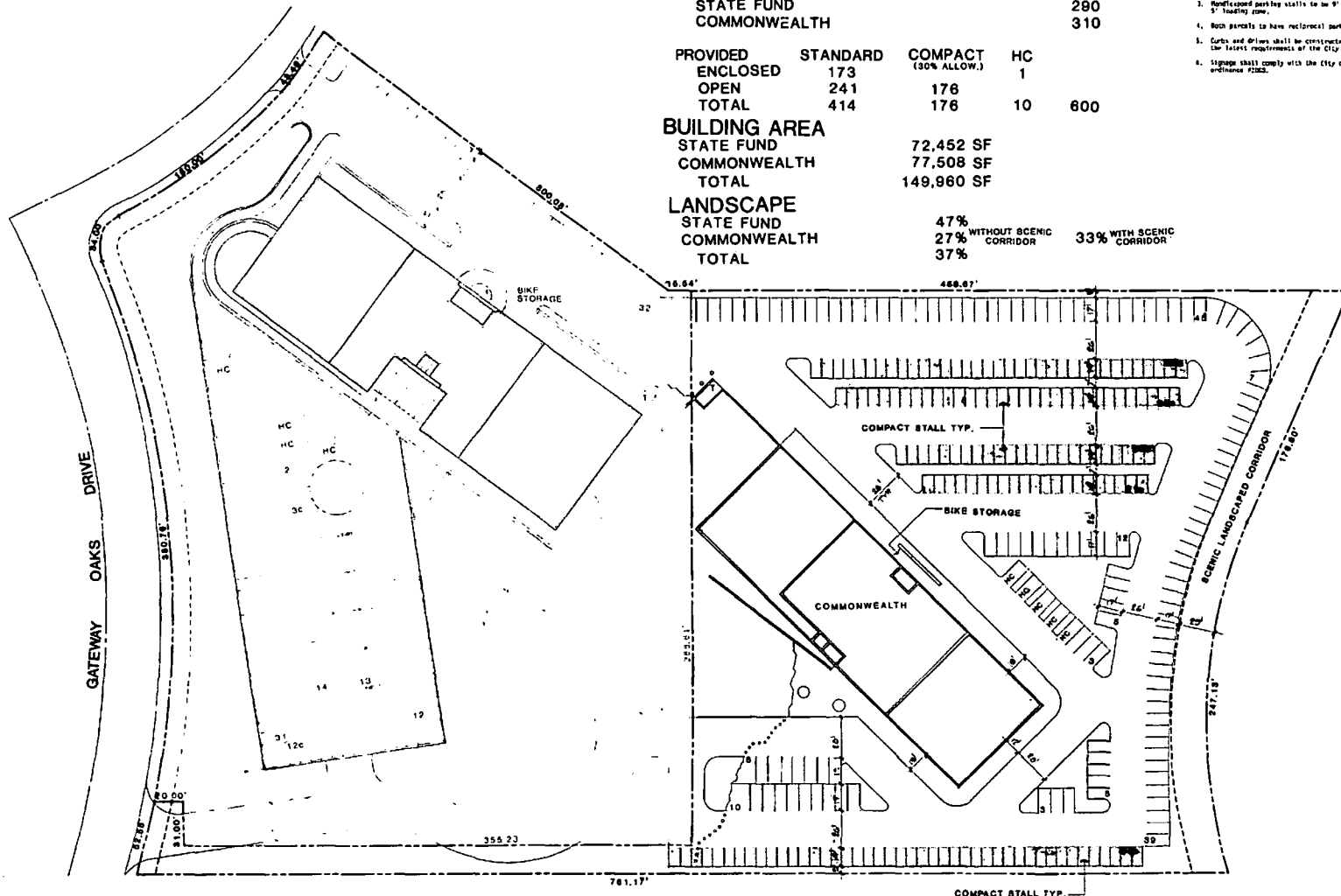
PALM GRID
WASHINGTONIA FILIPINA

NOTE:
ALL PLANTING TO BE AUTOMATICALLY
INDICATED.

P83-439

1-26-84

No. 21



TABULATIONS

PARKING		
REQUIRED (1/230 SF)		600
STATE FUND		290
COMMONWEALTH		310

PROVIDED	STANDARD	COMPACT	HC	
ENCLOSED	173	(30% ALLOW.)	1	
OPEN	241	176		
TOTAL	414	176	10	600

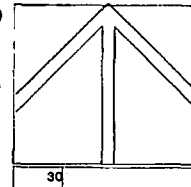
BUILDING AREA		
STATE FUND		72,452 SF
COMMONWEALTH		77,508 SF
TOTAL		149,960 SF

LANDSCAPE		
STATE FUND		47%
COMMONWEALTH		27% WITHOUT SCENIC CORRIDOR
TOTAL		37% 33% WITH SCENIC CORRIDOR

NOTES

- Standard parking stalls to be 8' x 12' (with 2' overhang)
- Compact parking stalls to be 7' x 11' (with 2' overhang)
- Handicapped parking stalls to be 8' x 12' with an adjacent 5' loading zone.
- Both parcels to have recreational parking privileges
- Curbs and drives shall be constructed in accordance with the latest requirements of the City of Sacramento.
- Signage shall comply with the City of Sacramento sign ordinance 12.02.

COMMONWEALTH INVESTMENT GROUP
SACRAMENTO, CALIFORNIA



P83-429

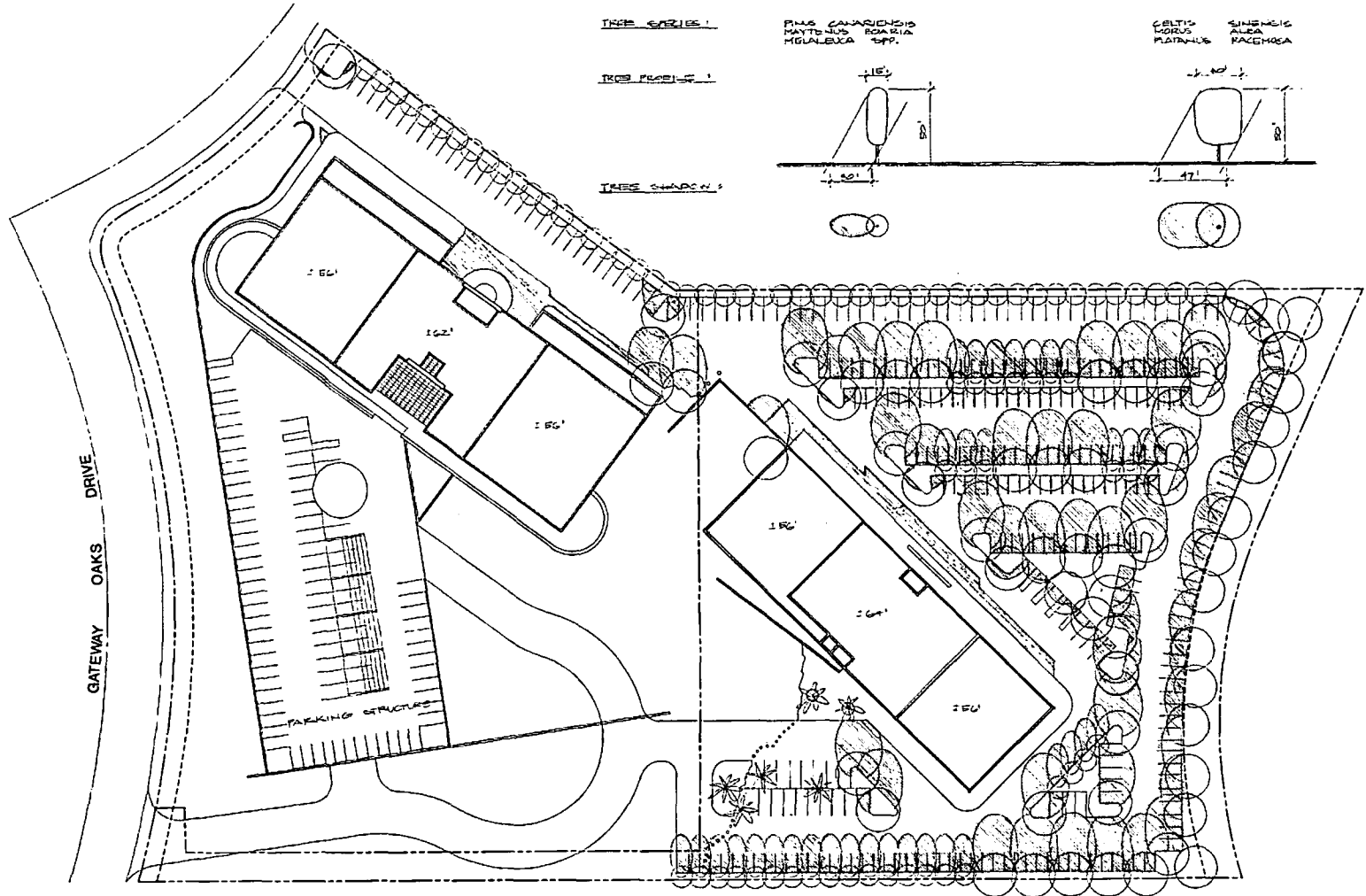
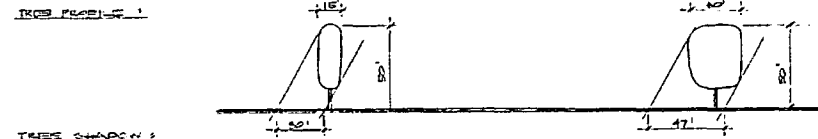
1-26-84

No. 21

PARKING LOT CALCULATIONS

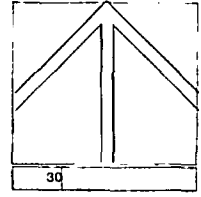
AREA PAVED	AREA SHADED	PAVED AREA	14,040	6P	16,700	6P	20,405	6P	92% SHADED PAVED AREA
------------	-------------	------------	--------	----	--------	----	--------	----	-----------------------

TREE SPECIES: PINUS CALIFORNICENS, QUERCUS ROBINSONII, MELALEUCA spp., CORYLIS CORNUTA, SINCERIS ALBA, PLATANUS, FAGOPYRUS



PARKING LOT TREE SHADE DIAGRAM

STATE FUND
SACRAMENTO, CALIFORNIA



DATE DEC. 1, 1983
12.7.83

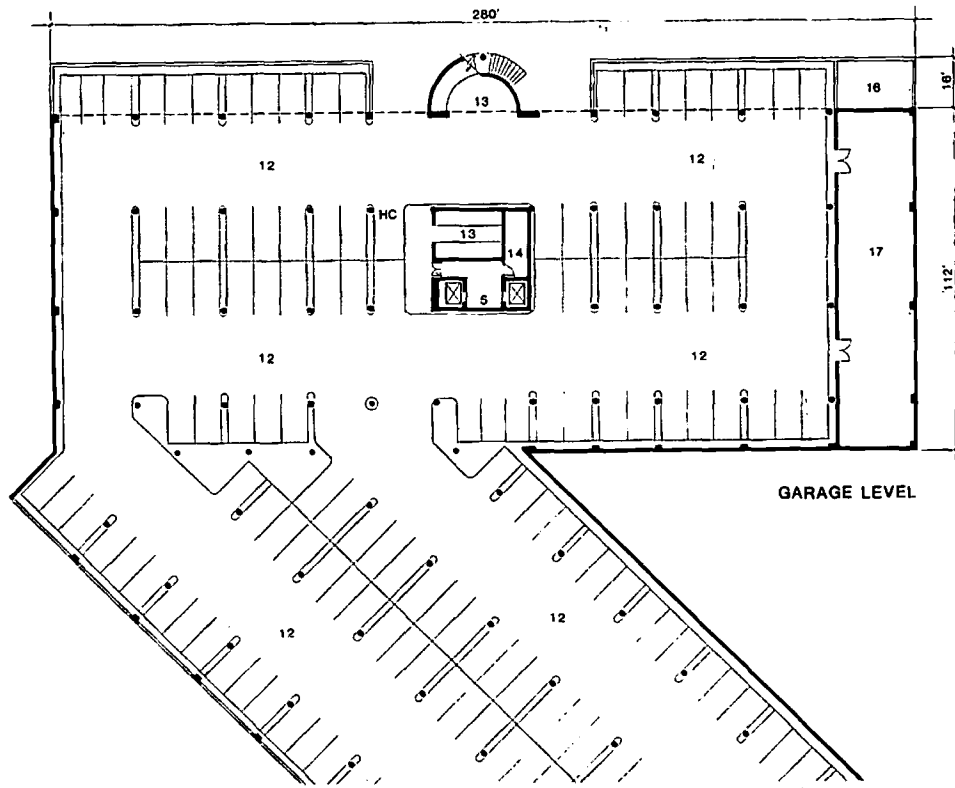


JOB NO. 83048.10

83-429

1-26-84

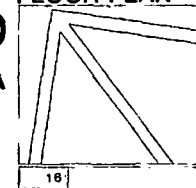
No. 21



001037

STATE FUND
SACRAMENTO, CALIFORNIA

FLOOR PLAN

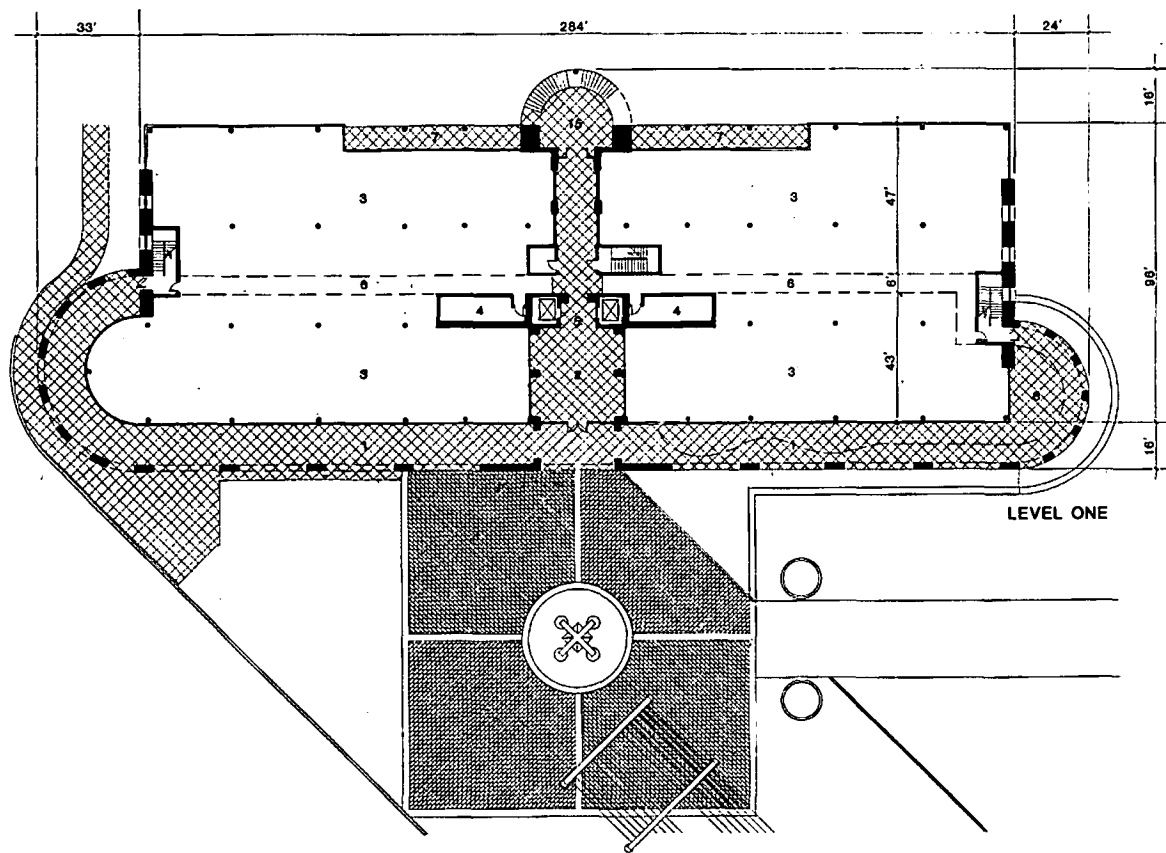


DATE 12.7.83 JOB NO. 83046.10

P83-439

1-26-84

No. 21



LEVEL ONE

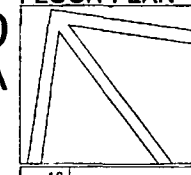
LEGEND

- 1 ARCADE
- 2 ATRIUM
- 3 OFFICE
- 4 RESTROOM
- 5 ELEVATOR LOBBY
- 6 FUTURE CORRIDOR
- 7 BALCONY
- 8 WATER PAVILION
- 9 PROMENADE
- 10 TERRACE
- 11 SKY COURT
- 12 GARAGE
- 13 BIKE STORAGE
- 14 ELEVATOR EQUIPMENT
- 15 PODIUM
- 16 TRASH ENCLOSURE
- 17 MECHANICAL SPACE

001038

STATE FUND
SACRAMENTO, CALIFORNIA

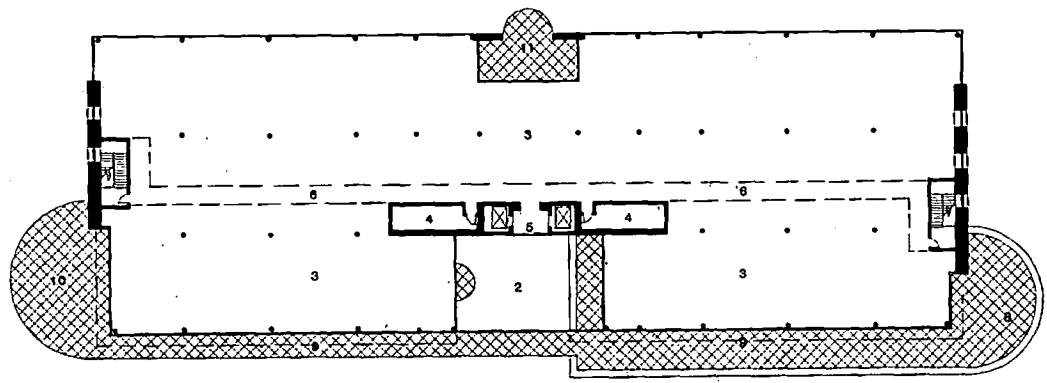
FLOOR PLAN



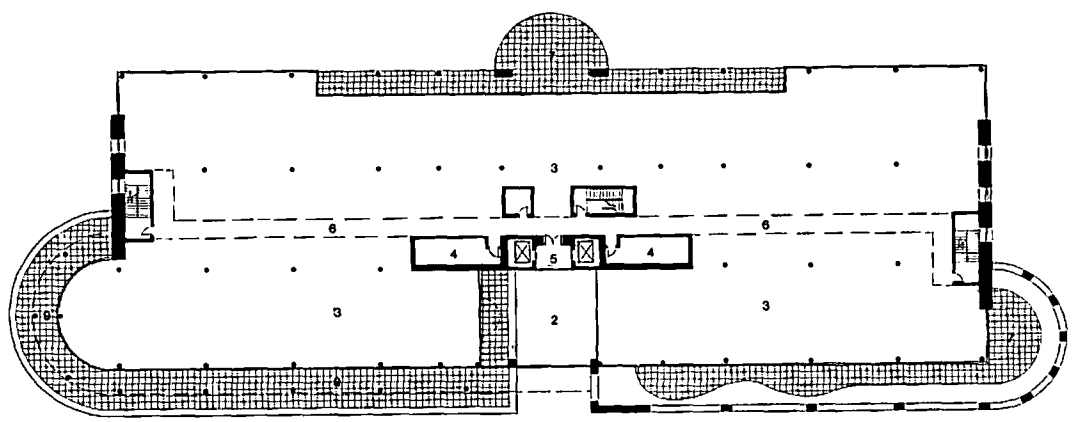
083-439

1-26-84

No. 21



LEVEL THREE

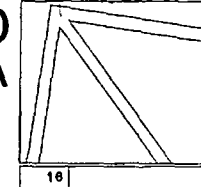


LEVEL TWO

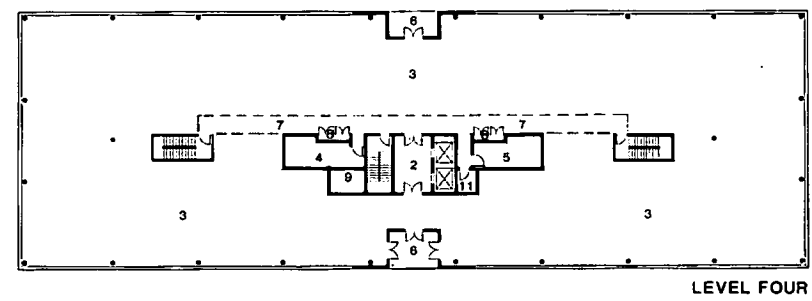
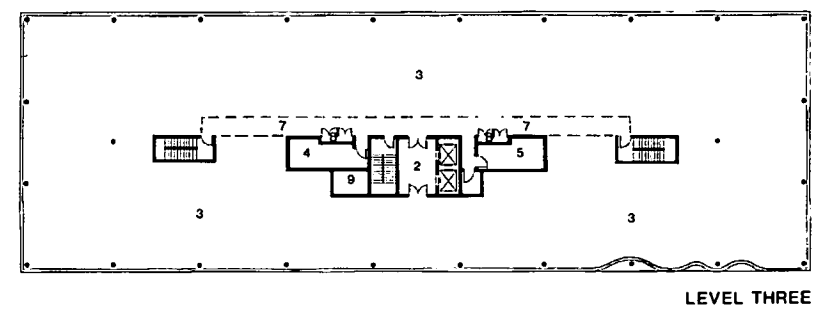
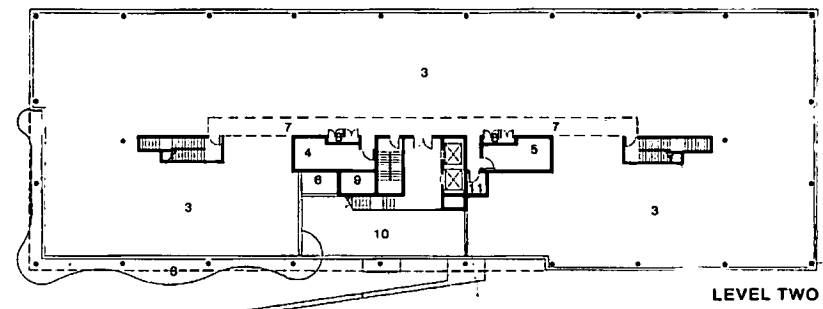
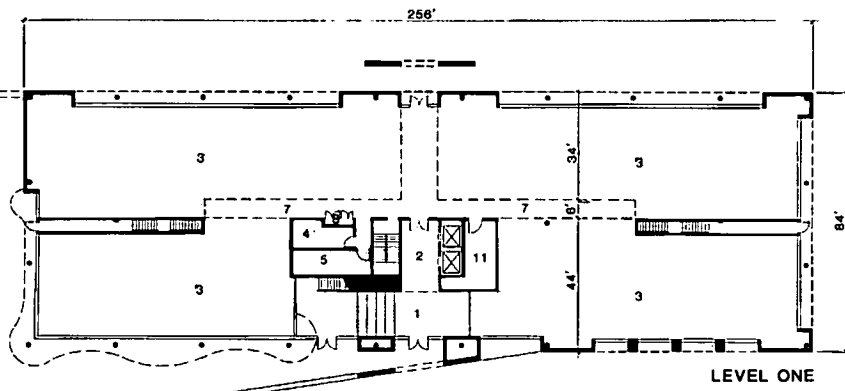
001039

STATE FUND
SACRAMENTO, CALIFORNIA

FLOOR PLANS



883-429



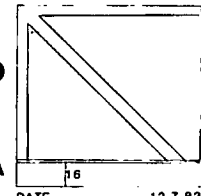
- LEGEND**
- 1 LOBBY
 - 2 ELEVATOR LOBBY
 - 3 OFFICE
 - 4 MENS
 - 5 WOMENS
 - 6 BALCONY
 - 7 FUTURE CORRIDOR
 - 8 TELEPHONE
 - 9 MECHANICAL DUCT
 - 10 OPEN TO BELOW
 - 11 ELECTRICAL

001040

COMMONWEALTH INVESTMENT GROUP

SACRAMENTO, CALIFORNIA

FLOOR PLANS



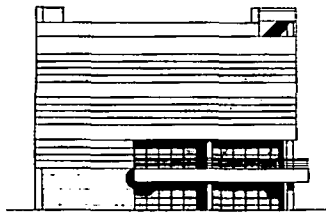
DATE 12.7.83 JOB NO. 81100.30

1-26-84

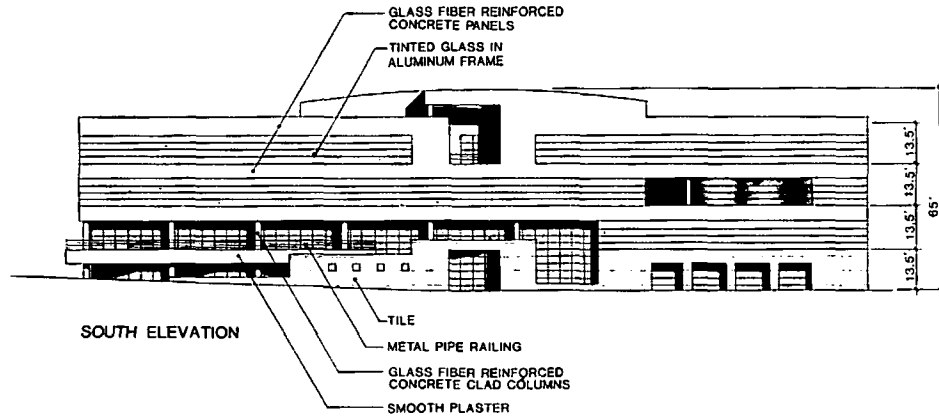
1/6 21

D83-429

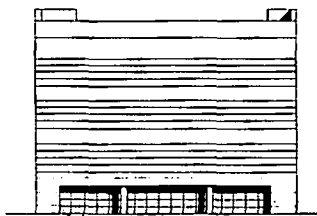
1-26-84



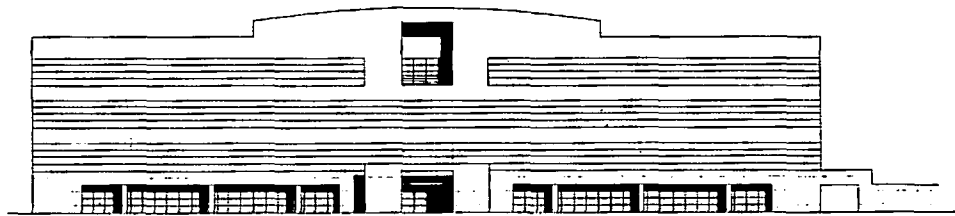
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

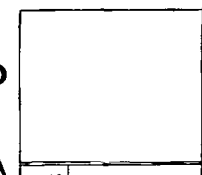


NORTH ELEVATION

001041

COMMONWEALTH INVESTMENT GROUP
SACRAMENTO, CALIFORNIA

ELEVATIONS



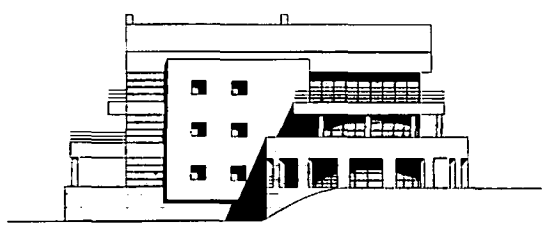
DATE 12.7.83 JOB NO. 81100.30

No. 21

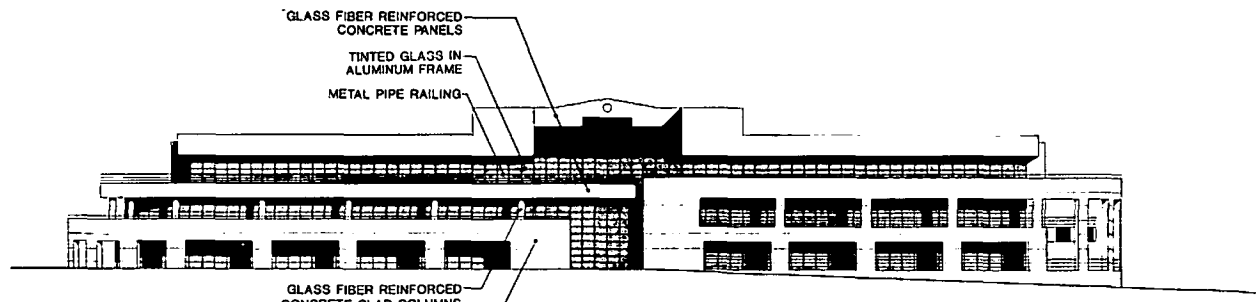
P83-429

1-26-84

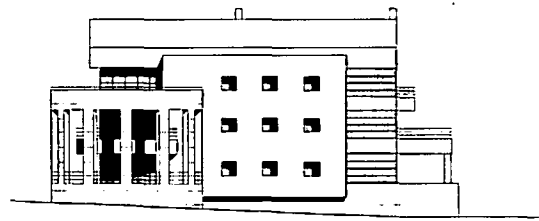
No. 21



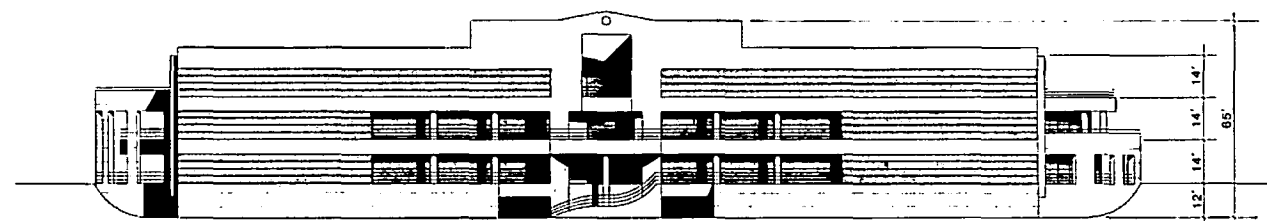
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

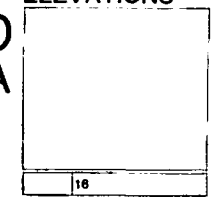


NORTH ELEVATION

001042

STATE FUND SACRAMENTO, CALIFORNIA

ELEVATIONS



P83-429

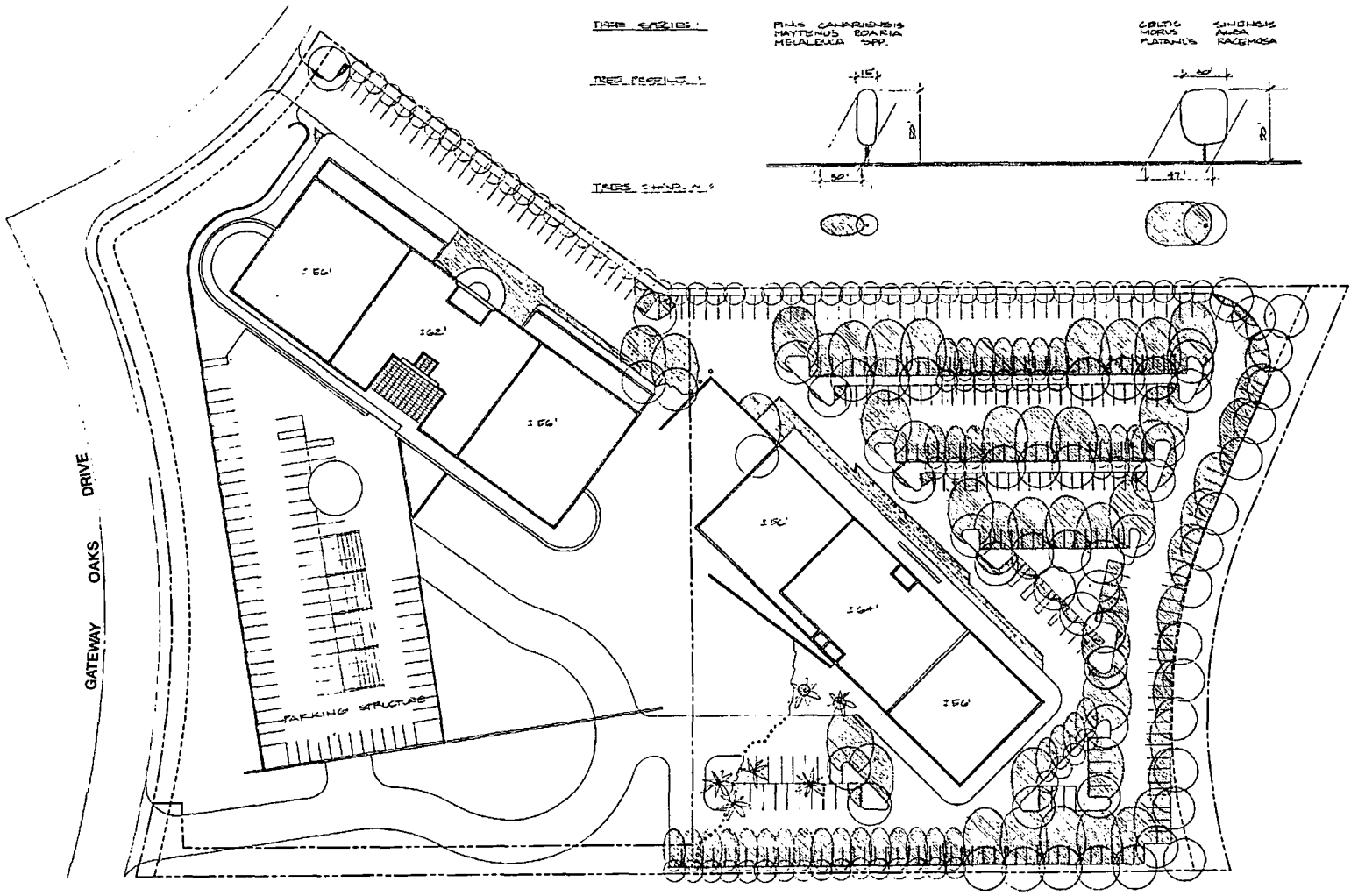
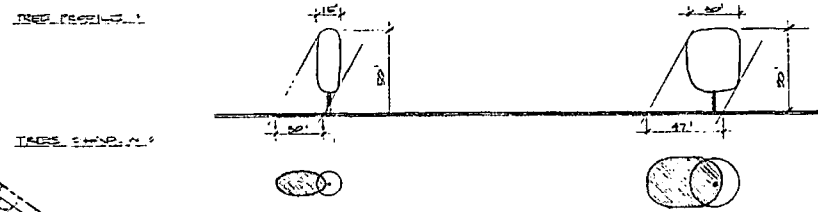
1-26-84

No. 21

PARKING LOT CALCULATIONS

AREA	14,040	SP	
PAVED AREA	11,620	SP	
SHADED PAVED AREA	6,405	SP	- 52% SHADED PAVED AREA

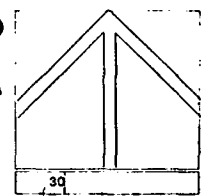
TREE SPECIES	PLUM CANNONBALLS MAYTENS BOARIA REALENSA TOP	CELTIC MAGNOLIA PLATANUS	SILVER ALDER FACEOLIA
--------------	--	--------------------------------	-----------------------------



PARKING LOT TREE SHADE DIAGRAM

COMMONWEALTH INVESTMENT GROUP
SACRAMENTO, CALIFORNIA

001043



DATE DEC. 1, 1983
12.7.83

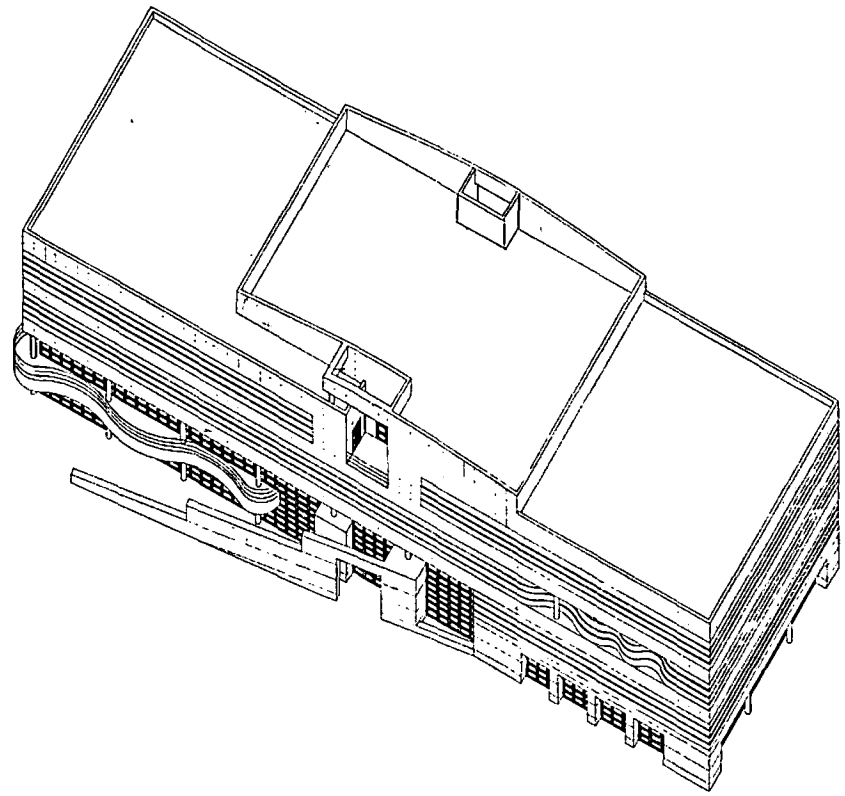
JOB NO. 83046.10



P83-429

1-26-84

No. 21

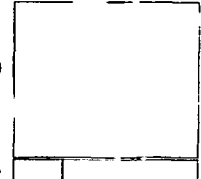


001044

COMMONWEALTH INVESTMENT GROUP

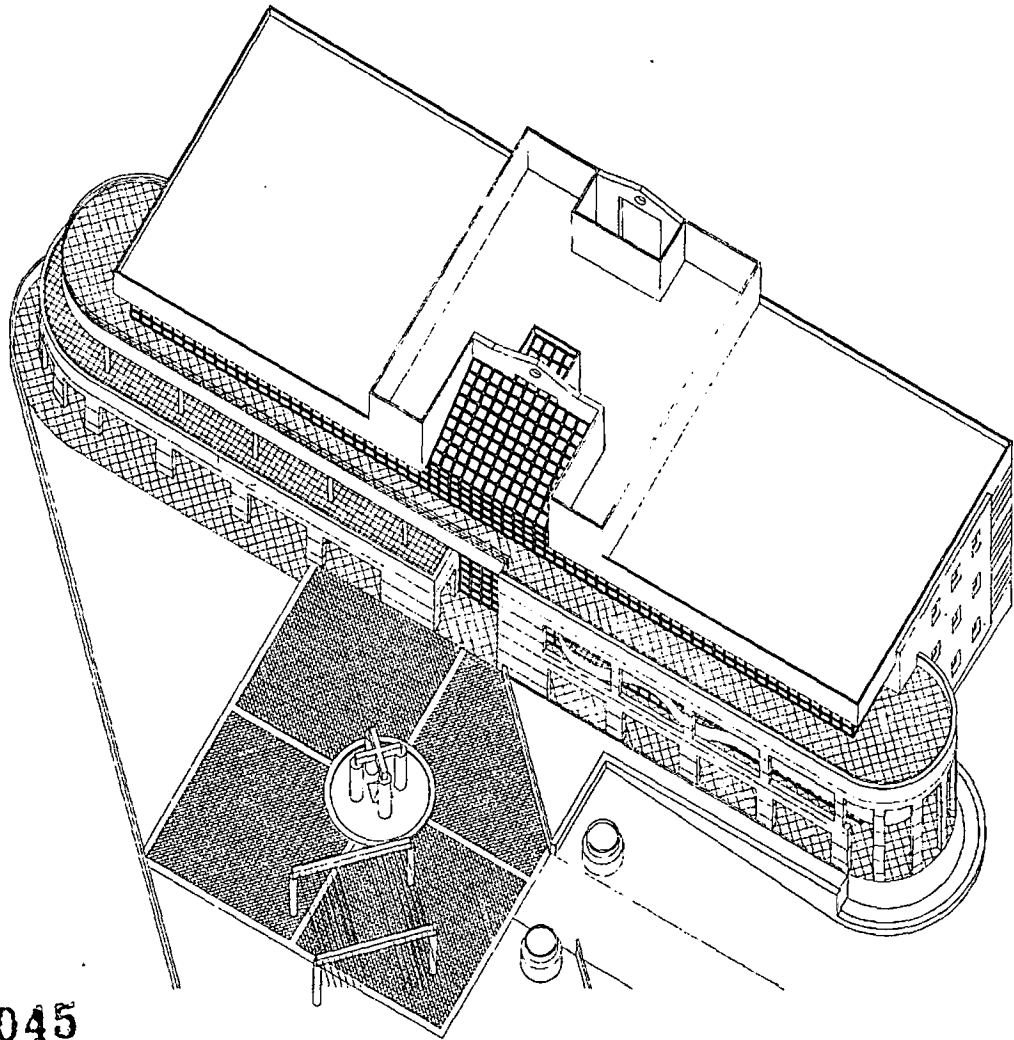
SACRAMENTO, CALIFORNIA

AXONOMETRIC



83-429

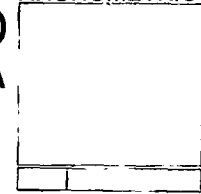
1-26-84



001045

STATE FUND
SACRAMENTO, CALIFORNIA

AXONOMETRIC



No. 21

P83-429

1-26-84

No. 21

TABULATIONS

PARKING

REQUIRED (1/250 SF)	600
STATE FUND	290
COMMONWEALTH	310

PROVIDED	STANDARD	COMPACT (30% ALLOW.)	HC	
ENCLOSED	173		1	
OPEN	241	176	9	
TOTAL	414	176	10	600

BUILDING AREA

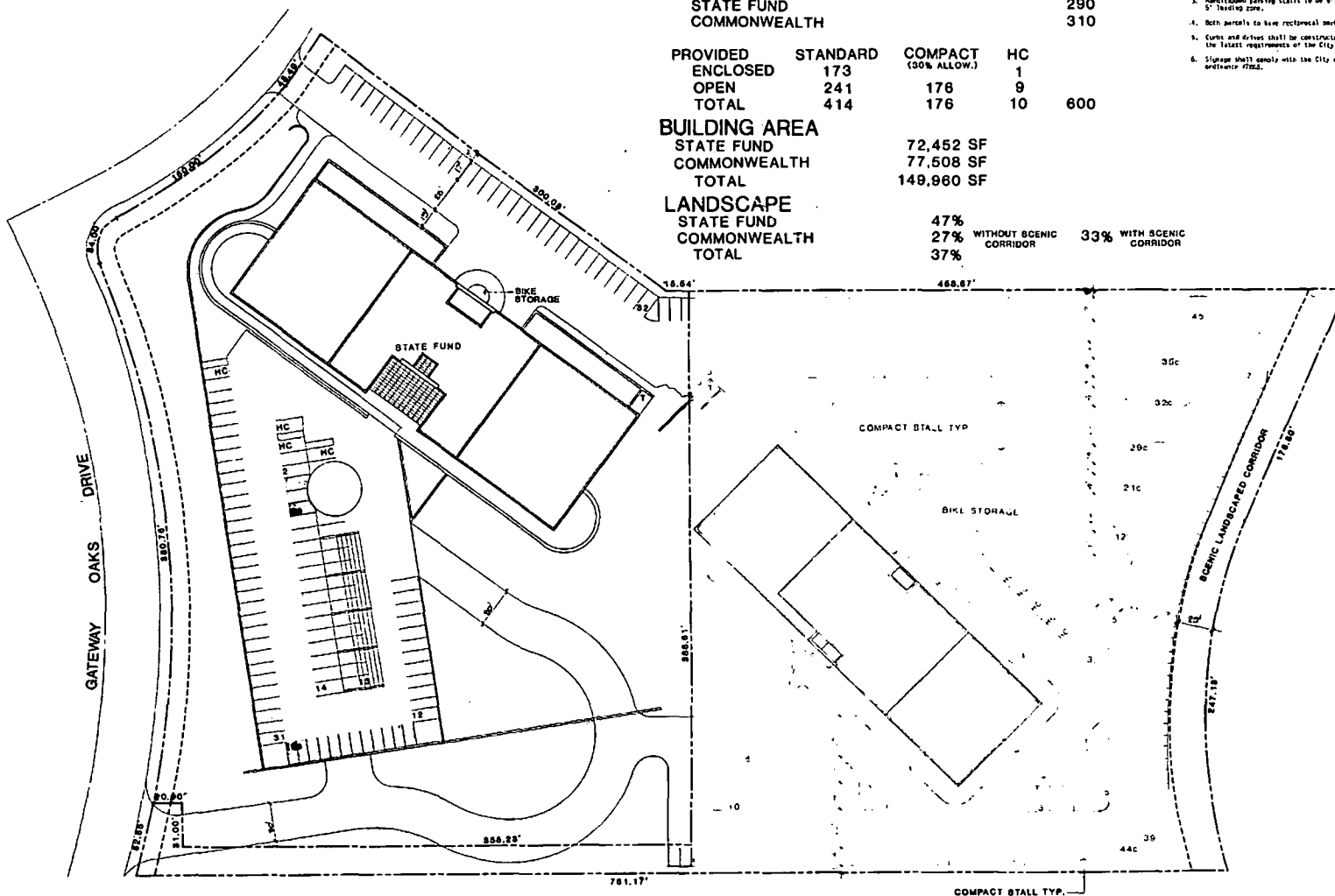
STATE FUND	72,452 SF
COMMONWEALTH	77,508 SF
TOTAL	149,960 SF

LANDSCAPE

STATE FUND	47%		
COMMONWEALTH	27%	WITHOUT SCENIC CORRIDOR	33% WITH SCENIC CORRIDOR
TOTAL	37%		

NOTES

- Standard parking stalls to be 8' x 31' (with 2' overhang)
- Compact parking stalls to be 7' x 31' (with 2' overhang)
- Specified parking stalls to be 8' x 31' with an adjacent 5' loading zone.
- Both parcels to have rectangular parking permissives
- Curbs and drives shall be constructed to accordance with the latest requirements of the City of Sacramento.
- Signage shall comply with the City of Sacramento sign ordinance #2022.



001046

STATE FUND
SACRAMENTO, CALIFORNIA

