

REPORT AMENDED BY CPC 12-3-87
 REPORT AMENDED BY STAFF 12-1-87
CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

Sacramento, CA

| | | | |
|---------------------|--|-------------|---------|
| APPLICANT | Natomas Corporate Center Assoc., 7919 Folsom Blvd., Suite 150, 95826 | | |
| OWNER | Same | | |
| PLANS BY | Leason Pomeroy Associates, 44 Plaza Square, Orange, CA 92666 | | |
| FILING DATE | 1/9/87 | ENVIR. DET. | 1/15/87 |
| ASSESSOR'S-PCL. NO. | 274-042-18, 24, 25, 26 | | |
| | | REPORT BY | FG:kh |

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to construct two, six-story, 146,000+ sq. ft. office buildings
 - C. Amend schematic plan for Natomas Corp. Center PUD to modify the approved site plan/building configuration
 - D. Variance to locate 25 required parking spaces off-site

LOCATION: Southeast corner of Natomas Park Drive (Natomas Corporate Center PUD)

PROPOSAL: The applicant is requesting the necessary entitlements to construct two office buildings in the OB (PUD) zone

PROJECT INFORMATION:

| | |
|--|--|
| 1974 General Plan Designation: | Office/office park |
| 1978 South Natomas Community Plan Designation (as amended in 1983) | Natomas Corporate Center PUD (staff amended) |
| Existing Zoning of Site: | OB (PUD) |
| Existing Land Use of Site: | Vacant |

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|-------------------------------------|-------------|----------|----------|
| North: Office; OB (PUD) | Front: | 50' | 289' |
| South: Levee, Discovery Park; ARP-F | Side (Int): | 20' | 20' |
| East: Vacant; R-2B (PUD), OB (PUD) | | | |
| West: I-5, offices vacant; OB (PUD) | Rear: | 50' | 300' |

| | |
|------------------------------|---|
| Parking Required: | 1,166 spaces |
| Parking Provided: | 1,141 spaces on-site; 25 off-site |
| Property Dimensions: | Irregular |
| Property Area: | 17.0+ acres |
| Square Footage of Building: | 291,720 |
| Height of Building: | 6-stories (96.5 ft) |
| Topograph: | Flat |
| Street Improvements: | Existing |
| Utilities: | To be provided |
| Exterior Building Materials: | Concrete, gray tinted glass, blue & silver reflective glass, clear and anodized aluminum mullions |

BACKGROUND INFORMATION: The subject site is located within the Natomas Corporate Center PUD. The City Council approved the entire PUD for office park development with a maximum of 793,313 square feet of floor space for the 62+ acre site in Jan of 1983. Four office buildings, and a day care center have been approved by the Commission. Two of the four office buildings have been constructed.

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

A. Land Use

The subject site is a vacant 17+ acre parcel which is zoned office building-planned unit development (OB-PUD). The site is designated for offices and office parks in both the General Plan and the 1978 South Natomas Community Plan. (as amended in 1983) (staff amended)

B. Plan Amendment

The applicant is requesting the necessary entitlements to construct two, six-story, 146,000+ square feet office buildings. The PUD schematic plan designates the site for three multi-story office buildings at this time. The proposed office building would be slightly larger in size than the three structures originally proposed for the site. Staff has no objection to the request to modify the site plan/building configuration since the structures will not cause the total PUD square footage to be exceeded (see Exhibit A). The applicant should note that any future changes in building configuration or building square footage will necessitate a PUD schematic plan amendment.

C. Special Permit

The applicant is requesting a special permit which is necessary for development in the PUD. The buildings consist of identical twin tower structures. Each tower would be six-stories high (96.5 feet to top of parapet) and contain approximately 146,000+ square feet of floor area (291,720 square feet total). The structures would be used exclusively for offices where approximately 1,000 people would be employed during an eight-to-five work day.

Building materials consist of concrete, aluminum, and tinted/reflective glass. The buildings are oriented radially about a central interior court. The Bannon Slough Preserve is adjacent to and extends into the interior courtyard. Planning Staff has reviewed the building configuration and elevations and finds them to be attractive and compatible with other structures in the PUD. Staff would point out that no portion of the development should extend into the Bannon Slough Preserve.

D. Variance

The applicant has based the proposed parking on a ratio of one space per 250 square feet of gross floor area. Using this ratio, 1,166 spaces are required while the applicant proposes 1,141 spaces on-site and 25 spaces off-site. The off-site spaces would be located on the lots immediately to the north of the subject site (see Exhibit A). The off-site parking would consist of excess spaces (25) which were developed to serve the respective office uses. The same group of investors own all the properties involved; therefore, reciprocal ingress, egress and parking agreements will be provided which include the subject lots. The agreements will be subject to review and approval of the Planning Director and City Attorney. Subject to these circumstances, Staff supports the applicant's request.

E. Natomas Corporate Center PUD Square Footage

The PUD is approved for 793,313 square feet of office space. To date, four office have been approved as follows: (See Exhibit A.) (staff amended)

Pad A 65,000 square feet (exempt) (P86-158) (voided by lawsuit)
Pad D & E 95,937 square feet (P84-177)
Pad F 102,000 square feet (P83-171)
Pad G 90,500 square feet (P83-432)

288,437 gross square feet approved (*staff amended*)

The proposed project, if approved, would add 291,720 gross square feet to the existing square footage for a total of 581,057 gross square feet. This would leave 213,156 square feet of office space to be developed. (*staff amended*)

OTHER AGENCY COMMENTS: The proposed project was submitted to the following agencies for review. Their comments are as follows:

A. Fire Department

No comment

B. Community Services

No private development is allowed in the Bannon Slough Parkway.

C. Regional Transit

1. Orient the main entrances of the proposed office buildings toward West El Camino Avenue to reduce the distances pedestrians travel between the offices and the bus stop.
2. Provide as an employee benefit, a bus pass subsidy for a minimum of five percent of all employees as a means of promoting alternatives to auto travel.
3. Require the project's transportation coordinator to act as a liaison between the project's tenants and the Regional Transit marketing department in order that the project's tenants receive updated information pertaining to schedules, fares, and promotional programs.

D. South Natomas Community Association

No comment

E. Traffic Engineer

1. Provide transportation management plan designed to achieve 20 percent trip reduction prior to issuance of building permit.
2. Prepare alternate routing for the proposed Bannon Creek Bike Trail.
3. Provide second access to project site and bike storage lockers.

F. Public Works

1. Coordinate development with County Sanitation District.

2. Provide on-site drainage facilities at time of building permit.
3. Provide on-site water system at time of building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment based upon compliance with the following mitigation measures and a negative declaration has been filed:

A. Mitigation Measures

1. Enter into an agreement in perpetuity with the City to a) hire and pay professional arborist to develop a comprehensive management plan for the oak preserve, and b) to provide dollars to the City for annual maintenance of the oak preserve.
2. Prepare a traffic study addressing a transportation system management program to achieve a 20% trip reduction for review and approval by the Traffic Engineer prior to issuance of building permits. (staff amended)
3. Prepare a plan by a professional landscape architect showing that the courtyard will not affect the dripline of any existing oaks and detailing construction techniques to preserve the oaks. This plan (once submitted) may show the need for further mitigation measures.
4. Participate in the facilities benefit assessment district for the South Natomas Area for any building permits issued after expiration of the 1982 Development Agreement (staff amended)

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Approve the special permit to construct two, six-story, 146,000+ square foot office buildings, subject to conditions and based upon findings of fact which follow;
- C. Recommend approval of the Schematic Plan Amendment for Natomas Corporate Center PUD to modify the site plan/building configuration;
- D. Approve the variance to locate 25 required parking spaces off-site subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit/Variance

1. Any changes in the square footage or building configuration as shown in Exhibit A attached shall require a schematic plan amendment.
2. A reciprocal ingress, egress and parking agreement for the 25 off-site parking spaces shall be submitted for review and approval by the Planning Director and City Attorney prior to issuance of a building permit.
3. No private development shall be allowed in the Bannon Slough Parkway.
4. Provide a transportation management plan designed to achieve a 20 percent trip reduction prior to issuance of building permits. (staff deleted)

5. Prepare alternate routing for the proposed Barron Creek Bike Trail for approval by the Traffic Engineer and Community Services Department.
6. Coordinate development with County Sanitation District.
7. Provide on-site drainage and water system at time of building permit.
8. All development shall be in accordance with the South Natomas Office Parks PUD Guidelines (i.e., Natomas Corporate Center).
9. Enter into an agreement in perpetuity with the City to a) hire and pay professional arborist to develop a comprehensive management plan for the oak preserve, and b) to provide dollars to the City for annual maintenance of the oak preserve in accordance with Section 3.B.3. of the first amendment of City Agreement No.84034.
10. Prepare a ^{15%(CPC amended)} traffic study addressing a transportation system management program to achieve a ~~20%~~ trip reduction for review and approval by the Traffic Engineer prior to issuance of building permits (staff amended)
11. Prepare a plan by a professional landscape architect showing that the courtyard will not affect the dripline of any existing oaks and detailing construction techniques to preserve the oaks. This plan (once submitted) may show the need for further mitigation measures.
12. Participate in the facilities benefit assessment district for the South Natomas Area for any building permits issued after expiration of the 1982 Development Agreement. ^(staff amended) ment.
13. Provide on-site bicycle storage lockers.
14. Provide second access to project site.

Findings of Fact - Variance/Special Permit

1. The project is based upon sound principles of land use, in that:
 - a. office building is permitted in the OB zone and is compatible with surrounding land uses.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance, in that:
 - a. adequate on-site parking is provided;
 - b. adequate landscaping will be provided;
 - c. design of the structure is compatible with other offices in the park and attractive to residential development outside the park.
3. The variance does not constitute a special privilege, in that other offices uses have been granted similar requests.
4. The request does not constitute a use variance, in that office uses are permitted in the PUD.

5. The proposed project as conditioned, is consistent with the City's discretionary land use policy for South Natomas Areas in that the site is designated as the Natomas Corporate Center PUD. The adopted schematic plan for the Natomas Corporate Center PUD designates the proposed project for office use. In addition, the proposed project is consistent with the PUD development guidelines as amended herein. (staff amended)

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APPLC. NO. P87-051 MEETING DATE February 12, 1987 ITEM NO 16
12-3-87 5

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Findings of Fact - Variance/Special Permit

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natomas corporate center

CHALLENGE TECHNOLOGIES AS AEC
 100 BALTIMORE ST. 4TH FLOOR
 BALTIMORE, MD 21201

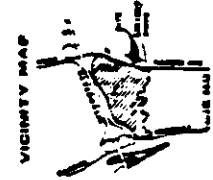
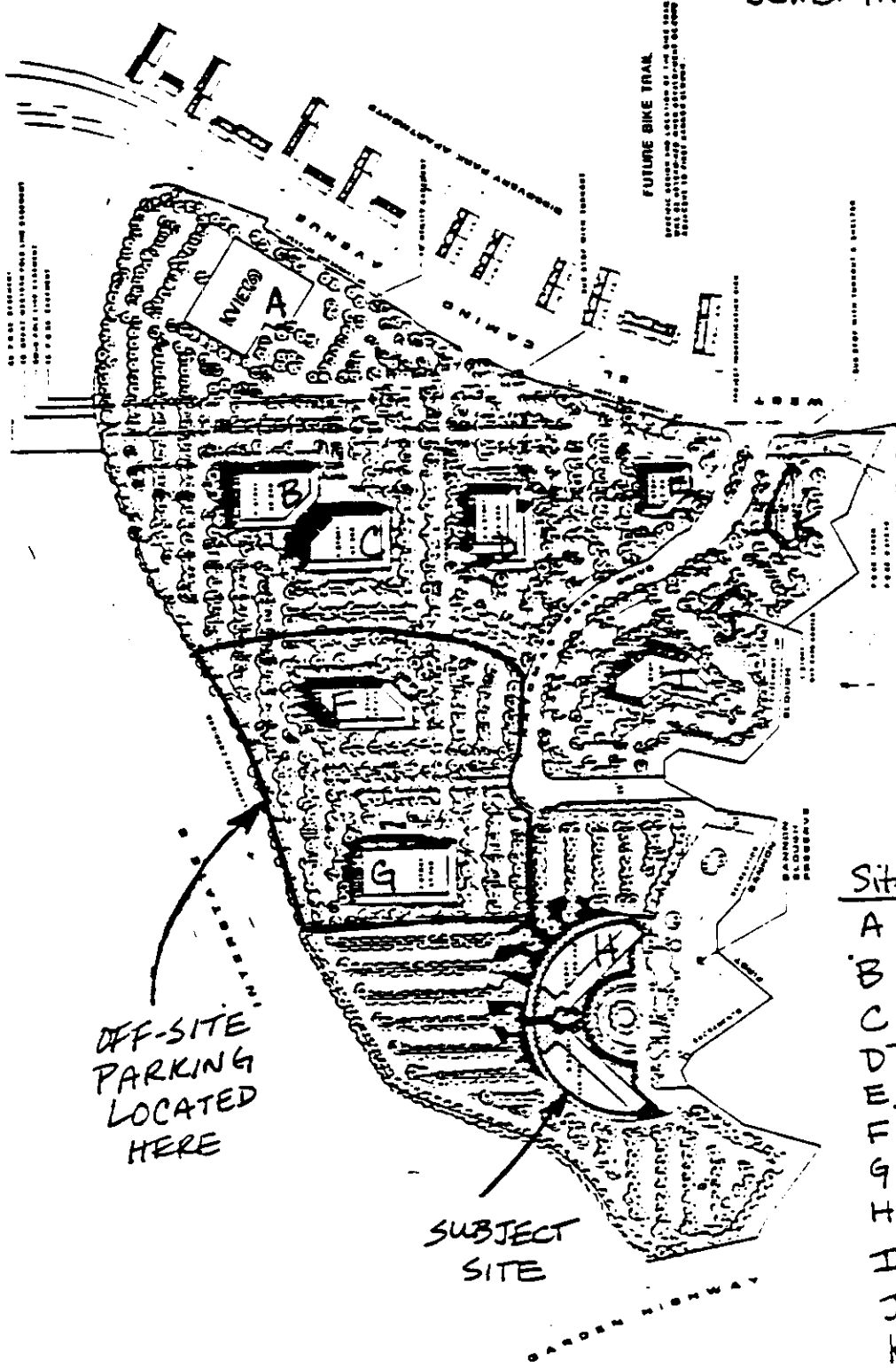
SCHONBERG

1110 BIRMINGHAM

1981 83

F.P.M.A.

SCHEMATIC PLAN



REVISED: JANUARY 1987

SCHEMATIC PLAN SUMMARY

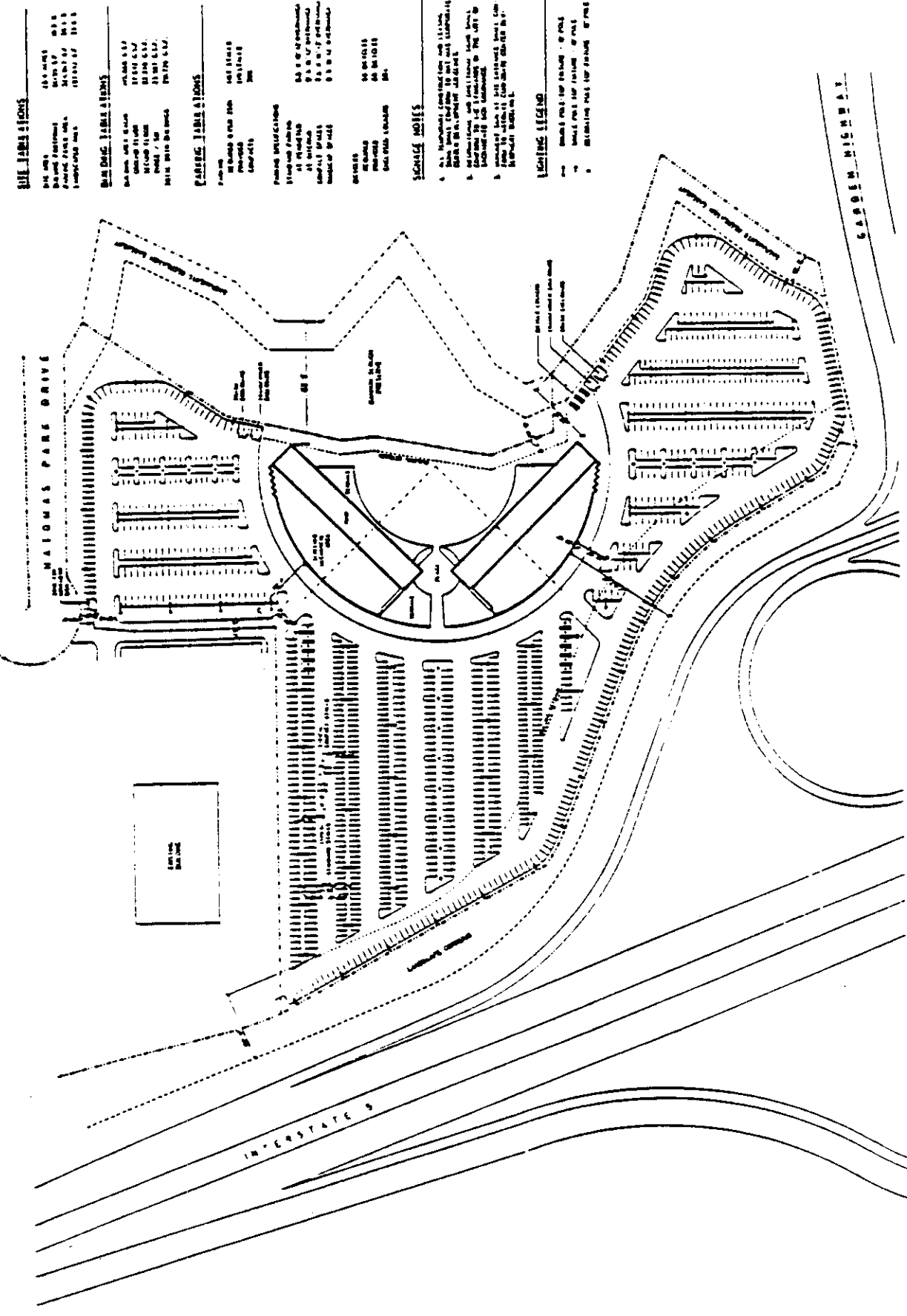
| | |
|---------------------|-----------------|
| GROSS ACREAGE | 881 AC. |
| NET ACREAGE | |
| TOTAL BUILDING AREA | 883,313 SQ. FT. |
| OFFICE BUSINESS | 883,313 SQ. FT. |
| PARKING REQUIRED | 3887 SPACES |
| PARKING PROVIDED | 3887 SPACES |

| Site | Square Footage |
|------|--------------------|
| A | 65,000 (proposed) |
| B | 95,240 (proposed) |
| C | 47,808 (proposed) |
| D | 95,937 (approved) |
| E | |
| F | 87,579 (built) |
| G | 98,066 (built) |
| H | 291,720 (proposed) |
| I | 77,100 (proposed) |
| J | day care center |
| K | 9,000 (proposed) |

12-3-87

P87-051

2/2-3-87



BLUE TABLE LEGEND

- 100' WIDE
- 50' WIDE
- 25' WIDE
- 10' WIDE

BLACK LINE TABLE LEGEND

- 100' WIDE
- 50' WIDE
- 25' WIDE
- 10' WIDE

PARKING TABLE LEGEND

- 100' WIDE
- 50' WIDE
- 25' WIDE
- 10' WIDE

PROPERTY LINES

- 100' WIDE
- 50' WIDE
- 25' WIDE
- 10' WIDE

LEGEND

- 100' WIDE
- 50' WIDE
- 25' WIDE
- 10' WIDE

NOTES

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the road.
3. All dimensions are to the centerline of the building.
4. All dimensions are to the centerline of the parking space.
5. All dimensions are to the centerline of the lot.

LEGEND

- 100' WIDE
- 50' WIDE
- 25' WIDE
- 10' WIDE

KCS Phase V
 KCS Phase V
 KCS Phase V
 KCS Phase V

Trason Property Associates
 Trason Property Associates
 Trason Property Associates
 Trason Property Associates

Site Plan

iiiiid

Naftomas Corporate Center Associates

10/5

P47-051

~~2-12-87~~
12-3-87

KCS Phase V

Resident Parking Associates

SITE PLAN

DATE: 12/3/87
SCALE: 1" = 10'

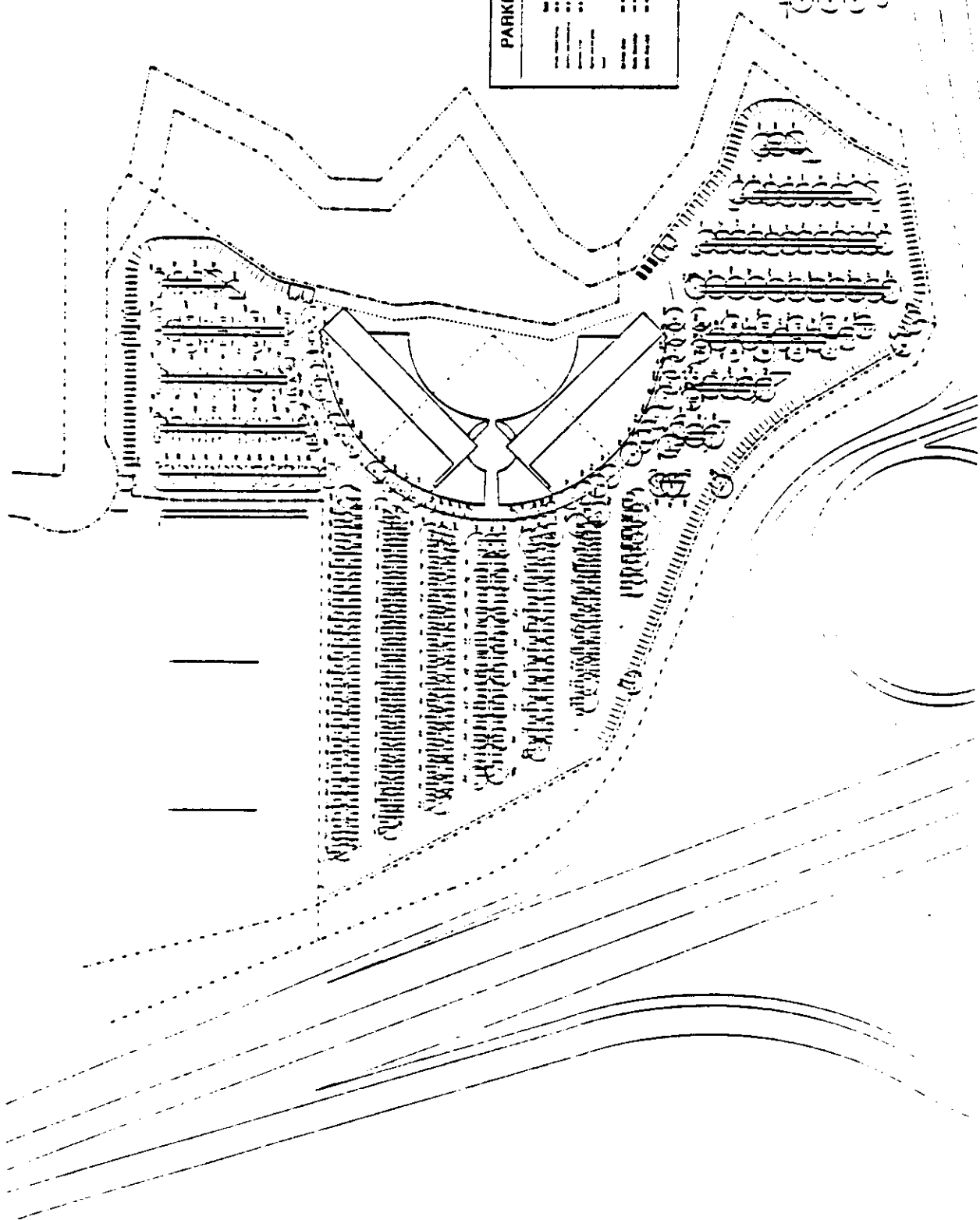
Resident Parking Associates
10/2/87

Item # 5

PARKING LOT SHADE

| Lot | Area | Shade |
|-----|--------|-------|
| 101 | 10,000 | 100% |
| 102 | 10,000 | 100% |
| 103 | 10,000 | 100% |
| 104 | 10,000 | 100% |
| 105 | 10,000 | 100% |
| 106 | 10,000 | 100% |
| 107 | 10,000 | 100% |
| 108 | 10,000 | 100% |
| 109 | 10,000 | 100% |
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| 142 | 10,000 | 100% |
| 143 | 10,000 | 100% |
| 144 | 10,000 | 100% |
| 145 | 10,000 | 100% |
| 146 | 10,000 | 100% |
| 147 | 10,000 | 100% |
| 148 | 10,000 | 100% |
| 149 | 10,000 | 100% |
| 150 | 10,000 | 100% |

- () Access
- () Access
- () Access
- () Access



P87-051

2-12-87
42-3-87

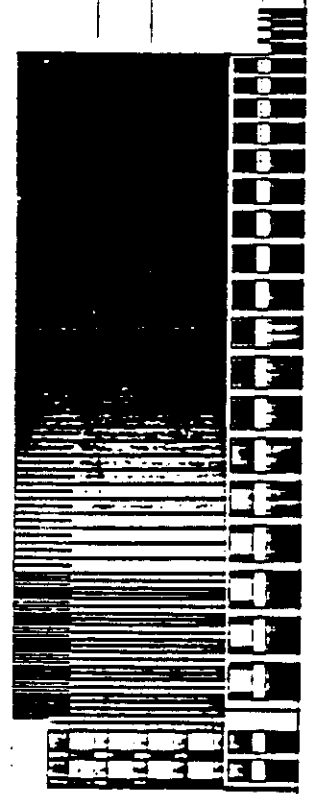
J+M

W

42-151
 42-152
 42-153
 42-154
 42-155
 42-156
 42-157
 42-158

UNIT 1000 MASS
 CLEAR ANCHORED
 REINFORCED MASS
 CONCRETE
 UNIT 1000 MASS

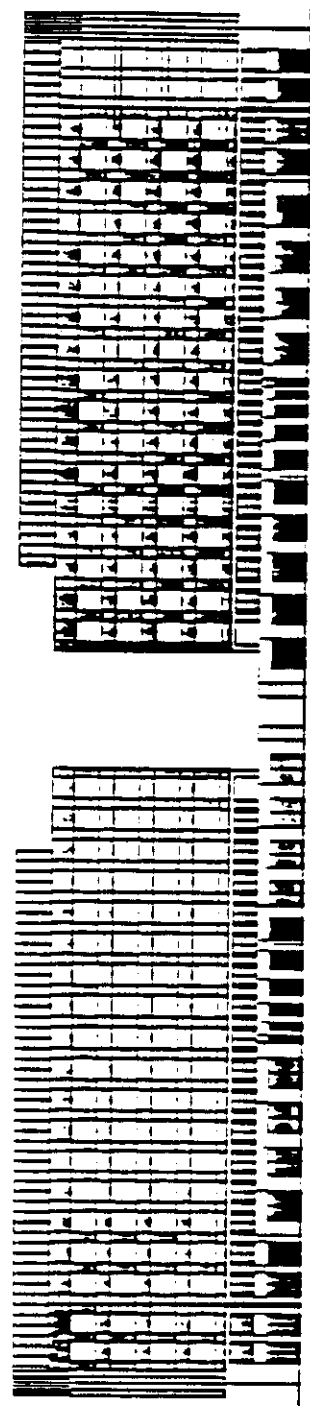
NORTH VIEW



42-151
 42-152
 42-153
 42-154
 42-155
 42-156
 42-157
 42-158

UNIT 1000 MASS
 CLEAR ANCHORED
 REINFORCED MASS
 CONCRETE
 UNIT 1000 MASS

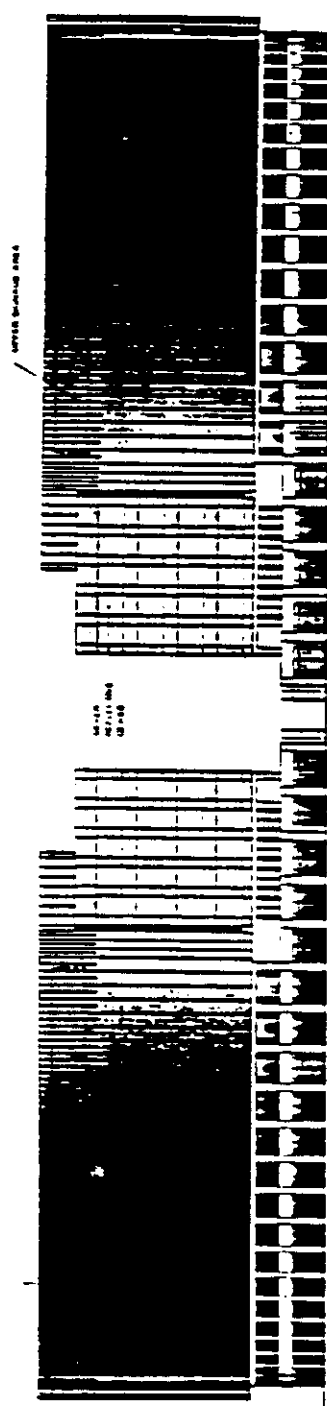
EAST VIEW



42-151
 42-152
 42-153
 42-154
 42-155
 42-156
 42-157
 42-158

UNIT 1000 MASS
 CLEAR ANCHORED
 REINFORCED MASS
 CONCRETE
 UNIT 1000 MASS

WEST VIEW



SCHEDULE FINISHES

- 1. WALLS, CEILING AND FLOOR TO BE FINISHED WITH 1/2" PLASTER OVER GYPSUM BOARD.
- 2. WALLS, CEILING AND FLOOR TO BE FINISHED WITH 1/2" PLASTER OVER GYPSUM BOARD.
- 3. WALLS, CEILING AND FLOOR TO BE FINISHED WITH 1/2" PLASTER OVER GYPSUM BOARD.
- 4. WALLS, CEILING AND FLOOR TO BE FINISHED WITH 1/2" PLASTER OVER GYPSUM BOARD.
- 5. WALLS, CEILING AND FLOOR TO BE FINISHED WITH 1/2" PLASTER OVER GYPSUM BOARD.
- 6. WALLS, CEILING AND FLOOR TO BE FINISHED WITH 1/2" PLASTER OVER GYPSUM BOARD.

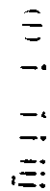
KCS Phase V

Heason Pomeroy Associates

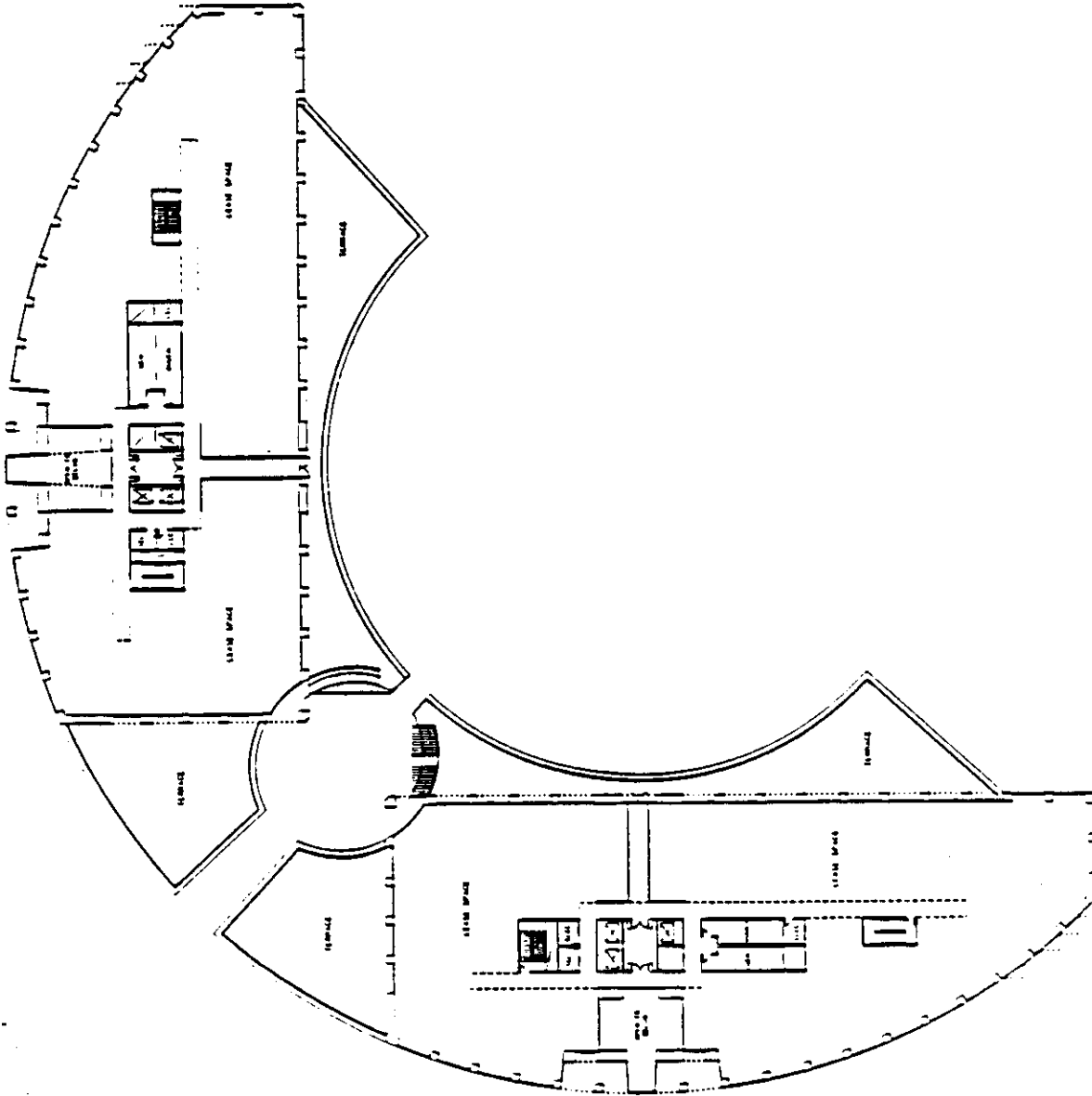
Heason Pomeroy Associates

1000 PLYWOOD
 1000 PLYWOOD
 1000 PLYWOOD
 1000 PLYWOOD

Exhausts



1000 PLYWOOD
 1000 PLYWOOD
 1000 PLYWOOD
 1000 PLYWOOD



11/11/87
 11/11/87
 11/11/87
 11/11/87

Second Floor Plan
 11/11/87

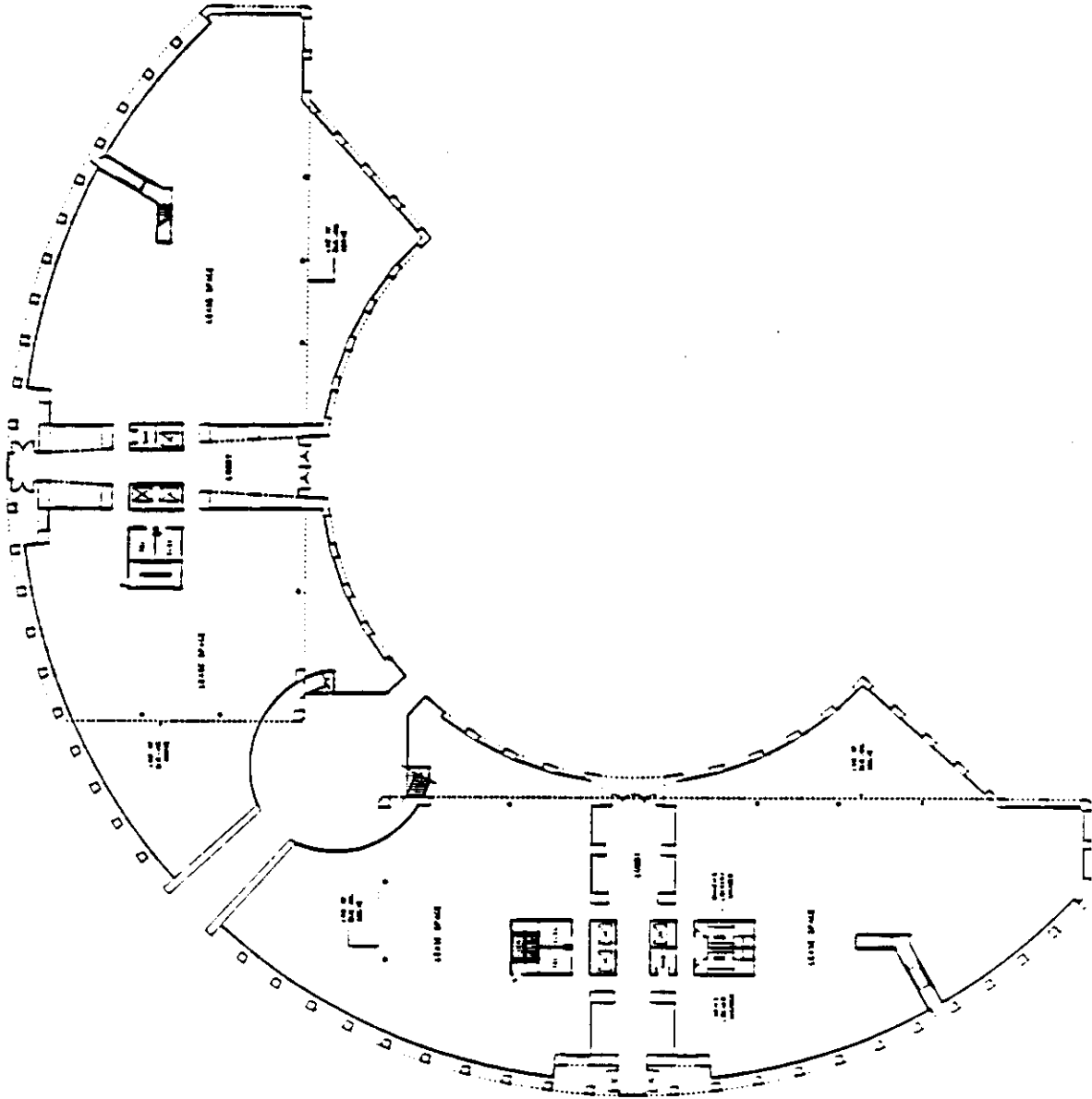
[] Easton Primary Associates
 Architects/Engineers
 11/11/87

KCS Phase V
 Kansas Corporate Center Associates

587-051

12-387
34289

Item 5



KCS Phase V

Madhus Corporate Center Associates

Leason Pomeroy Associates

Grand Floor



150-687

12-3-87
2-12-87

5

City Planning Commission
Sacramento, California

Members in Session:

Subject: Property located at SE corner of Natomas Park Drive
P87-051

The applicant requests this item be continued to the
January 14, 1988 Commission meeting.

Respectfully submitted,

Art Gee
Art Gee
Principal Planner