

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Spieker-French-Davenport 2150 River Plaza Dr #160 Sacto CA 95833</u>		
OWNER <u>Spieker-French-Davenport 2150 River Plaza Dr #160 Sacto CA 95833</u>		
PLANS BY <u>Spieker-French-Davenport 2150 River Plaza Dr #160 Sacto CA 95833</u>		
FILING DATE <u>4-16-92</u>	ENVIR. DET. <u>Exempt 15305</u>	REPORT BY <u>B Williams</u>
ASSESSOR'S PCL. NO. <u>274-0320-037;274-0320-067</u>		

APPLICATION: Planning Director's Schematic Plan Amendment to transfer 1,496 square feet of designated office square footage on 4.36± vacant acres in the Gateway Center Planned Unit Development in the Office Building Planned Unit Development (OB-PUD) zone.

LOCATION: Southern Intersection of Gateway Oaks Drive and Venture Oaks Way

PROPOSAL: The applicant is requesting the necessary entitlement to allow the transfer of 1,496 square feet from one designated office lot (Lot 4) to another office lot (Lot 20) in the Gateway Centre PUD.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
1988 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:

North: Vacant; C-2(PUD)
South: Apts. & Office; R-1A & OB-PUD
East: Office; OB-PUD
West: Vacant; OB-PUD

Property Dimensions:	Irregular
Property Area:	4.36± - Lot 20
	3.83± - Lot 4
Square Footage to be Transferred:	1,496 sq.ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning**

The subject site consists of two lots in the Office Building (OB-PUD) zone. The General Plan designates the site for Regional Commercial and Offices and the 1988 South Natomas Community Plan designates the site for Office/Office Park. The subject site is also within the Gateway Centre Planned Unit Development. Surrounding land use and zoning includes a vacant lot to the north, in the C-2(PUD) zone; apartments and office to the south, in the R-1A and OB-PUD zones; office to the east, in the OB-PUD and a vacant lot to the west, in the OB-PUD zone.

B. Applicant's Proposal

The applicant is proposing to transfer 1,496 square feet of office square footage from one office designated lot (APN:274-0320-067 - Lot 4) to another office designated lot (APN: 274-0320-037 - Lot 20) in the Gateway Centre Planned Unit Development. A 62,166 square foot office building is currently under construction on Lot 4 (P90-277). The approved PUD allowed a total of 63,662 square foot of office on Lot 4. The applicant proposes to transfer the difference of 1,496 square feet from Lot 4 to Lot 20. Lot 20, which is currently vacant, will increase in office square footage to a total of 44,821 square feet. The Gateway Centre Development Agreement allows a Planning Director's Schematic Plan Amendment to transfer square footage in the PUD.

C. Staff's Comment

Staff has no objections to this request. The transfer of square footage will not adversely impact the total overall square footage approved in the Gateway Centre PUD. Additionally, development on Lot 20 will require a Planning Commission Special Permit approval. The applicant notified the adjacent property owners of the transfer and there were no objections. Staff has attached Exhibit A which depicts Lots 4 and 20.

D. Agency Comments

The applicant's proposal was routed to City's Traffic Engineering, Engineering, Advance Planning Divisions and the Natomas Community Association. No comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

RECOMMENDATION: Staff recommends that the Planning Director approve the Schematic Plan Amendment to allow the transfer of 1,496 square feet from Lot 4 to Lot 20 which would allow a total of 44,821 square feet on Lot 20 (APN: 274-0320-037 - 4.36± acres).

Report prepared by:

Bridgette Williams
Bridgette Williams, Associate Planner

6-1-92
Date

Recommendation approved by:

Gary Stonehouse
Gary Stonehouse, Planning Director

5-29-92
Date