

**RESOLUTION NO. 1692****ADOPTED BY THE SACRAMENTO PLANNING COMMISSION****ON DATE OF OCTOBER 13, 1994****A RESOLUTION ADOPTING FINDINGS OF FACT  
AND APPROVING A SPECIAL PERMIT FOR  
PROPERTY LOCATED AT GATEWAY OAKS  
DRIVE IN THE METROPOLITAN CENTER  
PLANNED UNIT DEVELOPMENT****(P94-095) (APN:225-0230-082)**

WHEREAS, the City Planning Commission on October 13, 1994 held a public hearing on the request for approval of a special permit to construct two office buildings in two phases totaling 141,266 sq.ft. for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration with mitigation measures related to noise;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

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

1. The Special Permit is hereby approved based upon the following findings of fact:
  - A. The project, as conditioned, is based upon sound principles of land use in that:
    - 1) the use is compatible with the surrounding office uses in the Metropolitan Center PUD; and
    - 2) the reallocation of office square footage will remain in the PUD which has been calculated for overall buildout.

- B.** The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- 1) adequate parking and landscaping will be provided on the site for both phases; and
  - 2) amenities have been provided which are in compliance with the Metropolitan Center Development Guidelines; and
  - 3) the proposed office buildings design will be keeping with the surrounding office development in the PUD.
- C.** The project is consistent with the General Plan and South Natomas Community Plan in that:
- 1) the site is designated for Regional Commercial & Office and Office/Office Park, respectively; and
  - 2) the project is consistent with the Metropolitan Center Development Guidelines.
- 2.** The Special Permit for the proposed office development is hereby approved, subject to the following conditions:
- A.** A building permit for construction of Phase II shall be obtained within 5 years after the issuance of a Certificate of Occupancy for Phase I. If a building permit has not been obtained within the 5 year period, the applicant will be required to obtain approval of a new Special Permit from the Planning Commission for Phase II development.
  - B.** The applicant shall participate in the South Natomas Transportation Management Association (TMA).
  - C.** The trash and recycling enclosure shall comply with the City's Trash Enclosure Ordinance and Recycling Ordinance.
  - D.** Any signage proposed on the site attached and/or detached shall be reviewed by Planning staff prior to issuance of a sign permit. The proposed signage shall comply with the Metropolitan Center Development Guidelines. and the City Sign Ordinance.
  - E.** On-site water system shall include separate fire service and metered domestic service.

- F. All water service connections shall comply with the City's Cross Connection Control Policy.
- G. Any water main loop for fire service shall be privately owned and maintained.
- H. Obtain off-site reciprocal drainage easements as required.
- I. Obtain off-site ingress and egress easements to the site.
- J. Coordinate abandonment of existing water line easements per 870601 O.R.1409 and 860902 O.R.1217. City shall quit claim these easements.
- K. Coordinate abandonment of P.U.E. 860626 O.R.483 through the abandonment process and approach adjacent property owner regarding the abandonment of P.U.E. 870609 O.R.1765.
- L. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.
- M. Applicant shall coordinate with County Sanitation District.
- N. The applicant shall be subject to paying FBA (Facilities Benefit Assessment) fees based on gross square footage.
- O. Notice: Property to be developed in accordance with this Special Permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- P. All parking spaces shall be to City standards. Handicap spaces and access ramps shall comply with the Americans With A Disability Act (ADA) requirements. Handicap spaces in front of buildings require curbs or curb stops. Ramp flaps in front of handicap spaces are not acceptable.
- Q. The three handicap spaces along the north property line shall be relocated and/or omitted.
- R. Each phase shall have adequate parking, bike parking and handicap spaces.

- S. The mechanical equipment on the roof shall be integrated within the building's design for an acceptable screening.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION

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