

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

APPLICANT <u>LPA, Inc. 1215 G Street, Sacramento, California 95814</u>		
OWNER <u>Natomas/West Investors; Spieker-French Davenport #207; California State Automobile Association</u>		
PLANS BY <u>LPA, Inc. 1215 G Street, Sacramento, California 95814</u>		
FILING DATE <u>January 19, 1991</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>CG</u>
ASSESSOR'S PCL. NO. <u>274-0320-046 to 058, 037, and 067</u>		

APPLICATION:

- A. Negative Declaration.
- B. General Plan Amendment of 33+ vacant acres from Industrial/Employee Intensive to Regional Commercial and Offices.
- C. South Natomas Community Plan Amendment of 32+ vacant acres from Business Park to Office/Office Park, and 1.2+ acres to Support Commercial.
- D. Rezone of 32+ acres from Manufacturing Research and Development (MRD{PUD}) to Office Building (OB{PUD}) and 1.2+ acres from MRD(PUD) to General Commercial (C-2{PUD}).
- E. Tentative Map to subdivide 33+ vacant acres into 9 parcels in the proposed OB(PUD) and C-2(PUD) zones.
- F. Development Agreement Amendment to add 425,000 net square feet of office to the existing entitlement of 853,687 net square feet of office for a total of 1,278,687 net square feet of office with the references to MRD square footage to be deleted.
- G. Gateway Center Schematic Plan Amendment to show 405,000 square feet of office development on 32+ acres and 8,400 square feet of commercial development on 1.2+ acres.
- H. Gateway Center Schematic Plan Amendment to show the relocation of 20,000 square feet of office allocated to Spieker Partners from the subject site to the Gateway Oaks Phase II site.
- I. Gateway Center PUD Guidelines Amendment to allow the 25,500 square foot CSAA building which is less than the minimum 40,000 square foot allowable building size.

LOCATION: Property bounded by Venture Oaks Way and Gateway Oaks Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to convert 33+ vacant acres from a manufacturing, research and development use to an office and commercial use.

PROJECT INFORMATION:

General Plan Designation:	Industrial/Employee Intensive
South Natomas Community Plan Designation:	Business Park
Existing Zoning of Site:	MRD(PUD)

APPLC. NO. P90-277

MEETING DATE MAY 23, 1991

ITEM NO. 18

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Office; OB(PUD)
 South: Condominiums; R-1A(PUD)
 East: Office; OB(PUD)
 West: Vacant; R-1(PUD)

Property Dimensions: Irregular
 Property Area: 33+ acres
 Parking Ratio Required: 1 space per 250 gross square feet
 (Under Development Agreement)
 Parking Required: 1824 spaces (1790 office, 34 commercial)
 Parking Provided: 1824 spaces
 Building Square Footage: 405,000 net square feet office
 (+ 20,000 square feet transferred)
 8,400 square feet commercial
 447,384 gross square feet

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Concrete/Glass
 Roof Materials: Built of Asphaltic Roof

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 1, 1991, the Subdivision Review Committee, by a vote of five ayes, four absent, voted to recommend approval of the proposed Tentative Map subject to the conditions listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 33+ vacant acres in the Manufacturing, Research and Development (MRD{PUD}) zone. The site is located within the Gateway Center Planned Unit Development and designated for 500,000 square feet of MRD use. The General Plan designates the site Industrial/Employee Intensive. The South Natomas Community Plan designates the site Business Park. The surrounding land use and zoning includes office, zoned OB(PUD), to the north; condominiums, zoned R-1A(PUD), to the south; office, zoned OB(PUD), to the east; and vacant, zoned R-1(PUD), to the west.

B. Applicant's Proposal

The applicant is proposing to change the designation of the site from Manufacturing, Research and Development to Office. This involves a General Plan Amendment, South Natomas Community Plan Amendment, a Rezone, various amendments to the Gateway Center PUD Guidelines, and an amendment of the Development Agreement addressing the land use modification as well as square footage allocations. The goal of the applicant is to create an integrated office complex with unique amenities for the occupants. The subject site is designated for 500,000 square feet of MRD use. Staff has determined (for this project only) the equivalent office square footage is 425,000 square feet. The proposal includes a subdivision into 9 parcels with 425,000 net square feet of office space and 8,400 square feet of commercial space. The proposal also includes transferring 20,000 square feet of office space to Spieker Partners on River Plaza Drive for an office building (P91-011), leaving 405,000 net square feet of office for the site. The original Planned Unit Development allowed approximately 35,000 square feet of support commercial development on five acres with

no specific location. The Marriott Courtyard hotel has been approved using 3.8 acres of the commercial acreage. This leaves approximately 1.2+ acres with 8,400 square feet of commercial space remaining. This application designates the Spieker Partners site (Site H) as the 8,400 square foot commercial location.

C. Rezone and Plan Amendments

The requested plan amendments and rezone requests have been evaluated by staff in terms of the conversion from an MRD use to an office use. According to the Transportation Division, the 425,000 square feet of office space is equivalent for this project to 500,000 square feet of MRD space based upon trip generation. This is based upon the unique circumstances of the surrounding office uses and does not set a precedent for any other conversion from MRD to OB in North Natomas, for instance. It is believed that a true MRD use would not locate in this area, and any use which may, would have more than normal office square footage. Staff has no objection to the proposed plan amendments and rezone request and find an office use to be more compatible with the adjacent residential uses to the west. The proposed scale of the offices (one, two and three stories) is a good transition from the four and five story offices (to the east) to the residential uses.

D. Site Plan Design

The submitted site plan indicates nine parcels with a building on each parcel. Eight of the buildings are for office use and one for commercial development. Six of the office buildings contain 60,510 square feet each, the other two have 48,384 and 25,500 square feet. The commercial building contains 8,400 square feet. The site plan indicates a bus turnout on Gateway Oaks Drive with a pedestrian circulation system connecting the turnout to the office buildings. The site plan also indicates outdoor areas which contain special paving materials, and patterns, outdoor furniture and a variety of landscape materials. This application does not include a special permit. Each building to be constructed will require special permit approval. At the time of the first special permit, staff requests a detailed plan including the pedestrian amenities.

Parking provided for the office uses has been established at one parking space for every 250 gross square feet of office floor area. The commercial building also requires one space per 250 square feet for retail uses. A restaurant use, however, requires one space per three seats. The City has recently adopted an Ordinance which modifies the parking requirements for PUDs not under development agreement to one space per 300 gross square feet of office space. For projects under development agreement, however, by mutual consent of the City and all parties to the development agreement, the parking standards may be relaxed to the one space per 300 gross square feet of office space. Staff has encouraged the parking to be reduced to the 300 square foot ratio. The applicant also should participate in the Transportation Systems Management Program referenced in the South Natomas Community Plan. The program should comprise a transportation plan for the entire 33 acre development.

E. Building Design

The design of the buildings are subject to the existing Gateway Center PUD Guidelines. The buildings contain a combination of one, two and three stories. The specific design for each building will be addressed at the time of special permit. The proposal indicates buildings constructed of preformed concrete with a variety of steps and off sets in the elevations. The window openings will be a combination of individual openings (punched) and continuous openings (ribbon). Window systems will be set in anodized aluminum frames and will have heat resistive glass.

F. Schematic Plan

The schematic plan for the Gateway Center PUD should consist of two exhibits, one showing the parking and building layout, and another showing the square footage allocations to each parcel. The exhibit showing square footage allocations should be periodically updated to reflect each special permit application. The schematic plan is also being amended to include a transfer of 20,000 square feet of office space from the MRD

site to the Spieker Partners office on River Plaza Drive (P91-011). Staff has no objection to this relocation. The schematic plan amendment also includes the location of a 8,400 square foot retail building on the subject parcels. This 8,400 square feet of retail was approved as floating within the PUD. The schematic plan amendment is establishing the location for the retail square footage.

G. PUD Guidelines

The existing Gateway Center Planned Unit Development Guidelines require a minimum 40,000 square foot office building. The applicant's submitted site plan includes a 25,500 square foot office building for the CSAA property. Staff has no objection to the reduction in size for this one office building. The reduced square footage will not be incompatible with the proposed one, two and three story office buildings to be located on the site. Staff finds this a good transition to the residential property to the west.

Staff recommends the parking guidelines for this portion of the Gateway Center PUD be revised to reflect the current parking policy. The guidelines should be modified to require a minimum of one parking space per 300 gross square feet of office and a maximum of one parking space per 250 gross square feet of office. The Gateway Center PUD Guidelines should also be modified to delete references to MRD uses.

H. Development Agreement

The applicant's proposal requires the existing development agreement (City Agreement No. 82055) be amended. The amendment includes an increase in the office square footage by 425,000 to 1,278,687 net square feet total and the deletion of all 500,000 square feet of MRD. The applicant should provide staff with the modified development agreement.

The property, being under development agreement, is not subject to the Facilities Benefit Assessment District (FBA) and Housing Trust Fund (HTF) fees. The project is subject to the SNCIF which is approximately \$2.90 per net square foot of building area. The development agreement expires in December 1992. After expiration, developments would be subject to FBA and HTF fees which are calculated based upon gross square feet.

The development agreement also exempts the development from design review pursuant to Resolution 88-1018 that was adopted with the Community Plan. Staff finds that since the development agreement is being amended, design review should be required for this portion of the Gateway Center Planned Unit Development.

I. Tentative Map

The proposed tentative map divides the 33± acres site into nine parcels. Currently the site contains 15 parcels with a cul-de-sac. The tentative map overlays the existing layout and eliminates the cul-de-sac, as well as reduces the number of lots to nine. Staff recommends approval of the tentative map subject to the conditions listed below.

J. Agency Comments

The Public Works Department has requested the development agreement be amended to include the requirement that the developer participate in the Facilities Benefit Assessment District (FBA) and pay the necessary fees. Currently, the site being under development agreement is subject to South Natomas Capital Improvement Fund (SCNIF). The applicant has indicated opposition to this request.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects of to mitigate such effects to a point where clearly no significant effects will occur. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the General Plan Amendment of 33± vacant acres from Industrial/Employee Intensive to Regional Commercial and Offices and forward to City Council.
- C. Recommend approval of the South Natomas Community Plan Amendment of 32± vacant acres from Business Park to Office/Office Park, and 1.2± acres to Support Commercial and forward to City Council.
- D. Recommend approval of the Rezone of 32± acres from Manufacturing Research and Development (MRD{PUD}) to Office Building (OB{PUD}) and 1.2± acres from MRD(PUD) to General Commercial (C-2{PUD}) and forward to City Council.
- E. Recommend approval of the Tentative Map to subdivide 33± vacant acres into 9 parcels in the proposed OB(PUD) and C-2(PUD) zones subject to the conditions below and forward to the City Council.
- F. Recommend approval of the Development Agreement Amendment to add 425,000 net square feet of office to the existing entitlement of 853,687 net square feet of office for a total of 1,278,687 net square feet of office with the references to MRD square footage to be deleted and forward to City Council.
- G. Recommend approval of the Gateway Center Schematic Plan Amendment to show 405,000 square feet of office development on 32± acres and 8,400 square feet of commercial development on 1.2± acres and forward to City Council.
- H. Recommend approval of the Gateway Center Schematic Plan Amendment to show the relocation of 20,000 square feet of office allocated to Spieker Partners from the MRD site to the Gateway Oaks Phase II site and forward to City Council.
- I. Recommend approval of the Gateway Center PUD Guidelines Amendment to allow a 25,500 square foot CSAA building which is less than the minimum 40,000 square foot allowable building size and forward to City Council.

Conditions - Rezone

- 1. The applicant shall participate in the City's Transportation Systems Management Program. This participation may include but is not limited to provision of trip reduction facilities, a framework for trip reduction services and funds for monitoring and enforcement.

Submit for review and approval (in accordance with the guidelines set for in the City's TSM Ordinance) with each special permit application, a Preliminary Transportation Systems Management Program designed to achieve the trip reduction level specified in the South Natomas Community Plan or the City's current TSM Ordinance in effect at the time of special permit application, whichever requirement achieves the greater reduction. A draft of the Transportation Management Plan (TMP) shall be submitted at least 60 days prior to issuance of the building permit. A building permit shall not be issued until the TMP has been reviewed and approved by thy City's Transportation Division and Planning Division.

Submit for review and approval with each special permit application, documentation demonstrating successful performance of implementation o f the TSM facilities for the development.

Incorporate the final, approved TMP in the Covenants, Conditions, and Restrictions (CC&Rs) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Provide funding and resources to the Transportation Management Association servicing the area as requested and outlined by the City. This participation may include the provision of funding and resources to the Transportation Management Association for that area.

Comply with any applicable requirements of the current City-wide TSM Ordinance.

2. The schematic plan for the Gateway Center PUD shall consist of two exhibits, one showing the parking and building layout, and another showing the square footage allocations to each parcel. The exhibit showing square footage allocations shall be periodically updated to reflect each special permit application.
3. The Gateway Center PUD guidelines shall be modified to require minimum/maximum parking pursuant to Section 8 of the Zoning Ordinance.
4. The applicant shall provide staff with the modified development agreement indicating the increased office square footage to 1,278,687 net square feet total and the deletion of the MRD square footage.
5. The project is currently subject to the SNCIF. The development agreement expires in December 1992. After expiration any developments will be subject to FBA and HTF fees which are calculated based upon gross square feet.
6. The amendment of the development agreement shall include the provision for staff design review for this portion of the Gateway Center Planned Unit Development.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

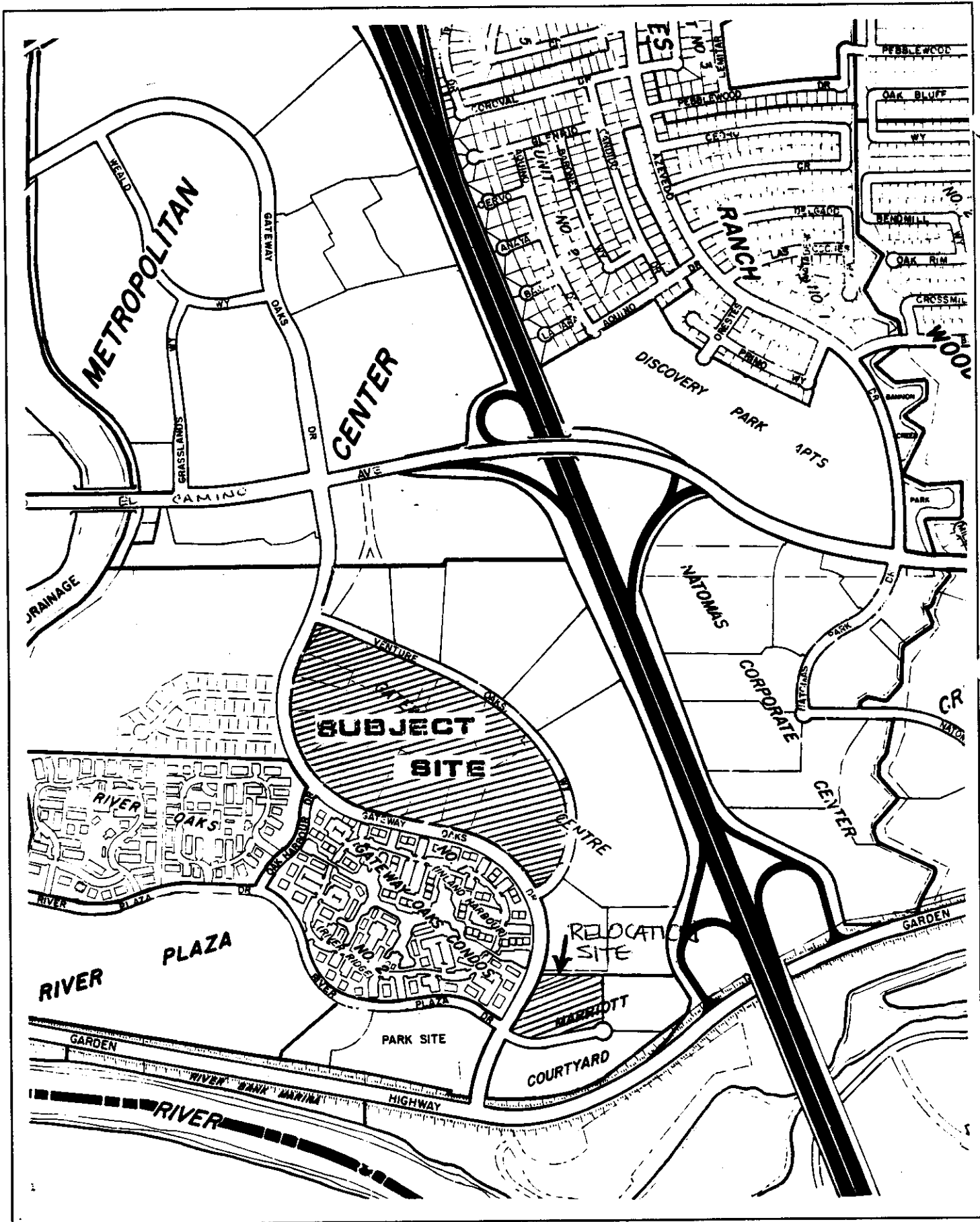
1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Meet all County Sanitation District requirements;
3. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
4. Notice: Property to be subdivided in accordance with this map 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 at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;
5. Applicant shall comply with the mandatory mitigation measures required by the Environmental Services Manager on file in the Planning Division Office (P90-277);
6. Place a note on final map: Sewer and metered water services to be purchased and installed at time of obtaining building permits;
7. The applicant shall comply with all conditions of the development agreement and PUD Guidelines and all amendments;

8. Dedicate right-of-way for the bus turnout on Gateway Oaks Drive. Reconstruct curb, gutter and sidewalk and paving as necessary;
9. The applicant shall submit a master TMP for the entire 33 acres to comply with the conditions as set forth in the rezone to the satisfaction of the Traffic Engineer and Planning Director.
10. Building Permits issued prior to Development Agreement expiration shall be subject to all SNCIF fees and other obligations as set forth in the Development Agreement. Building Permits issued after the Development Agreement expiration shall be subject to FBA fees and HTF fees.

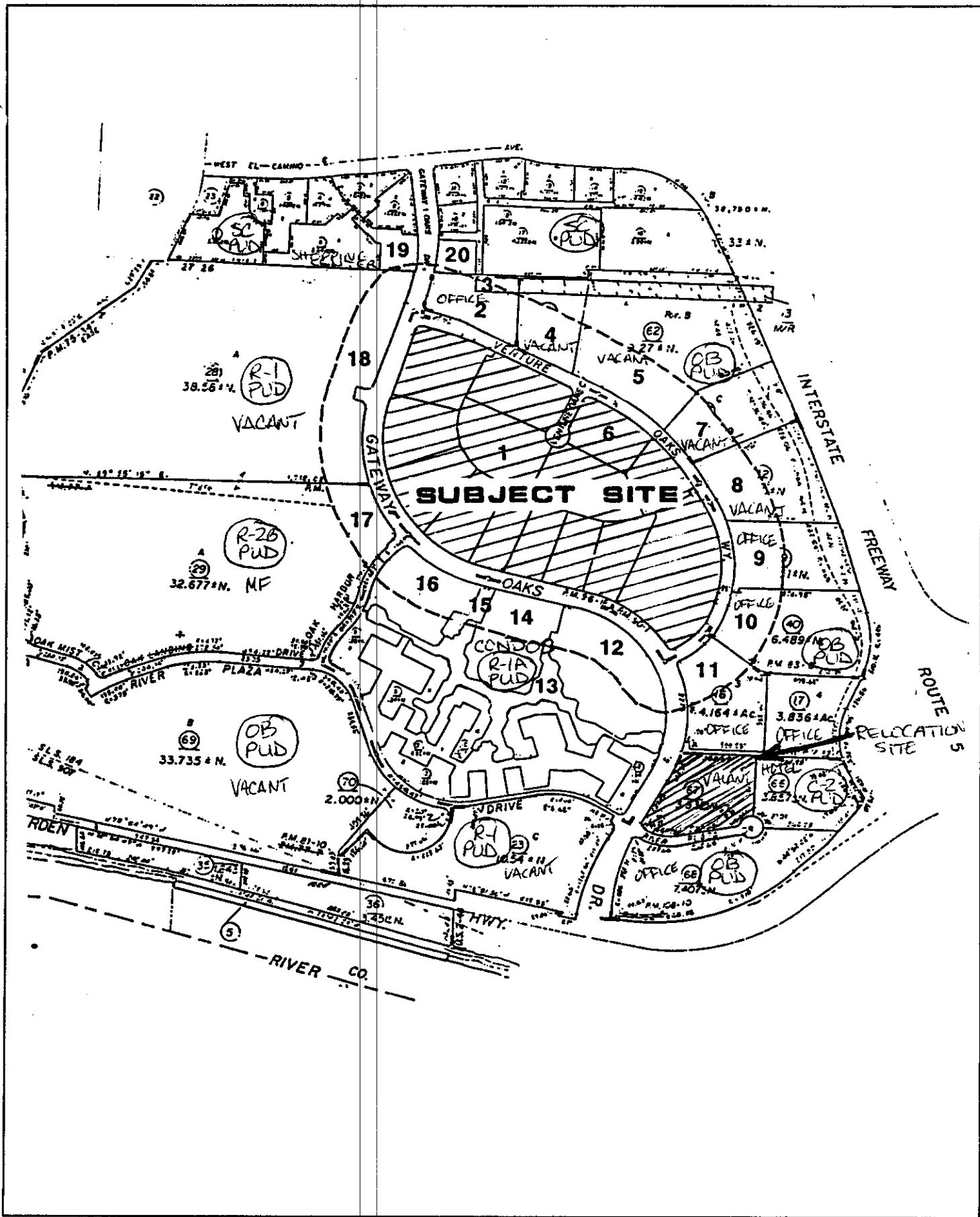
Mandatory Mitigation Measures

1. The project sponsor shall incorporate a 35 percent Transportation Management Program into the Proposed Project. This TMP shall include the guidelines listed in the Comprehensive Zoning Ordinance Section 6-E-4-b, Subsections c through l and comply with Section 6-E-4-a to reach the required TMP percentages.
2. The applicant agrees to pay his/her fair share of such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, assessment districts, or other similar fair, equitable and appropriate mechanisms assessed by the City Council, or its designee, designed to address Swainson's Hawk foraging habitat mitigation, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay development fees or assessments or taxes.
3. No building permits may be issued in connection with the Project for the construction of any new nonresidential structure or for the substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 unless structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

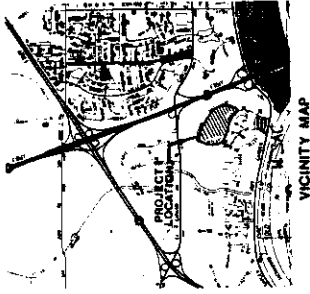


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A TENTATIVE MAP



PROJECT: 104, AC
1715 C STREET
SACRAMENTO, CA 95814
PL. 94-12223

OWNER: M.R.E. AND ASSOCIATES
2225 SOCKLAS BLVD. SUITE 100
SACRAMENTO, CA 95834
PL. 78-1323

RECORD OWNER: NATIONAL/NEST INVESTORS
CALIFORNIA STATE AUTOMOBILE ASSOCIATION
7019 FOLSOM BLVD., SUITE 300
SACRAMENTO, CA 95820
PL. 38-1225

DEVELOPER: NATIONAL/NEST INVESTORS
CALIFORNIA STATE AUTOMOBILE ASSOCIATION
7019 FOLSOM BLVD., SUITE 300
SACRAMENTO, CA 95820
PL. 38-1225

WATER SUPPLY: CITY OF SACRAMENTO

SEWAGE DISPOSAL: CITY OF SACRAMENTO

ELECTRICITY: S.W.U.D.

GAS: P.G. & E.

APN: 274-0320-04-01, 02, 03, 04, 05, 06, 07 AND 08

EXISTING USE & ZONING: VACANT, MHO-50

PROPOSED USE & ZONING: OFFICE SPACE, MHO-5

ADJACENT: 33 ACRES ± TOTAL
SEE PLAN FOR PARCELS

TENTATIVE SUBDIVISION MAP OF GATEWAY CENTRE

CITY OF SACRAMENTO
CALIFORNIA
JANUARY, 1991

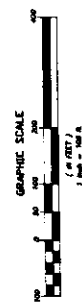
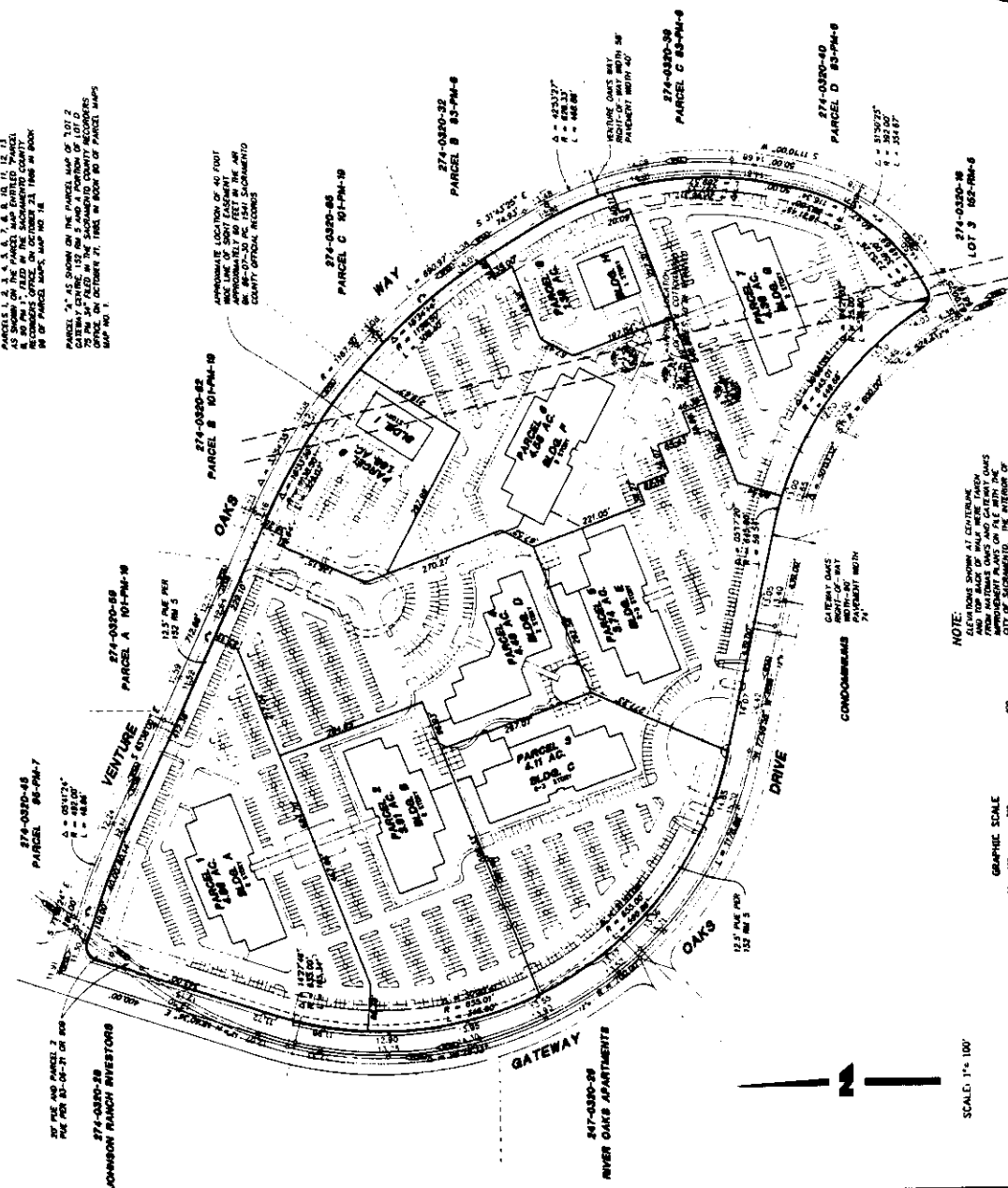


N
MOLTE AND ASSOCIATES
CITY OF SACRAMENTO, CALIFORNIA
GATEWAY 0001-21-00

LEGAL DESCRIPTION:
ALL SHANT LAND SITING IN THE COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13,
14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25,
26 AND 27 ARE PART OF THE SACRAMENTO COUNTY
RECORDS OFFICE, ON OCTOBER 21, 1988 IN BOOK
94-12223, PAGES 101-116.

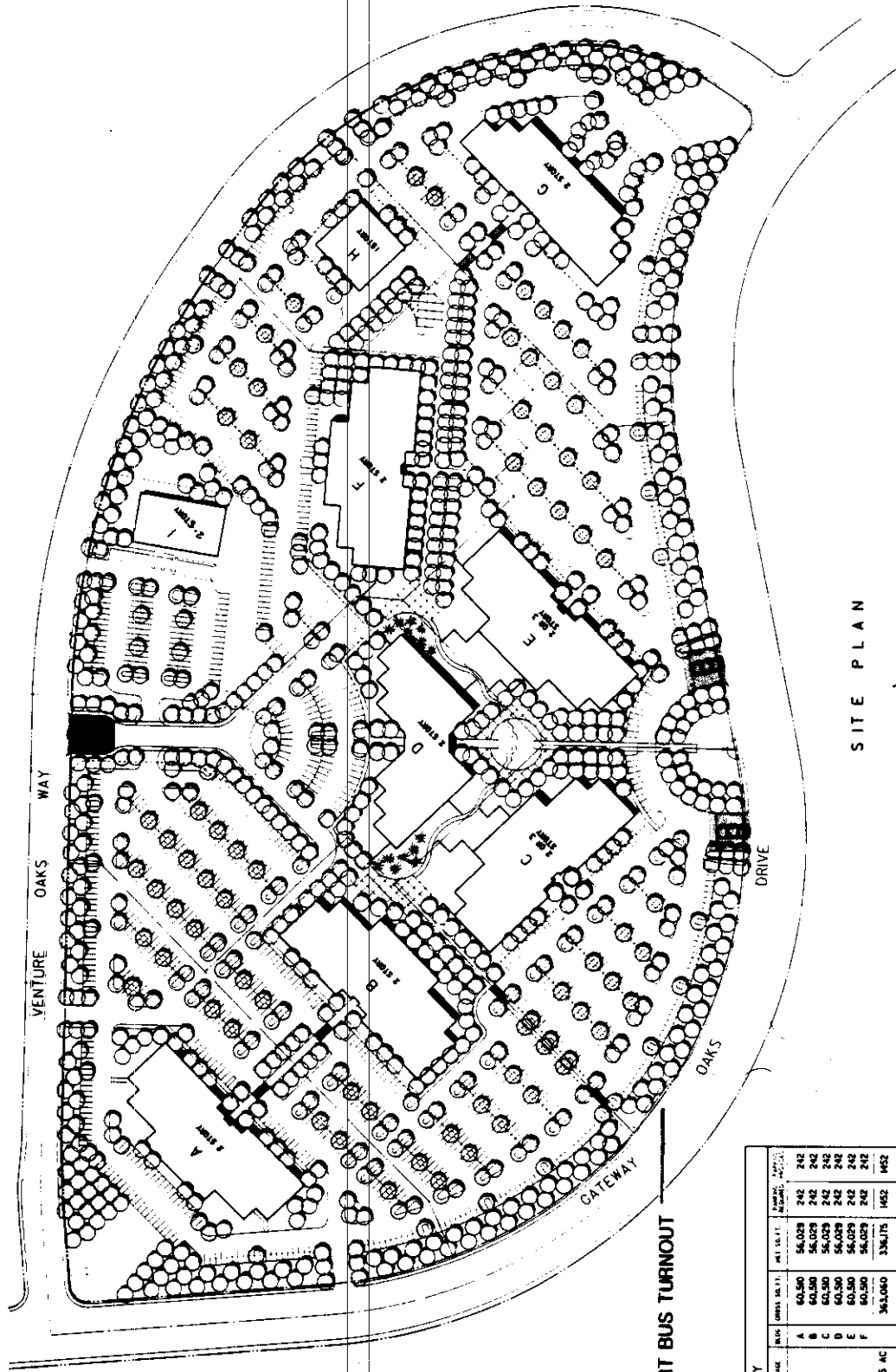
PARCEL 27-1 IS SHOWN ON THE PARCEL MAP OF LOT 2
GATEWAY CENTRE, 152, 153 AND A PORTION OF A
PORTION OF A PORTION OF A PORTION OF A PORTION
OFFICE, ON OCTOBER 21, 1988 IN BOOK 94-12223
MAP NO. 1.

APPROXIMATE LOCATION OF 40 FOOT
WIDE LINE OF SOUTH EASEMENT, MAP
NO. 94-07-20, PL. 1541 SACRAMENTO
COUNTY OFFICIAL RECORDS



SCALE: 1" = 100'

EXHIBIT - B SITE PLAN



SITE PLAN

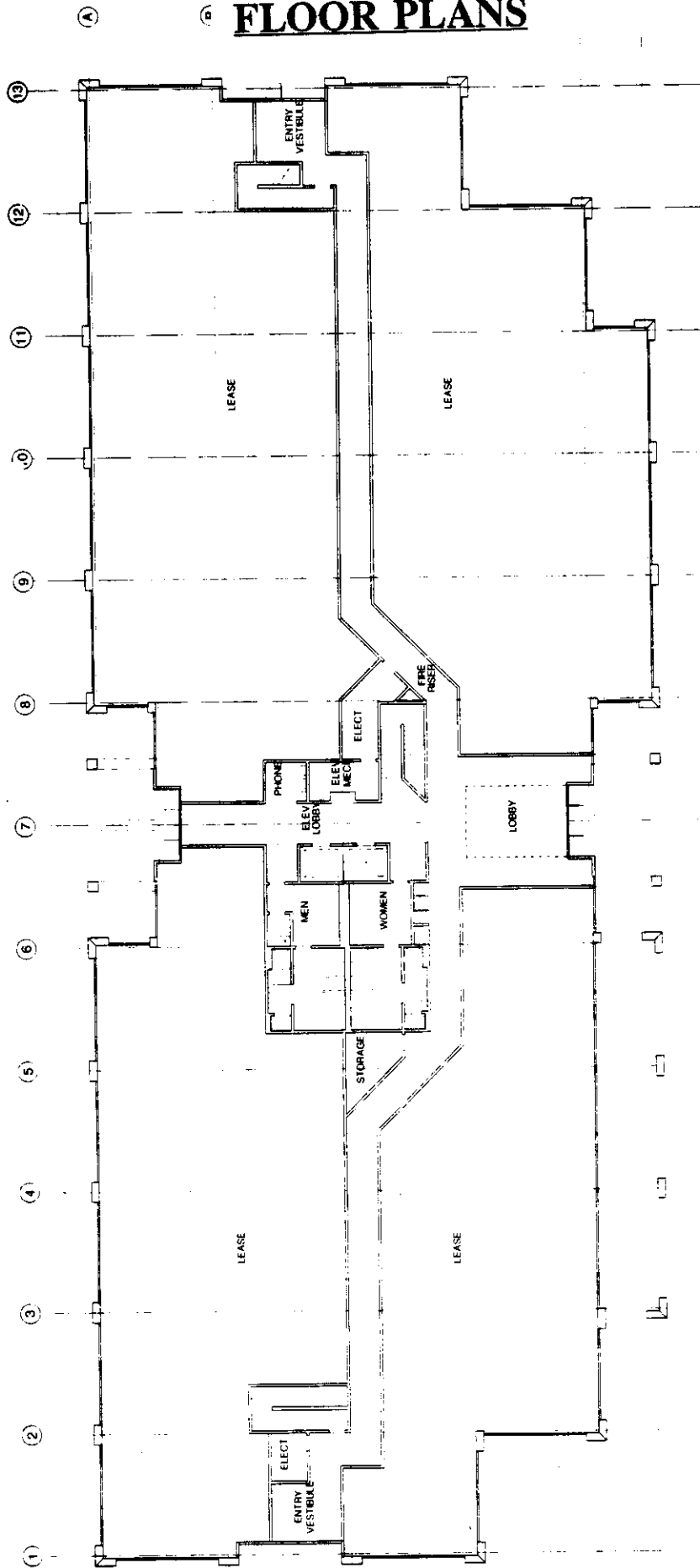


SITE DATA SUMMARY		AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE	PERCENTAGE
AREA	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE	PERCENTAGE
KCS DEVELOPMENT CO.	A	60,500	1.39	2.42	2.42
	B	56,029	1.28	2.42	2.42
	C	60,500	1.39	2.42	2.42
	D	60,500	1.39	2.42	2.42
	E	60,500	1.39	2.42	2.42
	F	60,500	1.39	2.42	2.42
SPELKER PARTNERS	TOTAL	363,060	8.31	14.52	14.52
	PERCENTAGE	48,384	1.11	4.62	4.62
	PERCENTAGE	1,900	0.04	0.78	0.78
CSAA	TOTAL	189	0.004	0.08	0.08
	PERCENTAGE	25,500	0.58	10.31	10.31

GATEWAY CENTRE
SACRAMENTO, CALIFORNIA
KCS DEVELOPMENT - SPELKER PARTNERS



EXHIBIT - C FLOOR PLANS



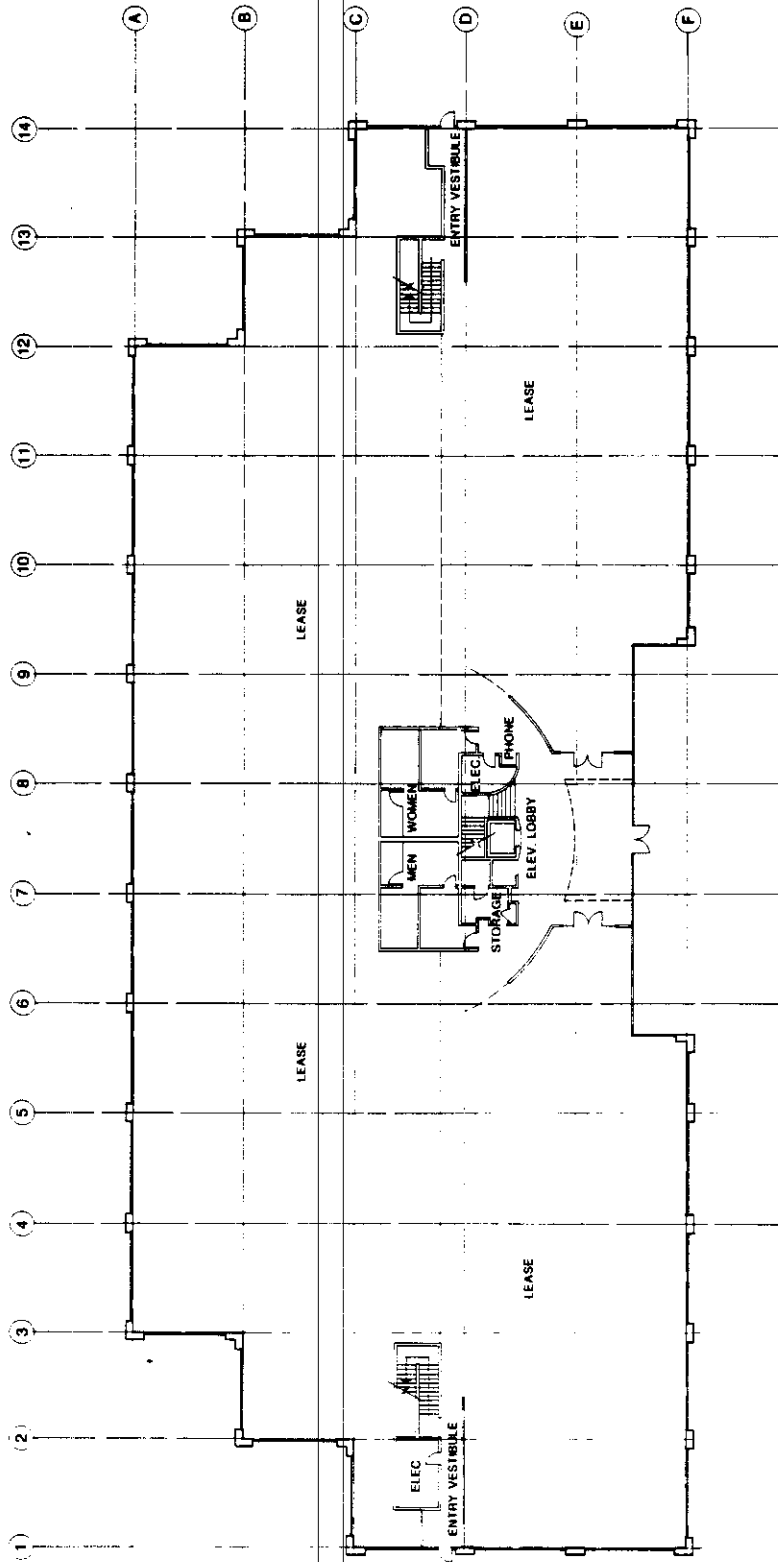
FIRST FLOOR BUILDING B

GATEWAY CENTRE
SACRAMENTO, CALIFORNIA

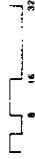
KCS DEVELOPMENT - SPIEKER PARTNERS

LPA

EXHIBIT - D FLOOR PLANS



FIRST FLOOR BUILDING G

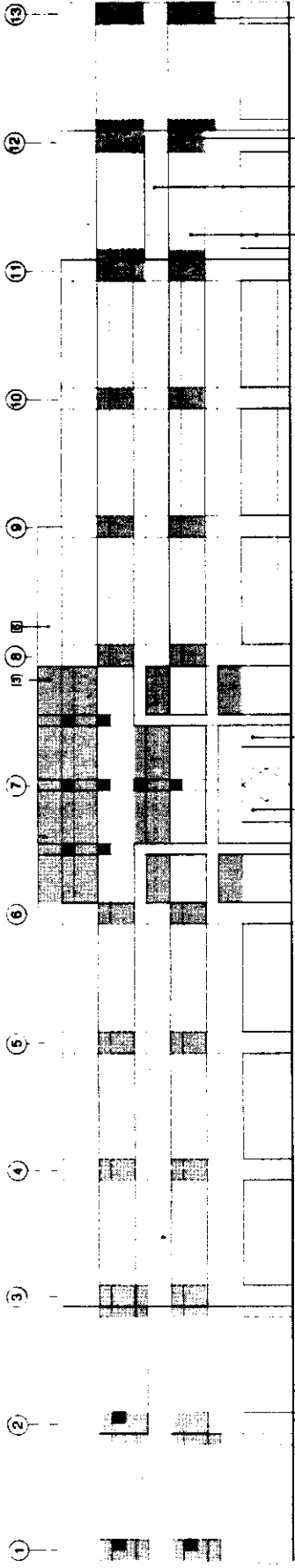


GATEWAY CENTRE
SACRAMENTO, CALIFORNIA

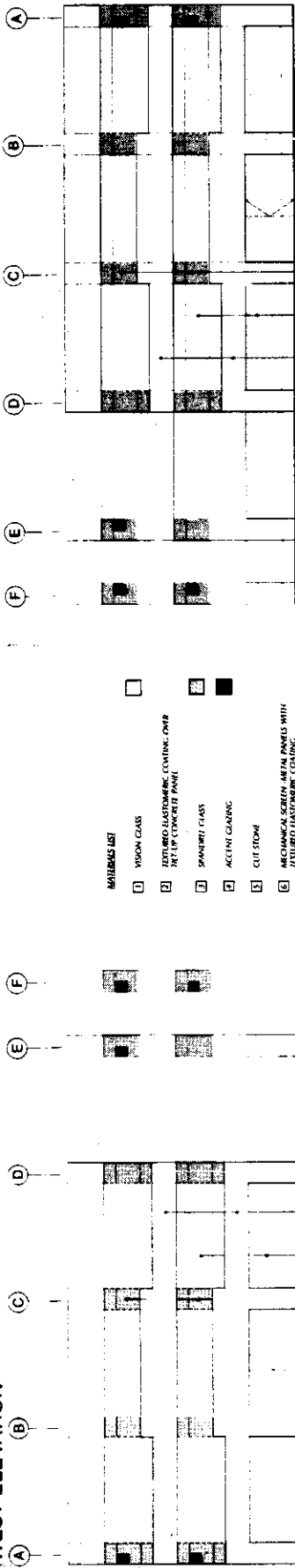
KCS DEVELOPMENT SPIEKER PARTNERS

LPA
ARCHITECTS
1000 J STREET, SUITE 100
SACRAMENTO, CA 95811
(916) 441-1100

EXHIBIT - E ELEVATIONS



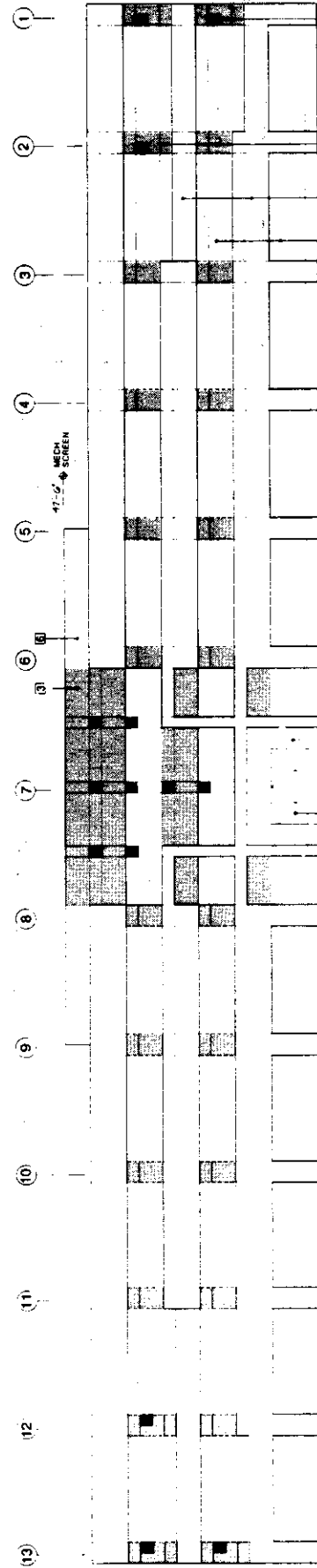
WEST ELEVATION



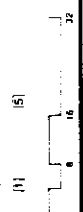
SOUTH ELEVATION

- MATERIALS LIST**
- 1 TYPICAL GLASS
 - 2 TINTED ELASTOMERIC COATING OVER 3/4" LIP CONCRETE PANEL
 - 3 SPARKLE GLASS
 - 4 ACCENT GLAZING
 - 5 CUT STONE
 - 6 MECHANICAL SCREEN PANELS WITH TINTED ELASTOMERIC COATING

NORTH ELEVATION



**EAST ELEVATION
EXTERIOR ELEVATIONS BUILDING B**



GATEWAY CENTRE
SACRAMENTO, CALIFORNIA
KCS DEVELOPMENT • SPIEKER PARTNERS

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ARCHITECTS
1000 J STREET, SUITE 200
SACRAMENTO, CA 95811
TEL: 916/441-1100