

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Foothill Design Group, 1215 G Street, Sacramento, CA 95814		
OWNER	Christopher Company, 1731 J Street, #250, Sacramento, CA 95814		
PLANS BY	Foothill Design Group, 1215 G Street, Sacramento, CA 95814		
FILING DATE	7/28/87	ENVIR. DET.	Exempt 15303(e)
ASSESSOR'S-PCL. NO.	274-080-040		
REPORT BY	DJH:vf		

APPLICATION: Special Permit Modification to allow a 2,700± sq. ft. recreation building with shower facilities, bicycle lockers and racks and exercise room on a portion of 14.5± partially developed acres in the Office Building Planned Unit Development (OB-PUD) zone known as the Gateway Centre PUD - Christopher Park.

LOCATION: Northeast intersection Gateway Oaks Drive and Venture Oaks Way.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 2,700 sq. ft. recreation building to serve employees of tenants in the Christopher Park Office Park.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Natomas Community Plan Designation:	Office
Existing Zoning of Site:	OB-PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning: **Setbacks:** Required Provided

North: Vacant; OB(PUD)	As Determined by PUD Guidelines
South: Office under construction; OB(PUD)	"
East : Vacant; OB(PUD)	"
West : Vacant; MRD(PUD)	"

Parking Required:	934 spaces for entire Christopher Park
Parking Provided:	944 spaces
Property Dimensions:	Irregular
Property Area:	14.5± acres
Square Footage of Building:	2,700 sq. ft. recreation building
Height of Building:	One story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Plaster, glass, concrete columns
Roof Material:	Gravel on Tar
Required Bicycle Facilities:	53 (50 percent Class I), (50 percent Class II)
Provided Bicycle Facilities:	Not delineated
Required Locker Facilities:	20 men's lockers, 20 women's lockers
Provided Locker Facilities:	18 men's lockers and 18 women's lockers
Required Shower Facilities:	2 men's and 2 women's
Provided Shower Facilities:	12 shower heads on 2 poles for men. 8 individual stalls for women.

PROJECT BACKGROUND:

On June 27, 1985, the Planning Commission approved the first building of the Orchard Office Park (P85-239). The Orchard Office Park Master Plan showed a total of three office buildings (see exhibit A). The second building was approved on August 8, 1985 (P85-294). The name of the master plan area was changed at that time by the property owners from The Orchard to Christofer Park. The third building was approved on May 14, 1987 (P87-153). The square footage for the buildings in the Park are as follows:

Phase I	Approved 6/27/85	80,679 sq. ft.
Phase II	Approved 8/08/85	50,000 sq. ft.
Phase III	Approved 5/14/87	102,639 sq. ft.
	TOTAL	<u>233,318 sq. ft.</u>

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is located on a portion of a 14.5 acre parcel within the Christofer Park site within the Gateway Centre PUD, on land zoned office building - Planned Unit Development, OB (PUD). Surrounding land uses include vacant OB(PUD) land to the north, vacant MRD(PUD) land to the northwest, office and a condominium development on OB(PUD) and RIA (PUD) land to the west and the State Fund Office Building and vacant OB(PUD) land to the south. The 1974 General Plan, 1978 South Natomas Community Plan and Gateway Centre PUD Schematic Plan all designate the site for office use. The proposal is consistent with the general and community plans and the PUD Schematic Plan designation for the site.

B. Project Description

The applicant proposes to construct a 2,700 sq. ft. recreation building in accordance with the approved master plan (Exhibit A).

C. Site Plan Evaluation

As conditions of approval for Phase I, II and III of Christofer Park, the following specific requirements were placed on each Special Permit.

Phase I - P85-239: Approved 6/27/85

1. The applicant shall submit a written agreement to the City Attorney and Planning Director for approval prior to issuance of the first building permit indicating construction of permanent central bicycle lockers, men and women's shower and clothes locker facilities, as generally shown in the site plan, Exhibit A, in conjunction with phase two office building.

2. The applicant shall post a bond equal to the cost of the required bicycle lockers, men and women's shower and clothes locker facilities with the City prior to issuance of building permit.
3. Temporary bicycle storage locker facilities for 22 bicycles shall be provided within the phase one office site, subject to the approval of the Planning Director.
4. The applicant shall submit a Transportation Management Plan which complies with the City's Trip Reduction Ordinance prior to final building inspection and to issuance of building occupancy permit. The mandatory measures shall include a minimum two showers and twenty lockers for each men and women's restroom for bicycle commuters. The remaining measures necessary for compliance with the Trip Reduction Ordinance shall be submitted for review and approval of the Planning Director prior to issuance of building permits.

Phase II - P85-294: Approved 8/8/85

1. Pursuant to Special Permit P85-239 (condition #3) the applicant shall submit a written agreement to the City Attorney and Planning Director for approval prior to issuance of the first building permit indicating construction of permanent central bicycle lockers, men's and women's shower and clothes locker facilities, as generally shown in the site plan, Exhibit A, in conjunction with Phase Two office building. Phase One building site requires bicycle facilities for 22 bicycles and Phase Two building site requires facilities for 10 bicycles. The applicant/owner of Christofer Park shall submit detailed plans, including elevations, floor plans, site plan of the central shower and locker and recreation facilities to the Planning Director for review and approval prior to issuance of building permits. These facilities shall be constructed in conjunction with Phase Two building construction (Amended by staff 8/8/85).

Phase III - P87-153: Approved 5/14/87

1. The recreation building, with at least 53 bicycle locker facilities (50 percent per Class I and 50 percent Class II or III), shall be constructed with the previously approved Phase II building, but in any event shall be completed prior to occupancy of this Phase III building.

The applicant proposes an unspecified number of bicycle storage facilities. Similarly, no specific count of locker facilities was provided. Staff recommends that the Commission require the applicant to revise the Site Plan to show a minimum of 27 Class I bicycle storage lockers and 26 Class II or III Bicycle racks. Also, the revised plan shall show a minimum of 20 clothes lockers each for men and women's dressing rooms.

D. Elevation

The applicant's elevation shows a single story building similar in architecture with the existing and proposed office buildings. Use of white plaster, glass panels and concrete pillar columns with overhead trellis canopy and a water feature are proposed as exterior amenities. The roof of the single story structure is proposed to be black tar. Staff recommends that if a tar roof is proposed, that a light colored gravel be applied so that the appearance is not so significant. The gravel color should also be reflected in the painting of any vent pipes or roof mounted hardware so that they blend in with the overall roof color wince three and four story office buildings look down onto the roof area.

No details were provided on the material or specific design of the overhead trellis system shown on the site plan. Staff recommends that the trellis system be reviewed and approved by the Design Review Coordinator prior to issuance of building permits, colors, design and materials shall be compatible with the Christofer Park Design guidelines.

E. Landscaping

No detailed landscaping plans were shown. Staff recommends use of living ground cover and extensive shrubbery and trees throughout the area and adjacent to the recreation building. Provision of outdoor benches, tables and resting areas are encouraged. Staff recommends that a revised detailed landscaping and irrigation plan be provided, reviewed and approved by the City Planning Director prior to issuance of building permits.

F. Lighting and Signage

No details for onsite lighting or signage were provided. Staff recommends that all signage and lighting be consistent with the Gateway Center PUD Guidelines, Development Agreements and City Ordinances.

G. Supplemental Transportation Management Measures

The City's Transportation Reduction Coordinator has reviewed the three projects for Christofer Park but has not approved Transportation Management programs for any of the buildings. The applicant for Phase I submitted a TSM for City review and was informed that the proposal was inadequate at the time of this report. A TSM program has not been accepted for any portion of the three phase project. Staff recommends that prior to issuance of building permits for the recreation building, that signed copies, by the City TSM Coordinator, for all three phases of Christofer Park Office buildings approving TSM measures for the site. Any additional trip reduction measures which affect facilities to be provided in the recreation building shall be shown on a revised site plan.

AGENCY REVIEW: The project was reviewed by the City Engineer, Building Inspections, Fire Department and South Natomas Advisory Committee with no adverse comments received.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e).

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Special Permit Modification subject to conditions and based upon findings of fact which follow.

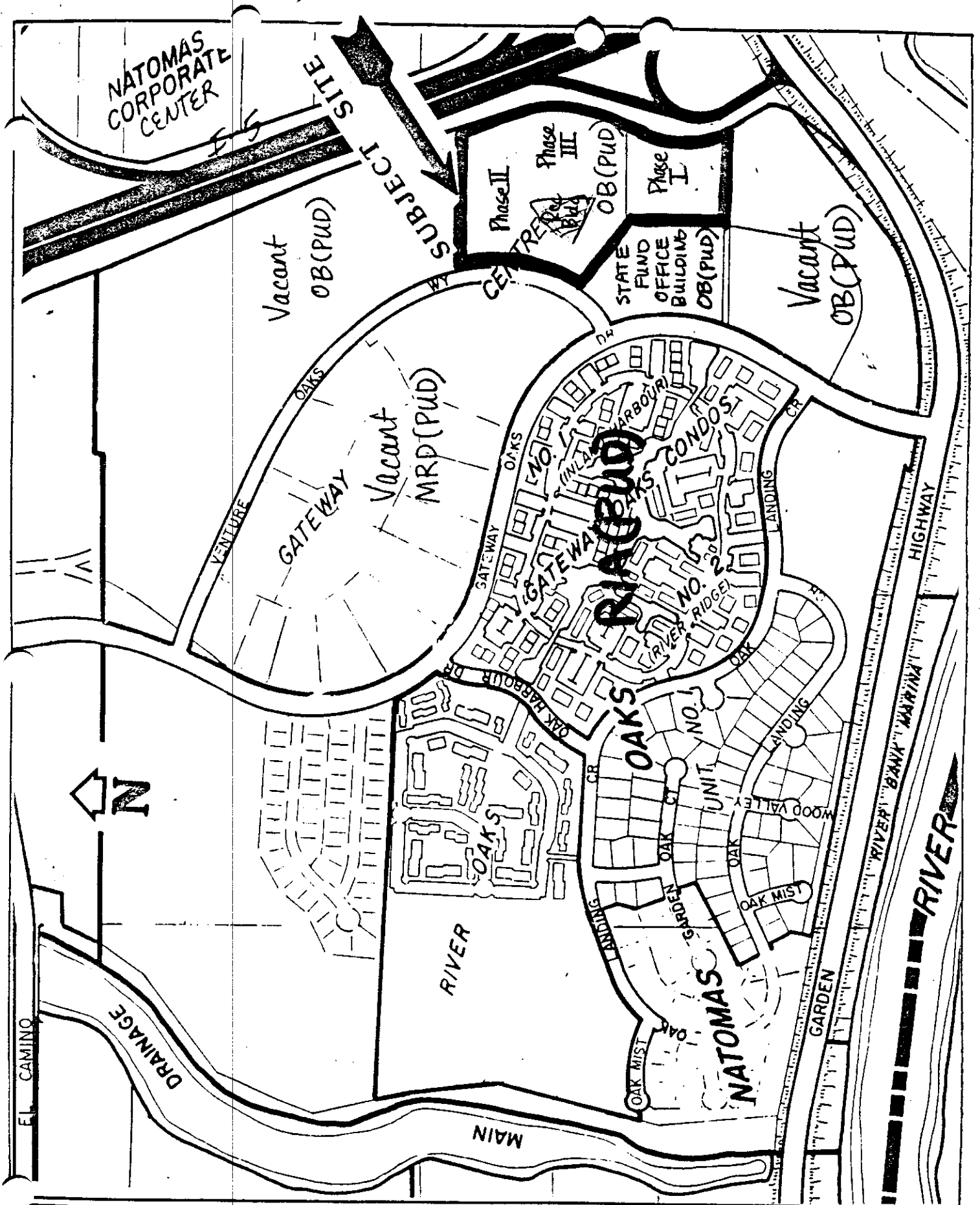
Conditions/Special Permit Modification

1. The applicant shall revise the site plan for the recreation building to show 27 Class I bicycle locker facilities, 26 Class II or III bicycle locker facilities, 20 each men and women's clothes lockers and shower facilities as shown on the submitted site plan.
2. The applicant shall construct the recreation building as per materials and elevations shown.
3. All roof materials are to be painted a color to match the gravel. Roof gravel shall be of a color compatible with concrete walkway surfaces adjacent to recreation building.
4. The applicant shall provide detailed elevations and materials for the overhead trellis structure to the City Design Review Coordinator for review and approval prior to issuance of building permits.
5. Detailed landscaping and irrigation plans shall be approved by the Planning Director prior to issuance of building permits. Extensive shrubbery and tree coverage shall be shown throughout the site and adjacent to the recreation building. Provision of outdoor benches and tables is recommended.
6. All signage and lighting shall comply with the Gateway Centre PUD Guidelines.
7. The applicant shall complete preparation of TSM programs for Phase I, II and III buildings to the satisfaction of the City Transportation Systems Management Coordinator and City Planning Director prior to issuance of building permits for the recreation building. TSM programs for Phase I, II and III shall be accepted by the City prior to occupancy of the Phase I building. Any supplemental trip reduction incentives affecting the recreation building shall be included on the revised site plan, floor plans and elevations.

8. Prior to final building inspection approval by the City Building Inspector, the Planning Director shall inspect the project for compliance with all conditions of this project.

Special Permit - Findings of Fact

1. The special permit, as conditioned, is based upon sound principles of land use, in that the project complies with the Gateway Centre Office Park PUD Development Guidelines.
2. 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 meets other planned unit development requirements.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for office use by the 1986 South Natomas Community Plan and the proposed recreation building is consistent with the plan designation.



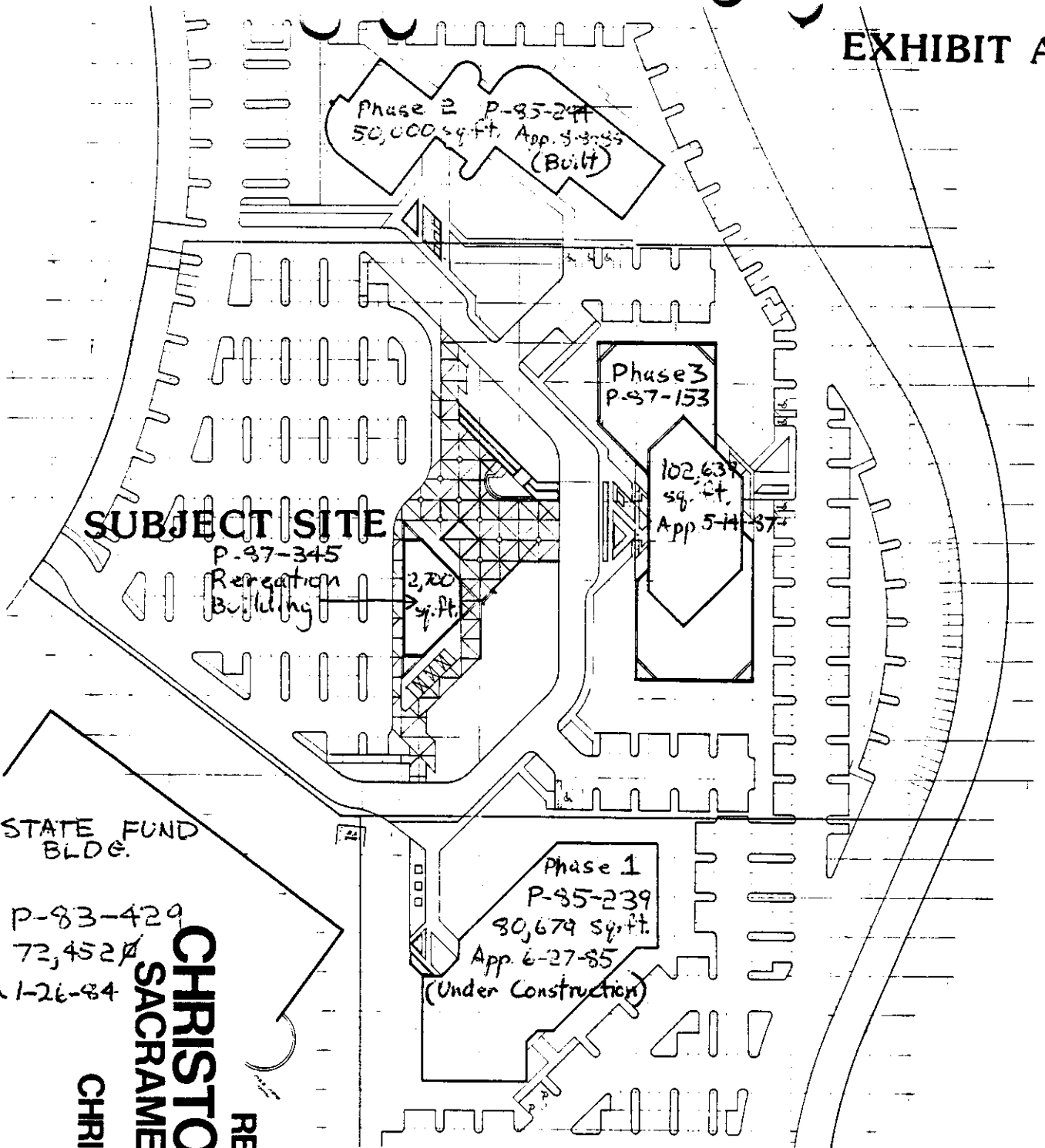
VICINITY - LAND USE - ZONING

P87-345

9-10-87

Item 24

EXHIBIT A



SUBJECT SITE

P-87-345
Recreation
Building

Phase 2 P-85-244
50,000 sq. ft. App. 5-3-85
(Built)

Phase 3
P-87-153

102,637
sq. ft.
App. 5-11-87

Phase 1
P-85-239
80,679 sq. ft.
App. 6-27-85
(Under Construction)

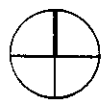
STATE FUND
BLDG.

P-83-420
73,452 sq. ft.
App. 1-26-84

RECREATION BUILDING
CHRISTOFER OAKS
SACRAMENTO, CALIFORNIA

CHRISTOFER COMPANY

Facility Development Group

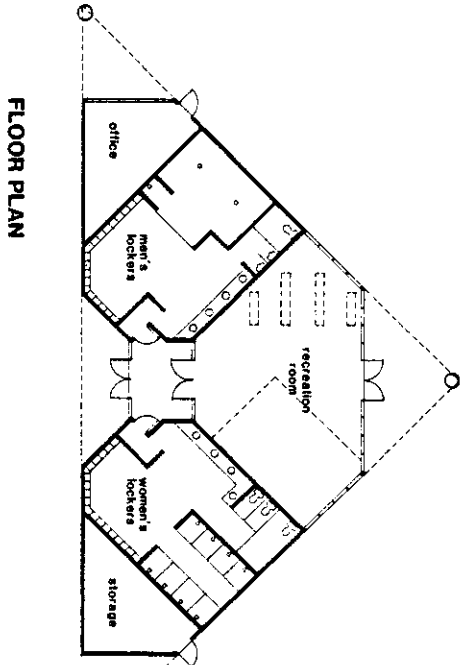
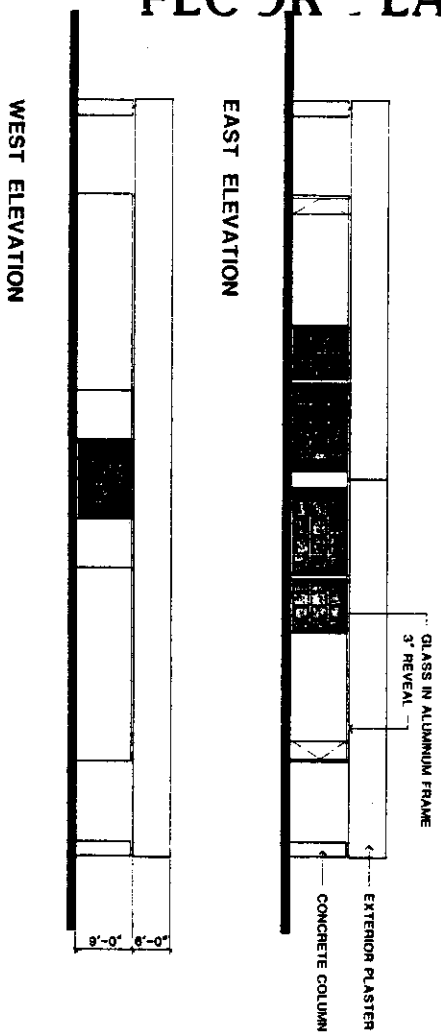


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FLOOR PLAN ELEVATIONS



9-10-87



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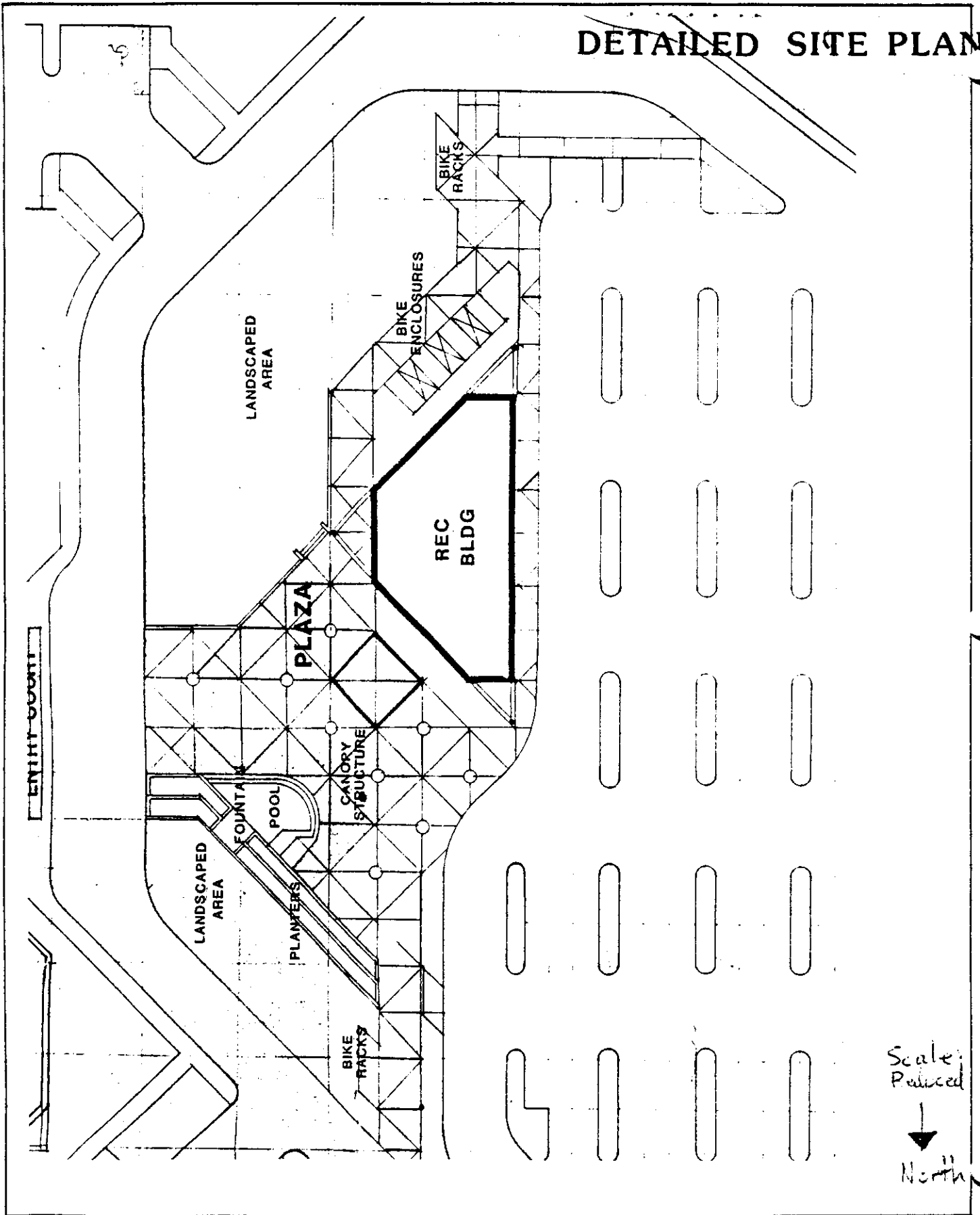
CHRISTOPHER OAKS III
SACRAMENTO, CALIFORNIA
CHRISTOPHER COMPANY



P-87-345

EXHIBIT B

DETAILED SITE PLAN



Scale:
Reduced

↓
North