

P99-127 - Crown Corporate Center Tentative Map

REQUEST: **A. Environmental Determination:** Prior Negative Declaration;

 B. Tentative Map to subdivide a 30.56 acre parcel into 5 office building parcels and a common area parcel;

 C. Special Permit to allow off-site parking for 5 office building parcels on an adjacent common area parcel.

LOCATION: 2850-2890 Gateway Oaks Drive
 APN: 225-0230-093
 South Natomas Community Plan Area, Metro Center PUD
 Council District 1

APPLICANT:	Barry Haycock Spannagel & Associates, Inc. 3845 Atherton Road, # 7, Rocklin, CA 95765
OWNER:	BTV Crown Equities 400 Capitol Mall, Suite 2340 Sacramento, CA 95814
APPLICATION FILED:	September 29, 1999
APPLICATION COMPLETED:	November 4, 1999
STAFF CONTACT:	Thomas Pace, Associate Planner, (916) 264-6848

SUMMARY: The applicant proposes to subdivide the subject site, known as the BTV "fan parcel," into six parcels; five lots are for the five buildings planned for the site, and the sixth lot is proposed to be a common area lot, to be jointly owned by all the building owners for parking and circulation purposes. Because none of the building parcels will have any parking spaces, and all parking spaces will be shared and located on the common parcel, a Special Permit is required for what is technically considered "off-site parking."

RECOMMENDATION: Staff recommends approval of the project with findings and conditions.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Community Plan Designation:	Office/Office Park
Existing Land Use of Site:	Mostly vacant (Phase I building complete)
Existing Zoning of Site:	OB-PUD

Surrounding Land Use and Zoning:

North: I-80 freeway; TC
 South: Single Family under construction (Provence, a.k.a., BTV Crown Village); R-1A-PUD, and existing Apartments (Larkspur & Adaggio); R-2B-PUD
 East: Homestead Village Hotel; OB-PUD
 West: Natomas Main Drainage Canal; F

Property Dimensions:	Irregular
Property Area:	30.55± net acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services

BACKGROUND INFORMATION: On April 24, 1997, the Planning Commission approved a Schematic Plan Amendment (Homestead Village Hotel, P97-014) which set the square footage of office use on the BTV "fan parcel" property at 485,741 square feet. Subsequently, the Planning Commission approved amendments to the Metro Center Schematic Plan and PUD Guidelines for the Crown Corporate Center project, which included a Special Permit for the 63,160 square foot Phase I office building on the subject site on December 18, 1997 (P97-109), followed by the Special Permit to develop the four remaining office buildings (Phases II and III), totaling 422,580 square feet (P99-052). These prior approvals addressed all site plan and architectural design issues for the property.

The applicant is now requesting a Tentative Map to subdivide the previously approved development into individual parcels for financing purposes.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed entitlements to subdivide the site into individual parcels for each of the buildings and to allow off-site parking on the common area lot are consistent with the General Plan and South Natomas Community Plan designations, and with the Metro Center PUD, as amended. No policy considerations are raised by the proposal.

B. Tentative Map Design

The Tentative Map design consists of six parcels, five of which are for the five individual buildings previously approved for the site, and the sixth parcel is a common area lot which surrounds the buildings and provides shared parking and circulation area for all the buildings. The common area parcel will be owned jointly by all the building owners in the form of a property owners association, similar to a condominium association. The association will assume maintenance responsibilities for the common parcel, providing services such as landscape maintenance, pavement repair, lighting, and utilities. One area of special concern is the need for a joint maintenance agreement and easements for a shared fire protection system, consisting of a looped water supply and two booster pumps to serve the five buildings' fire sprinkler systems. Because all five buildings will share a common fire suppression system, rather than each having separate systems (for cost reasons), each owner will be reliant on all other owners to maintain the looped system and pumps. A condition has been placed on the Tentative Map requiring the necessary easements to be granted to the satisfaction of the Fire Marshall. Because all other site plan issues were previously addressed with the Special Permits for the five buildings, there are essentially no other issues with this proposal. Therefore, staff recommends approval of the Tentative Map.

C. Special Permit for Off-site Parking

Due to the unique design of the proposed Tentative Map, which creates a single common area parking lot to be shared among all the property owners, none of the building parcels has parking on its own parcel. In many office parks and shopping centers, parking areas which appear to be a single parking lot are often divided into separate parcels which are connected to the buildings they serve. Under this scenario, each building owner maintains the parking adjacent to the owner's building, a situation which could result in inconsistent maintenance of pavement and landscaping by the different owners of the office park or shopping center. To avoid this situation, BTV has chosen to form a building owners association which would own the parking lot and maintain it at a uniform standard for all the associated owners.

According to the Zoning Ordinance (Chapter 3, Section 2-A-1), required parking must be located on the same parcel as the building it is intended to serve. A Special Permit is required to allow "off-site" parking. The common parking parcel is technically considered "off-site" parking for the adjacent office buildings, since it is a separate parcel from the

buildings. Staff supports the Special Permit to allow off-site parking because all parking will be contained within the Crown Corporate Center development, all parking will be shared among the owners, so that tenants with a higher parking demand can utilize parking spaces which are not needed by tenants with a lower parking demand, resulting in a more efficient use of land, and all the maintenance for the perimeter landscaping and shared parking and driveway facilities will be maintained jointly by the owners association.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On December 18, 1997, the Planning Commission ratified a Negative Declaration for the originally proposed project (P97-109). Potentially significant environmental issues regarding animal life (Swainson's Hawk and Giant Garter Snake) and cultural resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. A Mitigation Monitoring Plan has been prepared for the mitigation measures that were identified in the previous Negative Declaration that are applicable to the proposed project.

B. Public/Neighborhood/Business Association Comments

The Natomas Community Association indicated it was not opposed to the project. No comments were received by other groups.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. All comments received have been incorporated into the project's conditions of approval.

D. Subdivision Review Committee Recommendation

On December 15, 1999, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision and Findings of Fact.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the entitlements below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Find that a previous Environmental Document was prepared and ratified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide a 30.56 acre parcel into 5 office building parcels and a common area parcel;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to allow off-site parking for 5 office building parcels on an adjacent common area parcel.

Report Prepared By,

Report Reviewed By,



Thomas S. Pace,
Associate Planner



Scot Mende,
Senior Planner

Attachments

- | | |
|--------------|---------------------------------------|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A | Tentative Map |
| Exhibit 1B | Site Plan |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use & Zoning Map |

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
CROWN CORPORATE CENTER TENTATIVE MAP,
LOCATED AT 2850-2890 GATEWAY OAKS DRIVE SACRAMENTO, CALIFORNIA
IN THE OB-PUD ZONE. (P99-127)**

At the regular meeting of January 20, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Prior Negative Declaration;**
- B. Approved the Tentative Map to subdivide a 30.56 acre parcel into 5 office building parcels and a common area parcel;**
- C. Approved the Special Permit to allow off-site parking for 5 office building parcels on an adjacent common area parcel.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Environmental Document was prepared and ratified.
- B. Tentative Map: The Tentative Map to subdivide a 30.56 acre parcel into 5 office building parcels and a common area parcel is approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
 - 2. The proposed subdivision, together with the provision for its design and improvement, is consistent with the City General Plan, South Natomas Community Plan, and the City Subdivision Ordinance;
 - 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

- C. Special Permit: The Special Permit to allow off-site parking for 5 office building parcels on an adjacent common area parcel is approved based on the following findings of fact:
1. The project is based upon sound principles of land use in that:
 - a. The proposed use is compatible with the uses in the vicinity of the project site;
 - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
 - c. The architectural design of the proposed building is consistent with the Metro Center PUD Development Guidelines and is compatible with other office buildings in the vicinity of the project site.
 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. All parking will be contained within the Crown Corporate Center development;
 - b. All parking will be shared among the owners, so that tenants with a higher parking demand can utilize parking spaces which are not needed by tenants with a lower parking demand, resulting in a more efficient use of land, and;
 - c. All of the maintenance for the perimeter landscaping and shared parking and driveway facilities will be maintained jointly by the owners' association.
 3. The project is consistent with policies in the General Plan and South Natomas Community Plan in that
 - a. The project will not alter the present or anticipated use or intensity of the subject site or region; and
 - b. The project is in furtherance of policies to encourage office development along freeway frontages to buffer residential uses from traffic impacts.

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide a 30.56 acre parcel into 5 office building parcels and a common area parcel is approved subject to the following conditions of approval. Note: These conditions shall supersede any conflicting information shown on the tentative map or supporting documents. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in the condition:

- B1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. This shall include repairing or replacing any existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
- B2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- B3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P97-109).

Public Utilities/Easements

- B4. Dedicate parcel "F" as a public utility easement for underground facilities and appurtenances excluding those areas where structures are located.
- B5. Show all existing easements on the Tentative Map. Any existing easements to be abandoned must be labeled " To Be Abandoned" on the Tentative Map.
- B6. A "Declaration and Grant of Easements Relating to Fire Line and Fire Pump Facilities" must be executed with the City.
- B7. Obtain and comply with abandonment clearance letters for the abandonments on the Tentative Map. Letters shall be provided to the Public Works Department.
- B8. Dedicate parcel "F" as a reciprocal ingress, egress, maneuvering, parking and drainage easement on the Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel.

City Utilities

- B9. The proposed development is located within County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
- B10. Show all public and/or private water, sewer and drainage easements on the map.

Miscellaneous

- B11. The applicant shall conform to Uniform Building Code (UBC) requirements in all respects.
- B12. The applicant shall construct the project to conform with ADA requirements in all respects.

ADVISORY NOTES: The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- B13. See P99-052 for Special Permit conditions.
- B14. This project is located within a "Rescue Zone". New public facilities and new commercial buildings (excluding industrial occupancies) with an enclosed building area greater than 40,000 square feet shall have an accessible roof or floor level at least one foot above the rescue flood elevation. The rescue flood elevation for this area is 18.3 feet.
- B15. Participate in the Facilities Benefit Assessment (FBA) District. Fees shall be paid prior to issuance of a building permit.
- B16. Prior to the issuance of any building permits, provide the City with a copy of the certificate of payment of school fees for the applicable school district(s).
- C. The Special Permit to allow off-site parking for 5 office building parcels on an adjacent common area parcel is approved subject to the following condition of approval:
- C1. Off-site parking is only allowed on Parcel "F" as shown on the Tentative Map, Exhibit 1A. Parcel "F" shall be maintained as a common parking area for all five office buildings which comprise the Crown Corporate Center.
- C2. The applicant shall form a Property Owners Association to own and maintain the common parking facilities and appurtenant paving, landscaping, lighting, and irrigation.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P99-127)

Exhibit 1A Tentative Map
Exhibit 1B Site Plan

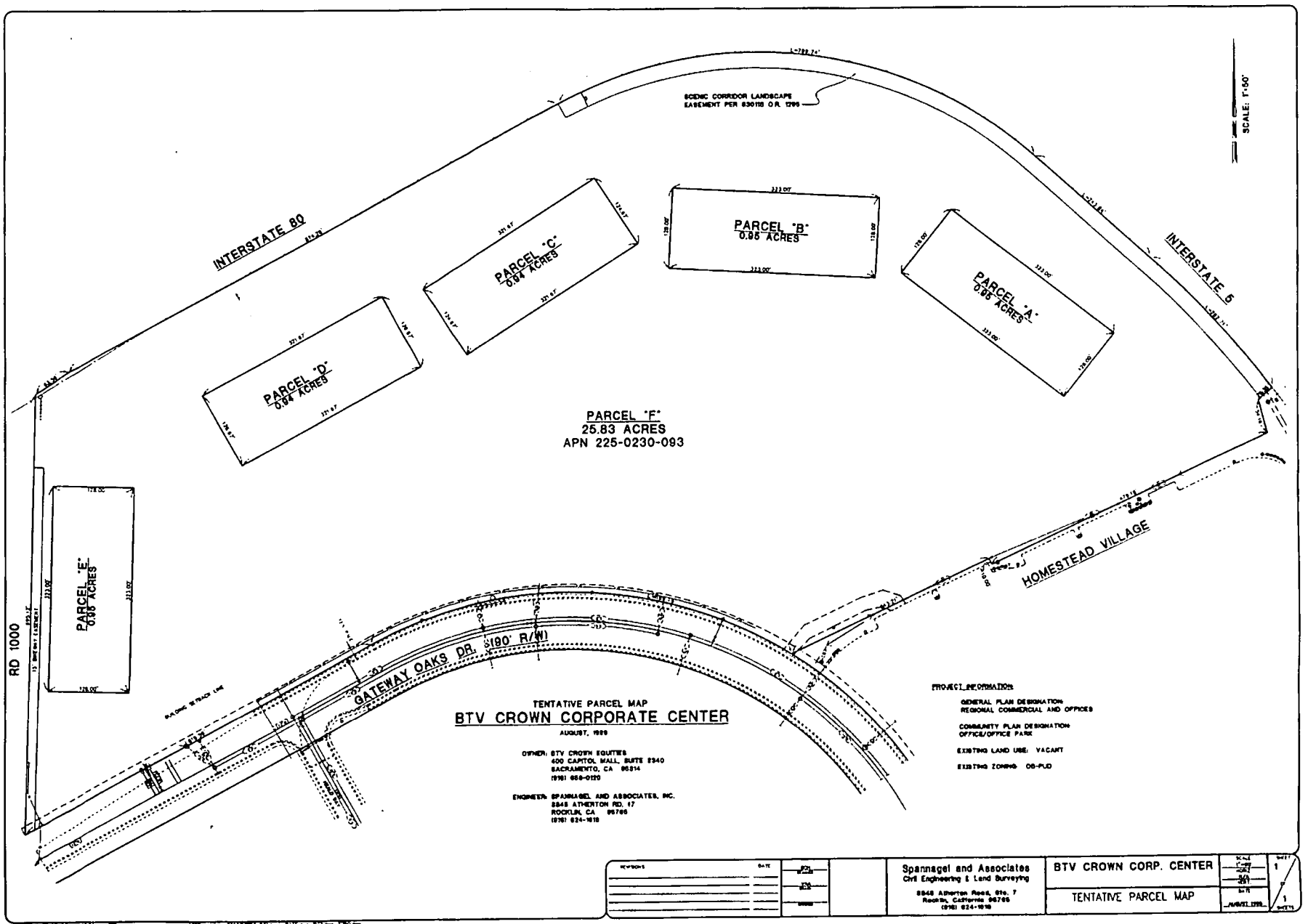
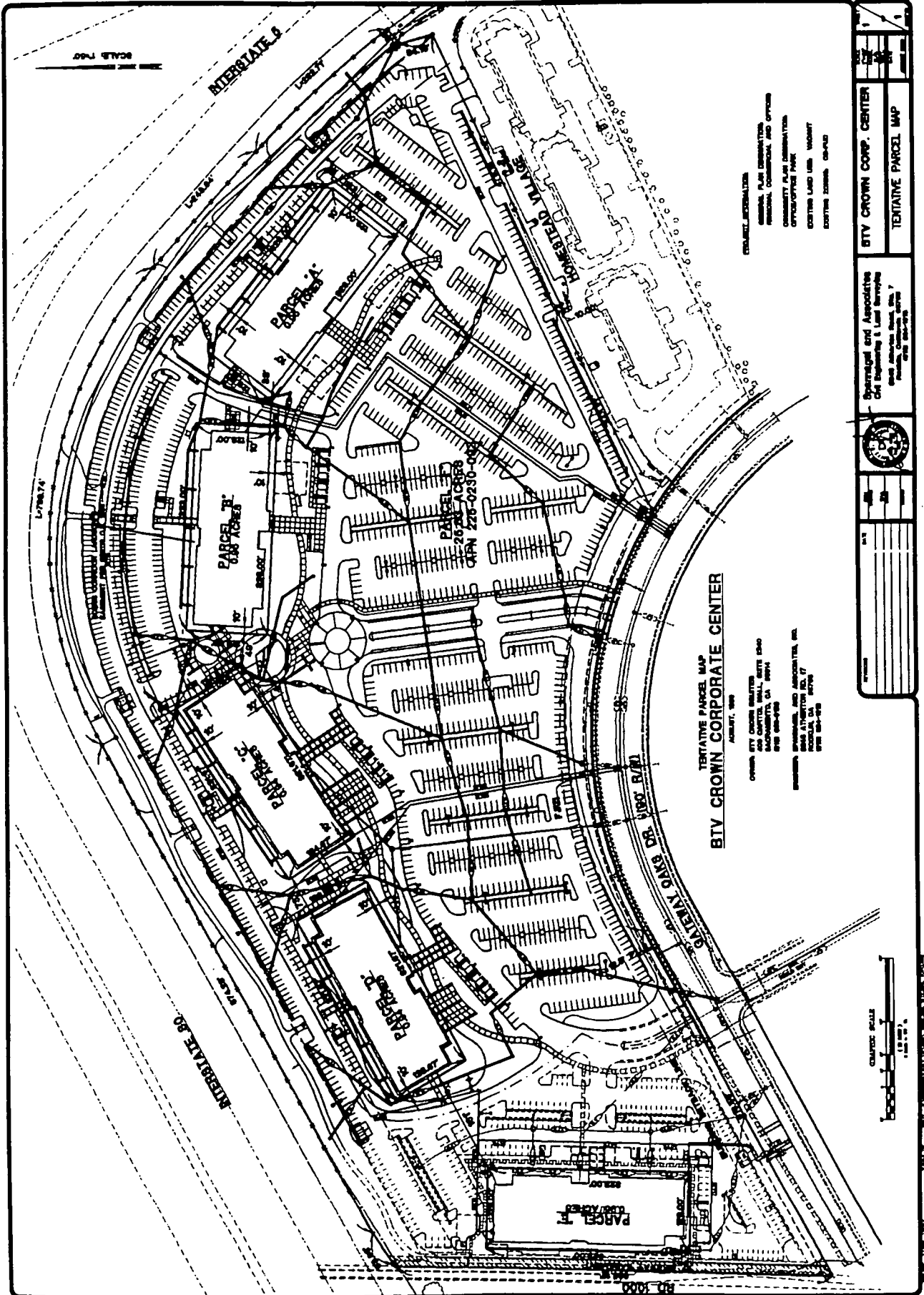


Exhibit 1A Tentative Map

Exhibit 1B Site Plan




SCALE 1/8" = 100'-0"

- CONTRACT ARCHITECT
- GENERAL CONTRACTOR
- MECHANICAL, ELECTRICAL, AND PLUMBING
- COMMUNITY PLANNING ADMINISTRATION
- OFFICE OF PUBLIC WORKS
- COURTNEY LAND USE, WOODSTOCK, VA
- EXISTING ZONING: CB-42

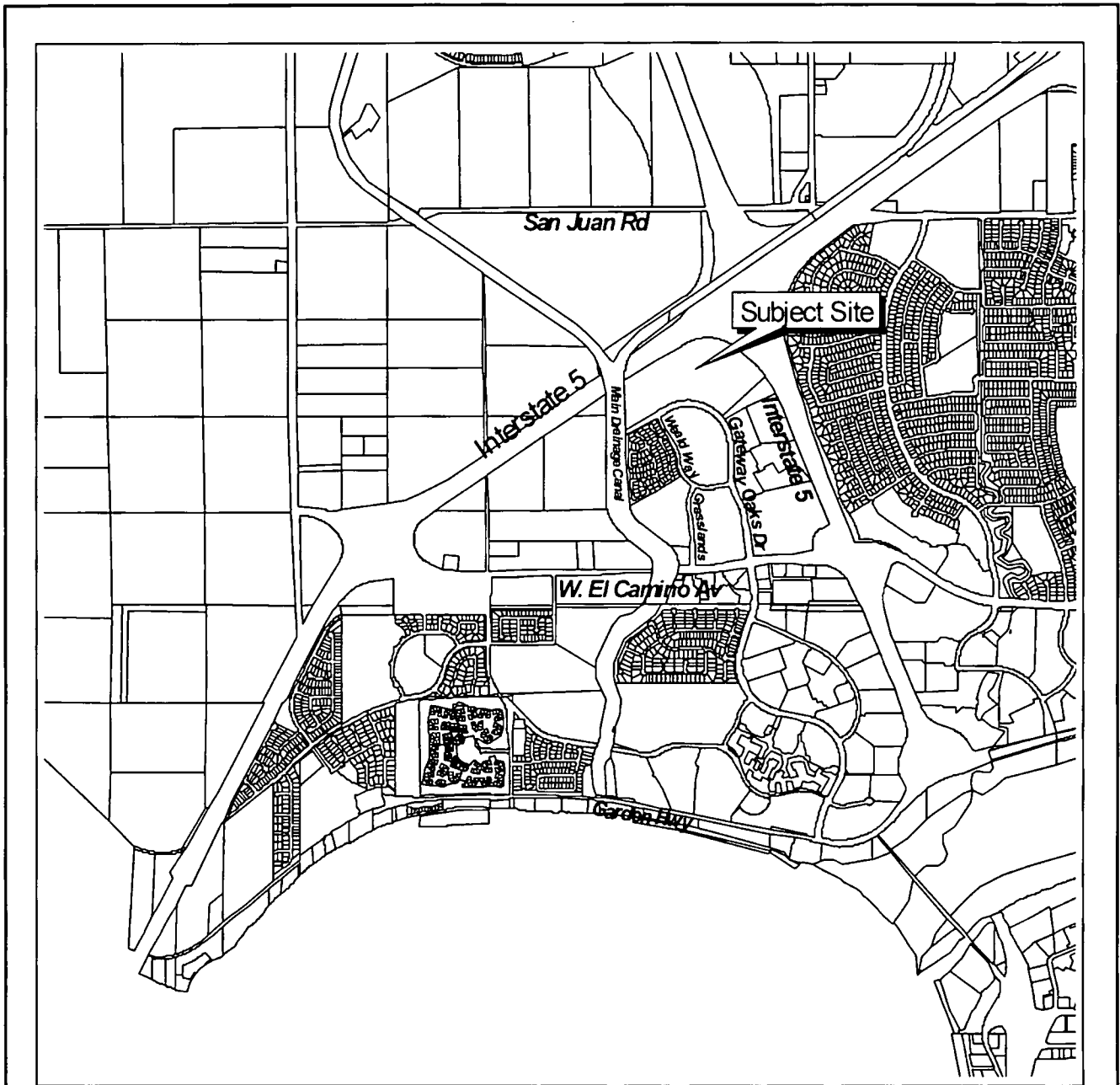
BTV CROWN CORPORATE CENTER

- OWNER: BTV CROWN CENTER
- DESIGNER: JAMES H. HAYES, INC.
- DATE: 08-19-98
- PROJECT: BTV CROWN CORPORATE CENTER, INC.
- ADDRESS: 10000 WOODLAND DR., SUITE 1000, WOODSTOCK, VA 22691
- PHONE: 540-598-9800

BTV CROWN CORP. CENTER	
TEMPORARY PARCEL MAP	
Surveyed and Approved City Engineer & Land Surveyor State of Virginia, License No. 10000 Date: 01-20-00	
	
DATE	BY

GRAPHIC SCALE
1" = 100'-0"

Attachment 2 Vicinity Map



1000 0 1000 2000 Feet



Neighbors,
Planning & Development
Services Department

Geographic
Information
System

Vicinity Map
P99-127



Attachment 3 Land Use & Zoning Map

