

STAFF REPORT CORRECTED 6-23-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Alan Oshima, architect, 1723 'J' Street, Sacramento, CA 95814		
OWNER	Natomas Corporate Center Associates-79 Scripps Drive, Ste. 207, Sacto., CA 95825		
PLANS BY	Alan Oshima, architect, 1723 'J' Street, Sacramento, CA 95814		
FILING DATE	5-20-83	50 DAY CPC ACTION DATE	REPORT BY: JM:bw
NEGATIVE DEC	6-6-83	EIR	ASSESSOR'S PCL. NO. 225-120-65; 274-042-07, 11, 14, 16, 17, 19

APPLICATION: 1. Environmental Determination
2. Special Permit to develop a 102,000± square foot office building within the Natomas Corporate Center PUD

LOCATION: Southeast quadrant of I-5 freeway and West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 52± foot tall office building.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1978 Amended South Natomas
Community Plan Designation: Office Building
Existing Zoning of Site: OB(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

South: Garden Highway, American River Parkway; A
East: Vacant; R-2B-R and R-2A-R
West: I-5 Freeway; TC

Parking Required: 406 spaces
Parking Provided: 406 spaces
Ratio Required: 1 space per 250 square feet
Ratio Provided: 1 space per 250 square feet
Property Dimensions: Irregular
Property Area: 5.6± acres
Square Footage of Building: 101,500 gross
Height of Structure: 52± feet
Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Colors: Grey and Black
Exterior Building Materials: Precast concrete, ceramic tile, aluminum store front, metal siding

003067

BACKGROUND INFORMATION: The subject site is located within the Natomas Corporate Center Office Park PUD. This office park consists of the Creekside Office Park and the original Natomas Corporate Center as approved by the City Council on December 7, 1982.

STAFF EVALUATION: Staff has the following comments concerning this application:

1. In general, the proposed office building and site plan are consistent with the South Natomas Office Park Guidelines. The schematic plan indicates a three-story, 97,000 square foot office building for the subject site. However, a three-story, 102,000 square foot structure is proposed. The additional 5,000 square feet is permissible as long as the maximum 793,313 gross square feet permitted for the entire PUD is not exceeded.

2. Natomas Park Drive is not yet constructed to provide access to the subject site. Staff notes that this street must be constructed prior to issuance of building permits for the office building.
3. Vehicular access from Natomas Park Drive consists of two private drives which, for a portion of their length, intrude onto adjacent sites. Staff has no objection to this design but notes that reciprocal access, drainage, and other easements may be required.
4. Pedestrian access is provided to the adjacent parking lots and future building sites to the north, south and west. However, additional walkways are desired to the eastern parking lot as well as directly to Natomas Park Drive so as to facilitate pedestrian access. The site plan can be revised to accommodate additional walkways without reducing on-site parking.
5. The landscape plan appears to be consistent with the PUD Guidelines excepting for a specified four foot interior boundary planting strip adjacent to the north and southern property lines. The applicant's plans indicate that this area is to be utilized as maneuvering space for parking aisles. The intent of this requirement was to insure adequate perimeter landscaping in all the South Natomas Office Park developments.

Staff finds the applicant's design acceptable because it allows for reciprocal access as well as the placement of the landscaped areas and irrigation systems on-site where they will not be disturbed when the adjacent sites are developed.

6. The South Natomas Office Park Guidelines require a schematic streetscape plan for all street frontages within this PUD in conjunction with the first special permit application. The applicant is currently preparing this plan and will present it at the Planning Commission hearing.
7. This project was routed to the South Natomas Community Association for review. Their comments were not received at printing time.
8. The site plan indicates the location of a trash enclosure and bicycle parking area near the northwest corner of the office building. Staff recommends that these structures be constructed out of materials compatible to the office building and screened with landscaping.
9. The proposed development is subject to the City's Trip Reduction Ordinance which requires the implementation of certain measures towards meeting a 15 percent vehicle trip reduction goal. The measures listed in the Ordinance include such items as:
 - Preferential Car Pool/Van Pool Parking
 - Van Pool or Bus Pool Subsidy Programs
 - Development of Transit Passenger Shelters
 - Bus/Light Rail Transit Station or Operating Subsidy
 - Bicycle Showers and Lockers
 - Provision for Off-Street Bicycle Paths
 - Establishment of a Transportation Coordinator
 - Flexible Work Hours
 - Parking Fees

003068

Upon review of the project in respect to the availability of public transit and intended users, staff has identified the following measures as being appropriate in achieving a seven and one-half percent vehicle trip reduction for this site.

<u>Measure</u>	<u>Trip Reduction Credit</u>
46 Designated Preferential Employee Car Pool/Van Pool spaces	2.5%
Designated Transportation Coordinator	2.5%
2 Showers and 20 Lockers for Bicycle Commuters	2.5%

Other measures such as a Van Pool or Bus Pool program, flexible work hours, parking fees and transit subsidies can attain the additional 7.5% credit needed to comply with this ordinance. The decision of which of these other measures are best for the subject site can be determined upon occupancy of the structure.

10. No signage plans were submitted in conjunction with this application. Staff requests that a detailed signage program for the entire site be submitted for staff review and approval prior to issuance of occupancy permits for the structure.

STAFF RECOMMENDATION: The staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.























Conditions

- a. Building Permits for the *structure* shall not be issued until street improvements are constructed to the site;
- b. Reciprocal access, drainage and other necessary easements shall be obtained to allow the development of the private drive on the adjacent properties;
- c. The following revisions shall be incorporated into the building permit plans prior to issuance of building permits:
 - 1) additional pedestrian walkways to the east and Natomas Park Drive;
 - 2) detailed plans for the bicycle and trash enclosure area which include landscape screening;
- d. The applicant shall submit detailed landscape and irrigation plans for the review and approval of staff prior to issuance of building permits;
- e. The applicant shall submit transportation management plan which complies with the City's Trip Reduction Ordinance prior to issuance of occupancy permits. Mandatory items of this plan shall include: 46 designated car pool/van pool spaces, the establishment of a designated transportation coordinator and provision for bicycle showers and lockers. The remaining items necessary for compliance with the Trip Reduction Ordinance shall be submitted for the review and approval of the Planning Director;
- f. The applicant shall submit a signage program for the office building site for staff review and approval prior to the issuance of occupancy permits.

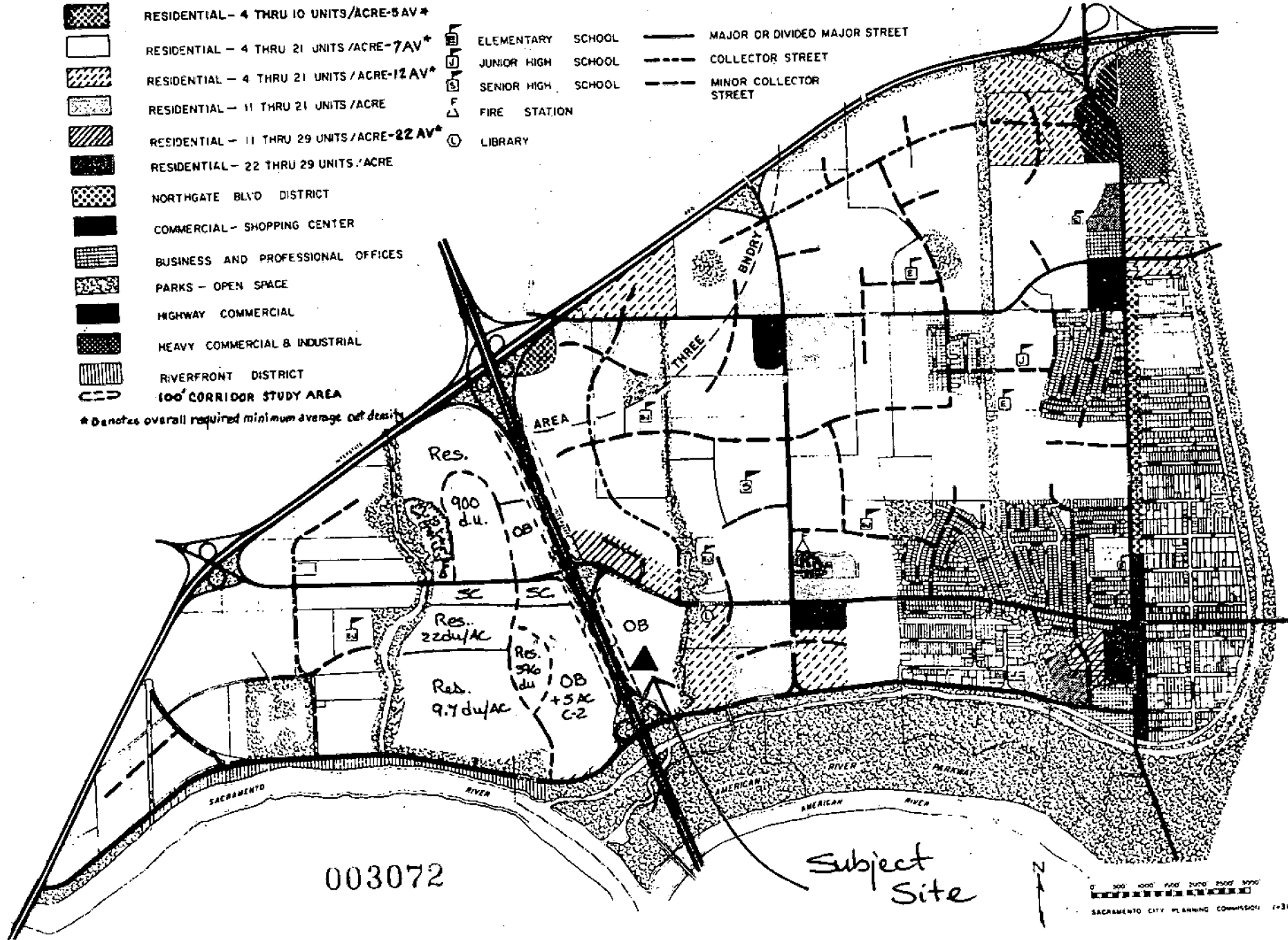
Findings of Fact

- ✓ a. The special permit, as conditioned, is based upon sound principles of land use in that it provides for adequate on-site parking and landscaping;
- b. 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 it complies with setback, lot coverage and other Planned Unit development requirements;
- c. The special permit is consistent with both the General Plan and the South Natomas Community Plan which designate the site for office uses.

003069

-  RESIDENTIAL - 4 THRU 10 UNITS/ACRE-5 AV *
 -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-7 AV *
 -  RESIDENTIAL - 4 THRU 21 UNITS /ACRE-12 AV *
 -  RESIDENTIAL - 11 THRU 21 UNITS /ACRE
 -  RESIDENTIAL - 11 THRU 29 UNITS /ACRE-22 AV *
 -  RESIDENTIAL - 22 THRU 29 UNITS /ACRE
 -  NORTHGATE BLVD DISTRICT
 -  COMMERCIAL - SHOPPING CENTER
 -  BUSINESS AND PROFESSIONAL OFFICES
 -  PARKS - OPEN SPACE
 -  HIGHWAY COMMERCIAL
 -  HEAVY COMMERCIAL & INDUSTRIAL
 -  RIVERFRONT DISTRICT
 -  100' CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
 -  JUNIOR HIGH SCHOOL
 -  SENIOR HIGH SCHOOL
 -  FIRE STATION
 -  LIBRARY
-  MAJOR OR DIVIDED MAJOR STREET
 -  COLLECTOR STREET
 -  MINOR COLLECTOR STREET

* Denotes overall required minimum average lot density



003072

Subject Site

SACRAMENTO CITY PLANNING COMMISSION 1-31-78

SOUTH NATOMAS COMMUNITY PLAN

6-23-83

P83-171

P83-171

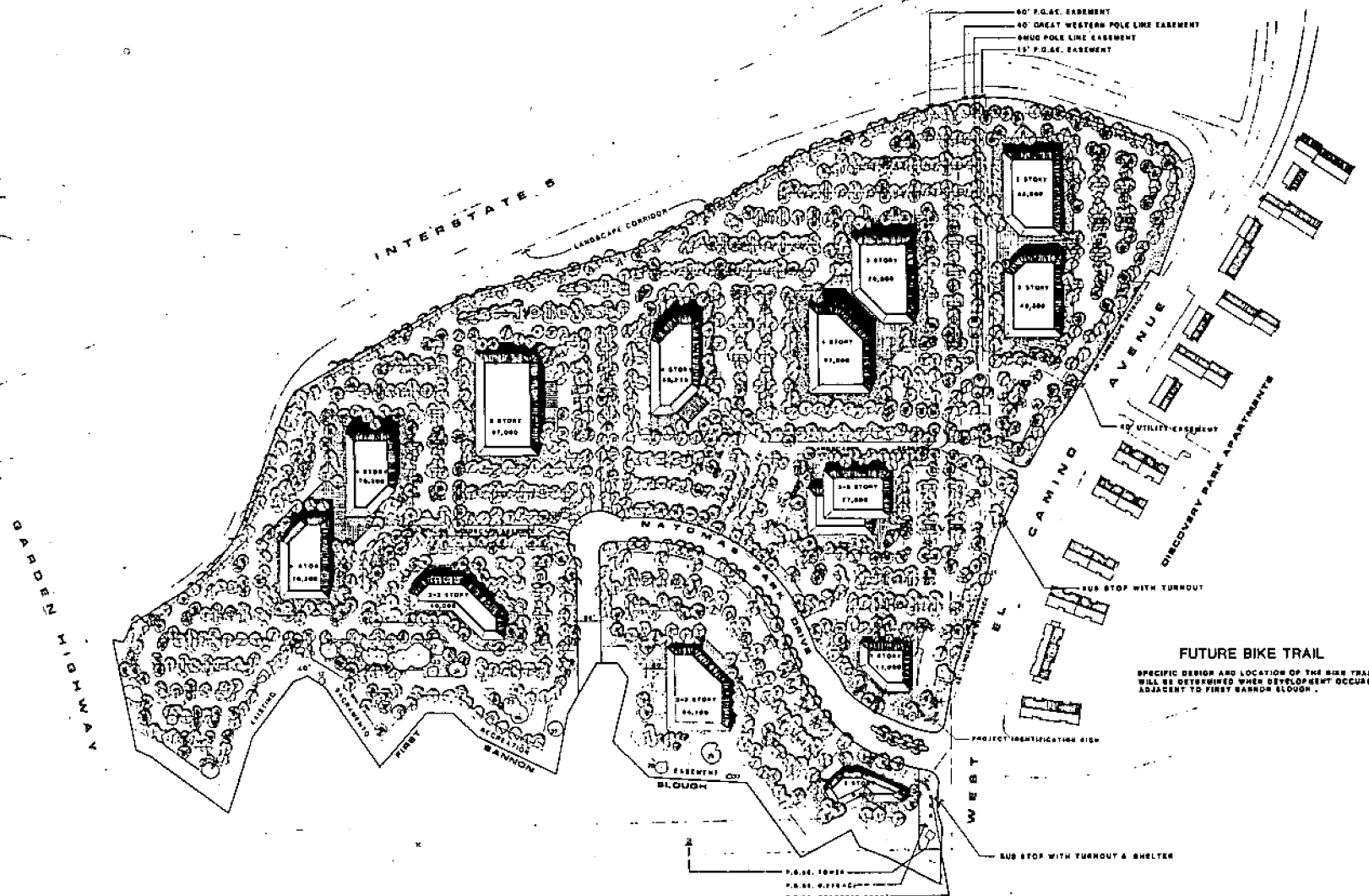
6-23-83

No. 25

schematic site plan

a professionally planned business community by **KCS** development co. city of sacramento, california

natomas corporate center



FUTURE BIKE TRAIL
SPECIFIC DESIGN AND LOCATION OF THE BIKE TRAIL WILL BE DETERMINED WHEN DEVELOPMENT OCCURS ADJACENT TO FINLEY BARROW SLOUGH.

EXISTING TREE LEGEND

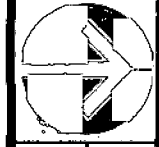
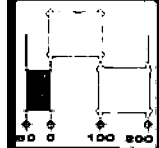
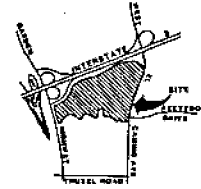
- | | |
|-------------------|-----------------|
| 1. 12" C. Redwood | 18. 12 1/2" Oak |
| 2. 10" Oak | 19. 12" Oak |
| 3. 8" Oak | 20. 10" Oak |
| 4. 6 1/2" Oak | 21. 8" Oak |
| 5. 6" Oak | 22. 6" Oak |
| 6. 4" Oak | 23. 4" Oak |
| 7. 3" Oak | 24. 3" Oak |
| 8. 2 1/2" Oak | 25. 2 1/2" Oak |
| 9. 2" Oak | 26. 2" Oak |
| 10. 1 1/2" Oak | 27. 1 1/2" Oak |
| 11. 1 1/4" Oak | 28. 1 1/4" Oak |
| 12. 1 1/2" Oak | 29. 1 1/2" Oak |
| 13. 1 1/4" Oak | 30. 1 1/4" Oak |
| 14. 1 1/2" Oak | 31. 1 1/2" Oak |
| 15. 1 1/4" Oak | 32. 1 1/4" Oak |
| 16. 1 1/2" Oak | 33. 1 1/2" Oak |
| 17. 1 1/4" Oak | 34. 1 1/4" Oak |
| 18. 1 1/2" Oak | 35. 1 1/2" Oak |
| 19. 1 1/4" Oak | 36. 1 1/4" Oak |
| 20. 1 1/2" Oak | 37. 1 1/2" Oak |
| 21. 1 1/4" Oak | 38. 1 1/4" Oak |
| 22. 1 1/2" Oak | 39. 1 1/2" Oak |
| 23. 1 1/4" Oak | 40. 1 1/4" Oak |
| 24. 1 1/2" Oak | 41. 1 1/2" Oak |
| 25. 1 1/4" Oak | 42. 1 1/4" Oak |
| 26. 1 1/2" Oak | 43. 1 1/2" Oak |
| 27. 1 1/4" Oak | 44. 1 1/4" Oak |
| 28. 1 1/2" Oak | 45. 1 1/2" Oak |
| 29. 1 1/4" Oak | 46. 1 1/4" Oak |
| 30. 1 1/2" Oak | 47. 1 1/2" Oak |
| 31. 1 1/4" Oak | 48. 1 1/4" Oak |
| 32. 1 1/2" Oak | 49. 1 1/2" Oak |
| 33. 1 1/4" Oak | 50. 1 1/4" Oak |
| 34. 1 1/2" Oak | 51. 1 1/2" Oak |
| 35. 1 1/4" Oak | 52. 1 1/4" Oak |
| 36. 1 1/2" Oak | 53. 1 1/2" Oak |
| 37. 1 1/4" Oak | 54. 1 1/4" Oak |
| 38. 1 1/2" Oak | 55. 1 1/2" Oak |
| 39. 1 1/4" Oak | 56. 1 1/4" Oak |
| 40. 1 1/2" Oak | 57. 1 1/2" Oak |
| 41. 1 1/4" Oak | 58. 1 1/4" Oak |
| 42. 1 1/2" Oak | 59. 1 1/2" Oak |
| 43. 1 1/4" Oak | 60. 1 1/4" Oak |
| 44. 1 1/2" Oak | 61. 1 1/2" Oak |
| 45. 1 1/4" Oak | 62. 1 1/4" Oak |
| 46. 1 1/2" Oak | 63. 1 1/2" Oak |
| 47. 1 1/4" Oak | 64. 1 1/4" Oak |
| 48. 1 1/2" Oak | 65. 1 1/2" Oak |
| 49. 1 1/4" Oak | 66. 1 1/4" Oak |
| 50. 1 1/2" Oak | 67. 1 1/2" Oak |
| 51. 1 1/4" Oak | 68. 1 1/4" Oak |
| 52. 1 1/2" Oak | 69. 1 1/2" Oak |
| 53. 1 1/4" Oak | 70. 1 1/4" Oak |
| 54. 1 1/2" Oak | 71. 1 1/2" Oak |
| 55. 1 1/4" Oak | 72. 1 1/4" Oak |
| 56. 1 1/2" Oak | 73. 1 1/2" Oak |
| 57. 1 1/4" Oak | 74. 1 1/4" Oak |
| 58. 1 1/2" Oak | 75. 1 1/2" Oak |
| 59. 1 1/4" Oak | 76. 1 1/4" Oak |
| 60. 1 1/2" Oak | 77. 1 1/2" Oak |
| 61. 1 1/4" Oak | 78. 1 1/4" Oak |
| 62. 1 1/2" Oak | 79. 1 1/2" Oak |
| 63. 1 1/4" Oak | 80. 1 1/4" Oak |
| 64. 1 1/2" Oak | 81. 1 1/2" Oak |
| 65. 1 1/4" Oak | 82. 1 1/4" Oak |
| 66. 1 1/2" Oak | 83. 1 1/2" Oak |
| 67. 1 1/4" Oak | 84. 1 1/4" Oak |
| 68. 1 1/2" Oak | 85. 1 1/2" Oak |
| 69. 1 1/4" Oak | 86. 1 1/4" Oak |
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| 74. 1 1/2" Oak | 91. 1 1/2" Oak |
| 75. 1 1/4" Oak | 92. 1 1/4" Oak |
| 76. 1 1/2" Oak | 93. 1 1/2" Oak |
| 77. 1 1/4" Oak | 94. 1 1/4" Oak |
| 78. 1 1/2" Oak | 95. 1 1/2" Oak |
| 79. 1 1/4" Oak | 96. 1 1/4" Oak |
| 80. 1 1/2" Oak | 97. 1 1/2" Oak |
| 81. 1 1/4" Oak | 98. 1 1/4" Oak |
| 82. 1 1/2" Oak | 99. 1 1/2" Oak |
| 83. 1 1/4" Oak | 100. 1 1/4" Oak |

003073

SCHEMATIC PLAN SUMMARY

GROSS ACREAGE	821 AC.
NET ACREAGE	
TOTAL BUILDING AREA	793,313 SQ. FT.
OFFICE BUSINESS	793,313 SQ. FT.
PARKING REQUIRED	3,173 SPACES
PARKING PROVIDED	3,173 SPACES

VICINITY MAP



83

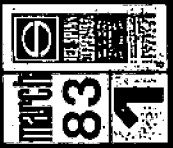
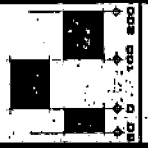
P83-171

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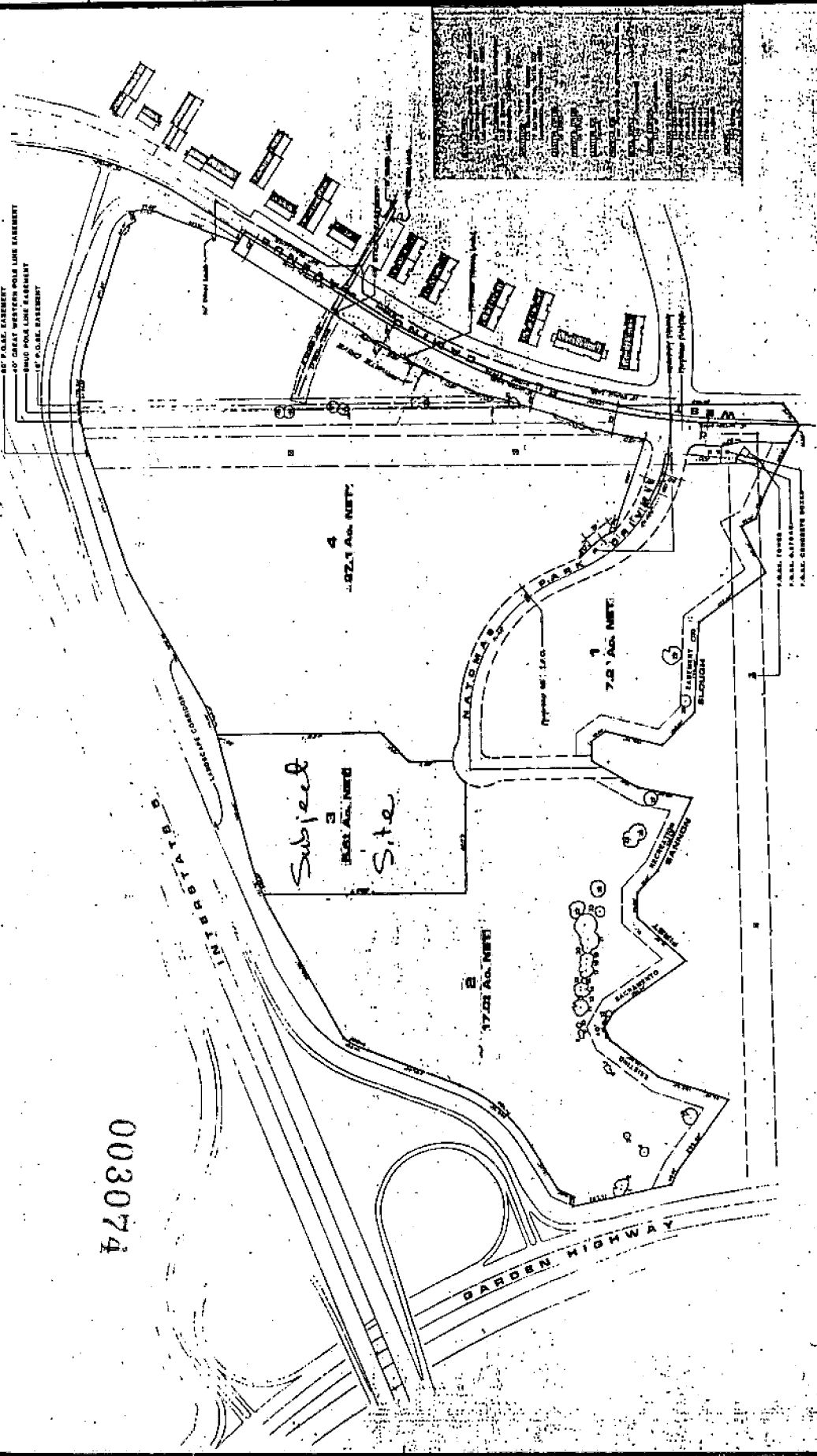
No. 25

TENTATIVE
MAP

natomas
Corporate Center
a professionally planned business
community by KGS development co.
city of sacramento, california



TITLE DATE
SUBJECT DATE 04/28/83
PREPARED BY KGS
CHECKED BY KGS
DATE 05/10/83
REVISIONS
NO. DATE DESCRIPTION
1 05/10/83

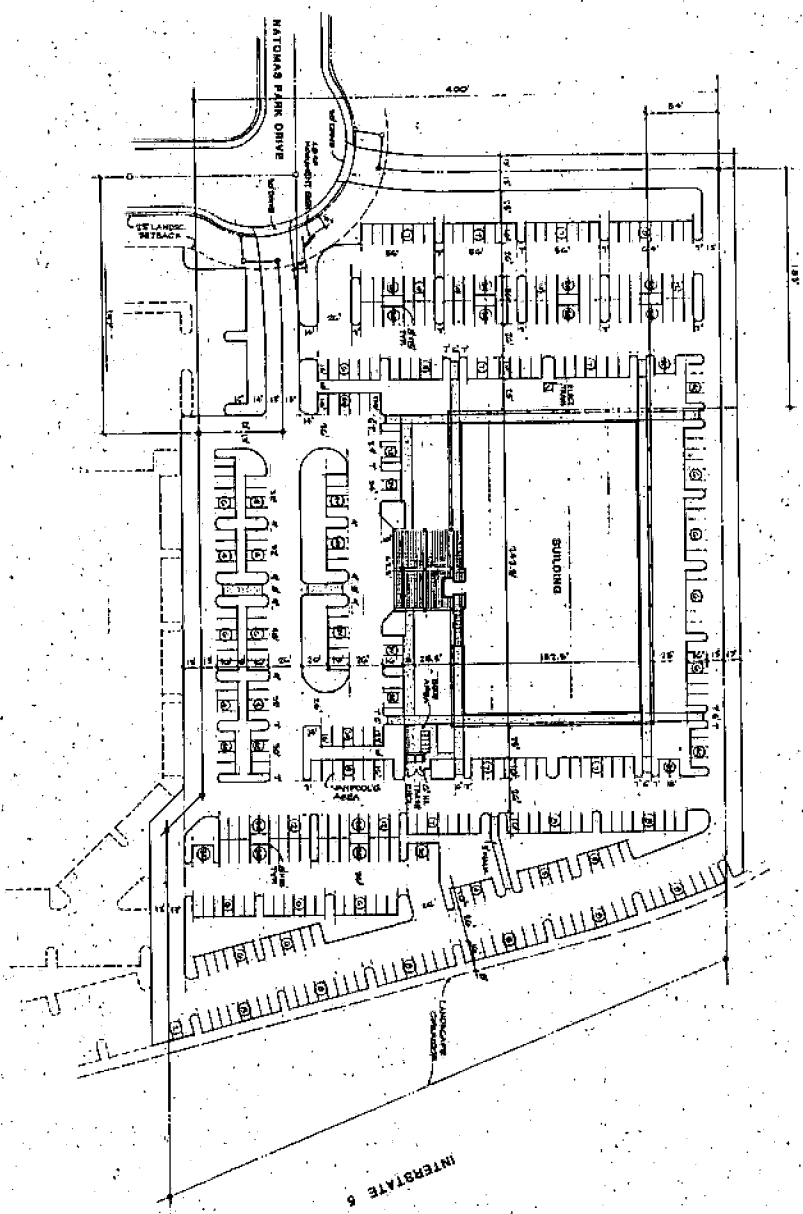


003074

EXISTING TREE LEGEND

1"	Small Tree
2"	Medium Tree
3"	Large Tree
4"	Very Large Tree
5"	Shrub
6"	Small Shrub
7"	Medium Shrub
8"	Large Shrub
9"	Very Large Shrub
10"	Small Tree
11"	Medium Tree
12"	Large Tree
13"	Very Large Tree
14"	Shrub
15"	Small Shrub
16"	Medium Shrub
17"	Large Shrub
18"	Very Large Shrub
19"	Small Tree
20"	Medium Tree
21"	Large Tree
22"	Very Large Tree
23"	Shrub
24"	Small Shrub
25"	Medium Shrub
26"	Large Shrub
27"	Very Large Shrub
28"	Small Tree
29"	Medium Tree
30"	Large Tree
31"	Very Large Tree
32"	Shrub
33"	Small Shrub
34"	Medium Shrub
35"	Large Shrub
36"	Very Large Shrub
37"	Small Tree
38"	Medium Tree
39"	Large Tree
40"	Very Large Tree

003075



SITE PLAN



SITE SUMMARY

BUILDING SITE AREA: 27,258 S.F. (1.62 AC.)
BUILDING FLOOR AREA: 181,206 S.F. (4.13 AC.)
LANDSCAPE SITE AREA: 1,328 S.F. (0.03 AC.)
LANDSCAPE FLOOR AREA: 18,150 S.F. (0.41 AC.)

LANDSCAPE SUMMARY

PLANTING: 100
PLANTING SPECIES: 200 Standard, 20 x 18"
 4 Nonstandard, 27" x 18"
 12.00 Standard, 12" x 18"
LANDSCAPE TOTAL: 120 Plant Provided

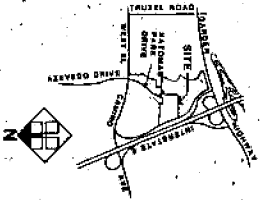
UTILITIES

UTILITIES: 28
UTILITIES SPECIES: 18 Enclosure
 10.00 Enclosure
UTILITIES TOTAL: 28 Plant Provided

LANDSCAPE

LANDSCAPE: 100
LANDSCAPE SPECIES: 100
LANDSCAPE TOTAL: 100 Plant Provided

LOCATION MAP



NATOMAS CORPORATE CENTER PHASE I
 SACRAMENTO, CA

THE DEVELOPER'S OFFICE
 1515 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA
 (916) 442-4124

THE DEVELOPER'S OFFICE
 1515 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA
 (916) 442-4124

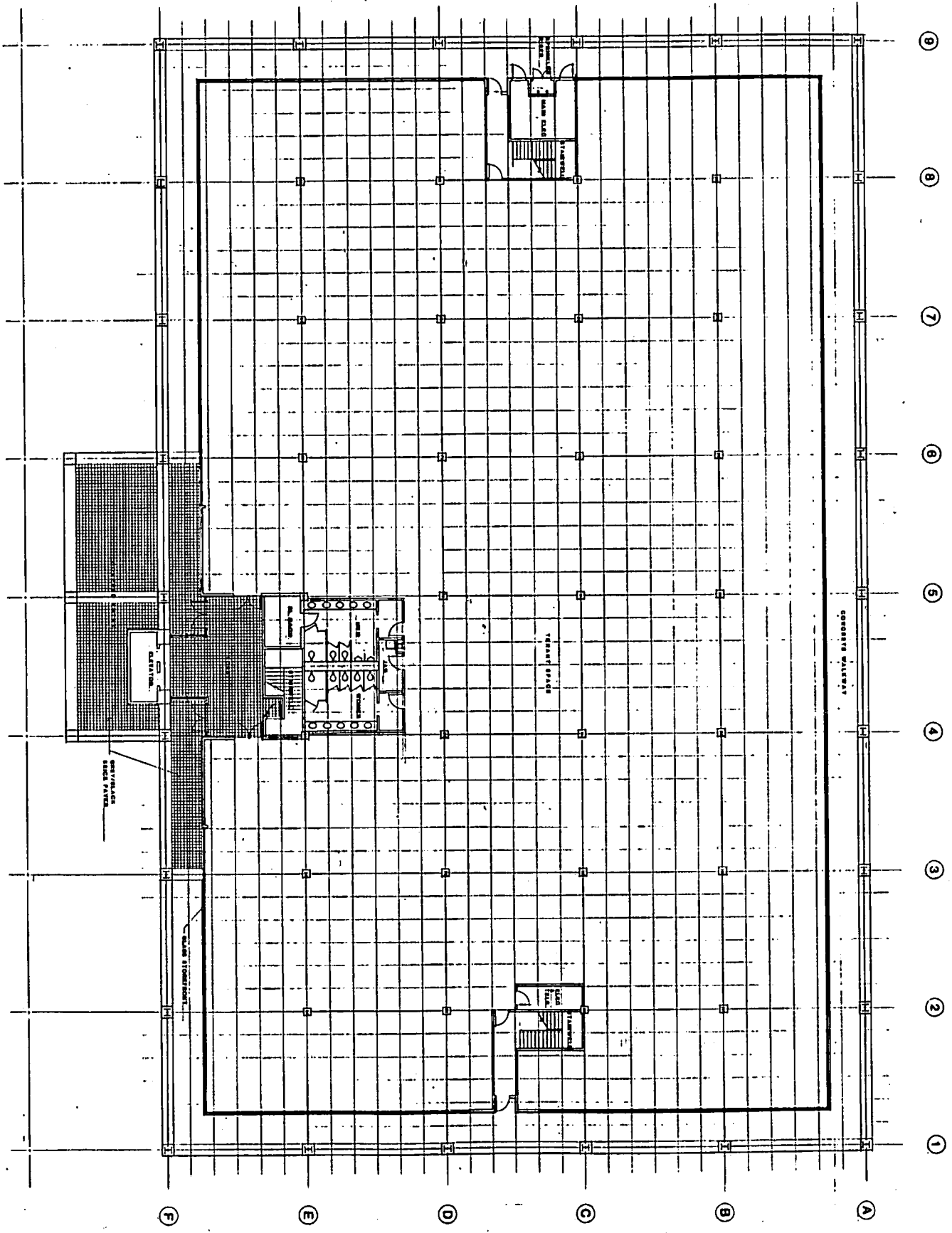
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6-23-83

No. 25

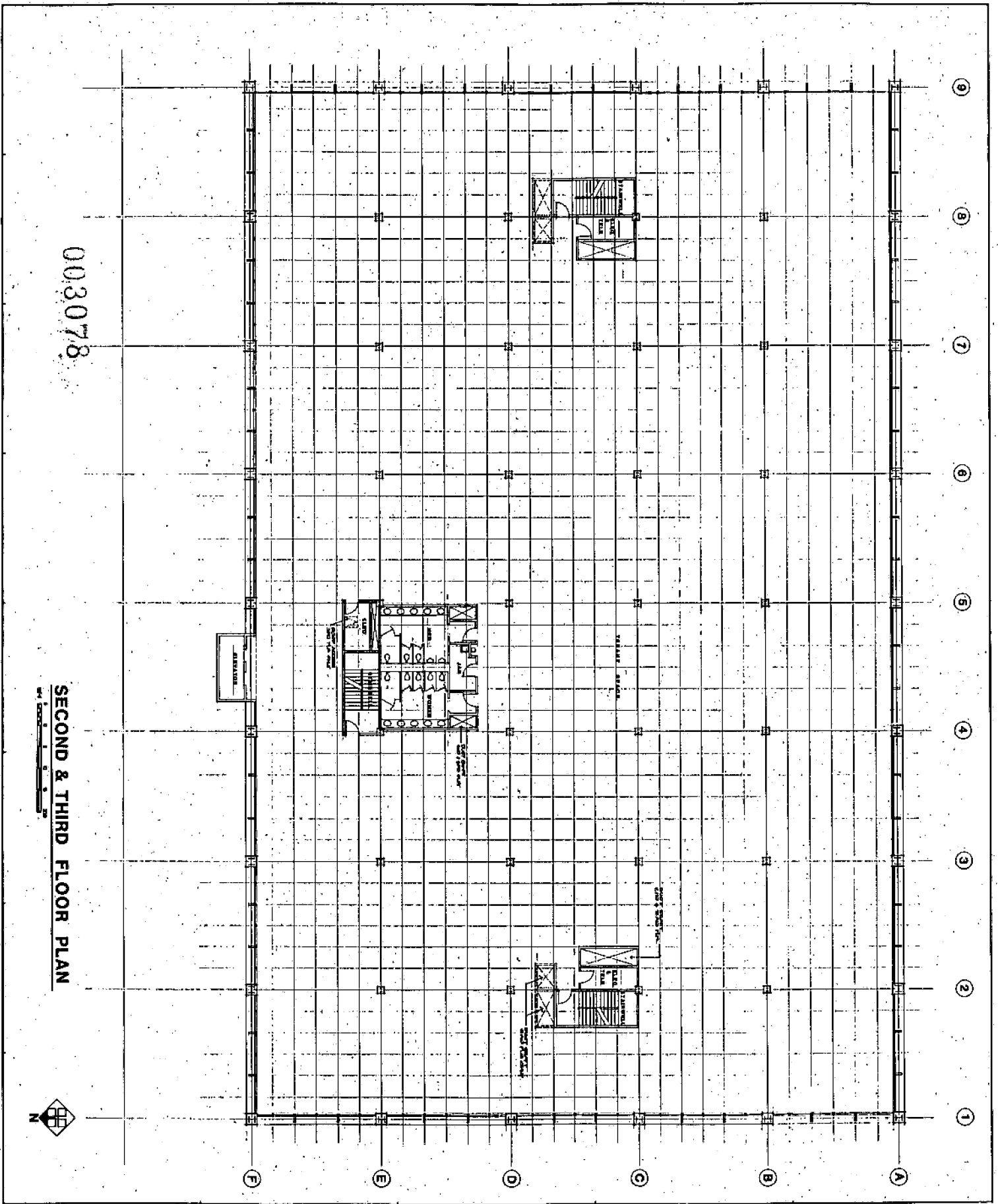


003077

FIRST FLOOR PLAN



	<p>DATE 5/20/83</p> <p>NO. 8304</p>	<p>REVISIONS</p>	<p>NATOMAS CORPORATE CENTER PHASE I SACRAMENTO, CA</p>	<p>CSO DEVELOPMENT COMPANY 1400 J Street, Suite 307 Sacramento, California (916) 928-1333</p>	<p>CONTRACT NO.</p>	<p>DATE OF ISSUE 11/21/83</p> <p>BY [Signature]</p> <p>FOR [Signature]</p>
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003078

SECOND & THIRD FLOOR PLAN

1/4" = 1'-0"



NO. 4

DATE: 5/20/83
 DRAWING NO.: 8304

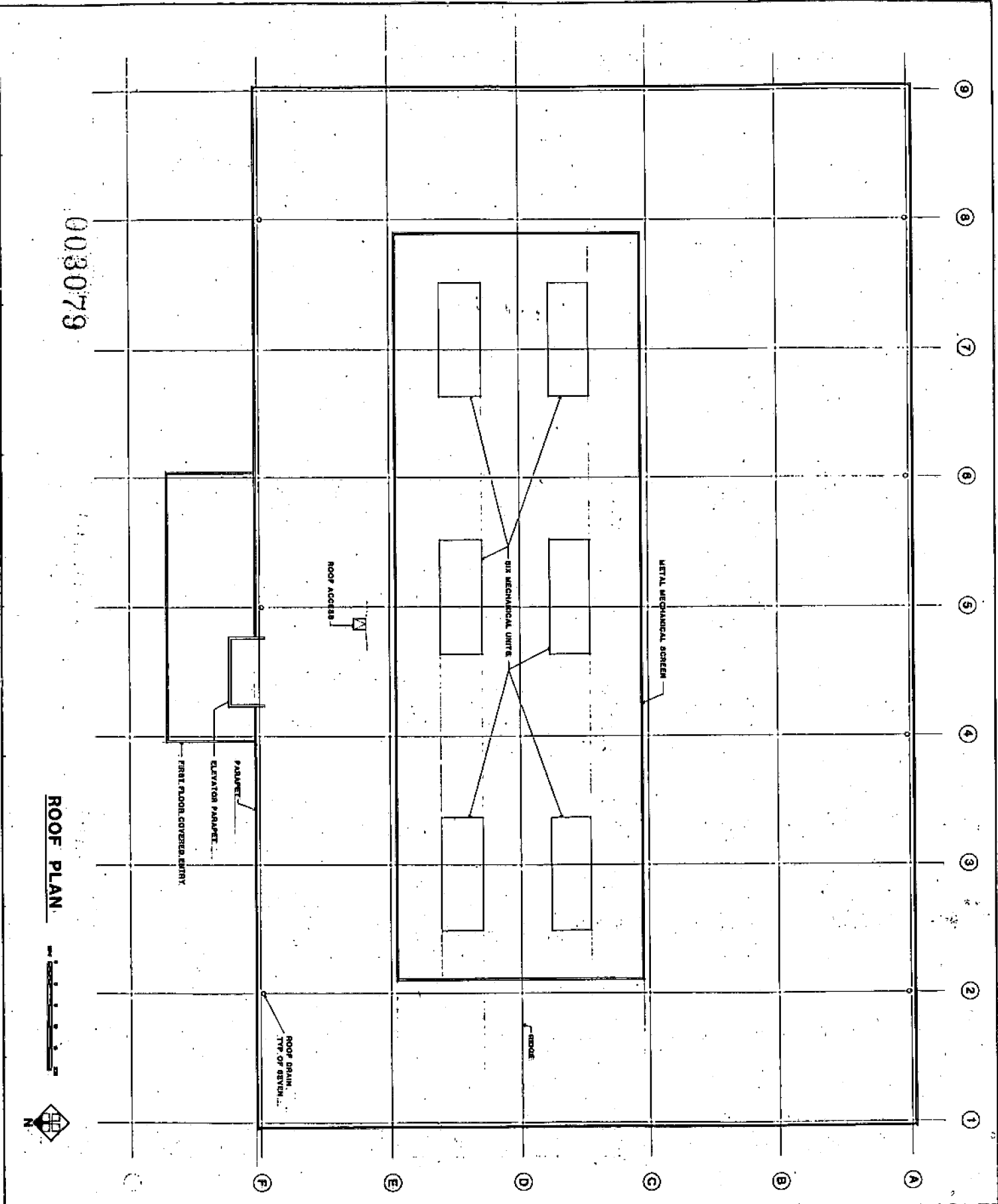
REVISIONS

NATOMAS CORPORATE CENTER PHASE I
 SACRAMENTO, CA

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]

CONTRACT NO.

DATE: 5/20/83
 DRAWING NO.: 8304



003079

ROOF PLAN

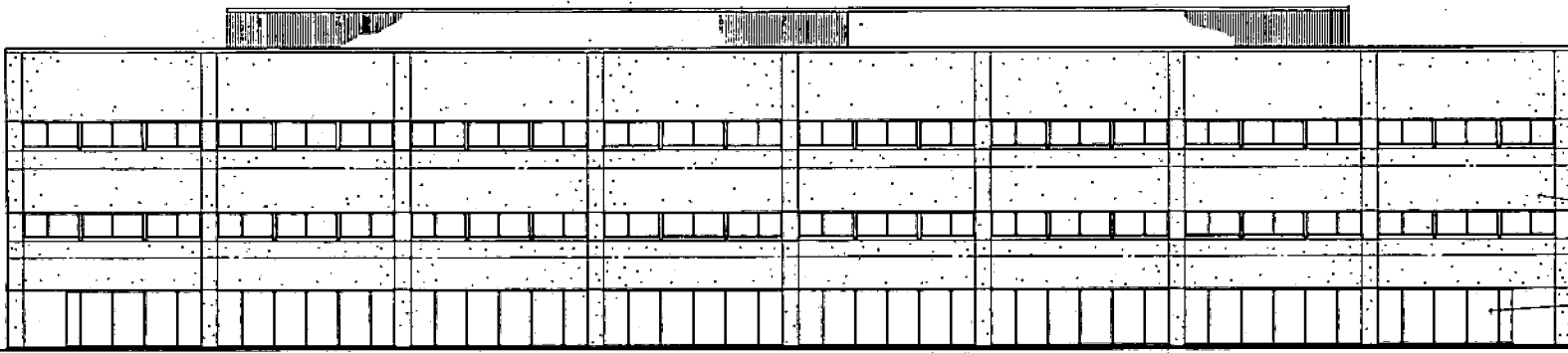


	<p>DATE: 8/20/83 JOB NO: 8304</p>	<p>PROJECT: _____</p>	<p>NATOMAS CORPORATE CENTER PHASE I SACRAMENTO, CA</p>	<p>FOR INFORMATION CONTACT: _____ PHONE: _____ FAX: _____</p>	<p>CONTRACT: _____</p>	<p>APPROVED: _____ DATE: _____ TITLE: _____</p>
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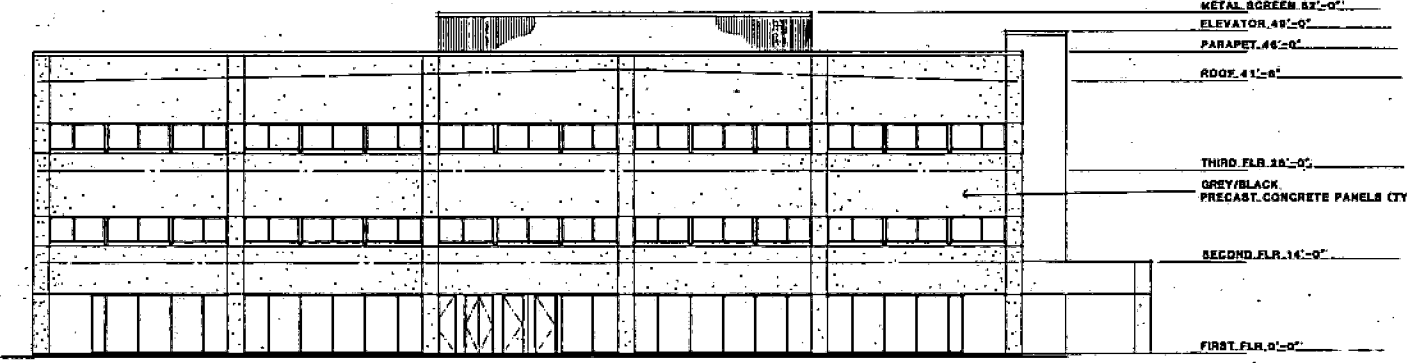
P 83-171

6-23-83

Nb. 25



SOUTH ELEVATION



EAST ELEVATION



ALAN CHAN ARCHITECTS
1721 15th ST
SACRAMENTO, CA 95811
(916) 433-8171

ALAN CHAN ARCHITECTS

CONTRACT NO.

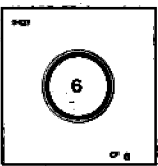
FOR DEVELOPER'S COMPANY
18 Northgate Blvd. #107
Sacramento, California
95833 228-4389

**NATOMAS CORPORATE
CENTER
PHASE I
SACRAMENTO, CA**

REVISION

DATE 5/20/83

CR NO 8304

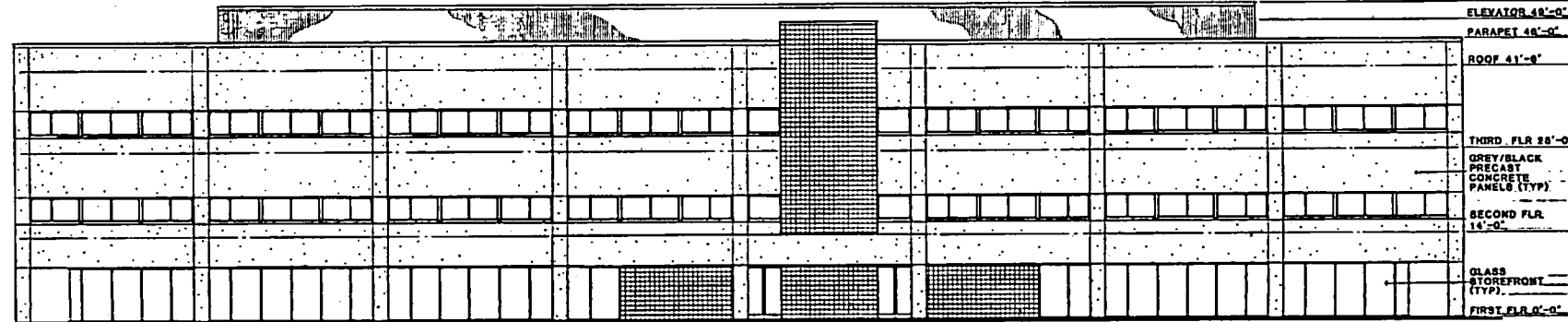


003080

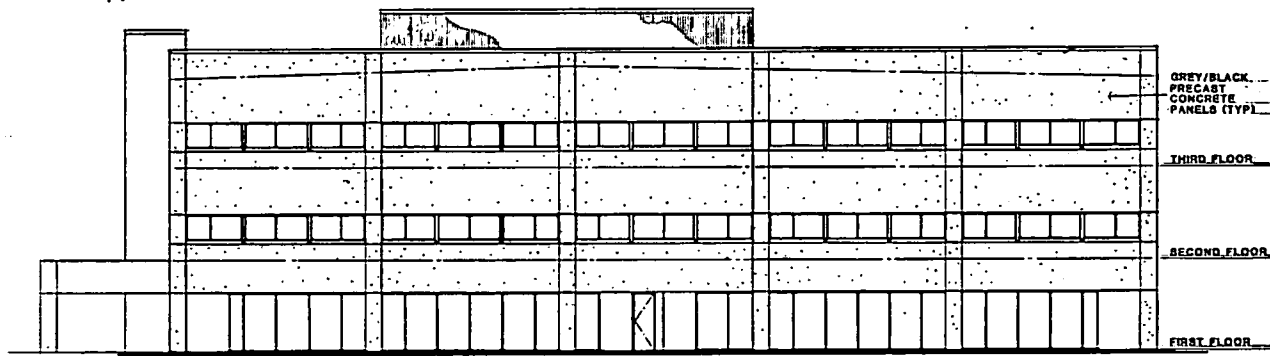
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6-23-83

No. 25



NORTH ELEVATION



WEST ELEVATION

003081

ALAN CORBIN ARCHITECT
1723 O STREET
MCKENZIE CA 95814
(916) 435-7711
ALAN CORBIN ARCHITECT

CONTRACTOR

LCA DEVELOPMENT COMPANY
78 GARDEN DRIVE SUITE 207
SACRAMENTO CALIFORNIA
(916) 435-1200

NATOMAS CORPORATE CENTER PHASE I
SACRAMENTO, CA

ARCHITECT

DATE
5/20/83

JOB NO.
8304

5