

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, 720 F Street, Sacramento, CA 95814				
OWNER	NRS Venture, c/o Nelson Rodgers Co., 1435 River Park Dr., Ste. 420, Sacto. 95815				
PLANS BY	Spink Corporation, 720 F Street, Sacramento, CA 95814				
FILING DATE	3/21/86	ENVIR. DET.	3/28/86	REPORT BY	FG:bw
ASSESSOR'S-PCL. NO.	274-320-31				

APPLICATION: A. Negative Declaration
B. Special Permit to allow an office building

LOCATION: NEC Gateway Oaks Drive and Venture Oaks Way

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 40,592+ square foot office building in the Gateway Centre PUD.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; SC-PUD	Front:	50'	172'
South: Vacant; MRS-PUD	Side(Int):	5'	95'
East: Vacant; OB-PUD	Side(St):	50'	50'
West: Vacant; R-1 PUD	Rear:	15'	56'

Parking Required:	162 spaces
Parking Provided:	162 spaces; Bicycle locker=4 Class I; 4 Class II, III

Property Dimensions:	Irregular
Property Area:	2.72+ acres (building site); Total site=21.3+ acres

Square Footage of Building:	40,592+
Height of Building:	2-story, 29 feet (36 ft. to top of mechanical penthouse)

Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to Site
Exterior Building Materials:	Wall-Tex Kote; Glass-Greylite 14
Lot Coverage: Building =	17%
Surfaces =	49%
Landscaped =	34%
	100%

BACKGROUND INFORMATION: The subject site consists of a vacant 21.3+ acre lot (building site=2.72+ acres) which is located in a portion of the Gateway Centre PUD, one of the South Natomas Business Parks approved late in 1982 (P-9145). The subject lot was created in August of 1984 as part of a four-lot parcel map (P84-243).

APPLC. NO. P86-127 **MEETING DATE** May 8, 1986 **ITEM NO** 9

PROJECT EVALUATION: Staff has the following comments:

- A. Applicant's Proposal/Entitlement: The applicant is requesting the necessary entitlement to construct a two-story, 40,592 square foot office building on the subject site.
- B. General Plan Designation/Zoning: The subject site is designated for Office/Office Park in the 1986 South Natomas Community Plan. The site is zoned Office Building-Planned Unit Development (OB-PUD). Surrounding properties, as well as the subject site, are vacant at this time.
- C. PUD Schematic Plan: The development agreements related to Gateway Centre provide flexibility with regard to the approved PUD Schematic Plan. In general, the proposed office building and site plan are consistent with the South Natomas Office Park Guidelines. The specific project characteristics related to building height, minimum size, site coverage and parking comply with the standards established in the PUD Guidelines.
- D. Building Design: The proposed structure consists of a two-story building (plus mechanical penthouse) to be constructed with a Tex Kote exterior finish and reflective glass. The entryway of the building will be accented with paving stones and bollards. Staff was concerned with the proposed design of the building. Prior to and after the submission of the application City staff and the property owner and project architect met to review the project design. A compromise was reached on a design which keeps the same footprint and mass with some additional architectural detailing added. Revised elevations will be provided a public hearing by applicant.

The building is being designed exclusively for office use and would contain 40,592+ square feet of gross floor area. The minimum square footage for an office building in the Gateway Centre is 40,000.

- E. Parking/Circulation: The site plan indicates that the applicant would provide 162 parking spaces which is exactly the number of spaces required per the PUD Guidelines. One hundred and twenty-six full size, 31 compact and five handicap spaces will be provided.

The proposed development is subject to the City's trip reduction ordinance only to the extent that it relates to a minor development project. The applicant need only to provide information which describes the various transportation options available to the employee. This project will necessitate the construction of 16 bicycle storage facilities, of which eight shall be Class I and eight shall be Class II or III facilities.

The Gateway Centre PUD also designates the northeast corner of Gateway Oaks and Venture Oaks for an RT bus stop with turnout. The applicant will need to revise the proposed site plan accordingly.

- F. Landscaping: The landscaping plan indicates that 34% of the site will be landscaped. The site plan indicates that the applicant has provided for the required 50-foot landscape setback on Gateway Oaks and 25-foot landscape setback on Venture Oaks.

All landscape setback areas shall be bermed (minimum four-feet high) and all berms shall be landscaped with predominantly evergreen trees, shrubs and ground cover. In addition, the parking lot must be planted with trees so that at least 50% of the parking lot will be shaded.

- G. Building Setbacks/Height: The structure complies with all requirements of the Zoning Ordinance and PUD Guidelines. The building would be two-story in height (36 ft. to top of mechanical penthouse). The on-site building location is constrained due to an 80-foot wide PUE along the north side of the lot and 40 foot wide foot PUE which bisects the west side of the lot.
- H. Signage: The applicant has not indicated the type, size or location of any on-site signs. The applicant must submit a signage program which is consistent with the PUD Guidelines.
- I. Other Agency Recommendations:

Regional Transit

Regional Transit is requesting an easement for a bus stop and turnout at the northeast corner of Gateway Oaks and Venture Oaks.

Traffic

Island in driveway at front of building is unacceptable. Provide better truck access.

- J. Gateway Centre PUD Square Footage Summary: The PUD Guidelines permit a maximum office development of 853,687 square feet of floor area for the entire PUD. Combining all previous projects, a total of 205,960+ square feet of gross floor area has been developed.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit to develop a 40,592+ square foot office building, subject to conditions and based upon Findings of Fact which follow:

Conditions:

1. A revised final site plan shall be submitted to the Planning Director for review and approval prior to issuance of building permits which incorporate the following changes:
 - a. RT bus stop with turnout on the northeast corner of Gateway Oaks and Venture Oaks Drive:

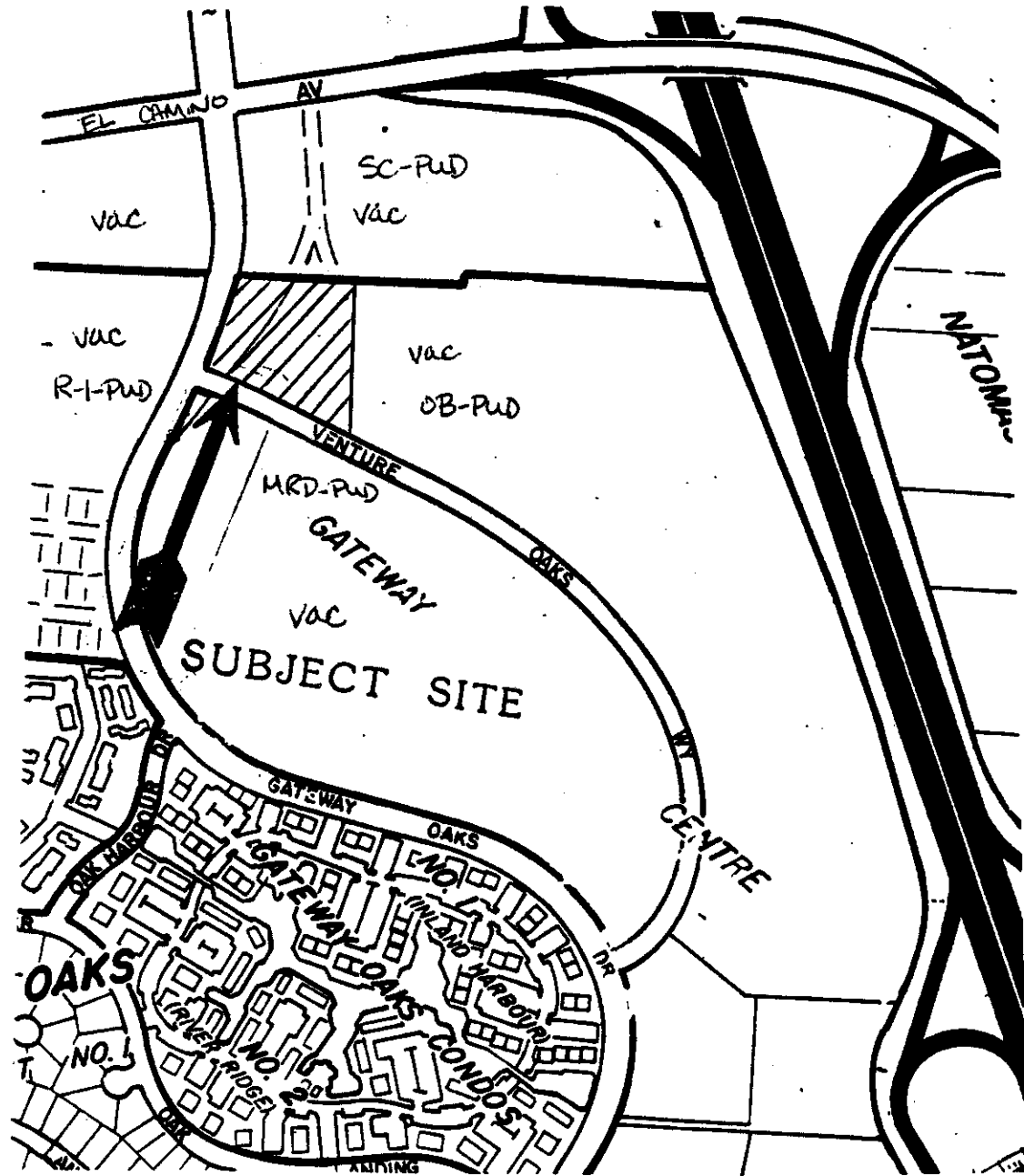
- b. Sixteen bicycle storage lockers (8 Class I and 8 Class II and III).
2. The building elevation plans shall be submitted to staff for review and approval prior to issuance of building permits.
3. The trash enclosure facilities shall be constructed in accordance with the following criteria:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main office structure;
 - b. The trash enclosure structure shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;
 - c. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;
 - d. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines;
 - e. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (plan checker). Paving material shall consist of five-inch aggregate base rock and six-inch Portland cement paving.
 - f. A trellis structure covering the trash facility shall be constructed to screen the enclosure from view from the upper floors of the office building.
4. The applicant shall submit a signage program for the project for review and approval by the Planning Director prior to issuance of sign permits.
5. The applicant shall adhere to all provisions of the South Natomas Office Park PUD Guidelines.

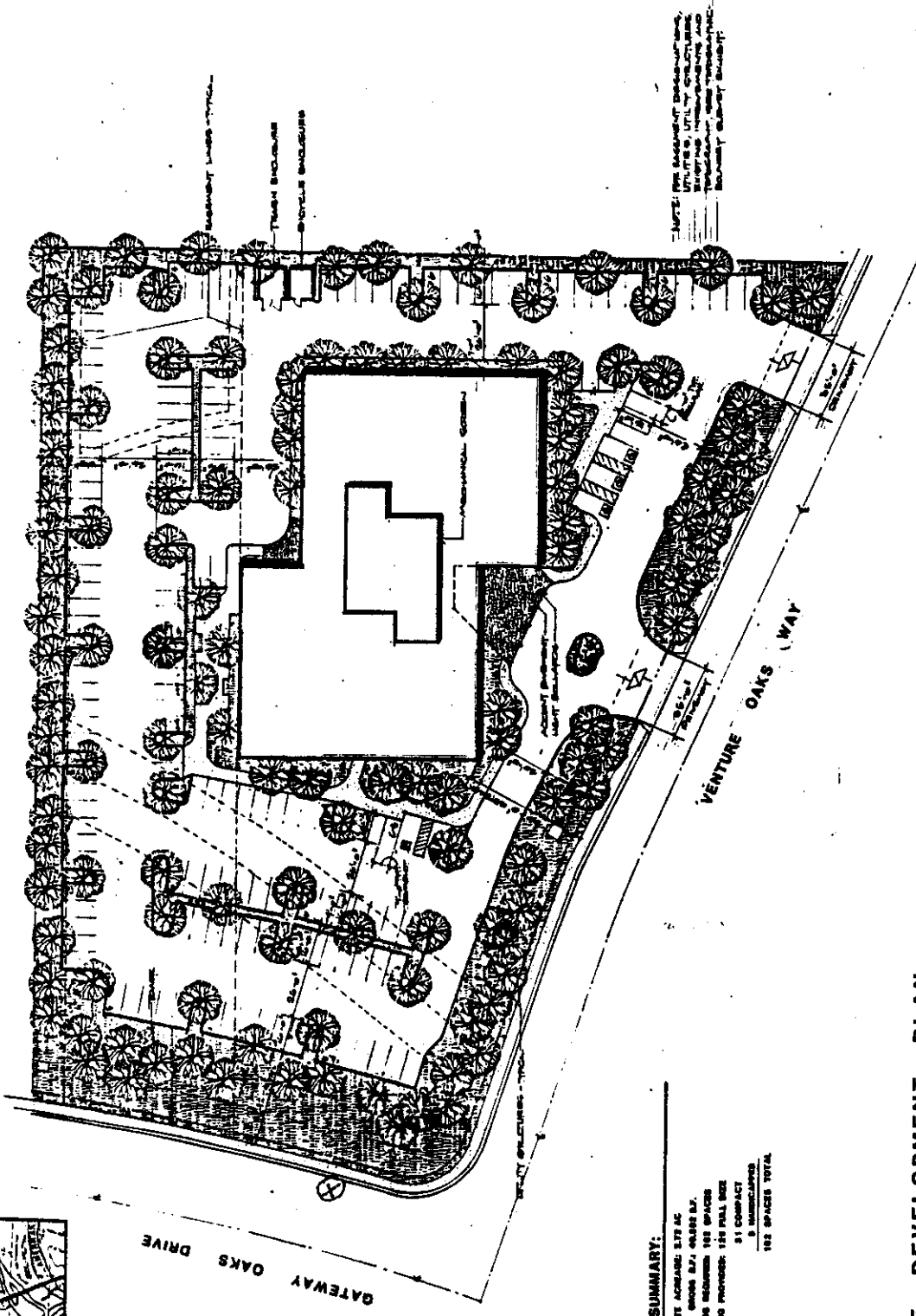
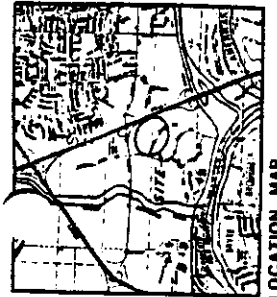
Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use, in that the project complies with the South Natomas 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 PUD 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 office use conforms with the plan designation.



VICINITY - LAND USE - ZONING



SITE SUMMARY:

- SITE AREA: 1.75 AC
- BLDG. AREA: 2,700 SQ. FT.
- PARKING SPACES: 100 SPACES
- PARKING PROVIDED: 100 FULL SIZE
- 51 CONTRACT
- 8 MANHOLES
- 100 SPACES TOTAL

⊗ bus stop w/turnout.

SITE DEVELOPMENT PLAN

1-20-0
 4/24/86

T86-127

4-24-86

Item 9



THE SPINK CORPORATION
 720 "I" STREET
 1414 "K" STREET
 SACRAMENTO
 CA 95834
 916 - 444 - 8179

ARCHITECTURE
 ENVIRONMENTAL
 ENGINEERING
 SUPPLYING
 SYSTEMS

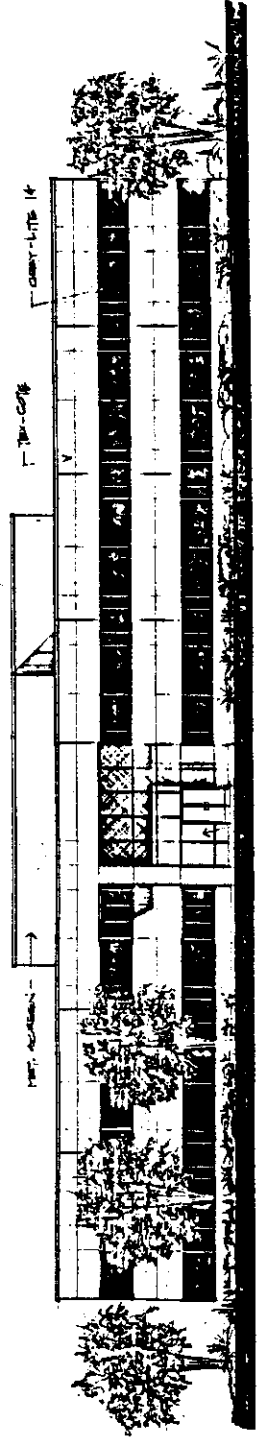
OFFICE BLDG. FOR MRS VENTURE
 GATEWAY OAKS
 SACRAMENTO, CA

ARCHITECT: ALBERT
 THE CONTRACT TO
 CONSTRUCTION IS
 MADE FOR THE DESIGN
 OF ALL INTERIORS
 EXCEPT CHAIR
 ANY DISTURBANCE
 WORK SHALL BE
 APPROVED BY THE
 ARCHITECT

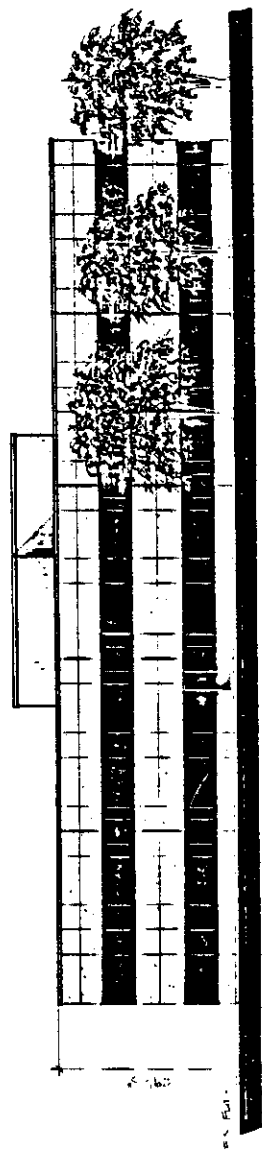
APPROVALS:
 DATE: 1/8-90
 SCALE: 1/8" = 1'-0"
 DRAWN BY: L.V.K.
 CHECKED BY: L.V.K.
 SHEET #

P-4

DATE: 1/8-90



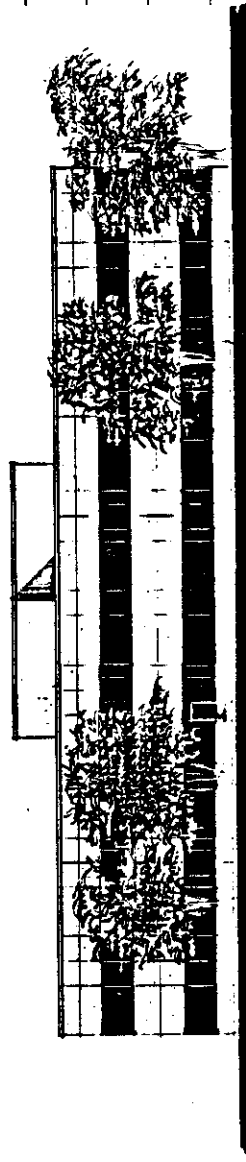
SOUTH ELEVATION
 1/8"-1'-0"



WEST ELEVATION
 1/8"-1'-0"



NORTH ELEVATION
 1/8"-1'-0"



EAST ELEVATION
 1/8"-1'-0"

PCB-127

4-24-96

Item 9



THE SPINK CORPORATION

720 "F" STREET
1414 "K" STREET
SACRAMENTO
CA 95814
916 - 444-8170

ARCHITECTURE
ENVIRONMENTAL
ENGINEERING
SURVEYING
PLANNING
SYSTEMS

OFFICE BLDG. FOR MRS VENTURE
GATEWAY OAKS
SACRAMENTO, CA

APPROVALS:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
INSET #

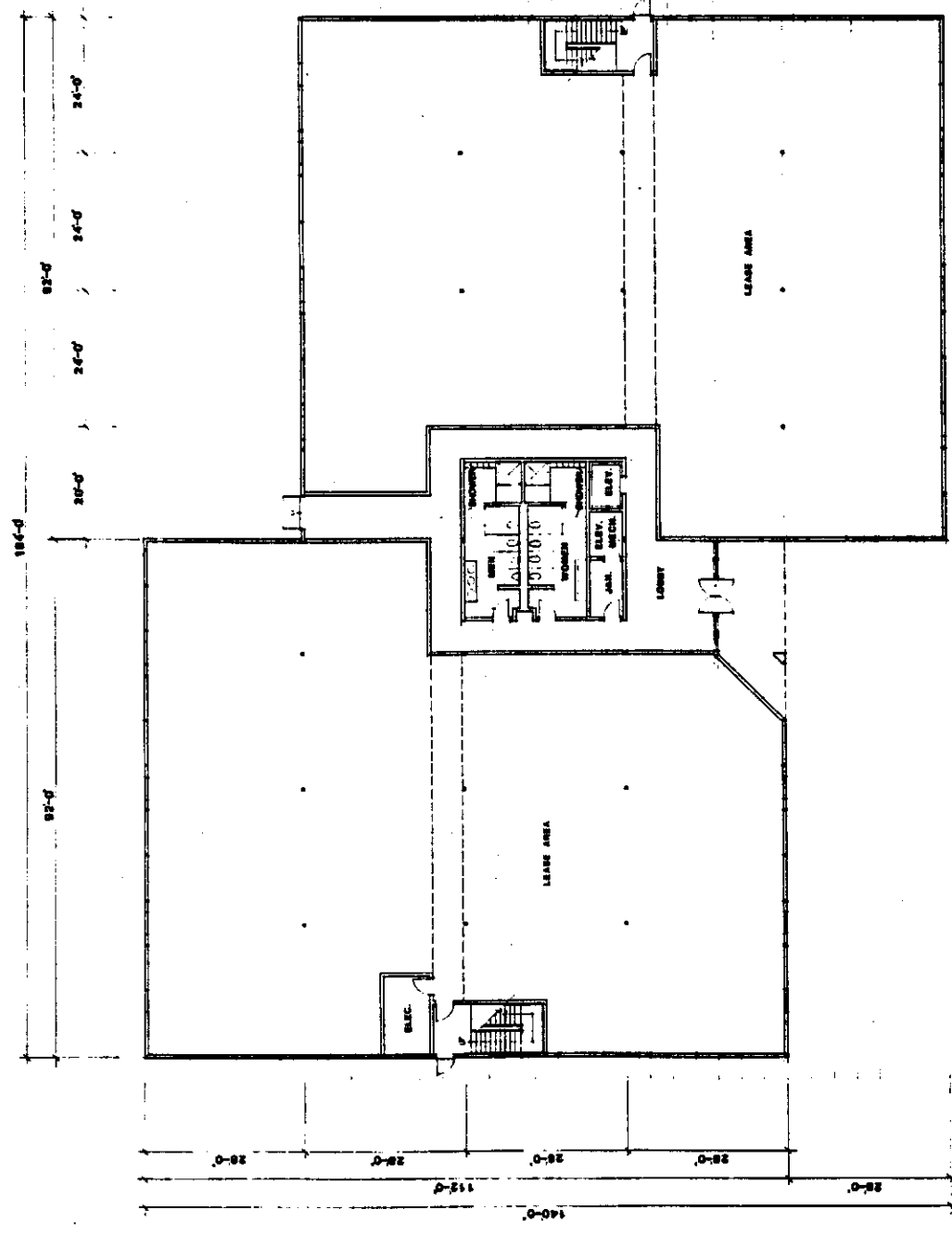
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DATE:

REVISIONS:

SET OF:

P-2



FIRST FLOOR PLAN
1/8"=1'-0"

Feb-127

4-24-36

Item 9



THE SPINK CORPORATION
 720 Y STREET
 1414 N STREET
 SACRAMENTO
 CA. 95814
 916 - 494-8170

ARCHITECTURE
 ENVIRONMENTAL
 ENGINEERING
 MECHANICAL
 ELECTRICAL
 PLUMBING
 SYSTEMS

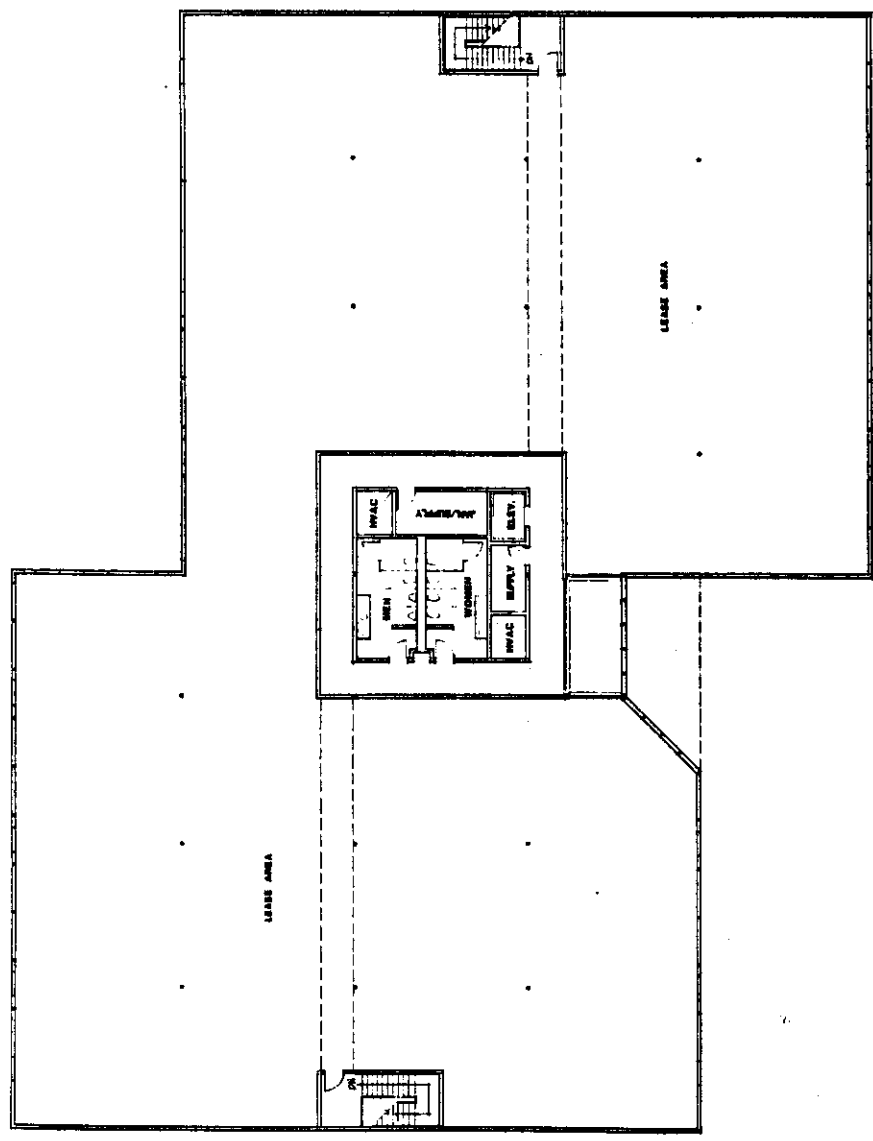
OFFICE BLDG. FOR MRS VENTURE
 GATEWAY OAKS
 SACRAMENTO, CA

ARCHITECT: ASHLEY
 PROJECT NO. 86-001
 DATE: 4/24/86
 CONTRACTOR: MRS VENTURE
 10000 BIRCHWOOD DRIVE
 SACRAMENTO, CALIF. 95826
 ANY DIMENSION AND
 LOCATION SHALL BE
 CHECKED AGAINST THE
 RECORD DRAWINGS
 BEFORE CONSTRUCTION
 BEGINS.
 REVISIONS:

APPROVALS:

JOB # _____
 SCALE _____
 DESIGNED BY _____
 CHECKED BY _____
 DRAWN BY _____
 SHEET # _____

P-3
 INT. OF:



SECOND FLOOR PLAN
 1/8"=1'-0"

PC86-127

4-24-86

Item 9



THE SPINK CORPORATION

720 "F" STREET
1414 "K" STREET
SACRAMENTO
CA. 95814
916 - 444 - 8710

ARCHITECTURE
ENVIRONMENTAL
ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
ELECTRICAL
MECHANICAL
PLUMBING
HVAC SYSTEMS

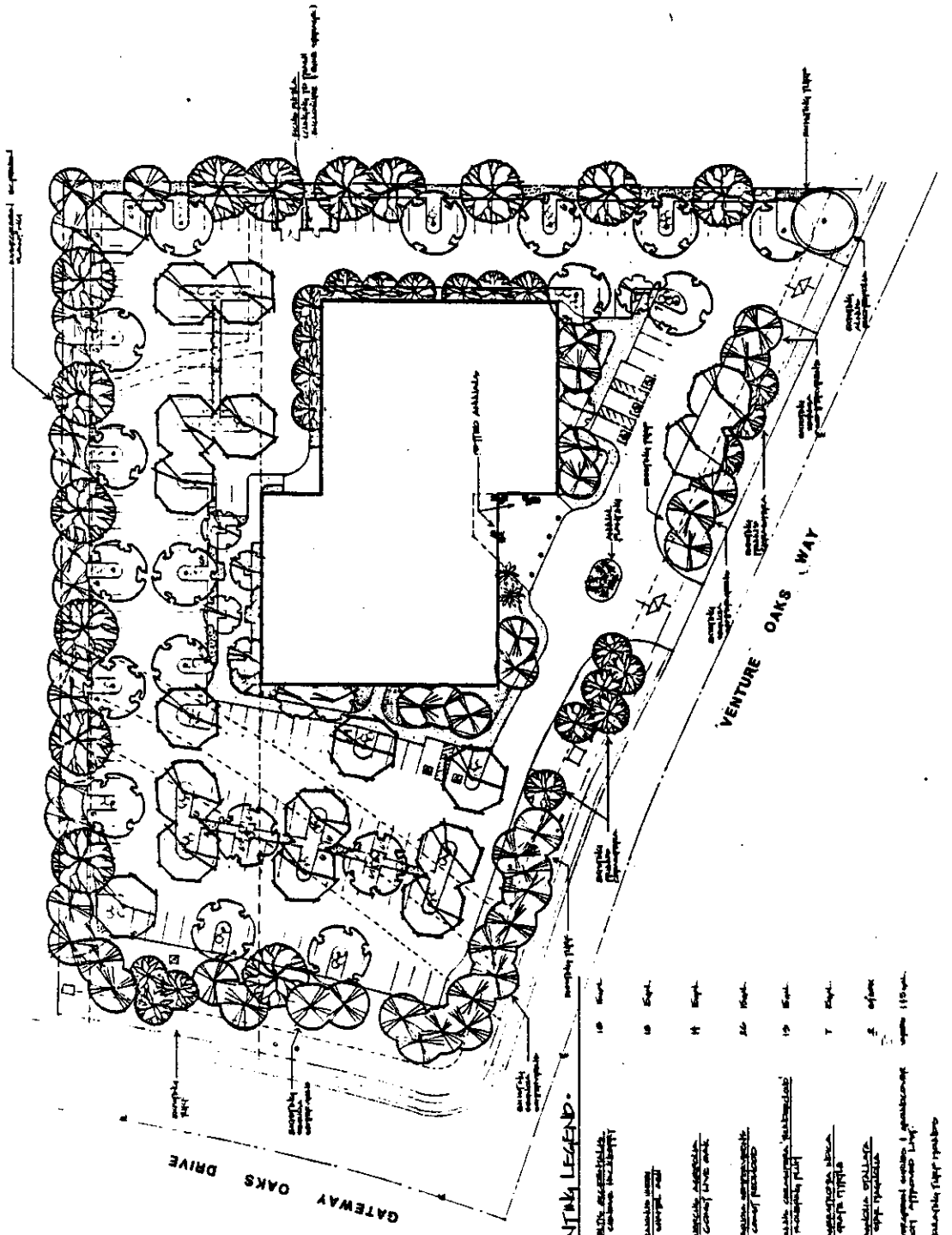
OFFICE BLDG. FOR MRS VENTURE
GATEWAY OAKS
SACRAMENTO, CA

ARCHITECT: [Blank]
DATE: [Blank]
SCALE: 1" = 20'
DRAWN BY: [Blank]
CHECKED BY: [Blank]
PROJECT NO.: [Blank]

APPROVAL: [Blank]
DATE: [Blank]
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DRAWN BY: [Blank]
CHECKED BY: [Blank]
PROJECT NO.: [Blank]

P-5

SHEET #

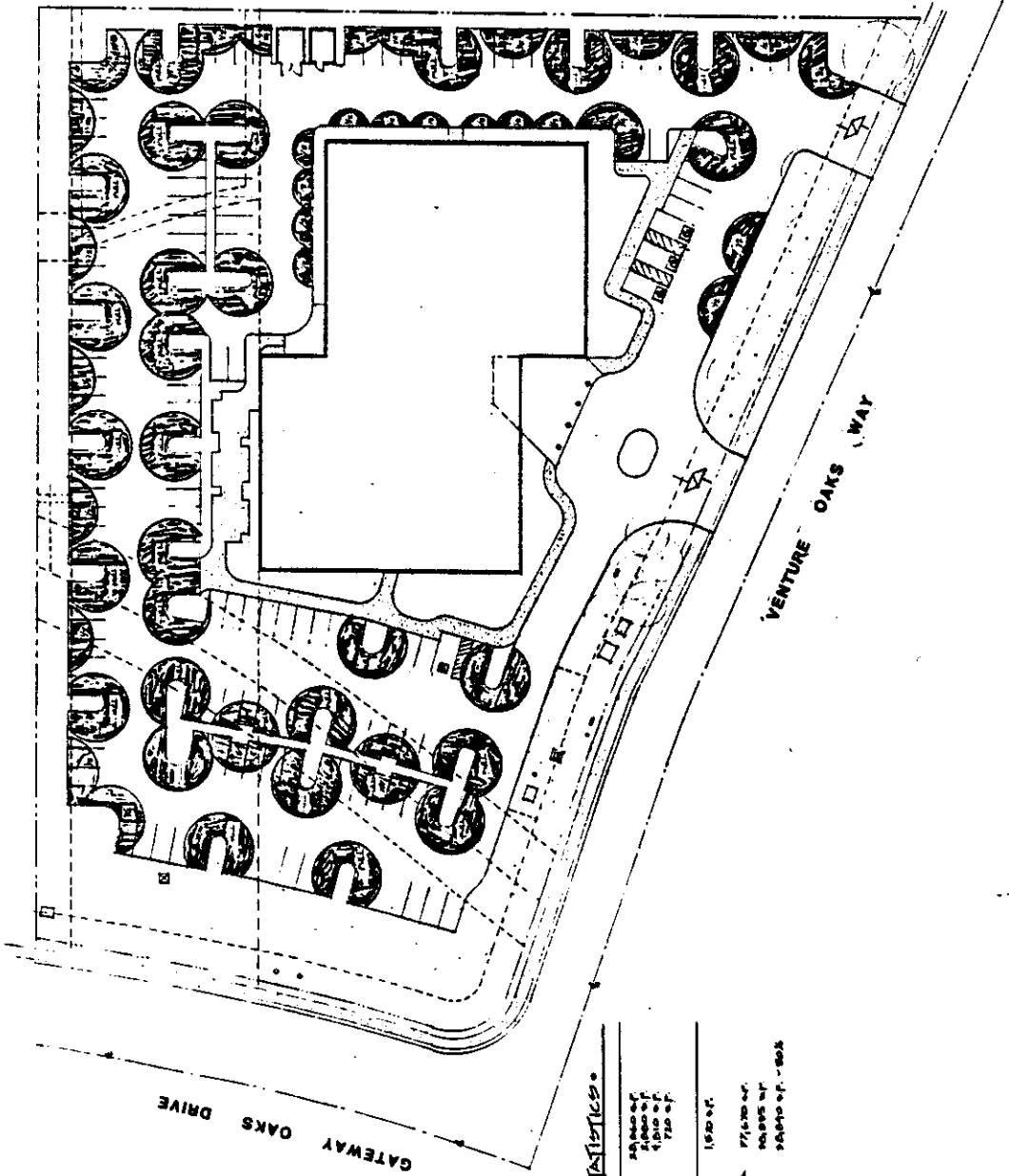


PRELIMINARY LANDSCAPE STUDY

P86-127

4-24-84

Item 9



SHADE STATISTICS
 30'-30" dia. trees 1,850 sq. ft.
 40'-40" dia. trees 2,400 sq. ft.
 40'-60" dia. trees 3,600 sq. ft.
 60'-60" dia. trees 7,200 sq. ft.
 60'-75" dia. trees 9,000 sq. ft.
 75'-75" dia. trees 11,250 sq. ft.
 75'-90" dia. trees 13,500 sq. ft.
 90'-90" dia. trees 15,750 sq. ft.
 90'-105" dia. trees 18,000 sq. ft.
 105'-105" dia. trees 20,250 sq. ft.
 105'-120" dia. trees 22,500 sq. ft.
 120'-120" dia. trees 24,750 sq. ft.

PRELIMINARY SHADE STUDY

P86-127

4-24-86

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THE SPINK CORPORATION
 720 "F" STREET
 1414 "K" STREET
 SACRAMENTO, CA 95814
 916 - 444 - 8170

ARCHITECTURE
 ENVIRONMENTAL
 ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SYSTEMS

OFFICE BLDG. FOR MRS VENTURE
 GATEWAY OAKS
 SACRAMENTO, CA

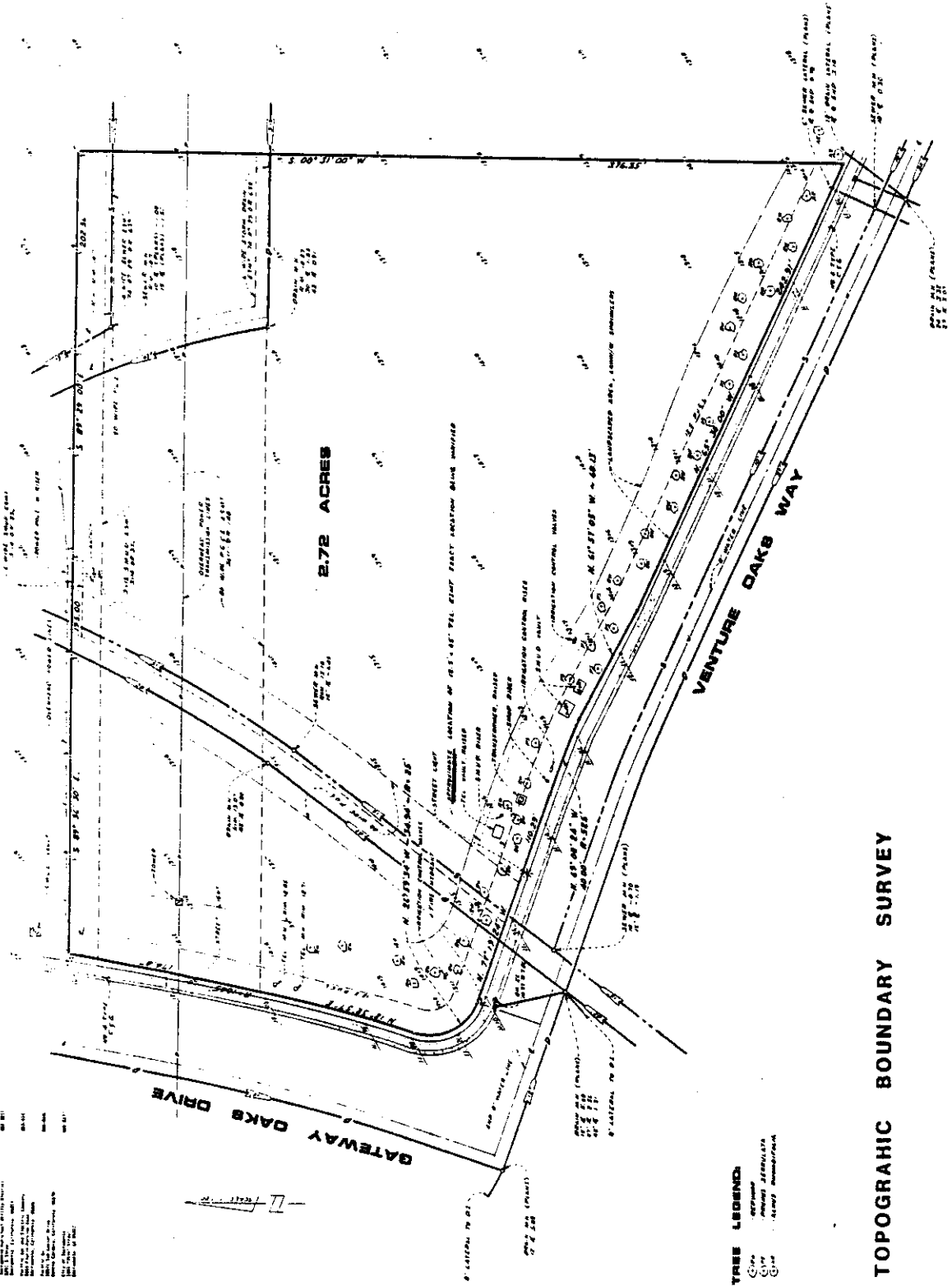
ARCHITECT RESERVE
 THE CONTRACT TO ALL
 SERVICES AND DESIGN
 SHALL BE FOR THE ENTIRE
 SIZE FOR THE CONTRACT
 OF ALL DIMENSIONS
 UNLESS OTHERWISE
 SPECIFIED ON THE
 DRAWINGS

ANY DISCREPANCY
 BETWEEN THE
 ARCHITECT'S APPROXIMATE
 DIMENSIONS AND THE
 DIMENSIONS TO BE
 CONSTRUCTED
 SHALL BE THE RESPONSIBILITY
 OF THE CONTRACTOR

APPROVALS

JOB # 127
 DATE: 4/24/86
 SCALE: 1" = 20'
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET #

P-7
 SET OF



NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1907 AND THE SURVEYING ACT OF 1941.
2. THE BOUNDARY LINES SHOWN ON THIS SURVEY ARE BASED ON THE DATA FURNISHED BY THE CLIENT.
3. THE AREA OF 2.72 ACRES IS SHOWN ON THIS SURVEY.
4. THE SURVEY WAS MADE ON THE DATE INDICATED ON THE DRAWINGS.
5. THE SURVEY WAS MADE BY THE ARCHITECT.
6. THE SURVEY WAS MADE AT THE LOCATION INDICATED ON THE DRAWINGS.
7. THE SURVEY WAS MADE AT THE TIME OF DAY INDICATED ON THE DRAWINGS.
8. THE SURVEY WAS MADE AT THE PLACE INDICATED ON THE DRAWINGS.
9. THE SURVEY WAS MADE AT THE PLACE INDICATED ON THE DRAWINGS.
10. THE SURVEY WAS MADE AT THE PLACE INDICATED ON THE DRAWINGS.

TREE LEGEND:

- OPEN
- OPEN JERSEY
- OPEN JERSEY
- OPEN JERSEY

P06-127

4-24-86

Item 9