

RETURN TO PLANNING COMMISSION FOR FINAL ACTION
DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Alan Oshima, 1723 J Street, Sacramento, CA. 95814		
OWNER	The Christofer Company, 1000 G Street, Suite 250, Sacramento, CA. 95814		
PLANS BY	Applicant		
FILING DATE	2-23-84	REPORT BY:	RL:mm
NEGATIVE DEC.	1-16-84	EIR	ASSESSOR'S PCL NO. 225-230-65, 274-042-07, 11, 14, 16, 17, 19

LOCATION: 2535 Natomas Park Drive

PROJECT INFORMATION:

1974 General Plan Designation:	OB-Natomas Corp. Center-PUD
1976 South Natomas Community Plan Designation:	OB-Natomas Corp. Center-PUD
Existing zoning of site:	OB-PUD
Existing land use of site:	Vacant
Surrounding land use and zoning:	
North:	Vacant; OB(PUD)
South:	Office building (under construction OB(PUD))
East:	Vacant; OB(PUD)
West:	I-5 Freeway; TC
Parking Required:	355 spaces
Parking Provided:	355 spaces
Property Area:	5.6± acres
Square footage of building:	90,500 gross s.f., 87,920 net s.f.
Height of structure:	4-story/58 ft. to top of parapet, 67 ft. to top of penthouse
Topography:	Flat
Street improvements/utilities:	To be provided
Exterior building colors:	Light gray walls, solar gray glass
Exterior building materials:	Dryvite-type precast panels

BACKGROUND: This item was heard by the City Planning Commission on January 26 and February 23, 1984 (P83-432). See attached staff report for comments. The City Planning Commission, in approving the project, also approved the following staff recommendations and conditions.

STAFF RECOMMENDATIONS: In order to carry out the intent of the South Natomas PUD Guidelines of creating a campus-like office park setting to house large corporate office users, staff recommends that the Commission approve the special permit conditions related to the building design and use of exterior material as requested by staff. These conditions are:

1. The primary exterior surface material shall be precast "Dryvite" type panels incorporating strong reveal lines. Stucco or stucco plaster surface material is not acceptable for a building of this size.
2. Applicant shall submit a sample material and color board with revised architectural plans to the Design Review/Preservation Board for review and approval.



3. Applicant shall submit a revised site and landscape plan incorporating the original conditions of special permit approval to the Planning Director for review and approval.
4. The above conditions shall be completed prior to issuance of building permits.
5. Design Review/Preservation Board shall review and approve: (a) incorporation of strong reveal lines; (b) incorporation of window recesses and articulation of fenestration; (c) color; (d) texture of materials; (e) better design solution to screening the mechanical equipment penthouses (f) use of alternative building materials to provide additional contrast and interest to the building.

STAFF EVALUATION: Staff has met with the architect, Alan Oshima and discussed the City Planning Commission concerns and requirements. The architect and the developer are modifying their design to meet the above conditions. Material samples will be presented to the Board at the night of the meeting showing the precast Dryvite and proposed building color. Cross sections of typical reveals, window recesses and other architectural features will also be presented. The architect is developing the best color to be used on the penthouse screens to play down their presence. Staff feels that the changes proposed by the applicant should meet staff and commission concerns.

STAFF RECOMMENDATIONS: Staff recommends approval of the project if the concerns and conditions of the CPC are shown to have been met by the revised drawings and material samples shown to the Board at the night of the hearing. Approval is based on the conditions found in the CPC report of February 23, 1984 (P83-432) should the Board agree approval would be based on the following finding of fact.

1. The project as redesigned meets the CPC conditions of approval as required in staff report P83-432.
2. The project now more nearly carries out the intent of the South Natomas PUD Guidelines by creating a campus-like office park setting.
3. The use of precast Dryvite will give the appearance of precast concrete.

