

REPORT AMENDED BY STAFF 2-12-87
CITY PLANNING COMMISSION

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

Sacramento, CA

APPLICANT	Natomas Corporate Center Assoc., 7919 Folsom Blvd., Suite 150, 95826		
OWNER	Same		
PLANS BY	Leason Pomeroy Associates, 44 Plaza Square, Orange, CA 92666		
FILING DATE	1/9/87	ENVIR. DET.	1/15/87
ASSESSOR'S-PCL. NO.	274-042-18, 24, 25, 26		REPORT BY FG:kh

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to construct two, six-story, 146,000+ sq. ft. office buildings
 - C. Amend schematic plan for Natomas Corp. Center PUD to modify the approved site plan/building configuration
 - D. Variance to locate 25 required parking spaces off-site

LOCATION: Southeast corner of Natomas Park Drive (Natomas Corporate Center PUD)

PROPOSAL: The applicant is requesting the necessary entitlements to construct two office buildings in the OB (PUD) zone

PROJECT INFORMATION:

1974 General Plan Designation: Office/office park
 1986 S. 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: Office; OB (PUD)	Front:	50'	289'
South: Levee, Discovery Park; ARP-F	Side (Int):	20'	20'
East: Vacant; R-2B (PUD), OB (PUD)			
West: I-5, offices vacant; OB (PUD)	Rear:	50'	300'

Parking Required: 1,166 spaces
 Parking Provided: 1,141 spaces on-site; 25 off-site
 Property Dimensions: Irregular
 Property Area: 17.0+ acres
 Square Footage of Building: 291,720
 Height of Building: 6-stories (96.5 ft)
 Topograph: Flat
 Street Improvements: Existing
 Utilities: To be provided
 Exterior Building Materials: Concrete, gray tinted glass, blue & silver reflective glass, clear and anodized aluminum mullions

BACKGROUND INFORMATION: The subject site is located within the Natomas Corporate Center PUD. The City Council approved the entire PUD for office park development with a maximum of 853,313 square feet of floor space for the 62+ acre site in May of 1986. Four office buildings, the KVIE TV Studio and a day care center have been approved by the Commission. Two of the four office buildings have been constructed.

PROJECT EVALUATION: Staff has the following comments regarding this project:

A. Land Use

The subject site is a vacant 17+ acre parcel which is zoned office building-planned unit development (OB-PUD). The site is designated for offices and office parks in both the General Plan and the 1986 South Natomas Community Plan.

B. Plan Amendment

The applicant is requesting the necessary entitlements to construct two, six-story, 146,000+ square feet office buildings. The PUD schematic plan designates the site for three multi-story office buildings at this time. The proposed office building would be slightly larger in size than the three structures originally proposed for the site. Staff has no objection to the request to modify the site plan/building configuration since the structures will not cause the total PUD square footage to be exceeded (see Exhibit A). The applicant should note that any future changes in building configuration or building square footage will necessitate a PUD schematic plan amendment.

C. Special Permit

The applicant is requesting a special permit which is necessary for development in the PUD. The buildings consist of identical twin tower structures. Each tower would be six-stories high (96.5 feet to top of parapet) and contain approximately 146,000+ square feet of floor area (291,720 square feet total). The structures would be used exclusively for offices where approximately 1,000 people would be employed during an eight-to-five work day.

Building materials consist of concrete, aluminum, and tinted/reflective glass. The buildings are oriented radially about a central interior court. The Bannon Slough Preserve is adjacent to and extends into the interior courtyard. Planning Staff has reviewed the building configuration and elevations and finds them to be attractive and compatible with other structures in the PUD. Staff would point out that no portion of the development should extend into the Bannon Slough Preserve.

D. Variance

The applicant has based the proposed parking on a ratio of one space per 250 square feet of gross floor area. Using this ratio, 1,166 spaces are required while the applicant proposes 1,141 spaces on-site and 25 spaces off-site. The off-site spaces would be located on the lots immediately to the north of the subject site (see Exhibit A). The off-site parking would consist of excess spaces (25) which were developed to serve the respective office uses. The same group of investors own all the properties involved; therefore, reciprocal ingress, egress and parking agreements will be provided which include the subject lots. The agreements will be subject to review and approval of the Planning Director and City Attorney. Subject to these circumstances, Staff supports the applicant's request.

E. Natomas Corporate Center PUD Square Footage

The PUD is approved for 853,313 square feet of office space. To date, four office have been approved as follows: (See Exhibit A.)

Pad A	65,000 square feet (exempt) (P86-158)
Pad D & E	95,937 square feet (P84-177)
Pad F	102,000 square feet (P83-171)
Pad G	<u>90,500</u> square feet (P83-432)

288,437 gross square feet approved

The proposed project, if approved, would add 291,720 gross square feet to the existing square footage for a total of 580,157 gross square feet. This would leave 273,156 square feet of office space to be developed.

OTHER AGENCY COMMENTS: The proposed project was submitted to the following agencies for review. Their comments are as follows:

A. Fire Department

No comment

B. Community Services

No private development is allowed in the Bannon Slough Parkway.

C. Regional Transit

1. Orient the main entrances of the proposed office buildings toward West El Camino Avenue to reduce the distances pedestrians travel between the offices and the bus stop.
2. Provide as an employee benefit, a bus pass subsidy for a minimum of five percent of all employees as a means of promoting alternatives to auto travel.
3. Require the project's transportation coordinator to act as a liaison between the project's tenants and the Regional Transit marketing department in order that the project's tenants receive updated information pertaining to schedules, fares, and promotional programs.

D. South Natomas Community Association

No comment

E. Traffic Engineer

1. Provide transportation management plan designed to achieve 20 percent trip reduction prior to issuance of building permit.
2. Prepare alternate routing for the proposed Bannon Creek Bike Trail.
3. Provide second access to project site and bike storage lockers.

F. Public Works

1. Coordinate development with County Sanitation District.

2. Provide on-site drainage facilities at time of building permit.
3. Provide on-site water system at time of building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment based upon compliance with the following mitigation measures and a negative declaration has been filed:

A. Mitigation Measures

1. Enter into an agreement in perpetuity with the City to a) hire and pay professional arborist to develop a comprehensive management plan for the oak preserve, and b) to provide dollars to the City for annual maintenance of the oak preserve in accordance with Section 3.B.3. of the first amendment of City Agreement No. 84034.
2. ~~Prepare a traffic study for review and approval by the Traffic Engineer.~~ Prepare a traffic study addressing a transportation system management program to achieve a 20% trip reduction for review and approval by the Traffic Engineer prior to issuance of building permits. (staff amended)
3. Prepare a plan by a professional landscape architect showing that the courtyard will not affect the dripline of any existing oaks and detailing construction techniques to preserve the oaks. This plan (once submitted) may show the need for further mitigation measures.
4. Participate in the facilities benefit assessment district for the South Natoma Area.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Approve the special permit to construct two, six-story, 146,000[±] square foot office buildings, subject to conditions and based upon findings of fact which follow;
- C. Recommend approval of the Schematic Plan Amendment for Natomas Corporate Center PUD to modify the site plan/building configuration;
- D. Approve the variance to locate 25 required parking spaces off-site subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit/Variance

1. Any changes in the square footage or building configuration as shown in Exhibit A attached shall require a schematic plan amendment.
2. A reciprocal ingress, egress and parking agreement for the 25 off-site parking spaces shall be submitted for review and approval by the Planning Director and City Attorney prior to issuance of a building permit.
3. No private development shall be allowed in the Bannon Slough Parkway.

4. ~~Provide a transportation/management plan designed to achieve a 20 percent trip/reduction prior to issuance of building permit.~~ (staff deleted)
5. Prepare alternate routing for the proposed Bannon Creek Bike Trail for approval by the Traffic Engineer and Community Services Department.
6. Coordinate development with County Sanitation District.
7. Provide on-site drainage and water system at time of building permit.
8. All development shall be in accordance with the South Natomas Office Parks PUD Guidelines (i.e., Natomas Corporate Center).
9. Enter into an agreement in perpetuity with the City to a) hire and pay professional arborist to develop a comprehensive management plan for the oak preserve, and b) to provide dollars to the City for annual maintenance of the oak preserve in accordance with Section 3.B.3. of the first amendment of City Agreement No.84034.
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12. Participate in the facilities benefit assessment district for the South Natomas Area.
13. Provide on-site bicycle storage lockers.
14. Provide second access to project site.

Findings of Fact - Variance/Special Permit

1. The project is based upon sound principles of land use, in that:
 - a. office building is permitted in the OB zone and is compatible with surrounding land uses.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance, in that:
 - a. adequate on-site parking is provided;
 - b. adequate landscaping will be provided;
 - c. design of the structure is compatible with other offices in the park and attractive to residential development outside the park.

3. The variance does not constitute a special privilege, in that other offices use have been granted similar requests.
4. The request does not constitute a use variance, in that office uses are permitted in the PUD.
5. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Office/Office Parks by the 1986 South Natomas Community Plan and the office use conforms with the land use designation.

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APPLC. NO. P87-051 **MEETING DATE** February 12, 1987 **ITEM NO** 16

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Conditions - Special Permit/Variance

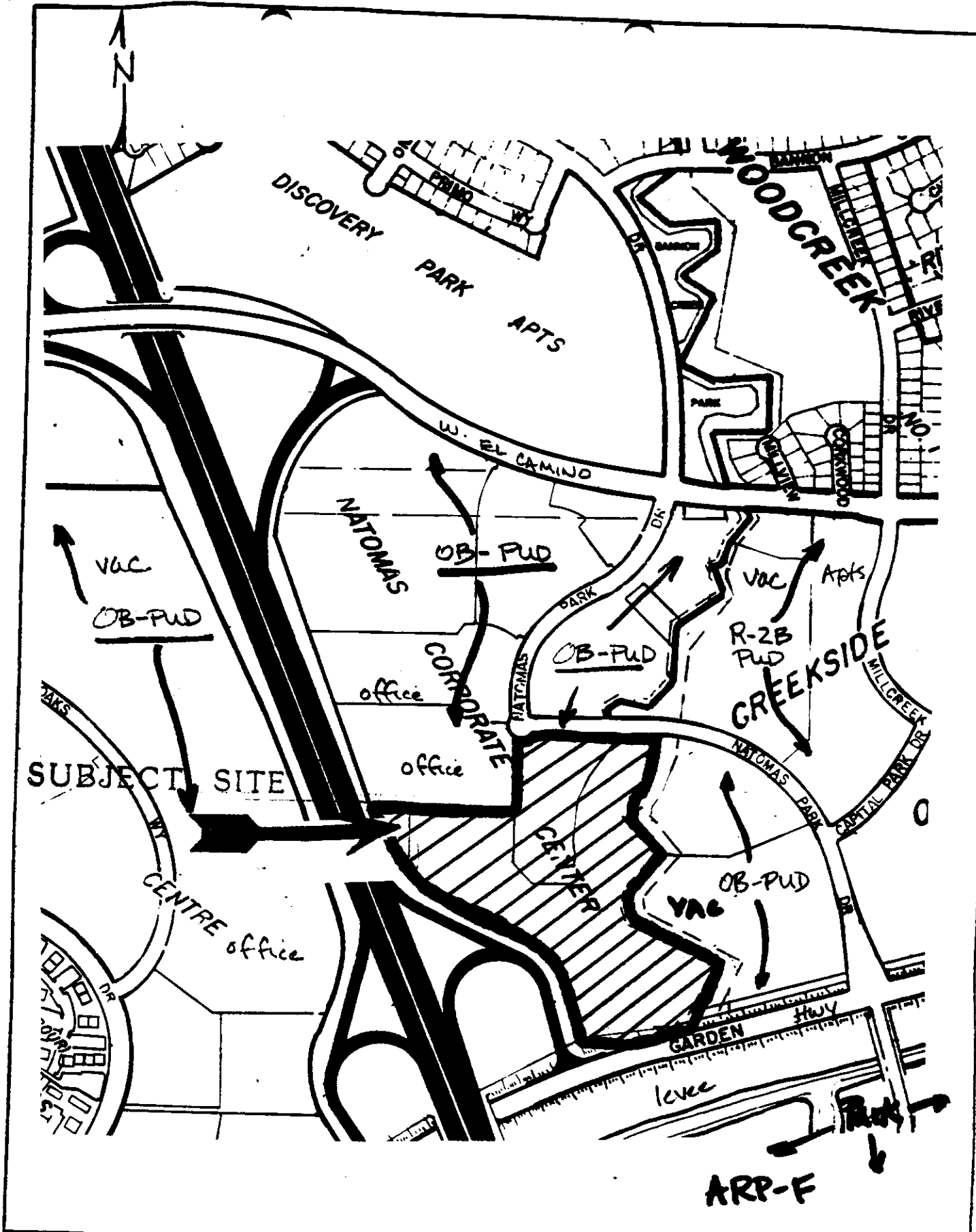
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VICINITY - LAND USE - ZONING

P87-051

2-12-87

Item 16

SCHOLARSHIP CENTER
 SITE PLAN

CITY OF BOSTON
 DEPARTMENT OF CITY PLANNING
 100 STATE STREET
 BOSTON, MA 02109

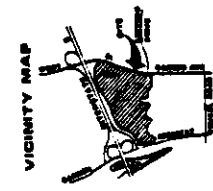
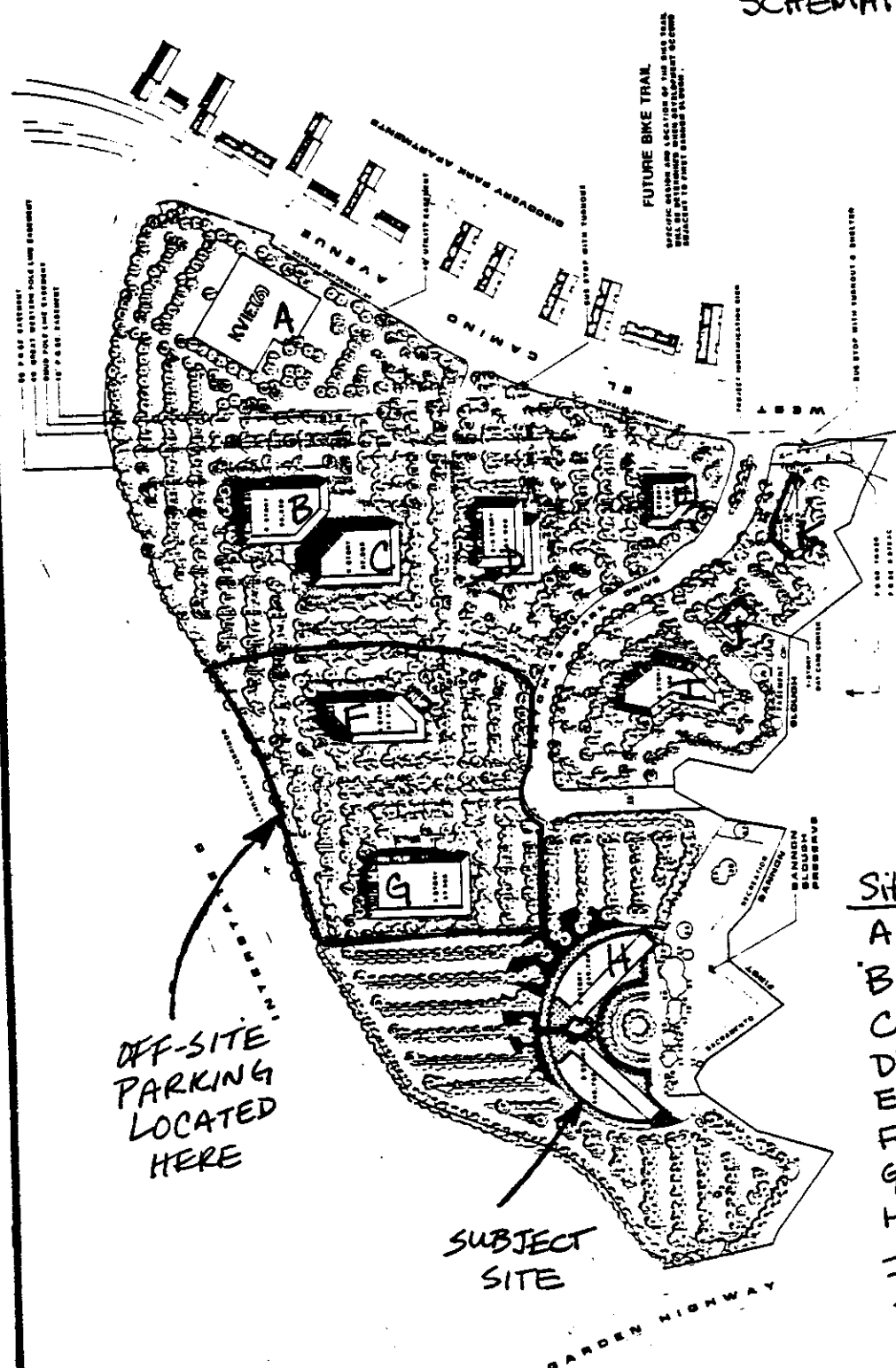
natomas corporate

SCALE 1" = 40'

NORTH

REVISIONS

SCHMATIC PLAN



REVISED: JANUARY 1987

SCHMATIC PLAN SUMMARY

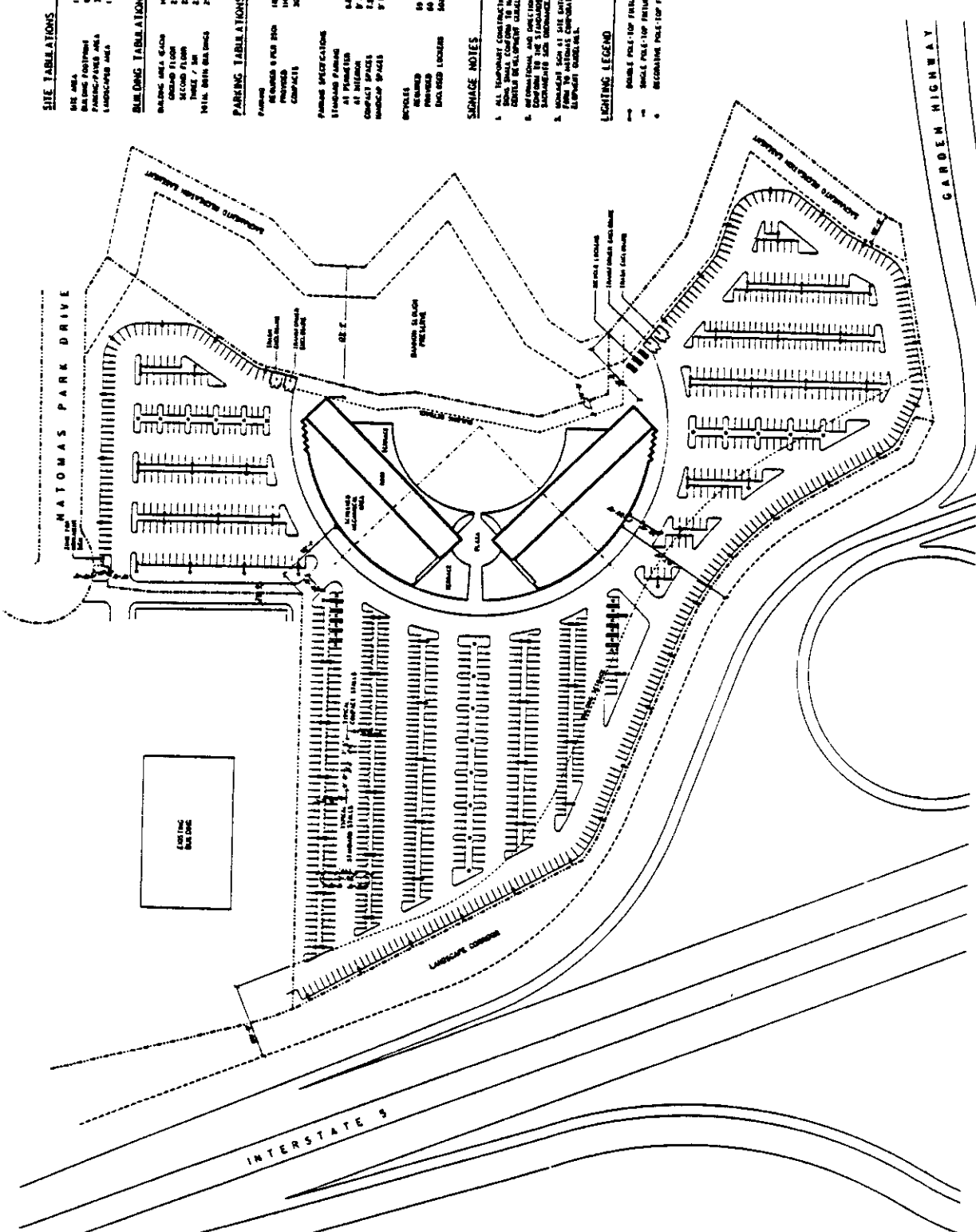
GROSS ACREAGE	681 AC.
NET ACREAGE	144 AC.
TOTAL BUILDING AREA	883,313 SQ. FT.
OFFICE BUSINESS	883,313 SQ. FT.
PARKING REQUIRED	3887 SPACES
PARKING PROVIDED	3687 SPACES

Site	Square Footage
A	65,000 (approved)
B	95,240 (proposed)
C	47,808 (proposed)
D	95,937 (approved)
E	
F	87,579 (built)
G	98,066 (built)
H	291,720 (proposed)
I	77,100 (proposed)
J	day care center
K	9,000 (proposed)

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Item 16



SITE TABLETIONS

NET AREA	134.4 ACRES
BUILDING FOOTPRINT	54,100 S.F.
PARKING/PAVED AREA	21,500 S.F.
LANDSCAPE AREA	10,200 S.F.

BUILDING TABLETIONS

BUILDING AREA EACH	10,000 S.F.
GROUND FLOOR	22,200 S.F.
SECOND FLOOR	22,200 S.F.
THIRD / SIX	21,900 S.F.
TOTAL OFFICE AREA	24,700 S.F.

PARKING TABLETIONS

PARKING	181 SPACES
REQUIRED PER 250	181 SPACES
PROVIDED	181 SPACES
COMPACTS	200

FINISH SPECIFICATIONS

STANDARD FINISH	AS PER SPEC
CEILING	9' 0" UP OVERHANG
FLOOR	8' 0" UP OVERHANG
WALLS	8' 0" UP OVERHANG
ROOF	8' 0" UP OVERHANG

RECYCLES

RECYCLED	50 RECYCLES
PROVIDED	50 RECYCLES
ENCLOSURE LOCKERS	500

RECYCLE NOTES

1. ALL RECYCLED CONSTRUCTION AND LEASING SHALL BE IN ACCORDANCE WITH THE CITY OF NATOMAS DEVELOPMENT ORDINANCE.
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5. RECYCLED CONSTRUCTION AND LEASING SHALL BE IN ACCORDANCE WITH THE CITY OF NATOMAS DEVELOPMENT ORDINANCE.

LIGHTING LEGEND

- DOUBLE POLE-TOP FEATURE - 40' POLE
- SINGLE POLE-TOP FEATURE - 40' POLE
- RECYCLING POLE-TOP FEATURE - 40' POLE

KCS Phase V
 KCS PHASE V
 Natomas Corporate Center Associates

Leason Pomeroy Associates
 1000 N. GARDEN HIGHWAY
 SUITE 100
 NATOMAS, KANSAS 66401
 PHONE 469-1111

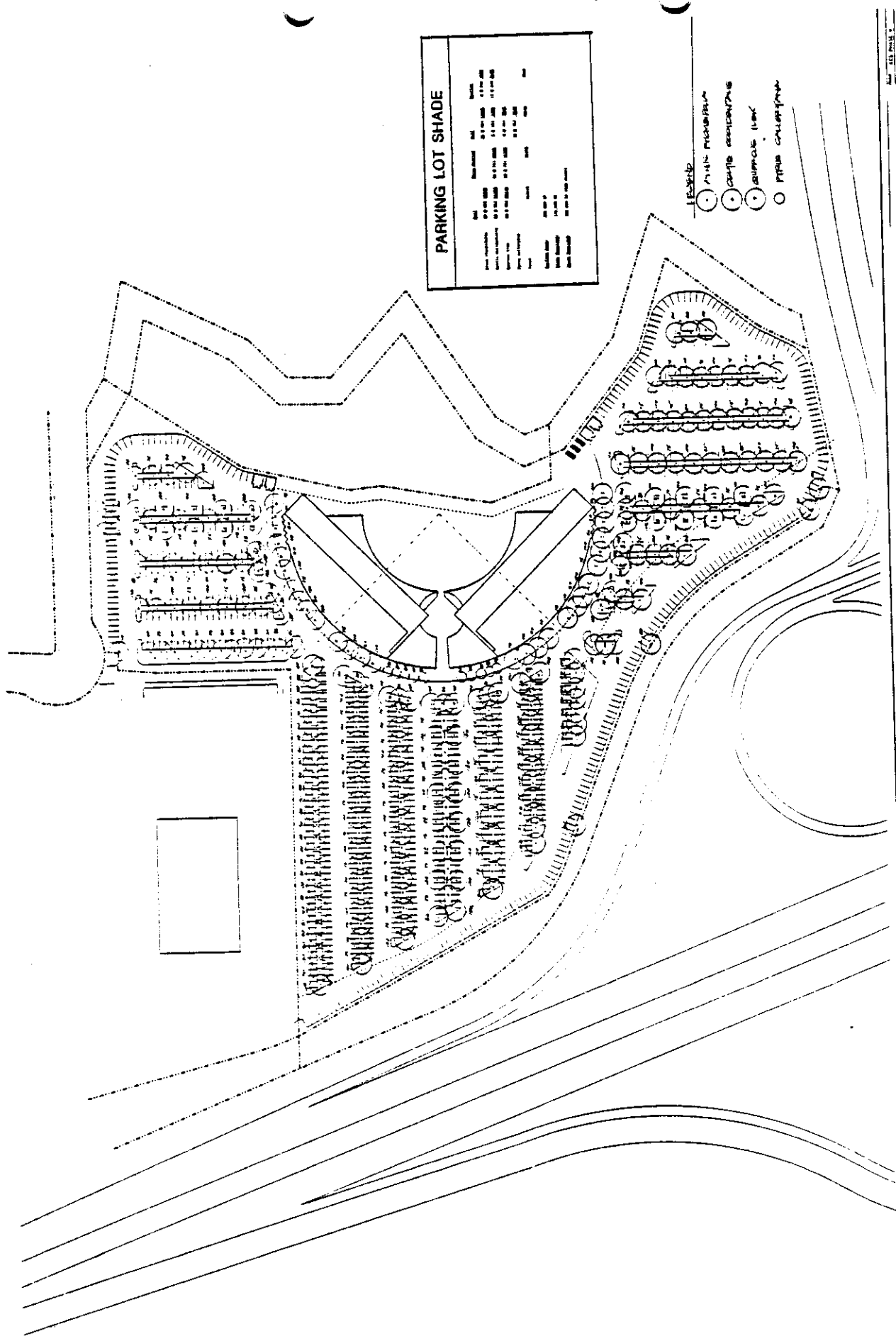
Site Plan

DATE: 2/12/87
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Pf7-051

2-12-87

Item 16



PARKING LOT SHADE

Lot	Area	Shade
1	10,000	100%
2	10,000	100%
3	10,000	100%
4	10,000	100%
5	10,000	100%
6	10,000	100%
7	10,000	100%
8	10,000	100%
9	10,000	100%
10	10,000	100%
11	10,000	100%
12	10,000	100%
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40	10,000	100%
41	10,000	100%
42	10,000	100%
43	10,000	100%
44	10,000	100%
45	10,000	100%
46	10,000	100%
47	10,000	100%
48	10,000	100%
49	10,000	100%
50	10,000	100%

- LEGEND
- PLANT PRODUCTION
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KCS Phase V
 Charlotte, Carolina
 Carolina Corporate Center Associates

Leason Pomeroy Associates
 Architects, Planners
 116 / 100






SITE PLAN



P87051

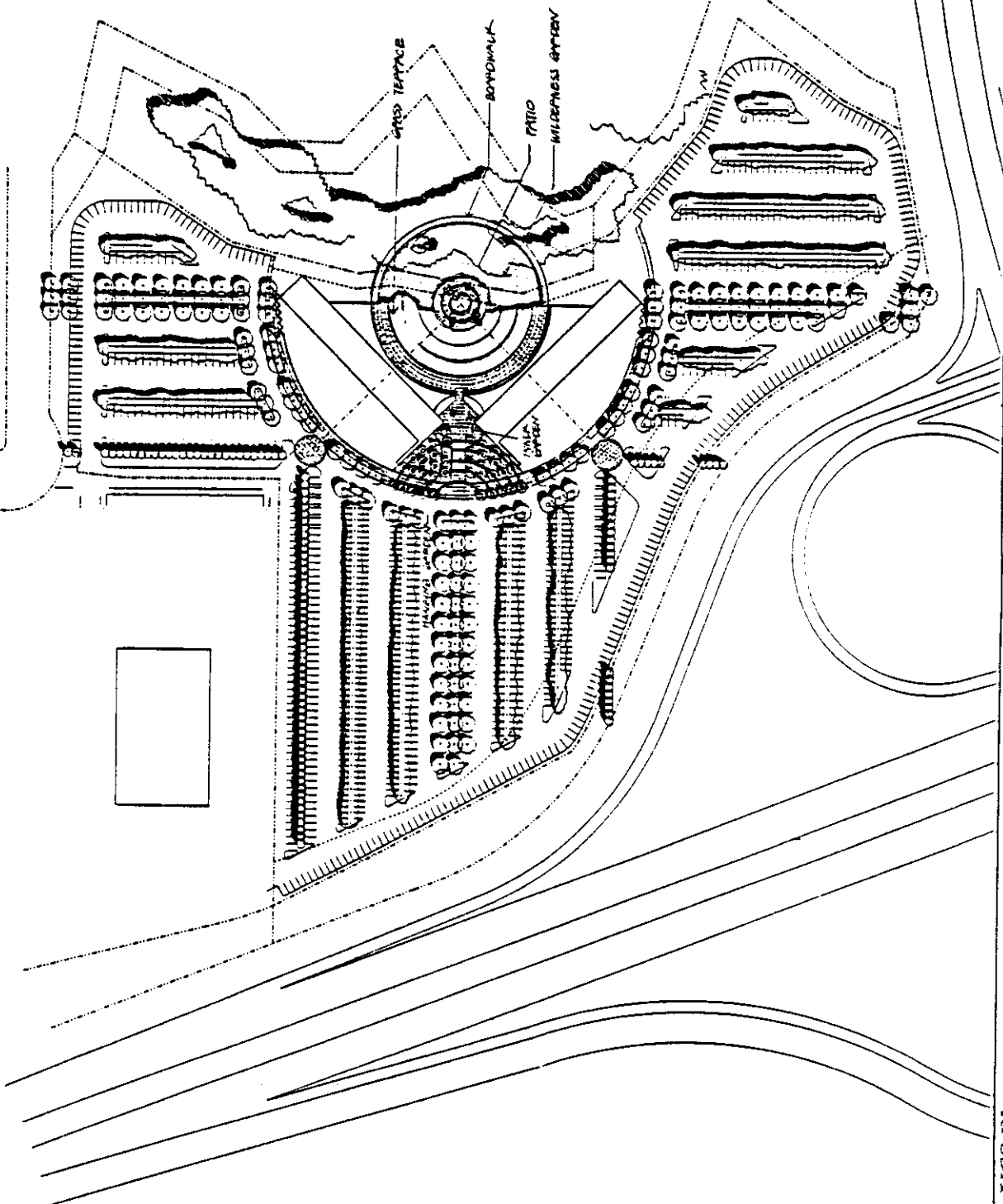
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Item 16

-  CANDY TREE
CÉLÉSTIS OCCIDENTALIS
-  COLUMNAR TREE
ALANUS PICHONIFOLIA
-  EVERGREEN PLANTING GROOVE
SIBYRIS ILEX
-  FLOWERING TREE IN POT
PYRUS CALLERIANA
-  EXISTING TREES IN SITE

PLANTING LEGEND

Notes:
 1. Plants are to be installed during construction phase of project on concrete pads placed prior to this.
 2. Plants are to be located so as to provide shade to building.
 3. All plants are to be installed in accordance with the planting schedule.
 4. All plants are to be installed in accordance with the planting schedule.
 5. All plants are to be installed in accordance with the planting schedule.



KCS Phase V
 KANSAS CORPORATION
 Kansas Corporate Center Associates

Leason Pomery Associates
 Architects, Planners,
 Interior Designers,
 127 N. 10th
 Kansas City, MO 64108

SITE PLAN

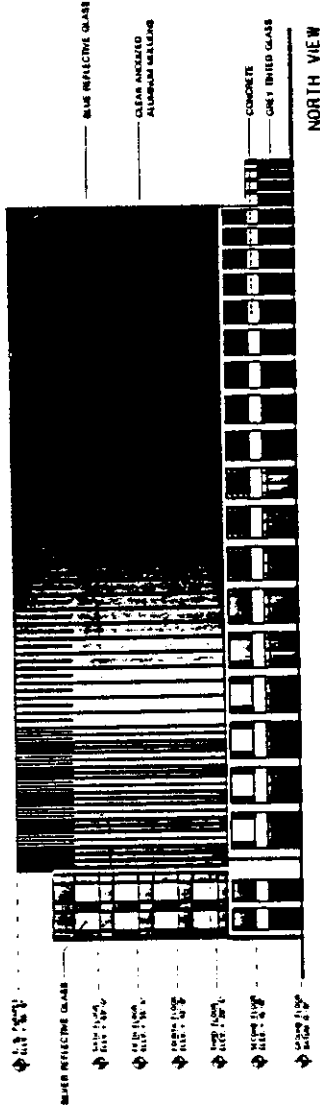
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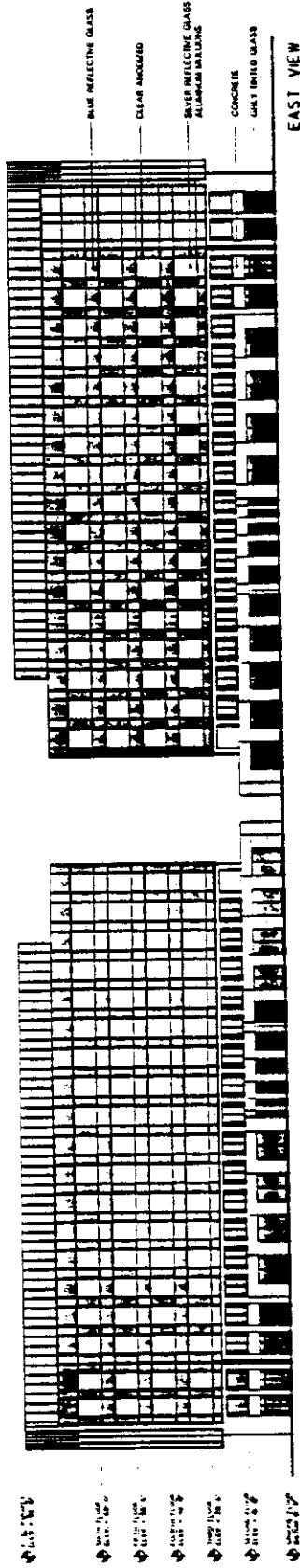
PR7-051

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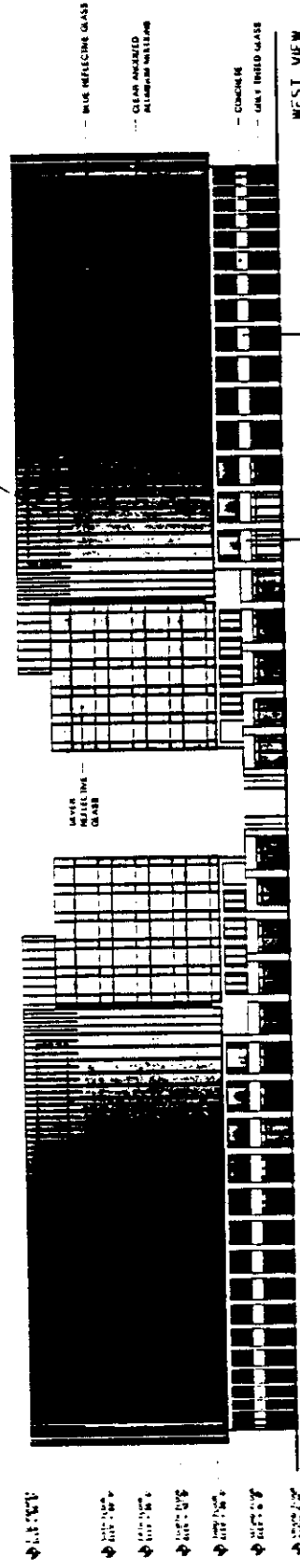
Item 16



NORTH VIEW



EAST VIEW



WEST VIEW

SIGNAGE NOTES

1. SIGNAGE SHALL BE INSTALLED ON THE SECOND FLOOR AND SHALL BE 10 FEET HIGH AND 4 FEET WIDE. THE FACE OF THE SIGNAGE SHALL BE 10 FEET FROM THE CENTER OF THE BUILDING.
2. SIGNAGE SHALL BE INSTALLED ON THE SECOND FLOOR AND SHALL BE 10 FEET HIGH AND 4 FEET WIDE.
3. SIGNAGE SHALL BE INSTALLED ON THE SECOND FLOOR AND SHALL BE 10 FEET HIGH AND 4 FEET WIDE.
4. SIGNAGE SHALL BE INSTALLED ON THE SECOND FLOOR AND SHALL BE 10 FEET HIGH AND 4 FEET WIDE.
5. SIGNAGE SHALL BE INSTALLED ON THE SECOND FLOOR AND SHALL BE 10 FEET HIGH AND 4 FEET WIDE.
6. SIGNAGE SHALL BE INSTALLED ON THE SECOND FLOOR AND SHALL BE 10 FEET HIGH AND 4 FEET WIDE.

KCS Phase V

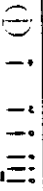
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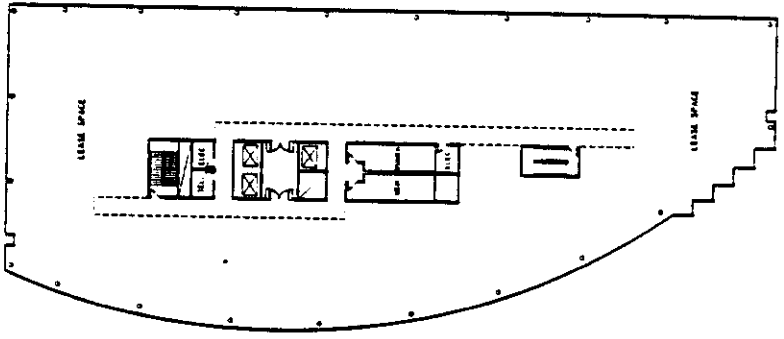
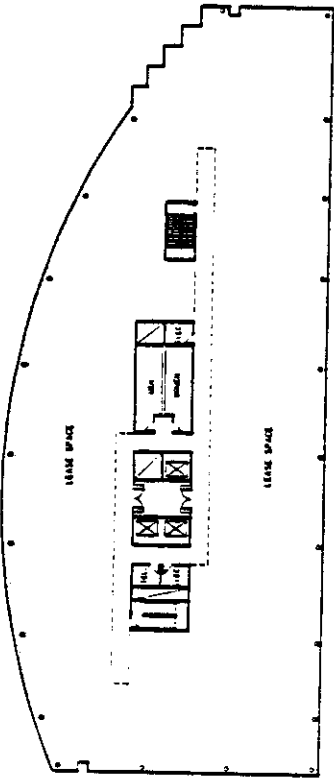
Natanson Corporate Center Associates

Leason Pomeroy Associates

Architects/Engineers
1000 W. LAMAR BLVD.
SUITE 1000
DALLAS, TEXAS 75201
TEL: 754-2200

Elevations





SHEET NO. 1
 OF 10
 DATE: 2-12-87
 PROJECT: KCS Phase V

Typical Tower Plan -
 Fifth - Sixth Floors

Leason Pomeroy Associates
 Architects, Engineers,
 Interiors, Planners,
 Scientists, and
 Environmental Scientists
 1000 North 17th Street
 Phoenix, Arizona 85016
 Tel: 602/254-1100

KCS Phase V
 Kansas Corporate Center Associates

Item 16

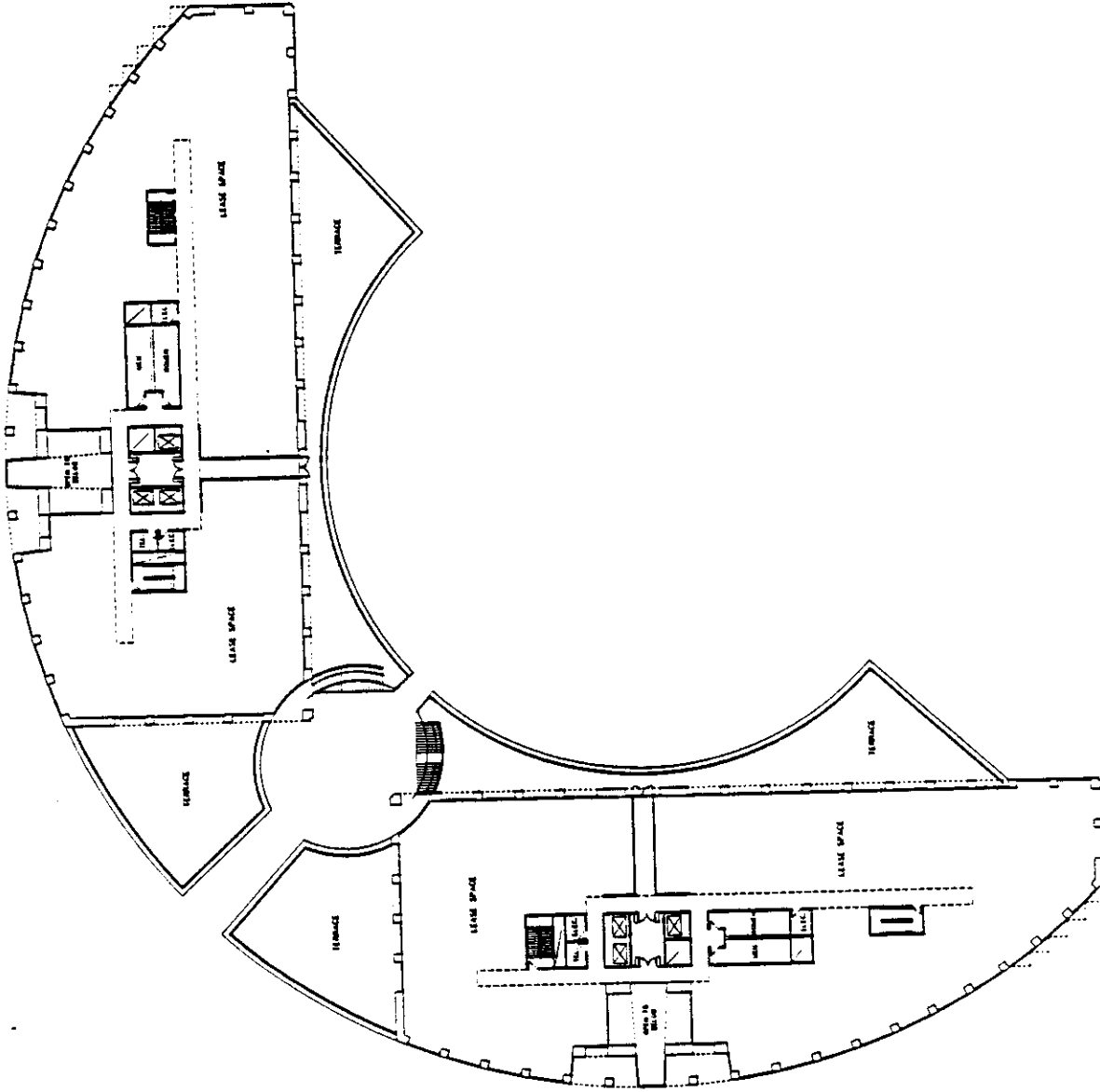
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2-12-87

P87-051

2-12-87

Item 16-



NO.	153	PHASE 3
DATE	1987	
BY	...	
FOR	...	

Second Floor Plan



Leason Pomeroy Associates

Architects, Planners,
Interior Designers,
and Engineers
1000 ...
San Francisco, CA

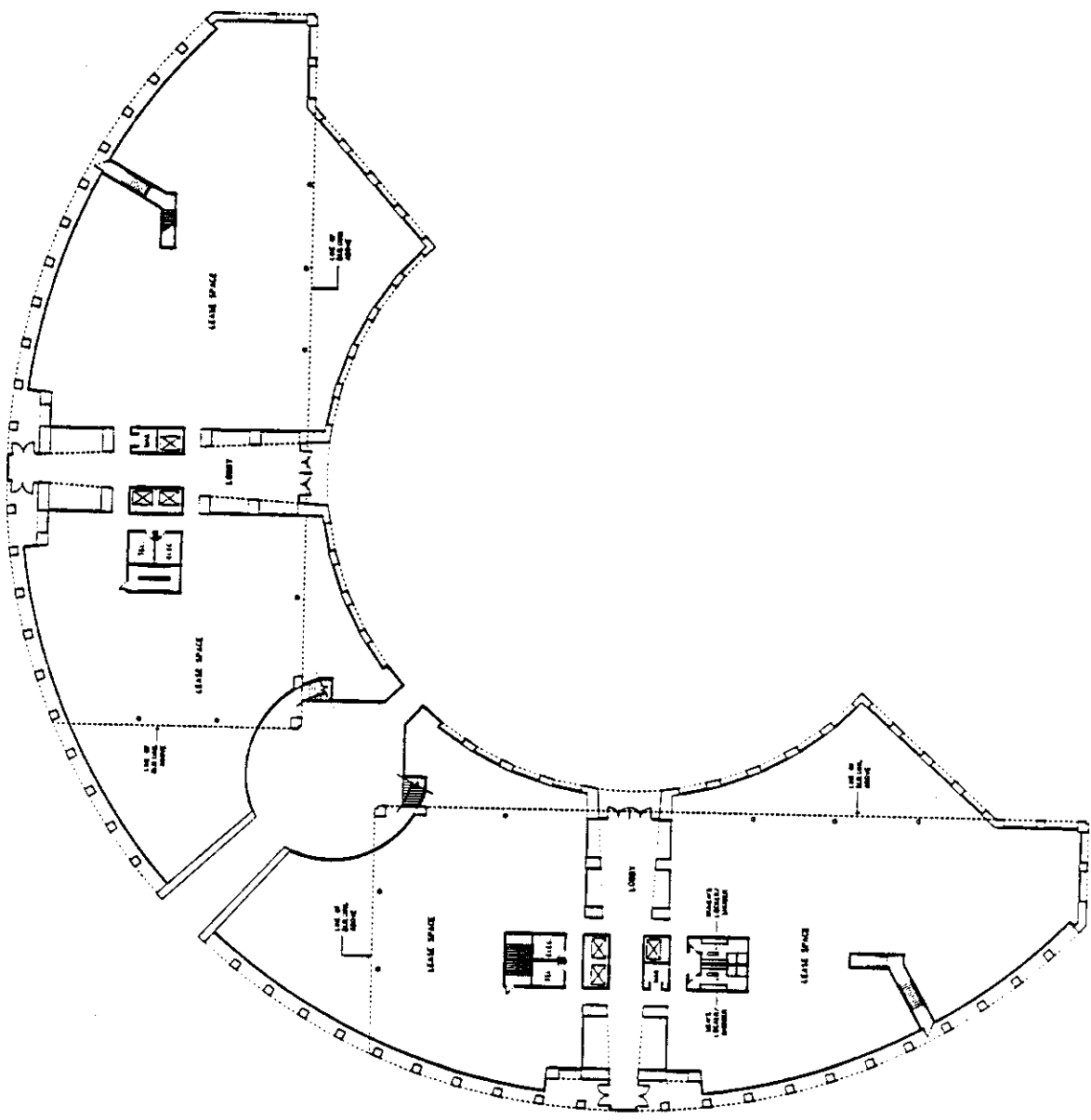
KCS Phase V

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P87-051

2-12-87

Item 14-



KCS Phase V
KCS Associates, Inc.

Katonas Corporate Center Associates

Leason Property Associates

Ground Floor



DATE	1-15-87
BY	LEASON
CHKD	LEASON
APP'D	LEASON
SCALE	AS SHOWN