

GATEWAY CENTRE

LEGEND

PARCEL NO.	ACRES	AREA
1	1.00	100,000
2	1.00	100,000
3	1.00	100,000
4	1.00	100,000
5	1.00	100,000
6	1.00	100,000
7	1.00	100,000
TOTALS	7.00	700,000

- O = Stop w/ turnout
- ⊗ = Stop w/ turnout
- : = Shelter
- = Tower location

ATTACHMENT #1 Schematic Plan

DEVELOPER:
LEE C. SAMING COMPANY
1451 INVER MARK DRIVE
SACRAMENTO, CALIFORNIA

LAND PLANNERS:
ANTHONY M. DIJAZARDO
AND ASSOCIATES
228 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

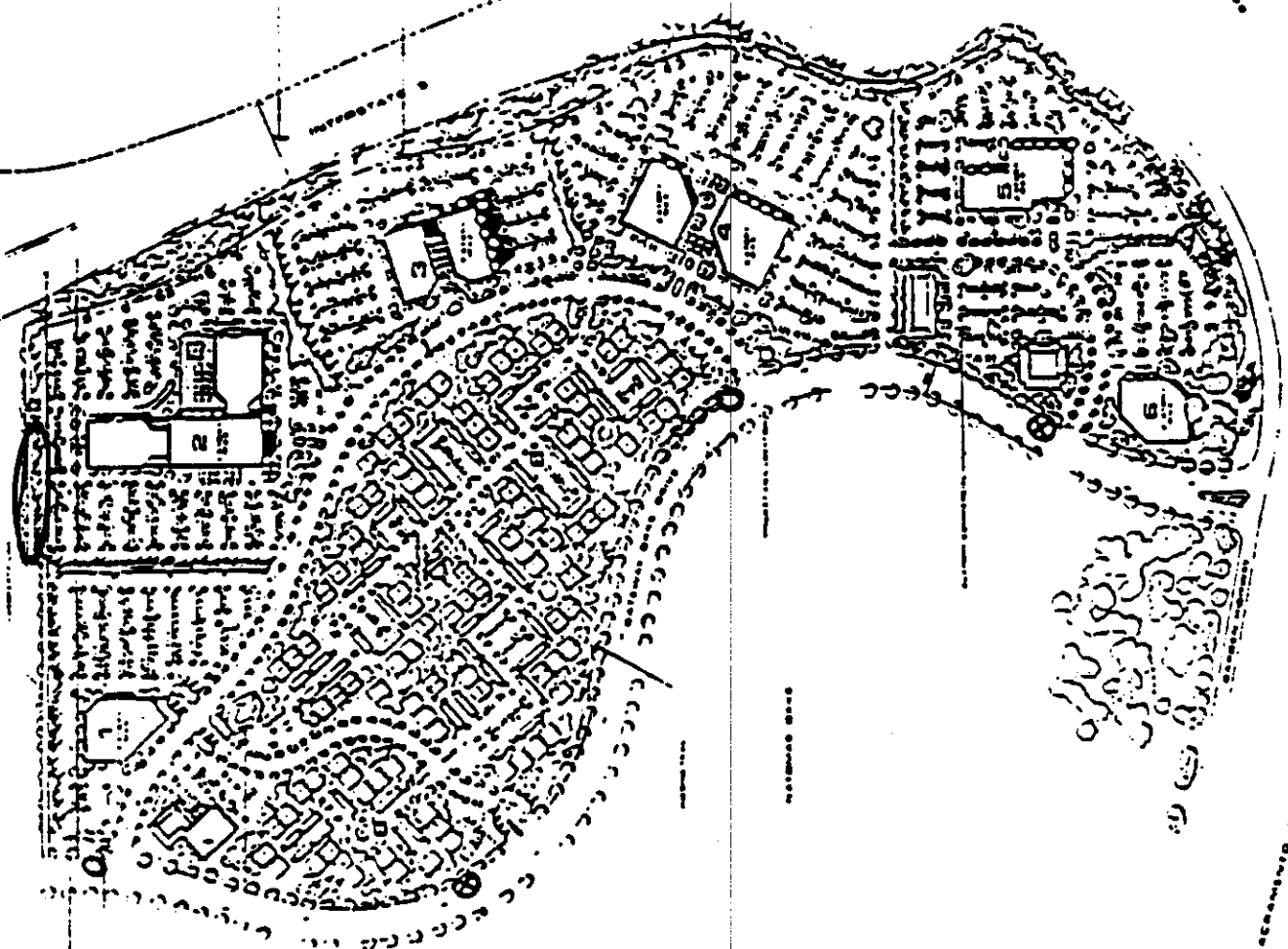
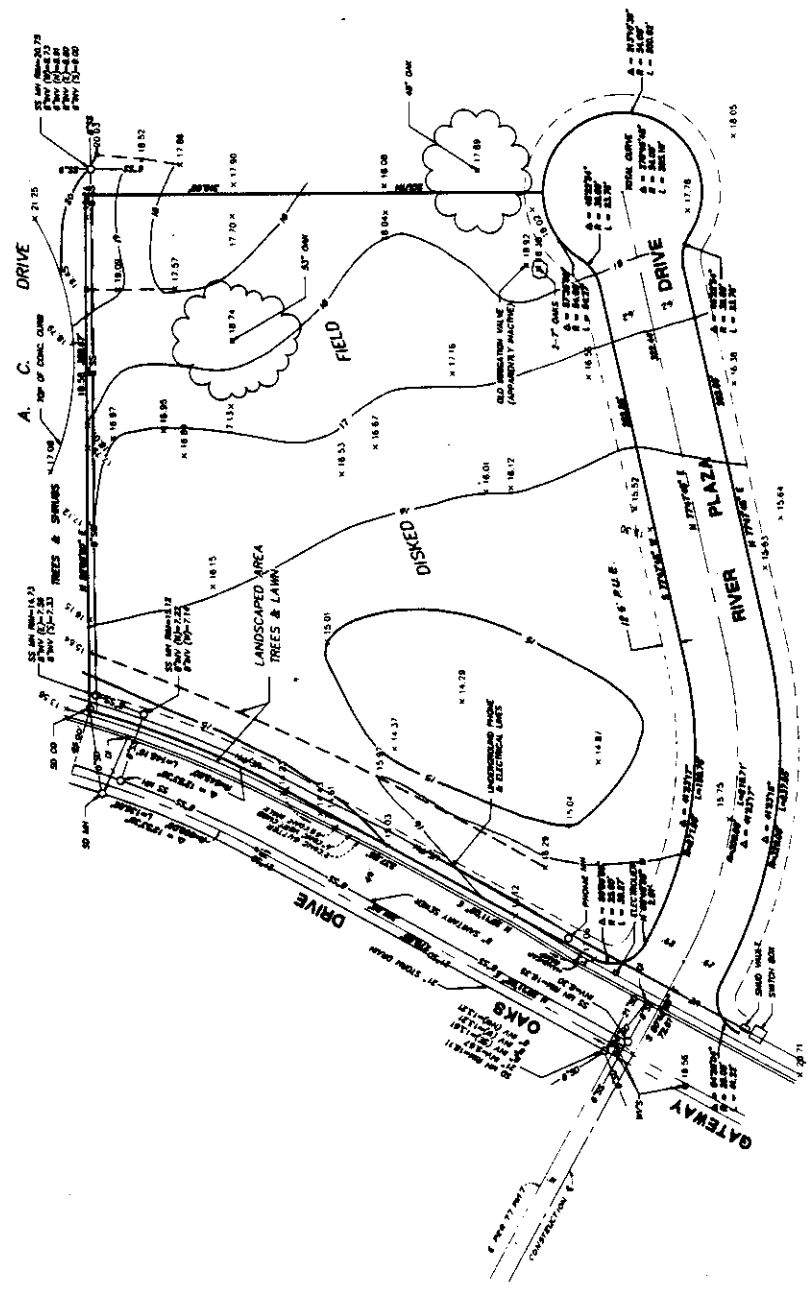
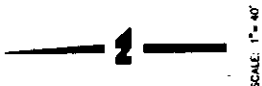


EXHIBIT B-B



TITLE REPORT
 THIS TITLE REPORT WAS PREPARED BY NATE TOMAS, SURVEYOR, COUNTY OF SACRAMENTO, CALIFORNIA, LICENSE NO. 13303, ON OCTOBER 19, 1988.

NOTES

- The boundary information shown herein is based on a traverse survey conducted by the field crew on October 19, 1988.
- Visible surface utilities shown herein were field located. Utility locations must be verified prior to construction.
- The date of the survey shown herein is November 1, 1988.
- Comments, conditions, and restrictions pertaining to the subject property are indicated in the title report and attached in the following documents:
 28818 O.S. 1973
 28819 O.S. 1988
 28821 O.S. 1988

NATOMAS
 SACRAMENTO PARTNERS

BOUNDARY & TOPOGRAPHIC SURVEY
 PARCEL 2 OF UNRECORDED PARCEL MAP BY THE
 SPK CORPORATION DATED OCTOBER, 1988
 CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

NOLTE and ASSOCIATES
 Engineers / Planners / Surveyors
 SACRAMENTO, CALIFORNIA

DATE	BY	DATE
SCALE	BY	DATE
CHECKED BY	BY	DATE
PLotted BY	BY	DATE

P91-011

May 23, 1991

Item # 19



PRELIMINARY PLANT LIST

BOTANICAL NAME COMMON NAME

TREES

- Alnus incana
- Betula nigra
- Celtis occidentalis
- Crataegus mollis
- Fraxinus americana
- Liquidambar styraciflua
- Prunella americana
- Quercus alba
- Salix babingtonii
- Sequoia sempervirens

- Japanese Maple
- River Birch
- Chinese Hawthorn
- Smooth Dogwood
- London Plane Tree
- American Pear
- American Live Oak
- Coast Redwood

SHRUBS

- Calluna vulgaris
- Garden Juniper
- Escallonia 'Nippon Dwarf'
- Fremontodendron 'C. Glory'
- Hydrangea 'Nadeshiko'
- Ligustrum japonicum
- Myrica asplenifolia
- Protea laurifolia

- California Lilac
- Garden Creeper
- Japanese Garden Elm
- Hybrid Flame Tree
- Taylor Juniper
- Pacific Wax Myrtle
- Fraser's Photinia

GROUNDCOVERS

- Cyperus tenuis
- Wax Plant
- Nyssa minor

- Coprosma
- St. Johns Wort
- Penstemon

VINES

- Ficus repens
- Parthenocarpus uocarpoides

- Climbing Fig
- Boston Ivy

General Notes

- Tree planting at Parking Lot to conform to the City of Sacramento's Tree Shading Guidelines
- All planting areas to be vested with an approved automatic underground irrigation system
- Minimum tree size to be 15 gallon

Tree Shading Legend

Tree Size	Planting Rate	Quantity	Shading Area (sq. ft.)
2" - 4" Planting Rate (18" x 3")	2	2	36 sq. ft.
4" - 6" Planting Rate (24" x 4")	3	3	72 sq. ft.
6" - 8" Planting Rate (30" x 6")	5	5	90 sq. ft.
8" - 10" Planting Rate (36" x 8")	10	10	360 sq. ft.
Total			486 sq. ft.

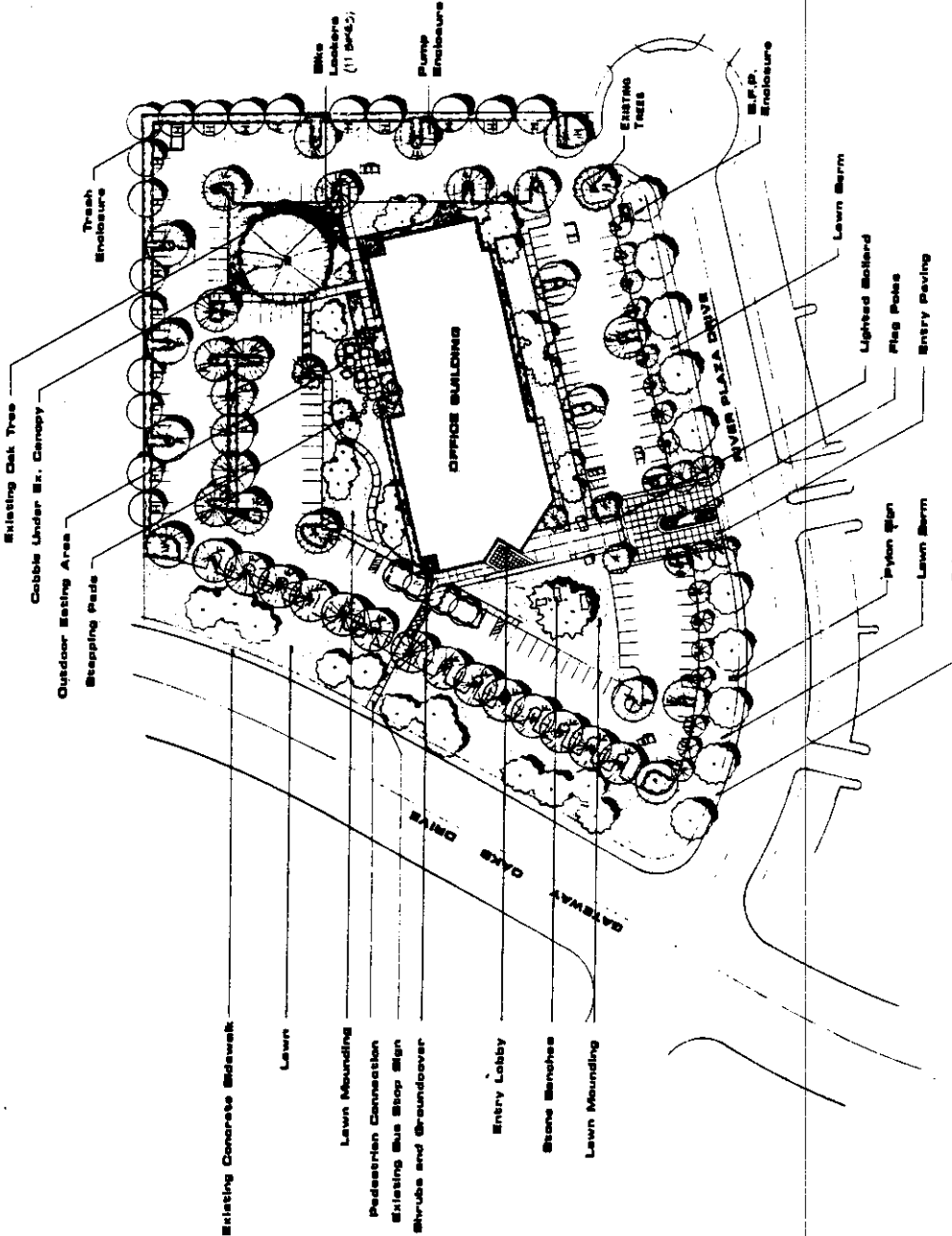
Tree Shading Calculations

Total Area of Parking Lot Shaded	45,991 sq. ft.
Total Parking Lot Area	78,399 sq. ft.
Percentage of Lot Shaded	58.7%

Tree Shading Calculations

- Proposed tree canopy are not shown at 30' diameter. Diameter shown represents usual maturity of trees at 3 years after planting.
- Proposed tree canopy are not shown at 12' diameter. Diameter shown represents usual maturity of trees at 3 years after planting.
- There are trees which are not shown for shading which are not included in this calculation. These trees will be planted at 12' diameter of required canopy width as required.
- On site and existing trees not included in count.

SCALE IN FEET



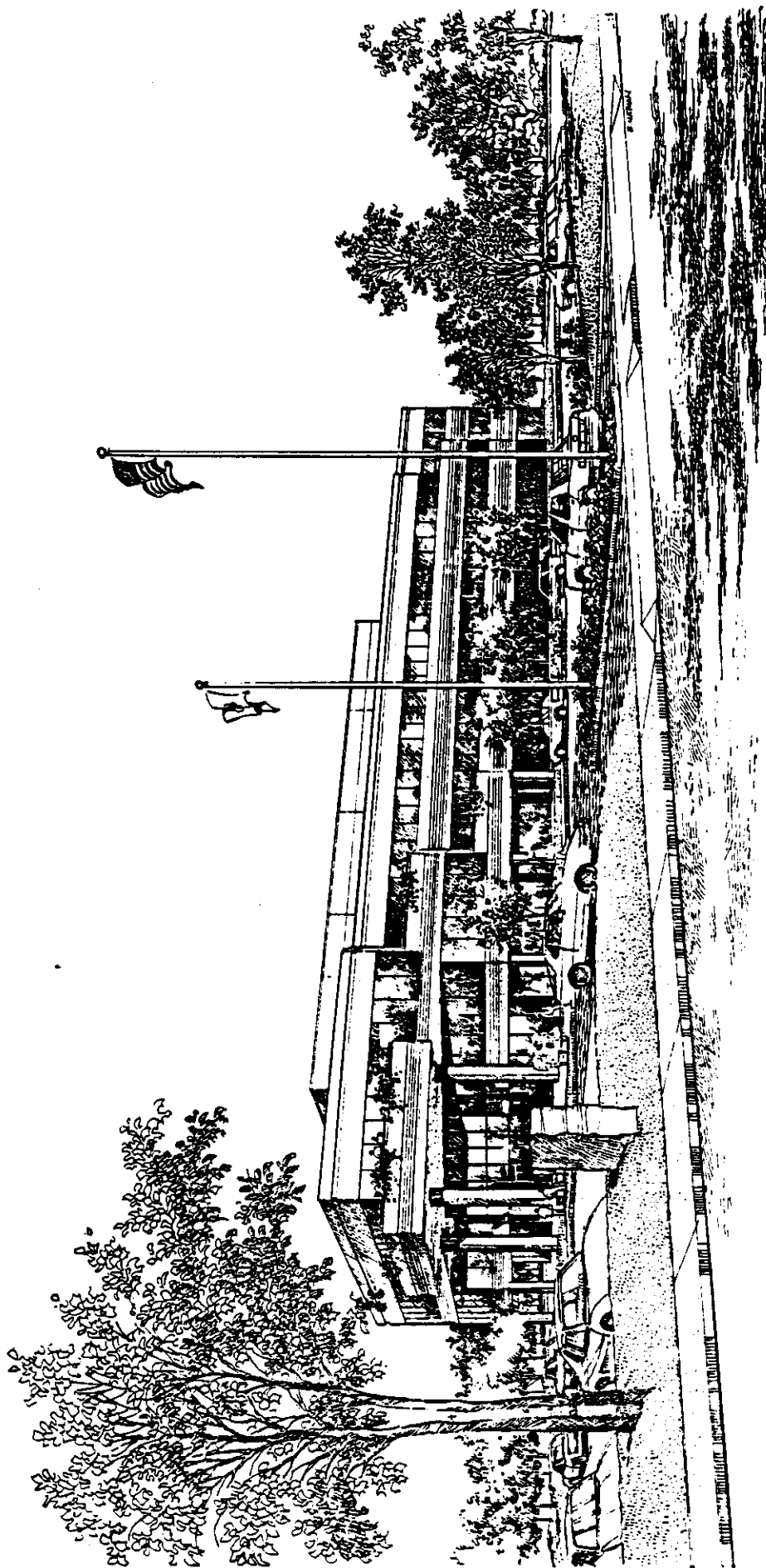
Preliminary Landscape Plan

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EXHIBIT - F



B H BOGCOCK, ARCHITECT

SPIEKER PARTNERS, INC

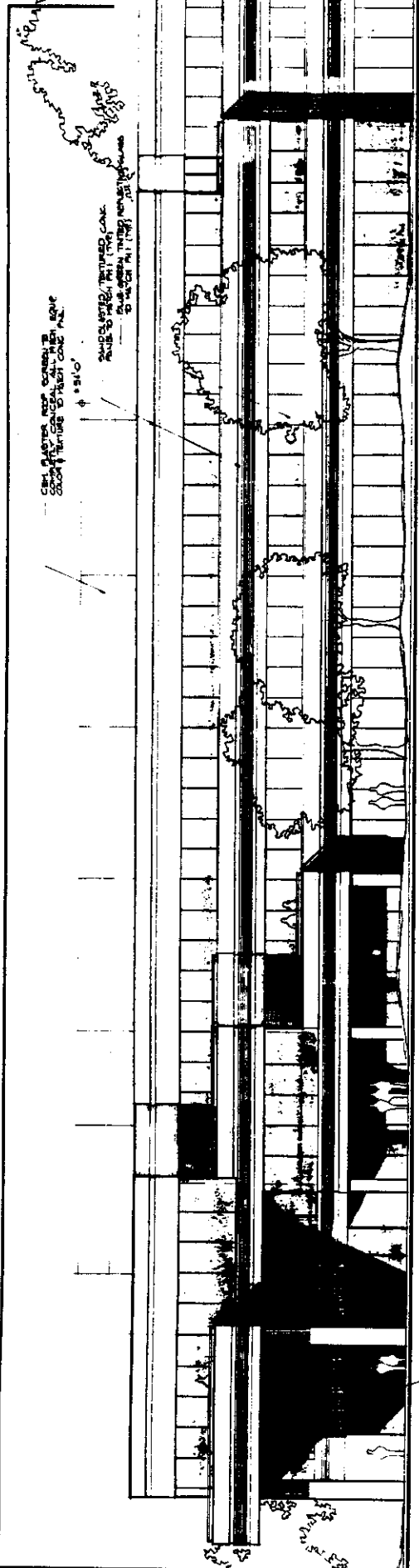
**NATOMAS - PH II
SACRAMENTO, CA**

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NO.	REVISION

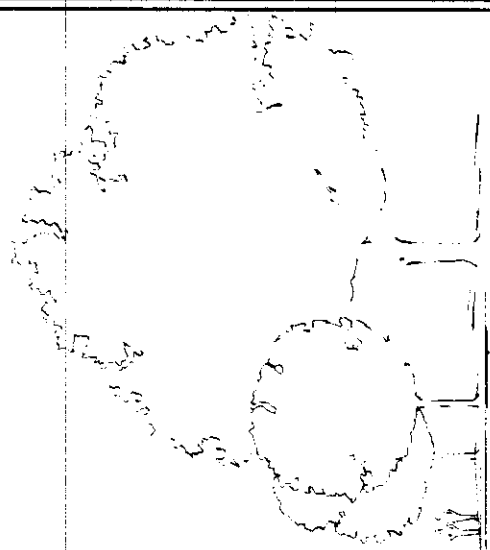


SEE PLANS FOR EXACT
LOCATION OF THIS WALL
TO BE CONSTRUCTION

SEE PLANS FOR EXACT
LOCATION OF THIS WALL
TO BE CONSTRUCTION

SOUTH ELEVATION

LIMITED VISION CLIPS IN WHITE ALUMI FRAMES
2 ENTRY TO ENTRY PASSAGE



EAST ELEVATION

Drawn

© 1991 BROWN ASSOCIATES, INC.
4015 E. CHERRY AVE.
DENVER, CO 80202
(303) 751-1100

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May 23, 1991

Mem # 19

EXHIBIT D

NATIONAL NATURAL MONUMENT



ELEVATIONS

DATE: 11/14/91
DRAWN BY: J. P. CO.
SCALE: AS SHOWN

A-5

NORTH ELEVATION

NOTE: NORTH ELEVATION, BUT A1, FOR THE ENTIRE PLANT NORTH

WEST ELEVATION

Frank

3111 Bonaventure, Los Angeles, CA 90024
Tel: (213) 475-1100
Fax: (213) 475-1101

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EXHIBIT C

2nd & 3rd FLOOR PLANS

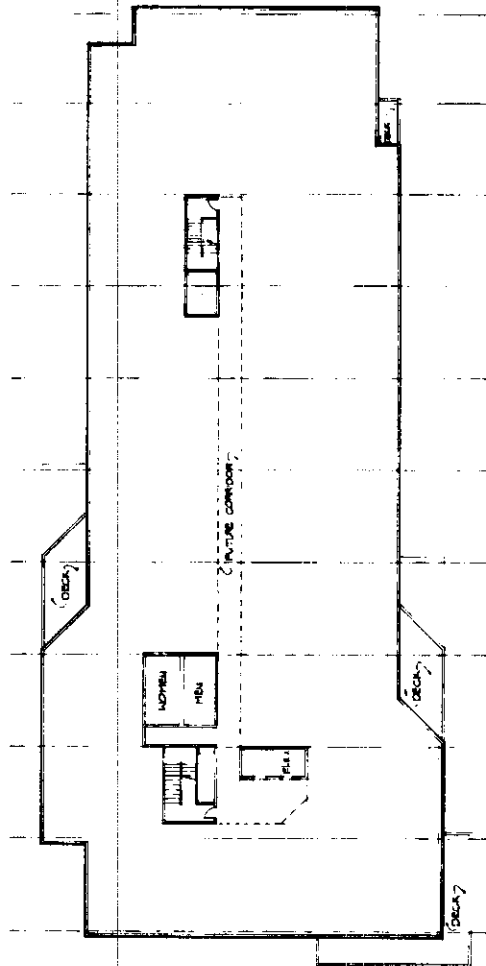
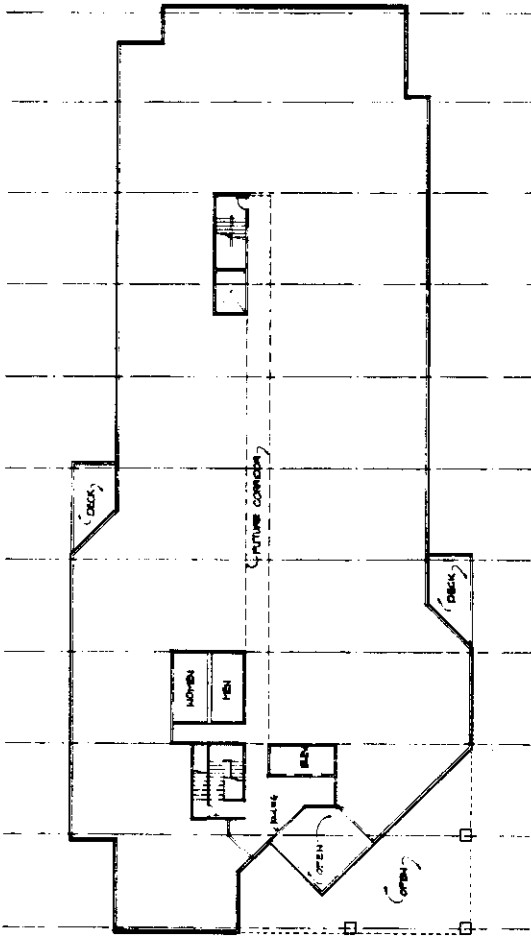
A-3

DATE: 1-14-91
SCALE: 1/8" = 1'-0"
SHEET NO. 10

14. DESIGN, ARCHITECT, INC.
200 North Main Street
San Francisco, CA 94102
415 398 8410

SECOND FLOOR PLAN

THIRD FLOOR PLAN



P91-011

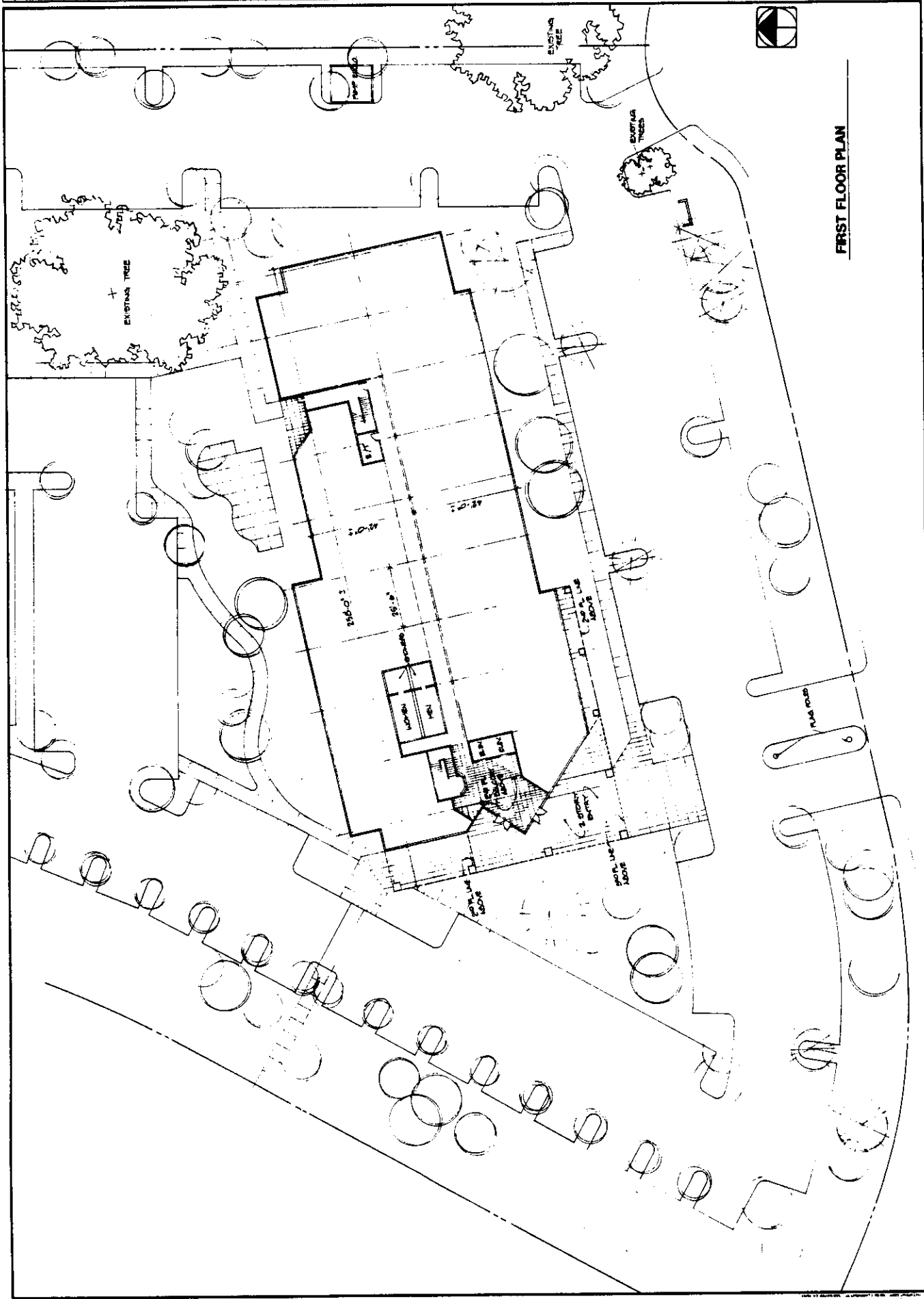
May 23, 1991

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EXHIBIT - B

FLOOR PLAN

A-2



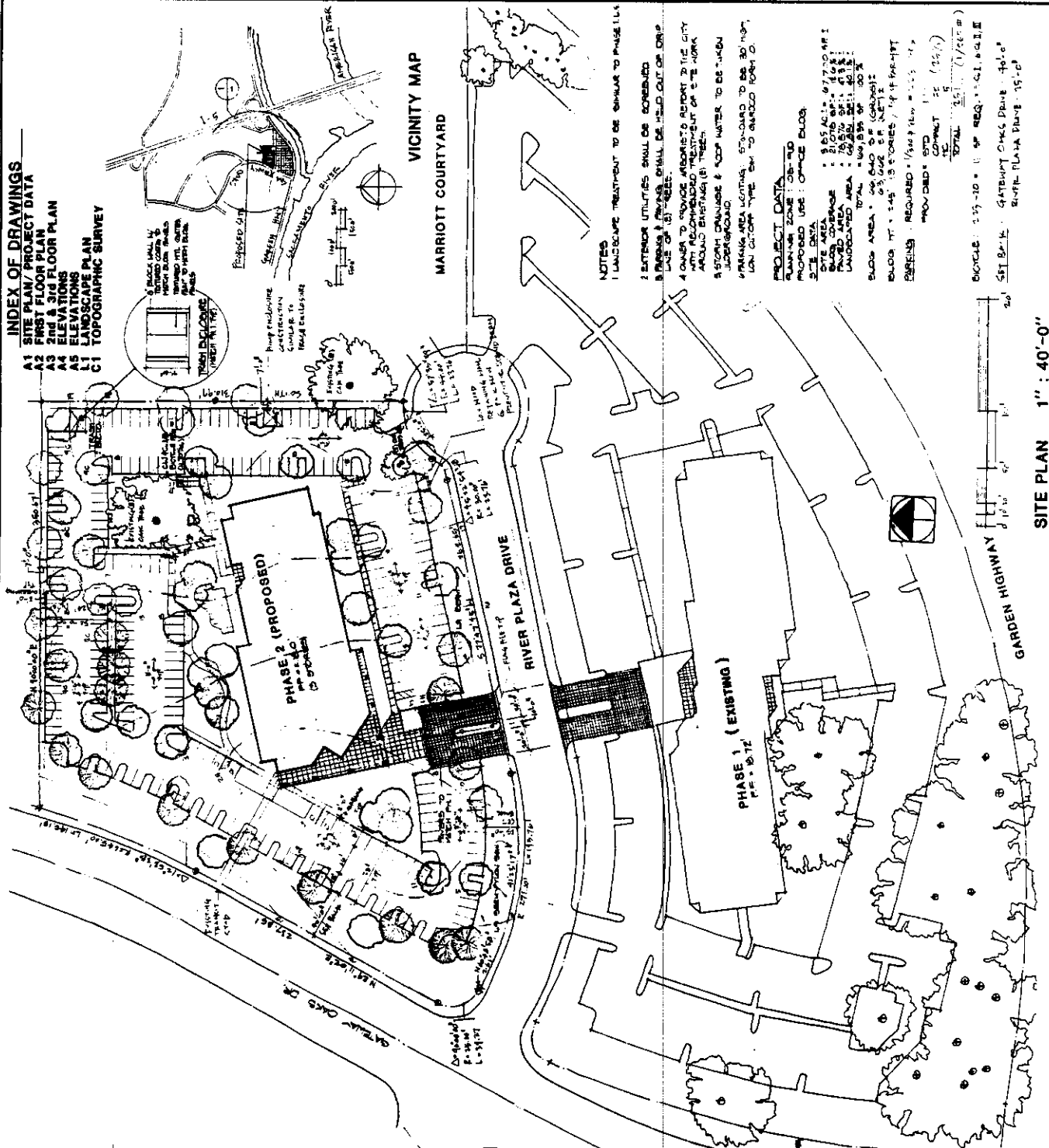
FRST FLOOR PLAN

EXHIBIT - A

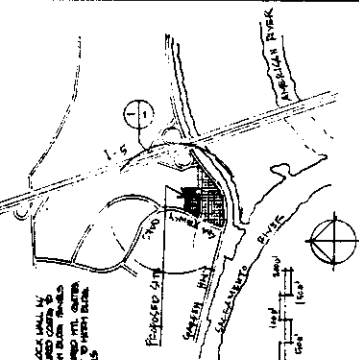
SITE PLAN / PROJECT DATA

A-1

- INDEX OF DRAWINGS**
- A1 SITE PLAN / PROJECT DATA
 - A2 FIRST FLOOR PLAN
 - A3 2ND & 3RD FLOOR PLAN
 - A4 ELEVATIONS
 - A5 LANDSCAPE PLAN
 - L1 TOPOGRAPHIC SURVEY
 - C1



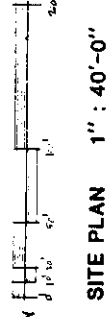
VICINITY MAP



- NOTES**
- 1 LANDSCAPE TREATMENT TO BE SIMILAR TO PHASE 1 L.L.
 - 2 EXTERIOR UTILITIES SHALL BE COVERED
 - 3 FENCES & SIGNAGE SHALL BE HELD OUT OF DRIVE LANE OF ST. STREET.
 - 4 OWNER TO PROVIDE INSURANCE REPORT TO THE CITY WITH RECOMMENDED TREATMENT OF SITE WORK AROUND EXISTING (S) TREES.
 - 5 STORM DRAINAGE & SUMP WATER TO BE TAKEN UNDERGROUND
 - 6 PARKING AREA LIGHTING: 57'-0" HIGHER TO BE 30' HIGH, LOW GROUND TYPE 5W TO AHEAD ROAD TO 10'.

PROJECT DATA

PLANNING ZONE: CB-PUD
 PROPOSED USE: OFFICE BLDG.
 SITE DATA:
 TOTAL AREA: 105,000 SQ. FT.
 BUILDING AREA: 21,000 SQ. FT.
 PAVED AREA: 27,500 SQ. FT.
 UNPAVED AREA: 56,500 SQ. FT.
 TOTAL AREA: 105,000 SQ. FT.
 BUILDING AREA: 21,000 SQ. FT.
 PAVED AREA: 27,500 SQ. FT.
 UNPAVED AREA: 56,500 SQ. FT.
 BUILDING AREA: 21,000 SQ. FT.
 PAVED AREA: 27,500 SQ. FT.
 UNPAVED AREA: 56,500 SQ. FT.



SITE PLAN 1" = 40'-0"

LAND USE / ZONING DATA

TYPE	AREA	PERCENTAGE
OFFICE	21,000	20%
RESIDENTIAL	105,000	100%
TOTAL	105,000	100%

TRANSFER REQUIREMENTS FROM SITES

TYPE	AREA	PERCENTAGE
OFFICE	21,000	20%
RESIDENTIAL	105,000	100%
TOTAL	105,000	100%

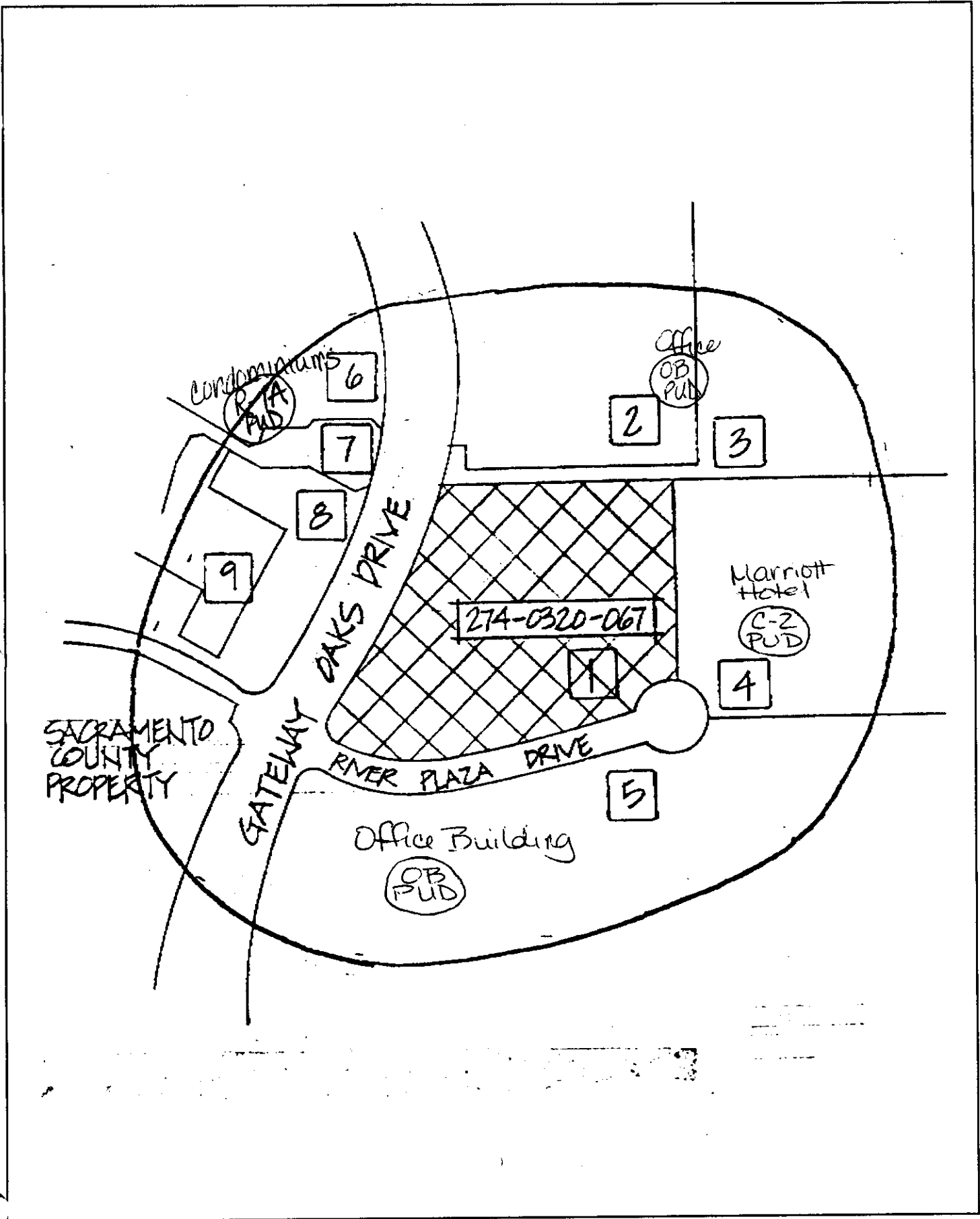
TRANSFER REQUIREMENTS FROM SITES

- 20,000 SQ. FT. OFFICE / 20,000 SQ. FT. OFFICE
- 10,000 SQ. FT. OFFICE / 10,000 SQ. FT. OFFICE
- 10,000 SQ. FT. OFFICE / 10,000 SQ. FT. OFFICE
- 10,000 SQ. FT. OFFICE / 10,000 SQ. FT. OFFICE

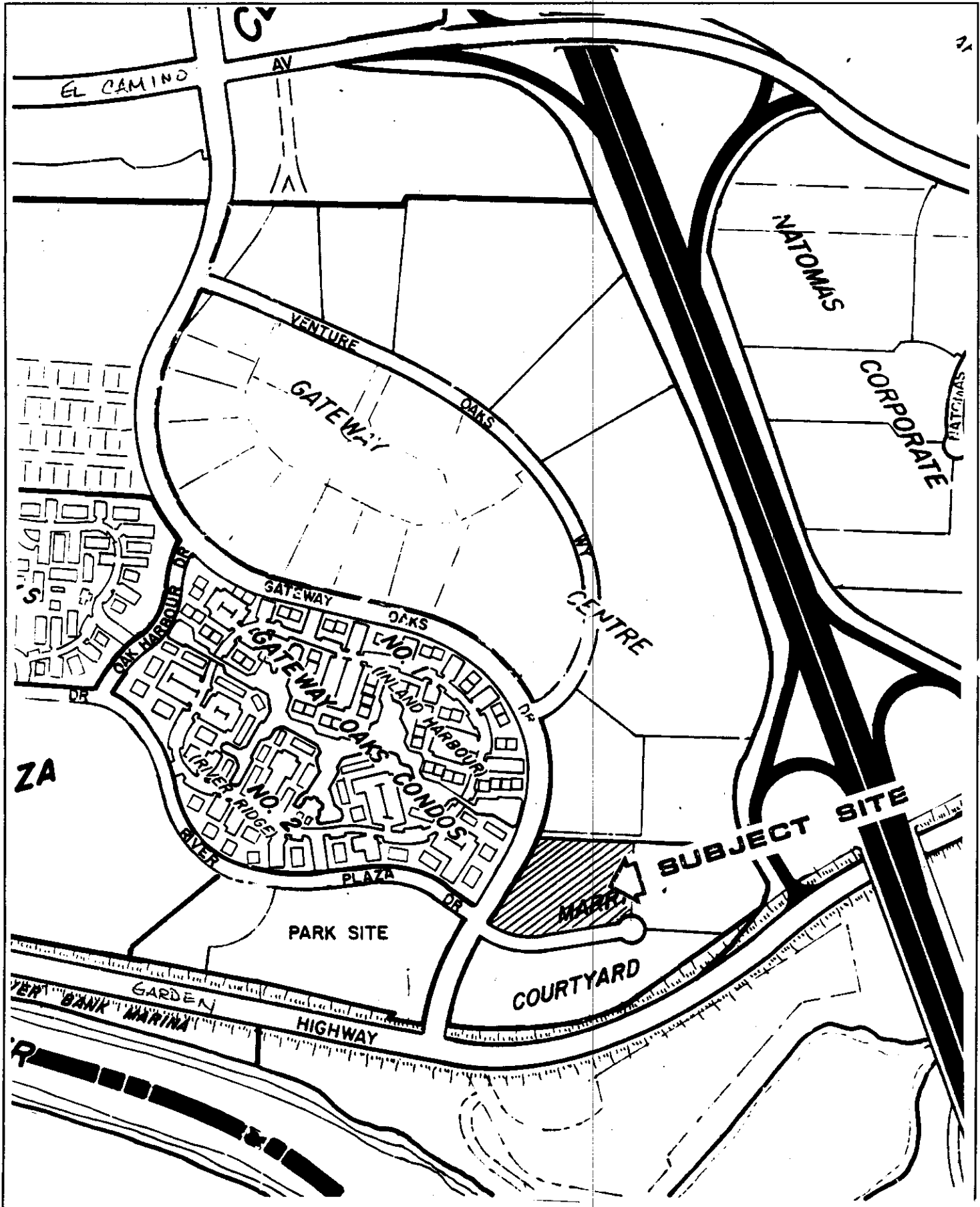
P91-011

May, 23, 1991

Nem#19



LAND USE & ZONING MAP



VICINITY MAP

2. A chain link fence shall be erected around the drip line of each oak tree during construction, with no storage of materials to be allowed within the fenced area. Fences shall be shown on grading plans for the project.
3. Grading plans for the project shall document that no grade changes shall occur within the dripline area of each tree.
4. The oak tree on the adjacent property shall be protected in the same manner listed above. The project plans shall provide for alternate paving material within the dripline of this tree, such as pavers, cobblestone, or similar treatments. An additional alternative is the elimination of five parking spaces shown within the dripline of this tree.
5. The applicant agrees to pay his/her fair share of such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, assessment districts, or other similar fair, equitable and appropriate mechanisms assessed by the City Council, or its designee, designed to address Swainson's Hawk foraging habitat mitigation, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay development fees or assessments or taxes.
6. No building permits may be issued in connection with the Project for the construction of any new nonresidential structure or for the substantial improvement of an existing nonresidential structure accepted for plan check after April 15, 1990 unless structures comply with the flood-related design restrictions set forth in Article XXVII of Chapter 9 of the Sacramento City Code.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the office building is compatible with the surrounding office, hotel and residential uses.
2. The project, as conditioned, will not be injurious to the public safety or welfare, nor result in the creation of a public nuisance in that adequate parking and landscaping are provided.
3. The proposed use is consistent with the General Plan which designates the site Regional Commercial and Offices and the South Natomas Community Plan which designates the site Office/Office Park.

1. The project sponsor shall incorporate a 35 percent Transportation Management Program into the Proposed Project. This TMP shall include the guidelines listed in the Comprehensive Zoning Ordinance Section 6-E-4-b, Subsections c through l and comply with Section 6-E-4-a to reach the required TMP percentages.

Mandatory Mitigation Measures

- 8. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions of the special permit.
- 7. Proposed signage shall conform to the Gateway Center PUD Guidelines.
- 6. The proposed office building requires approval of P90-277 prior to the issuance of building permits.
- 5. The building shall be designed as per the submitted elevations.
- 4. All roof equipment shall be screened. This screen shall have the same color and texture as the proposed building.
- 3. The trash enclosure shall meet all the requirements of the Zoning Ordinance. This includes perimeter landscaping and a man door. The enclosure block wall shall have a textured coating to match the proposed office building materials as indicated on the submitted plans. The required metal gates shall be painted to match the building.
- 2. The pedestrian walkway from the building, through the parking area, and through the landscaped setback to Gateway Oaks Drive shall be provided as indicated on the submitted site plan.
- 1. The 40 foot and 100 foot landscaped setbacks along the streets shall consist of turfed undulating berms, shrubs, and trees.

Conditions

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to construct a 63,662 net square foot (66,840 gross square feet), three story, office building subject to conditions and based upon findings of fact which follow.

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

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects of to mitigate such effects to a point where clearly no significant effects will occur. The mandatory mitigation measures are listed below.

- 2. Grading plans for the project shall document that no grade changes shall occur within the dripline area of each tree.
- 3. The oak tree on the adjacent property shall be protected in the same manner listed above. The project plans shall provide for alternate paving material within the dripline of this tree, such as pavers, cobblestone, or similar treatments. An additional alternative is the elimination of five parking spaces shown within the dripline of this tree.

require a minimum of 223 parking spaces. The property is under development agreement which only allows the reduction in parking by mutual consent of the developer and the City. The existing parking ratio of one space per 250 square feet would require 267 spaces. The site plan indicates 251 parking spaces which is a ratio of one space per 265 gross square feet. This is within the range allowed in Planned Unit Developments.

The PUD Guidelines also require one bicycle parking space for every 20 required parking spaces. This totals 11 spaces required. The applicant has met this requirement and has located the bicycle spaces towards the rear entrance of the office building.

Square Footage Allocation

The subject site is currently designated for 43,662 net square feet of office by the Gateway Center PUD Schematic Plan. The proposed 63,662 net building square footage includes a reallocation of 20,000 square feet from a site bounded by Venture Oaks Way and Gateway Oaks Drive. The application (P90-277) for this relocation of square footage also includes a redesignation of the Venture Oaks and Gateway Oaks site from Manufacturing, Research, and Development (MRD{PUD}) to Office (OB{PUD}) and the necessary Gateway Center PUD amendments. The proposed 63,662 net square feet of the proposed building requires approval of P90-277, prior to the development of the office building.

Agency Comments

The proposed project has been reviewed by City Traffic Engineering, City Engineering Development Services, City Community Services, City Arborist, Regional Transit, and the Natomas Community Association. The following comments were received:

City Traffic Engineering

1. The applicant shall conform to the guidelines of the developer TSM Ordinance as a major project.

2. The maximum width of a commercial two-way driveway is 35 feet.

3. The applicant shall conform to the City Driveway Ordinance (City Code Section 38.166 - 38.171).

Engineering Development Services

1. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.

2. The applicant shall comply with the PUD Guidelines.

3. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

City Arborist

1. A chain link fence shall be erected around the drip line of each oak tree during construction, with no storage of materials to be allowed within the fenced area. Fences shall be shown on grading plans for the project.

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use and Zoning**
- The subject site consists of 3.85± vacant acres in the Gateway Center Planned Unit Development, Office Building (OB{PUD}) zone. The General Plan designates the site Regional Commercial and Offices. The South Natomas Community Plan designates the site Office/Office Park. The Gateway Center PUD Schematic Plan designates the site for 43,663 square feet of office. The surrounding land use and zoning includes offices, zoned OB(PUD), to the north and south; hotel, zoned C-2(PUD), to the east; and condominiums, zoned R-1A(PUD), to the west.
- B. Applicant's Proposal**
- The applicant is requesting a special permit to develop a 66,840 gross square foot office building within the Gateway Center Planned Unit Development. The proposal is Phase II of an existing 123,000 square foot office building south of the subject site. The site is currently designated for 43,662 net square feet of office space. One part of the proposal is a shifting of 20,000 square feet of office space from a site to the north at Gateway Oaks Drive and Venture Oaks Way to the subject site allowing a 63,662 net square feet of office. The shifting of the office square footage is part of another application (P90-277) which also rezones the site bounded by Gateway Oaks Drive and Venture Oaks Way from Manufacturing, Research and Development (MRD{PUD}) to Office (OB{PUD}).
- C. Site Plan Design**
- The site plan has been designed such that the 66,840 square foot office building is located in the center of the subject site with parking surrounding it. The applicant has provided a 40 foot landscaped setback and a 100 foot building setback from Gateway Oaks Drive. River Plaza Drive contains a 25 foot landscaped setback and approximately a 100 foot building setback. These landscaped areas should consist of turfed undulating berms, shrubs and trees. The interior property lines have 7 feet of landscaped area. The site plan also incorporates a pedestrian walkway from the building, through the parking area, and through the landscaped setback to Gateway Oaks Drive. The allows pedestrians to easily walk from the office building to the existing transit stop on Gateway Oaks Drive. The site plan also incorporates landscaped areas adjacent to the office building which will provide places for employee amenities. These landscaped areas also surround existing oak trees on the site.
- The applicant has located the trash enclosure towards the northeast corner of the subject site. The enclosure should meet all the requirements of the Zoning Ordinance. This includes perimeter landscaping and a man door. The enclosure block wall shall have a textured coating to match the proposed office building materials as indicated on the submitted plans. The required metal gates shall be painted to match the building.
- D. Building Design**
- The proposed 66,840 square foot building contains three stories, 45 feet to the top of parapet. The primary building materials will be textured concrete and glass. These materials are the same as the existing Phase I office building across River Plaza Drive. The building design is also compatible with other office buildings in the area. The submitted plans also indicate a cement plaster roof screen to conceal the mechanical equipment. This screen should have the same color and texture as the proposed building.
- E. Parking and Circulation**
- The Gateway Center PUD Development Guidelines require a parking ratio of one parking space per 250 gross square feet of floor area. The recently adopted interim parking ordinance allows applicants to propose a reduction in the required parking in PUDs to one space per 300 gross square feet. At this ratio, the site would

APPLICANT	B. H. Bocook, Architect, 650 Howe Avenue, Suite 1045, Sacramento, California 95825
OWNER	Spieker - French - Davenport #200, 2150 River Plaza Drive, Suite 160, Sacramento, California 95833
PLANS BY	B. H. Bocook, Architect, 650 Howe Avenue, Suite 1045, Sacramento, California 95825
FLILING DATE	January 17, 1991
ASSESSOR'S PCL. NO.	274-0320-067
	ENVIR DET Negative Declaration
	REPORT BY CG

APPLICATION:

- A. Negative Declaration
- B. Special Permit to construct a 63,662 square foot (66,840 gross square feet), three story, office building in the Gateway Center Planned Unit Development on 3.85± vacant acres in the Office Building (OB{PUD}) zone.

LOCATION: 2151 River Plaza Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 63,662 net square foot office building.

PROJECT INFORMATION:

General Plan Designation: 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:

North:	Office; OB(PUD)	Front:	40'	100'
South:	Office; OB(PUD)	Side(St):	25'	100'
East:	Hotel; C-2(PUD)	Side(Int):	4'	7'
West:	Condominiums; R-1A(PUD)	Rear:	4'	7'

Maximum Parking Required:

380' x 440' ±
 3.85± acres
 267 spaces
 1 space per 250 square feet

Minimum Parking Required:

223 spaces
 1 space per 300 square feet

Parking Provided:

251 spaces
 1 space per 265 square feet

Building Square Footage:

66,840 gross square feet
 63,662 net square feet

Topography:

Flat

Street Improvements:

Existing

Utilities:

Existing

Exterior Building Materials:

Concrete and Glass

Building Height:

45 feet, three stories