

# CITY PLANNING COMMISSION

1231 I STREET, SUITE 200, SACRAMENTO, CA 95814

|                     |  |             |         |
|---------------------|--|-------------|---------|
| APPLICANT           | E. M. Kado Associates, 1661 Garden Highway, Sacramento, CA 95833   |             |         |
| OWNER               | Natomas Corporate Center, 7919 Folsom Blvd., Sacramento, CA 95826  |             |         |
| PLANS BY            | E. M. Kado & Associates, 1661 Garden Highway, Sacramento, CA 95833 |             |         |
| FILING DATE         | 4/28/86  | ENVIR. DET. | 5/12/86 |
| ASSESSOR'S PCL. NO. | 225-0230-080   | REPORT BY   | HK/vf   |

- APPLICATION:**
- A. Negative Declaration
  - B. Amend PUD Schematic Plan for Natomas Corp. Center to increase the allowed area in the PUD by 65,000 sq. ft.
  - C. Amend PUD Schematic Plan for Natomas Corp. Center to alter approved configuration of structure.
  - D. Special Permit to establish a 65,000 sq. ft. television broadcast facility on 5.38+ ac. in OB(PUD) zone.
  - E. Variance to waive 12 parking spaces (withdrawn by owner 6/9/88).

**LOCATION:** Southeast corner I-5 Freeway and West El Camino Avenue.

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 65,000 sq. ft. public television broadcasting station in the Natomas Corporate Center (KVIE).

**PROJECT INFORMATION:**

|   |                                 |
|---|---------------------------------|
| General Plan Designation:                               | Regional Commercial and Offices |
| 1978 South Natomas Community Plan Designation:          | Office                          |
| Proposed 1988 South Natomas Community Plan Designation: | Office/Office Parks             |
| Existing Zoning of Site:                                | OB-PUD                          |
| Existing Land Use of Site:                              | Vacant                          |

| Surrounding Land Use and Zoning: | Setbacks:       | Required        | Provided        |
|----------------------------------|-----------------|-----------------|-----------------|
| North: Multi-Family; R-2B        | Front: Freeway, | 100'            | 230'            |
| South: Offices; OB-PUD           | Side(Int):      |                 |                 |
|                                  | W. El Camino:   | 50'(landscaped) | 50'(landscaped) |
| East : Vacant; OB-PUD            |                 |                 |                 |
| West : I-5 Freeway               |                 |                 |                 |

|                   |                   |              |
|-------------------|-------------------|--------------|
| Parking Required: | KVIE:             | 260 spaces   |
|                   | Corporate Center: | 3,673 spaces |

|                   |                   |              |
|-------------------|-------------------|--------------|
| Parking Provided: | KVIE:             | 214 spaces   |
|                   | Corporate Center: | 3,627 spaces |

Property Dimensions: Irregular

Property Area: 5,38+ area  
Square Footage of Building: 65,000 sq. ft.  
Height of Building: 2 stories; 40 ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Colors: Beige dryvit; red brick  
Exterior Building Materials: Brick, dryvit with concrete tilt-up, tinted glass in aluminum frame

Lot Coverage: Building: 20 percent  
Landscaping: 43 percent  
Surfaced Area: 37 percent

BACKGROUND INFORMATION: On June 17, 1986, the City Council approved the KVIE request (P86-158) to amend the PUD Schematic Plan for Natomas Corporate Center to increase height of four structures from four to six stories (85 ft); to increase the allowed area in the PUD by 65,000 sq. ft.; and to alter the approved configuration of the structure.

On February 4, 1987, the Superior Court of the State of California directed the City of Sacramento to set aside the above actions pending preparation, circulation for public comment and adoption of an adequate cumulative impact analysis of South and North Natomas. That impact analysis has been prepared and heard by the Planning Commission. On May 5, 1988, the Planning Commission forwarded a recommendation to the City Council that the Supplemental EIR be certified as adequate and complete. The Supplemental EIR is scheduled to be heard by the City Council on June 14, June 21 and June 22.

The court order permitted the City to continue to process and approve certain categories of projects, one of which was publicly-owned or no-profit facilities providing needed community services. The applicant has amended their request to delete those entitlements related to amendments to the PUD other than specifically for the KVIE facility, i.e. the requests for height increases for other buildings within the Natomas Corporate Center have been dropped from this application.

The applicant had previously also requested amendment of the Development Agreement for Natomas Corporate Center to waive their pro rata share of the fees for contribution for public services. This request was denied. However, on March 14, 1988, the City Council did waive I-5 landscaping fees and approved a Resolution (88-183) that spread payments for other exaction fees over three years and granted KVIE \$100,000 for the building project.

The applicant had also requested amendment to the PUD Guidelines to increase the permitted signage but this request was withdrawn. The requested Special Permit for the television broadcast facility and a variance to waive 46 parking spaces was approved in 1986.

**PROJECT EVALUATION**

**A. Land Use:**

The subject site is designated for office use in the General Plan and in both the 1978 South Natomas Community Plan and the draft 1988 South Natomas Community Plan (also scheduled before the City Council June 14, 21 and 22nd and recommended for approval by the Planning Commission on May 5, 1988). The draft 1988 SNCP policies encourage high design standards for office parks particularly on freeway and street frontages with the goal of a campus-like setting and an over-all architectural theme. Transportation program are to be re-evaluated to measure their effectiveness and the sufficiency of funding for public services and facilities for further office park development.

The Natomas Corporate Center PUD Guidelines permit office uses normally allowed in the OB zone. Communication companies, such as broadcasting station offices, are among the permitted land uses. These Guidelines are proposed to be amended in conjunction with the KCS proposal for additional office space (P88-046) that is being heard with the SEIR, draft SNCP and other projects. The guidelines are proposed to require an analysis of TSM programs in place as well as the TSM program submitted for new development. The applicant is preparing this analysis.

**B. PUD Schematic Plan Amendment:**

The applicant is requesting amendment of the schematic plan for the Natomas Corporate Center to reflect the additional 65,000 square feet. The City Council, when approving the KVIE proposal in 1986, exempted the building square footage from the approved total building square footage for the Natomas Corporate Center. This was because KCS, the developer of the Natomas Corporate Center, donated the 5.38+ acres of land for the KVIE facility and it was felt that they should not be penalized by losing office square footage. The schematic plan must also be amended to reflect the revised building footprint for the KVIE building.

**C. Special Permit:**

The applicant is requesting the special permit necessary for development in a PUD. The building consists of 65,000+ sq. ft. of offices, studios, technical areas and warehouse/property storage. The building will be two stories, 32 feet in height, with some portions up to 40 feet.

Building materials consist of concrete tilt-up panels covered with dryvit, brick trim and tinted glass. Planning staff and the Design Review Board staff have reviewed the elevations and find the plans

attractive to the residential development adjacent to the site and compatible with the office park. The applicant does not propose a transmission tower at this location.

The site plan had originally reflected a maintenance yard. The Natomas Corporate Center PUD Guidelines prohibit outdoor storage of company of fleet vehicles. The applicant advised staff that all vehicles were to be stored in the warehouse but that a loading area was necessary for loading/unloading and customer pick-up of auction items. The site plan was revised to reflect a loading area which is in conformance with the PUD Guidelines and additional parking.

The project evaluations depict one attached sign which is in compliance with the PUD Guidelines. The project is also permitted one detached monument sign. The applicant can apply for a sign permit for this sign if they decide at a later date that they wish to install a monument sign.

D. Variance:

The Natomas Corporate Center PUD Guidelines require that one parking space be provided for every 250 square feet of building space in the OB zone. The applicant had originally requested a variance to reduce the parking requirement by 12 spaces, which were proposed to be provided off-site by reciprocal agreement. The site was redesigned to eliminate a maintenance yard and the parking was provided in this area.

E. Other Agency Comments:

The applicant is required to submit a Transportation Management Plan for review and approval of Traffic Engineering staff prior to issuance of building permits. Due to the change of land use from residential to offices, Reclamation District 1000 requests compensation for the resulting increased run-off created.

Trash Enclosure details must also be approved. These must comply with PUD Guidelines.

Natomas Corporate Center PUD Square Footage Summary: The PUD is approved for 853,313 square feet of office space. To date, four offices have been approved, consisting of the following:

|                 |         |
|-----------------|---------|
| 102,000 sq. ft. | P83-171 |
| 90,500 sq. ft.  | P83-432 |
| 95,937 sq. ft.  | P84-177 |
| 146,000 sq. ft. | P87-051 |
| <hr/>           |         |
| 434,437 sq. ft. |         |

The present project and child care center are exempt from square footage totals.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Recommend approval of the PUD Schematic Plan Amendment for Natomas Corporate Center to increase allowed area in PUD by 65,000 square feet.
- C. Recommend approval of the PUD Schematic Plan for Natomas Corporate Center to alter approved configuration of structure.
- D. Recommend approval of the Special Permit to establish 65,000 square foot television broadcast facility on 5.38 acre in OB(PUD) zone, subject to conditions and based upon findings of fact.

Conditions - Special Permit:

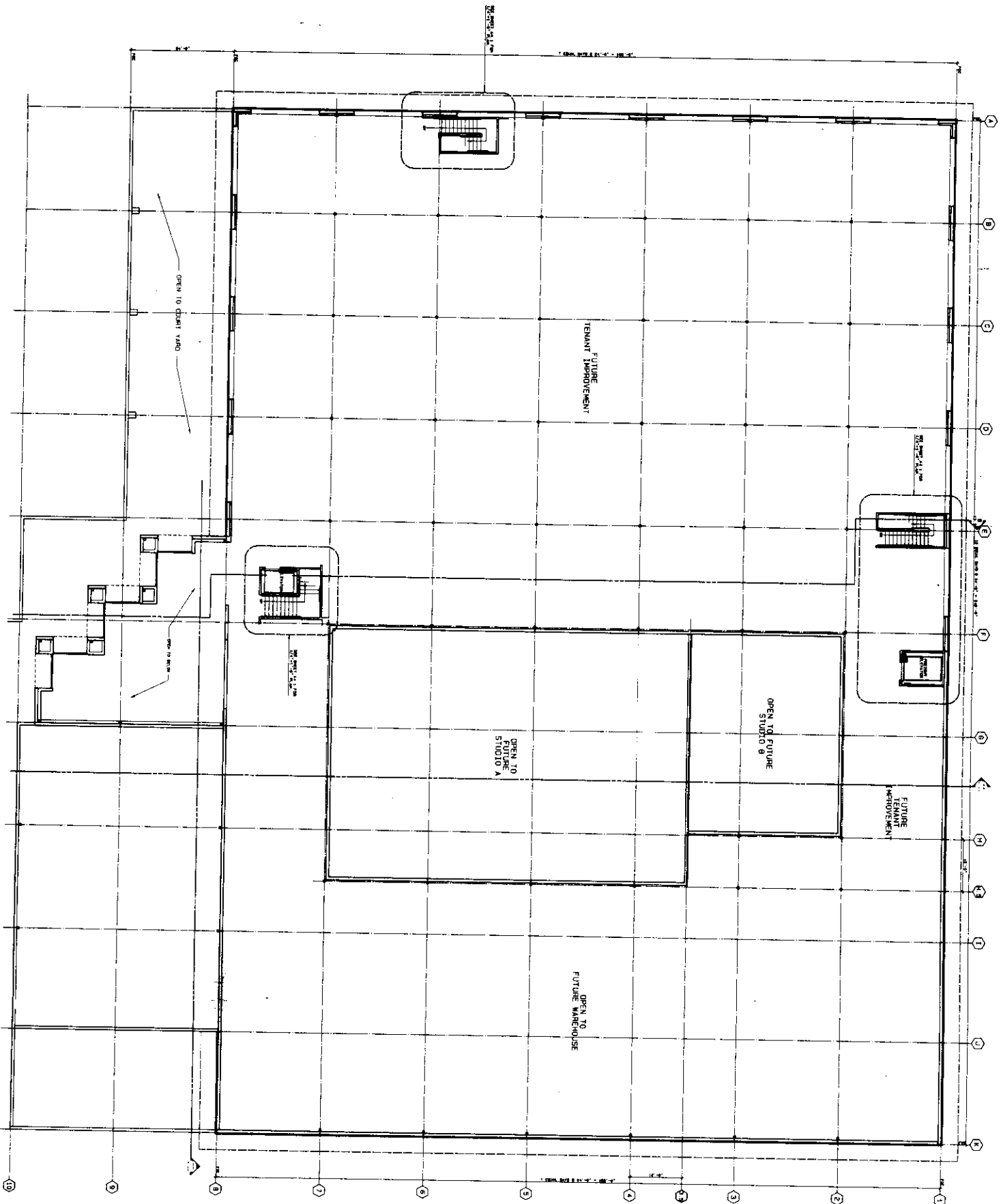
1. Prior to issuance of building permits, the applicant shall submit a Transportation Management Plan to the Traffic Engineering staff for review and approval.
2. Prior to issuance of building permits, the applicant shall pay necessary additional fees to Reclamation District 1000.
3. Prior to issuance of building permits, trash enclosure plans shall be reviewed and approved by the Planning Director.
4. A detailed landscaping/irrigation plan shall be reviewed and approved by the Planning Director.
5. Prior to final approval of the structure by the Building Inspector, the project shall be inspected by the Planning Director.

Findings of Fact - Special Permit:

1. The project is based upon sound principles of land use in that:

a broadcast facility is a permitted use related to office buildings in the PUD.

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 is provided;
  - c. design of the structure is compatible with other offices in the park and attractive to residential development outside the park.
  
3. The proposed project is consistent with the map and policies of the General Plan, 1984 South Natomas Community Plan, draft 1988 South Natomas Community Plan and the public broadcast facility conforms with the land use designation.



SECOND FLOOR PLAN

NATIONALS CORPORATE CENTER  
SACRAMENTO CALIFORNIA  
2395 CAPITOL OAKS DRIVE

BROADCAST FACILITY PHASE I



DATE: 01/20/00  
BY: JMM

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P86-158

6-23-88

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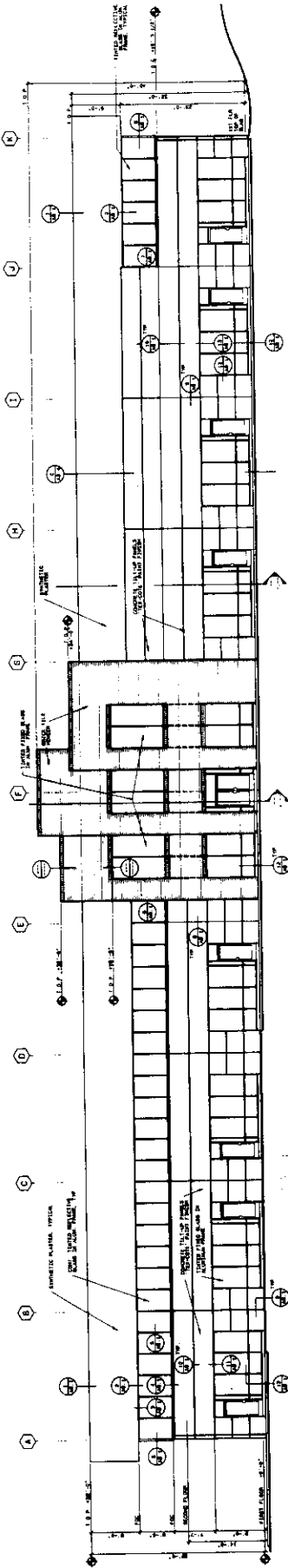


BROADCAST  
FACILITY  
PHASE I

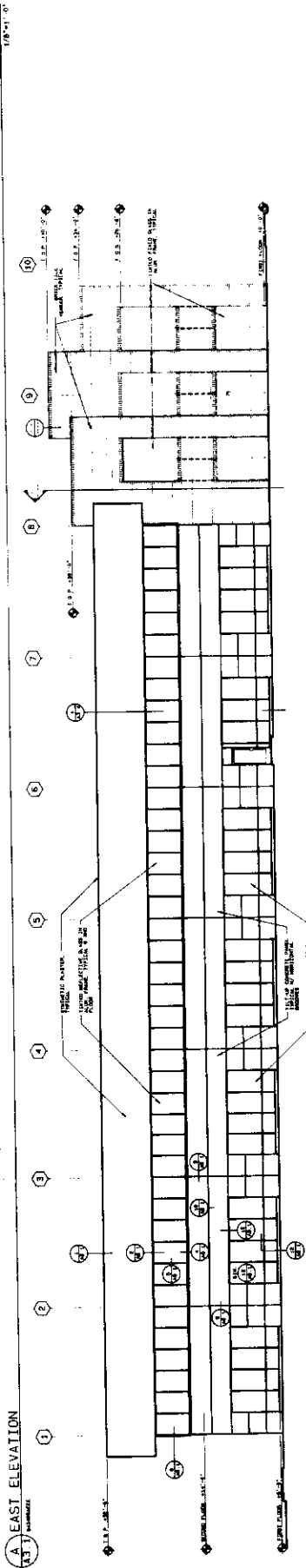
2555  
CAPITOL  
OAKS DRIVE

NATIONALS  
CORPORATE  
CENTER  
SACRAMENTO  
CALIFORNIA

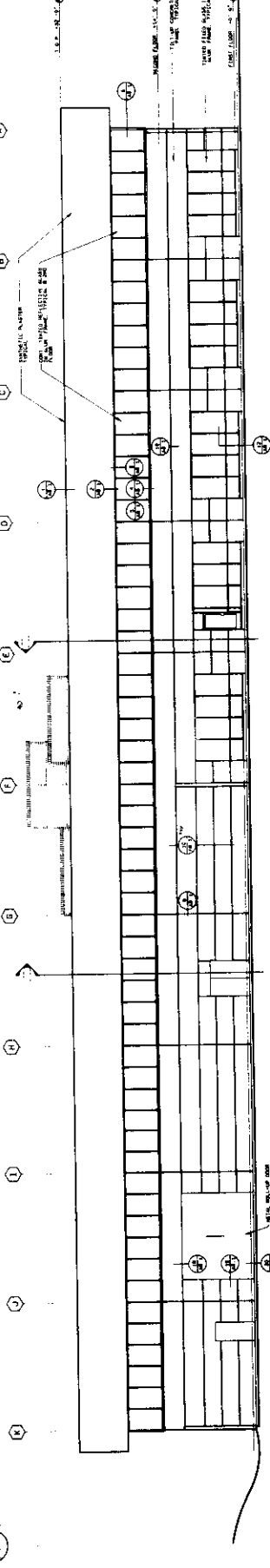
EXTERIOR  
ELEVATION



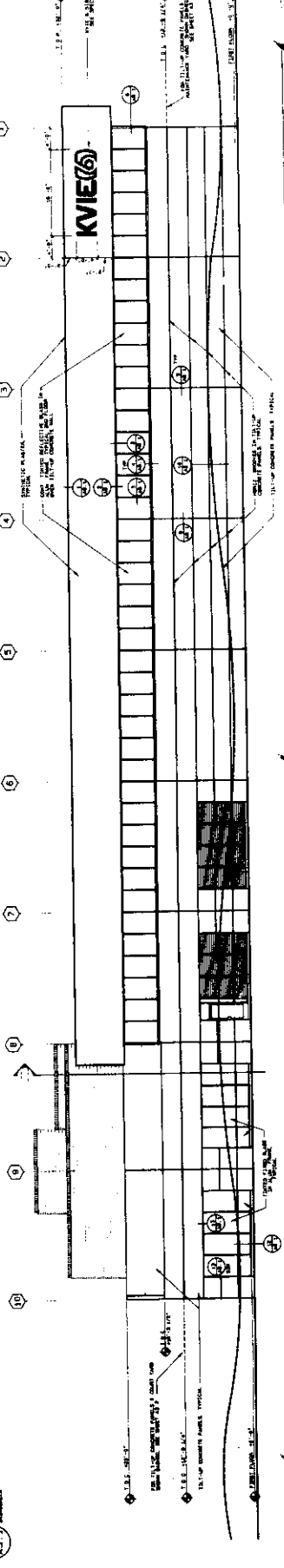
A EAST ELEVATION



B SOUTH ELEVATION



C WEST ELEVATION



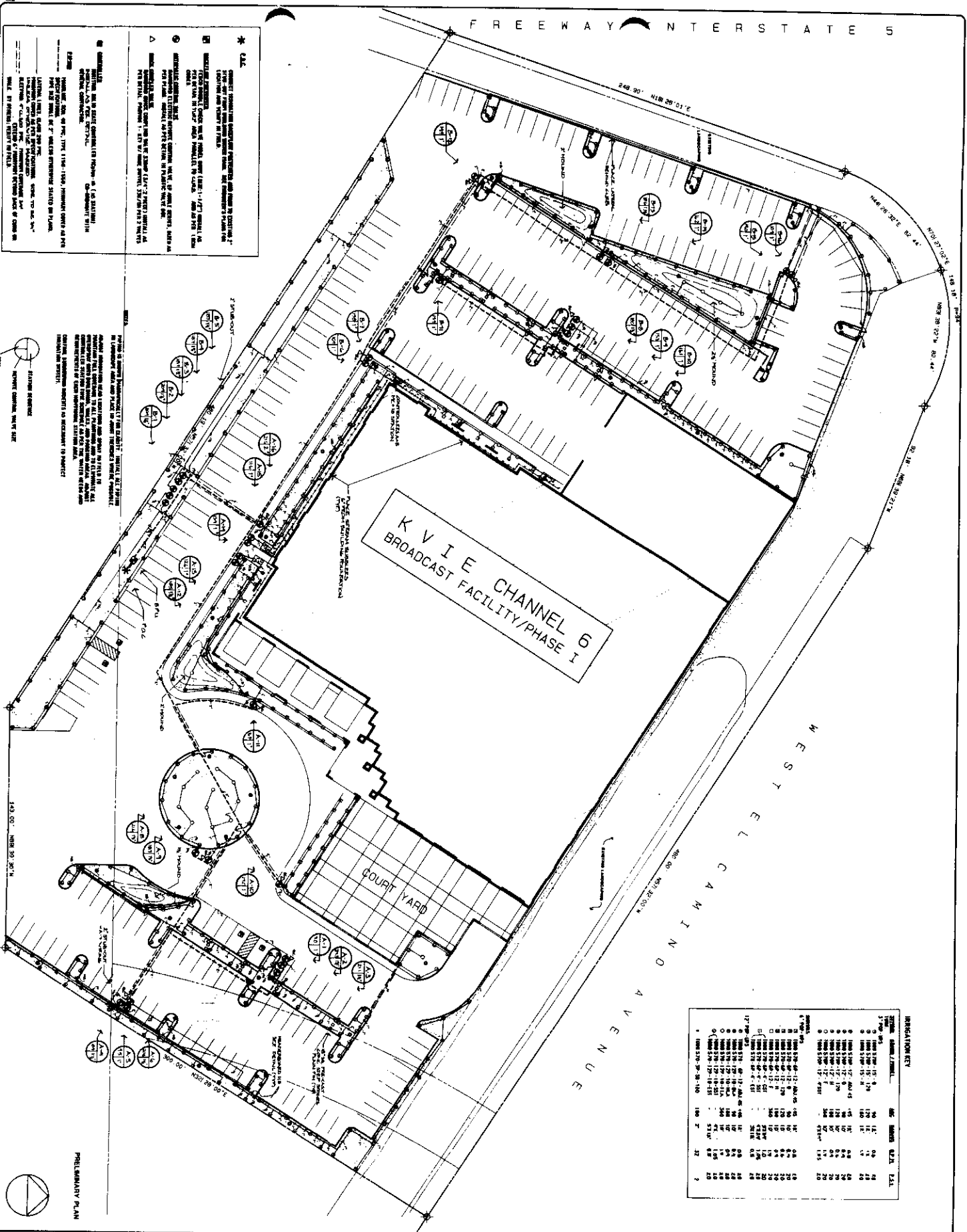
D NORTH ELEVATION

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**\* C.A.L.**  
 CONSULT ENGINEER FOR ELECTRICAL, MECHANICAL, AND PLUMBING TO DETERMINE THE TYPE OF SERVICE TO BE PROVIDED AND THE LOCATION OF SERVICE POINTS.  
 1. ELECTRICAL SERVICE TO BE PROVIDED BY THE CITY OF SACRAMENTO.  
 2. MECHANICAL SERVICE TO BE PROVIDED BY THE CITY OF SACRAMENTO.  
 3. PLUMBING SERVICE TO BE PROVIDED BY THE CITY OF SACRAMENTO.  
 4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO REQUIREMENTS.  
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INDICATION KEY

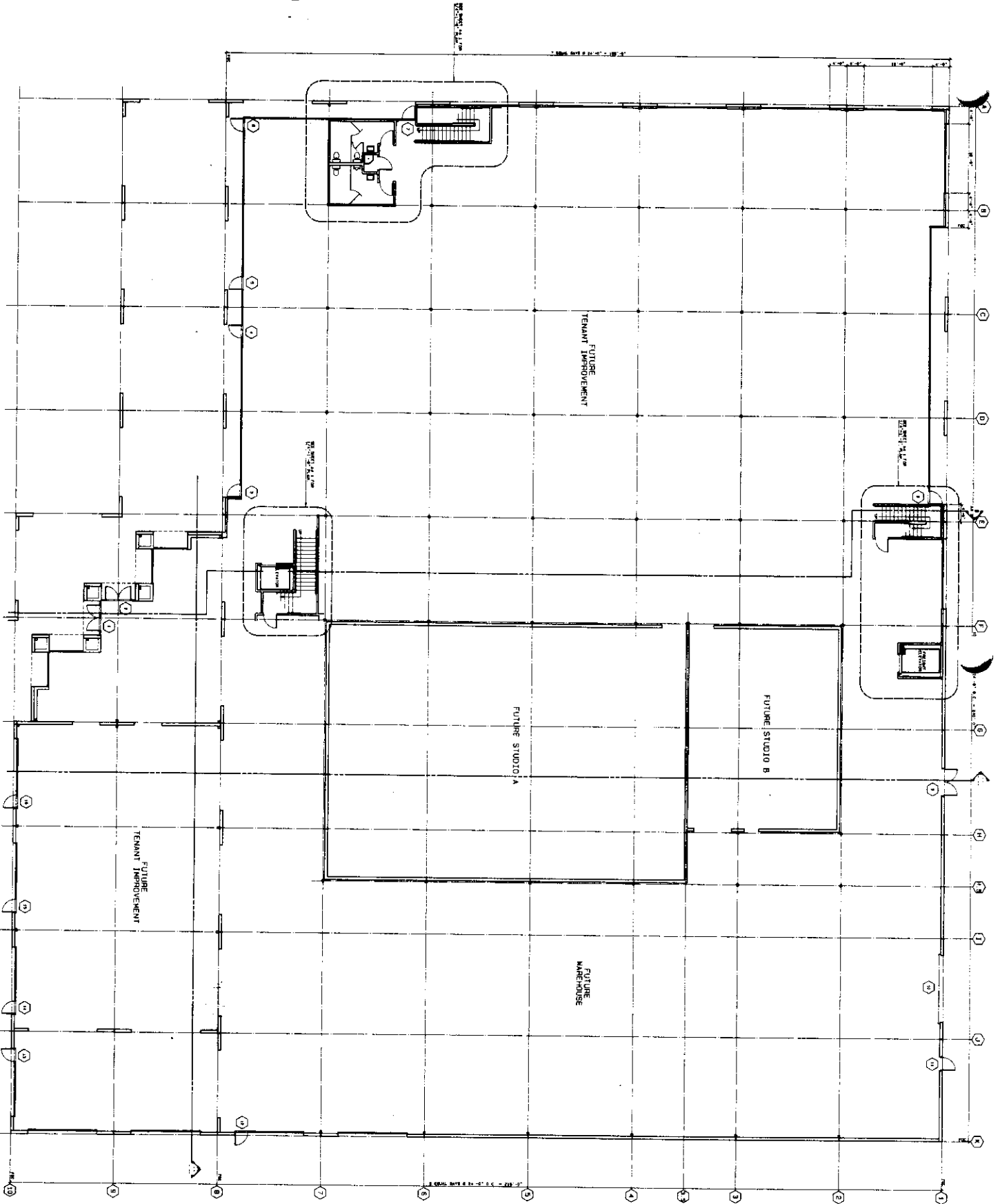
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| 2      | PROPOSED UTILITIES      | 2   | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 3      | EXISTING BUILDINGS      | 3   | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 4      | PROPOSED BUILDINGS      | 4   | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 5      | EXISTING DRIVEWAYS      | 5   | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 6      | PROPOSED DRIVEWAYS      | 6   | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 7      | EXISTING PARKING SPACES | 7   | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 8      | PROPOSED PARKING SPACES | 8   | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 9      | EXISTING TREES          | 9   | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 10     | PROPOSED TREES          | 10  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 11     | EXISTING FENCES         | 11  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 12     | PROPOSED FENCES         | 12  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 13     | EXISTING SIGNAGE        | 13  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 14     | PROPOSED SIGNAGE        | 14  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 15     | EXISTING LANDSCAPING    | 15  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 16     | PROPOSED LANDSCAPING    | 16  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 17     | EXISTING UTILITIES      | 17  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 18     | PROPOSED UTILITIES      | 18  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 19     | EXISTING BUILDINGS      | 19  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 20     | PROPOSED BUILDINGS      | 20  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 21     | EXISTING DRIVEWAYS      | 21  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 22     | PROPOSED DRIVEWAYS      | 22  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 23     | EXISTING PARKING SPACES | 23  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 24     | PROPOSED PARKING SPACES | 24  | 11/15/88 | J.M. | J.M. | 11/15/88 |
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| 26     | PROPOSED TREES          | 26  | 11/15/88 | J.M. | J.M. | 11/15/88 |
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| 31     | EXISTING LANDSCAPING    | 31  | 11/15/88 | J.M. | J.M. | 11/15/88 |
| 32     | PROPOSED LANDSCAPING    | 32  | 11/15/88 | J.M. | J.M. | 11/15/88 |

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| <p>DATE: 11/15/88<br/>                 DRAWN BY: J.M.<br/>                 CHECKED BY: J.M.<br/>                 SCALE: 1"=20'</p> | <p>PROJECT: BROADCAST FACILITY PHASE I</p> | <p>CLIENT: NATOMAS CORPORATE CENTER SACRAMENTO CALIFORNIA</p> | <p>ARCHITECT: KVIETZ</p> | <p>ENGINEER: J.M. [Signature]</p> | <p>ASSOCIATES 200, INC. ARCHITECT ENGINEER PLANNING DESIGNERS 1001 BRIDGE BLVD. SACRAMENTO, CALIFORNIA 95811 (916) 437-3000</p> |
|--|--|---|--------------------------|-----------------------------------|---|

P86-158

6-23-88

#21



FIRST FLOOR PLAN

NATIONALS  
COMMUNICATIONS  
CENTER  
SACRAMENTO  
CALIFORNIA

2395  
CABLE  
DANKS DRIVE

BROADCAST  
FACILITY  
PHASE I

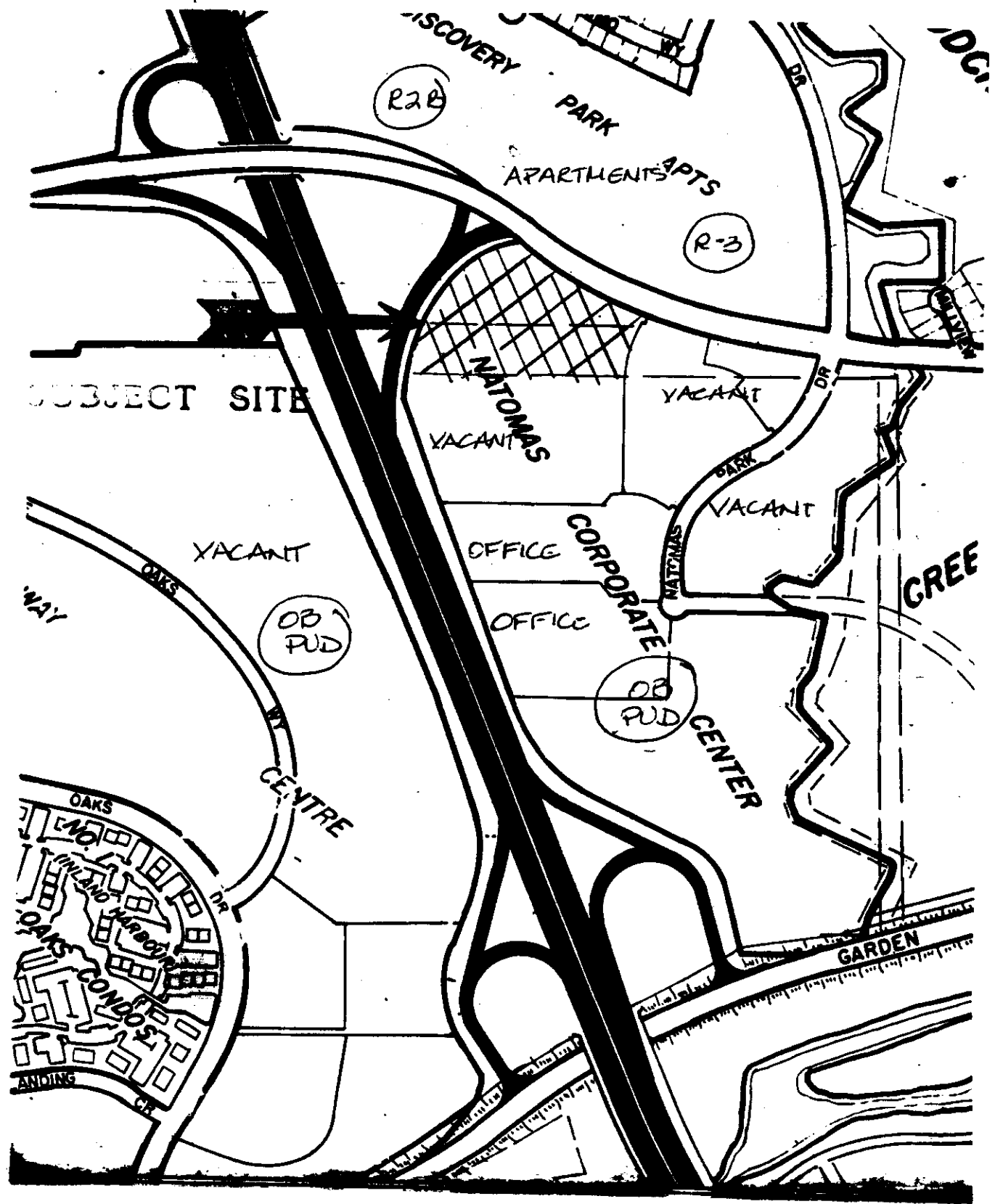
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**VICINITY - LAND USE - ZONING**

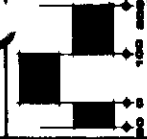
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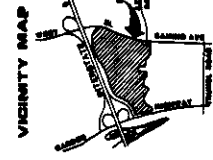
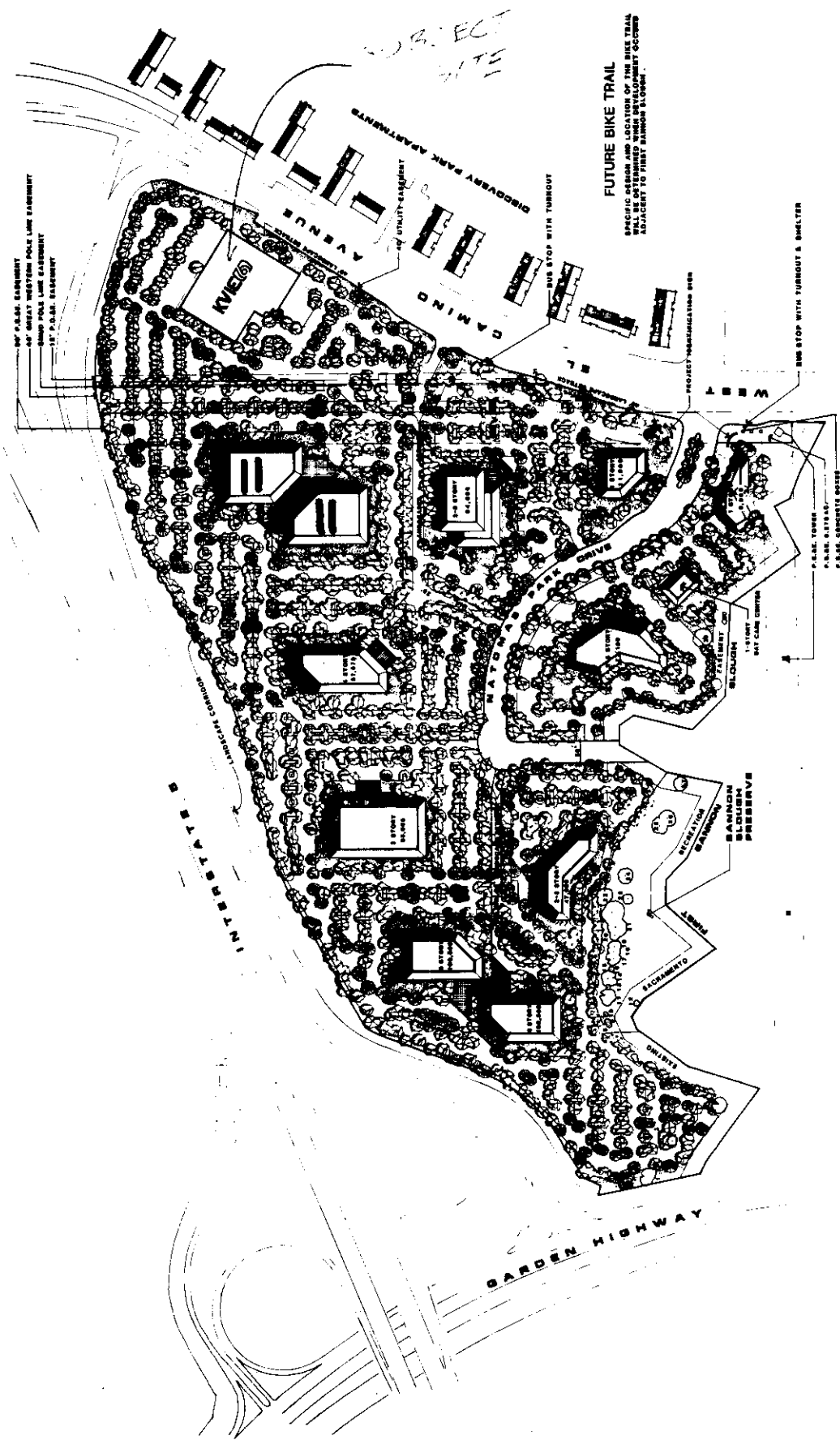
# 21

**schonberger**  
**site plan**

**natomas corporate center**  
a professionally planned business community by **ROS** development co. city of sacramento, california



**83**  
REVISED: JANUARY, APRIL 1987



**SCHEMATIC PLAN SUMMARY**

|                     |                 |
|---------------------|-----------------|
| GROSS ACREAGE       | 522 AC.         |
| NET ACREAGE         | 388 AC.         |
| TOTAL BUILDING AREA | 853,313 SQ. FT. |
| OFFICE BUSINESS     | 793,313 sq ft   |
| PARKING REQUIRED    | 3,413 SPACES    |
| PARKING PROVIDED    | 3,413 SPACES    |

*3 proposed P88-046  
under existing Natomas  
Development Agreement*

**EXISTING TREE LEGEND**

|    |                |
|----|----------------|
| 1  | 10' - 12' Oak  |
| 2  | 12' - 14' Oak  |
| 3  | 14' - 16' Oak  |
| 4  | 16' - 18' Oak  |
| 5  | 18' - 20' Oak  |
| 6  | 20' - 22' Oak  |
| 7  | 22' - 24' Oak  |
| 8  | 24' - 26' Oak  |
| 9  | 26' - 28' Oak  |
| 10 | 28' - 30' Oak  |
| 11 | 30' - 32' Oak  |
| 12 | 32' - 34' Oak  |
| 13 | 34' - 36' Oak  |
| 14 | 36' - 38' Oak  |
| 15 | 38' - 40' Oak  |
| 16 | 40' - 42' Oak  |
| 17 | 42' - 44' Oak  |
| 18 | 44' - 46' Oak  |
| 19 | 46' - 48' Oak  |
| 20 | 48' - 50' Oak  |
| 21 | 50' - 52' Oak  |
| 22 | 52' - 54' Oak  |
| 23 | 54' - 56' Oak  |
| 24 | 56' - 58' Oak  |
| 25 | 58' - 60' Oak  |
| 26 | 60' - 62' Oak  |
| 27 | 62' - 64' Oak  |
| 28 | 64' - 66' Oak  |
| 29 | 66' - 68' Oak  |
| 30 | 68' - 70' Oak  |
| 31 | 70' - 72' Oak  |
| 32 | 72' - 74' Oak  |
| 33 | 74' - 76' Oak  |
| 34 | 76' - 78' Oak  |
| 35 | 78' - 80' Oak  |
| 36 | 80' - 82' Oak  |
| 37 | 82' - 84' Oak  |
| 38 | 84' - 86' Oak  |
| 39 | 86' - 88' Oak  |
| 40 | 88' - 90' Oak  |
| 41 | 90' - 92' Oak  |
| 42 | 92' - 94' Oak  |
| 43 | 94' - 96' Oak  |
| 44 | 96' - 98' Oak  |
| 45 | 98' - 100' Oak |

P86-158

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FF91