

STAFF REPORT AMENDED 4/22/86
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 Boulevard, Sacramento, CA 95826		
PLANS BY	E. M. Kado & Associates, 1661 Garden Highway, Sacramento, CA 95833		
FILING DATE	4/18/86	ENVIR. DET.	5/12/86
ASSESSOR'S-PCL. NO.	225-230-68		REPORT BY SD:bw

- APPLICATION:**
- A. Negative Declaration
 - B. Amend PUD Schematic Plan Amendment for Natomas Corp. Center to increase the height of four structures from four to six stories;
 - C. Amend PUD Schematic Plan for Natomas Corp. Center to increase height limit from 65 feet to ~~60~~ 85 feet; (*amended by staff*)
 - D. Amend PUD Schematic Plan for Natomas Corp. Center to increase the allowed area in the PUD by 65,000 square feet;
 - E. Amend PUD Schematic Plan for Natomas Corp. Center to alter approved configuration of structure;
 - F. Amend PUD Schematic Plan for Natomas Corp. Center to increase signage;
 - G. Amend Development Agreement to waive pro rata share of contribution for public services;
 - H. Special Permit to establish a 65,000 square foot television broadcast facility on 1± ac. in OB(PUD) zone;
 - I. Variance to waive 46 parking spaces.

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

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 65,000 square foot public television broadcasting station in the Natomas Corporate Center.

PROJECT INFORMATION:

1974 General Plan Designation:	Office/Office Parks		
1986 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	Freeway:	100'	230'
South: Offices; OB-PUD	W. El Camino:	50'	50'
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± acres
Square Footage of Building:	65,000
Height of Building:	Two stories; 40 feet
Topography:	Flat
Street Improvements/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%
	Landscaping: 43%
	Surfaced Area: 37%

BACKGROUND INFORMATION: The subject site is a portion of Natomas Corporate Center PUD approved by the City Council on May 10, 1983 (P83-097). The PUD is approved for 853,313 square feet of office space.

PROJECT EVALUATION:

- A. **Land Use:** The subject site is designated for offices and office parks in both the 1974 General Plan and the 1986 South Natomas Community Plan. The PUD guidelines permit office uses normally allowed in the OB zone. Communication companies, such as broadcasting station offices, are among the permitted land uses.
- B. **Plan Amendments:** On January 28, 1986, the City Council adopted the necessary entitlements to exempt area required for a non-profit public television broadcasting facility from the maximum approved office building square footage of the PUD. The applicant is requesting the necessary entitlements to establish a public broadcasting facility. Staff, therefore, does not object to the schematic plan amendment to increase the square footage of the PUD by 65,000 square feet and to alter the approved structural configuration for the PUD.

The applicant is requesting to increase the height and number of stories of four approved structures from four stories (65 ft.) to six stories (80 85*feet). Pads E and F are completed (see Ex. E). Approvals have been granted for 95,000 square feet on pads C and D. The area east of Natomas Park Drive has limited parking. Thus, the structures that can absorb the 65,000 square feet are fairly limited to Pads A,B,G and H. The area per floor has been reduced on Pads A,B,G and H, allotting area for the necessary additional parking and necessitating an increase in building height and number of stories. Staff has no objection to this request.*(amended by staff)

The applicant proposes four signs - one on each elevation. This is inconsistent with the most recently adopted sign guidelines for the PUD for additional signage. The applicant is allowed one attached sign and logo and one detached monument sign. The applicant has demonstrated no hardship to cause staff to support the request.

- C. **Amendment to the Development Agreement:** The development agreement for the PUD requires non-residential developers to contribute to the South Natomas Capitol Improvement Fund in order to mitigate such impacts of development as traffic generation.

The applicant is requesting an exemption from this requirement. It is the position of the Public Works Department that all developments in the South Natomas area, whether they be non-profit or not, will be required to pay fees for the benefits they receive from the public facilities that the fees from the agreement will help fund (See Ex. F).

The proposed project will generate the same impacts as any other commercial use and these fees are intended to mitigate those impacts. Staff therefore cannot support this request.

- D. Special Permit: The applicant is requesting the special permit necessary for development in a PUD. The building consists of 65,000+ square feet of offices, studios, technical areas and warehouse/prop 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.

- E. Variance: The applicant has based the proposed parking on the following ratios:

Storage/warehouse - 16,450 sq. ft. @ 1:1000 =	16 spaces
Studio/general office sq. ft. @ 1:250 =	<u>194</u> spaces
	210 spaces

The ratio required in the guidelines would require 260 spaces; the applicant proposes 214 spaces.

KOVR studios were recently approved in the Gateway Oaks office park across I-5. Parking was based on classifying the studio area as warehouse if the studios are used for non-audience participation programming. KOVR did not call out any warehousing/storage space as the applicant has done. Under some condition as KOVR the applicant would be responsible for 194 parking spaces.

The applicant estimates a future total of 192 employees and 15 visitors. The highest daytime estimate of 103 individuals on site occurs at 4 P.M. During the KVIE Auction, the first 10 days in June, there are 100 volunteers arriving in staggered shifts. The first 50 volunteers begin arriving between 5:00 and 5:30 P.M.

Under these circumstances, staff supports the applicant's request to waive the parking spaces. When the property is subdivided so that KVIE can own its pad, staff suggests reciprocal parking easements to accommodate one unanticipated overflow. Also, when the land is divided, cross-access easements must be provided.

- F. 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.

Detailed landscaping and irrigation plans must be approved by staff prior to issuance of building permits. 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:

PAD E =	102,000 sq. ft.	P83-171
PAD F =	90,500 sq. ft.	P83-432
PAD C & D =	<u>95,937</u> sq. ft.	P84-177
	288,437	

The present project is exempt from square footage totals.

- H. 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 Corp. Center to increase height of four structures from four to six stories;
- C. Recommend approval of the PUD Schematic Plan Amendment for Natomas Corp. Center to increase height limit from 65 feet to ~~80~~ 85 feet; *(amended by staff)*
- D. Recommend approval of the PUD Schematic Plan Amendment for Natomas Corp. Center to increase allowed area in PUD by 65,000 square feet;
- E. Recommend approval of the PUD Schematic Plan for Natomas Corp. Center to alter approved configuration of structure;
- F. Recommend denial of the PUD Schematic Plan for Natomas Corp. Center to increase signage;
- G. Recommend denial of the PUD Schematic Plan for Natomas Corp. Center to waive pro rata share of contribution for public services;
- H. Recommend approval of the Special Permit to establish 65,000 square foot television broadcast facility on 1+ acre in OB(PUD) zone, *subject to conditions and based upon Findings of Fact; (added by staff)*
- I. Recommend approval of the Variance to waive 46 parking spaces, *based upon Findings of Fact. (added by staff)*

Conditions - *Special Permit (added by staff)*

- 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, detailed landscape, irrigation and trash enclosure plans shall be reviewed and approved by the Planning Director.

Findings of Fact - Variance and Special Permit (added by staff)

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 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 broadcast facilities have been granted similar requests.
4. The request does not constitute a use variance, in that broadcasting facilities 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 public broadcast facility conforms with the land use designation.



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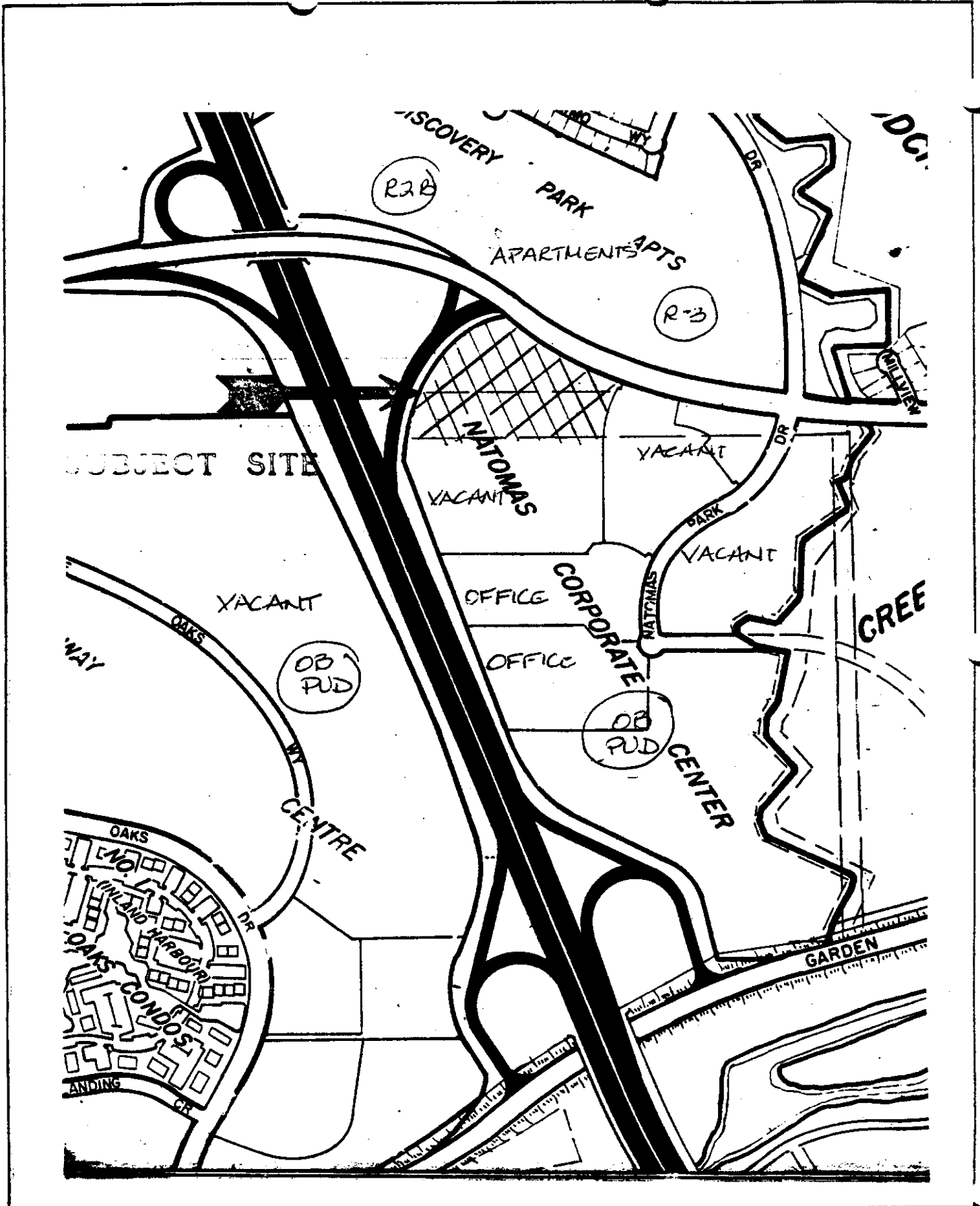
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Findings of Fact

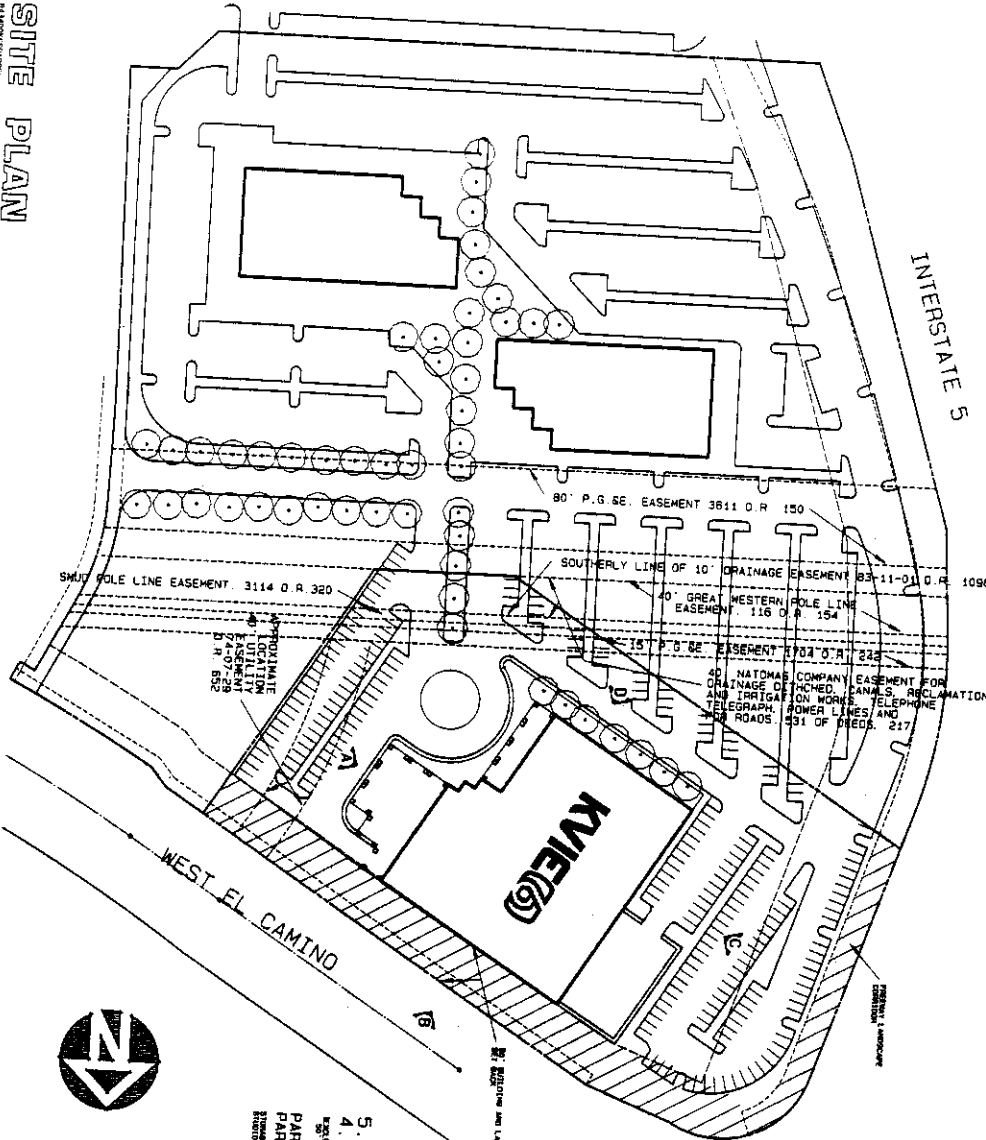
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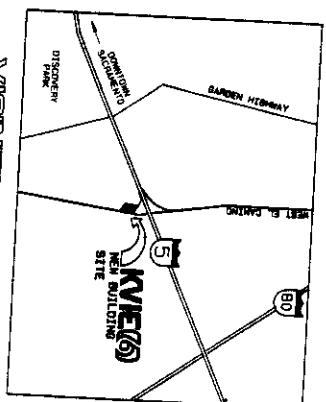
VICINITY - LAND USE - ZONING

EXHIBIT A SITE PLAN

SITE PLAN



5.38 ACRES GROSS
4.47 ACRES NET
PARKING PROVIDED: 214 STALLS
PARKING REQUIRED: 210 STALLS



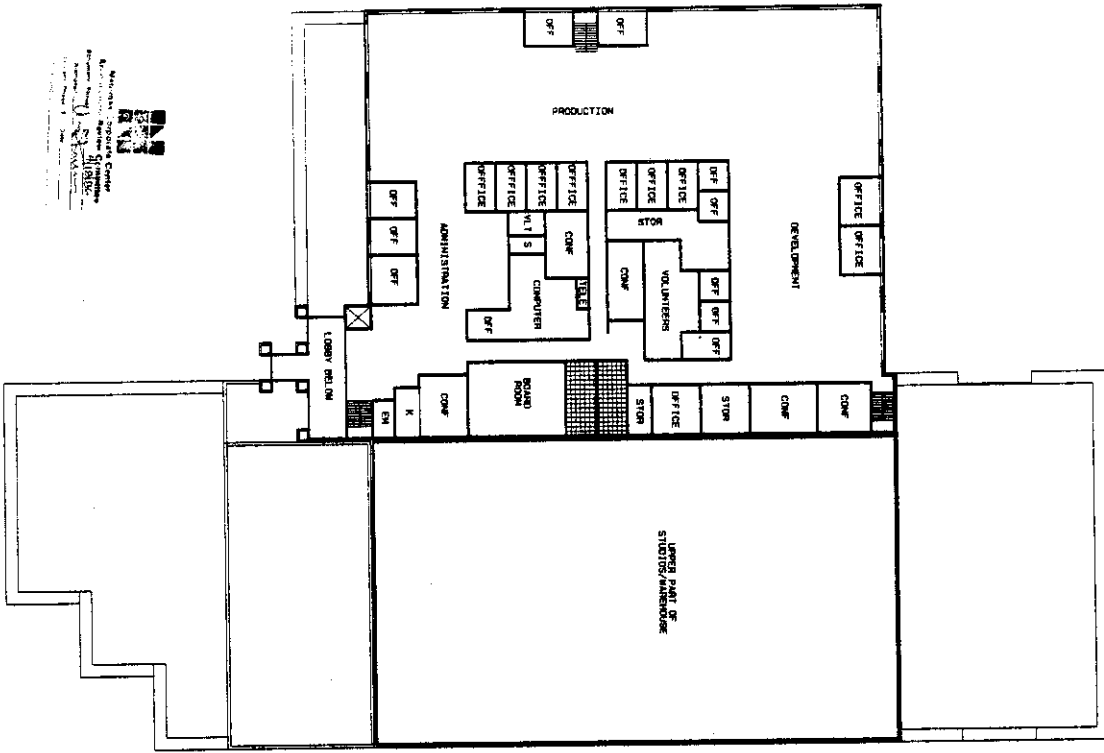
VICINITY MAP
NO SCALE



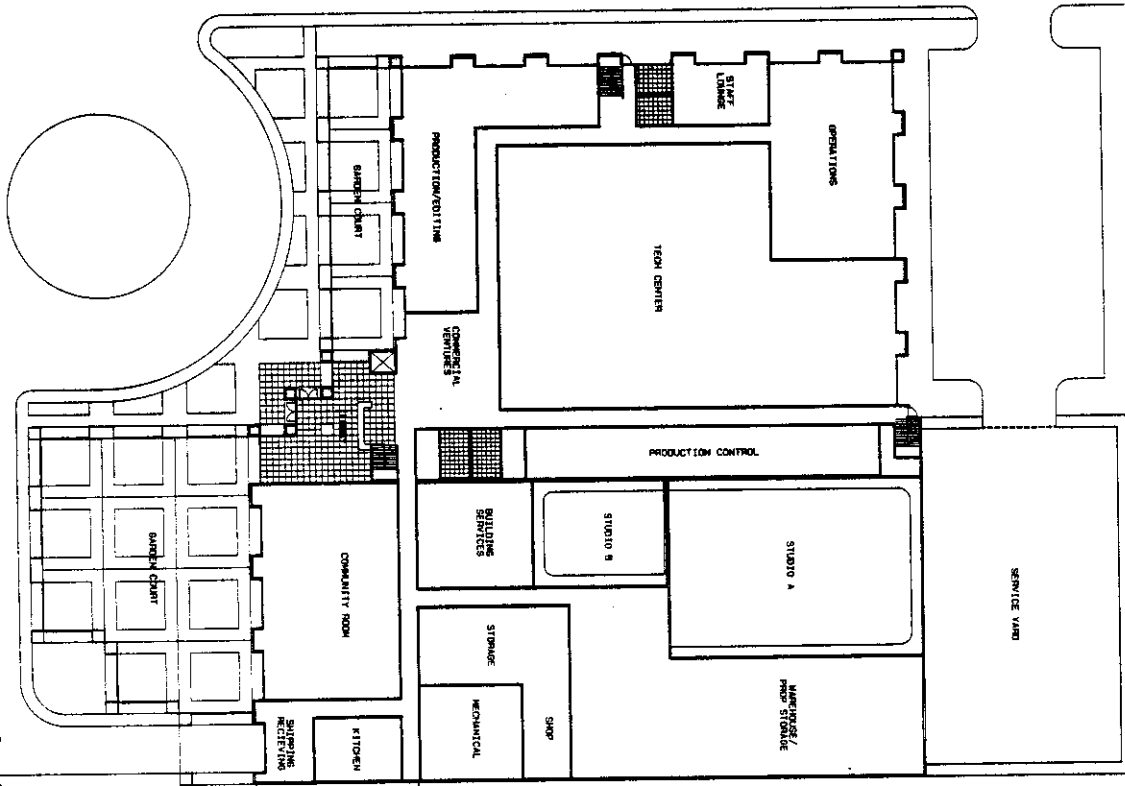
SK-1	VICINITY MAP	VICINITY MAP	SITE PLAN	BROADCAST FACILITY SACRAMENTO CALIFORNIA	KVIE CHANNEL 6 SACRAMENTO STOCKTON	PROJECT NO. 056-158	DATE 08-11-77	<p>REGISTERED PROFESSIONAL ENGINEER CALIFORNIA LICENSE NO. 4488 1987-1988</p>
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EXHIBIT B FLOOR PLAN

SECOND FLOOR PLAN



FIRST FLOOR PLAN




L. A. BASSO
 ARCHITECTS - S.A. INC.
 ARCHITECTS
 1000 J STREET
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1000

KVIE
CHANNEL 6
 SACRAMENTO
 STOCKTON

BROADCAST
 FACILITY
 SACRAMENTO
 CALIFORNIA

FIRST
 FLOOR PLAN
 SECOND
 FLOOR PLAN

SK-4
 11/81

C.M. Bado
ASSOCIATES - INC. INC.
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
1801 QUINN MOUNTAIN
SACRAMENTO,
CALIFORNIA 95833
916-441-1800

DATE: _____
PROJECT: _____
SHEET: _____

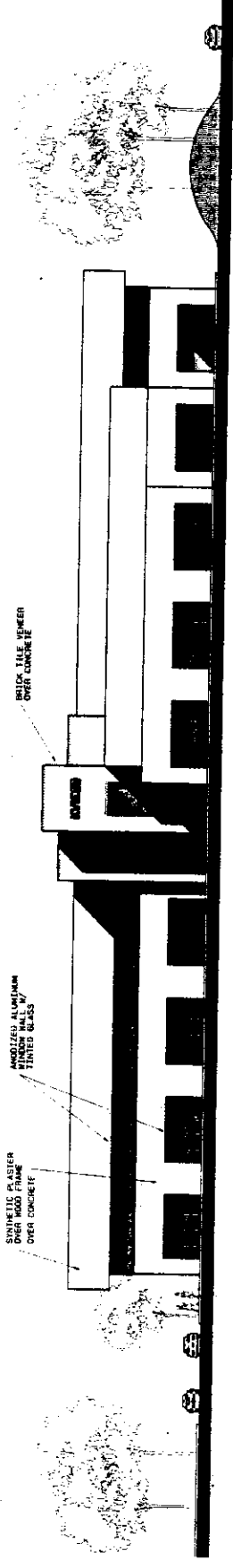
NO. _____

KVIE
CHANNEL 6
SACRAMENTO
STOCKTON

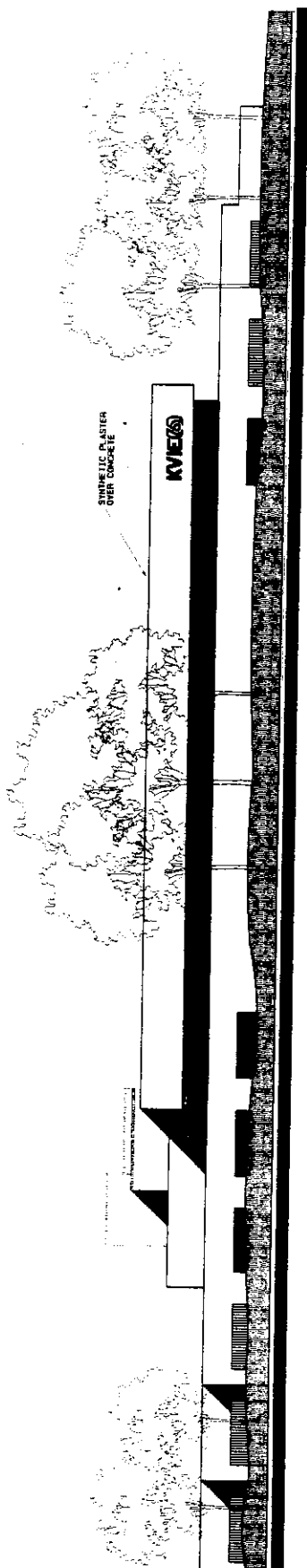
BROADCAST
FACILITY
SACRAMENTO
CALIFORNIA

ELEVATION
EXHIBIT
ELEVATION

SK-2



ELEVATION 'A'
8/25/86 B 9/10/86

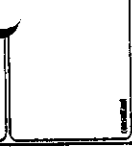


ELEVATION 'B'
8/25/86 B 9/10/86

C.M. BARD ASSOCIATES, INC.
ARCHITECTURE
PLANNING
INTERIOR DESIGN

1941 BAYVIEW MANOR
LAKELAND, CALIFORNIA
CONTRACT NO. 2000-001-0000

DATE: 11/11/00
SCALE: 1/8" = 1'-0"
SHEET: 101-000-000



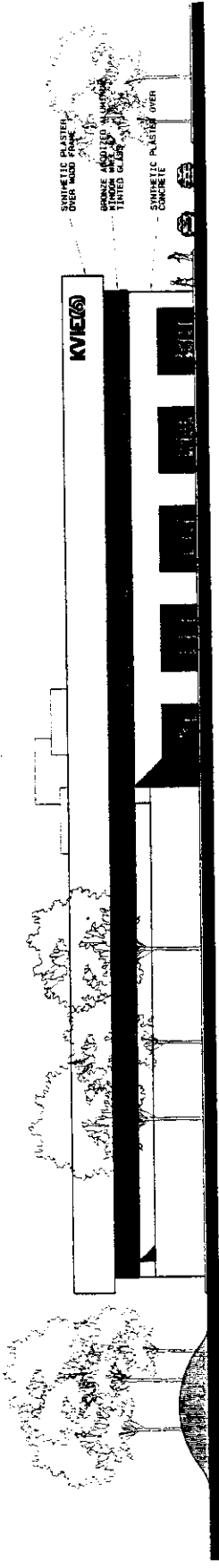
KVIE CHANNEL 6
SACRAMENTO
STOCKTON

BROADCAST FACILITY
SACRAMENTO
CALIFORNIA

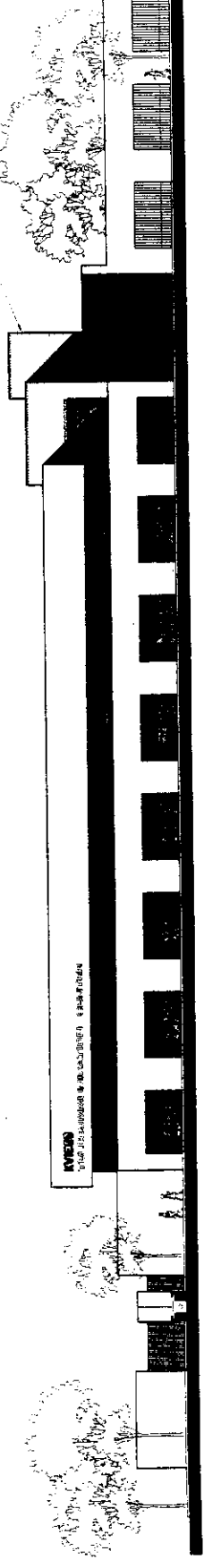
ELEVATION 'C'

EXHIBIT D
ELEVATION

DATE: 11/11/00
SCALE: 1/8" = 1'-0"
SHEET: 101-000-000



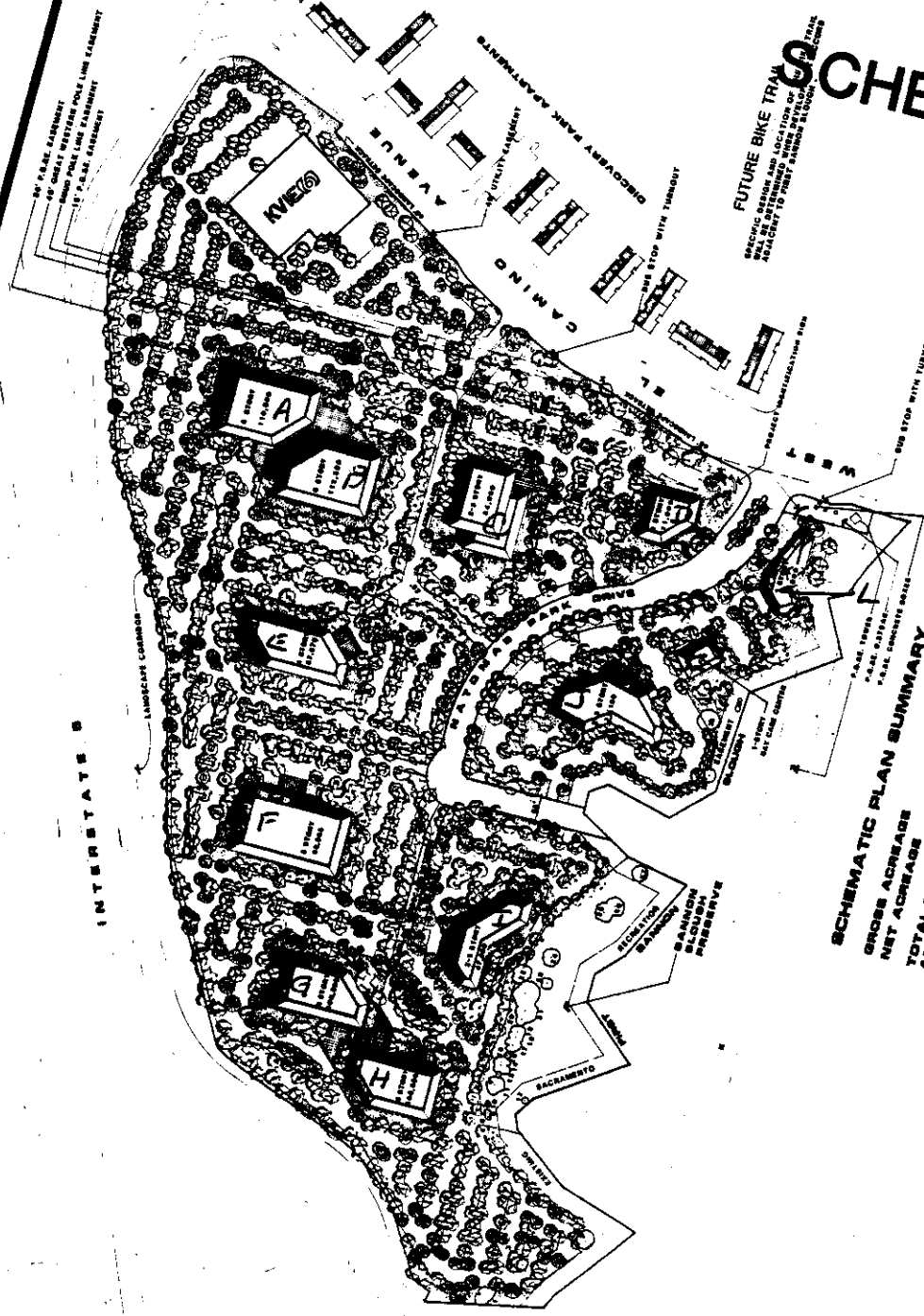
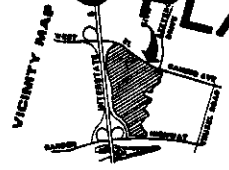
ELEVATION 'C'
11/11/00 8:41 AM



ELEVATION 'D'
11/11/00 8:41 AM



EXHIBIT SCHEMATIC PLAN



SCHEMATIC PLAN SUMMARY

GROSS ACREAGE	269,313 SQ. FT.
NET ACREAGE	252,313 SQ. FT.
TOTAL BUILDING AREA	385,700 SQ. FT.
OFFICE BUSINESS	385,700 SQ. FT.
PARKING REQUIRED	3857 SPACES
PARKING PROVIDED	3857 SPACES

EXISTING TREE LEGEND

- Large tree symbol
- Medium tree symbol
- Small tree symbol
- Shrub symbol
- Grass symbol

5-22-86



CITY OF SACRAMENTO

EXHIBIT F

DEPARTMENT OF PUBLIC WORKS

CITY PLANNING DEPARTMENT

ENGINEERING DIVISION

FEB 27 1986

THOMAS M. FINLEY
Engineering Division Manager

February 25, 1986

RECEIVED

TO: Diana Parker, Senior Planner
FROM: James H. Bloodgood, Supervising Engineer *JB.*
SUBJECT: KVIE - Natomas Corporate Center

The addition of 65,780 square feet for a proposed public television station in the Natomas Corporate Center site will be one more incremental, adverse impact on an already impacted area. While the project in and of itself may not be a significant traffic generator, it does generate traffic, and its impacts along with the cumulative affects with the other development proposals in the South Natomas region will result in undesirable traffic conditions for the intersection of West El Camino and Azevedo/Natomas Park Drive, as well as others.

In addition, KVIE/KCS is apparently going to request that the public television proposal be exempt from the exaction process for the Natomas Corporate Center site. It is the position of the Public Works Department that all developments in the South Natomas area, whether they be nonprofit or not, will be required to pay for the benefits they receive from the public facilities that the fees from the agreements will help fund. We cannot support the requested exemption. If it is preferable, the proposal would not be subject to the exaction fees, but would be subject to the FBA proposed for the South Natomas community.

JHB:vr
JB160Md1

cc: Mel Johnson, Director of Public Works
Les Frink, Deputy Director, Engineering Services
Tom Finley, Engineering Division Manager
Bob Blaser, Associate Engineer
Dave Cullivan, Associate Engineer

EXHIBIT G

INFORMATION FOR CITY PLANNING DEPARTMENT

	<u>On Move-In by 1987</u>	<u>Future Expansion</u>
Total Number:		
Staff	80	129
Volunteers/Interns (non-pledge or auction)	26	46
Visitors (excluding tours)	10	15
Clients (excluding teleconferencing)	2	7
Productions	<u>4</u>	<u>10</u>
	122	207

Average occupancy by time-of-day (non-pledge or auction):

Monday through Friday with two shifts

Saturday & Sunday with two shifts - 1 person per shift

	<u>Cumulative Occupants Staff</u>	<u>Volunteers</u>	<u>Visitors/Clients Productions</u>
<u>6:00</u> a.m.	0	0	0
7:00 a.m.	2	0	0
7:30 a.m.	6	0	0
8:00 a.m.	14	1	0
9:00 a.m.	74	11	1
10:00 a.m.	76	18	2
4:00 p.m.	71	26	6
5:00 p.m.	46	15	5
6:00 p.m.	10	1	4
7:00 p.m.	5	0	4
9:00 p.m.	5	0	2
Midnight	1	0	0

Fundraisers:

Auction

- First ten days in June
- Less than 100 volunteers per day
- Arrive in staggered shifts during the evening. First shift of about 50 volunteers arriving between 5:00 & 5:30 p.m.
- Ends about midnight/1:00 a.m.

Pledge (4 per year)

- August 12 days End of month
- December 12 days Beginning of month
- January 6 days End of month
- March 22 days Beginning of month

- Less than 65 volunteers
- Arrive about 6:30 p.m.
- Leave about midnight/1:00 a.m.

Total size of new building is approximately 65,780 square feet, including

3,800	sq. ft. community use room
11,700	sq. ft. studio and storage
12,750	sq. ft. technical space (control rooms, edit booths, etc.)
33,990	sq. ft. office/work space/lobby/conference room
<u>3,540</u>	sq. ft. mechanical and electrical
65,780	