

SUPERCEDED

CITY PLANNING COMMISSION

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

SEE

JUNE 23
REPORT

APPLICANT Chris Oliveira & Assoc. - 8395 Jackson Road#E, Sacramento, CA 95826
OWNER Buzz Oates Enterprises - 8401 Jackson Road, Sacramento, CA 95826
PLANS BY Chris Oliveira & Assoc. - 8395 Jackson Road#E, Sacramento, CA 95826
FILING DATE 4-1-88 ENVIR. DET. Neg. Dec 5-20-88 REPORT BY PW:sg
ASSESSOR'S-PCL. NO. 031-0051-004

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map to subdivide 21.56+ vacant acres into three lots
 - C. Special Permit to allow the development of a 6,000 sq.ft. office building and a 62,000 sq.ft. office building in the Greenhaven Executive Park PUD

LOCATION: Southeast corner of Greenhaven Drive and Park City Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct two office buildings totaling 68,000 sq.ft.

PROJECT INFORMATION:

General Plan Designation: Regional Commercial and Office
1988 Pocket Community
Plan Designation: Business/Professional Office
Existing Zoning of Site: OB(PUD)EA-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Day care center, vacant; C-2(PUD), OB(PUD)
South: Vacant; R-1, OB(PUD)
East: Vacant; OB(PUD), I-5
West: Vacant; OB(PUD)

Parking Required: 272 spaces (1:250 ratio per PUD guidelines)
Parking Provided: 272 spaces
Property Dimensions: Irregular
Property Area: 21.56+ acres
Square Footage of Building: 1 bldg. at 6,000 sq.ft.
1 bldg. at 62,000 sq.ft.
Height of Building: 32' at highest point
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick and tinted glass
Roof Material: Built-up roofing, concealed from view
Exterior Building Colors: Brick, earth tones

APPLC. NO. P88-164 MEETING DATE June 9, 1988 ITEM NO 18

2152

BACKGROUND INFORMATION: On January 25, 1983 the Sacramento City Council approved the necessary entitlements to create the Greenhaven Executive Park PUD (P82-039). The approved schematic plan for the 21.56+ acre subject site designates 10 office building sites totaling 282,000 square feet. This application is to develop two office buildings totaling 68,000 square feet.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 13, 1988, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 21.65+ vacant acres in the OB(PUD)EA-3 Zone and within the Greenhaven Executive Park PUD. Surrounding land use is all vacant with OB(PUD) and C-2(PUD) Zoning. A day care center is located to the north of the site across Park City Drive. The Interstate 5 Freeway runs along the eastern boundary of the site.

B. Applicant's Proposal

The applicant is proposing to subdivide the 21.56+ acre site into three parcels and develop two office buildings on two of the parcels (see tentative map). A 62,000 square foot, two-story building is proposed for the 3.7+ acres on parcel 2, and a 6,000 square foot building is proposed for the 1.6 acres on parcel 1. The remaining 16.7+ acres on parcel 3 will be for future development and will require further Planning Commission approval for actual development. The applicant is therefore now requesting a special permit to develop the two office buildings which are 6,000 and 62,000 square feet, respectively.

Staff prepared preliminary reviews for this project and met with the applicant to satisfy staff's concerns. The submitted plans now conform to the Greenhaven Executive Park PUD Schematic Plan and Development Guidelines. The schematic plan indicates the size (square footage) and footprints of the proposed buildings as a one-story, 6,000 square foot building and a two-story 62,000 square foot building. One issue has surfaced that will require the applicant to make an adjustment to the proposed two-story building. The subject site lies within the Executive Airport Overlay (EA-3) Zone. The EA-3 Zone prohibits structures over 30 feet in height. However, roof top mechanical equipment shall not be included in this measurement. The submitted plans indicate the two-story building is proposed to be 32 feet in height. Staff has explained this EA-3 Zone height restriction to the applicant, and the applicant has indicated that the building plans will be re-designed to meet this concern.

C. Site Plan

The submitted site plans indicate two office buildings with parking along the periphery of the site. Landscaping is proposed around the buildings and between the public right-of-ways and the parking areas. The PUD Guidelines require 25% landscape coverage for the two-story building and 20% for the one-story. The proposal meets this requirement. The setback area adjacent to Greenhaven Drive must have an undulating berm 3½ feet in height. All

landscaping should be of natural living material and be fully automatically irrigated. All surface parking must meet the City's 50% shading requirement. Prior to the issuance of any temporary or final occupancy permits the projects landscaping shall be installed. Staff will make an on-site review of the irrigation and landscaping when completed. The remaining 16.7± acres surrounding the two building site should be maintained in a reasonably weed-free condition but need not be landscaped.

The parcel adjacent to the subject site along Park City Drive is of some concern to staff (see site plan). Staff recommends that the applicant either purchase the property or reach an agreement with the present owner to allow landscaping of this area.

The PUD guidelines require one parking space per 250 square feet for office development. Based on the 1:250 ratio and the 68,000 square footage total, 272 on-site parking spaces are required. The proposed site plan and the applicant's project application state that 272 parking spaces have been provided. However, a count of the spaces drawn on the site plan reveals 271 spaces. This discrepancy of one space should be cleared up by a minor revision of the site plan adding the additional required space. The driveway off of Park City Drive requires access across parcel 031-0051-09. The applicant must obtain a reciprocal access agreement from the property owner. Also, the applicant should provide reciprocal access to parcel 031-0620-009. The Traffic Engineer recommends the applicant dedicate Corporate Way to a 54' right-of-way and extend street south through the Executive Park and intersect with Greenhaven Drive to the satisfaction of the Traffic Engineer. This is consistent with the PUD schematic plan.

D. Building Design

The submitted building elevations featuring brick with soldier courses and greenhouse-style windows are the result of several meetings with staff. The Design Review staff made various recommendations on design and building materials with specific modifications during the preliminary review for the project. The elevations now submitted conform to both the PUD guidelines and staff concerns with some minor exceptions. As previously mentioned, the building heights must be reduced from 32' to 30' in order to meet the requirements of the Executive Airport Overlay Zone. The applicant has indicated to staff that this modification can be achieved. The other revision refers to the one-story building. Staff recommends extending the width of the entrance area on the front elevation in order to give the entrance more definition. The entrance area should be extended from the proposed 12 foot width to 18 feet on the front elevation only.

E. Signage and Lighting

A sign program has not be submitted with this application. The applicant has indicated that a signage proposal will be submitted separately. Any signs for the project shall conform to the PUD guidelines and the City Sign Ordinance.

The applicant proposes both wall mounted lights and pole mounted in the parking areas. Staff recommends that lighting shall be oriented away from adjacent properties.

F. TSM

The City's Transportation System Management (TSM) Ordinance requires a Transportation Management Plan (TMP) for office developments over 57,000 square feet in size. The proposed project, would require such a plan prior to the issuance of a building permit. The TMP should be submitted for review to the City's Transportation Coordinator at least 60 days prior to issuance of building permits.

G. Agency Comments

The proposed project was reviewed by the City's Traffic Engineering, TSM Coordinator, Engineering, Building Inspection and Fire Marshal Divisions as well as Regional Transit. The following comments were received.

TSM Coordinator

Major projects require Transportation Management Plans prior to issuance of building permit. This project is part of the Greenhaven Executive Park PUD and the following TSM measures are recommended as part of the plan.

| | |
|---------------------------------|-------------|
| 1. Transit Pass Subsidy | 2.5% |
| 2. Shower and Locker Facilities | 2.5% |
| 3. Transit Operating Subsidy | 2.5% |
| 4. Transportation Coordinator | 2.5% |
| 5. Car Pool/Van Pool Parking | 2.5% |
| 6. Flextime | <u>2.5%</u> |
| | 15.0% |

Traffic Engineering

1. Dedicate and construct Greenhaven Drive to 90 foot right-of-way.
2. Dedicate Corporate Way to 54 foot right-of-way and extend street south through the Executive Park and intersect with Greenhaven Drive to the satisfaction of the Traffic Engineer.
3. Provide reciprocal access to APN 031-0620-028.
4. Obtain reciprocal access from APN 031-0051-009.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse environmental impact and has filed a negative declaration with the following mitigation measures.

- A. The applicant shall provide a geo-technical report prepared by a recognized professional engineering geologist or firm to the satisfaction of the City Building Official prior to the issuance of a building permit.

- B. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
- C. All windows and doors must be weather-stripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.
- D. Air conditioning or other suitable means of ventilation must be provided to allow occupants to close doors and windows for the required acoustical isolation.
- E. Construction techniques must be consistent with the assumptions and minimum building practices cited in this report.
- F. Outdoor activity areas, such as employee lunch areas, shall be located on building sides not facing the freeway, so that the building structure will form a barrier between the activity area and the freeway.
- G. No structure on the project site shall exceed 30 feet in height.

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

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions that follow; and
- C. Approval of the Special Permit subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map - The Subdivision Review Committee recommends approval of the tentative map. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. Submit a soils test prepared by a registered engineer to be used in street design;
5. Submit a soils test prepared by a registered engineer which identifies and recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate these problems.

6. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions.
7. Pay Pocket Bridge fees;
8. Dedicate right-of-way along Corporate Way to 54' per study on file with the City.
9. Show reciprocal access easements on final map to land-locked parcels adjacent to I-5.
10. Improvements shall include improvements at intersection of South Land Park Drive to existing improvements and Corporate Way to Greenhaven Drive. Greenhaven shall be a 90° right-of-way expanded to 110 foot intersection at South Land Park Drive.

Abandon the well on Parcel 3 and any other well which may be on site under permit from the City/County Health.

Note: A portion or all of the property may be in zone "x" of FEMA (FIRM) Flood Maps. Comply with Resolution 83-070 Greenhaven Executive Park and existing P.U.D. guidelines.

Conditions - Special Permit

1. The applicant shall comply with all environmental mitigation measures listed in Section H of this report.
 - a. The applicant shall provide a geo-technical report prepared by a recognized professional engineering geologist or firm to the satisfaction of the City Building Official prior to the issuance of a building permit.
 - b. The applicant shall conform to the requirements of the Uniform Building Code and all other State and local regulations governing excavations and foundation and structural design and construction.
 - c. All windows and doors must be weather-stripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.
 - d. Air conditioning or other suitable means of ventilation must be provided to allow occupants to close doors and windows for the required acoustical isolation.
 - e. Construction techniques must be consistent with the assumptions and minimum building practices cited in this report.
 - f. Outdoor activity areas, such as employee lunch areas, shall be located on building sides not facing the freeway, so

that the building structure will form a barrier between the activity area and the freeway.

- g. No structure on the project site shall exceed 30 feet in height.
2. The setback area adjacent to Greenhaven Drive shall be landscaped with a 3½ feet undulating berm with lawn material.
 3. The parcel adjacent to the subject site along Park City Drive shall either be purchased by the applicant or the applicant shall arrange an agreement with the present owner to allow landscaping of this area.
 4. The submitted site plan shall be revised to indicate the required 272 parking spaces and shall be reviewed and approved by the Planning Director prior to issuance of building permits.
 5. The applicant shall provide a reciprocal access agreement from subject site to APN: 031-0620-009.
 6. The applicant shall obtain a reciprocal access agreement from APN 031-0051-009 to subject site.
 7. The applicant shall dedicate Corporate Way to a 54 foot right-of-way and extend street south through the Executive Park and intersect with Greenhaven Drive to the satisfaction of the Traffic Engineer.
 8. The applicant shall prepare a Transportation Management Plan for review and approval by the City's TSM Coordinator prior to issuance of building permits.
 9. The applicant shall revise the building elevations to reflect a maximum building height of 30 feet.
 10. The building elevation of the one-story building shall be revised to show an increase in the width of the entrance area from the present 12 feet to 18 feet.
 11. The revised elevations shall be reviewed and approved by the Planning Director prior to the issuance of building permits.
 12. The applicant shall submit a sign program for review and approval by the Planning Director prior to issuance of sign permits.
 13. The project shall comply with all requirements of the Greenhaven Executive Park PUD Guidelines.
 14. The Planning Director shall inspect the sites prior to final inspection approval by the Building Division.

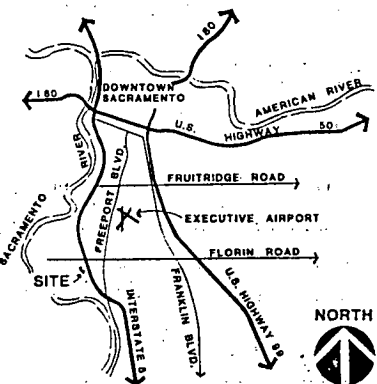
Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use in that:
 - a. the project provides adequate parking and landscaping; and
 - b. the project is compatible with the proposed surrounding land uses.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the project complies with setback, lot coverage and other requirements of the Greenhaven Executive Park PUD.
3. The proposed project is consistent with both the General Plan and 1988 Pocket Plan in that the site is designated for office uses and the proposed office buildings conform to the plans.

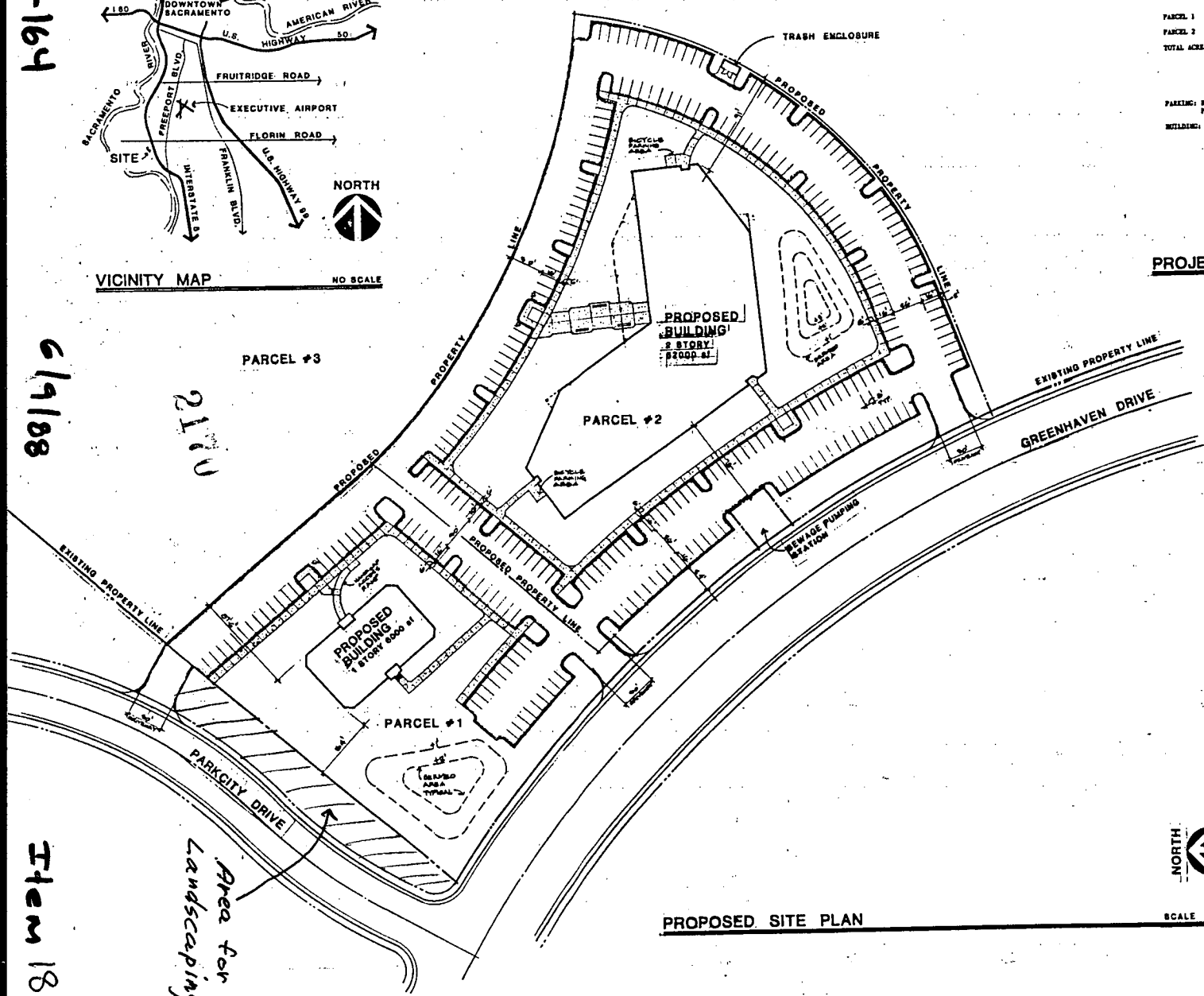
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VICINITY MAP NO SCALE



PROPOSED SITE PLAN

SCALE 1" = 40'

PROJECT DATA

PARCEL 1 = 1.6 ACRES
 PARCEL 2 = 3.7 ACRES
 TOTAL ACRES = 5.7 ACRES

23000 SF = 100% BUILDING COVERAGE
 37000 SF = 165% BY GROUND LEVEL
 76500 SF = 335% PAVING
 12240 SF = 51% CONCRETE WALKS
 10480 SF = 46% PLANTING

PARKING: REQUIRED = 6400 SF @ 250/STALL = 272 STALLS
 PROVIDED = 273 STALLS

BUILDING: TYPE V - 80 MIN. SPRAINKLERED FOR EACH STRUCTURE

P 88164

CHRIS OLIVERA AND ASSOCIATES
 8325 JACKSON ROAD, SUITE 1
 SACRAMENTO, CALIFORNIA 95826
 (916) 381-1488 RCE 33407

A SPECIAL PERMIT APPLICATION FOR:
GREENHAVEN EXECUTIVE PARK
 A.P.N. 031-0061-004

604-95819 00

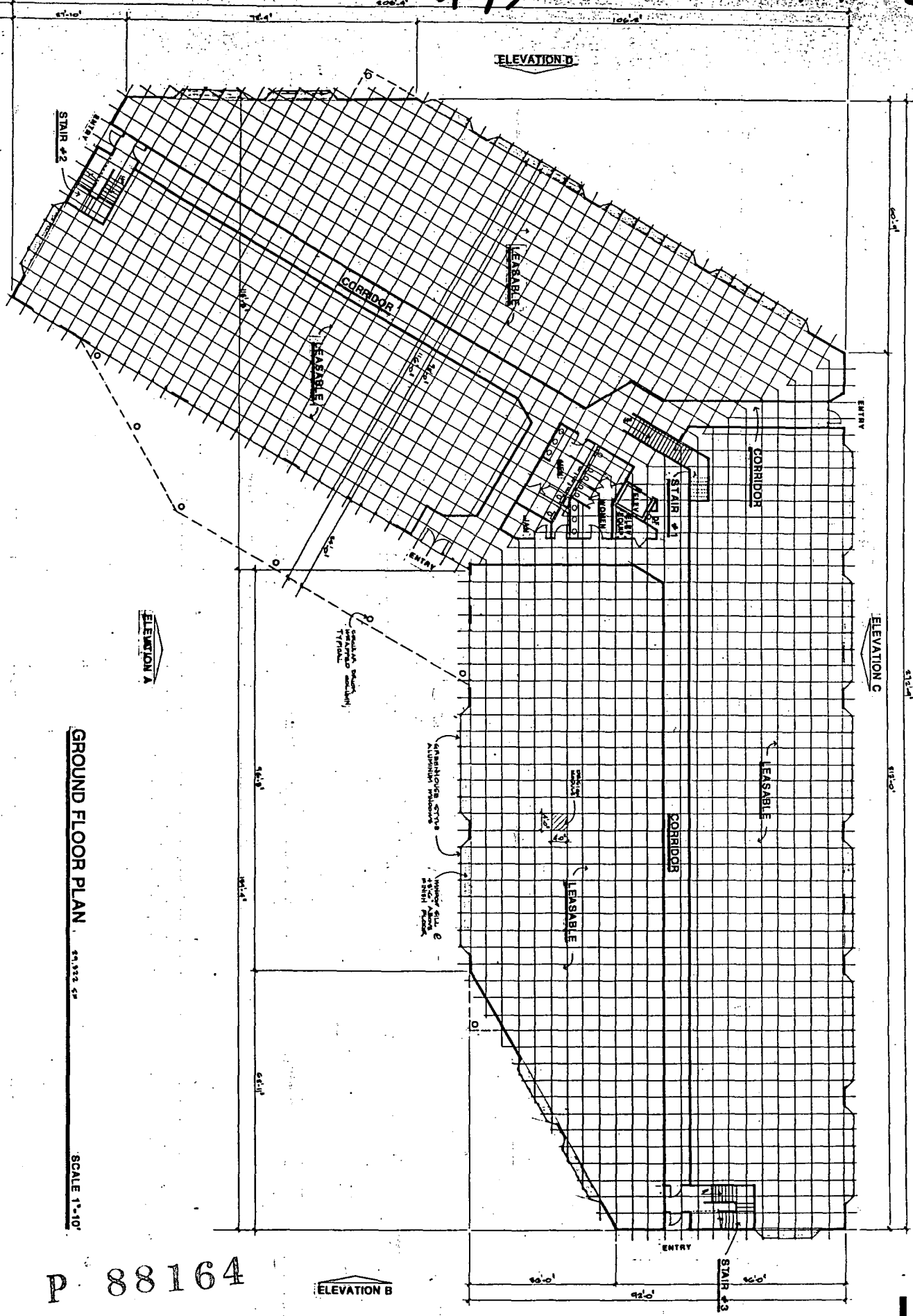
SITE PLAN

81

DTI

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GROUND FLOOR PLAN 28,132 sq'

SCALE 1"=10'

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ELEVATION B

FLOOR PLANS

OWNED BY

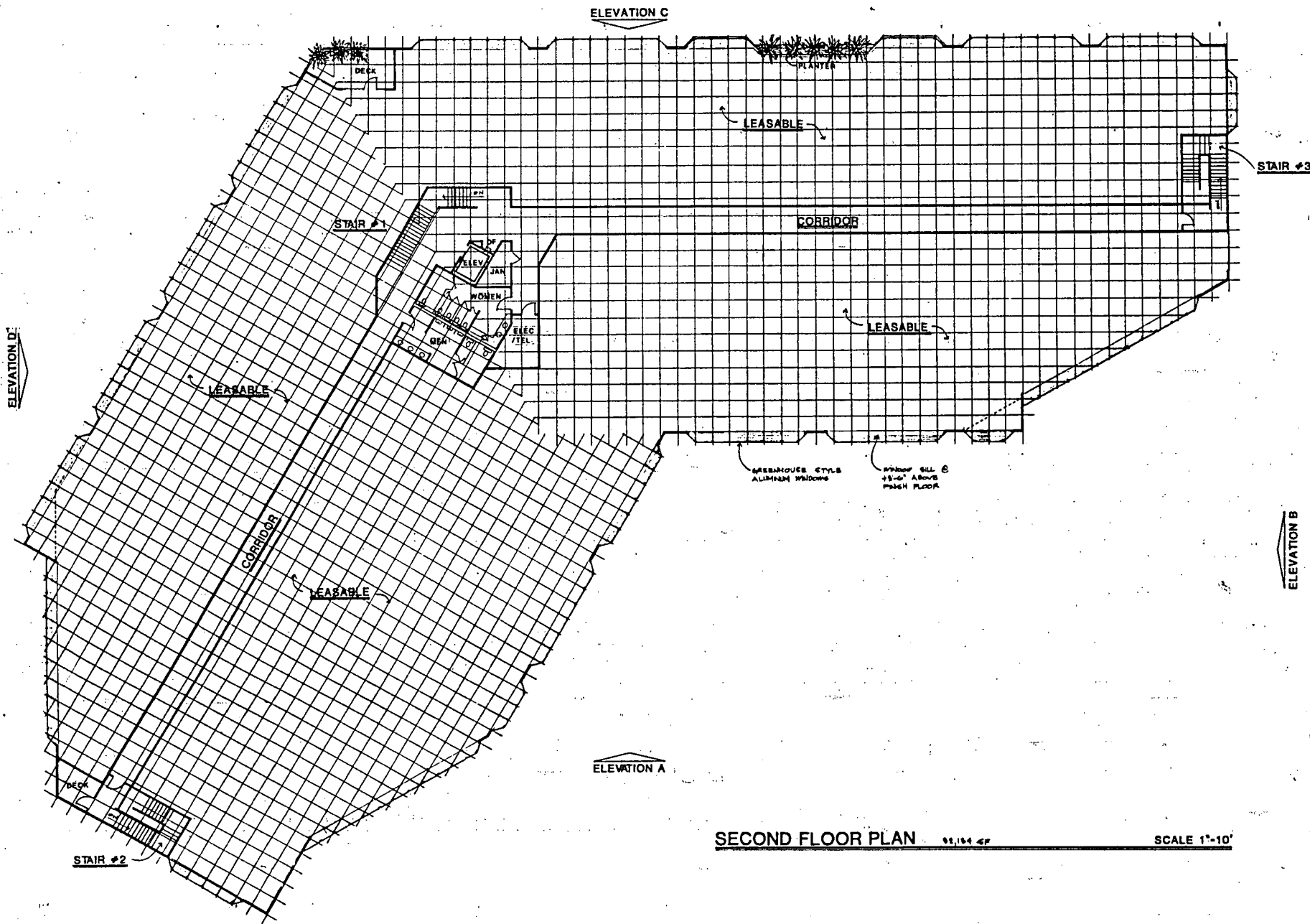
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GREENHAVEN EXECUTIVE PARK
 A.P.N. 031-0051-004

CHRIS OLIVEIRA and ASSOCIATES
 8395 JACKSON ROAD, SUITE E 95626
 SACRAMENTO, CALIFORNIA (916) 381-1488 RCE 33407

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CHRIS OLIVEIRA and ASSOCIATES
 8395 JACKSON ROAD, SUITE 1
 SACRAMENTO, CALIFORNIA 95826
 (916) 391-1488 RCE 33407

A SPECIAL PERMIT APPLICATION FOR:
GREENHAVEN EXECUTIVE PARK
 A.P.N. 031-0051-004

FLOOR PLANS

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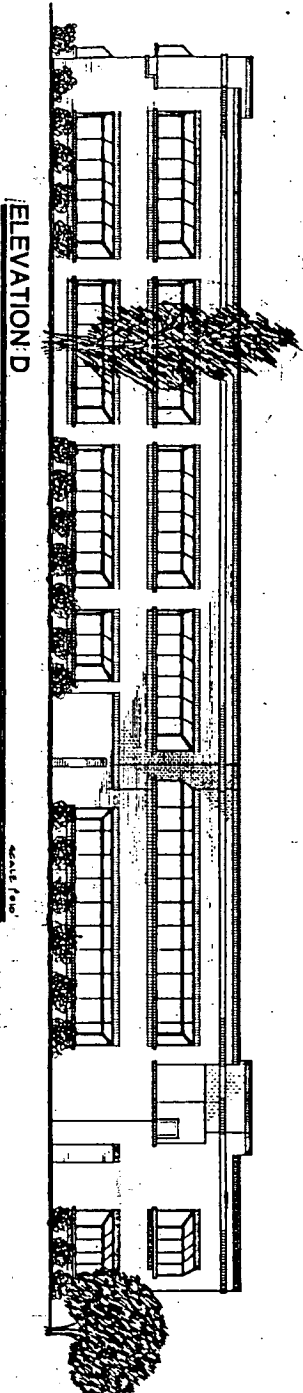
SECOND FLOOR PLAN 88164 GF SCALE 1"=10'

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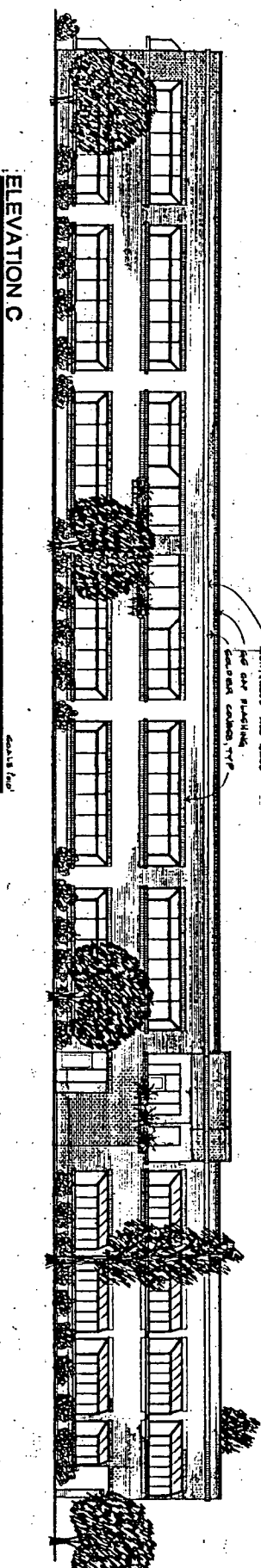
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ELEVATION D

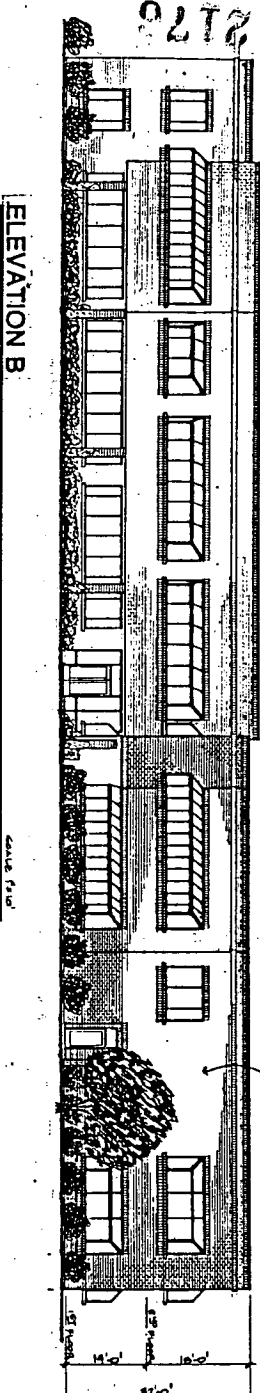


ELEVATION C



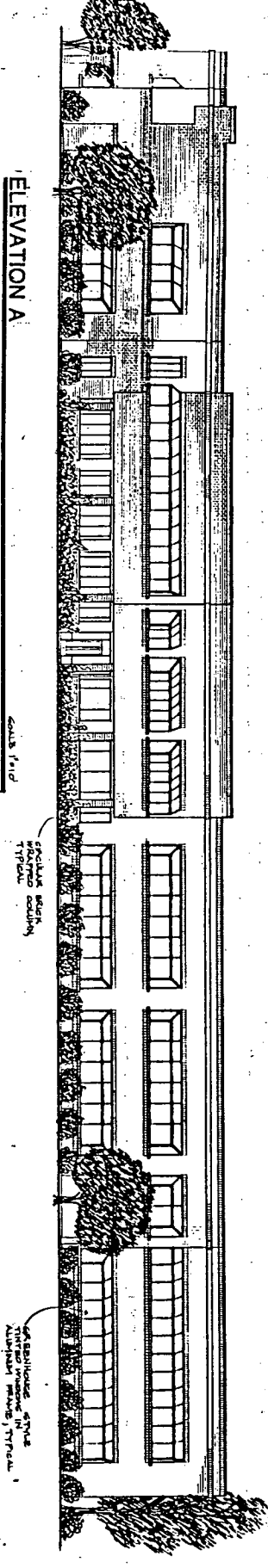
NOTE: SEE ELEVATION C FOR
 PORTALS AND GATES
 FOR THE BUILDING.
 SEE ELEVATION C FOR
 SCALE 1/8\"/>

ELEVATION B



NOTE: SEE ELEVATION C FOR
 PORTALS AND GATES
 FOR THE BUILDING.
 SEE ELEVATION C FOR
 SCALE 1/8\"/>

ELEVATION A



NOTE: SEE ELEVATION C FOR
 PORTALS AND GATES
 FOR THE BUILDING.
 SEE ELEVATION C FOR
 SCALE 1/8\"/>

NOTE: SEE ELEVATION C FOR
 PORTALS AND GATES
 FOR THE BUILDING.
 SEE ELEVATION C FOR
 SCALE 1/8\"/>

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ELEVATIONS

A SPECIAL PERMIT APPLICATION FOR:
GREENHAVEN EXECUTIVE PARK
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 (916) 381-1488 RCE 33407

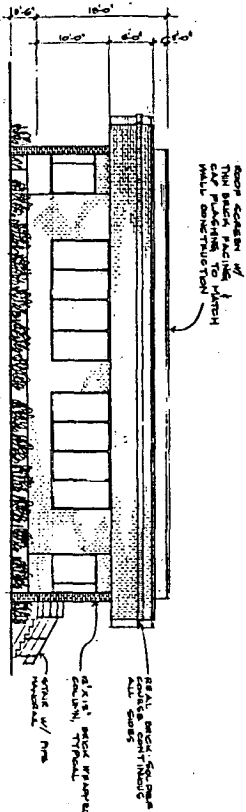
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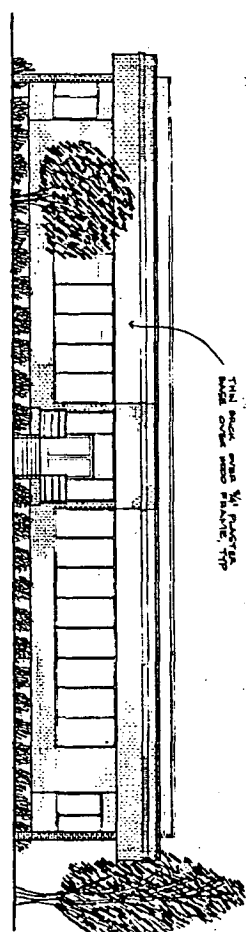
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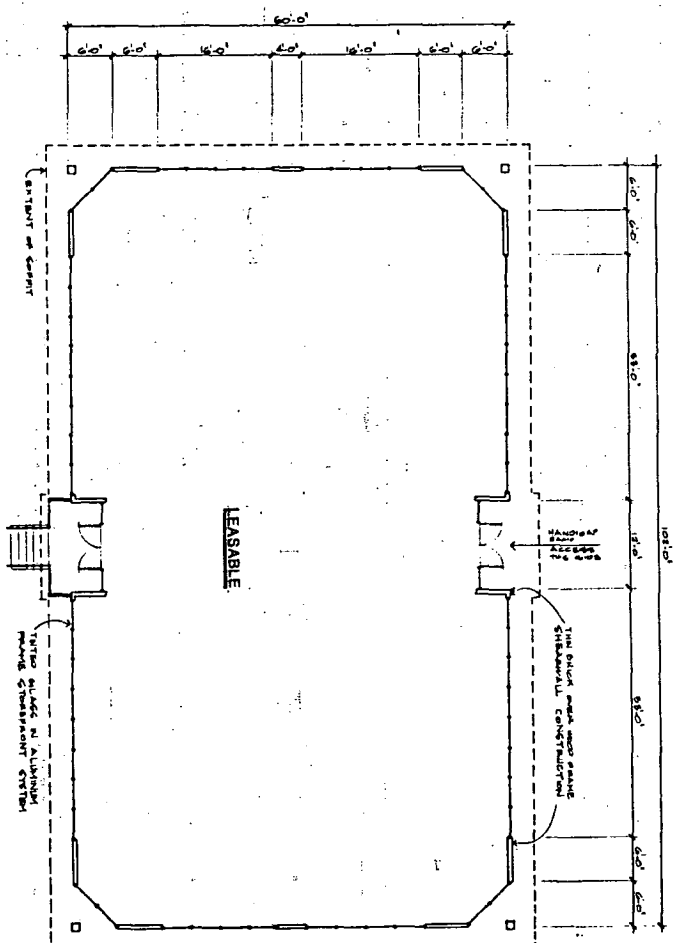
SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN 0000 2P



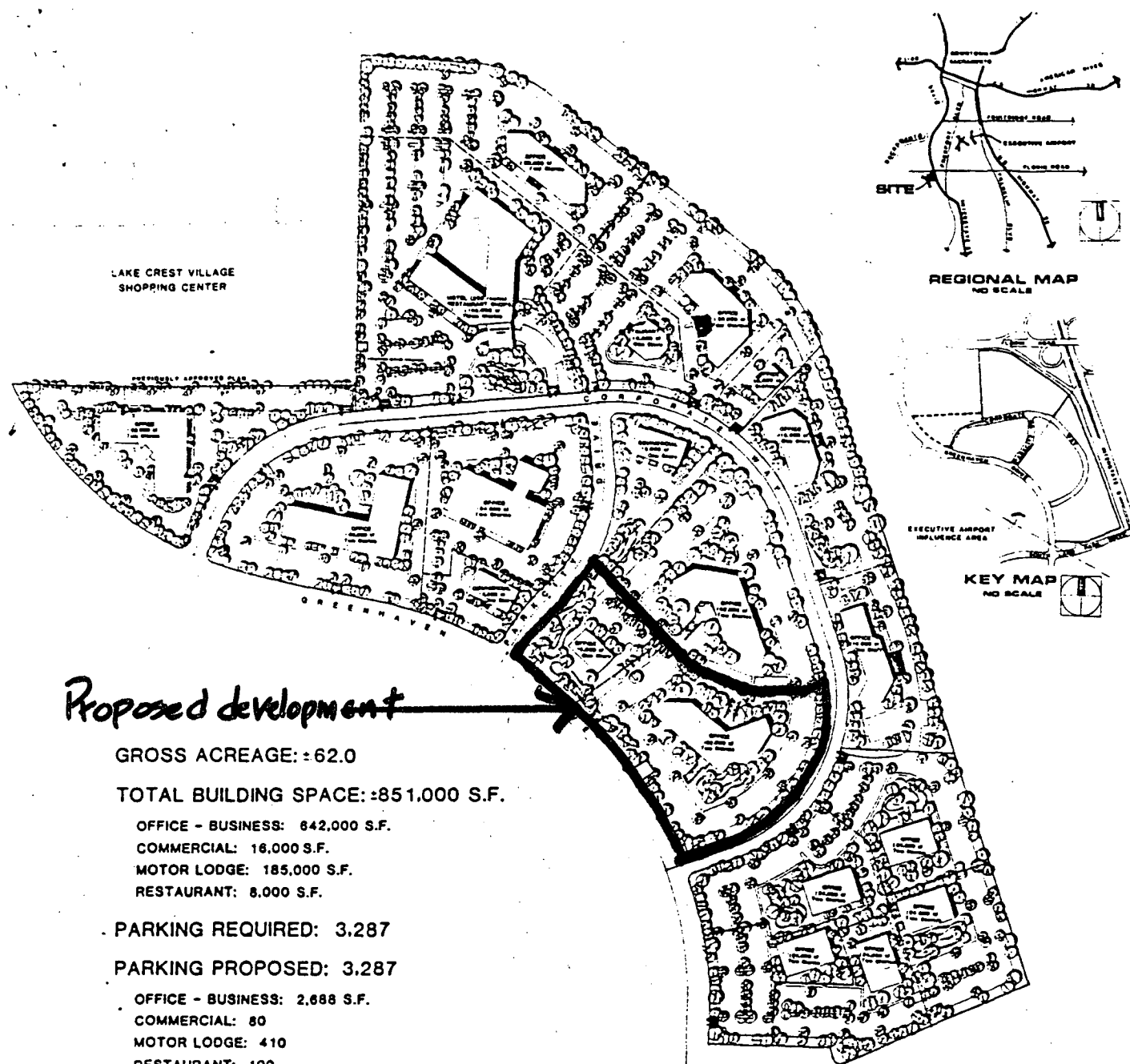
SCALE 1/8"-1'-0"

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ELEVATIONS

A SPECIAL PERMIT APPLICATION FOR:
GREENHAVEN EXECUTIVE PARK
 A.P.N. 031-0051-004

CHRIS OLIVEIRA and ASSOCIATES
 8395 JACKSON ROAD, SUITE E
 SACRAMENTO, CALIFORNIA 95826
 (916) 381-1488 RCE 33407



Proposed development

GROSS ACREAGE: ± 62.0

TOTAL BUILDING SPACE: ± 851,000 S.F.

OFFICE - BUSINESS: 842,000 S.F.

COMMERCIAL: 16,000 S.F.

MOTOR LODGE: 185,000 S.F.

RESTAURANT: 8,000 S.F.

PARKING REQUIRED: 3,287

PARKING PROPOSED: 3,287

OFFICE - BUSINESS: 2,688 S.F.

COMMERCIAL: 80

MOTOR LODGE: 410

RESTAURANT: 109

GREENHAVEN EXECUTIVE PARK

SCHEMATIC MASTER PLAN

2179

PSLC DEVELOPMENT COMPANY

VITIELLO • NIIYA, INC. • ARCHITECTS • PLANNERS  THE SPINK CORPORATION • ENGINEERS

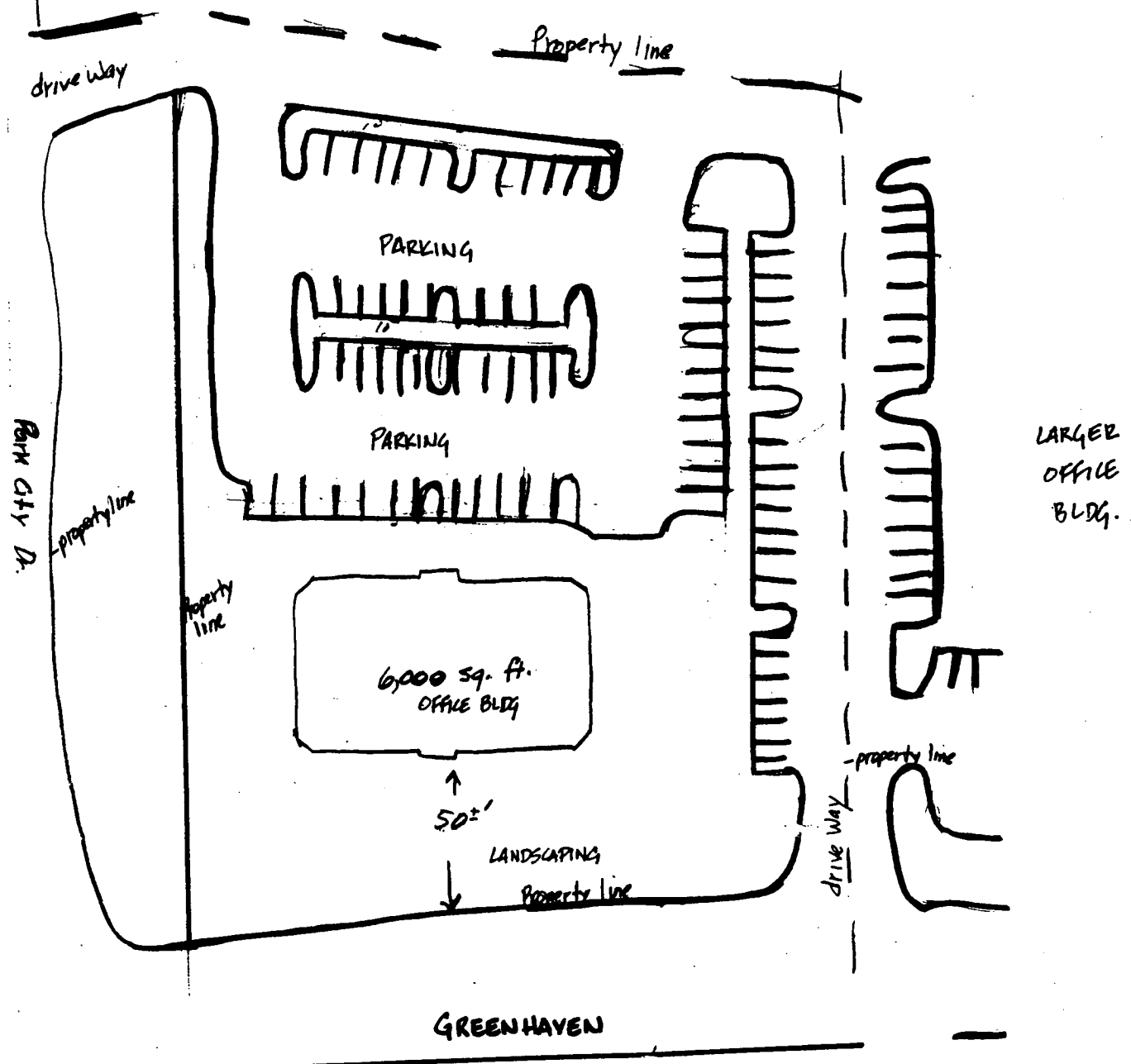
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EXAMPLE OF ALTERNATIVE SITE PLAN
FOR CORNER BUILDING

EXHIBIT A



2173

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