

P97-113 - Crown Plaza Tentative Map

- REQUEST:
- A. Environmental Determination: Categorical Exemption (Sec. 15315)
 - B. Tentative Map to subdivide one parcel into two parcels totaling 9.57± partially developed acres in the Office Building, Planned Unit Development (OB-PUD) zone

LOCATION: 2730 & 2750 Gateway Oaks Drive (Metro Center PUD)
APN: 225-0230-082
South Natomas Community Plan Area
Natomas Unified School District
Council District 1

APPLICANT:	D'Ann Henderson, BTV Crown Equities, Inc., (916) 658-0120 400 Capitol Mall, Suite 2340, Sacramento, CA 95814
OWNER:	BTV Crown Equities, Inc. 400 Capitol Mall, Suite 2340, Sacramento, CA 95814
PLANS BY:	Morton & Pitalo 1788 Tribute Road, Suite 200, Sacramento, CA 95815
APPLICATION FILED:	10/16/97
STAFF CONTACT:	Thomas S. Pace, (916) 264-6848

SUMMARY:

The applicant is requesting the necessary entitlements to subdivide 9.57± acres containing an existing building at 2730 Gateway Oaks Drive and a building under construction at 2750 Gateway Oaks Drive into two parcels for financing purposes.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on the fact that the proposed project is consistent with the 1988 General Plan designation of Regional Commercial & Offices, the South Natomas Community Plan (SNCP) designation of Office/Office Park, the existing OB-PUD zoning, the Metro Center Planned Unit Development Guidelines, and the

Subdivision Regulations (Chapter 40 of the City Code).

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Community Plan Designation:	Office/Office Park
Existing Land Use of Site:	Office building
Existing Zoning of Site:	OB-PUD

Surrounding Land Use and Zoning:

North: Office (Northern Telecom); OB-PUD
 South: Office (Capitol Business Park); OB-PUD
 East: I-5; TC
 West: Office (PG&E); OB-PUD

Property Dimensions:	Irregular
Property Area:	9.57± net acres
Square Footage of Building A:	56,506 square feet
Square Footage of Building B:	84,760 square feet
Height of Building A:	37' feet, 2 stories
Height of Building B:	53' feet, 3 stories
Exterior Building Materials:	Brick, glass
Parking Provided:	506 spaces
Parking Required:	404(min) - 513(max) spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services

BACKGROUND INFORMATION:

The Metropolitan Center PUD was approved in 1983 for a total of 733,211 square feet of office development. Prior to adoption of the PUD, a Development Agreement for the Metropolitan Center PUD was established in 1982 which granted entitlements for square footage based on "net" square feet. In December 1988, the City Council approved an application to amend the PUD and development agreement to rezone 32 acres of residential development to office, which increased the total office square footage to 1,107,211. Subsequently, on January 13, 1993, the Metropolitan Center Development Agreement expired. On August 10, 1993, the City Council

adopted a resolution which amended the maximum allowable office square footage from "net" to "gross" in the Metropolitan Center PUD (M93-020). Currently, the total office square footage allowed in the Metropolitan Center PUD is **1,148,386 gross sq.ft.**

On January 14, 1993, the City Planning Commission approved a Special Permit (P92-261) for the subject site to develop two office buildings (2-story 52,172 sq.ft./3-story 82,306 sq.ft.) totaling 134,478 sq.ft., in two phases. A PUD Schematic Plan Amendment to reconfigure building footprints and allow the reallocation of 28,643 square feet of office square footage, was also recommended for approval by the Planning Commission. Subsequently, the applicant withdrew the request prior to City Council action in order to redefine building square footages. On October 13, 1994, the City Planning Commission approved a new Special Permit for the subject site (P94-095) to develop the two office buildings with slightly different square footages (2-story 56,506 sq.ft./3-story 84,760 sq.ft.) totaling 141,266 sq.ft., in two phases. A new PUD Schematic Plan Amendment was also approved to reconfigure building footprints and reallocate 28,018 sq.ft. of office use within the PUD. The two-story building has been completed and is now occupied, and the three story building is currently under construction. The applicant is requesting a Tentative Map in order to split the parcel so that the buildings may be sold separately.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

Staff supports the proposed lot split since the project's design and land use issues have previously been reviewed and approved and the lot split will not conflict with any adopted General Plan or SNCP policies.

B. Tentative Map Design

The proposed Tentative Map will divide the 9.57 acre parcel into two parcels of 5.74 and 3.73 acres respectively. Principal issues include parking, circulation, and reciprocal easements.

The previous Special Permit (P94-095) approved for this site addressed parking and circulation issues. The Special Permit approved 500 parking spaces for both buildings, a total of 141,266 sq.ft. It is the applicant's intent to divide the total number of parking spaces between the two new parcels proportionately to the building sizes. To accomplish this, 203 spaces are allocated to Parcel 1 (56,506 sq.ft. building, 40% of total) and 306 spaces are allocated to Parcel 2 (84,760 sq.ft. building, 60% of total). Circulation will not be affected by this Tentative Map.

The Utilities Department has indicated that an easement will be required for reciprocal drainage, to allow water to flow over property lines, and Public Works has also required reciprocal easements for access and parking. With these conditions in place, staff supports the tentative map.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (Section 15315).

B. Public/Neighborhood/Business Association Comments

The Natomas Community Association has informed staff that they are not opposed to the proposed lot split.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works

Public Works staff's principal concerns relate to the need to provide reciprocal access and parking easements and to pay the subject parcel's fair share fees for two bridges over the canal at Gateway Oaks Drive and West El Camino Avenue and traffic signals at West El Camino and the fire station.

2. Utilities

The Utilities Department did not indicate that this project will present any significant issues. As mentioned in the tentative map discussion, a reciprocal drainage easement will be required. Also, separate utility connections will be required.

D. Subdivision Review Committee Recommendation

On 11/19/97, the Subdivision Review Committee is scheduled to vote on this project. No significant issues or points of controversy are anticipated. Should such issues arise at the meeting, a revised Notice of Decision will be drafted for review during the Planning Commission hearing.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all of the entitlements below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315;

- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide one parcel into two parcels totaling 9.57± partially developed acres in the Office Building, Planned Unit Development (OB-PUD) zone

Report Prepared By,

Report Reviewed By,



Thomas Pace
Assistant Planner



Scot Mende
Senior Planner

Attachments

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|--------------|---------------------------------------|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A | Tentative Map |
| Attachment 2 | Vicinity Map |
| Attachment 3 | Land Use & Zoning Map |

ATTACHMENT 1

AMENDED BY STAFF 11/20/97**NOTICE OF DECISION AND FINDINGS OF FACT FOR
CROWN PLAZA TENTATIVE MAP, LOCATED AT 2730 & 2750 GATEWAY OAKS DRIVE
(METRO CENTER PUD) SACRAMENTO, CALIFORNIA IN THE OB-PUD ZONE. (P97-113)**

At the regular meeting of November 20, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Categorical Exemption (Sec. 15315)**
- B. Approved the Tentative Map to subdivide one parcel into two parcels totaling 9.57± partially developed acres in the Office Building, Planned Unit Development (OB-PUD) zone**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15315 of the CEQA Guidelines.
- B. Tentative Map to subdivide one parcel into two parcels totaling 9.57+/- partially developed acres in the Office Building, Planned Unit Development (OB-PUD) zone: The Tentative Map is approved

CONDITIONS OF APPROVAL

- B1. Public Works Conditions
 - a. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments prior to filing final map.
 - b. Meet all conditions of the existing Metro Center PUD (File #P88-007) prior to filing final map.

- c. The applicant shall enter into a written agreement with the City, satisfactory to the City Attorney, which sets forth an unconditional obligation on the part of the applicant to pay prior to the filing of the final map, the sum of \$6,149.00. This fee is to be used as credit to the Steele Property's (APN#:225-0230-090) fair share cost of the bridges over the Main Drainage Canal at Gateway Oaks Drive, and West El Camino, and traffic signals at West El Camino and the Fire Station, as shown in the Financing Plan of the FBA and the Metro Center PUD conditions of approval.
- d. Show all existing easements.
- e. Provide reciprocal ingress, egress, maneuvering and **handicapped** parking easements between parcel 1 and parcel 2 at the time of sale of either parcel. Place a note on the final map: Private reciprocal easements shall be provided with the sale of each parcel.

B2. Utilities Conditions

- a. The proposed development is located within Sacramento Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions.
- b. **Drainage across parcel lines is not allowed.** Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded.
- c. Each parcel shall have separate water, sewer, and drainage services, **easements shall be granted and shown on the final map, if necessary.** The services shall be purchased prior to the approval of this lot split.
- d. The applicant must compensate Reclamation District No. 1000 for increased runoff due to change in property use, **if not yet paid.**
- e. **The Project is located within the North Area Local Project Capital Assessment District No. 2 and the Sacramento Area Flood Control Agency (SAFCA) Capital Improvement Equalization Fee (CIEF) area. Therefore, the property owner shall be required to pay, if not yet paid, the special benefit assessment and the CIEF based on the proposed land use and building intensity.**

B3. Fire Conditions

- a. **The applicant shall grant easements to the satisfaction of the Fire Marshal which provide the owners of both parcels access for the maintenance and repair of fire lanes and fire suppression systems. Easements shall be shown on the final map.**

- ~~B3~~: B4. Advisory Notes. The following advisory notes are informational in nature and are not a requirement of this Tentative Map:
- a. Applicant may file a Certificate of Compliance in lieu of a final map to record this lot split if no Subdivision Improvement Agreement is required.
 - b. This project is located within a rescue **area/zone** as identified in the City's comprehensive flood management plan. Based on the City of Sacramento Flood Emergency Evacuation Plan maps, the depth of flooding within this area will reach 6.3 feet within 48 hours. Refuge areas shall be provided above this depth.
 - c. Participate in the Facilities Benefit Assessment (FBA) District. Fees shall be paid prior to issuance of a building permit (current rate is \$3.76 per gross square foot of building).
 - d. Negotiate with the Natomas Unified School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees (current rate is \$0.28 per gross square foot of building).

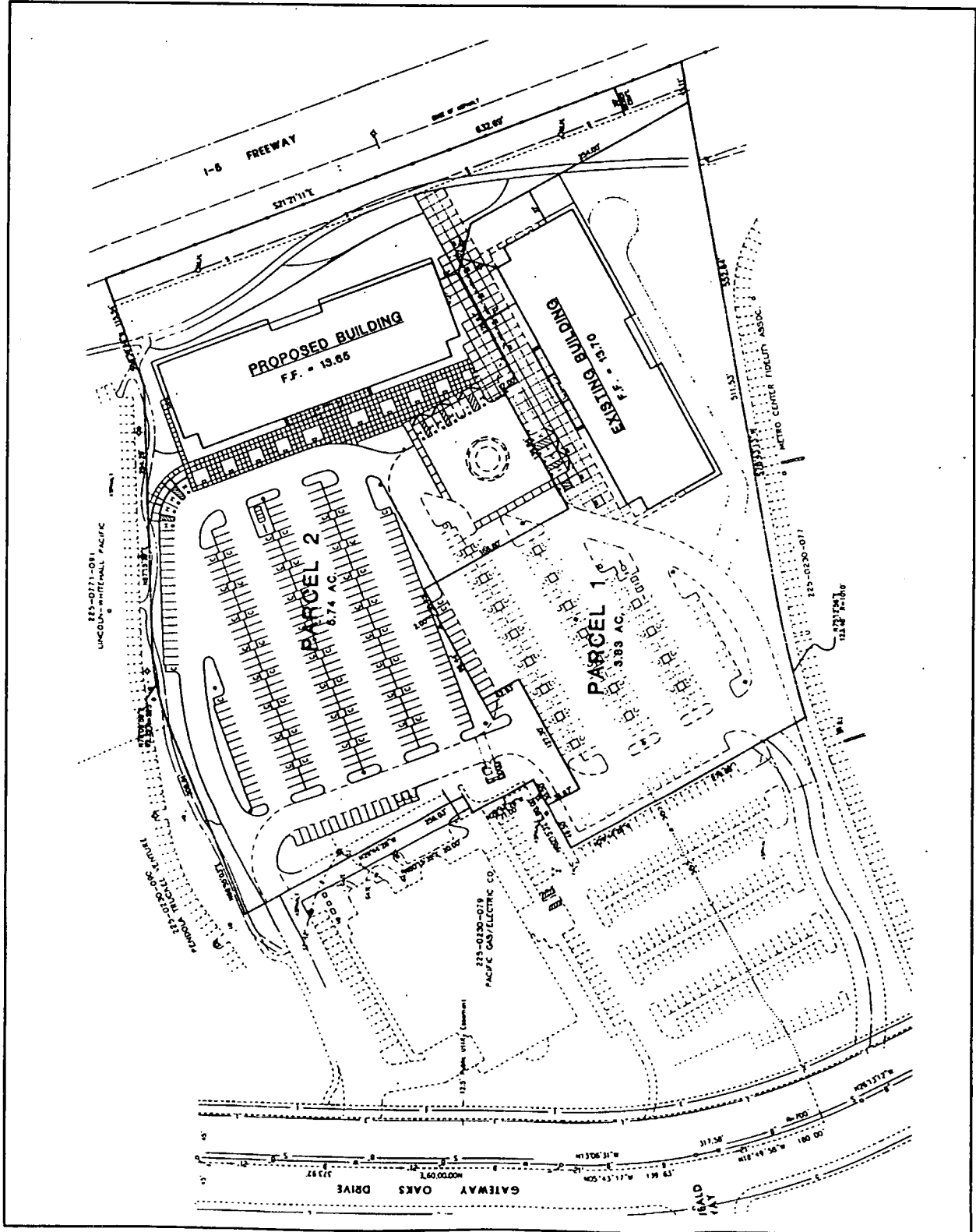
CHAIRPERSON

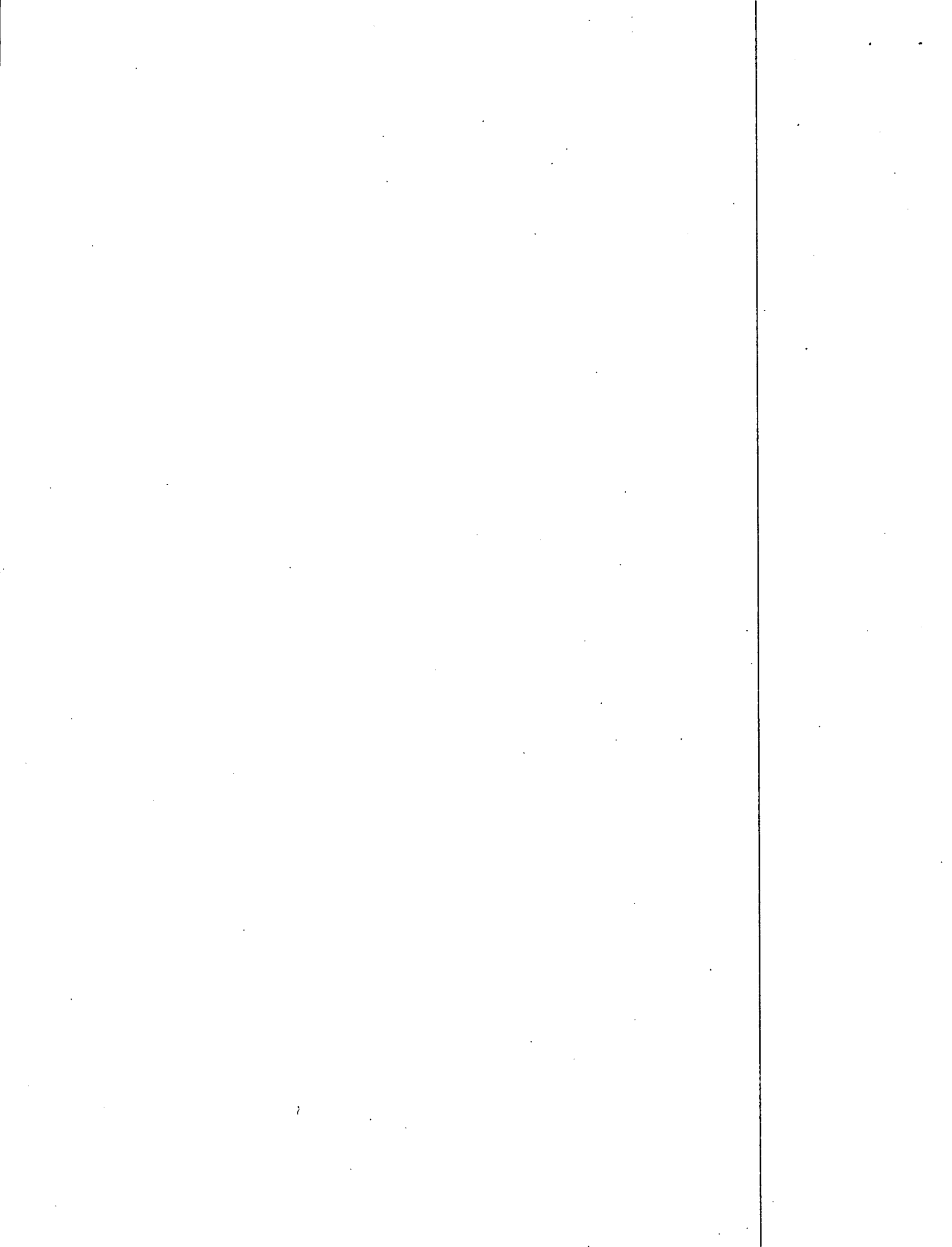
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

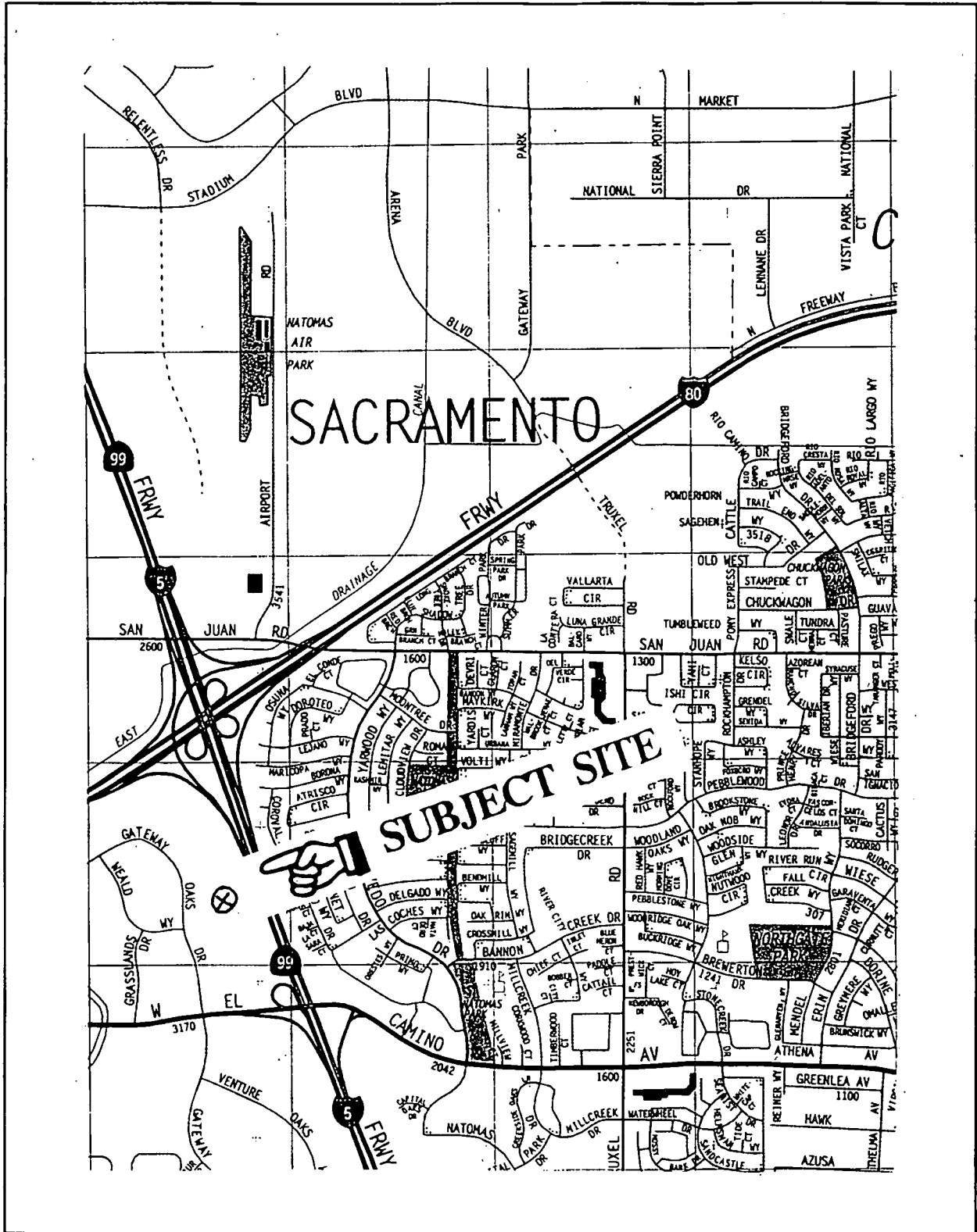
DATE (P97-113)

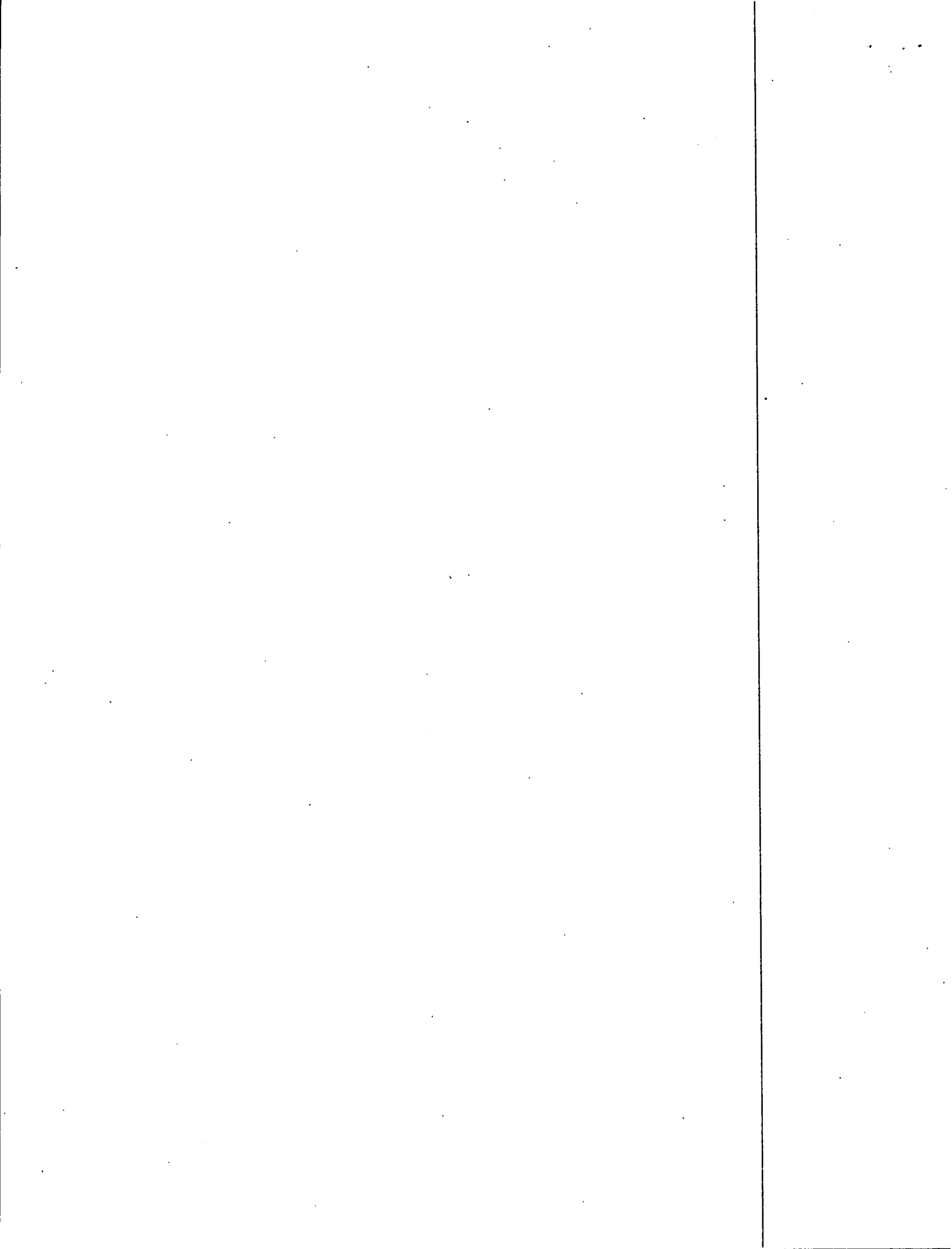
EXHIBIT 1A
TENTATIVE MAP





ATTACHMENT 2
VICINITY MAP





ATTACHMENT 3
LAND USE & ZONING MAP

