

P00-117 - Discovery Centre Phase I Time Extension

- REQUEST:
- A. Prior Environmental Impact Report (EIR)
  - B. Special Permit Time Extension for three years for a 150,000 sq ft office building on 4.8± acres in the Office Building Planned Unit Development Special Planning District (OB-PUD-SPD) zone.

LOCATION: 300 Richards Bl  
APN: 001-0201-027, 001-0201-029, 001-0040-036  
Central City Community Plan/Richards Boulevard  
Council District 1

APPLICANT:	Ernie Gallardo, Richards Boulevard Partners, (714) 754-1420 3184-J Airway Avenue, Costa Mesa, CA 92626
OWNER:	Richards Boulevard Partners 3184-J Airway Avenue, Costa Mesa, CA 92626
PLANS BY:	LPA, 1215 G Street Sacramento, CA 954814
APPLICATION FILED:	August 17, 2000
STAFF CONTACT:	Jeanne Corcoran, (916) 264-5317

**SUMMARY:** On August 27, 1998, the Planning Commission approved a special permit to develop a 150,000 square foot office building (Phase 1) in the Discovery Centre Planned Unit Development. The applicant is requesting to extend the special permit for Phase I of Discovery Centre (150,000 square foot office building) for three years in order to secure financing and obtain a building permit for the project. The three year time extension, if approved, would expire on August 27, 2003.

**RECOMMENDATION:** Staff recommends approval of the special permit time extension subject to conditions. This approval is based on the projects consistency with the General Plan and the Central City Community Plan which identified Richards Boulevard area as a new growth area that provides opportunities for more intensive employment and residential uses in close proximity to planned transit.

PROJECT INFORMATION:

General Plan Designation:	Special Planning District
Central City:	
Community Plan Designation:	Transit Oriented Office
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	OB-PUD-SPD

Surrounding Land Use and Zoning:

North: Warehouse; M-2(N) SPD  
 South: Residential, Social Service Facility; M-2(W) SPD  
 East: Warehouse; M-2(C) SPD  
 West: Hotel & Restaurant; HC SPD

Setbacks:	Required	Provided
Front (Richards):	0'	0'
Side(E):	0'	10'
Side(W):	0'	30'
Rear (Bannon):	15'	185'

Property Dimensions:	Irregular
Property Area:	4.81+ gross acres
Square Footage of Building:	150,000 square feet
Height of Building:	44 feet, 3 stories
Exterior Building Materials:	Precast grey concrete panels, tinted glass in painted aluminum frames
Roof Material:	Parapet walls with membrane roofing
Parking Provided:	300 (Office)
Parking Required:	300 maximum 150 minimum
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>
Design Review	Design Review Staff
Transportation Management Plan	Public Works, Transportation Division
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

**BACKGROUND INFORMATION:** On April 22, 1999, the Planning Commission approved a 600 space park-n-ride lot on 5± acres in the Discovery Centre PUD (P98-138). The lot was to be developed on Parcels 3, 4 and a portion of Parcel 2. The park-n-ride facility was to supplement the shortage in parking within the Central Business District and was approved for a period of five years. The special permit was conditioned to expire on April 30, 2005. At this time the lot has not been constructed.

On November 5, 1998, the City Council Certified the EIR and approved the rezone and the Planned Unit Development Designation known as Discovery Centre PUD (P97-037). On August 29, 1998 the Planning Commission, certified the EIR and approved a tentative map subdividing 13.6± acres into six parcels and a special permit to develop the Phase I office building totaling 150,000 square feet.

The final map was approved by City Council on July 25, 2000 and recorded July 31, 2000. The City is awaiting the new parcel numbers from the County Assessor's Office. The Phase I office building is to be constructed on Parcel 2 of this map which totals approximately 4.81 acres.

The applicant's original proposal was to subdivide 13.6± acres into six parcels to develop 790,000 square feet of office space and a 224 room (200,000 sq. ft. ) hotel. Phase I to be developed on Parcel 2, consist of a 150,000 square foot, three story office building with 300 parking spaces (1:500). The special permit for this project was approved by the Planning Commission on August 29, 1998. The remaining Phases consisted of:

- Phase II, a 224 room, 85 foot hotel with 170 parking spaces to be developed on Parcel 1, and an additional 100 spaces provided on Parcel 2;
- Phase III, located on Parcel 3, consist of a 240,000± square foot, six story office building, with 480 parking spaces accommodated on Parcel 2 with a two-story parking garage; and,
- Phase IV, located on Parcel 4, proposes 400,000 square foot, eight story office building with ten additional parking spaces accommodated on Parcel 2 in the parking structure.

Parking for Phases I & III will be developed at a ratio of 1:500, with the applicant required to comply with the 35% trip reduction ordinance. With development of the Phase IV office building, the parking for the three office buildings will be reduced to a 1:1,000 ratio. At this time the developer will be required to submit a Transportation Management Plan that supports the 1:1,000 parking ratio.

The Zoning Ordinance allows time extensions up to a period of three years beyond the original approval of two years. This time extension request, if approved, would extend the expiration date to five years from date of approval, August 29, 2003. Should construction not begin before August 29, 2003, a new special permit application would be required.

The project is subject to Design Review action. The Board approved the project (DR97-205) on September 16, 1998. The Design Review action expires on September 16, 2000, unless a time extension is requested thirty (30) days prior to expiration.

PROJECT REVIEW PROCESS:A. Environmental Determination

On August 28, 1998 the Planning Commission certified the Environmental Impact Report and approved the special permit and tentative map for the Discovery Centre project (P97-037). On November 5, 1998, the City Council certified the EIR, approved the zone change from M-2 (N) SPD to OB-PUD-SPD, and adopted the Discovery Centre PUD Guidelines and Schematic Plan. The proposed project was analyzed in the previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Environmental Impact Report or Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. The Time Extension is subject to the previously approved Mitigation Monitoring Plan (P97-037) prepared to address the environmental impacts that were identified in the previous Environmental Impact Report.

B. Public/Neighborhood/Business Association Comments

The project was routed to the Capitol Station District. Capitol Station District supports the time extension.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and agencies. Comments have been incorporated into the Notice of Decision.

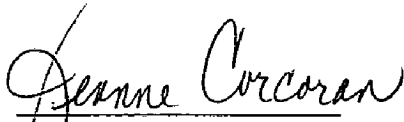
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit Time Extension. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Prior Environmental Impact Report
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit Time Extension for three years for the 150,000 sf office building, Discovery Centre, Phase I

Report Prepared By,

Report Reviewed By,

  
\_\_\_\_\_  
Jeanne Corcoran, Associate Planner

  
\_\_\_\_\_  
Steve Peterson, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Elevations
Exhibit 1C	Floor Plan
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**ATTACHMENT 1****NOTICE OF DECISION AND FINDINGS OF FACT FOR  
THE DISCOVERY CENTRE PHASE I - TIME EXTENSION,  
LOCATED AT 300 RICHARDS BOULEVARD,  
SACRAMENTO, CALIFORNIA  
IN THE OB-PUD-SPD ZONE. (P00-117)**

At the regular meeting of September 28, 2000, 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 - Prior Environmental Impact Report;
- B. Approved the Special Permit Time Extension for the development of a 150,000 square foot office building known as Discovery Center PUD - Phase I

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

**FINDINGS OF FACT**

- B Special Permit Time Extension: The Special Permit, a three year time extension for a 150,000 sq ft office building on 4.8± acres in the Office Building Planned Unit Development Special Planning District (OB-PUD-SPD) zone is approved based on the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
    - a. the proposed use will not adversely affect the peace and general welfare of the surrounding industrial area;
    - b. the proposed use will stimulate the revitalization of the area;
    - c. the proposed use will contribute to infrastructure improvements for the area, and;
    - d. the proposed use will contribute to amenities necessary to transition the area from predominately industrial area to a mixed use district.
  2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - a. adequate parking and lighting is provided;

- b. the proposed use and new building development adds a positive element to the area; and,
  - c. the increase in employment opportunities adds to the vitality of the area.
3. The project is consistent with the General Plan and the Central City Community Plan's goals and policies in that:
- a. promotes development in new growth areas for efficient growth patterns and public service extensions;
  - b. the project promotes the re-use and revitalization of existing developed areas;
  - c. the project improves the street circulation system in the Richards Boulevard area, and,
  - d. the project supports and is consistent with the Richard Boulevard Area Plan which designates this site as Office.

#### CONDITIONS OF APPROVAL

- B. Special Permit to develop a 150,000± square foot office building (Exhibit 1A, 1B & 1C) is hereby approved subject to the following conditions:
- B-1. Comply with the requirements included in the Mitigation Monitoring Plan kept on file in the Planning Division Office (P97-037);
  - B-2. Prior to issuance of a building permit, Phase I shall receive final approval from the Design Review Board or a time extension approved by staff.
  - B-3. Prior to issuance of a building permits, pay fees required by the Railyards/Richards Boulevard Area Infrastructure Financing Plan.
  - B-4. Parking shall be provided (300 spaces) for the office building only. Hotel parking shall not be developed until such time the hotel is constructed.
  - B-5. If a gate is to be provided on site at the westerly access to the parking area, construct a paved turn around area prior to the gate to the satisfaction of the Public Works Department.
  - B-6. A fence, bollards, curb or some type of obstruction, to the satisfaction of Public Works and Planning, shall be utilized along the driveway on

Parcel 2 and the emergency access on Parcel 3 so as not to encourage parking or use of the vacant Parcel 1 and 3 sites.

- B-7. Reciprocal access and parking shall be granted on Parcel 1, 2, 3 and 4 upon sale of the property.
- B-8. Setback from Richards Boulevard shall be provided as shown on the site plan, with the building being recessed at the entrance area approximately 15 feet and 7 feet to the east of the entrance door.
- B-9. All paved areas of this development, with the exception of the emergency access provided on Parcel 3, shall comply with the shading requirements.

#### **PUBLIC WORKS**

- B-10. Prior to issuance of a building permit, design Bannon Street to a 48 foot half-street, adjacent to the Parcel 2, in accordance with City of Sacramento standards and the Railyards/Richards Blvd Facility Element and to the satisfaction of Public Works. Construction shall include, but not limited to, pavement section, curb, gutter, landscaped planter and sidewalk and shall include the reconstruction of the existing street to the centerline;
  - a. Provide standard subdivision improvements pursuant to Section 16.48.110 of the City Code;
  - b. Submit a soils test prepared by a registered engineer to be used in street design;
  - c. Provide a seepage study prepared by a registered engineer. The study shall identify and recommend solutions or groundwater related problems which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems;
  - d. Design street sections to provide for stabilized subgrades and pavement sections under high groundwater conditions;
  - e. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;

The City may require the construction of the above items prior to issuance of any building permits, if the City deems them necessary for public health and safety or if the improvements are a necessary prerequisite to the orderly development of the surrounding area.

- B-11. Prior to issuance of an occupancy permit, construct Bannon Street to a 48 foot half-street, adjacent to the Parcel 2, in accordance with City of Sacramento standards and the Railyards/Richards Blvd Facility Element and to the satisfaction of Public Works. Construction shall include, but not limited to, pavement section, curb, gutter, landscaped planter and sidewalk and shall include the reconstruction of the existing street to the centerline;
- a. Provide standard subdivision improvements pursuant to Section 16.48.110 of the City Code;
  - b. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- B-12. Construct the emergency access to the proposed easterly driveway. Construct a standard City driveway 24 feet wide. Construct a gate across driveway to prevent non-emergency vehicles from accessing the driveway, to the satisfaction of the Fire and Public Works Departments.
- B-13. Construct driveway on west side of building as a standard city intersection. Modify the existing signal as necessary to signalize the driveway. Improvements shall be to the satisfaction of Public Works.

#### UTILITIES

- B-14. Prior to, or concurrent with, the issuance of building permit, construct a 15-inch drainage main in Bannon Street from manhole #403 as shown on page Z14 in the Department of Utilities Drainage/Sewer Book to a new manhole in the proposed intersection of Bannon Street and future North 5th Street with an 18-inch drainage main stub for a future connection of an 18-inch drainage main to manhole #803 also shown on Page Z14, and as required for drainage, to the satisfaction of the Department of Utilities.
- B-15. Sanitary sewer flows to the combined sewer system (CSS) from this

project have been determined to increase the street flooding adjacent to this site. This impact to the CSS has also been determined to be significant and must be mitigated. Prior to issuance of building permit impacts to the CSS must be mitigated. If mitigation of impacts are not practical, the developer may enter into an impact fee agreement with the City.

- B-16. Prior to issuance of a grading or building permit, a grading plan showing existing and proposed elevations shall be submitted, reviewed and approved by the Department of Utilities. Adjacent off-site topography shall also be shown to the extent necessary to determine impact to existing surface drainage paths. At a minimum, one foot off-site contours within 100 feet of the project boundaries is required.
- B-17. Drainage across parcel lines is not allowed. Either the lots must be graded so drainage doesn't cross property lines or a reciprocal drainage easement must be recorded.
- B-18. Prior to issuance of building permit an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap to the satisfaction of the Department of Utilities. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B-19. Prior to issuance of building permit the applicant shall provide a study to the satisfaction of the Department of Utilities demonstrating that adequate water pressure is available for fire prevention and domestic water service. If water pressure is not adequate a water distribution main extension may be required in Bannon Street.
- B-20. Paragraphs (a), (b), (c), (d), (f), (n), and (q) of Section 16.48.110 of the City Code shall be required for this development. Off-site water, sewer, and drainage main extensions may be required as determined by the Department of Utilities.
- B-21. The developer shall comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B-22. The development is a portion of a project greater than 5 acres (13.6± acres). Prior to issuance of building permit the development shall comply with the State "NPDES General Permit for Stormwater

Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to issuance of building permit. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.

B-23. GROUNDWATER DISCHARGE PERMIT - All new groundwater discharges to the Combined or Separated Sewers must be regulated and monitored by the Department of Utilities (City Council Resolution 92-439). Groundwater discharges to the City's sewer system are defined as follows:

- a. Construction dewatering discharges.
- b. Treated or untreated contaminated groundwater cleanup discharges.
- c. Uncontaminated groundwater discharges.

Foundation or basement dewatering discharges to the CSS will not be allowed. The CSS does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering.

Groundwater discharges may contain toxic and/or explosive chemicals that could be harmful to the environment and to service workers working in the City's sewer system. Groundwater discharges to the sewer system go beyond the original design of the City's system, thus removing existing sewer capacity from other system users and potentially causing overflows or restricting development. The additional water from groundwater discharges must be conveyed and pumped by the City's existing facilities. The additional volume of water increases the City's operations and maintenance costs through increased capacity, power, and maintenance costs.

Currently, two types of groundwater discharges are recognized by the Department of Utilities; limited discharges and long-term discharges. These types of discharges are described as follows:

- a. "limited discharges" are short groundwater discharges of 7-days duration or less. Limited discharges must be approved through the Department of Utilities by acceptance letter.

- b. "long-term discharges" are groundwater discharges of greater duration than 7-days. Long-term discharge must be approved through the Department of Utilities and the City Manager through a Memorandum of Understanding (MOU) process.

The Groundwater MOU has a term of one year and requires the discharger to:

- a. Provide a description of the groundwater discharge,
- b. Obtain a Regional Sanitation District permit,
- c. Obtain approval from the Regional Water Quality Board if discharge is part of groundwater cleanup or contains contaminants above MCLs,
- d. Pay fees based on flow amounts when a fee schedule is established by ordinance,
- e. Comply with any new pertinent laws,
- f. Assess and repair sewer lines if the discharge exceeds MCLs,
- g. Suspend discharges during storm events or at City request,
- h. Provide shut-off switches accessible to the City, and
- i. Indemnify the City against all claims related to the MOU.

- B-24. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than one acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

**Fire**

- B-25. Prior to issuance of a building permit, adequate water fire flow shall be demonstrated.
- B-26. Prior to issuance of a building permit, the speciality paving shall be identified, reviewed and approved by the Fire Department, if determined to be required for placement of heavy fire equipment.

**Police**

- B-27. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.
- B-28. All landscaping shall be maintained at a minimum plant and/or shrub height of 30 inches and trees maintained a minimum distance of 6 feet from lowest branch to the ground.
- B-29. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
- B-30. Applicant shall post and maintain on the premises and in the parking lot, notices clearly visible to the patrons of the establishment and parking lot and to persons on the public sidewalk stating, in block lettering, the following:

UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING  
LOT OR ADJACENT PUBLIC SIDEWALK WITH AN OPEN  
ALCOHOLIC BEVERAGE CONTAINER.

C.P.C. 647e. (a); S.C.C. 26.01.24(c)

- B-31. Applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602(k) of the California Penal Code and that applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block lettering, with the wording:

NO TRESPASSING  
VIOLATORS WILL BE PROSECUTED  
UNDER 602(k) C.P.C.

**Regional Transit**

- B-32. Prior to issuance of building permit, the applicant shall meet and confer with RT regarding the installation of a bus shelter adjacent to the project site. The applicant shall obtain a letter from RT indicating whether such a structure is required. If a structure is required the applicant shall work with RT and Public Works to determine location and obtain necessary permits.

## ADVISORY NOTES:

1. During the winter of 1996/1997 when water surface elevations in the Sacramento and American Rivers were high, the groundwater in the vicinity of the subject site approached the street elevation. Be advised of this situation when designing the facilities on the project.
2. The proposed project is located in the 1000-year floodplain, designated as an A99 zone on the Federal Emergency Management Administration (FEMA) Federal Insurance Rate Map (FIRM), dated July 6, 1998 and revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

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CHAIRPERSON

ATTEST:

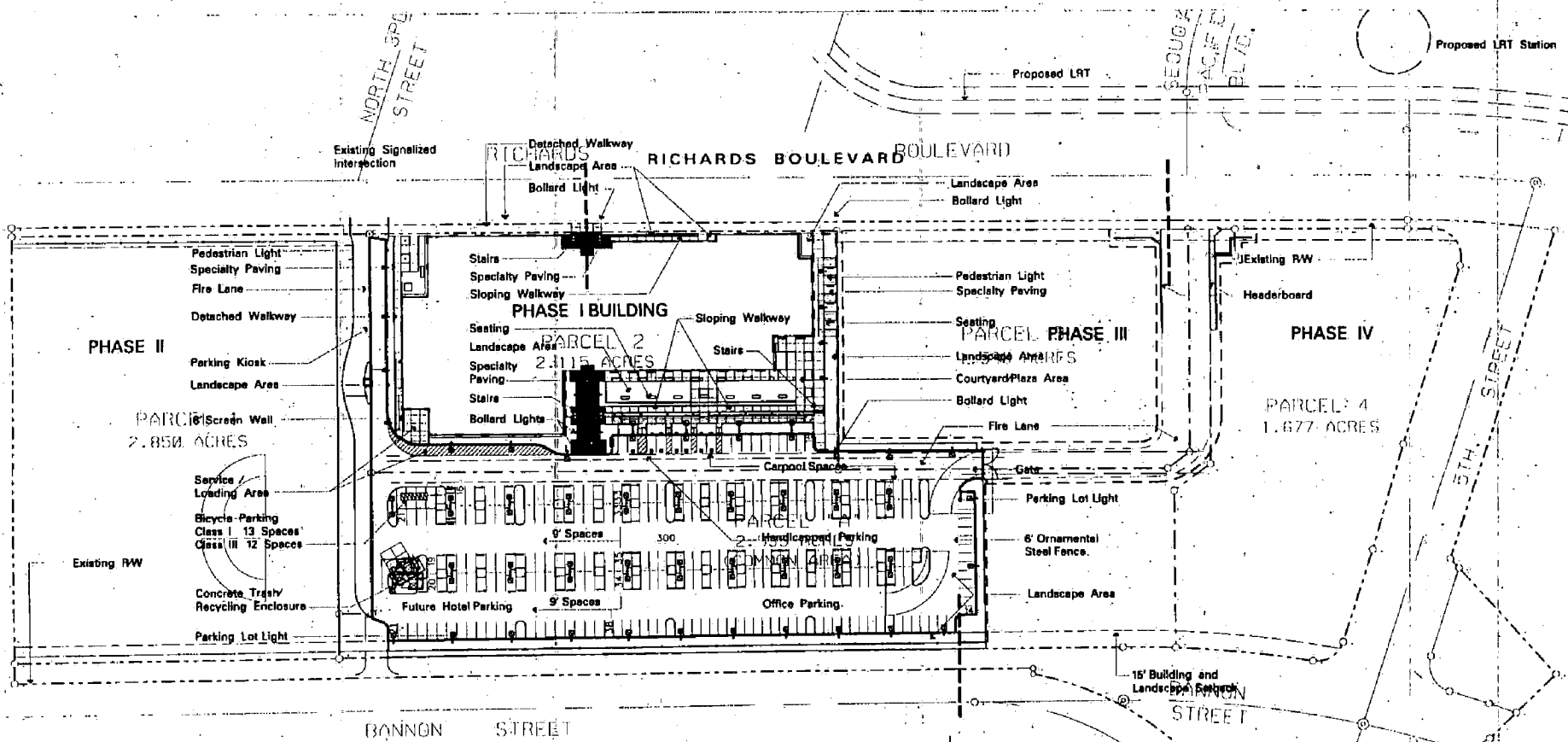
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SECRETARY TO CITY PLANNING COMMISSION

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DATE (P00-117)

Exhibit 1A Site Plan  
Exhibit 1B Elevations  
Exhibit 1C Floor Plan



**TABULATION**

SITE AREA (PARCEL 2)	2.05 ACRES +/-
TOTAL BUILDING AREA (HABITABLE SPACE ONLY)	149,168 GSF 136,726 SF
FLOOR AREA RATIO	1.87
<b>PARKING</b>	
TOTAL ALLOWED - OFFICE (1600 SF - 1500 SF)	249-298 SPACES
TOTAL PROVIDED - OFFICE	288 SPACES
PROVIDED - FUTURE HOTEL	100 SPACES
REGULAR HC ROD. (MIN.)	8
VAN ACCESSIBLE ROD. (MIN.)	1
REGULAR HC SHOWN	8
VAN ACCESSIBLE SHOWN	1
REGULAR SPACES	247
COMPACT SPACES	44
PERCENTAGE OF COMPACT ALLOWED	40%
PERCENTAGE OF COMPACT SHOWN	15%
CARPOOL SPACES	21
PERCENTAGE OF CARPOOL REQUIRED (EMPLOYEE ONLY)	7%
BICYCLE PARKING ROD. (TOTAL 16000)	25
BICYCLE PARKING SHOWN (TOTAL)	25
BICYCLE PARKING ROD. (CLASS II)	13
BICYCLE PARKING SHOWN (CLASS II)	13

**PARCEL 6  
0.108 ACRE**

**LAND USE DISTRIBUTION (PARCEL 2)**

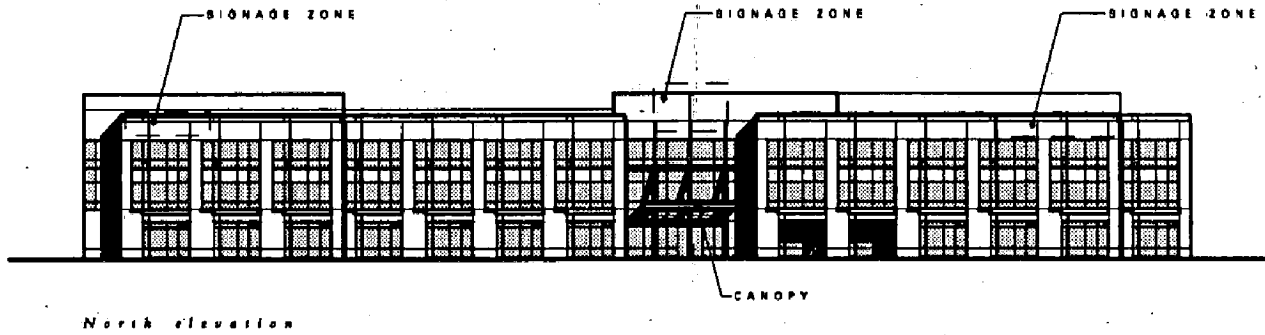
TOTAL BUILDING FOOTPRINT	48,664 SF
SURFACE PARKING	17,553 SF
TOTAL OPEN SPACE	
REQUIRED (10% OF 149,168 GSF)	14,917 SF
SHOWN	22,881 SF
COURTYARD/PLAZA AREA (13.7%)	20,506 SF
REMAINING AREA	2,375 SF
TOTAL SITE AREA (PARCEL 2)	89,288 SF

**D I S C O V E R Y C E N T R E**

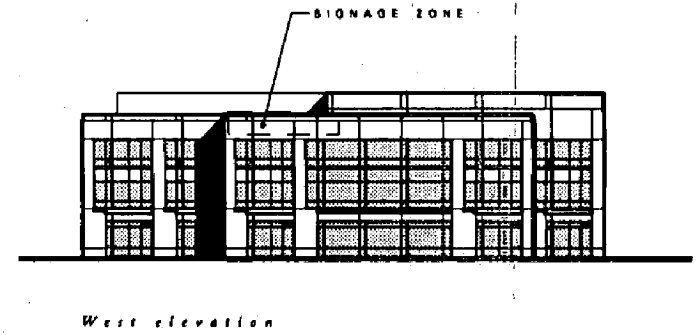
RICHARDS BOULEVARD PARTNERS  
SACRAMENTO CALIFORNIA



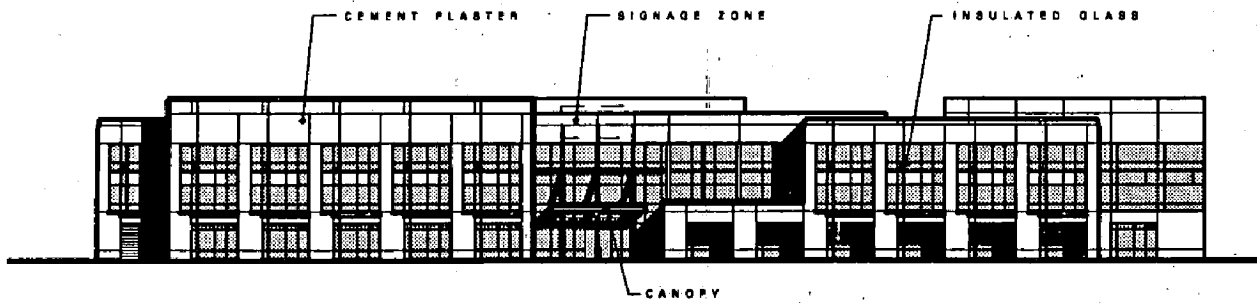
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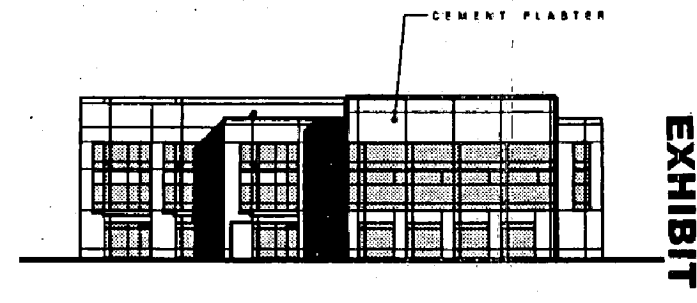
North elevation



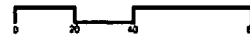
West elevation



South elevation



East elevation



EXTERIOR ELEVATIONS

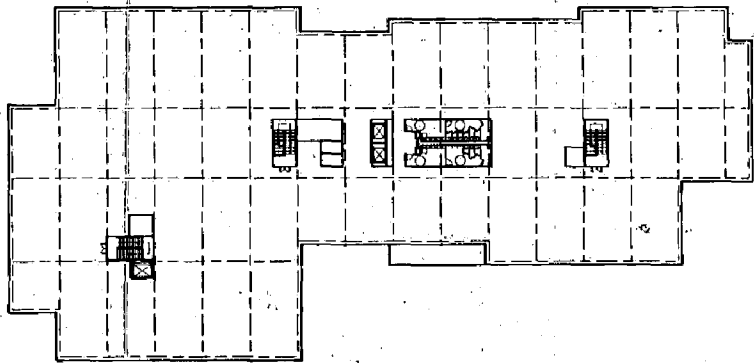
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RICHARDS BOULEVARD PARTNERS  
SACRAMENTO, CALIFORNIA

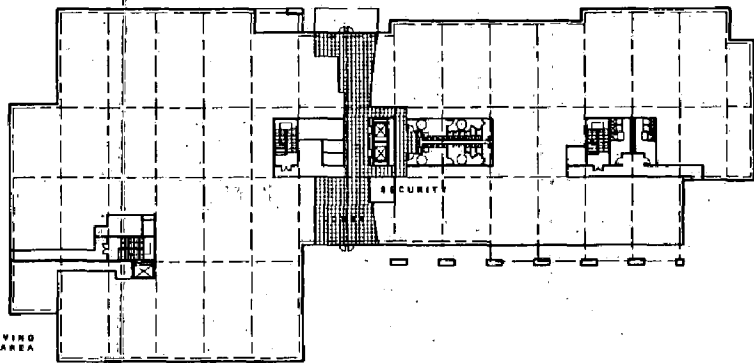


EXHIBIT 1B

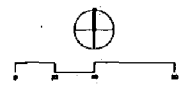
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TYPICAL UPPER FLOOR PLAN



GROUND FLOOR PLAN

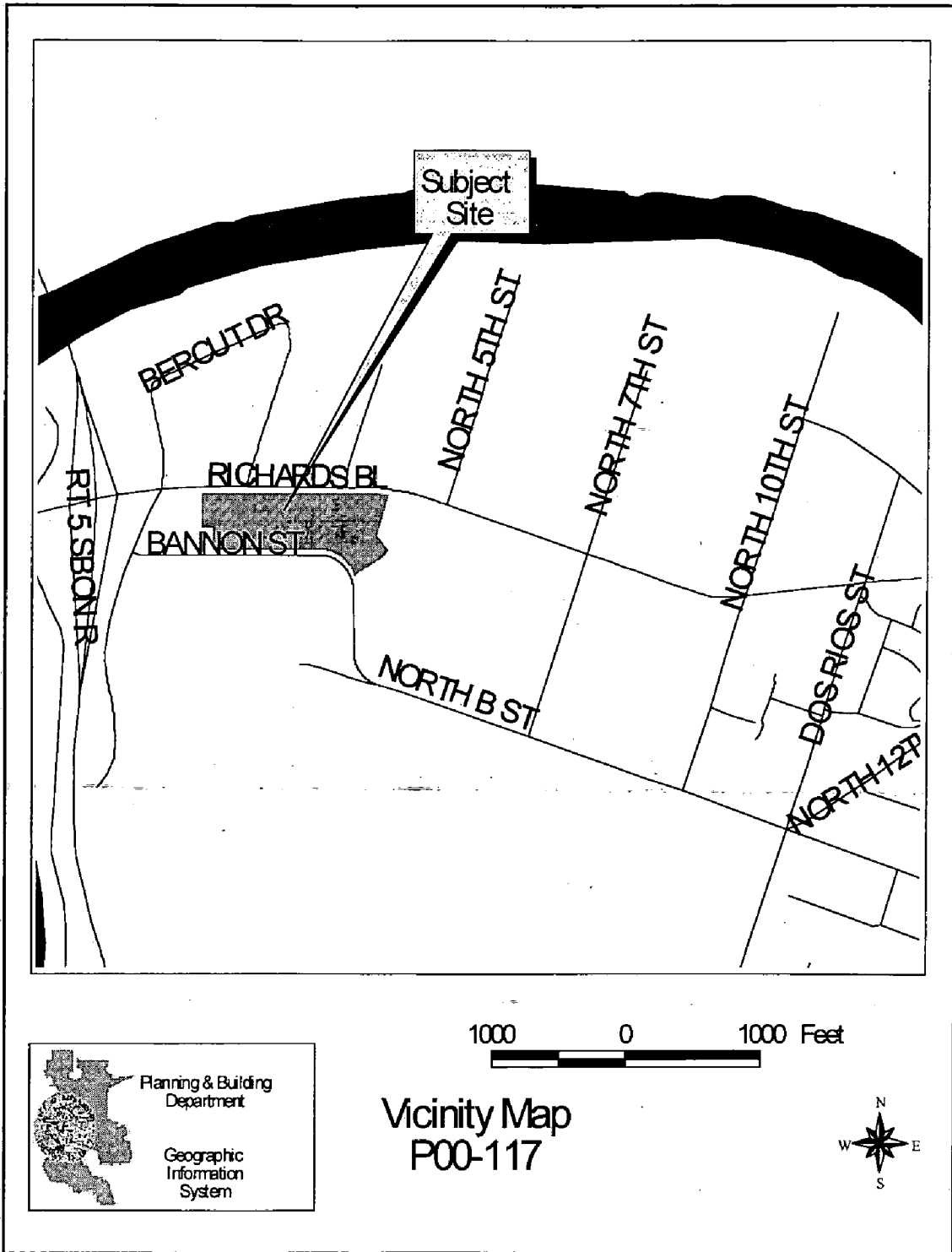


D I S C O V E R Y C E N T R E

RICHARDS BOULEVARD PARTNERS  
SACRAMENTO CALIFORNIA



ATTACHMENT 2

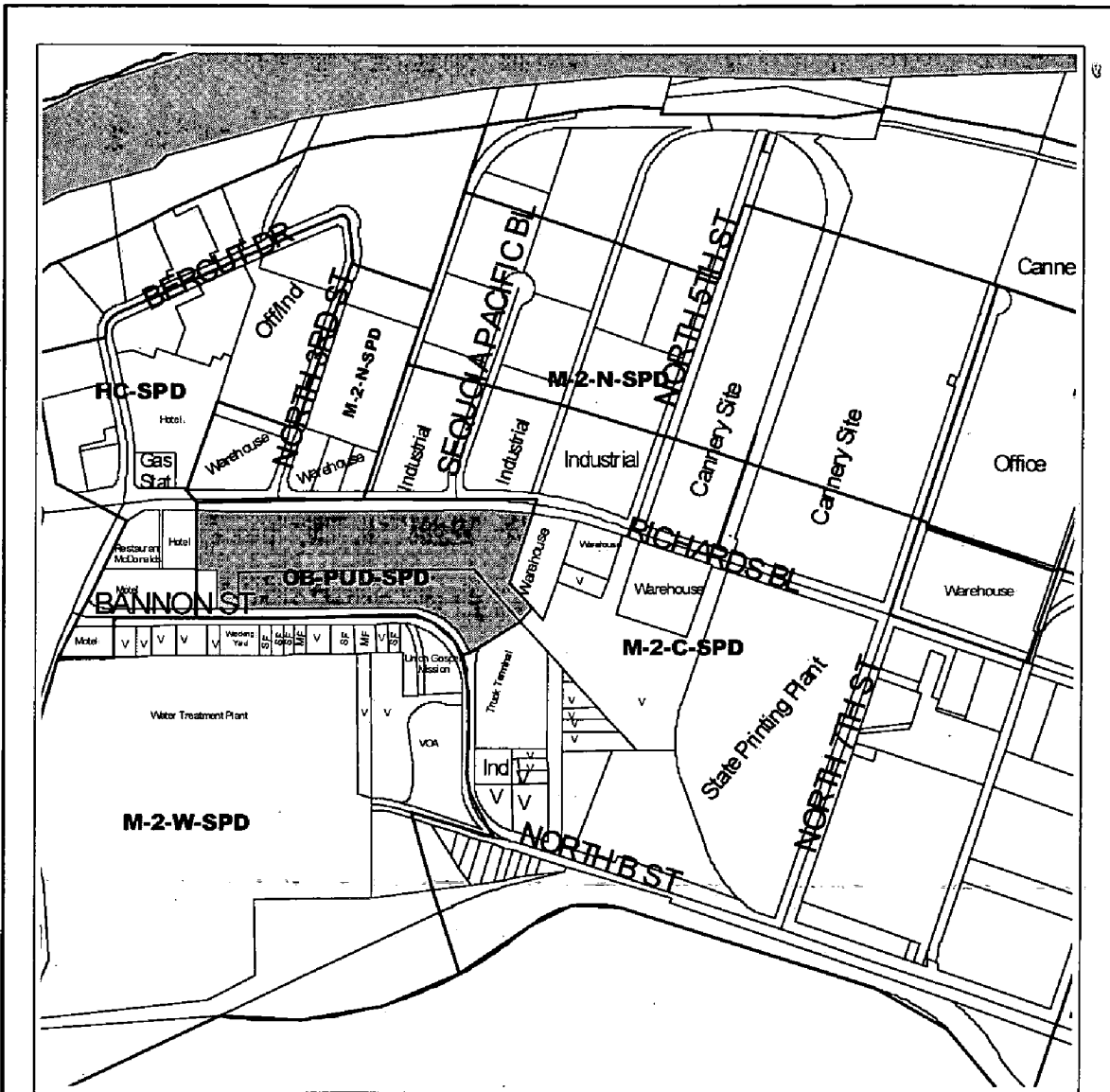


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# ATTACHMENT 3



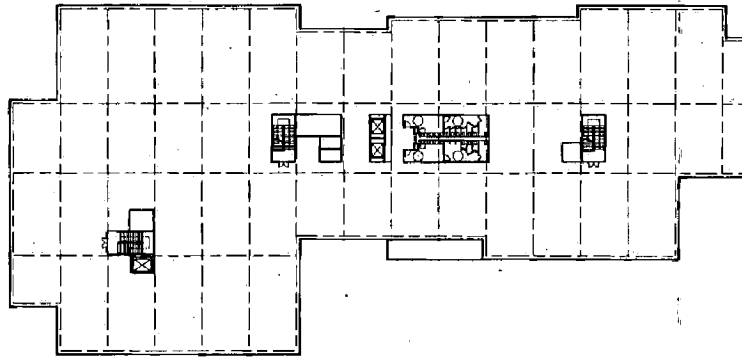
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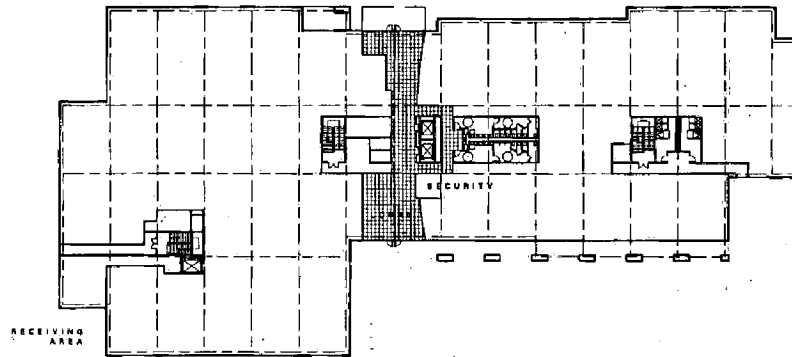
Planning & Building Department  
Geographic Information System

## Land Use & Zoning P00-117

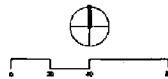




TYPICAL UPPER FLOOR PLAN



GROUND FLOOR PLAN

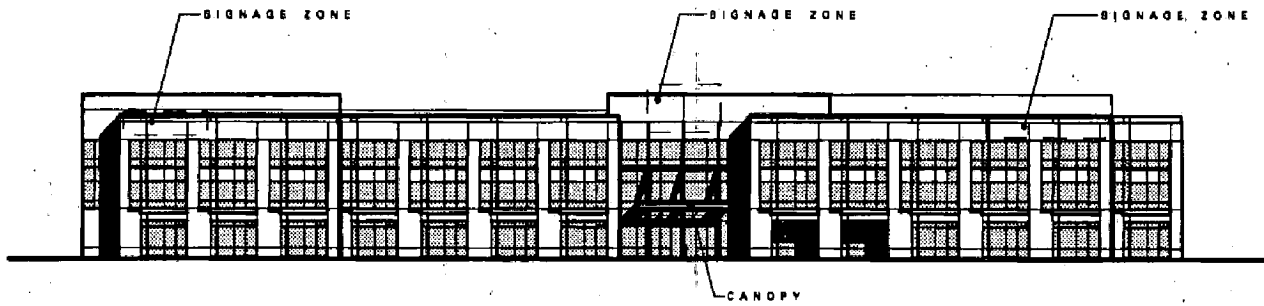


D I S C O V E R Y C E N T R E

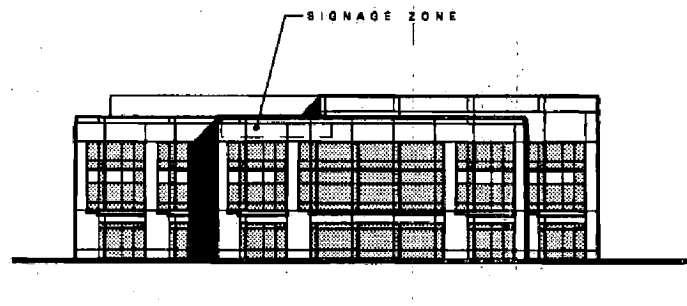
RICHARDS BOULEVARD PARTNERS  
SACRAMENTO, CALIFORNIA

Project No. 00-000000-0000  
Scale: 1/8" = 1'-0"  
Date: 08/01/00  
Drawn by: [illegible]  
Checked by: [illegible]  
Approved by: [illegible]

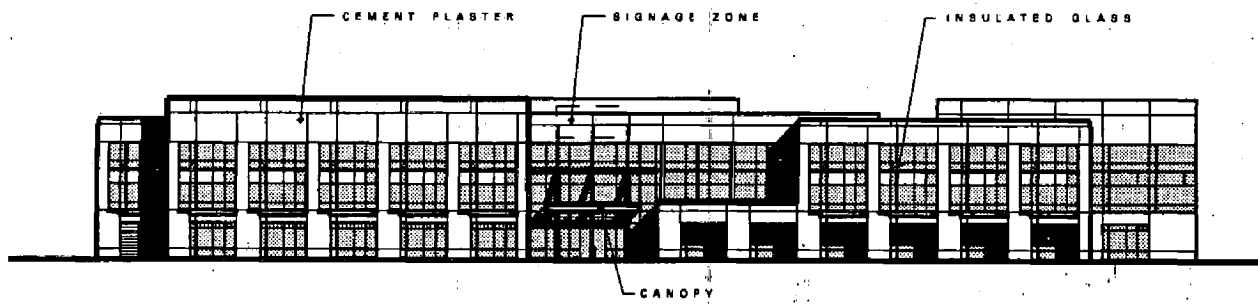
**LPA**  
SACRAMENTO, INC.



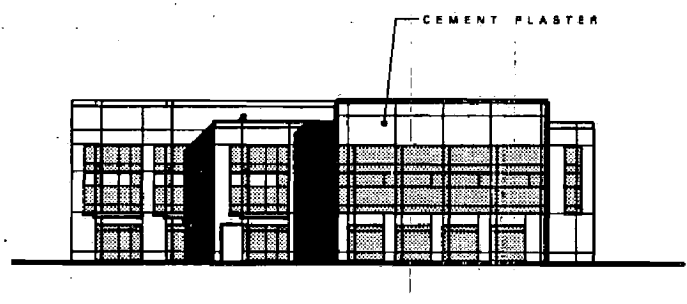
North elevation



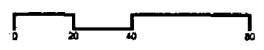
West elevation



South elevation



East elevation



EXTERIOR ELEVATIONS.

**D I S C O V E R Y C E N T R E**

RICHARDS BOULEVARD PARTNERS.  
SACRAMENTO . CALIFORNIA





## SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 200; Sacramento, CA 95814  
(916) 264-5381

Application taken by: Monica May, 08/17/2000

Project Location: 300 Richards Blvd.

Assessor's Parcel No.: 001-0201-027, 001-0201-029, 001-0040-036

Owner: Richards Boulevard Partners

Address: 3184-J Airway Ave., Costa Mesa, CA. 92626

Applicant: Ernie Gallardo, Richards Boulevard Partners

Address: 3184-J Airway Ave., Costa Mesa, CA. 92626

**REQUESTED ENTITLEMENT(S):** Entitlements to extend the special permit for a 150,000 square foot office building in the Office Building Planned Unit Development (OB-PUD) zone. (D1) APN: 001-0201-027, 029; 001-0040-036.

- A. **Environmental Determination:** Prior Environmental Impact Report (EIR);
- B. **Special Permit 3-year Time Extension** for a 150,000 sq ft office building on 4.81 net acres in the OB PUD zone.

**ACTIONS TAKEN:** On September 28, 2000, the Planning Commission took the following action on:

A-B. Adopted Notice of Decision and Findings of Fact for Approval

Sent to Applicant: November 1, 2000  
Date

By: *Nel Penney*  
Nel Penney, Secretary

### EXPIRATION

**TENTATIVE MAP:** Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.



NEIGHBORHOODS,  
PLANNING AND DEVELOPMENT  
SERVICES DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-5381  
FAX 916-264-5328

November 1, 2000

Sacramento County Assessor  
Real Property Support  
700 H Street, Room 3650  
Sacramento, California 95814

RE: 001-0201-027, 001-0201-029, 001-0040-036

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

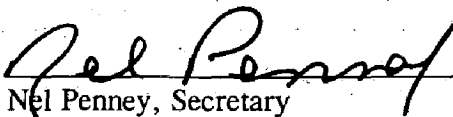
Rezone from \_\_\_\_\_ to \_\_\_\_\_

Special Permit granted for a 3-year Time Extension for a 150,000 sq ft office building on 4.81 net acres in the OB PUD zone.

Variance from Ordinance No. 2550, Fourth-Series, granted to allowing---

**P00-117**

Yours truly,

  
Nel Penney, Secretary

cc: Richards Boulevard Partners (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.