

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814.

APPLICANT Latham Development corporation - 755 Sunrise Avenue, Suite 135, Roseville, CA 95661
OWNER Narragensett Television Co. of California, Inc. 1216 Arden Way, Sac., CA 95815
PLANS BY Latham Development Corp., 755 Sunrise Ave., Suite #135, Roseville, CA 95661
FILING DATE 7/10/87 **ENVIR. DET.** Neg. Dec. **REPORT BY** FG/vf
ASSESSOR'S-PCL. NO. 274-320-37

APPLICATION: A. Negative Declaration
B. Special Permit to construct two office buildings totaling 60,000 sq. ft.

LOCATION: Northwest corner Gateway Oaks Drive and Venture Oaks Way.

PROPOSAL: The applicant is requesting the necessary entitlements to construct two office buildings totaling 60,000+ sq. ft.

PROJECT INFORMATION:

1974 General Plan Designation:	Office
1985 South Natomas Community Plan Designation:	Office park
Existing Zoning of Site:	MRD-PUD
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	Setbacks: Required Provided
North: Vacant; MRD-PUD	Front: 50' 50'
South: Townhouses; R-1A-PUD	Side(Int): 15' 15+
East : Offices, vacant; OB-PUD	Side(St): 50' 50'
West : Townhouses	Rear: 15' 15+
Parking Required:	240 spaces
Parking Provided:	240 spaces
Property Dimensions:	Irregular
Property Area:	5.74
Square Footage of Building:	Building A 60,000+ sq. ft. Building B
Height of Building:	50' x 10' parapet (mechanical penthouse).
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Materials:	Reflective glass/copper cladding

BACKGROUND INFORMATION: On January 2, 1985, the City Council rezoned the subject site from Single Family-Alternative (R-1A-PUD) to Manufacturing Research and Development (MRD-PUD) zone (P83-145). On July 25, 1985, the Planning Commission approved a special permit to construct a 60,000+ sq. ft. television broadcast studio and offices on the site (P85-257).

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APPLC. NO. P87-320 **MEETING DATE** August 13, 1987 **ITEM NO** 17

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site consists of a 5.74+ acre lot which is zoned Manufacturing, Research and Development - Planned Unit Development (MRD-PUD). The site is located in the Gateway Center PUD and is designated for offices uses in both the General Plan and the 1978 South Natomas Community Plan. Surrounding uses include offices, residences and undeveloped lots.

B. Site Development Proposal:

The applicant is proposing to develop the site with two office buildings. The project site will be known as a Century Park. The offices would be open from 8:00 a.m. to 6:00 p.m. and would employ approximately 310 people.

C. Setbacks/Landscaping:

The site plan indicates that the required 50 foot landscape/building setback along the Gateway Oaks Drive will be provided. A 50 foot building setback and 25 foot landscape setback are required along the Venture Oaks Way frontage. The site plan indicates the building B has a setback of 43 feet from the property line along Venture Oaks Way. The site plan must be revised to reflect a 50 foot setback.

The landscape plan includes complete landscaping of all required setback areas using sod, ground cover, trees and berms. The parking lot will need to comply with the 50 percent shading requirement. A water feature will also be located in the parking lot planter nearest the building A entry.

D. Parking:

The applicant will provide 240 onsite parking spaces. Parking will be provided both inside the building and in the parking lot. The site plan does not indicate the location or number of handicap parking spaces. In addition, no bicycle parking spaces are shown, however 16 spaces are required of which 50 percent must be Class I parking facilities. The site plan must be revised to indicate these items.

E. Building Design/Materials:

The structures would contain 60,000+ sq. ft. of gross floor area. The building would be 50 feet (40 ft. to roof line and 10 ft. mechanical penthouse) high. The exterior would be a reflective glass with copper cladding. Glass color would be green. Building B is 8,000+ sq. ft. in size and would have a similar exterior. The applicant has indicate that this building would be a bank, however, bank uses are not permitted in the MRD zone.

The proposed design of the buildings appear to be rather massive given that the structures will be entirely reflective glass. These glass buildings are not entirely in keeping with the theme created by other office buildings in the Gateway Center PUD (ie, green reflective glass and concrete). Staff would recommend concrete columns on bands to break up the solid glass "cube" look of the building. The applicant has been contacted regarding staff concerns.

F. Signage

The applicant has not indicated the location or size of the onsite signage. All proposed signage must comply with the PUD Sign Guidelines and the Sign Ordinance. In addition, staff requests that the applicant submit a sign program prior to building occupancy.

G. Design Review

The subject site requires review and approval by both the City Design Review/Preservation Board and the Gateway Center PUD Architectural Review Committee. The applicant must submit the proposed development plans to the design review authorities for approval prior to the issuance of building permits. The Gateway Review Committee has indicated that CC and R's for the subject site limit development to 60,000 sq. ft. of gross floor space.

H. Future Development

The applicant's future development plans proposes that a maximum of approximately 139,000+ sq. ft. of gross floor area would be developed on the site. Current deed restrictions limit development to 60,000 sq. ft. of gross floor area for the site, however, should a reallocation of square footage become feasible then building A would be enlarged. Before such an enlargement could take place, the applicant would have to provide appropriate agreements between all concerned parties in the Gateway Center PUD indicating approval of the increase in square footage. The applicant would also be required to modify any approved special permit and complete the review process (i.e., Planning Commission, Design Review, etc.). prior to enlargement of any existing office buildings.

I. Other Agency Comments:

The proposed project has been reviewed by Traffic Engineering, Public Works, Fire Department, Regional Transit and the South Natomas Community Association. The following comments were received.

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Traffic Engineering

1. Provide a Transportation Management Plan (TMP) consistent with 15 percent trip reduction and to the satisfaction of the TSM coordinator. Also, participation in a Transportation Management Association for the Gateway Center is required to assist in coordinating ride matching among nearby employment centers and facilitate promotion of alternative commute modes.
2. Eliminate driveway on Gateway Oaks Drive and add a driveway on Venture Oaks Drive.
3. Provide two vehicles stacking distance (40 ft.) from property line, at entrance from cul-de-sac to be a maximum of 500 feet and constructed to the satisfaction of the Traffic Engineer.
4. Cul-de-sac to be a maximum of 500 feet and constructed to the satisfaction of the Traffic Engineer.
5. Driveway permit required.

Fire Department

1. Emergency vehicles require access within the site and shall need an inside turning radius of 40 feet and 56 feet outside radius.
2. Additional onsite double pumper fire hydrant (d.p.f.h.) will be required. Also, since the buildings will probably have fire sprinkler systems, two of those d.p.f.h. will need to be within 50 feet of the fire department connection (f.d.c.).
3. Show the fire underground with f.d.c. and values for each building.

Regional Transit

Provide bus shelter at northwest corner of Gateway Oaks Drive and Venture Oaks Way.

Public Works

1. Grading/drainage plan required.
2. Driveway at north entrance must be 10 feet from property line.

South Natomas Community Association

The overall design appears quite harsh. It has few architectural qualities that make it either blend with other buildings in area or eye appealing. The size seems too large for the size of lot it is on. This will look like a large green box which is not what this community needs.

We would like to see some quality landscaping with possibly some more "open space" areas for the employees to enjoy.

Rather than a building with sharp corners and no real design - can we ask for some way to break up the large expansion of glass that adds to the design.

J. Gateway Center PUD Square Footage Summary:

The PUD Guidelines permit an overall gross square footage in the MRD zone not to exceed 500,000 sq. ft. A maximum of 50 percent of the permitted overall gross square footage may consist of offices as the primary use (250,000 gross sq. ft.). The current summary is as follows:

Approved - 23,000 sq. ft. (P86-430)
Proposed - 60,000 sq. ft. (P87-320)

83,000 sq. ft.

If the proposed project is approved only 167,000 gross sq. ft. would be left which could be developed for office use.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the negative declaration;
- B. Approve the special permit subject to conditions and based on the Findings of Fact which follow:

Conditions

- 1. A revised site plan and landscape plan shall be submitted to the Planning Director for review and approval prior to the issuance of building permits which incorporate the following changes:
 - a. indicate location of 16 bicycle parking spaces (50 percent Class I);
 - b. indicate Building B setback of 50 ft. on Venture Oaks Way; and
 - c. landscape berms along the street frontages shall be a minimum of three feet high.
- 2. All trash enclosures shall be constructed to the standards outlined in Section 3 of the Zoning Ordinance.
- 3. The applicant shall submit a sign program for review and approval by the Planning Director prior to issuance of sign permits.

4. The applicant shall submit the proposed development plans to the Design Review Board and the Gateway Center PUD Architectural Review Committee for review and approval prior to the issuance of building permits.
5. The applicant shall comply with the 50 percent parking lot shading requirement.
6. The applicant shall adhere to all provisions of the South Natomas Office Park PUD guidelines (Gateway Center).
7. A total of 240 onsite parking spaces shall be provided when both phases are completed.
8. The proposed buildings shall be utilized by uses designated by the MRD zone classification.
9. Applicant shall provide a transportation management plan consistent with 20 percent trip reduction and to the satisfaction of the TSM Coordinator.
10. Applicant shall participate in a transportation management association for the Gateway Center.
11. Applicant shall coordinate all ingress/egress locations with and subject to the approval of the Traffic Engineer.
12. Applicant shall coordinate all fire suppression systems with and subject to the approval of the Fire Department.
13. The project shall be approved as follows:

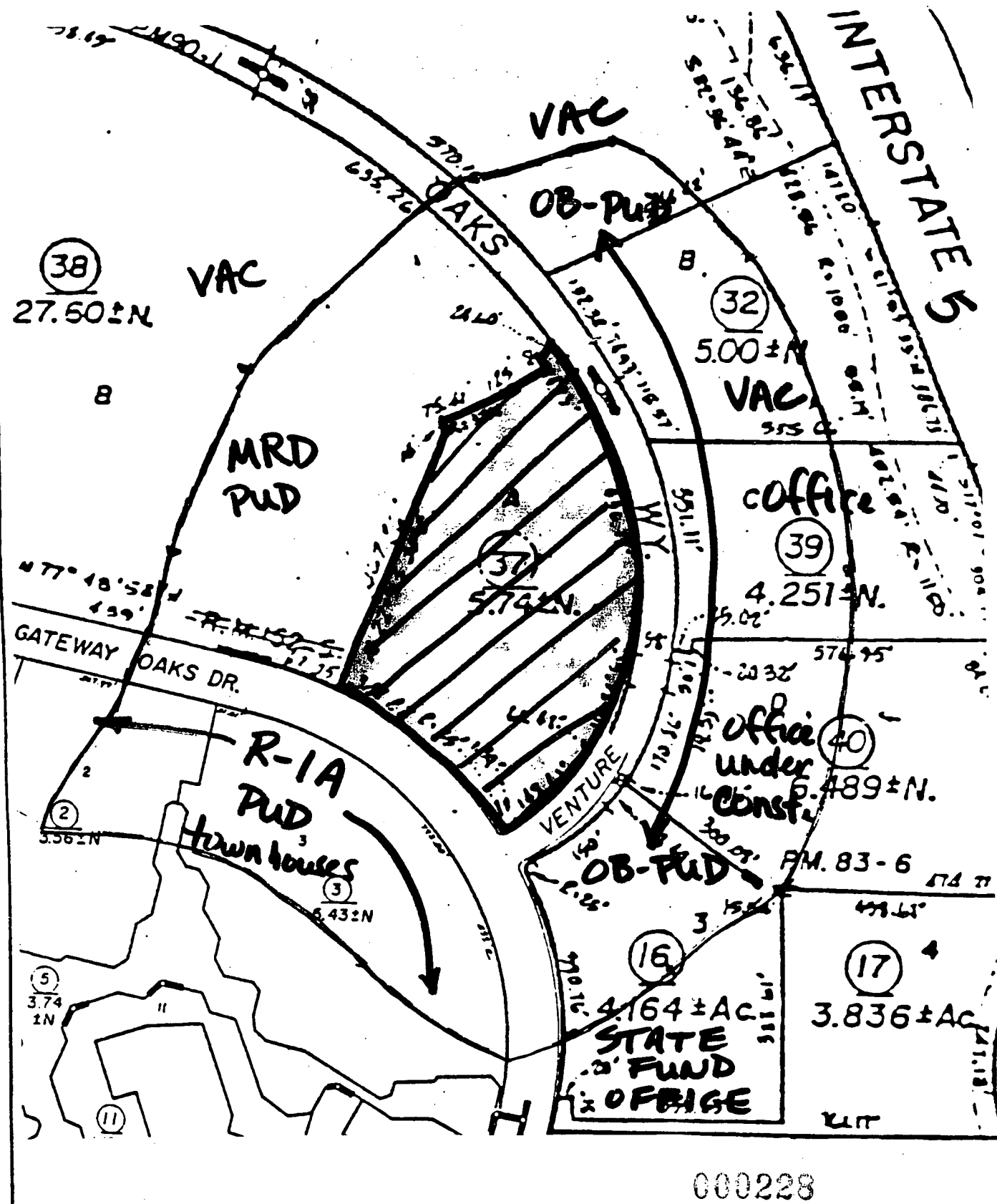
Construct Building A and Building B; all required parking and landscaping with building total not to exceed 60,000 sq. ft. gross floor area.
14. The applicant shall provide a bus shelter at the northwest corner of Gateway Oaks Drive and Venture Oaks Way.
15. Provide site plan and building elevations which reflect location, size, height, and number of all buildings, parking spaces, trash enclosures and bicycle lockers.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the project is compatible with surrounding land uses in the area which include both office and residences.

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2. The project, 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 provides adequate onsite parking, landscaping and building setbacks.
3. The project is consistent with the City Discretionary Interim Land Use Policy in that the site is designated for office park use by the 1978 South Natomas Community Plan and the proposed office buildings conform with the plan designation.



LAND USE & ZONING MAP

PF7-320

8-13-87

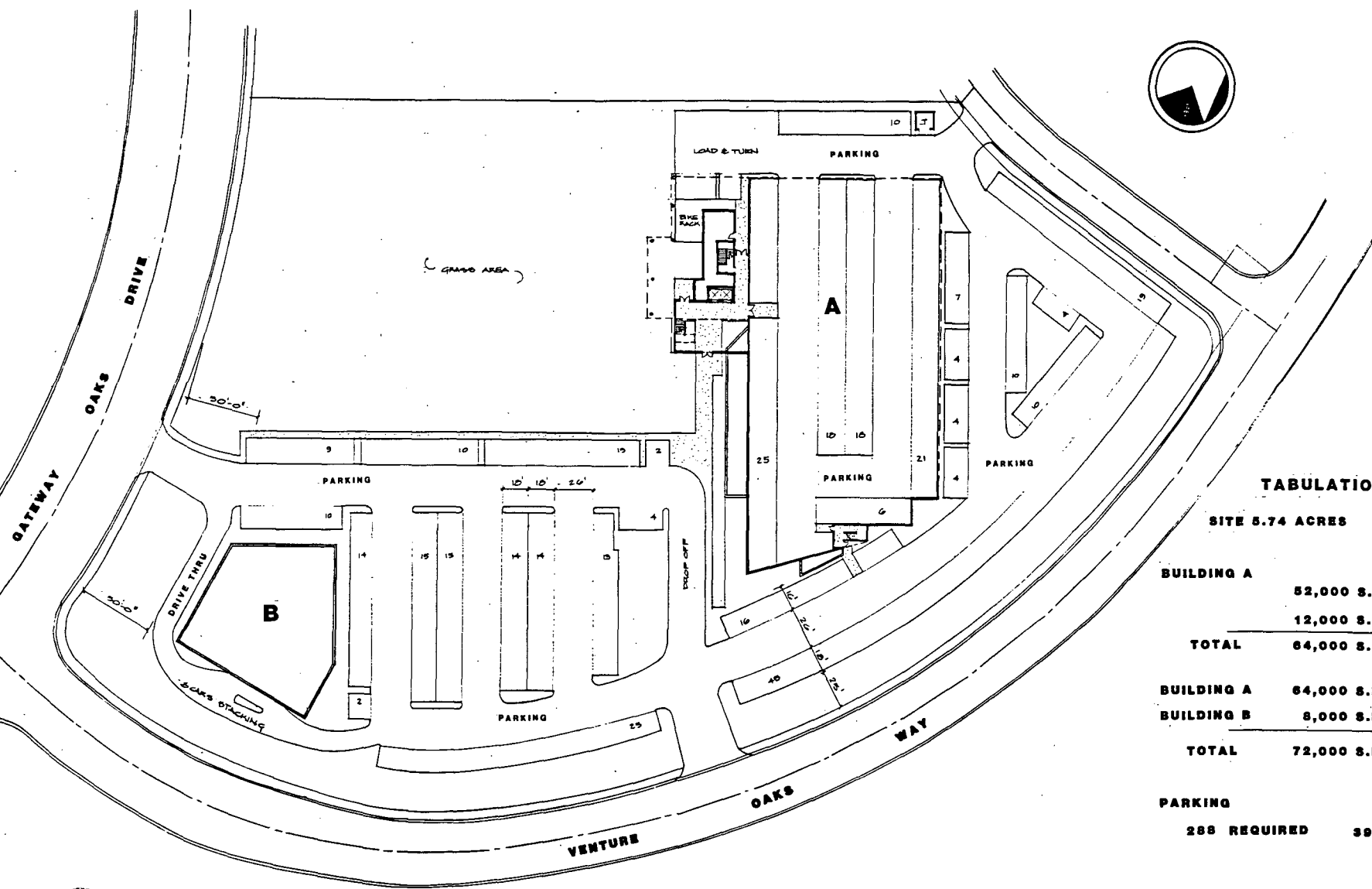
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TABULATION

SITE 5.74 ACRES

BUILDING A	52,000 S.F.	NET
	12,000 S.F.	COMMON
TOTAL	64,000 S.F.	GROSS
BUILDING A	64,000 S.F.	OFFICE
BUILDING B	8,000 S.F.	FINANCIAL
TOTAL	72,000 S.F.	

PARKING
288 REQUIRED 394 PROVIDED

SITE PLAN SCALE 1" = 50'-0"



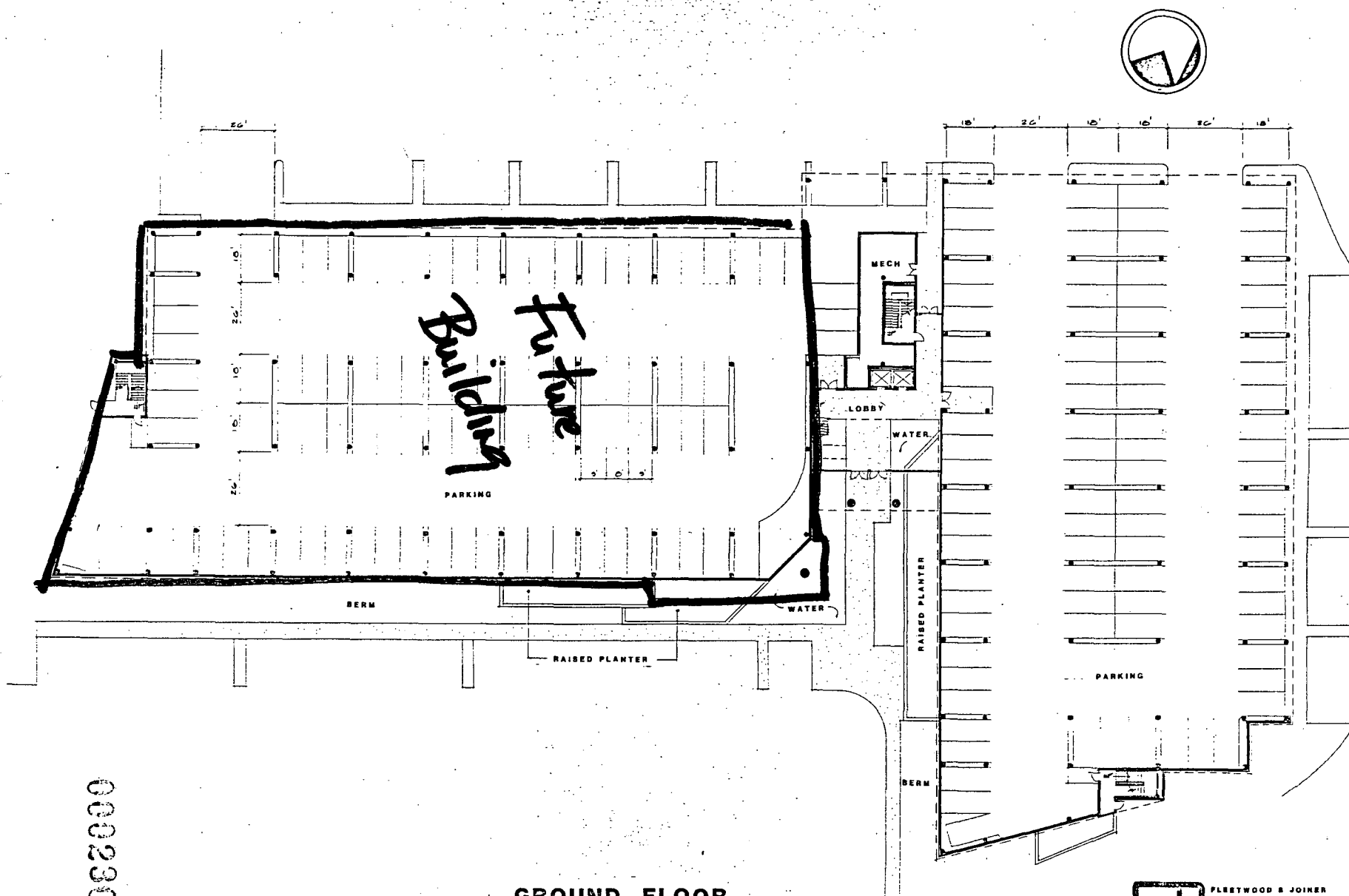
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GROUND FLOOR

COVERED PARKING 68,319 S.F.

Scale 1/8" = 1'-0"

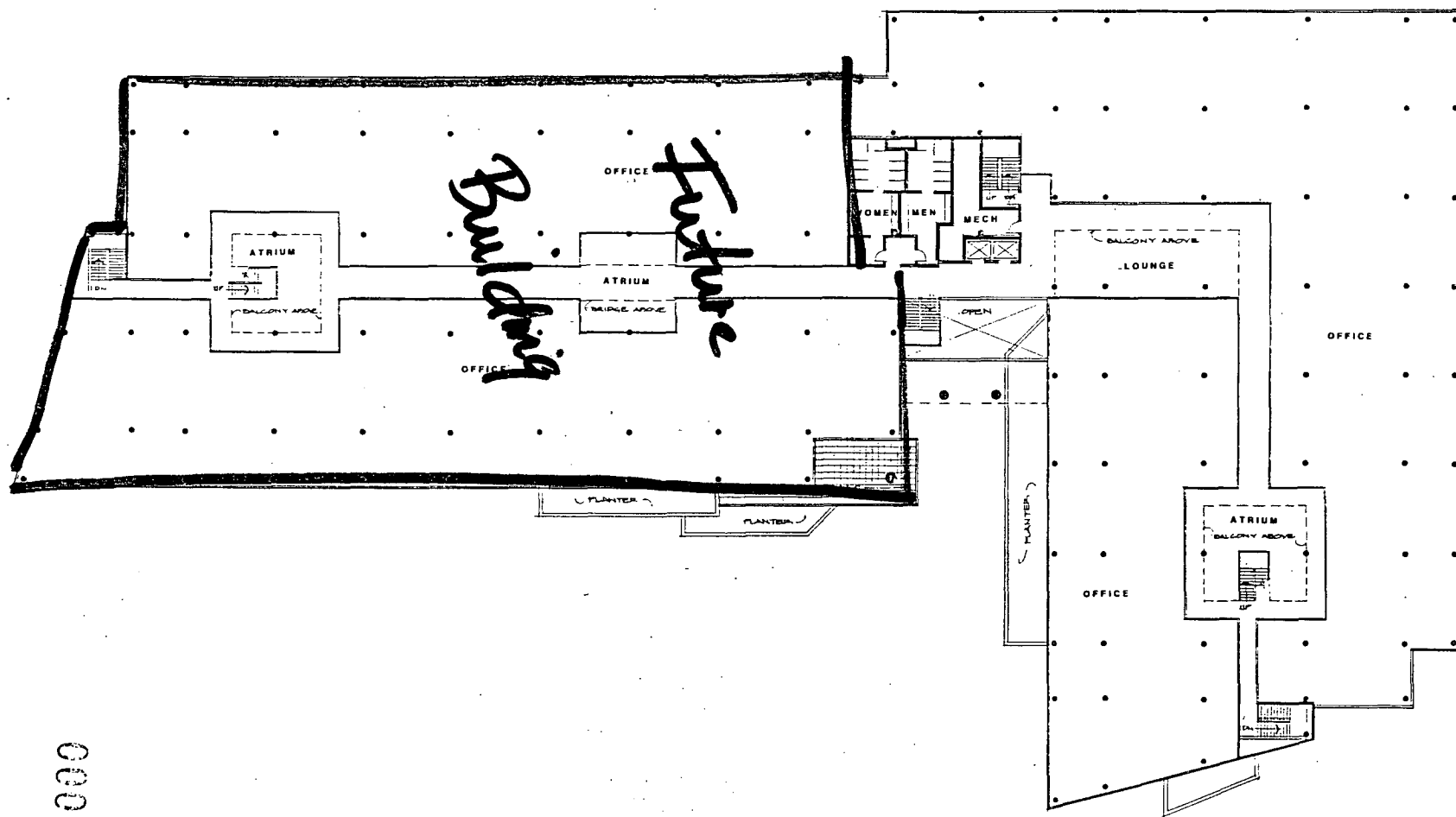


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SECOND FLOOR

67,319 S.F. GROSS 56,299 S.F. NET

SCALE 1/16" = 1'-0"

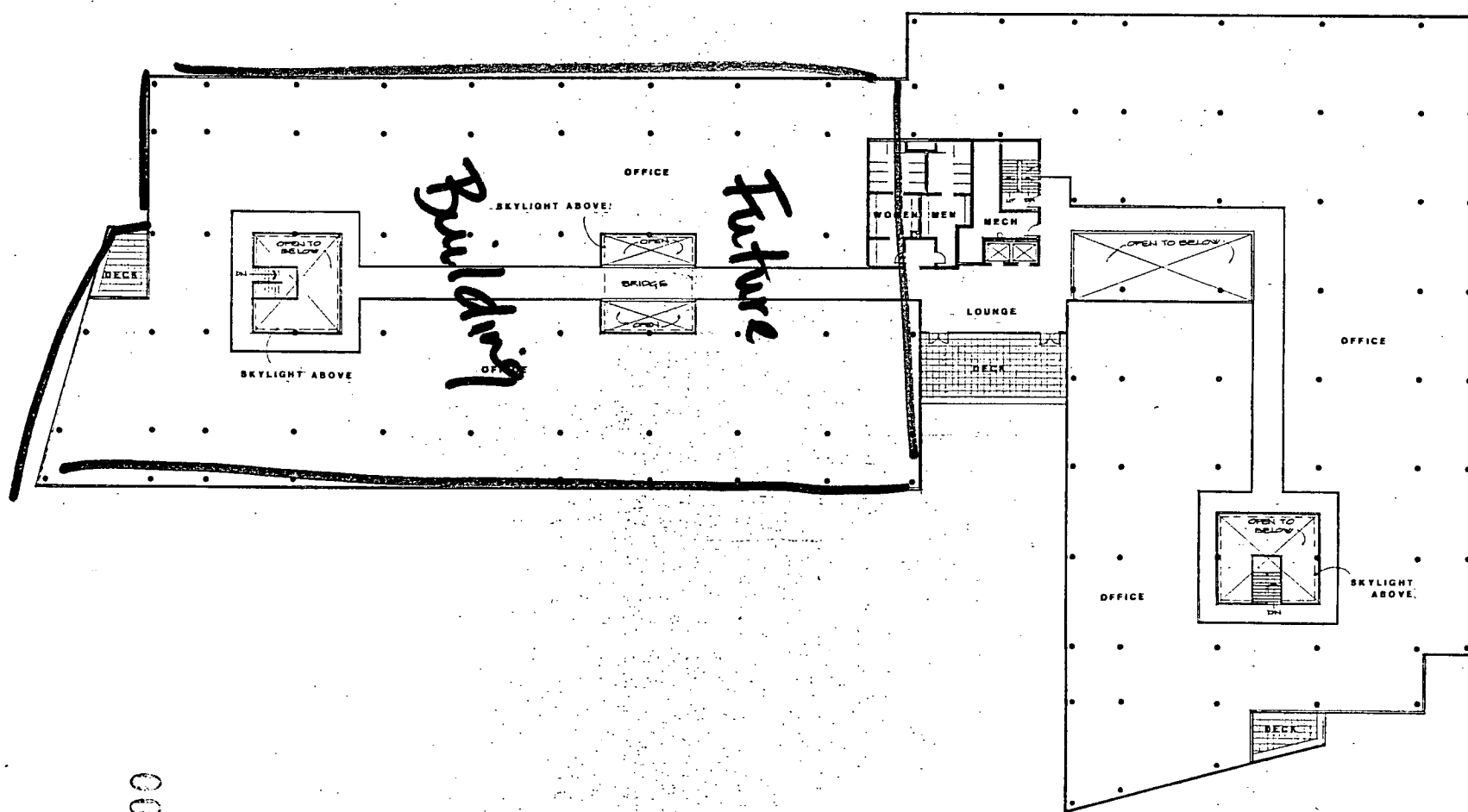


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THIRD FLOOR

63,459 S.F. GROSS 57,409 S.F. NET

SCALE 1/4" = 1'-0"



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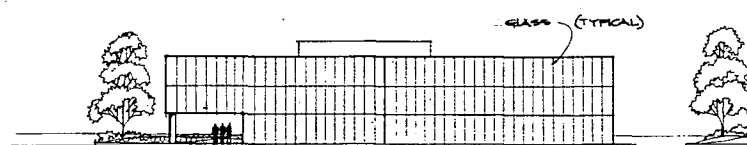
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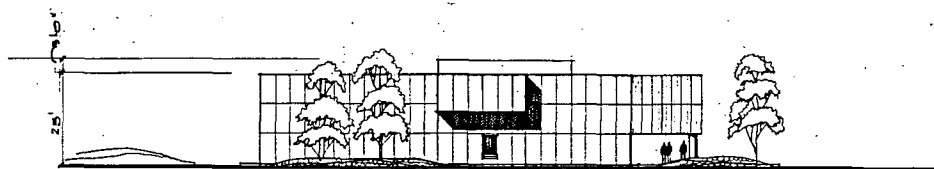


WEST

EAST

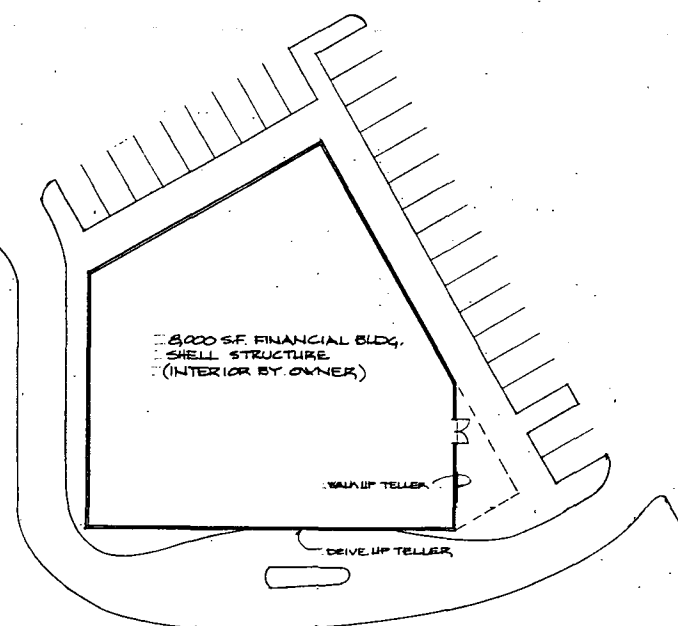


NORTH



SOUTH

BLDG B



FLOOR PLAN

SCALE 1/8" = 1'-0"

ELEVATIONS

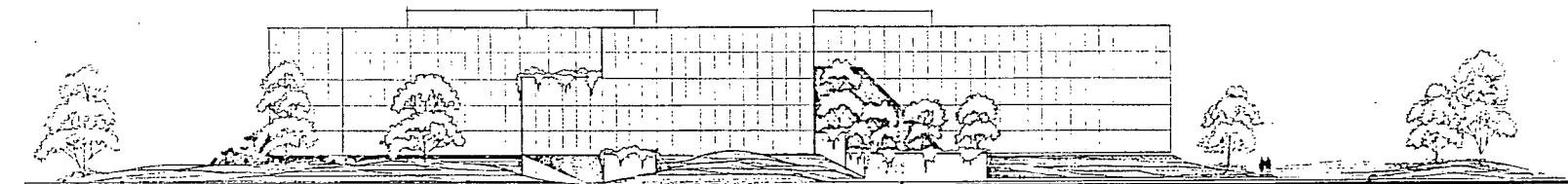
SCALE 1/8" = 1'-0"



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Bldg B

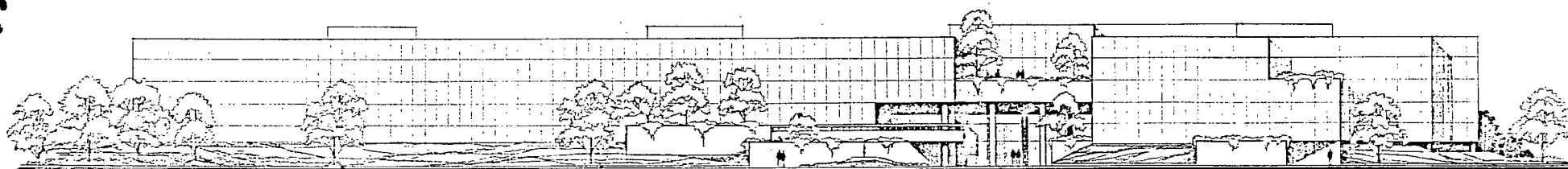
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SOUTH ELEVATION

GATEWAY OAKS DRIVE

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EAST ELEVATION

VENTURE OAKS WAY

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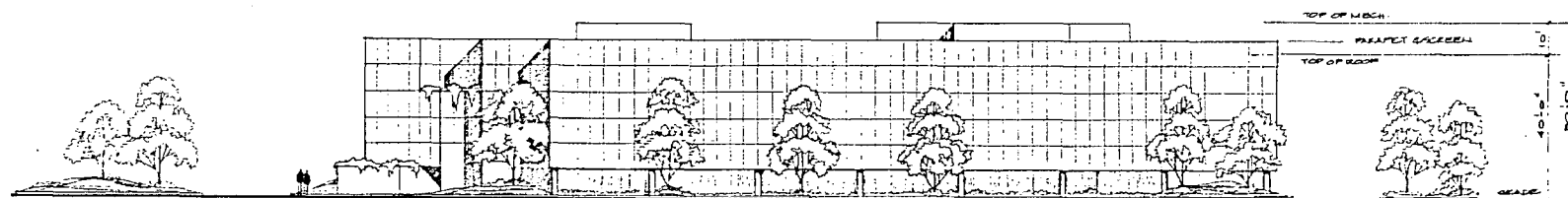
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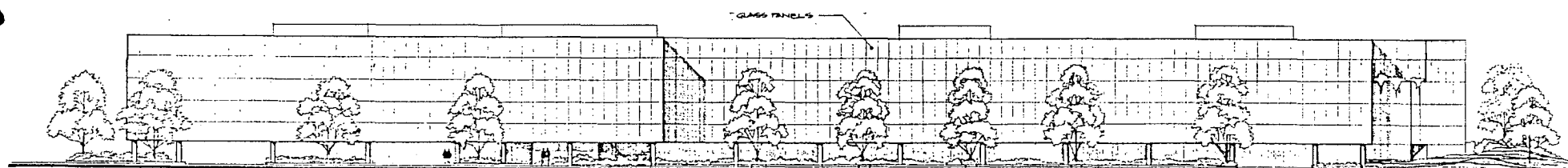
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NORTH ELEVATION



WEST ELEVATION

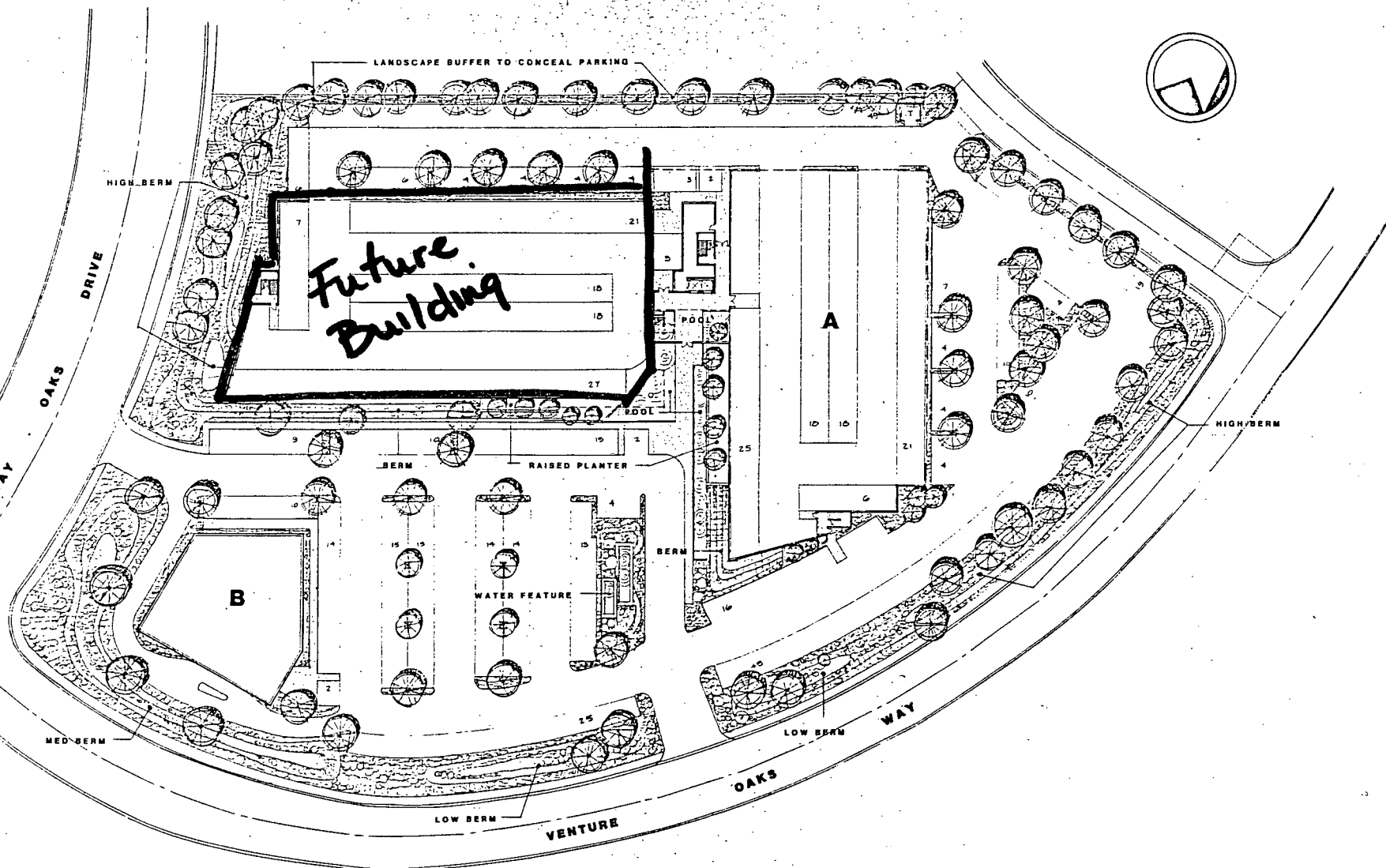


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LANDSCAPE PLAN

SCALE: 1" = 30'-0"



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