



3.1

PLANNING AND BUILDING  
DEPARTMENT

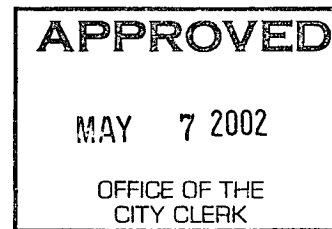
**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

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

April 19, 2002

City Council  
Sacramento, California



Honorable Members in Session:

**SUBJECT:** VENTURE OAKS OFFICE BUILDING- SOUTH NATOMAS COMMUNITY PLAN AMENDMENT, REZONE, AND SCHEMATIC PLAN AMENDMENT FOR 1.38± VACANT ACRES IN THE GATEWAY CENTRE PLANNED UNIT DEVELOPMENT (PUD) (P01-127)

**LOCATION AND COUNCIL DISTRICT:** Venture Oaks Way, off of Gateway Oaks Drive, south of West El Camino  
APN: 274-0320-084  
South Natomas Community Plan Area  
Natomas Unified School District  
Council District 1

**RECOMMENDATION:** City Planning staff and the Planning Commission recommend that the City Council:

- A. Adopt the attached Resolution Ratifying the Negative Declaration and approving the Mitigation Monitoring Plan;
- B. Adopt the attached Resolution amending the South Natomas Community Plan to redesignate 1.38± acres from Support Commercial to Office/Office Park;
- C. Adopt the attached Ordinance to Rezone 1.38± acres from General Commercial Planned Unit Development (C-2 PUD) to Office Building Planned Unit Development (OB-PUD);
- D. Adopt the attached Resolution amending the Gateway Centre PUD Schematic Plan to add 15,600 square feet of Office Building entitlements and convert an existing 8,400 square feet of Support Commercial entitlements to 8,400 square feet of Office Building entitlements and add a driveway.

**CONTACT PERSON:** Stacia Cosgrove, Assistant Planner, 264-7110  
David Kwong, Senior Planner, 264-2691

**FOR COUNCIL MEETING OF:** May 7, 2002

**SUMMARY:**

The applicant proposes to construct a 21,688 square foot, 2-story office building within the Gateway Centre PUD. The proposal includes a request to modify the South Natomas Community Plan to redesignate 1.38± vacant acres from Support Commercial to Office/Office Park and to rezone the acreage from General Commercial Planned Unit Development (C-2 PUD) to Office Building Planned Unit Development (OB-PUD). The applicant is also requesting an amendment to the Gateway Centre PUD schematic plan to depict the change in use and to add a driveway on Venture Oaks Way.

**COMMITTEE/COMMISSION ACTION:**

On March 28, 2002, the City Planning Commission voted 6-0 to approve the Special Permit to construct the office building and to recommend approval of the Community Plan Amendment, Rezone, and PUD Schematic Plan Amendment.

**BACKGROUND INFORMATION:**

- The South Natomas Community Plan Amendment and Rezone are necessary in order to construct an office building in the Support Commercial and General Commercial (C-2) zones, respectively, in the Gateway Centre PUD. Although the City's Zoning Ordinance allows office to be built in the C-2 zone in general, the Gateway Centre PUD Guidelines are more restrictive and do not allow office to be built in the C-2 zone. The Community Plan designation of Support Commercial is similarly restrictive.
- The project proposes to convert 8,400 square feet of existing Support Commercial entitlements shown on the Gateway Centre PUD Schematic Plan to 8,400 square feet of Office Building entitlements. The project would then add 15,600 square feet of Office Building entitlements to the subject parcel, for a total of 24,000 of Office Building entitlements. The Schematic Plan Amendment also proposes to add a driveway to the Schematic Plan on Venture Oaks Way to serve this development.
- The addition of office square footage to the subject parcel does not cause the project to exceed the total allowable office square footage within the Gateway Centre PUD. Since the establishment of the PUD in 1983, a number of OB-PUD zoned properties have converted office building entitlements to support commercial entitlements, leaving available office square footage within the PUD. (For further discussion, please see Page 4 of the attached Planning Commission staff report.)
- The proposed office development is consistent with the surrounding uses and provides a high quality of design so as to create a desirable environment and compliment the adjacent office building and support commercial uses.

### **FINANCIAL CONSIDERATIONS:**

As a condition of the Special Permit, the applicant has agreed to pay into the South Natomas Community Infrastructure Fund (SCNIF) in lieu of annexation into the Facilities Benefit Assessment (FBA) District.

### **ENVIRONMENTAL CONSIDERATIONS:**

The Environmental Services Manager determined that the project, as proposed, will not have a significant effect on the environment. Therefore, a Negative Declaration has been prepared with mitigation measures related to biological resources and cultural resources.

### **POLICY CONSIDERATIONS:**

The proposed project is consistent with the General Plan designation of Regional Commercial & Office and is consistent with the proposed South Natomas Community Plan designation of Office/Office Park.

**Smart Growth Principles-** City Council adopted a set of Smart Growth Principles in December 2001 in order to promote growth that is economically sound, environmentally friendly, and supportive of community livability. Smart Growth encourages:

- ▶ Providing a mix of land uses;
- ▶ Concentrating new development and targeting infrastructure investments within the urban core of the region;
- ▶ Fostering a walkable community;
- ▶ Multi-modal transportation and land use patterns that support walking, cycling, and public transit; and
- ▶ Higher-density, cluster development.

The proposed project has been designed to incorporate many of the Smart Growth Principles listed above. The office project is located in an area designated for urbanized development, and the site is designed to be pedestrian friendly. The project will be preparing a Transportation Management Plan to encourage employees to use alternate modes of transportation to get to work, thereby supporting the city's air quality goals.


**Strategic Plan Implementation-** The proposed project conforms with the City of Sacramento Strategic Plan, specifically the project conforms with the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods. The project also supports the City's goal to promote and support economic vitality by providing high quality building and site design that will be an asset to the South Natomas community, and will contribute to an overall positive quality of life in the area.

### **E/SBD CONSIDERATIONS:**

No goods or services are being purchased under this report.

RECOMMENDATION APPROVED:

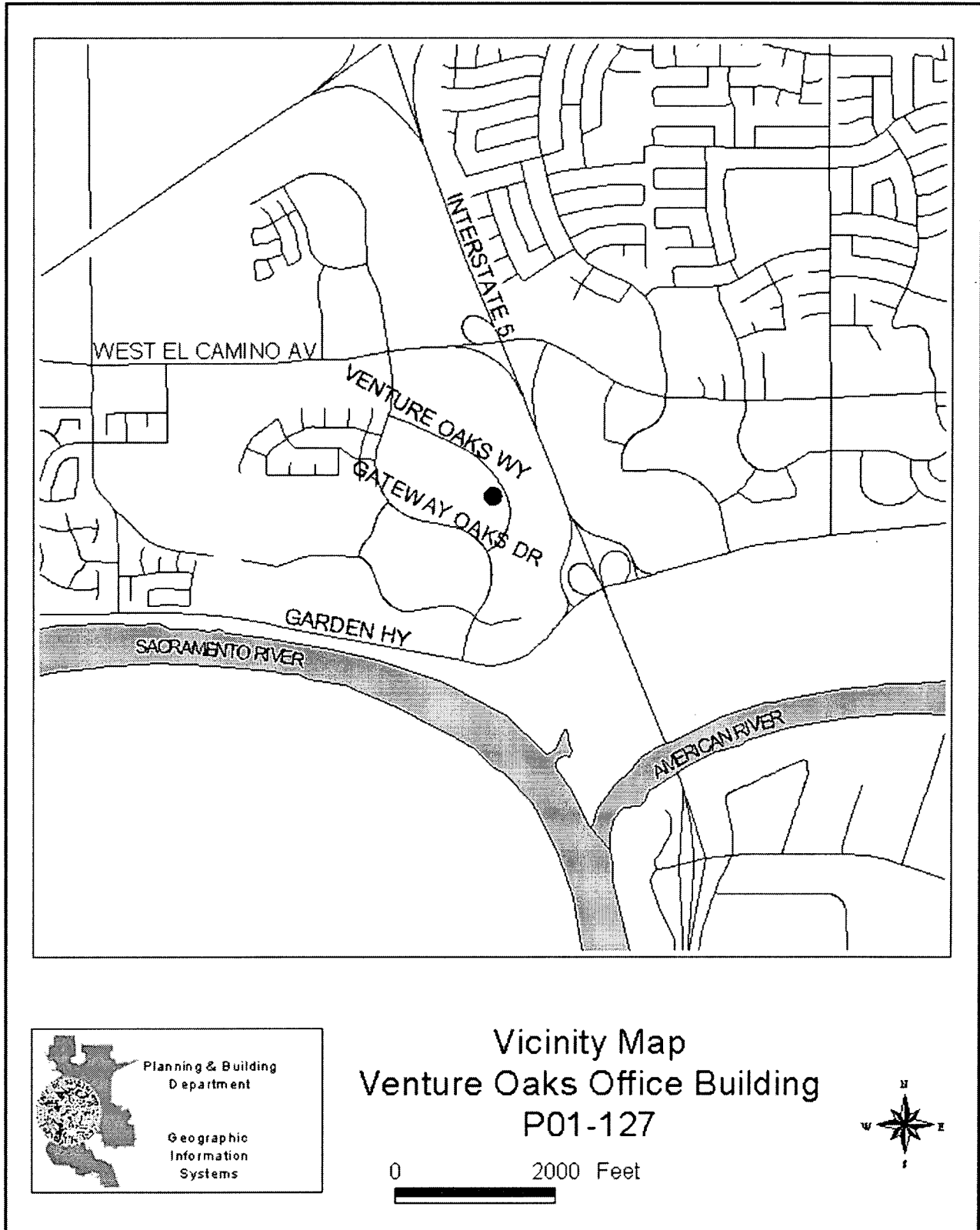
Respectfully submitted,

  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

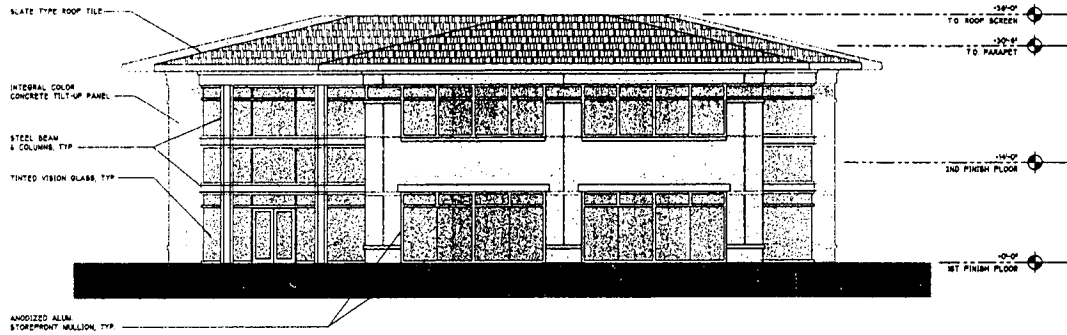
  
\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

- Attachment A- Vicinity Map
- Attachment B- Land Use and Zoning Map
- Attachment C- Building Elevations approved with Special Permit
- Attachment D- Voting Record from Planning Commission - March 28, 2002
- Attachment E- Planning Commission Staff Report - March 28, 2002

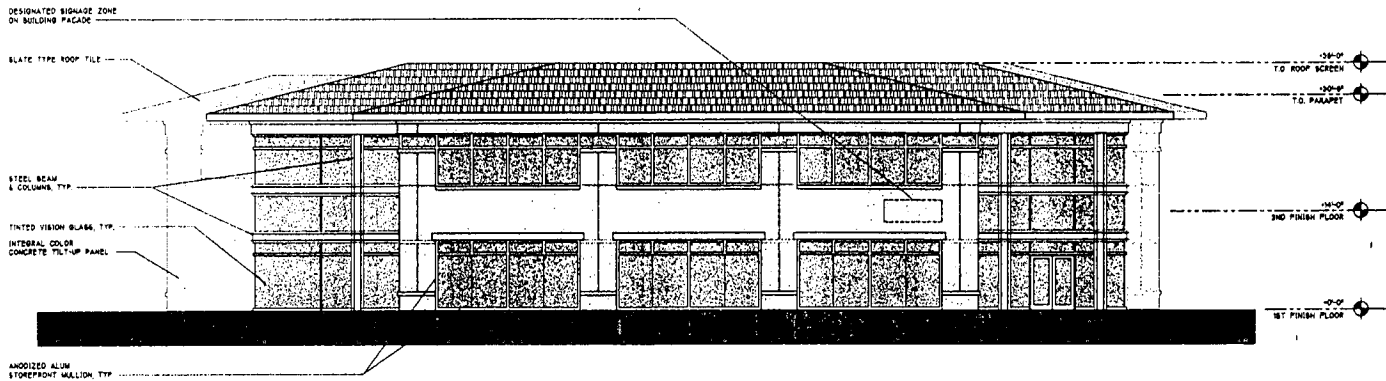
ATTACHMENT A- VICINITY MAP







1 PRELIMINARY NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 PRELIMINARY EAST ELEVATION  
SCALE: 1/8" = 1'-0"

P01-127  
REVISED  
RECEIVED 2/28/02

CLIENT

PROJECT  
CCPOA  
BENEFIT TRUST

SOUTH NATOMAS  
VENTURE OAKS WAY

SHEET  
EXTERIOR  
ELEVATIONS

DRAWN BY CAH  
CHECKED BY BAK  
DATE 02-16-2002  
SCALE AS NOTED  
JOB NO. 20276

REVISIONS

PLANNING SUBMITTAL  
02/16/02

5.01

SHEET OF



CLIENT



PROJECT

CCPOA  
BENEFIT TRUST

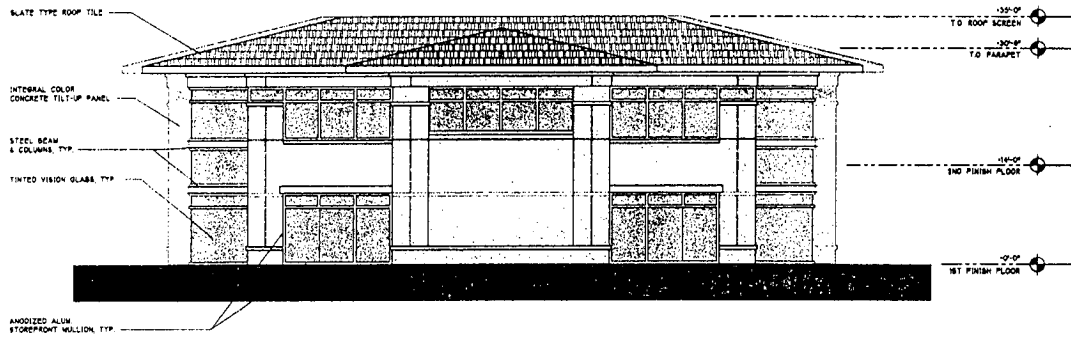
SOUTH NATOMAS  
VENTURE OAKS WAY

SHEET

EXTERIOR  
ELEVATIONS

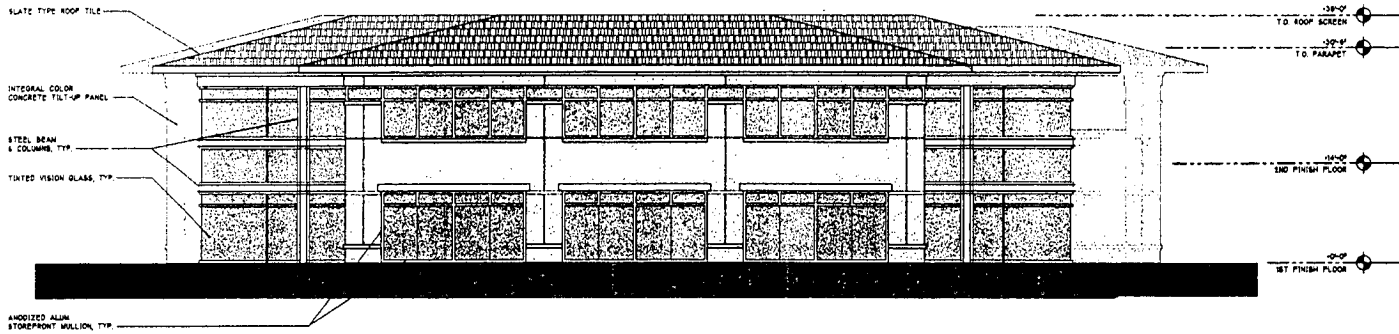
DRAWN BY CAI  
CHECKED BY BMK  
DATE 02-15-2002  
SCALE AS NOTED  
JOB NO. 20276

REVISIONS  
PLANNING SUBMITTAL  
02/15/02



1 PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"

P01-127  
REVISED  
RECEIVED 2/28/02

5.02

SHEET OF

**CITY PLANNING COMMISSION  
CONSENT ITEMS**

CPC AGENDA DATE: March 28, 2002

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
1.	P01-036	La Superior Mercado Tentative Map located at 4940 Stockton Blvd.	
3.	P01-141	6750 Folsom Blvd. Tentative Map located at 6750 and 6760 Folsom Blvd.	
7.	P01-127	Venture Oaks Office Building located on Venture Oaks Way north of Gateway Oaks Dr. <i>w/ amended Ordinance</i>	
11.	M01-095	Amendments to the Broadway/Stockton Special Planning District (SPD) Ordinance	

**VOTE OF THE PLANNING COMMISSION:**

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Bacchini		✓		
Duruisseau		✓		
Harvey	<i>2<sup>nd</sup> MS</i>	✓		
Jacobs		✓		
Jones			<i>absent</i>	
Kennedy		✓		
Taylor-Carroll			<i>absent</i>	
Vallencia	<i>M</i>	✓		
Waste			<i>absent</i>	

CITY PLANNING COMMISSION  
 SACRAMENTO, CALIFORNIA  
 MEMBERS IN SESSION:

ITEM # 7  
 MARCH 28, 2002  
 PAGE 1

P01-127 - Venture Oaks Office Building

- REQUEST:
- A. **Environmental Determination: Negative Declaration**
  - B. **Mitigation Monitoring Plan;**
  - C. **Community Plan Amendment** to change a 1.38± vacant acre site from Support Commercial to Office/Office Park;
  - D. **Rezone** 1.38± acres from General Commercial Planned Unit Development (C-2-PUD) to Office Building Planned Unit Development (OB-PUD);
  - E. **Schematic Plan Amendment** to the Gateway Centre PUD to add 15,600 sqft. of Office Building entitlements and convert an existing 8,400 sqft. of Support Commercial entitlements to 8,400 sqft. of Office Building entitlements and add a driveway;
  - F. **Special Permit** to construct a 2-story, 21,688 square foot office building on 1.38± vacant acres in the OB-PUD zone within the Gateway Centre PUD;
  - G. **Agreement** to Payment of South Natomas Community Infrastructure Fund (SNCIF) Fees.

LOCATION: Venture Oaks Way, off of Gateway Oaks Drive, south of West El Camino

APN: 274-0320-084

South Natomas/Gateway Centre Planned Unit Development (PUD)

Natomas Unified School District

Council District 1

APPLICANT:	Peter C. Thompson Rubicon Partners, Inc., (916) 565-4800 555 University Avenue, Suite 160 Sacramento, CA 95825
OWNER:	Rubicon Partners 1, L.P. 555 University Avenue, Suite 160 Sacramento, CA 95825
APPLICATION FILED:	October 4, 2001
STAFF CONTACT:	Stacia Cosgrove, 264-7110

SUMMARY:

The applicant is proposing to develop one two-story office building on 1.38± vacant gross acres in the Office Building Planned Unit Development (OB-PUD) zone in the South Natomas Community Plan area.

The site is currently zoned General Commercial (C-2 PUD) and is designated in the South Natomas Community Plan as Support Commercial. Neither the Gateway Centre PUD Guidelines, nor the Community Plan allow office to be built in the C-2 zone or within the Support Commercial designation, respectively. The applicant is requesting a Rezone from C-2 PUD to Office Building (OB-PUD) and a Community Plan Amendment from Support Commercial, to Office/Office Park. The office use is consistent with the surrounding uses.

The project will be conditioned to provide seventy-nine (79) parking spaces, located along on all four sides of the building. The proposed project will provide reciprocal parking lot access with the properties to the north and south. The project proposes to add one driveway to the Gateway Centre Schematic Plan in order to provide direct vehicular access to the site.

RECOMMENDATION:

**Staff recommends approval of the project subject to the conditions set forth herein.** This recommendation is based on the project's compliance with South Natomas Community Plan (SNCP) policies and it's consistency with the community plan's land use designations, as proposed to be amended.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Office
Community Plan Designation:	Support Commercial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	General Commercial (C-2 PUD)

## Surrounding Land Use and Zoning:

North: Vacant; OB-PUD  
 South: Four-Story Office Building; OB-PUD  
 East: Two and Three-Story Office; OB-PUD  
 West: Vacant; OB-PUD

Property Dimensions:	Irregular
Property Area:	1.38± gross acres
Square Footage of Building:	21,688 gross square feet
Height of Building:	35 feet, 2-story

Exterior Building Materials:	Concrete panels with anodized aluminum, glass and metal
Roof Material:	Slate type roof tile
Hours of Operation:	7am to 6pm
Parking Provided:	79 spaces
Parking Required:	62 to 79 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>
Transportation Management Plan	Public Works, Transportation Division
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

#### BACKGROUND INFORMATION:

The project area consists primarily of office park and office supporting commercial uses. The project would be compatible with the type of office that is being developed in the Gateway Centre Planned Unit Development (PUD).

The Gateway Centre PUD and Development Guidelines were approved in 1982 for development of 1,278,687 net square feet of office and 35,000 net square feet of commercial development on 5 acres, with no specific location.

The Marriott Courtyard Hotel was approved in the Gateway Centre PUD in 1988 (P88-218) and was assigned 3.8 acres of the total 5 acres of support commercial development allowed in the PUD.

On July 23, 1991, 33.2± net acres in the Gateway Centre PUD was rezoned from Manufacturing Research and Development (MRD) PUD to 32± net acres of OB-PUD. The remaining 1.2± net acres (8,400 square feet) of commercial use available in the PUD was assigned to the subject site (P90-277). The subject site was also redesignated at this time in the Community Plan to Support Commercial.

On August 10, 1993, City Council approved a resolution amending the Gateway Centre PUD to convert "net" square feet to "gross" square feet for non-residential properties in the PUD for clarification and consistency with the Facilities Benefit Assessment (FBA) fee calculation, based on gross square feet (M93-020). Therefore, the amount of office square footage allowed in the Gateway Centre PUD increased to 1,355,015 sqft.

In 1997, the Zoning Ordinance was amended to allow support commercial uses in the OB-

PUD zone, provided that such uses are authorized by the PUD guidelines adopted for the property, and provided that not more than twenty (20) percent of the total square footage of the PUD may be devoted to such uses (M96-054). Support commercial uses include hotels and motels. Gateway Centre PUD contains 90.2 acres x 20%= 18.04 acres allowed for support commercial uses.

On October 7, 1997, with the approval of the Hilton Garden Inn development across from the subject site, the Gateway Centre PUD Development Guidelines were amended to allow support commercial development in the OB-PUD zone (P97-057). The remaining support commercial acreage allowed to be built in the Gateway Centre PUD is 6.2727 gross acres. With the rezone accompanying the proposed project, 1.38 gross acres will be added back to the total amount of available commercial:  $6.2727 + 1.38 = 7.6527$  gross acres of commercial available in the Gateway Centre PUD. Therefore, the rezone and community plan amendment will not result in a loss of commercial acreage in the PUD.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan: The proposed project is in conformance with its General Plan designation of Regional Commercial and Office. A goal of the General Plan's Regional Commercial and Office areas is to "ensure that the City of Sacramento captures a Regional Central City's share of the regional office market," and identifies South Natomas as a high activity area. (SGPU, pg. 4-15)

South Natomas Community Plan: The South Natomas Community Plan does not list office development as an allowed use in the Support Commercial designation, therefore, the applicant is requesting a Community Plan Amendment to redesignate the site as Office/Office Park. The 1988 South Natomas Community Plan states, "Discourage plan amendment requests for additional office/business parks until 60 percent of the office/business park square footage in the plan area has been built." (SNCP, pg. 15) The rezone of the subject property from C-2 PUD to OB-PUD would not increase the actual amount of square footage devoted to office/business parks uses in the South Natomas Community Plan area. The Gateway Centre PUD is approved for 1,355,015 gross square feet of office development. Since the time of the adoption of the Community Plan in November 1988, two hotel support commercial uses have been built or are proposed to be built in the Gateway Centre PUD on OB-PUD zoned property, and have converted their office square footage entitlements to commercial, thus making available 80,326 square feet of office space development available in the PUD. Those two hotel projects are summarized below:

LAND USE	ACRES	PRIOR SQUARE FEET OFFICE USE	CONVERTED SQUARE FEET COMMERCIAL USE	ZONE
<b>Hilton Garden Inn (P97-057)</b> App'd 9/11/97	4.0	54,826 sqft	74,850	OB-PUD
<b>Extended Stay America (P01-067)</b> Scheduled for CPC on 3/28/02	1.89	25,500 sqft	43,060	OB-PUD
<b>TOTAL</b>	5.89	80,326 sqft	117,910	

The Rezone of the subject property from C-2 PUD to OB-PUD, and redesignation of the site in the Community Plan are therefore in keeping with the intent of the Community Plan by not increasing the actual amount of office space planned for the Gateway Centre PUD.

In compliance with South Natomas Community Plan implementing policies for Office Park designations, the proposed project would locate office development in an area identified by the Community Plan for office, maintain a high design standard that is complimentary to the surrounding area, and provide adequate landscaping to achieve a "campus like" atmosphere. (SNCP, pg. 15)

Gateway Centre PUD Guidelines and Schematic Plan: The Gateway Centre PUD Guidelines do not allow office development in the C-2 zone, therefore the applicant is requesting a rezone of the property to OB-PUD. The proposed project is consistent with PUD guidelines by providing a high quality of design so as to create a desirable environment and compliment the adjacent office and support commercial uses.

The proposed office building is 21,688 gross square feet. The PUD Guidelines state, "The minimum building size (in the OB zone) shall be 40,000 square feet... A structure less than 40,000 square feet may be allowed by special permit if:

- a. The structure is part of an overall phased development plan containing 40,000 square feet or more.
- b. The structure will house a uniquely desirable tenant.
- c. After 5 years or 50% of the office park's land area has been developed, whichever occurs first." (Guidelines, pg. 3)

More than 5 years have passed since the establishment of the PUD and adoption of the PUD Guidelines for the Gateway Centre PUD (est. 1982), therefore office buildings of less than 40,000 square feet may be built. Additionally, the structure will house the offices of the California Correctional Peace Officer's Association

(CCPOA), which could be considered to be a uniquely desirable tenant.

The project proposes an amendment to the PUD Schematic Plan to reflect the change in use and to add a secondary driveway access off of Venture Oaks Way. The driveway will comply with City of Sacramento driveway standards, and provide needed tenant and fire access to the site.

The proposed project is in conformance with the above goals and objectives of the General Plan and South Natomas Community Plan. The project is also in compliance with the development guidelines of the Gateway Centre Planned Unit Development (PUD).

B. Special Permit

1. Zoning Requirements

The proposed office building is allowed in the OB-PUD zone and meets zoning requirements. The OB zone is designed to permit development of business office centers and institutional or professional buildings wherein the normal development of mixed commercial uses would not be appropriate. The project conforms with the Gateway Centre PUD Schematic Plan and Guidelines development standards and requirements.

The proposed project would be constructed on appropriately zoned vacant land and compliment the other office structures in the area.

2. Setbacks

The Gateway Centre PUD Guidelines require a minimum 50 foot building setback and a minimum 25 foot landscape setback along Venture Oaks Way. The PUD Guidelines also require boundary landscaping on all interior property lines with a minimum of four (4) feet on each property. The submitted site plan indicates that the proposed building setbacks are greater than the required minimums.

As prescribed in the PUD Guidelines, all landscaped area adjacent to public streets are to be landscaped with undulating berms, that should contain predominantly evergreen trees, shrubs and groundcover. These berms are not yet in place on the subject site. Per Zoning Ordinance requirements, the landscaped area along the street frontage must be 25 feet clear, excluding curbs. No wheel stops are provided along Venture Oaks Way, therefore the landscaped area must be increased to 27 feet, including a 6" curb.

The plans show one trash enclosure for the building, located at the southwest corner of the site, away from Venture Oaks Way, and not within the 4 foot landscaping setback. The site is anticipated to have adequate

planter area to shield the trash enclosure. The trash enclosure is required to comply with City standards for design and size described in Chapter 17.72.040 of the City Code. These regulations require receptacles to be masonry with landscaping, screened from public view, and trash and recycling collection areas to be adjacent to one another. Staff recommends that prior to issuance of building permits trash and recycling volumes and locations be sized appropriately and identified on the building plans.

### 3. Parking/Circulation

Driveway access to the project site is provided off Venture Oaks Way, at the north end of the project site. Secondary access is provided via shared access to the parking lot of the building to the south (existing) and a planned access to the northern parcel when it develops.

The project site is accessible via transit. There is no light rail service existing or proposed within the immediate vicinity of the project site, however light rail is directly accessible via bus service. Bus service to the area is provided by Regional Transit bus line number 88. There are on-street bikeways proposed for both West El Camino and Gateway Oaks Drive.

The PUD Guidelines allow a 1:275 to 1:350 parking ratio for uses in the OB-PUD zone. Based on the proposed building square footage, the project is required to provide between 62 to 79 parking spaces on-site. The proposed site plan shows 86 spaces, but the project will be conditioned to provide 79 spaces. The applicant has expressed an interest in replacing the removed parking spaces with outdoor seating for employees. Overall, parking for the project is consistent with Zoning Ordinance requirements. Although staff would prefer to have less parking provided, the parking lot will be heavily landscaped and the majority of the parking is located away from the front of the building.

The Zoning Ordinance requires one bicycle parking space for every 20 parking spaces provided. Four (4) bicycle parking spaces should be provided on the site, based on the 79 parking spaces proposed for this use. The bicycle parking spaces should be provided in a secured area or in an area in close proximity to the doors and windows of the office area so that surveillance of the bicycles can be provided. The current site plan does not indicate a proposed location for bicycle parking.

The proposed project is required to submit for the review and approval of the Traffic Engineer and Planning Director a Transportation Management Plan (TMP). Prior to issuance of a building permit the applicant shall submit a Transportation Management Plan to Public Works, Ed Cox for review and approval.

There is a paved, accessible path of travel for pedestrians from the Venture Oaks Way right-of-way to the building entrance, separate from the vehicular driveway access. Distinguished paving clearly calls out the pedestrian route through the parking lot to the entrance.

#### 4. Landscaping

As previously discussed, the PUD Guidelines require 25' of landscaping adjacent to the Gateway Oaks Drive street frontage. The site plan shows 27'6", including a 6" curb. Per PUD Guidelines, all landscaped areas will be irrigated with timed permanent automatic underground systems. Trees and plants shall be selected from the Metropolitan Center approved plant list.

The Zoning Ordinance requires that trees be planted and maintained throughout the surface parking lot to ensure that, within 15 years after establishment of the parking lot at least 50% of the parking area will be shaded. Areas to be shaded include parking area and any driveways or maneuvering area utilized or accessed by the vehicles using the parking spaces. The applicant has indicated that the project will comply with the 50% shading requirement for parking areas. Conditions will be placed on the project for maintenance of all landscaping areas and height of shrubs and tree branches so as not to impede safety and lighting.

There are no existing trees on the project site. The project will be required to meet Water Conservation Ordinance requirements.

#### 5. Signage

Both attached and detached signage is proposed at this time (see Exhibit 1B and 1D for sign locations). All proposed signage is in compliance with the PUD Guidelines. The location and maximum size of both attached and detached signage will be approved as part of the Special Permit, with the specific signage program being subject to staff level approval prior to the issuance of building permits.

One monument sign is proposed at the primary driveway entrance to the site, located on Venture Oaks Way. The size and materials of the sign will be reviewed by staff at a later date, consistent with the PUD Guidelines and with existing signage in the area. The sign will be located farther than ten (10) feet from the public right-of-way and from the driveway.

One attached sign is proposed on the east elevation facing Venture Oaks Way. It is proposed to be located below the "upper signage area" of the building, defined by the PUD Guidelines as the area bounded by the top of the windows of the tallest floor of the building and the building parapet line. The PUD Guidelines state that an attached sign located outside the upper

signage area may be approved as part of the Special Permit. (Guidelines, pg. 17) Please see Exhibit F for the location of attached signage.

D. Building Design

The design of the proposed office building is consistent with the Gateway Centre PUD Guidelines and complimentary to adjacent office buildings. The applicant proposes a two story, 35 foot high office building, with primary access to the building via an entry at the northeast corner of the building. The primary exterior materials consist of concrete tilt-up panels with reveal lines to articulate the facade, anodized aluminum storefront mullion and tinted reflective glass. Exterior building colors will be tan with black accents, and bronze tinted windows. Roof-top mechanical equipment will be screened by the building's mansard roof, and roof materials will consist of slate type roof materials.

The development guidelines for the Gateway Centre PUD do not dictate a particular architectural style or specify certain colors and materials. However, the Guidelines do require that the overall atmosphere of color be earthtones, and that natural stone may be used as a background color (Section VI E.2) The majority of the office buildings in the PUD are finished with precast concrete panels in a light natural earthtone, with ribbon windows in a blue-green tinted glazing. The applicant worked readily with staff and with neighborhood interests to adjust the building's overall design. Staff supports the proposed elevations, as they are harmonious with the surrounding architecture of the area by continuing the some variation of the ribbon windows and concrete facade, while achieving design diversity with the addition of a tile roof and varying depth of the facade. Staff believes that the building will be an asset to the PUD and contribute to the enhancement of the area.

E. Fee Discussion

The proposed project is within the Gateway Centre PUD. The project area had been required, by development agreement, to pay South Natomas Community Infrastructure Fund (SNCIF) fees. At the time that the South Natomas Facilities Benefit Assessment District (FBA) was formed, areas under development agreement were excluded from the District. In January 1993, the development agreement expired. In-lieu of annexing the property into the FBA District, projects have been conditioned to enter into an agreement to pay SNCIF fees at the FBA rate. Fees have been identified as: SNCIF @ \$3.76 per gross sq.ft. of building, thus  $\$3.76 \times 21,688 = \$81,546.88$ .

The proposed project must participate in the Natomas Basin Habitat Conservation Plan (HCP). A mitigation has been added to the project's Mitigation Monitoring Plan requiring participation in the HCP.

PROJECT REVIEW PROCESS:A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address air quality, noise, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

This project was routed to the Natomas Community Association (NCA), River Oaks Community Association, Provence Homeowners Association, Westside Community Association, Natomas Journal, South Natomas Business Association, and South Natomas Transportation Management Association (TMA). Westside Community Association (12/1/01) suggested moving the building closer to the street, opening parking lots to joint parking, landscape to block the view of parking, and suggested a depth and variety to the building frontage. The NCA (3/7/02) commented that the exterior and roof as redesigned are much improved over previous designs, parking should not be the maximum, pedestrian paths should be wide and clearly marked, the TMP should include ample bikeracks, and food service in the building is encouraged. No other public comments have been received.

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 Department
  - a. Development Services Division - Comments are incorporated into Notice of Decision.
  - b. Solid Waste Division - See Attachment 4 for advisory notes. Comments are incorporated into Notice of Decision.
2. Fire Department - See Attachment 5 for advisory notes.
3. Utilities Department - Comments are incorporated into Notice of Decision.
4. Building Division - No comments.


PROJECT APPROVAL PROCESS: The Planning Commission has the authority to ratify the Negative Declaration, approve the Mitigation Monitoring Plan and approve or deny Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

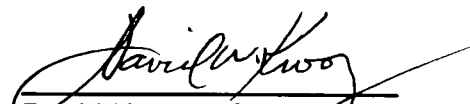
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan;
- C. Recommend Approval and Forward to City Council the Community Plan Amendment to change a 1.38± vacant acre site from Support Commercial to Office/Office Park;
- D. Recommend Approval and Forward to City Council the Rezone of 1.38± acres from General Commercial Planned Unit Development (C-2-PUD) to Office Building Planned Unit Development (OB-PUD);
- E. Recommend Approval and Forward to City Council the Schematic Plan Amendment to add 15,600 sqft. of Office Building entitlements and convert an existing 8,400 sqft. of Support Commercial entitlements to 8,400 sqft. of Office Building entitlements and add a driveway;
- F. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a 2-story, 21,688 square foot office building on 1.38± vacant acres in the OB-PUD zone within the Gateway Centre PUD.

Report Prepared By,

Report Reviewed By,

  
Stacia Cosgrove, Assistant Planner

  
David Kwong, Senior Planner

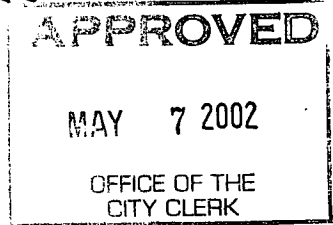
Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan
Exhibit 1C	Landscaping Plan
Exhibit 1D	Elevations
Exhibit 1E	Floor Plans
Exhibit 1F	Trash Enclosure
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Solid Waste Division Memorandum
Attachment 5	Fire Department Memorandum
Attachment 6	Schematic Plan Exhibit

3.10  
**RESOLUTION NO. 2002 - 255**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_



**A RESOLUTION RATIFYING THE NEGATIVE DECLARATION AND ADOPTING THE MITIGATION MONITORING PLAN FOR VENTURE OAKS OFFICE BUILDING DEVELOPMENT LOCATED IN SOUTH NATOMAS, WEST OF I-5, ON VENTURE OAKS WAY; SACRAMENTO, CA.**

(P01-127) (APN: 274-0320-084)

**WHEREAS**, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

**WHEREAS**, the Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

**WHEREAS**, the proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;

**WHEREAS**, based upon the Negative Declaration and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment, provided that mitigation measures are added to the above identified project.

**WHEREAS**, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; a copy of which is attached as Exhibit 1A;

**WHEREAS**, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:**

The Mitigation Monitoring Plan for the Venture Oaks Office Building Development (P01-127) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated January 18, 2002.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK  
P01-127

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**Exhibit 1-A  
MITIGATION MONITORING PLAN**

**MITIGATION MONITORING PLAN**

FOR

Office Building at Venture Oaks Way, at Gateway Oaks Drive P01-127

Type of Environmental Document:  
**Negative Declaration**

Prepared By:  
**City of Sacramento Environmental Services Division**

Date:  
**March 1, 2002**

Adopted By:  
**City of Sacramento, Planning Commission**

Date:

\_\_\_\_\_  
Attest:

\_\_\_\_\_  
**Secretary**

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**CITY OF SACRAMENTO  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7110, pursuant to CEQA Guidelines Section 21081.

**SECTION 1: PROJECT IDENTIFICATION**

Project Name and/or File Number: Venture Oaks Office Building - Venture Oaks Way, at Gateway Oaks Drive, south of West El Camino (P01-127)  
Applicant - Name: Rubicon Partners 1 L.P. , Attention: Peter Thompson  
Address: 555 University Avenue, Suite 160, Sacramento, CA 95825  
Project Location / Legal description of Property (if recorded):

Venture Oaks Way, at Gateway Oaks Drive.

Assessor's Parcel Number: 274-0320-084

**SECTION 2: GENERAL INFORMATION**

The project as approved includes mitigation measures placed on biological resources and cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is requesting a Community Plan Amendment to redesignate the subject site from Support Commercial to Office/Office Park, a Rezone to change the 1.38± acre site from C-2-PUD (General Commercial) to OB-PUD (Office Building), a Schematic Plan Amendment to add 16,300 square feet of Office Building entitlements and convert an existing 8,400 sqft of Support Commercial entitlements to 8,400 sqft. of Office Building entitlements, and a Special Permit to develop the 24,700 square foot office building in a PUD. The site is located along Venture Oaks Way, off of Gateway Oaks Drive (APN #274-0320-084) within the South Natomas Community Plan (SNCP) area. The Sacramento General Plan designation is Regional Commercial and Office, and the SNCP designation is Support Commercial. The current zoning is C-2-PUD.

**SECTION 3: PLAN COMPONENTS**

**Biological Resouces**

- A) The following measure shall apply in order to mitigate for potential impacts to the Valley elderberry longhorn beetle, Swainson's hawk, western borrowing owl, mountain plover and giant garter snake

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(collectively the "Covered Species"):

Prior to issuance of a grading permit, the applicant shall satisfy one of the following:

- (1) If legally permissible under the NBHCP Litigation Settlement Agreement, as such Agreement may be amended, revised, extended or modified, the applicant shall pay all required HCP fees under the Settlement Agreement, and otherwise observe all requirements of the Settlement Agreement and associated documents.
- (2) If a revised NBHCP has been adopted by all required agencies, applicant will obtain coverage under the City's ITP and/or Section 2081 Management Authorization by entering into a Development Agreement with the City, by paying all required HCP fees and complying with all requirements of the NBHCP.
- (3) If a revised NBHCP is not in place, the applicant shall obtain and provide evidence to the City of a project specific ITP and/or Section 2081 Management Authorization from the California Department of Fish and Game and the U.S. Fish and Wildlife Service as necessary for the Covered Species.

**ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:**

Department of Planning and Building, City of Sacramento  
The City of Sacramento, Public Works, Development Services

**MONITORING PROGRAM:**

Prior to Issuance of Grading Permits the Building Department shall verify that the project applicant has paid the applicable mitigation fees to the Natomas Habitat Basin Conservancy or has obtained an incidental take from USFWS.

**Cultural Resources**

B. The following shall be required:

1. In the event that any historic or archaeological features (surface or subsurface) or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archeological impact to a less-than-significant level before construction continues
2. When Native American archaeological, ethnographic, or spiritual resources are involved,

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or who meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives who are approved by the local Native American community as scholars of their cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.

3. If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for reinterment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

Department of Planning and Building, City of Sacramento

MONITORING PROGRAM:

Both the Public Improvement Plans and the Building Plans shall include notes stating that work shall be stopped and an archaeologist shall be consulted in the event that any archaeological materials are found.

Site inspections by the Building Division shall inspect for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as an inspection item on the Special Conditions Attachment.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

J.1B



# RESOLUTION NO. 2002-256

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION TO AMEND THE 1988 SOUTH NATOMAS COMMUNITY PLAN DESIGNATION FOR 1.38± VACANT ACRES FROM SUPPORT COMMERCIAL TO OFFICE/OFFICE PARK FOR PROPERTY LOCATED ON VENTURE OAKS WAY, NORTH OF GATEWAY OAKS DRIVE. (P01-127)  
(APN: 274-0320-084)**

**WHEREAS**, the City Council conducted a public hearing on May 7, 2002 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for office development; and
3. The proposal is consistent with the City's General Plan.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Sacramento that:

- A. The 1.38± acre area described on the attached Exhibit 1 is hereby designated on the South Natomas Community Plan land use map as Office/Office Park.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK  
P01-127

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

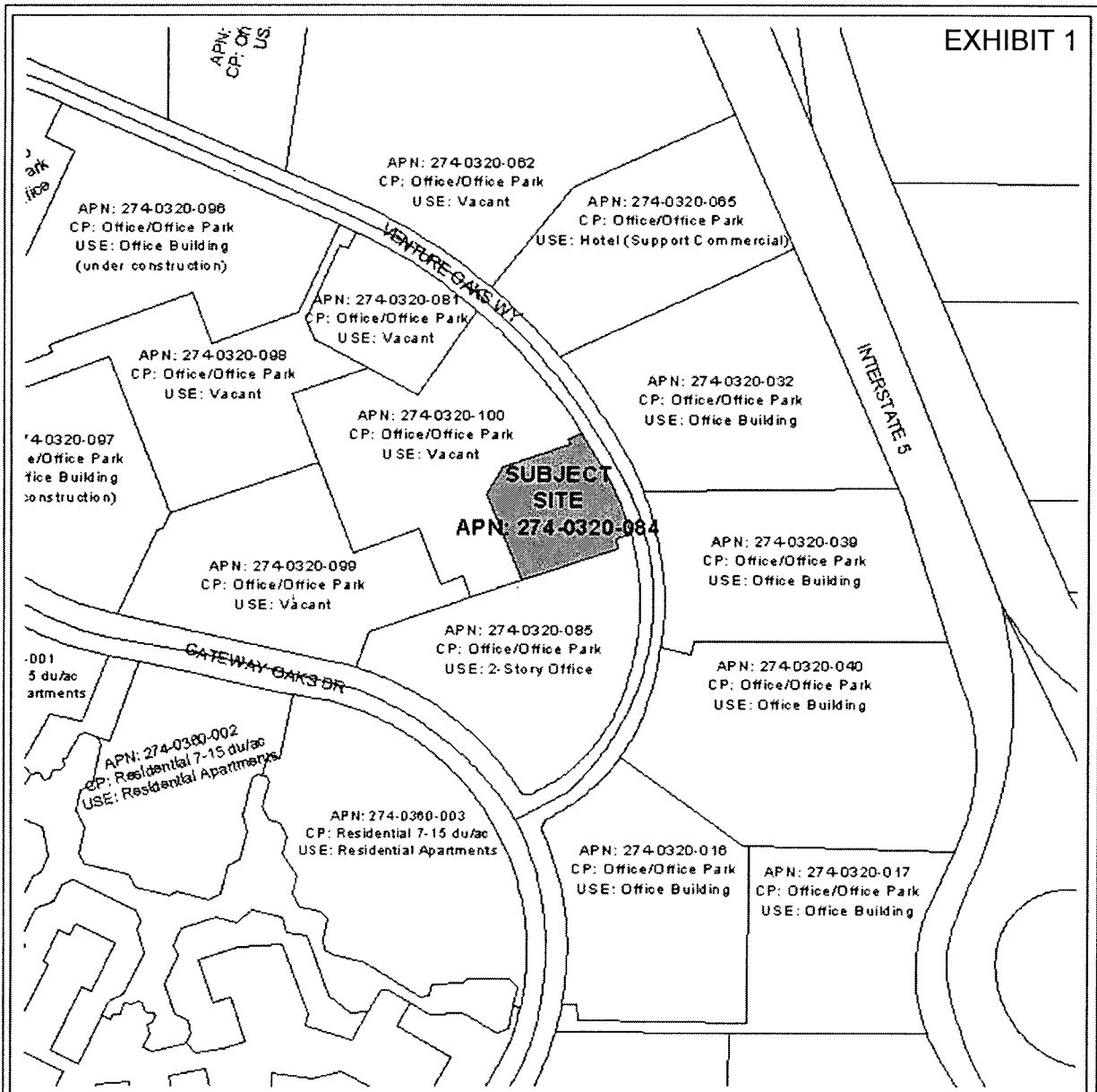


Exhibit 1

SOUTH NATOMAS COMMUNITY PLAN AMENDMENT

FROM SUPPORT COMMERCIAL TO OFFICE/OFFICE PARK

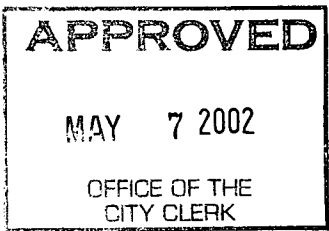
APN: 274-0320-084

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3.1c



# ORDINANCE NO. 2002-012

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REMOVING 1.38± ACRES OF GENERAL COMMERCIAL (C-2 PUD) AND PLACING THE SAME 1.38± ACRES IN OFFICE BUILDING (OB-PUD) FOR PROPERTY LOCATED IN SOUTH NATOMAS WEST OF I-5 ON VENTURE OAKS WAY. (APN: 274-0320-084) (P01-127)**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

## SECTION 1

The property generally described, known and referred to as APN: 274-0320-084 and which is shown on attached Exhibit 1, consisting of 1.38± acres of General Commercial (C-2 PUD), is hereby removed from said zone and placed in the following zone: 1.38± acres in the Office Building (OB-PUD). This action, rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on March 28, 2002 on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended.

---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning Division offices.

**SECTION 2**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of the Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

**SECTION 3**

Rezoning of the property described in the attached Exhibit 1 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P01-127

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

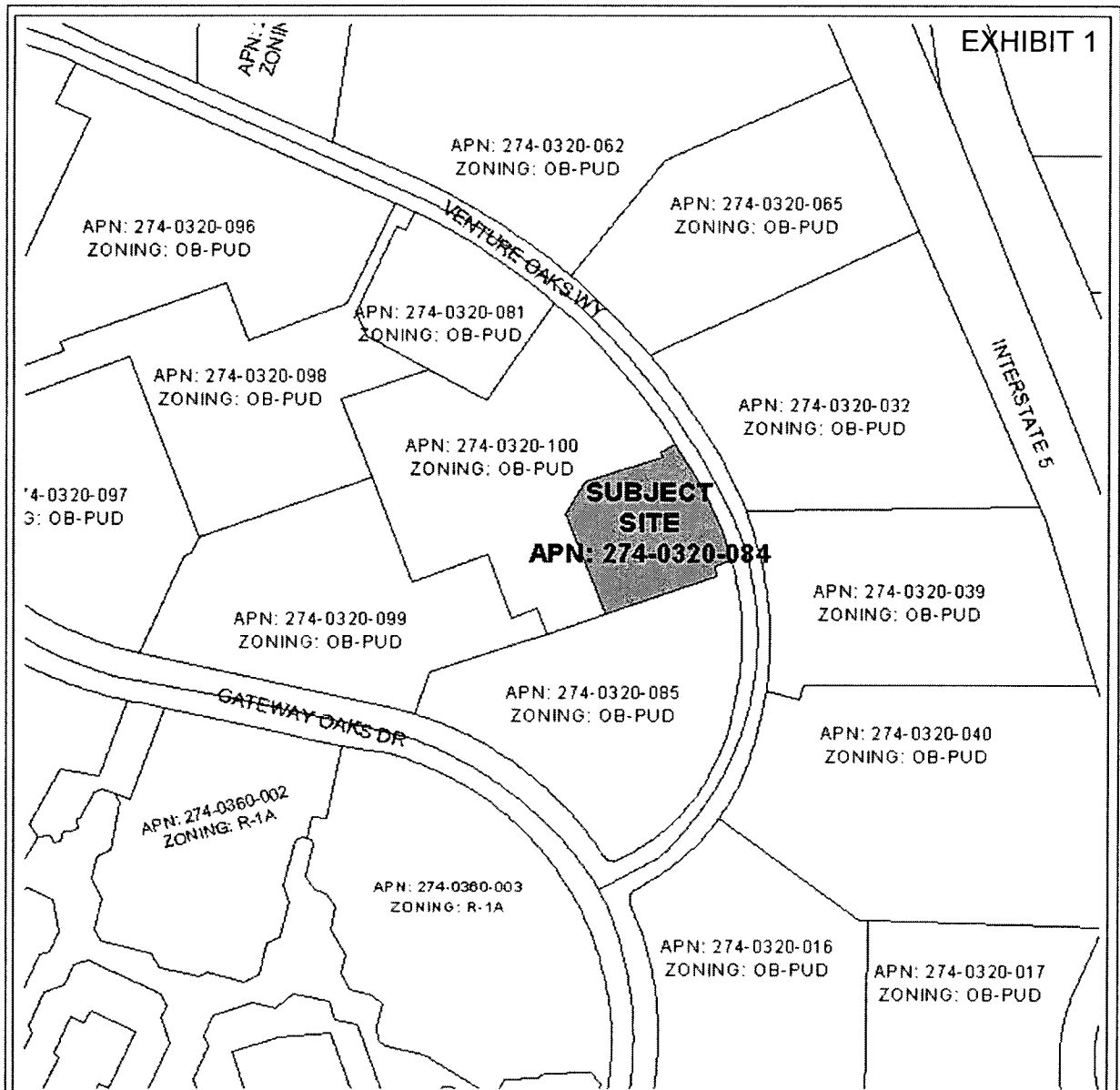


EXHIBIT 1

Exhibit 1

**ZONING ORDINANCE AMENDMENT**

**FROM GENERAL COMMERCIAL PLANNED  
UNIT DEVELOPMENT (C-2 PUD)  
TO OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD)**

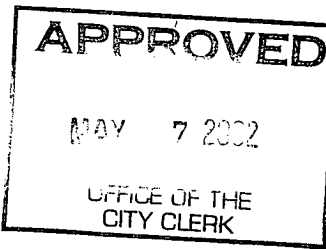
**APN: 274-0320-084**

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3.10



# RESOLUTION NO. 2002-257

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION TO AMEND THE PLANNED UNIT DEVELOPMENT (PUD) SCHEMATIC PLAN FOR GATEWAY CENTRE PUD, LOCATED IN SOUTH NATOMAS, WEST OF I-5, SOUTH OF WEST EL CAMINO(P01-127) (APN:274-0320-084)**

**WHEREAS**, the Planning Commission conducted a public hearing on March 28, 2002, and recommended approval of the PUD Schematic Plan amendment and other entitlements for property located at the above described location;

**WHEREAS**, a Negative Declaration has been prepared for the project in accordance with CEQA and the Planning Commission and City Council have considered it; and

**WHEREAS**, the City Council conducted a public hearing on May 7, 2002 to consider amending the PUD Schematic Plan for the Gateway Centre PUD and other entitlements. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

1. The amendment of the PUD Schematic Plan is consistent with the General Plan and the South Natomas Community Plan;
2. The amendment of the PUD Schematic Plan meets the purposes and criteria stated in the City's Zoning Ordinance in that the amended PUD Schematic Plan facilitates well designed and coordinated site development, including employment and commercial uses designed to assure that new development is healthy and of long lasting benefit to the community and the City; and
3. The amended PUD Schematic Plan will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD Schematic Plan ensures that development will be well-designed, and that the office use is designed so as not to create a negative impact on the surrounding office, residential, and commercial uses.

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Sacramento, in accordance with the City Zoning Ordinance No. 99-015, as amended, that:

The Gateway Centre PUD Schematic Plan is hereby amended as depicted in attached Exhibit 1 (Schematic Plan Exhibit) .

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

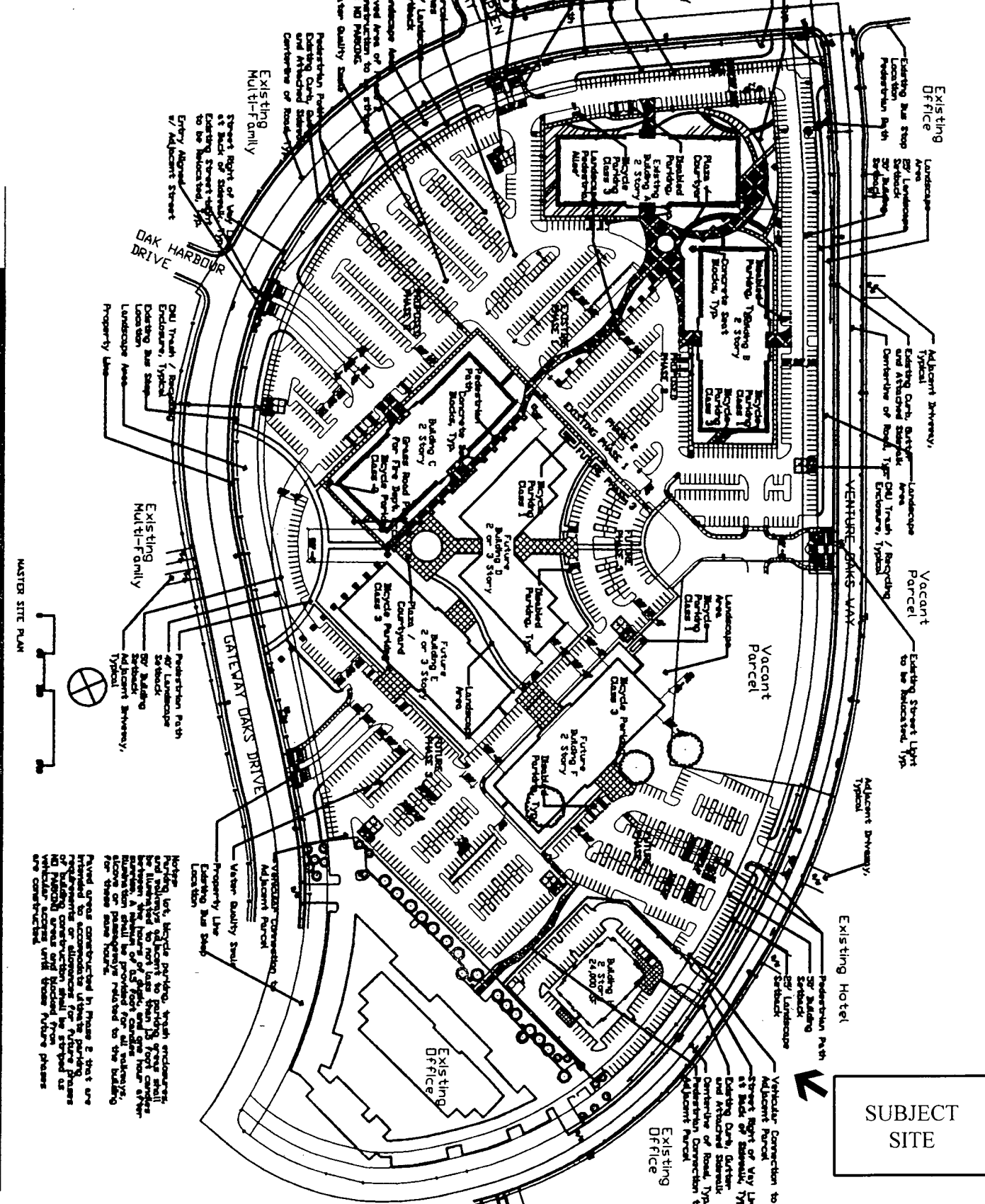
P01-127

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# Gateway Centre PUD Schematic Plan Exhibit



Notes: 1. All bicycle parking, trash enclosures and other structures to be constructed shall be illustrated to not less than 1/8" scale. 2. The hours of operation and the number of spaces shall be provided for all subways, alcove or passenger's related to the building for these same hours. 3. Any areas constructed in Phase 2 that are intended to accommodate future parking of building construction shall be striped as vehicle access will be provided from these phases are constructed.

MASTER SITE PLAN

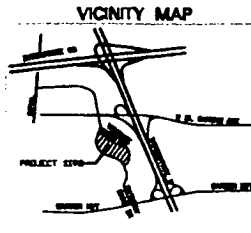
SACRAMENTO, CALIFORNIA  
 NATIONAL INVESTORS  
 LPA

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Gateway Centre PUD  
Schematic Plan Exhibit



TABULATION

EXISTING PHASE I SITE AREA	3.43 ACRES +/-
PHASE II SITE AREA	8.57 ACRES +/-
FUTURE PHASE III SITE AREA	11.70 ACRES +/-
to $\Delta$ BUILDING H	1.38 ACRES +/-
Line Typ. TOTAL SITE AREA	27.08 ACRES +/-
EXISTING PHASE I BUILDING AREA	61,662 SF
< PHASE II BUILDING AREA	123,324 SF
yp- FUTURE PHASE III BUILDING AREA	167,996 SF.
to $\Delta$ BUILDING H	24,000 SF.
TOTAL BUILDING AREA	352,982 SF
$\Delta$ FLOOR AREA RATIO	32 %
EXISTING PHASE I PARKING	
TOTAL ALLOWED - OFFICE (1/275 SF)	236 SPACES
TOTAL PROVIDED	236 SPACES
HC ROD. (ONL) - TOTAL	7
VAN ACCESSIBLE ROD. (ONL)	1
HC SHOWN - TOTAL	7
VAN ACCESSIBLE SHOWN	1
REGULAR SPACES	222
COMPACT SPACES	14
PERCENTAGE OF COMPACT ALLOWED	40%
PERCENTAGE OF COMPACT SHOWN	62
CARPPOOL SPACES (AS PER TMP REQMTS.)	
BICYCLE PARKING ROD. (TOTAL 1/20)	12
BICYCLE PARKING SHOWN (TOTAL)	12
BICYCLE PARKING ROD. (CLASS I)	6
BICYCLE PARKING SHOWN (CLASS I)	6
PHASE II PARKING	
TOTAL ALLOWED - OFFICE (1/275 SF)	448 SPACES
TOTAL PROVIDED	448 SPACES
HC ROD. (ONL) - TOTAL	9
VAN ACCESSIBLE ROD. (ONL)	2
HC SHOWN - TOTAL	13
VAN ACCESSIBLE SHOWN	2
REGULAR SPACES	583
COMPACT SPACES	24
PERCENTAGE OF COMPACT ALLOWED	40%
PERCENTAGE OF COMPACT SHOWN	40%
CARPPOOL SPACES (AS PER TMP REQMTS.)	
BICYCLE PARKING ROD. (TOTAL 1/20)	30
BICYCLE PARKING SHOWN (TOTAL)	32
BICYCLE PARKING ROD. (CLASS I)	15
BICYCLE PARKING SHOWN (CLASS I)	20
FUTURE PHASE III PARKING	
TOTAL ALLOWED - OFFICE (1/275 SF)	599 SPACES
TOTAL PROVIDED	539 SPACES
HC ROD. (ONL) - TOTAL	8
VAN ACCESSIBLE ROD. (ONL)	1
HC SHOWN - TOTAL	8
VAN ACCESSIBLE SHOWN	4
REGULAR SPACES	398
COMPACT SPACES	42
PERCENTAGE OF COMPACT ALLOWED	40%
PERCENTAGE OF COMPACT SHOWN	10.5%
CARPPOOL SPACES (AS PER TMP REQMTS.)	
BICYCLE PARKING ROD. (TOTAL 1/20)	22
BICYCLE PARKING SHOWN (TOTAL)	20
BICYCLE PARKING ROD. (CLASS I)	11
BICYCLE PARKING SHOWN (CLASS I)	6
BUILDING H	90
$\Delta$ TOTAL PARKING	1,368 SPACES
LAND USE DISTRIBUTION PHASE I AREA	
BUILDINGS FOOTPRINT	31,611 SF (33%)
SURFACE PARKING	111,598 SF (47%)
LANDSCAPE AREA	93,256 SF (39%)
PHASE I SITE AREA	236,365 SF
LAND USE DISTRIBUTION PHASE II AREA	
BUILDING FOOTPRINT	63,222 SF (22%)
SURFACE PARKING	249,731 SF (66%)
LANDSCAPE AREA	123,789 SF (32%)
PHASE II SITE AREA	373,320 SF
$\Delta$ LAND USE DISTRIBUTION BUILDING H AREA	
BUILDING FOOTPRINT	12,000 SF (20%)
SURFACE PARKING	30,687 SF (31%)
LANDSCAPE AREA	17,437 SF (29%)
PHASE III SITE AREA	60,124 SF

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



2.3

3.1

PLANNING AND BUILDING  
DEPARTMENT

PLANNING DIVISION

**CITY OF SACRAMENTO**

CALIFORNIA

PASSED FOR  
PUBLICATION  
&

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

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

April 9, 2002

CONTINUED  
FROM 04-30-02  
TO 05-07-02

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REMOVING 1.38± ACRES OF GENERAL COMMERCIAL (C-2 PUD) AND PLACING 1.38± ACRES IN OFFICE BUILDING (OB-PUD) FOR PROPERTY LOCATED IN SOUTH NATOMAS WEST OF I-5 ON VENTURE OAKS WAY. (APN: 274-0320-084) (P01-127)

**LOCATION AND DISTRICT:** Venture Oaks Drive, off of Gateway Oaks Drive, south of West El Camino  
APN: 274-0320-084  
South Natomas Community Plan Area  
Natomas Unified School District  
Council District 1

**RECOMMENDATION:**

It is recommended that the item be passed for publication of title and continued to May 7, 2002.

**CONTACT PERSONS:** Stacia Cosgrove, Assistant Planner, 264-7110  
David Kwong, Senior Planner, 264-2691

**FOR COUNCIL MEETING OF:** April 30, 2002

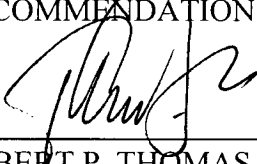
**SUMMARY:**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

**BACKGROUND INFORMATION:**

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION APPROVED:



---

ROBERT P. THOMAS  
City Manager

Respectfully submitted,



---

GARY L. STONEHOUSE  
Planning Director

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REMOVING 1.38± ACRES OF GENERAL COMMERCIAL (C-2 PUD) AND PLACING 1.38± ACRES IN OFFICE BUILDING (OB-PUD) FOR PROPERTY LOCATED IN SOUTH NATOMAS WEST OF I-5 ON VENTURE OAKS WAY. (APN: 274-0320-084) (P01-127)**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

## SECTION 1

The property generally described, known and referred to as APN: 274-0320-084 and which is shown on attached Exhibit 1, consisting of 1.38± acres of General Commercial (C-2 PUD), is hereby removed from said zone and placed in the following zone: 1.38± acres in the Office Building (OB-PUD). This action, rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission on March 28, 2002 on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended.

---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning Division offices.

**SECTION 2**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of the Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

**SECTION 3**

Rezoning of the property described in the attached Exhibit 1 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P01-127

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

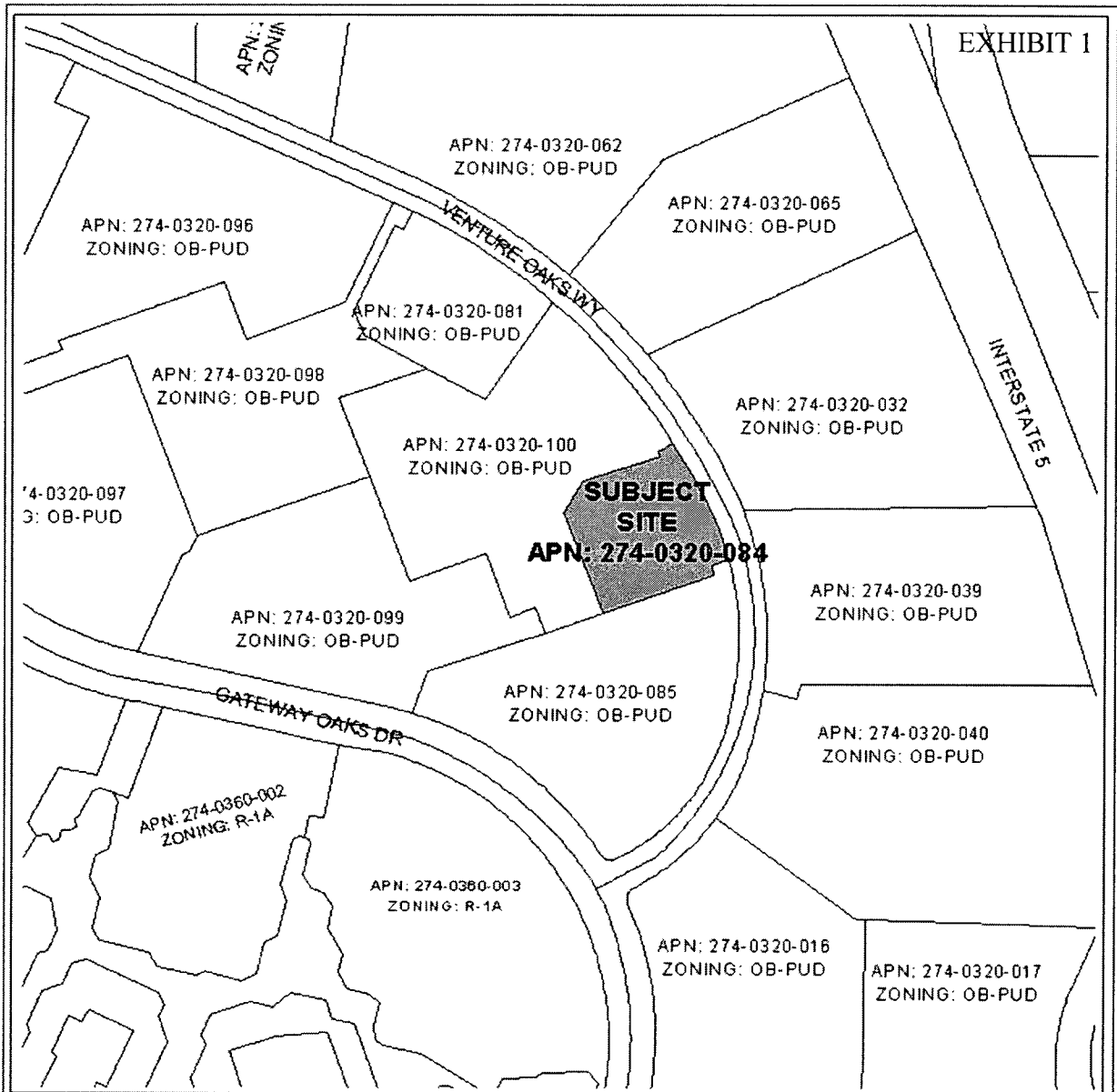


EXHIBIT 1

Exhibit 1

**ZONING ORDINANCE AMENDMENT**

**FROM GENERAL COMMERCIAL PLANNED  
UNIT DEVELOPMENT (C-2 PUD)  
TO OFFICE BUILDING PLANNED UNIT DEVELOPMENT (OB-PUD)**

**APN: 274-0320-084**

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_