

REPORT AMENDED BY STAFF ON 12/15/88
CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Wilson Peterson Associates, 2722 Fair Oaks Blvd., Sacramento, CA 95825
 OWNER Wilson Peterson Associates, 2722 Fair Oaks Blvd., Sacramento, CA 95825
 PLANS BY Wilson Peterson Associates, 2722 Fair Oaks Blvd, Sacramento, CA 95825
 FILING DATE 4/13/88 ENVIR. DET. Negative Declaration REPORT BY DS:pe
 ASSESSOR'S PCL. NO. 225-0230-078

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit for the construction of a six-story, 161,223 square foot office building
 - C. Special Permit to amend the PUD Guidelines to exceed the height limitations from 65 feet to 98 feet; and
 - D. Lot Line Adjustment to merge two, 4.8+ acre parcels into one parcel on 9.57+ acres in the Office Business (Planned Unit Development) (OB{PUD}) zone.

LOCATION: Gateway Oaks Drive - Metropolitan Center

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial/Office
1978 1988 South Natomas Community	
Plan Designation:	Office Business
Existing Zoning of Site:	OB(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; OB(PUD) (office bldg. appd.)	Front:	25'	10'
South: Offices; OB(PUD)	Side(Int):	8'	10'
East: Freeway	Rear:	100'	25'
West: Offices; OB(PUD)			

Parking Required:	645 spaces (1/250)
Parking Provided:	673 spaces
Property Dimensions:	Irregular
Property Area:	4.57+ acres
Square Footage of Building:	161,223 sq. ft.
Height of Building:	98'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Pink granite veneer, reflective glass
Roof Material:	Built-up cap sheet

BACKGROUND INFORMATION: The subject 9.57+ acre site is a part of the 179+ acre Metropolitan Center Planned Unit Development (PUD). The Metropolitan Center PUD was formerly called Natomas Eastside PUD and Capital Business Park. Pertinent past applications on this property include:

APPLC. NO. P88-179 MEETING DATE 12-15-88 ITEM NO. 4

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<u>File No.</u>	<u>Project</u>
P85-108	Three, two- and three-story brick office buildings totaling 266,136 sq. ft.
P86-059	One, three-story brick office building totaling 50,000 sq. ft. (P.G. & E.)
P86-337	One, two-story office building totaling 40,404 sq. ft.
P87-203	One, two-story brick office building totaling 118,200 sq. ft. and a tentative map to subdivide the subject parcel into three parcels

The PUD Guidelines allow a total of 733,211 square feet of office building to be constructed in the PUD. To date, 474,740 square feet of office has been approved. Approval of this project would bring the amount of approved office square footage to 635,963 square feet. However, since the proposed project occupies the same parcel as the 40,404 square foot building approved under P86-337, 40,404 square feet would not be constructed with the approval of this project. The total office square footage approved would then be 595,559 square feet.

In 1987 the City approved a subdivision on the subject site (P87-203). Because of the previously approved map, this proposal includes a request to merge two parcels (4.8+ acres each) into the 9.57+ acre parcel needed for this project.

A preliminary review was submitted to the Planning Division per the requirements of the PUD Guidelines. Staff responded in April, 1988, and indicated that the building's height is inconsistent with Ordinance 87-071. Ordinance 87-071 prohibits consideration of any variance to height standards for any structure outside the C-3 zone (Central City) until either: June 16, 1990; or, until two-million square feet of office space is constructed in the C-3 zone. To date 500,000 office square footage is under construction. Although the application is for a special permit to amend the height limitations of the PUD Guidelines and is not a variance to exceed the height limit of a zone, the intent and result of the PUD amendment would be the same as a height variance. It would allow additional office space to compete with Central City development.

Additional concerns were also transmitted to the applicant relating to the building's design, landscaping, signage and trash enclosure. No significant alterations were made to the proposed project in light of staff's preliminary review.

PROJECT EVALUATION

A. Land Use/Zoning

The subject site consists of a vacant 9.57+ acre parcel in the Office Building (Planned Unit Development) (OB{PUD}) zone. The site has been designated as Regional Commercial/Office by the General Plan and Office Business in the 1978 South Natomas Community Plan. The Draft 1988 South Natomas Community Plan designates the site as Office/Office Park. Surrounding land uses are office

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buildings to the north, south and west. To the east is Interstate 5. Surrounding zoning is OB(PUD).

B. Applicant's Proposal

The applicant is requesting a special permit to develop a six-story, 161,223 square foot office building. The applicant is also requesting to amend the PUD Guidelines to exceed the height limitations from 65 feet to 98 feet. As proposed, the required parking is 645 spaces. Submitted plans indicate that the proposed parking will meet that required by the Zoning Ordinance.

C. Height

The height limitations established under the Metropolitan PUD Guidelines is 65 feet. The requested amendment to the guidelines would increase the height limit 33 feet to 98 feet. Four buildings have been constructed in the PUD and another two buildings have been approved for construction. These buildings are two, three and four stories in height.

In 1987 the City Council adopted the Urban Design Guidelines which are intended to revitalize the Central City area of Sacramento. Office development in the Central City (C-3 zone) is promoted through various incentives and restrictions. One restriction implemented through Ordinance 87-071 specifically states that variances allowing height to exceed existing zoning are not to be approved. The intent is to protect and encourage Central City development by not encouraging additional office space outside the Central City.

As was previously stated, this application is in direct conflict with the intent of the Urban Design Guidelines and Ordinance 87-071 which restricts approval of height variances.

D. Design/Materials

Staff's preliminary review of this project identified several positive aspects of the building's design. The proposed project utilizes quality materials and has a desirable setback of the first floor from the facade. In addition, changes in its elevations add interest to its design.

There were also seven negative aspects of the building that were identified. These negative aspects are: dominate horizontal bandings, box-like mass, lack of change in plans between spandrel glass and granite spandrels, etc. (see Exhibit F).

More importantly, existing buildings in the PUD are constructed of brick and provide a common theme. The proposed structure consists of pink granite which would be out of character with the existing buildings in the PUD. By adding to the proposed building's height, the building's incompatibilities would also be accentuated. The PUD Guidelines state that "building colors shall be harmonious and compatible with the colors of other buildings in the development and with

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the natural surroundings". As proposed, the building does not meet the provisions of this guideline.

On September 2, 1988, the applicant presented to Design Review Staff minor modifications to the elevations. The applicant proposes to use the same color tinted glass as the existing Metro Center Brick buildings. The building colors will be brown colored trim elements and earthtone reds similar to brick colors on the existing structures. Use of pink or rose marble will be as a decorative banding element with ground floor and penthouse equipment enclosures designed with browns and redish browns. The applicant is still retaining the six story, 98 foot height and staff recommends against the increase in the 65 foot height limit. The applicant has argued that since KCS has received approval for a six story twin office complex, they observe the same consideration should be granted. The KCS office buildings are located over 1,000 feet from Interstate 5 and are visibly screened by a grove of 60 foot high trees. The applicant's project is less than 200 feet from the I-5 right-of-way and has no screening.

E. Lot Line Adjustment

The subject site was approved for a subdivision in 1987 to accommodate the development of a building on a parcel north of the subject site and for two buildings (on individual parcels) on the subject site. At this time, the applicant is requesting to combine the two parcels to accommodate one structure. Staff can support the lot line merger. However, approval of the merger would allow the applicant two options. One option would be to leave as two parcels for two buildings. The other option would be to propose a single story structure which conforms to the PUD Guidelines and the existing development in the area.

F. Review/Comments

The proposed project has been referred to the City Engineer, Traffic Engineer, Building Inspections Division and South Natomas Advisory Committee. No comments have been received except from the Traffic Engineer who provides the following comments:

1. Relocate utility and bicycle enclosure to provide three entrances into parking facility.
2. Increase curve radius of concrete curbing at entrances of parking aisles.
3. Modify all access into parking aisles to 90 degrees with main driveway thoroughfares.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project could potentially have significant impacts on the environment in the vicinity of the project. The potential impacts were found to be mitigable to a less than significant level. Therefore, the Environmental Coordinator has filed a conditional negative declaration with the following mitigation measures:

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- A. Prior to the issuance of a building permit, the applicant shall meet the requirements of the TSM Ordinance for the South Natomas Community Plan area in effect at the time of application for a building permit.
- B. The applicant shall attenuate interior and/or exterior noise levels to the satisfaction of the County Health Department prior to issuance of a building permit.
- C. The project shall comply with all applicable mitigation measures identified in the Planned Unit Development EIR.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Deny the special permit for the construction of a six-story, 161,223 square foot office building;
- C. Deny the special permit to amend the PUD guidelines to exceed the height limitations from 65 feet to 98 feet; and
- D. Approve the lot line adjustment to merge two, 4.8+ acre parcels into one parcel.

Findings of Fact

- 1. The project, as proposed, is not based upon sound principles of land use in that the proposed six-story, 161,223 square foot building is:
 - a. not compatible with surrounding land uses in height or design; and
 - b. in conflict with the City's Urban Design Guidelines and Ordinance 87-071 to promote development in the Central City.
- 2. The project, as proposed, is injurious to surrounding properties in that:
 - a. its height and design are incompatible with the PUD guidelines and surrounding development;
 - b. property values in the Central City may be impacted by additional development in the area outside the Central City; and
 - c. Approval of this proposal may create a precedent which would weaken PUD Guidelines throughout the Natomas area and the City.

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~~May 23, 1991~~
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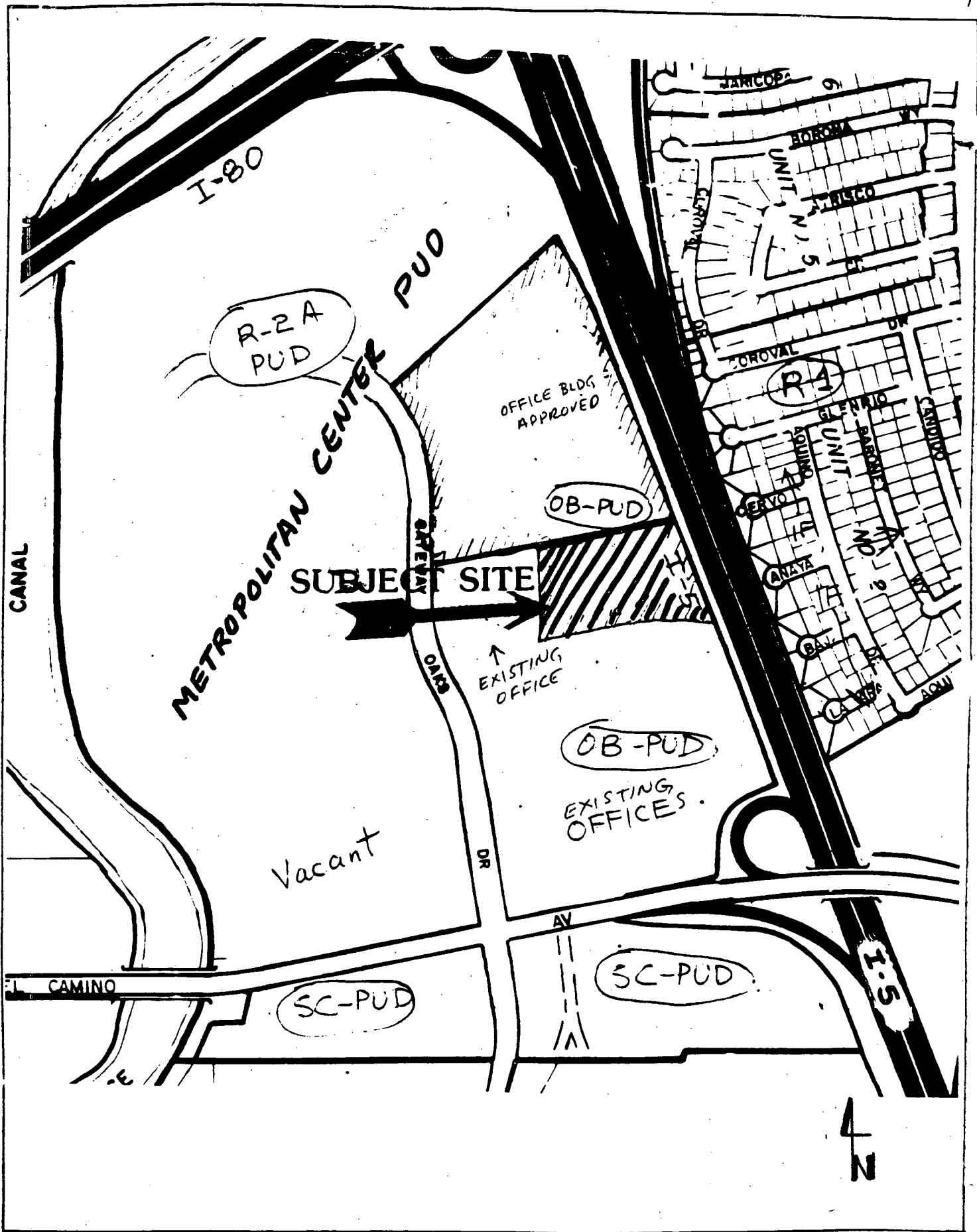
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VICINITY - LAND USE - ZONING

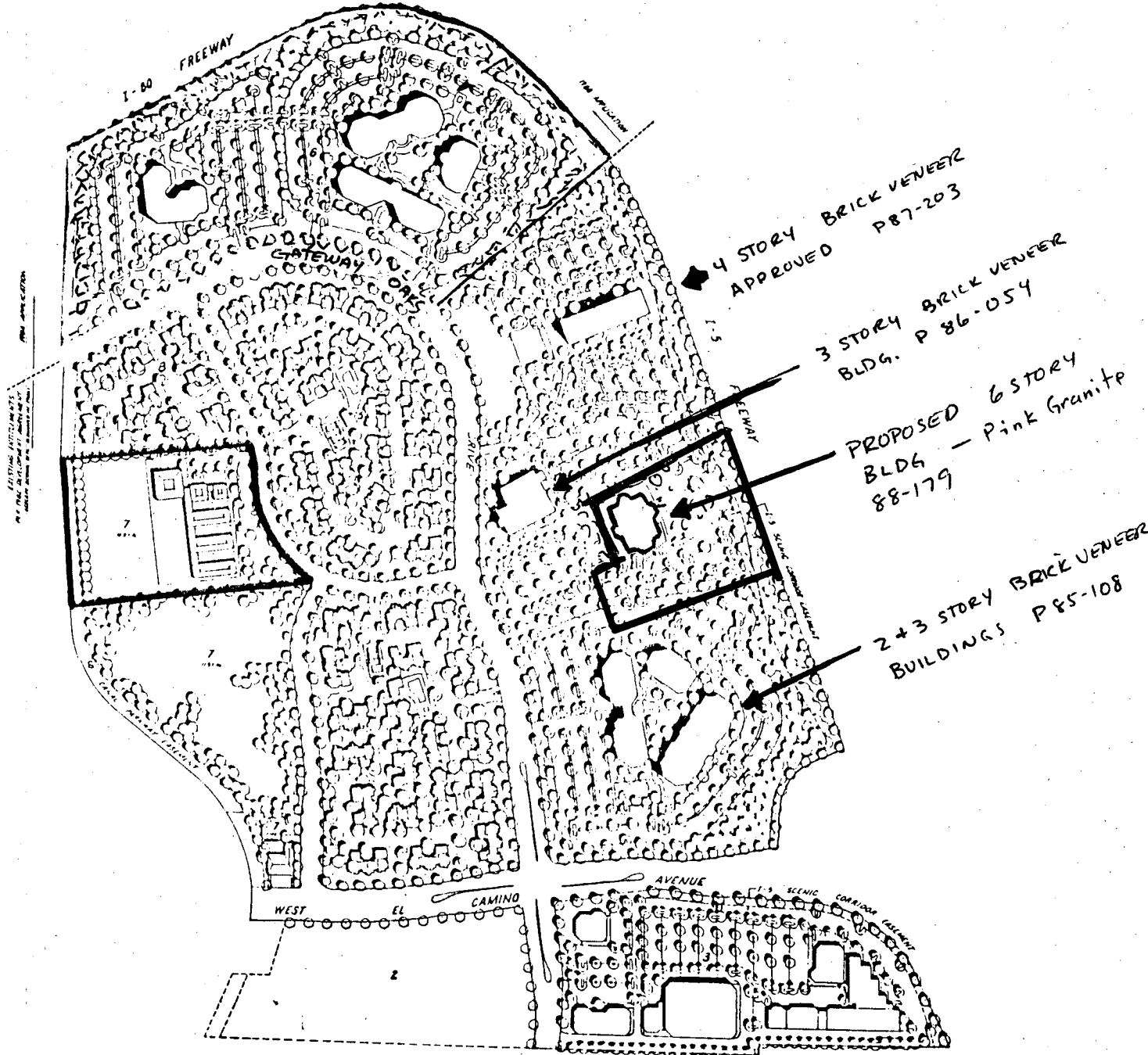
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 10-13-88
 MAY 23, 1991 6-13-91

EXHIBIT A

Metropolitan Center

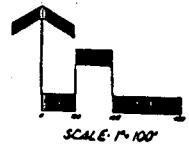
PORTION OF LOT 116, METROPOLIS EAST SIDE SUBDIVISION, 17 84 24
CITY OF SACRAMENTO, CALIFORNIA



PARCEL NO.	ZONING	GROSS ACRES	NET ACRES	SCENIC CORRIDOR	PARKING	ROAD WIDTH OF WAY	CANAL PARKWAY
1	110000 00	31.80 Ac.	28.74 Ac.	0.12 Ac.	337 Ac.	1.62 Ac.	
2	440021 *	47.8 Ac.	42.74 Ac.	0.12 Ac.	418 Ac.	0.80 Ac.	
3	3C	14.00 Ac.	11.77 Ac.	0.23 Ac.		0.42 Ac.	
4	R-2A	43.37 Ac.	43.37 Ac.			1.00 Ac.	
5	R-2A	30.00 Ac.	30.00 Ac.			3.13 Ac.	
6	0B	23.34 Ac.	23.34 Ac.	0.04 Ac.	1.00 Ac.	1.50 Ac.	0.61 Ac.
7**	R-2A	23.00 Ac.	23.00 Ac.			1.35 Ac.	1.00 Ac.
8	R-2A	1.00 Ac.	1.00 Ac.			0.24 Ac.	0.36 Ac.

* Part of parcel of this subdivision
** Includes Imperial School & parcel 012 & 013

EXHIBIT B



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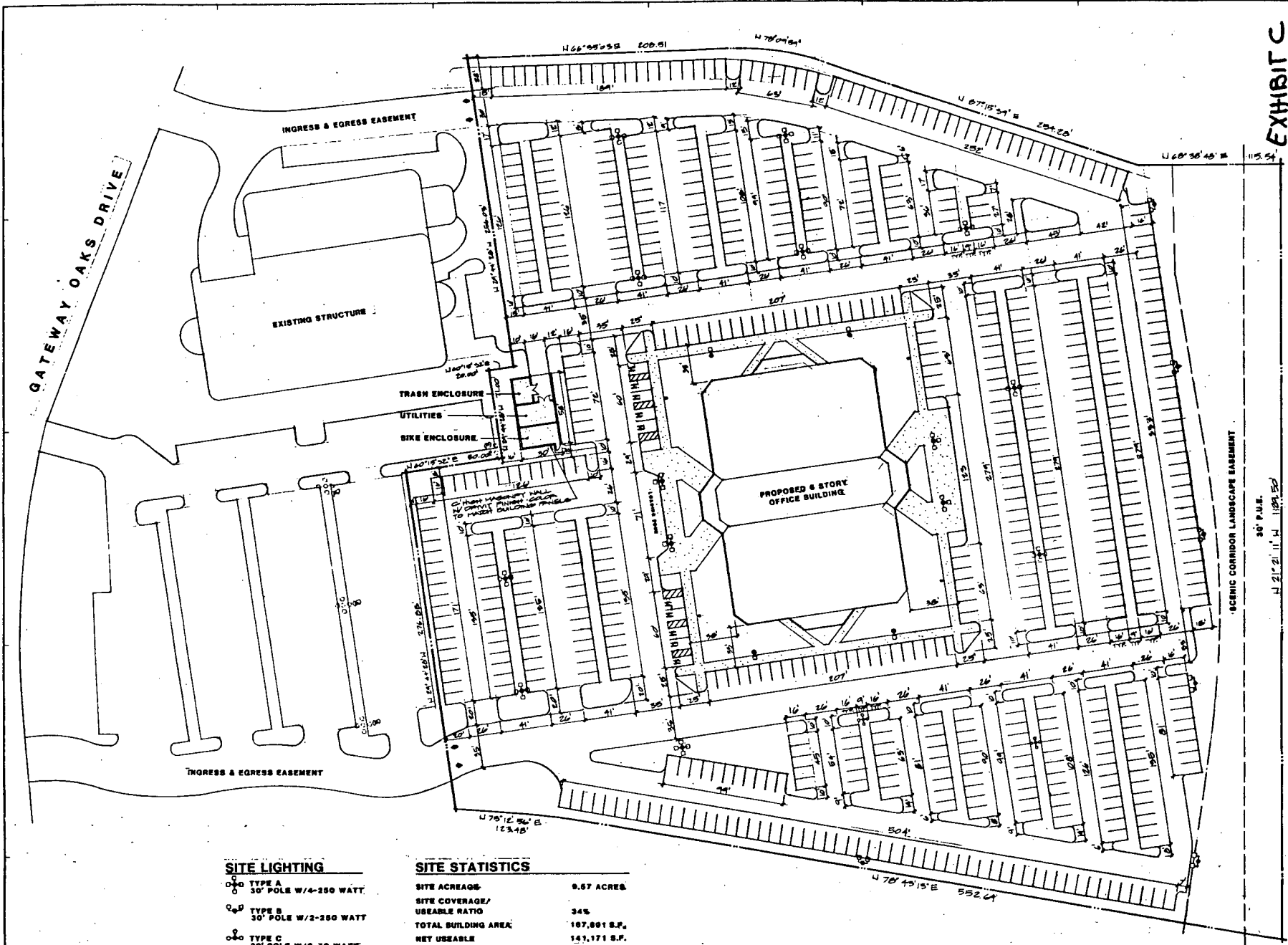


EXHIBIT C



Wilson Peterson Associates

Architecture
Interior Design
Planning

2895 Serrano Blvd., Suite 107
Rancho Calabasas, CA 91302
916.633.3695

METROPOLITAN CENTER

PARCELS 2 & 3

6-13-91
ITEM # 288-179
88-51-01
6/10/88

SITE LIGHTING

- TYPE A
30' POLE W/4-250 WATT.
- TYPE B
30' POLE W/2-250 WATT
- TYPE C
30' POLE W/3-70 WATT
- TYPE D
30' POLE W/1-70 WATT.
- TYPE F
BOLLARD W/1-100 WATT.

SITE STATISTICS

SITE ACREAGE:	9.57 ACRES
SITE COVERAGE/ USABLE RATIO	34%
TOTAL BUILDING AREA:	187,891 S.F.
NET USABLE	151,171 S.F.
PARKING REQUIRED	564 SPACES
PARKING PROVIDED	686 SPACES
HANDICAPPED SPACES PROVIDED	10 SPACES
BICYCLE SPACES PROVIDED:	34 SPACES
CLASS I	17 SPACES
CLASS II	17 SPACES

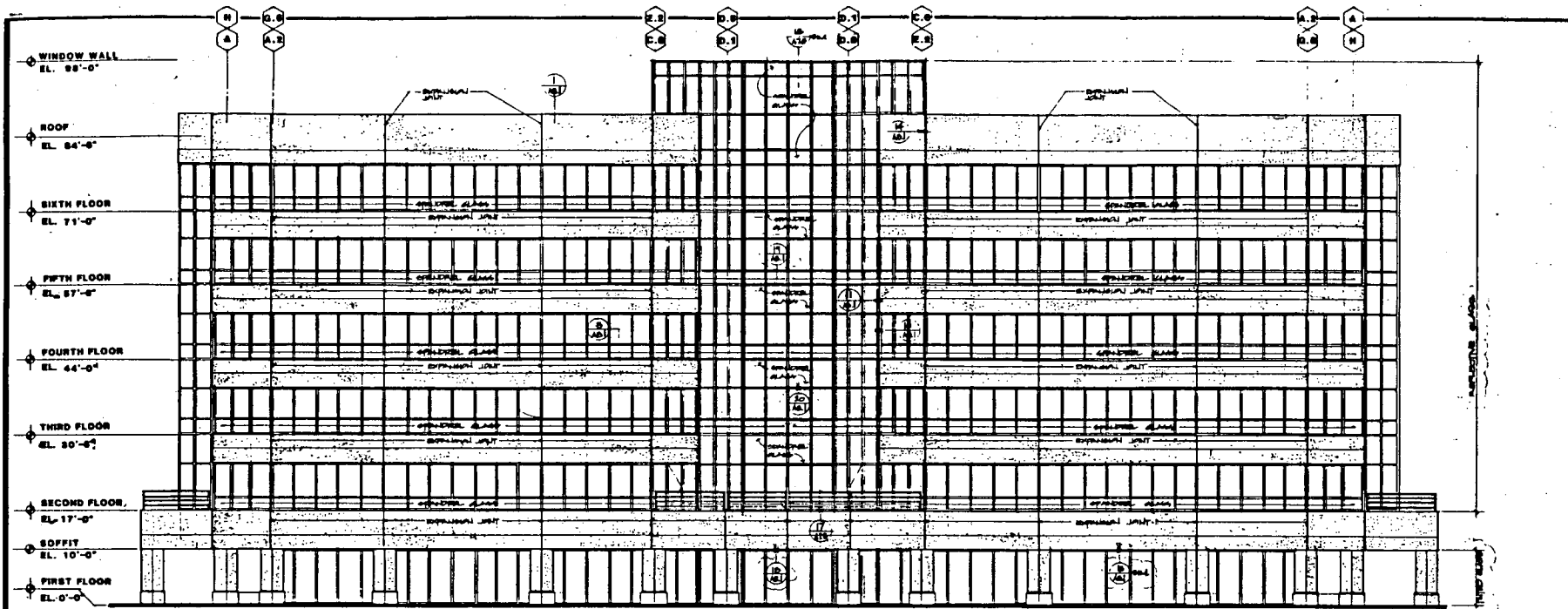


SCALE: 1"=30'

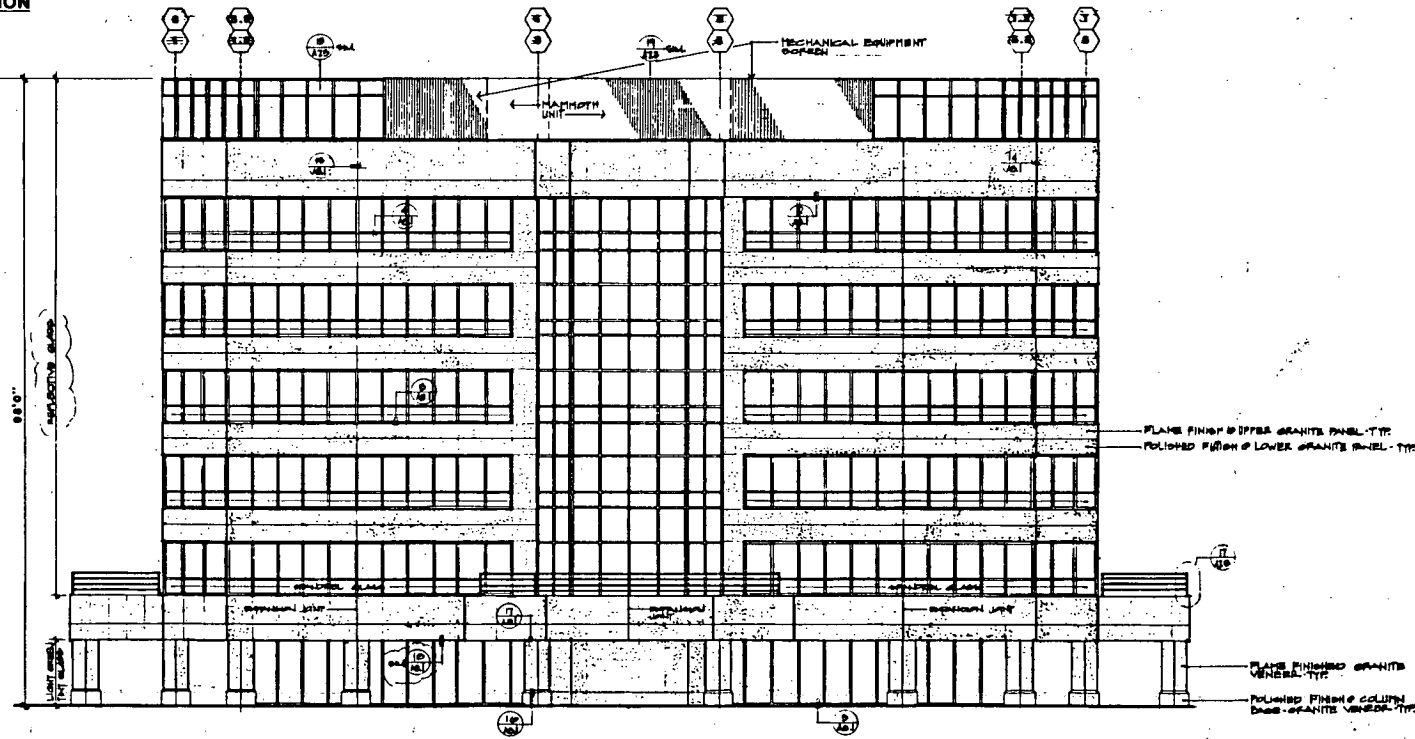
SITE PLAN

Approved: _____
Wilson Peterson C-772
Sheet Title: _____
City Plan: _____
No. _____
Date: 2/28/88
Project No.: 87132

88-51-01
6-10-88
88-179



NORTH & SOUTH ELEVATION



EAST & WEST ELEVATION



Wilson Peterson Associates

Architect
Interior Design
Planner
1875 Sutter Blvd., Suite 107
Rancho Cordova, CA 95670
916.433.1095

METROPOLITAN CENTER

PARCELS 2 & 3

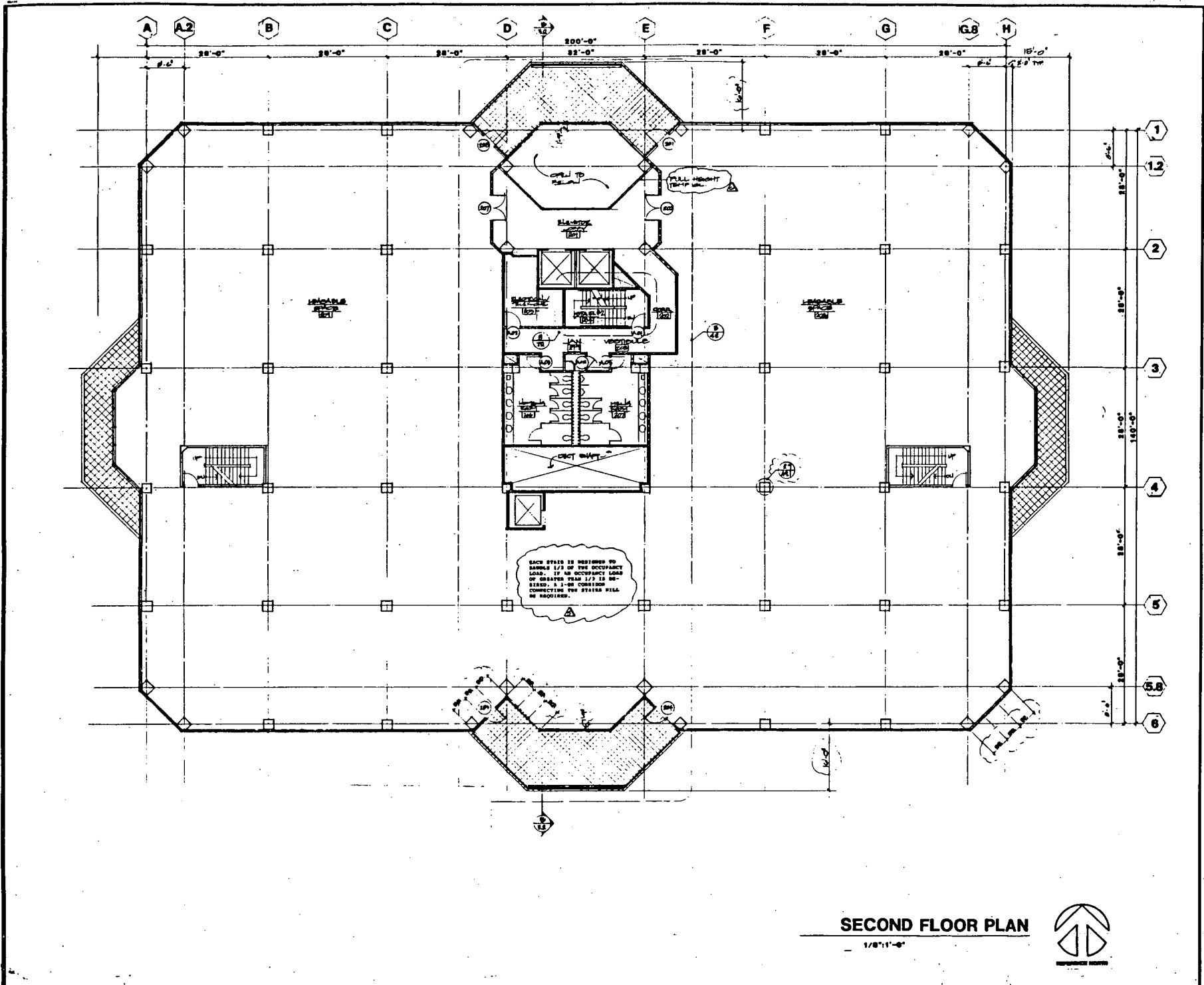
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5-22-91
12-15-91
10-19-91

Wilson Peterson © 1977
Sheet Title
Key Plan
Drawn by
Checked by
Date
2/28/88
Project No.
07132

A6

P88 179

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1721



SECOND FLOOR PLAN

1/8"=1'-0"



Wilson Peterson Associates

Architects
Interior Design
Planning
2871 Serrano Blvd., Suite 107
Rancho Cordova, CA 95670
916.635.3495

METROPOLITAN CENTER

PARCELS 2 & 3

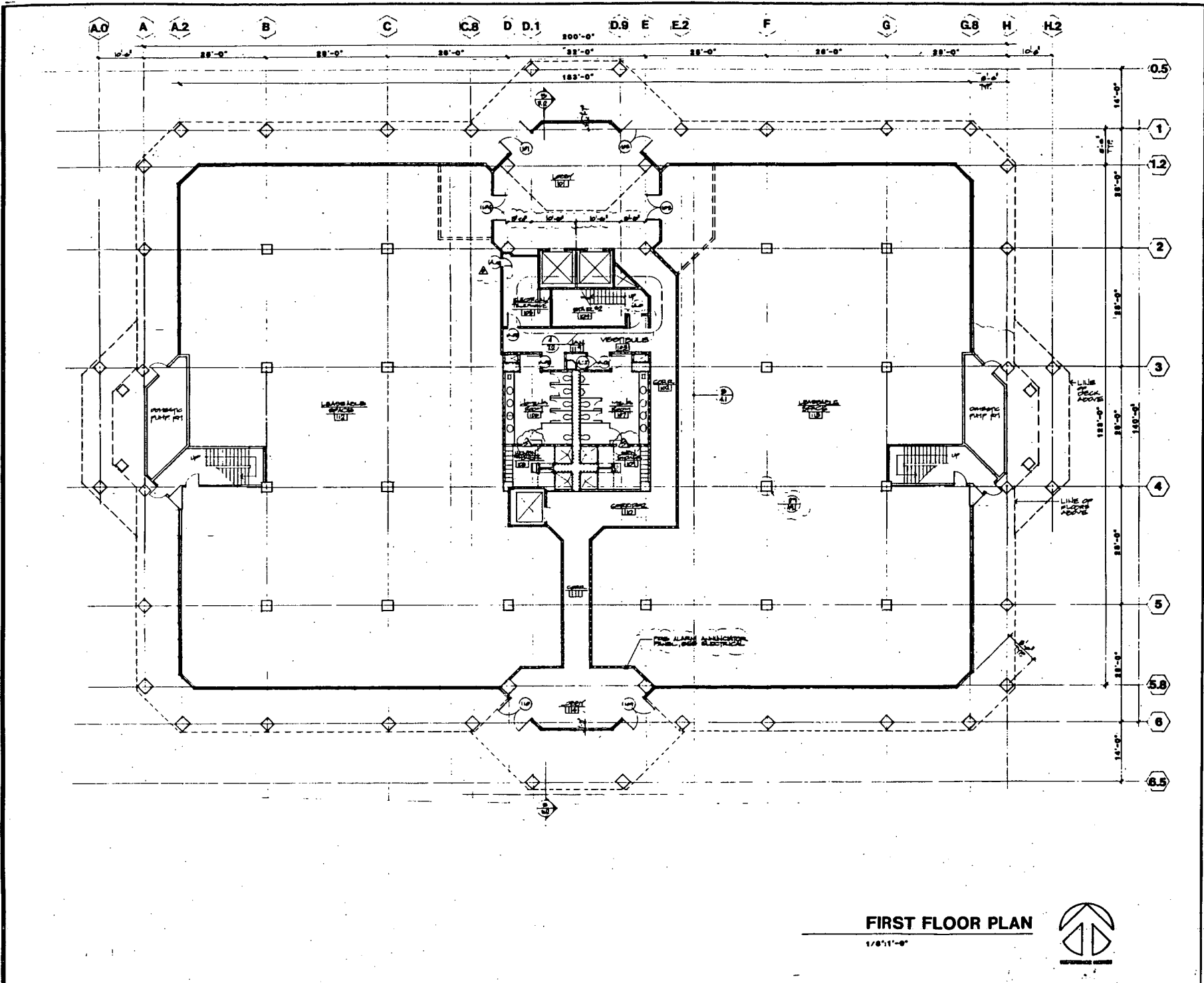
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ITEM # 3-21
11-23-91

P88179

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<small>The design of this building and the construction of this building shall be in accordance with the applicable building codes and standards of the State of California and the local building codes and standards of the City of Sacramento.</small>	
Author:	
Wilson Peterson C-1972	
Plan Title:	
Key Plan:	
Scale:	
Date:	5/26/88
Project No.:	87122



FIRST FLOOR PLAN
1/8" = 1'-0"



Wilson Peterson Associates
Architectural
Interior Design
Planning
207 Sunset Blvd., Suite 107
Rancho Canyon, CA 91670
916.435.3095

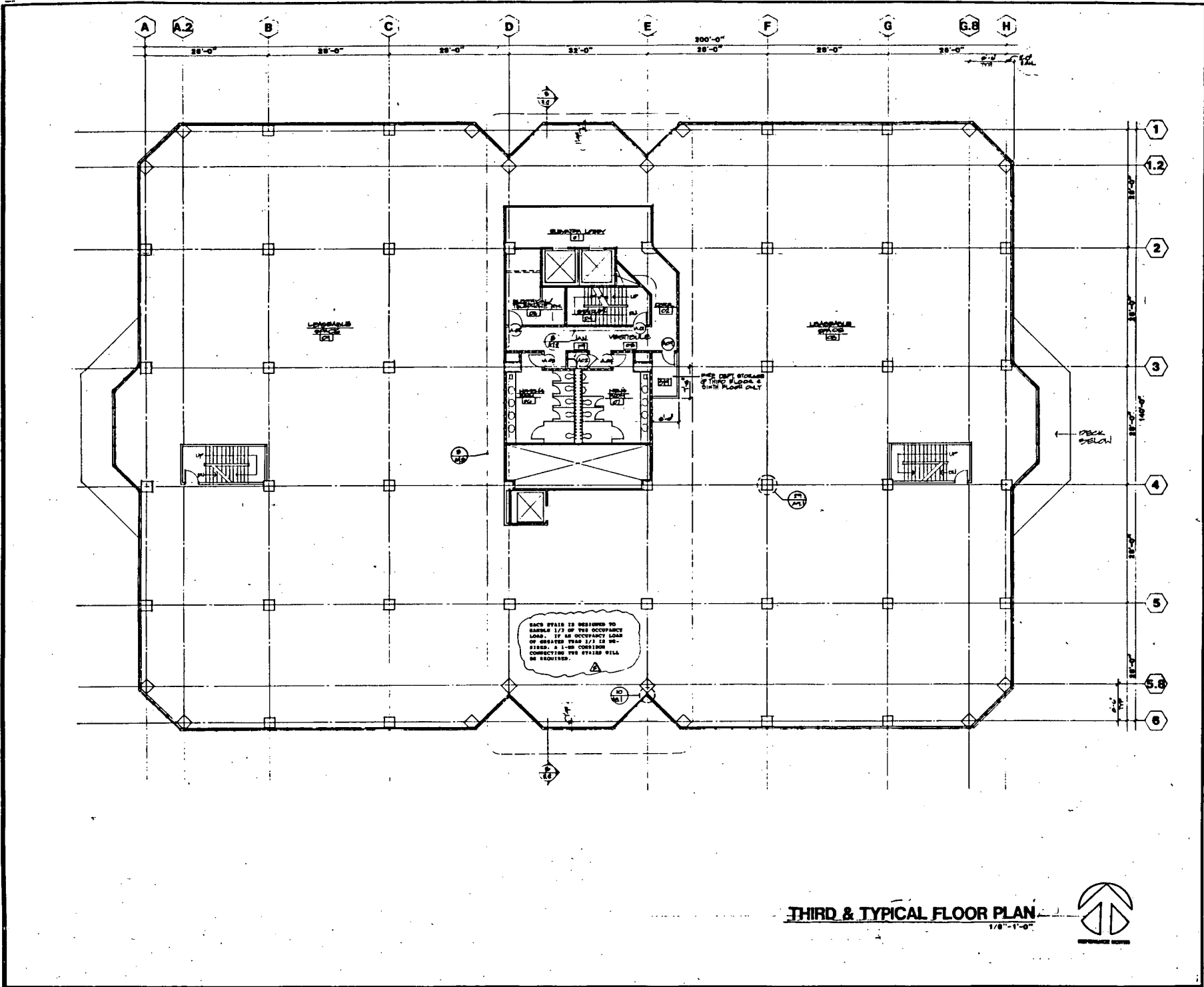
METROPOLITAN CENTER
PARCELS 2 & 3

6-13-91
5-22-93
6-15-88
10-15-88

P88-17A

Project Name	
Client	
Wilson Peterson C-1973	
Scale	
Date	
Sheet No.	
Project No.	
Scale	
Date	2/20/88
Project No.	07182

A2



Wilson Peterson Associates

Architect
Interior Design
Planning
2893 Serrano Blvd., Suite 307
Rancho Calabasas, CA 91302
916.635.3495

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ITEM # 302

METROPOLITAN CENTER
PARCELS 2 & 3

6-13-91
5-23-91
8-8-91
7-7-91
4-1-88
4-1-88
4-1-88

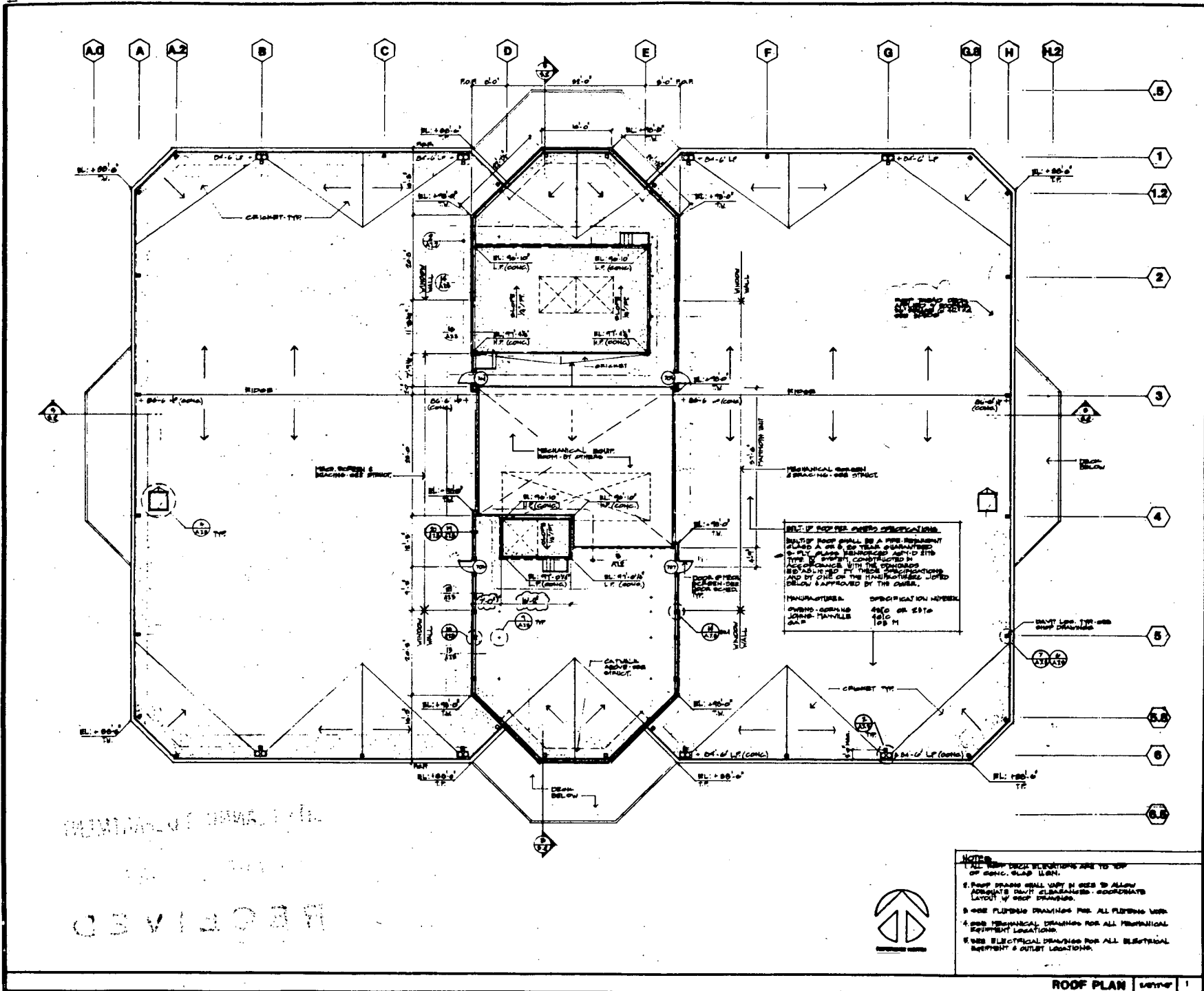
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Sheet Title:
Date:
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Author:
Checked:
Approved:
Date: 2/20/88
Page No.: 07102

A4

P88 179

THIRD & TYPICAL FLOOR PLAN
1/8" = 1'-0"





Wilson Peterson Associates
 Architects
 Interior Design
 Planning
 895 Santa Ana Blvd., Ste 107
 Redondo Beach, CA 90270
 904-141-9911

METROPOLITAN CENTER
 PARCELS 2 & 3

Handwritten notes:
 6-13-96
 5-23-97
 12-1-88
 10-13-88
 9-22-88
 4-11-88

Address: _____
 Wilson Peterson Associates
 Date: _____
 Scale: _____
 Title: _____
 Author: _____
 Date: _____
 Project No.: _____
 Drawing No.: _____

A5

8/28/88
 07122

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 11-11-88
 P88-179

LEGAL DESCRIPTION FOR
TENTATIVE PARCEL MAP FOR APN: 225-0230-078
CITY OF SACRAMENTO, CALIFORNIA

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot A as said Lot is described in that certain Certificate of Compliance filed in the office of the Recorder, County of Sacramento, State of California in book 8507-08, Official Records, page 1060.

EXCEPTING THEREFROM, all that portion thereof described as follows:

Beginning at a point on the Southerly line of said Lot A which point bears North 63° 46' 48" East 90.00 feet from the Southwest corner of said Lot A, said Point being on the Easterly right-of-way line of Gateway Oaks Drive, a 90.00 foot City Road; thence from said Point of Beginning along said Easterly right-of-way line the following three (3) courses: (1) North 26° 13' 12" West 91.14 feet, (2) along the arc of a curve to the right, having a radius of 655.00 feet, said Arc being subtended by a chord bearing North 13° 06' 32" West 297.16 feet; and (3) North 00° 00' 09" East 222.99 feet; thence along the arc of a non-tangent curve to the left, having a radius of 110.00 feet, said Arc being subtended by a chord bearing North 84° 00' 46" East 50.27 feet; thence South 00° 00' 09" West 15.87 feet; thence along the arc of a non-tangent curve to the left, having a radius of 850.00 feet, said Arc being subtended by a chord bearing North 65° 42' 24" East 161.40 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 395.00 feet, said Arc being subtended by a chord bearing North 62° 26' 12" East 30.02 feet; thence South 29° 44' 28" East 215.86 feet; thence South 60° 15' 32" West 20.00 feet; thence South 29° 44' 28" East 71.00 feet; thence South 60° 15' 32" West 80.00 feet thence South 29° 44' 28" East 276.88 feet to a Point on said Southerly line of said Lot A; thence along said Southerly line along the arc or a non-tangent curve to the left, having a radius of 1010.00 feet, said Arc being subtended by a chord bearing South 69° 37' 49" West 73.34 feet; thence continuing along said Southerly line South 67° 32' 59" West 259.83 feet to the point of beginning.

P87-203 Approved a Tentative Map to divide 1 parcel into 3 parcels as shown on Exhibit D (of this file). When the map is recorded this Lot Line Merger with a new legal description will be necessary.

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~~9-22-88~~
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EXHIBIT E

Item # 179-2