

Planning Entitlement Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: ESC
Zoning: C3-SPD
General Plan Designation: Central Business District (density - 61- 450 /F.A.R: 3.0 - 15.0)
Site address or location of property: See attachment 1 - Project Narrative
Assessor's Parcel Number(s): Please see tentative subdivision map enclosed with the application
Total property size in acres (Gross/Net): Please see tentative subdivision map enclosed with the application
Square feet if less than one (1) acre: NA
Lot dimensions: Please see tentative subdivision map enclosed with the application

Property Owner Information

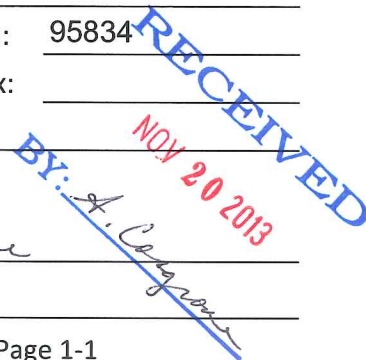
Contact name: Todd Chapman
Company name: Downtown Plaza, LLC.
Mailing Address: 180 Sansome, Ste. 1200,
City: San Francisco State: CA Zip: 94101
Phone: (415) 728-0794 Ext: _____ Fax: _____
Email Address: _____

Applicant Information

Contact name: John Rinehart
Company name: Sacramento Basketball Holdings, LLC
Mailing Address: Sleep Train Arena, One Arena Parkway
City: Sacramento State: CA Zip: 95834
Phone: _____ Ext: _____ Fax: _____
Email Address: _____

Staff Use Only

Date Filed: 11-20-13 Received By: Stacia Congrove
File Number: P13-065



Licensed
Architect/Design
Professionals

Project Narrative

Please describe the scope of work being proposed for review. Your "Project Narrative" will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Site Plan and Design Review, Preservation, etc.). You must state any deviations from development standards and any deviations from applicable design guidelines. Provide as much detail as possible regarding all the characteristics of your project and the scope of work requiring review:

See attachment 1 for project narrative.

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 11/18/2013 To:

City of Sacramento
Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Sacramento Basketball Holdings, LLC Phone: 916-928-0000

Applicant's Address: Sleep Train Arena, One Arena Parkway, Sacramento, CA 95834

to apply for the following entitlement(s): Conditional Use Permit, Planned Unit Development, Tentative Subdivision Map, Special Planning District

The subject property located at: Various addresses located between "J," 7th, "L," and 4th

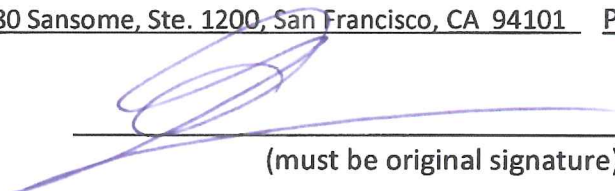
Assessor's Parcel Numbers:

| | | |
|-------------------|-------------------|-------------------|
| 006-0091-032-0001 | 006-0087-053-0003 | 006-0087-037-0003 |
| 006-0091-032-0003 | 006-0087-061-0000 | 006-0087-031-0000 |
| 006-0091-033-0001 | 006-0087-060-0000 | 006-0087-042-0000 |
| 006-0091-033-0003 | 006-0087-034-0001 | 006-0087-036-0001 |
| 006-0087-057-0000 | 006-0087-034-0003 | 006-0087-036-0003 |
| 006-0087-058-0001 | 006-0087-035-0001 | 006-0091-022-0001 |
| 006-0087-058-0003 | 006-0087-035-0003 | 006-0091-022-0004 |
| 006-0087-053-0001 | 006-0087-037-0001 | 006-0091-022-0005 |

Printed Name of Owner of Record: Downtown Plaza Sacramento, LLC

Address of Owner of Record: 180 Sansome, Ste. 1200, San Francisco, CA 94101 Phone: (415) 728-0794

Signature of Owner of Record:


(must be original signature)

All Projects

Land Use

What is the current use of the site? Retail/Service Commercial

Please list all previous land use(s) of site for the last 10 years. _____

Downtown Plaza - retail/service commercial for last 10 years

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

Over last 6 months, there has been City of Sacramento survey, focus group meetings, community open house, ESC information table
2 neighborhood meetings in Dist 4, 1 neighborhood meeting in Dist 5, PDC and CC design hearings. Also See Attachment 1.

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** (not limited to "buildings") on the project site? ☒ YES ☐ NO

If yes, how many? Mall building

Current Use of Existing Structures? Retail/commercial

Are any 50 years old or older? No

Are any structures proposed to be **demolished**? ☒ YES ☐ NO

If yes, what was the date of construction? _____

Are there any **trees** on the project site? ☐ YES ☐ NO

Are there trees proposed to be **removed**? ☒ YES ☐ NO

Does your site contain any **natural drainage** ways? ☐ YES ☒ NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? ☐ YES ☐ NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)
Please describe:

Downtown Central Business District - mix of offices, commercial and residential uses

Are you proposing any new **fencing or screening**?

☒ YES ☐ NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

Is there **parking** onsite?

☒ YES ☐ NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing 3,700 spaces project site

Proposed 3,418 spaces

Are you proposing any parking offsite?

☐ YES ☒ NO

If yes, where is it to be located and how many spaces?

Are you proposing to waive any parking spaces?

☐ YES ☐ NO

Are you proposing any new **signs** with this project?

☒ YES ☐ NO

If yes, please describe the number and type.

Sign Plan will be submitted later during Site Plan and

Design Review

Are there any **easements** crossing the site?

☒ YES ☐ NO

Are there any **trash/recycling** enclosures onsite?

☐ YES ☐ NO

If yes, what is the size of the enclosure(s) and where are they located?

These will change with development

Please describe the height and materials.

These will change with development

What is the total number of cubic yards allocated for recycling?

These will change with development

Building Setback from Property Lines:

Existing (feet'-inches")

Proposed (feet'-inches")

| | | |
|---------------|-------------------------|-------------------------|
| Front | No minimum and 10ft max | No minimum and 10ft max |
| Rear | No minimum requirement | No minimum requirement |
| Streetside | No minimum and 10ft max | No minimum and 10ft max |
| Interior Side | No minimum requirement | No minimum requirement |

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: 428 J Street

2nd Address: 1007 6th St

Setback: 16 feet

Setback: 16 feet

Exterior Materials

Existing Exterior Building Materials: Concrete, glass

Existing Roof Materials: Concrete

Existing Exterior Building Colors: Earth tone-colors and tinted glass

Proposed Exterior Building Materials: To be decided during Site Plan and Design Review

Proposed Roof Materials: To be decided during Site Plan and Design Review

Proposed Exterior Building Colors: To be decided during Site Plan and Design Review

Non-Residential Projects (ESC) Please also refer to TAB 2 Conditional Use Permit

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: Varies depending on event.

If your project includes fixed seats, how many are there? 17,500 capacity

Building Size

Total Building Square Footage Onsite: 1,030,300 sf *inc. pkg gross square feet

Breakdown of square footage: Please mark all that apply.

| | Existing | Proposed | | Existing | Proposed |
|-----------------------|------------|---------------|----------------------|------------|----------------|
| Warehouse Area: | N.A. | N.A. | Sales Area: | 544,622 sf | 7,050 sf |
| Office Area: | 107,900 sf | 32,500 sf | Medical Office Area: | N.A. | N.A. |
| Storage Area: | w/in Sales | w/in Assembly | Assembly Area: | N.A. | 628,250 |
| Restaurant/ Bar Area: | N.A. | 66,900 sf | Theater Area: | N.A. | N.A. |
| Structured Parking: | 690,700 sf | 233,600 sf | Other Area:* | N.A. | 62,000 parking |

*Describe use type of "other" areas

Building Height

Existing building height (Measured from ground to highest point): 75 ft. 5 # of floors

Proposed building height (Measured from ground to highest point): 150 ft. 7 # of floors

Lot Coverage

Total Building Coverage Area, existing and proposed* (sq. ft.): 296,600 ex./245,500 new Project Site Lot Area (sq. ft.): 364,200 sf

Total lot coverage percentage: 81 ex./67 new %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Residential Projects (ESC-PUD) Please also refer to TAB 6 Planned Unit Development Designation

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

| | | | |
|-----------------------|------------|----------------------|------------|
| Total Number of Lots: | <u>NA</u> | Net Acreage of Site: | <u>TBD</u> |
| Total Dwelling Units: | <u>550</u> | Density/Net Acre: | <u>TBD</u> |

| | | | |
|--|------------|-----------------------------|------------|
| # of Single Family Units: | <u>N/A</u> | # of Duplex/Halfplex Units: | <u>N/A</u> |
| # of Multi-Family/Apartments/3+ Units: | <u>TBD</u> | # of Condominium Units: | <u>TBD</u> |

Are any of these proposed units to be subsidized? ☐ YES ☐ NO

If yes, please state the number of units and describe the type and source of the subsidy.

Unknown

Structure Size

Please identify the size of all existing structures to be retained (Identify separately):

| | | |
|---|-----------------------|---------------------------------|
| Residence | Gross square footage: | <u>TBD</u> |
| Garage | Gross square footage: | <u>TBD</u> |
| Other | Gross square footage: | <u>TBD</u> |
| Size of new structure(s) or building addition(s): | Gross square footage: | <u>TBD</u> |
| Total square footage: | | <u>approximately 500,000 sf</u> |

Building Height

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

| | | | |
|---|-----------|------------|-------------|
| Existing building height (Measured from ground to the plateline): | _____ ft. | <u>3</u> | # of floors |
| (Measured from the ground to the top of roof) | _____ ft. | | |
| Proposed building height (Measured from ground to the plateline): | _____ ft. | <u>TBD</u> | # of floors |
| (Measured from the ground to the top of roof) | _____ ft. | | |

Lot Coverage

Total (proposed new and existing to be retained) Building Coverage

| | | | |
|------------------|------------|----------------------------------|------------|
| Area* (sq. ft.): | <u>TBD</u> | Project Site Lot Area (sq. ft.): | <u>TBD</u> |
|------------------|------------|----------------------------------|------------|

Total lot coverage percentage: TBD %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects (ESC-PUD)

Please also refer to TAB 6 Planned Unit Development Designation

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: TBD

If your project includes fixed seats, how many are there? NA

Building Size

Total Building Square Footage Onsite: up to 1 million gross square feet

Breakdown of square footage: Please mark all that apply.

| | Existing | Proposed | | Existing | Proposed |
|-----------------------|--------------------------|--------------------------|----------------------|--------------------------|--------------------------|
| Warehouse Area: | <input type="checkbox"/> | <input type="checkbox"/> | Sales Area: | <input type="checkbox"/> | <input type="checkbox"/> |
| Office Area: | <input type="checkbox"/> | <input type="checkbox"/> | Medical Office Area: | <input type="checkbox"/> | <input type="checkbox"/> |
| Storage Area: | <input type="checkbox"/> | <input type="checkbox"/> | Assembly Area: | <input type="checkbox"/> | <input type="checkbox"/> |
| Restaurant/ Bar Area: | <input type="checkbox"/> | <input type="checkbox"/> | Theater Area: | <input type="checkbox"/> | <input type="checkbox"/> |
| Structured Parking: | <input type="checkbox"/> | <input type="checkbox"/> | Other Area:* | <input type="checkbox"/> | <input type="checkbox"/> |

*Describe use type of "other" areas

Building Height

Existing building height (Measured from ground to highest point): _____ ft. 3 # of floors

Proposed building height (Measured from ground to highest point): _____ ft. TBD # of floors

Lot Coverage

Total Building Coverage Area, existing and proposed* (sq. ft.): TBD Project Site Lot Area (sq. ft.): TBD

Total lot coverage percentage: TBD %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Design Guidelines

Please refer to TAB 6 Planned Unit
Development Designation

Design Guidelines have been established the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

☐ YES ☐ NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

☐ YES ☐ NO This project meets all the Design Guidelines listed on the checklist.

☒ YES ☐ NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant
Signature:



Date:

11/20/13

ATTACHMENT 1:

Project Narrative

This application contemplates the planning entitlements for the proposed Entertainment and Sports Center (ESC) and mixed-use development sites on land that is currently occupied by Downtown Plaza properties in Downtown Sacramento (excluding the existing Macy's property between 4th and 5th Streets). The project seeks entitlement approvals for a Conditional Use Permit (CUP) and Site Plan and Design Review for the proposed ESC site; a Planned Unit Development (PUD) designation for the mixed-use development site along with proposed development guidelines; a Special Planning District (SPD) rezone, and Tentative Map for the combined ESC and mixed-use development sites (project site).

The project site is generally bound by J Street to the north, 7th Street to the east, L Street to the south, and 3rd Street to the east. Exhibit A, below, shows the location and boundaries for the project site.

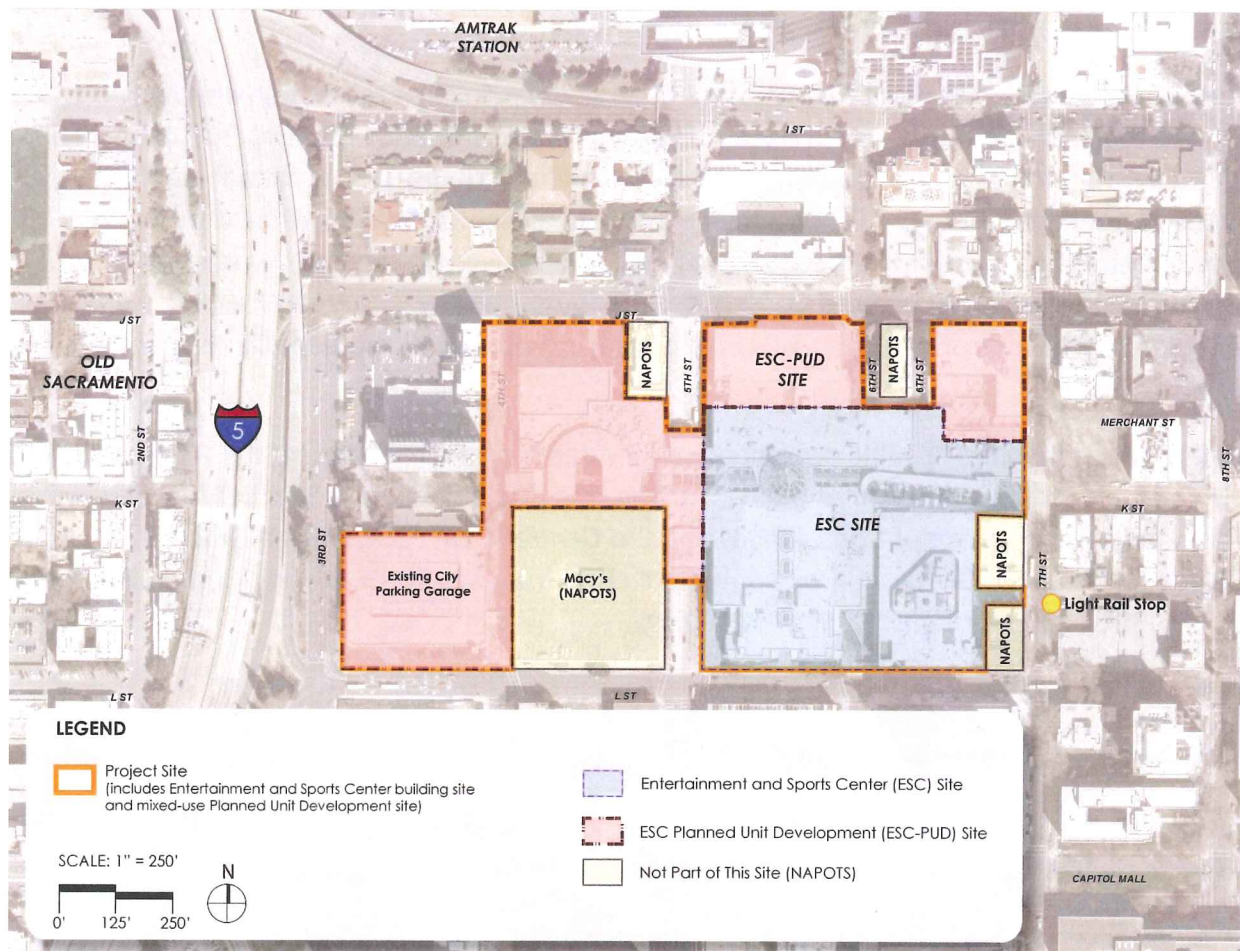


Exhibit A: Location of project site

Entertainment and Sports Complex (ESC)

The ESC building will be located in the south quadrant of the project site, generally along L Street, between 5th Street and 6th Street. The iconic ESC building would be a total of approximately one million square feet that includes the arena, on-site retail and parking. The arena would include a performance bowl with general and premium seating, suites, indoor standing viewing areas, and outdoor courtyard and terrace areas, designed to accommodate up to 17,500 attendees. The performance venue would be configured for basketball, other sporting events, concerts, conferences and conventions, trade shows, circuses, and family-oriented shows. Adjacent to the ESC building would be a practice facility that would include administrative offices for the Sacramento Kings, a two-court practice facility, restaurants and retail space. The retail stores and restaurants on the ESC site may be accessible to the public from outside the facility and may operate during regular non-event business hours.

The main plaza entrances to the ESC from the west and the east will be located generally in the north quadrant of the plaza, 5th Street and from 7th and K Streets. There would also be an entrance along L Street, with limited access.

Mixed-use Planned Unit Development (ESC-PUD)

The ESC-PUD site, immediately north of the ESC site, proposes a mixed-use development that will focus on a specific mix of uses that compliments the ESC. The ESC-PUD proposes to entitle the rights to the development of up to 1.5 million square feet of mixed use that will be regulated pursuant to the ESC-Special Planning District (ESC-SPD). While the ESC-PUD does not specifically identify the location of the various uses on the site, it assumes an approximate development mix of up to 350,000 square feet of retail/commercial, up to 475,000 square feet of office, a 250-room hotel, and up to 550 multi-family residential units.

The ESC-PUD provides specific development standards and guidelines for the physical development of the property that build off standards and guidelines set in the City's *Planning and Development Code (Code)* and the *Central City Urban Design Guidelines (Design Guidelines)*. The main areas of modification from the City's existing Code, Chapter 17.216.800 C-3 zone include following topics:

- a. building siting standards
- b. building massing and scale

The main areas of modification and addition to the City's existing *Design Guidelines*, Chapter 3: Public Realm and Chapter 4: Private Realm, include the following topics:

- a. Chapter 3: Public Realm - streets and intersections

- b. Chapter 3: Public Realm - sidewalks and building interface area
- c. Chapter 3: Public Realm - street furnishings and amenities
- d. Chapter 3: Public Realm - landscaping
- e. Chapter 3: Public Realm - public spaces
- f. Chapter 3: Public Realm - public art
- g. Chapter 4: Private Realm - siting and orientation
- h. Chapter 4: Private Realm - building massing and scale
- i. Chapter 4: Private Realm – building façade treatment
- j. Chapter 4: Private Realm – building façade lighting

Public Spaces

Both the ESC and ESC-PUD sites would include plazas, pedestrian circulation areas, and other open spaces designed in a manner to provide seamless public access and gathering spaces between the ESC and ESC-PUD sites. Common open space plazas will accommodate pedestrian flow and access to the ESC building, and surrounding retail/commercial and other mixed uses. Open space areas will be activated by retail and restaurant storefronts, sidewalk cafes, retail kiosks, and small scale performance venues. These areas may also be occasionally used for small outdoor concerts, cultural performances, or other community activities.

ESC - Special Planning District (ESC-SPD)

A Special Planning District is proposed for the ESC-PUD site that will also include the City's existing parking garage on Lot G. The ESC-SPD will provide specific development approval procedures to facilitate the development of the surrounding properties and restricts the allowed uses to ensure consistency with the neighboring ESC.

Public Outreach

Extensive public outreach has been conducted by the owners' groups for the ESC and mixed-use ESC-PUD sites to address potential community concerns and will continue in the future as project designs evolve on the project site. Since 2011 there have been several outreach efforts, such as community meetings, Town Hall meetings, public workshops, ULI events, professional organization presentations, City Council staff reports and presentations. Over the past 6 months alone, for example, the following outreach efforts have been conducted:

- City of Sacramento survey

- 4 Focus Group meetings
- 1 Community Open House
- An ESC Information Table
- Envision Sacramento
- 2 Neighborhood meetings in District 4
- 1 Neighborhood meeting in District 5
- Planning Commission Design Hearing
- City Council Design Hearing