

**From:** Wendy Klock-Johnson  
**Subject:** Fwd: FW: Natomas Landing- Site Plan reflecting Existing Community Plan

From: Terry Teeple  
Sent: Monday, May 05, 2008 12:45 PM  
To: Red Banes; Michael Notestine; Jodi Samuels; Barry Wasserman; Darrel Woo;  
Cc: Doug Ose; George Phillips; Ron Metzker; Les Card  
Subject: Natomas Landing- Site Plan reflecting Existing Community Plan  
Importance: High

Dear Planning Commissioners,

At your last meeting, the issue of "what is currently permitted under the North Natomas Community Plan" (NNCP), for the Natomas Landing property (Property) was discussed. In an effort to help you better understand the answer to this important question, our Team has produced two attachments for your review. Note that I am sending this information to ALL of the Planning Commissioners who provide an email address. We will be presenting this information to the Planning Commission this Thursday evening as part of our response to comments.

The first Attachment entitled "Natomas Landing Development Densities Comparison" contains both the existing NNCP Development Densities and our "Proposed" development densities. The second Attachment provides you with a preliminary land use plan demonstrating the implementation of the existing NNCP Development Densities, or what could be built on the Property. Our proposal introduces Regional Commercial and eliminates Highway Commercial and High Density Residential. Note that we would commit to building a total of 646,000 square feet, verses 954,583 square feet allowable. Further, the traffic Levels of Service in our proposal would be equal to or better than those land uses allowed in the NNCP as shown in the City's traffic analysis for Natomas Landing in the cumulative or buildout scenario.

It is well to note that the Westlake Community does NOT want residential, as voiced to us in so many of our community outreach meeting. Nor do they want fast foods and many other land uses currently permitted in the NNCP.

We look forward to furthering our discuss with you Thursday evening.

Terry Teeple

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**Natomas Landing Development Densities Comparison**

**Existing North Natomas Community Plan Development Densities:**

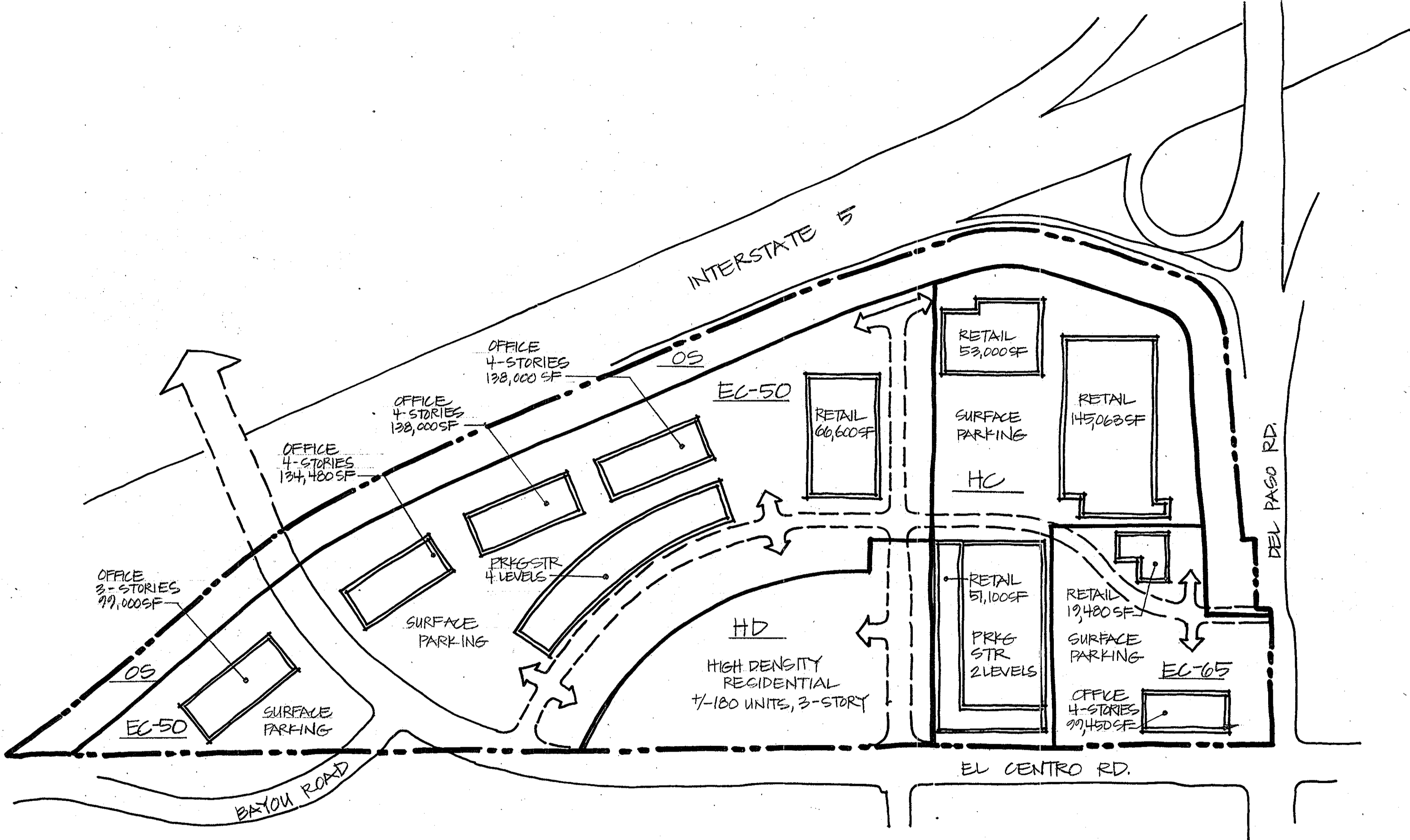
Community Plan Designation	Existing Acreage	Existing Office Acreage	Max. Existing Retail Acreage	Maximum Allowable Office Build. Area	Maximum Allowable Retail Build. Area	Max. SF per CP Design	Parking Ratio	Parking Spaces Req'd	Area required at 350 SF/stall	Parking area req'd	Max. Bldg. Height	Conclusions	
High Density Residential (HD) (11-29 du/acre, target 22)	8.2	0	0	0	0		1.5/Unit+1/15 units/gue	282	98,700 SF	2.3 AC		Target- 180 Units, 3 Story	
Employment Center-50 (EC-50)	29.6	26.64	2.96	519,480 SF	66,600 SF	586,080	4	1000	2,344	820,512 SF	18.8 AC	4 stories	1- 4 Story Office Building at .45 FAR
Employment Center-65 (EC-65)	6.8	6.12	0.68	99,450 SF	19,890 SF	119,340	4	1000	477	167,076 SF	3.8 AC	6 stories	1- 3 Story Office Building and 3- 4 Story Office Buildings at .37 FAR
Highway Commercial (40% Coverage/Bldg Size)	14.3	0	14.3	0	249,163 SF	249,163	4	1000	997	348,828 SF	8.0 AC	35'	Retail- 1 story and 4 level parking structure or special permit for height increase
Regional Commercial	0	0	0	0	0							N/A	
Freeway Buffer/ Open Space	10.6	0	0	0	0							N/A	
<b>Total Commercial Building Area:</b>	<b>69.5</b>	<b>32.76</b>	<b>17.94</b>	<b>618,930 SF</b>	<b>335,653 SF</b>			<b>4,100</b>	<b>1,435,116 SF</b>	<b>32.9 AC</b>			

**Proposed North Natomas Community Plan Development Densities:**

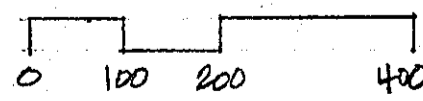
Community Plan Designation	Proposed Acreage	Maximum Allowable Office Build. Area	Maximum Allowable Retail Build. Area
High Density Residential (HD) (11-29 du/acre, target 22)		0	0
Employment Center-50 (EC-50)	16.4	246,000 SF	0
Employment Center-65 (EC-65)		0	0
Highway Commercial		0	0
Regional Commercial	42.5	0	400,000 SF
Freeway Buffer/ Open Space	10.6	0	0
<b>Total Commercial Building Area:</b>	<b>69.5</b>	<b>246,000 SF</b>	<b>400,000 SF</b>

Note: Densities Listed above are calculated based on requirements of City of Sacramento Zoning Ordinance.

1. Density for Office in EC-50 Zone assumes 300 SF per employee
2. Density for Office in EC-65 Zone assumes 250 SF per employee
3. Density for Retail in EC zone assumes 450 sf per employee
4. Density for Retail in HC Zone assumes 10,000 SF per Acre (Maximum 40% coverage - 17,424 SF per Acre allowed)



NATOMAS LANDING - EXISTING COMMUNITY PLAN  
DEVELOPMENT DENSITY



04.29.2008



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