



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

January 7, 1982

APPROVED
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental determination;
2. Appeal of the City Planning Commission's approval of a PUD Schematic Plan Amendment and Special Permit to allow the conversion of a retail store into offices and retail uses (P-9501)

LOCATION: 1610 Arden Way

SUMMARY

This is a request for entitlements necessary to allow the conversion of the Woolco Department Store into offices and retail type uses. The staff and Planning Commission recommend approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject project was originally considered by the Planning Commission in September, 1981, at which time the Commission recommended approval for 38,000 square feet of retail/commercial and 79,000 square feet of office space. The Commission's action was subsequently appealed to the City Council.

On November 4, 1981, the Council considered the appeal. The Council voted to deny the appeal; however, they referred the project back to the Planning Commission to reconsider the amount of retail/commercial versus office space. The applicant requested that the 38,000 square foot provision for the retail/commercial uses be reworded to allow more flexibility in the event that there is less demand for commercial uses. The applicant indicated that the lending institution requested this provision be modified and it was not known at the time of the original Commission hearing.

After reconsideration of the actual amount of office versus retail/commercial, the Commission, on December 10, 1981, recommended the following:

1. 15,000 square feet shall be retained for retail/commercial uses. This shall include the entire lower floor of building #1 and the front half of buildings 2 and 3.
2. The upper floors of buildings 1,2, and 3 and the rear half of buildings 2 and 3 shall be designated for office or retail/commercial uses.
3. Both floors of buildings 4,5,6,7 and 8 shall be designated for offices.

Staff agreed with the revised square footages of office and retail/commercial uses.

VOTE OF PLANNING COMMISSION

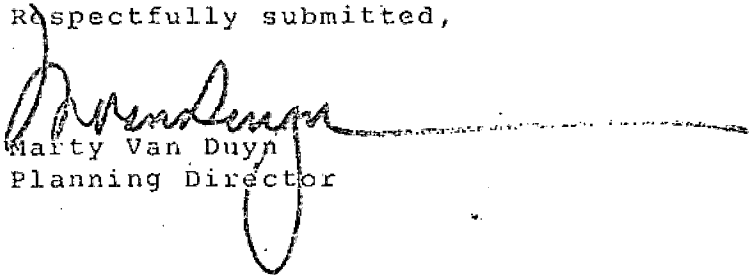
On December 10, 1981, the Planning Commission by a vote of seven ayes, one absent recommended approval of the project.

RECOMMENDATION

The Staff and the Planning Commission recommend approval of the project by:

1. Ratifying the negative declaration;
2. Adopting the findings of fact denying the appeal;
3. Adopting the attached PUD resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
attachemnts
P-9501

January 12, 1982
District No. 3

Appeal of Thomas M. Feiner vs. City) of Sacramento Planning Commission's) approval of a Special Permit and) PUD Schematic Plan Amendment to) allow the conversion of the Woolco) Department Store into 38,000 square) feet of retail/commercial uses and) 79,000 square feet of office space) located at 1610 Arden Way (P-9501))

NOTICE OF DECISION

and

FINDINGS OF FACT

APPROVED
BY THE CITY COUNCIL

JAN 12 1982

OFFICE OF THE
CITY CLERK

At its regular meeting of November 4, 1981 and January 12, 1982, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the appeal and granted the Special Permit and PUD Schematic Plan Amendment to allow retail/commercial and office type uses. The action was based on the following conditions and Findings of Fact.

Conditions

1. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. The plans shall include the following:
 - a. The installation of continuous 4-foot landscaped planters with concrete curbing down the middle of each 90° parking aisle on the eastern half of the parking lot.
 - b. Installation of additional site landscaping to achieve, as reasonably possible, the 50 percent shading requirement for surfaced areas.
2. The applicant shall remove all existing Woolco signage and sign structures (other than directional signs) prior to the issuance of building permits. A new signage program shall be submitted to staff for review and approval prior to issuance of sign permits.
3. The applicant shall provide for a minimum of 38 bicycle parking spaces of which 50 percent must be Class I facilities. The remaining 50 percent may be Class I, Class II, or Class III facilities. These bicycle parking spaces must be indicated on the construction plans and installed prior to the issuance of occupancy permits.
4. Enclosure shall be provided for trash receptacles. Their design and materials shall be subject to staff review and approval. Screening with shrubs and trees must be provided.

Findings of Fact

1. The proposed office development is based upon sound principles of land use in that it is located in a commercial zoned area and in an area consisting of commercial and office uses.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, and welfare or result in the creation of a nuisance in that the use is compatible with adjacent uses and adequate parking will be provided.
3. The proposed project complies with the General Plan and the Point West PUD Schematic Plan in that each permits office development.

MAYOR

ATTEST:

CITY CLERK

P9501

RESOLUTION NO. 82-016

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 12, 1982

APPROVED
BY THE CITY COUNCIL

RESOLUTION AMENDING THE POINT WEST PUD
SCHEMATIC PLAN FROM RETAIL/COMMERCIAL TO
RETAIL/COMMERCIAL AND OFFICE USES FOR THE
AREA SHOWN ON EXHIBIT A LOCATED AT 1618
ARDEN WAY (P-9501) (APN: 277-272-04)

JAN 12 1982

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council conducted a public hearing on January 12, 1982, 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 and retail/commercial development;
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the Point West PUD Schematic Plan as follows:

1. 15,000 square feet shall be retained for retail/commercial use. This shall include the entire lower floor of building #1 and the front half of buildings 2 and 3.
2. The upper floors of buildings 1, 2 and 3 and the rear half of buildings 2 and 3 shall be designated for office or retail/commercial uses.
3. Both floors of buildings 4, 5, 6, 7 and 8 shall be designated for offices.

MAYOR

ATTEST:

CITY CLERK

(8)

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 10, 1981

ITEM NO. 3 FILE NO. P-9501
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER Amend Point West
-PUB Schematic Plans

Recommendation:

LOCATION: 1610 Androm Way

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS		
NAME	ADDRESS	

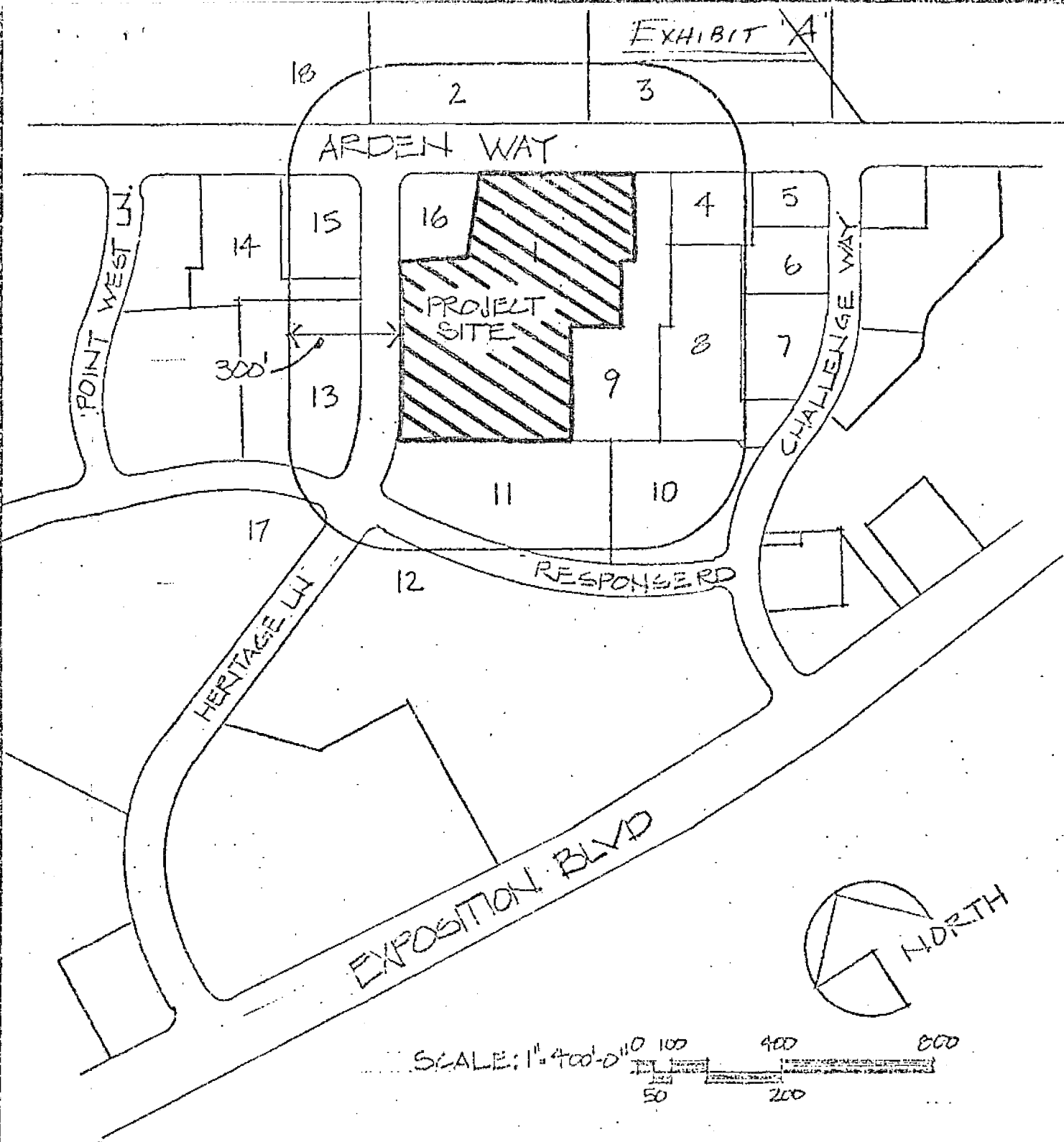
OPPOSERS		
NAME	ADDRESS	

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	<u>absent</u>			
Goodin	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			
Silva	✓		✓	
Simpson	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE amend SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER a minimum of retail/commercial
of 15,000 square feet.



LOCATION MAP



CARSON-ROMER ASSOCIATES
Architects and Planners, Inc.

1515 River Park Drive
Sacramento, California 95811

WESTWOOD

7
13

1610 ARDEN WAY
SACRAMENTO
CALIFORNIA

Drawn by
Checked
Job No. 11150
Date 7/31/81
Sheet number

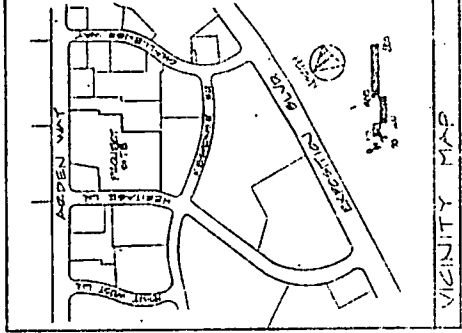
Item #7



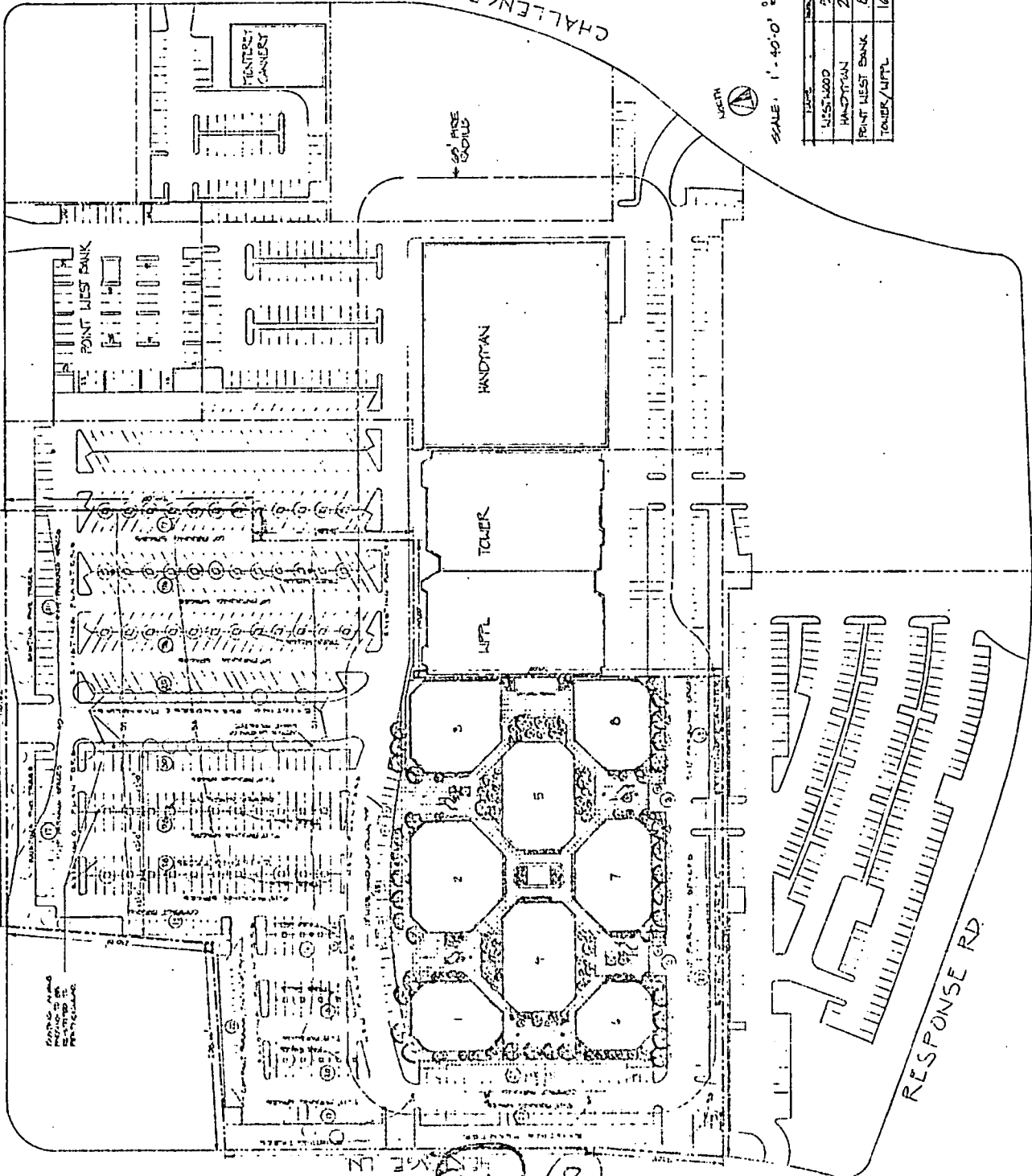
UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL

EXHIBIT "B"

DATE: 11/18/03
BY: [illegible]



VICINITY MAP



SCALE: 1" = 40'-0"

TYPE	NO.	DATE	REVISIONS
LISS/WOOD	320	5/2/04	-04
HANDYMAN	215	1/25	-03
POINT WEST BANK	09	10-9-70	0
TOWER/LIFT	163	12-31-63	0

* LOADED SPACES
10 HANDED UP
AS COMPACT
250 STAMPER

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: PUD Schematic Plan Amendment and Special Permit to allow the conversion of a retail store into offices and retail uses (P-9501)

This project involves the conversion of the Woolco Department store into office and retail/commercial uses. It was originally considered by the Planning Commission on September 24, 1981 at which time the Commission recommended approval for 38,000 square feet of retail/commercial and 79,000 square feet of office space. The Commission's action was subsequently appealed to the City Council.

On November 4, 1981, the Council considered the appeal. The Council voted to deny the appeal; however, they referred the PUD Amendment and Special Permit back to the Planning Commission to reconsider the amount of retail/commercial versus office space. The applicant requested that the 38,000 square feet provision for the retail/commercial uses be reworded to allow more flexibility in the event that there is less demand for commercial uses. The applicant indicated that the lending institution requested this provision be modified and it was not known at the time of the City Planning Commission hearing. The City Council wanted to have the Commission consider this request prior to taking final action.

Staff has no objection to reducing the amount of retail/commercial space to allow more flexibility. Staff suggests that the lower floors of Buildings 1, 2 and 3 be designated for retail/commercial type uses and the upper floors be allowed either office or commercial uses. This approach would retain the commercial nature of the front portion of the complex and allow the second floor of Buildings, 1, 2 and 3 to contain offices or commercial uses. Staff recognizes that the second floor is not as desirable for commercial-type uses, and therefore suggests that the following wording be incorporated into the PUD Schematic Plan:

The lower floor for Buildings 1, 2 and 3 shall be designated for retail/commercial uses to contain 22,225 square feet.

The upper floor for Buildings 1, 2 and 3 shall be designated for office or retail/commercial uses to contain 22,225 square feet.

Both floors of Buildings 4, 5, 6, 7, and 8 shall be designated for offices to contain 72,550 square feet.

This plan would allow a minimum of 24,000 square feet of retail/commercial uses.



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 28, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Appeal of the City Planning Commission's approval of a PUD Schematic Plan Amendment and Special Permit to allow the conversion of a retail store into offices and retail uses. (P-9501)

LOCATION: 1610 Arden Way

SUMMARY

This is a request for entitlements necessary to convert the existing Woolco Department Store into 38,000 square feet of retail/commercial use and 79,000 square feet of office space. The staff and Planning Commission recommended approval of the project subject to conditions and the action of the Planning Commission was subsequently appealed to the City Council by a neighboring property owner.

BACKGROUND INFORMATION

The subject site is located within an existing shopping complex consisting of Handyman, Tower, and Woolco. There are also other commercial-type uses located around the perimeter of the shopping complex. In addition, the Council and Planning Commission have approved three office complexes that are located to the north and south of the site.

The staff and Planning Commission have no objection to the conversion of the Woolco store because the proposed office and retail/commercial uses are compatible with surrounding land uses.

An adjacent property owner felt that the entire site should be retained for retail commercial uses. He felt that a commercial use would generate more traffic to the site which would benefit the two existing commercial uses to the east (Handyman and Tower). He also felt that since the complex was originally intended for commercial uses, it should be retained for such use.

Page 1

(11)

VOTE OF PLANNING COMMISSION

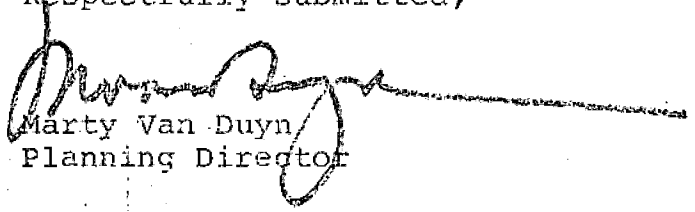
On September 24, 1981, the Planning Commission by a vote of seven ayes, one absent, recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council take the following actions:

1. Ratify the Negative Declaration; and
2. Deny the appeal of the Special Permit and PUD Schematic Plan Amendment based on the Findings of Fact attached.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:lo
Attachments
P-9501

November 4, 1981
District No. 3

(12)

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

CITY PLANNING COMMISSION

OCT 0 1981

RECEIVED

DATE: October 2, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of September 24, 1981 when:
(Date)

 Rezoning Application Variance Application

 x Special Permit Application p 9501

was: x Granted Denied by the Commission

GROUND FOR APPEAL: Failure to give adequate consideration to: 1. Adverse
impact upon appellant's use & enjoyment of the adjacent parcel presently
occupied by appellant; 2. To the adverse impact upon traffic & parking
flows; & 3. Incapability of applicants proposed use with appellants and
others use of the adjacent parcels, and failure to otherwise adopt
adequate and proper findings of fact.

PROPERTY LOCATION: Arden Way and Exposition Way

PROPERTY DESCRIPTION: Former WOOLCO location

ASSESSOR'S PARCEL NO. 277 - 272 - 04

PROPERTY OWNER: Heritage Development Company

ADDRESS: 16311 Ventura Blvd., Encino, Calif. 91300

APPLICANT: The Handyman of California

ADDRESS: 1700 Arden Way, Sacramento, Cal. 95815

APPELLANT: *Thomas M. Feiner* Thomas M. Feiner for The Handyman of California
(SIGNATURE)

ADDRESS: 400 Washington Ave., P.O. Box 14020, St. Louis, Mo. 63178

FILING FEE: \$60.00 RECEIPT NO. 492

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 9501

7/80

(4 COPIES REQUIRED)

P-9501

5 (13)
12-10-81

No. 3

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE September 24, 1981
 ITEM NO. 701 FILE NO. P-9501
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Amend Point West
PLD Phosphate Plant

Recommendation:

LOCATION: 1610 Androm Hwy

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

Walter Roberts - 1515 Hiawath Park Drive, Sacramento 95815

OPPOSERS

NAME

ADDRESS

Laurie Thompson (c/o Jack Gray) - 2221 Madelbrook Rd, Sacto.
Jerry Pollock - 6666 Conroy Court, San Diego, CA (c/o Mrs. Johnson)

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Ford	✓			
Goodin	✓			
Hollaway	absent			
Hunter	✓			✓
Carson	✓			
Haraki	✓			
Stive	✓			✓
Simpson	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL as amended & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

P-9501

6 (14)

12-10-81

No. 3

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT:

1. Negative Declaration
2. Amendment of the Point West PUD Schematic Plan from retail/commercial to ~~office~~ retail/commercial & office (amended by CPC)
3. Special Permit to convert the existing Woolco Department store into 117,000+ square feet of offices

LOCATION: 1610 Arden Way

SUMMARY: This item was originally scheduled for the Commission consideration on September 10, 1981 but was continued so that an alternative retail use could be considered for a portion of the site.

Subsequent to September 10, the applicant submitted a revised plan which provides for an optimal retail use of the front portion of the building. The revised plan would allow for a potential use of 38,000 square feet of retail uses. In order to meet the parking requirement for this optional retail use, it was necessary to restrip the eastern portion of the parking lot as previously proposed for the western portion of the site.

Staff supports the concept of a mixed retail/office use as proposed as the frontage area is highly visible and the commercial uses along this area will be compatible with the existing Tower and Handyman developments.

STAFF RECOMMENDATION: Staff recommends the following action:

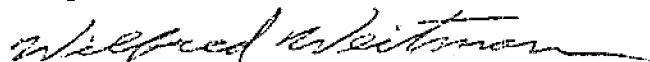
1. Ratification of the negative declaration;
2. Amendment of the Point West PUD Schematic plan ~~to office for~~ the ~~subject site~~, from retail/commercial to 38,000 sq. ft. of retail/commercial and 79,000 sq. ft. of office for the subject site;
3. Approval of the special permit ~~subject to conditions and based upon findings of fact~~ ~~which follow~~ conditions for 38,000 sq. ft. of retail/commercial and 79,000 sq. ft. of office, subject to conditions and based upon findings of fact which follow:
 - a. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. The plans shall include the following:
 - 1) the installation of continuous four-foot landscaped planters with concrete curbing down the middle of each 90° parking aisle on the eastern half of the parking lot;

- 2) installation of additional site landscaping to achieve, as reasonably possible, the 50-percent shading requirement for surfaced areas.
- b. The applicant shall remove all existing Woolco signage and sign structures (other than directional signs) prior to the issuance of building permits. A new signage program shall be submitted to staff for review and approval prior to issuance of sign permits;
- c. The applicant shall provide for a minimum of 38 bicycle parking spaces of which 50 percent must be Class I facilities. The remaining 50 percent may be Class I, Class II, or Class III facilities. These bicycle parking spaces must be indicated on the construction plans and installed prior to the issuance of occupancy permits;
- d. Enclosures shall be provided for trash receptacles. Their design and materials shall be subject to staff review and approval. Screening with shrubs and trees must be provided.

Findings of Fact

- a. The proposed office development is based upon sound principles of land use in that it is located in a commercial zoned area and in an area consisting of commercial and office uses;
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety, and welfare or result in the creation of a nuisance in that the use is compatible with adjacent uses and adequate parking will be provided;
- c. The proposed project complies with the General Plan and the Point West PUD Schematic Plan in that each permits office development.

Respectfully submitted,


Wilfred Weitman
Senior Planner

WW:bw

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carissimi-Rohrer & Associates 1515 River Park Drive, Sacramento 95815		
OWNER	Heritage Development Co., 16311 Ventura Blvd., Encino, Ca. 91300		
PLANS BY	Carissimi-Rohrer & Assoc., 1515 River Park Drive, Sacramento 95815		
FILING DATE	8-7-81	50 DAY CPC ACTION DATE	REPORT BY: TM:mm
NEGATIVE DEC.	8-31-81	EIR	ASSESSOR'S PCL. NO. 277-272-04

APPLICATION:

1. Negative Declaration
2. Amendment of the Point West PUD Schematic Plan from retail/commercial to ~~office/office~~ retail/commercial & office (amended by CPC)
3. Special Permit to convert the existing Woolco Department store into 117,000± sq.ft. of offices

LOCATION: 1610 Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to convert the existing Woolco Department store into a two story, 117,000± square foot office building to be known as Westwood.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office
 1965 Industrial Park Community
 Plan Designation: New State Fair Site

Existing Zoning of Site: SC-R
 Existing Land Use of Site: Woolco Department Store

Surrounding Land Use and Zoning:

North: Arden Fair Shopping Center and C-2
 South: Vacant; and OB-R
 East: Commercial (Tower Stores) and SC-R
 West: Offices, restaurants; and OB-R

Parking Required: 320 Spaces Parking Provided 574
 Parking Ratio: 1/225
 Property Dimensions: 500± x 700±
 Square Footage of Building (s): 117,000 sq.ft.

PROJECT BACKGROUND: On August 25, 1977 the Planning Commission approved the necessary entitlements to permit the development of the existing Woolco Department store (P-7605). The applicant proposes to convert the existing structure into a two story office development of approximately 117,000± sq.ft.

9 (17)

APPLC. NO. P-9501

MEETING DATE September 24, 1981
 12-10-81

CPC ITEM NO. 7-3

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is presently zoned Shopping Center and designated as the Point West PUD schematic plan as retail/commercial. The proposed schematic plan amendment would change this designation to office. Staff does not oppose this amendment because office uses are permitted in the Shopping Center SC zone and are compatible to the adjacent land uses.
2. Staff's major concern relative to this proposed office conversion was in regard to the traffic impacts of an office use versus a similar sized commercial use. In light of this concern, the applicant submitted a traffic and parking analysis which compares the anticipated traffic impacts of the proposed development to the traffic impacts identified in the EIR which was prepared for the original development (Woolco Store).

In general, this study determined that the proposed conversion will have less of a traffic impact than those estimated for the original Woolco store. A summary of the findings from this report is attached for the Commission's consideration (see Exhibit A). The City Traffic Engineer is in agreement with the consultant's report.

3. In addition to changing the use of the site, the applicant proposes to significantly alter both the exterior and interior design of the structure.

The exterior elevations will be modified by creating a series of recessed courtyards and by the addition of first and second floor windows. The applicant proposes to utilize rough sawn plywood and bronze glass for the exterior materials. The courtyard concept is continued throughout the interior of the structure.

Staff commends the applicant on the design which will enhance the appearance of the overall development yet utilizes the existing structure.

4. The Point West PUD was developed with the concept that the parking areas would be jointly utilized between adjacent developments. In this area of the PUD, Woolco, Tower, Handyman, and the proposed Point West Bank provide a total of 849 parking spaces whereas the proposed office conversion would increase the amount of required parking spaces to 972. To provide for these additional parking spaces the applicant proposes to restripe a portion of the existing parking lot to a more efficient 90° angle parking and by designating compact car spaces.

The applicant also proposes to install additional planters adjacent to the east-west drive in front of the building. Staff recommends that the parking lot improvements include the installation of a continuous 4-foot landscaped planter down the center of each parking

10 (18)

aisle. A continuous planter with concrete curbing is more desirable than the existing treewells because the additional planting areas can be used to meet the 50-percent shading requirement for surfaced areas. Also, the curbing protects the trees and insures that traffic will not "cut through" the parking lots in a hazardous fashion.

5. The Woolco Department store has a large attached sign as well as a detached sign along the Arden Street frontage and Heritage Lane frontage. The proposed office development is significantly different than the existing commercial use. Therefore, staff requests that the applicant submit a sign program for the review and approval of staff and that prior to the issuance of building permits, all existing signs (other than directional signs) and sign structures be removed.
6. To encourage the use of alternative modes of transportation, staff requests that the applicant provide for a minimum of 38 bicycle parking spaces, of which 50-percent must be Class I facilities. The remaining 50-percent may be Class I, Class II, or Class III facilities.
7. The site plan indicates that new planters and additional landscaping will be installed throughout the development. Staff requests that the applicant submit a detailed landscape and irrigation plan for the review and approval of the Planning Director. These plans should include additional site landscaping to achieve, as reasonably possible, the 50-percent shading requirement for surfaced areas.

STAFF RECOMMENDATION: Staff recommends the following action:

1. Ratification of the Negative Declaration.
2. Amendment of the Point West PUD Schematic plan ~~1/1~~
- * ~~of the site plan for the site for 79,000 sq ft. of office & 38,000 sq ft. of~~
3. Approval of the Special Permit subject to conditions and based upon Findings of Fact which follow:

**retail/commercial (amended by CPC)*

Conditions:

1. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. The plans shall include the following:
 - a. The installation of continuous 4-foot landscaped planters with concrete curbing down the middle of each 90° parking aisle on the eastern half of the parking lot.
 - b. Installation of additional site landscaping to achieve, as reasonably possible, the 50-percent shading requirement for surfaced areas.
2. The applicant shall remove all existing Woolco signage and sign structures (other than directional signs) prior to the issuance of building permits. A new signage program shall be submitted to staff for review and approval prior to issuance of sign permits.

11 (19)

3. The applicant shall provide for a minimum of 38 bicycle parking spaces of which 50 percent must be Class I facilities. The remaining 50 percent may be Class I, Class II, or Class III facilities. These bicycle parking spaces must be indicated on the construction plans and installed prior to the issuance of occupancy permits.
4. Enclosures shall be provided for trash receptacles. Their design and materials shall be subject to staff review and approval. Screening with shrubs and trees must be provided.

Findings of Fact:

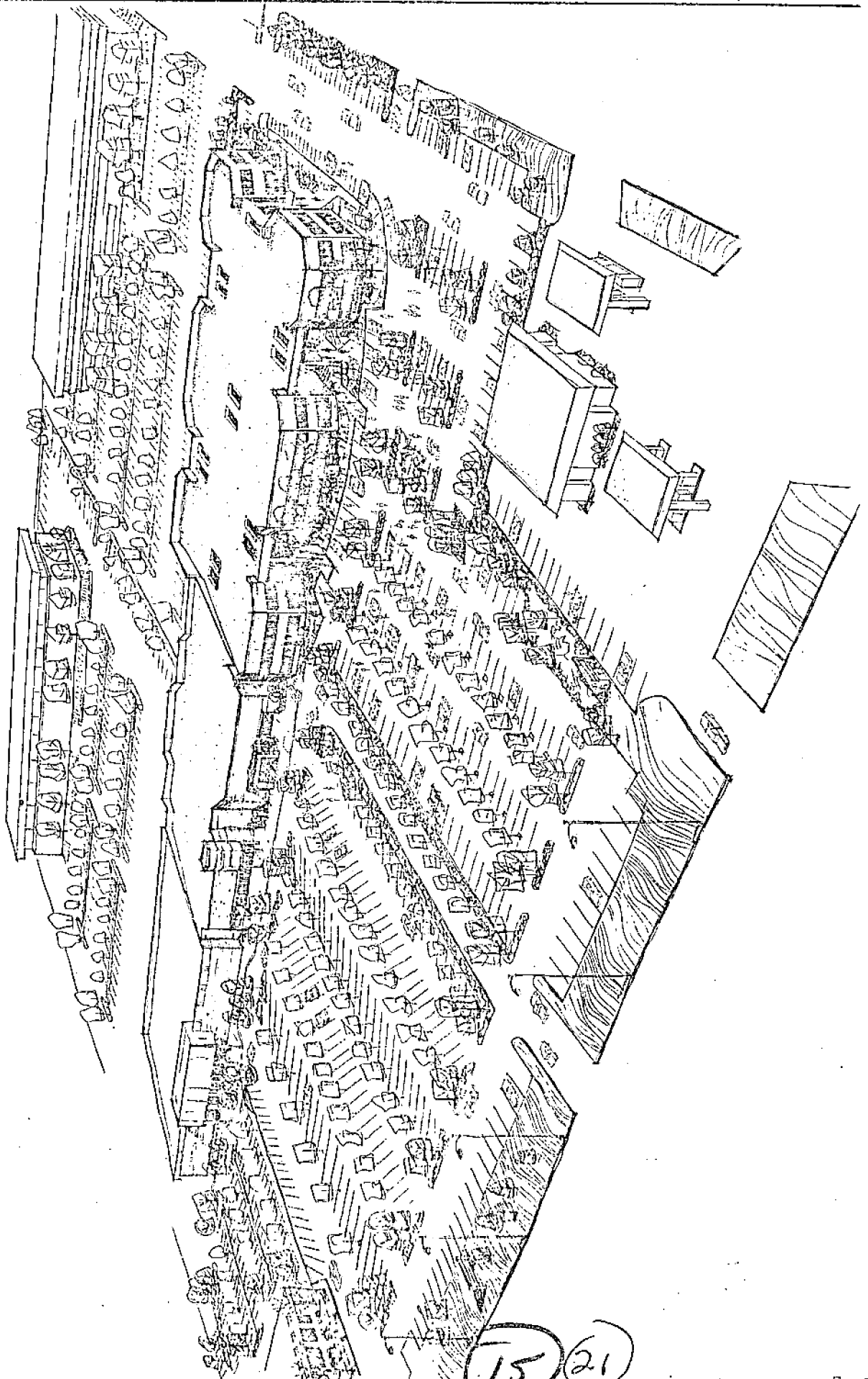
1. The proposed office development is based upon sound principles of land use in that it is located in a commercial zoned area and in an area consisting of commercial and office uses.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, and welfare or result in the creation of a nuisance in that the use is compatible with adjacent uses and adequate parking will be provided.
3. The proposed project complies with the General Plan and the Point West PUD Schematic Plan in that each permits office development.

P-9501

~~SEPTEMBER 24, 1987~~
September 24, 1987
12-10-81

Item No. 7-3

12 (20)



P-9501

September 18, 1951

Item # 73

SUMMARY OF FINDINGS

In general the proposed office project appears to have less severe traffic impacts than those originally projected for a department store on the same site. The major findings of this analysis are presented below.

1. The office project will generate only about 25 per cent of the daily traffic projected for a department store. During the peak hour the office project's generation will be less than 50 per cent of the department store's generation.
2. The directional orientation (origins and destinations) of the office project's traffic will be somewhat different from that for a department store, with the result that smaller proportion of generated traffic will be oriented to Arden Way and a larger proportion will be oriented to Exposition Boulevard. This is a positive aspect since Exposition Boulevard experiences better peak-hour traffic conditions than Arden Way.
3. The office project's impacts on peak-hour traffic conditions should be less than for a department store as a result of the two factors listed above.
4. The resulting parking supply will remain balanced with the requirements of the zoning ordinance. This is accomplished by redesigning the layout of the parking on the office site to provide parking

(16) (22)

spaces in excess of that required by the ordinance. This excess will balance out deficits which already exist on other adjacent parcels.

5. No unusual or additional measures are indicated to accommodate the parking needs of the proposed project. An adequate amount of parking is to be provided and agreements already exist for reciprocal parking and cross access easements with adjacent properties.
6. The minor access and circulation changes proposed to accompany the development do not significantly affect overall site access or on-site circulation. Therefore, no significant impacts in these areas are identifiable.

(17) (23)



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-6426

LORRAINE MAGANA
CITY CLERK

January 13, 1982

Heritage Development Company
16311 Ventura Boulevard
Encino, CA 91300

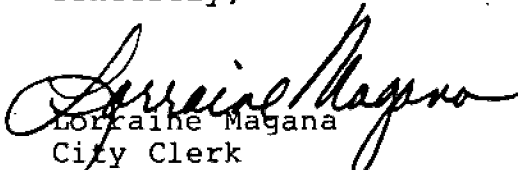
Dear Gentlemen:

On January 12, 1982, the Sacramento City Council took the following action(s) for property located 1610 Arden Way (P-9501)::

- A. Adopted Findings of Fact denying appeal of Planning Commission's approval of a special permit to convert and expand a Woolco Department Store; and
- B. Adopted a Resolution amending the Point West PUD Schematic Plan from Commercial-Shopping to Office Land Use for 8± acres.

Enclosed, for your records, are fully certified copies of above referenced documents.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/22
Enclosure

cc: Planning Department
Carissimi and Rohrer