

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT <u>Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815</u>		
OWNER <u>Capital Federal Savings & Loan - P.O. Box 13326, Sacramento, CA 95813</u>		
PLANS BY <u>Morton & Pitalo, Inc. & Dreyfuss & Blackford - 3540 Folsom Blvd, Sacto. 95816</u>		
FILING DATE <u>3-21-80</u>	50 DAY CPC ACTION DATE _____	REPORT BY: <u>RL:sg</u>
NEGATIVE DEC. <u>4-14-80</u>	EIR _____	ASSESSOR'S PCL. NO. <u>277-272-06</u>

- APPLICATION:**
1. Negative Declaration
 2. Amend Point West PUD Schematic Plan from Commercial Recreation to Office Building and Restaurant or Commercial.
 3. Tentative Map to divide 6+ acres into two parcels (3.42 acres and 2.52 acres).
 4. Rezone from A to OB for a 2.52 acre parcel.
 5. Special Permit to develop an office building and savings and loan on proposed 2.52 acre site (Capital Federal Savings & Loan).

LOCATION: North side of Response Road from Heritage Lane to Challenge Way (south one-third of Parcel B) in the Point West PUD.

PROJECT INFORMATION:

General Plan Designation: Commercial or Office
 Point West PUD Schematic
 Plan Designation: Commercial Recreation
 Existing Zoning of Site: A
 Existing Land Use of Site: Vacant
 Surrounding Land Use and Zoning:
 North: Woolco and Handyman Stores; SC-R
 South: Vacant and Fire Station; A & SC-R
 East: Point West Plaza Shopping Center; SC-R
 West: Apartments and Office Building; R-3-R & OB-R

Proposals:

Parcel 1

Entitlements: Schematic Plan Amendment to Restaurant or Commercial, and Office Building

	<u>Building 1</u>	<u>Building 2</u>
Use	Restaurant or Commercial	Office
Square Footage	10,000	37,000
Height in Stories	1	2
Pkg.-Min.Ratio	Restaurant: 1 Per 3 Seats & 1 Per 1.1 Employees	1 Per 225 s.f. g.f.a. (Permits Medical)
Pkg.-Required:	Commercial: 1 Per s.f. g.f.a. Restaurant: Unknown	164
Pkg.-Proposed:	Commercial: 50	164

Parcel 2

- Entitlements:
1. Schematic Plan Amendment to Office Building
 2. Rezone to OB
 3. Special Permit for Office Building & Savings & Loan

	<u>Building A</u>		<u>Building B</u>	
Use	Offices (Capital Federal)		Savings & Loan (Cap. Fed.)	
Square Footage	21,680		4,216	
Height in Stories	2		1	
Pkg.-Min.Ratio	1 Per 250 (Non Medical)		1 Per 200	
Pkg.-Required	86.72	+	21.08	= 106
Pkg.-Proposed				114

Street Improvements

- Response Road: 80' r/w; 2 Lanes Undivided, Full Improvements (Curbs Gutters, and Sidewalks)
- Heritage Lane: 100' r/w; 4 Lanes Divided, With Turn Pockets; Full Improvements
- Challenge Way: 80' r/w; 4 Lanes Undivided; Full Improvements

Utilities: Available to Site

SUBDIVISION REVIEW COMMITTEE: On April 9, 1980, by a vote of eight ayes and one abstention, the Committee recommended approval of the tentative parcel map as submitted.

STAFF EVALUATION: Staff has the following comments and concerns regarding the proposed land uses:

1. Current Land Use Designation - The current "commercial recreation" (bowling alley and skating rink) designation is not essential to the PUD concept. Some other use(s), if compatible with the existing and designated uses of the surrounding area, and if in conformance with the PUD Guidelines, could be even more appropriate than commercial recreation.
2. Proposed Office Uses - Staff considers office buildings, in general, to be compatible with the existing and projected land uses of the surrounding area. Office use is a schematic plan approved alternative for Parcel C (south side of Response Road).
3. Proposed Restaurant or Commercial - Location of a restaurant or other commercial use at the intersection of Response Road and Heritage Lane would be contrary to the concepts of original planned unit development. First, it would encourage the piecemeal extension of other commercial uses into what is developing as an office building concentration. Second, the restaurant or commercial use at this location would introduce commercial uses along Heritage Lane which is presently developed basically with offices and residential. The existing commercial developments that are located along Heritage Lane are all oriented to Arden Way.
4. Savings and Loan - This activity, although more intensive than general offices, is consistent with prior development along Challenge Way. Between Arden Way and Exposition Boulevard there are three restaurants, two retail, and three other banking or savings and loan establishments existing, approved, or designated.

5. Drive-through facilities, however, are considered by staff to be energy wasteful and polluting. A drive-through window was previously denied by the Commission for a project on the Arden Way frontage of this block. Staff finds the drive-through function of savings and loan inappropriate.

The following are comments regarding the site design:

1. Circulation - Ingress and egress is proposed with two driveways on Response Road (one for each proposed parcel) and one each on Heritage Lane and Challenge Way. One connecting drive is indicated between the two proposed parcels. Cross access to the existing development to the north is proposed at three points.

An essential fourth cross access indicated on the current schematic plan is not provided for on the submitted plans. The driveway is stubbed from the Handyman property. It would provide the most direct access from the front of the Handyman and from the proposed Glendale Federal Savings and Loan to the proposed Parcel 2. Otherwise, traffic is likely to go onto Challenge Way.

2. Reciprocal access and parking between the proposed development and existing development to the north will optimize the use of on-site spaces and ingress and egress to public streets.
3. There is a high demand left turn from the Challenge Way driveway to the proposed savings and loan drive-through lane. Should the drive-through function be retained by the Commission, redesign of the site plan shall be necessary to preclude congestion at this point and possible queuing back onto Challenge Way.
4. A PUD design concept includes well designed pedestrian linkage through the area. None are provided in the applicant's plans.
5. The walkway from the savings and loan foyer to the Response Road frontage will encourage on-street parking. Redesign of the walk and placement of landscape to reduce the motorists' visibility of the streetside entrance could discourage on-street parking and yet retain pedestrian linkage.
6. General Site Design - The proposed schematic location of buildings on Parcel 1 would create uniform building setback along Response Road. Its monotony could not be fully remedied even with the extensive use of landscaping. By angling the building fronts in relationship to Response Road, the bulk of the landscaping would be shifted from the building rear to the street frontage where it is needed. More visually interesting and potentially useful open space would be created.

Rather than deal with a site redesign of Parcel 1 at this time, the schematic plan amendment could be accomplished in terms of land use designation alone, without adoption of a site design. The site design aspect could be dealt with concurrently with the later rezoning and special permit applications.

7. Signage - The PUD Guidelines do not authorize freestanding signs for banks and savings and loans. Neither does the proposed savings and loan constitute a "large project" for which freestanding signs are permitted.
8. Elevations - Not all elevations were provided for the Capital Federal buildings for which the special permit is sought, even though staff had requested them in the preliminary review (March 4, 1980). Staff's concern is primarily with the design of the drive-through window. Should this function be approved, staff suggests that the applicant submit the final plans to staff for review and approval.
9. Landscape Plans for Parcel 2 - The City's landscape architect recommends that the planting be increased on the Response Road frontage, and that lawn be substituted for ground cover in the large parking lot planters.

Birch trees should be substituted with some other variety of tree as Birch does not do well in the area.

Camphor trees grow as large or larger than the other trees suggested. Care should be used in their placement because they will lift pavement and curbs.
10. Planning Commission Resolution No. 148 prescribes that 80% of office development on Parcel E be certified for occupancy prior to office development on Parcels B and C. In that the Capital Federal buildings are proposed to be owner-occupied only, and in light of the project scale, the project can be exempted from this provision.

STAFF RECOMMENDATION: Staff recommends that the Commission take the following action:

1. Ratify the Negative Declaration.
2. Recommend approval of the Tentative Map.
3. Recommend approval of a Rezoning from A to OB-R on Parcel 2.
4. Recommend approval of schematic plan amendment on Parcel 1 from Commercial Recreation to Office Building designation, without plans.
5. Recommend denial of schematic plan amendment on Parcel 1, from Commercial Recreation to Restaurant or Office.
6. Approval, on Parcel 2, of schematic plan amendment from commercial recreation to office building.
7. Approval of the special permit, on Parcel 2, for an office building and a savings and loan subject to conditions and based on findings of fact that follow:

Conditions - Special Permit

(a) The drive-through element of the savings and loan shall be eliminated. Plans and elevation shall be modified accordingly. In lieu of the drive-through lanes there shall be additional landscaping (should the drive-through be approved, on-site circulation shall be redesigned to alleviate the deficiencies noted by Traffic Engineering. Furthermore, complete elevations shall be submitted to staff for review and approval.)

- b. The stubbed driveway on the Handyman site shall be completed in accordance with the original schematic plan.
- c. There shall be reciprocal access and parking between adjacent parcel. Written agreements shall be provided to the City prior to issuance of occupancy permits.
- d. Pedestrian linkage between Parcel 2 and Parcel 1, and Parcel 2 and properties to the north shall be incorporated into an amended site plan.
- e. The walkway from the street frontage to the entrance foyer and the adjacent landscaping shall be revised to discourage on-street parking.
- f. All employee parking shall be accommodated on-site.
- g. A sign program (all signs) shall be submitted to staff for review and approval. No freestanding identification sign shall be permitted, in accordance with the PUD Guidelines. Directional signs shall conform to all applicable City regulations.
- h. Detailed landscape and irrigation plans shall be submitted prior to and separately from building permit submittal. Their review and approval shall be required prior to issuance of building permits.
- CPC delete* i. No office space shall be leased from Capital Federal prior to the 80% occupancy provision of Resolution No. 148 having been satisfied. *delete*
- j. Revised plans shall be submitted for review of staff prior to submittal of building permit application in order that all conditions of the special permit requiring changes are complied with.
- CPC delete* k. In accordance with Section 8 of the Zoning Ordinance, the building shall not be occupied prior to inspection by the Planning Director to assure that all conditions of the special permit have been complied with. Issuance of an occupancy permit by the Building Division without proper clearance from the Planning Department does not relieve the applicant from this or any other special permit condition.

Findings of Fact - Special Permit

- a. The special permit, as conditioned, is based on sound principles of land use in that office uses will be compatible with the surrounding, existing, and designated uses.
- b. The special permit, as conditioned, will not be detrimental to the public health, safety, and welfare, or result in the creation of a nuisance in that:
 - 1. The air polluting drive-through element of the savings and loan is eliminated; and
 - 2. Inadequacies of the on-site circulation system will be resolved.

- c. The special permit is in compliance with the General Plan in that it satisfies the commercial land use objective of grouping related and compatible businesses whenever possible.

P-8996

April 24, 1980

Item 6

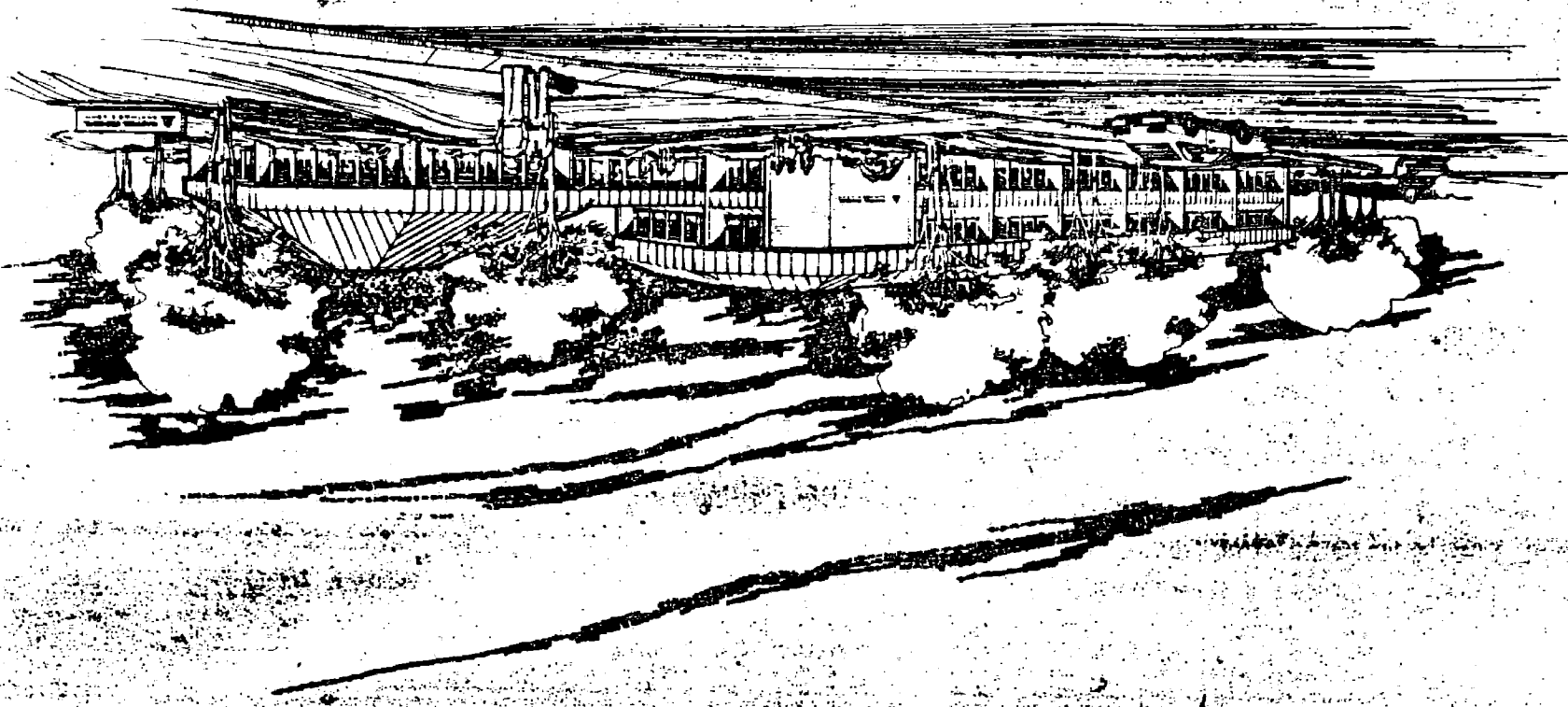
002683

002713

MEAN NO. 6

APR 24, 1989

P-8996

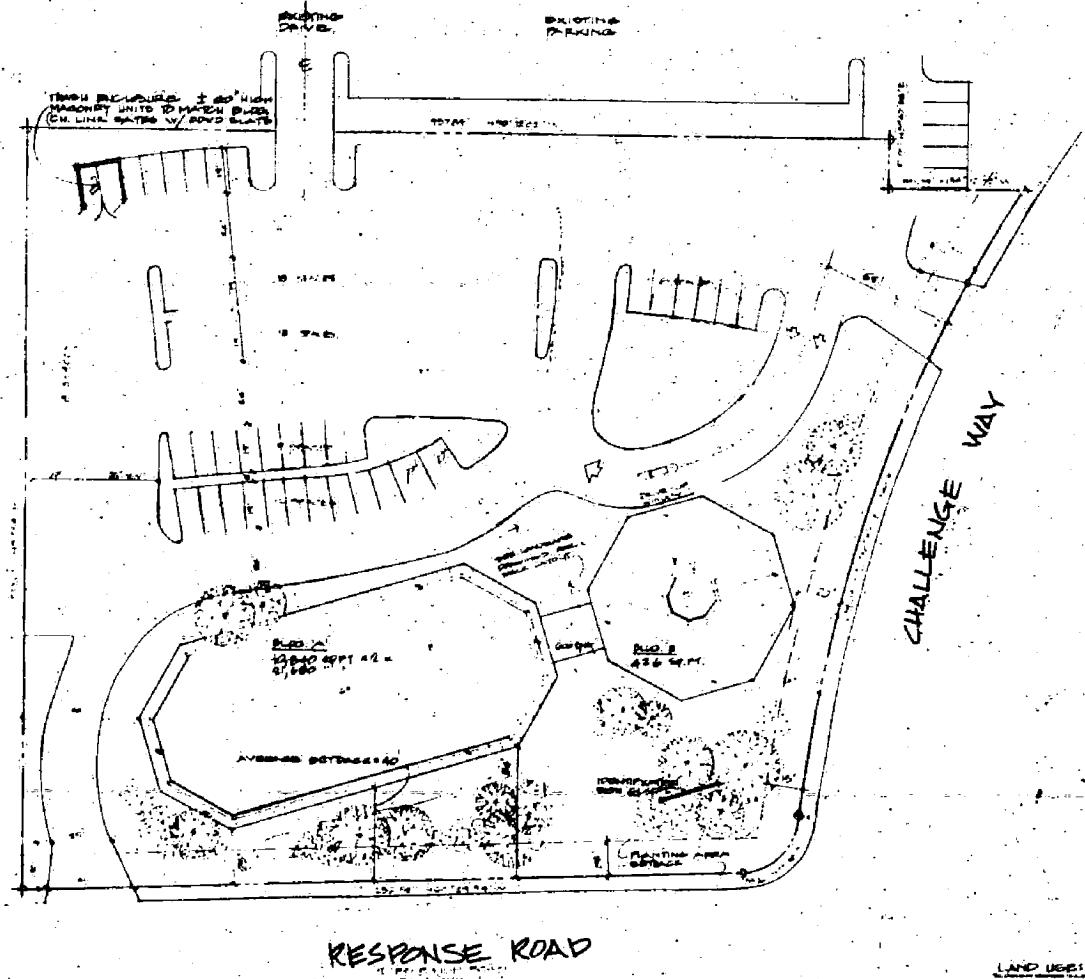


Architectural drawing details and scale information.

P. 8496

APRIL 24, 1980

HEM NO. 6



SITE PLAN - PARCEL 2
SCHEMATIC



0 20 40 60
SCALE: 1" = 20'

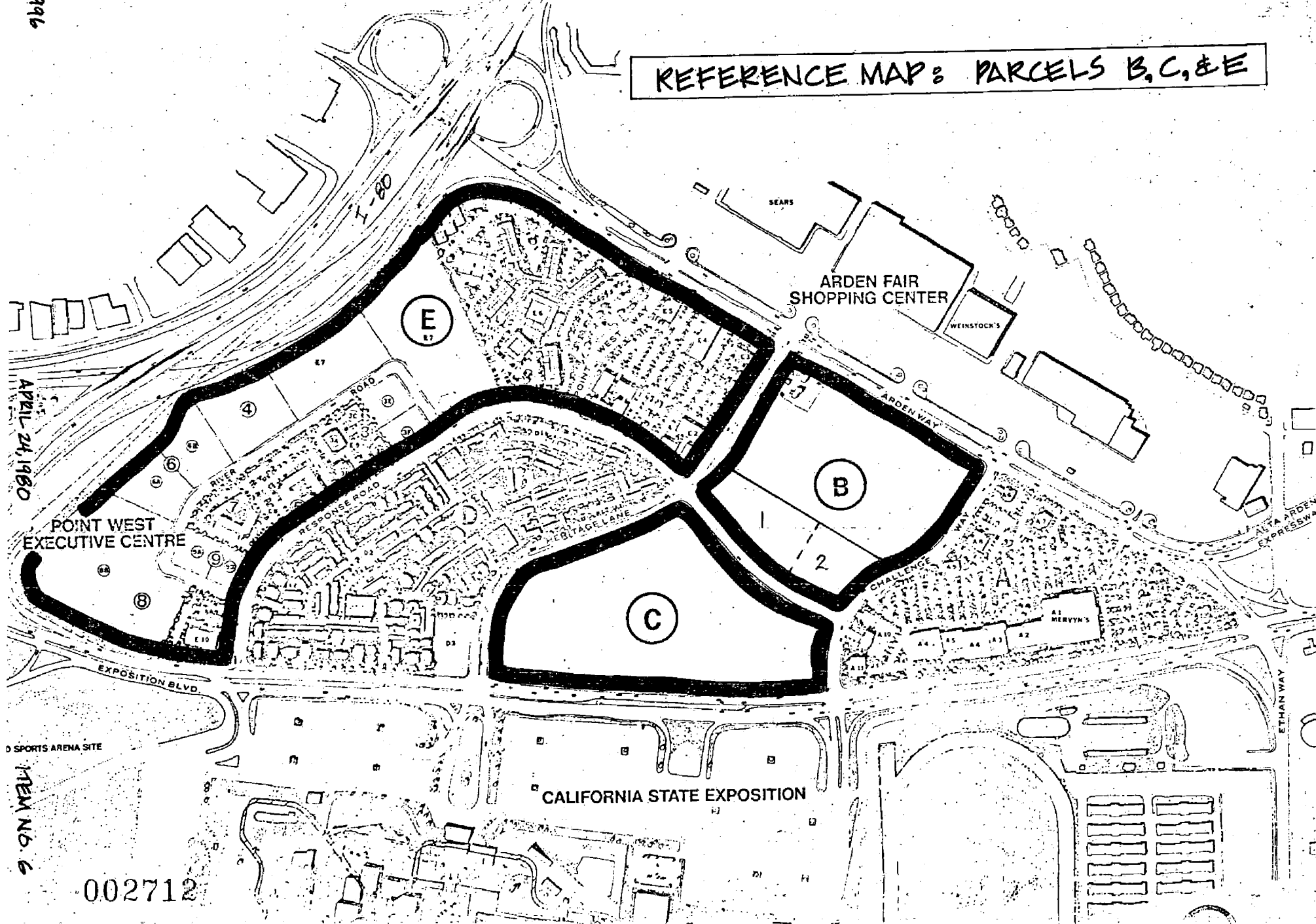
LAND USES:		PER SITE 2.6 ACRES	PER ACRE
BUILDING COVERAGE		14%	36,400
PARKING AREA		14%	36,400
PLANTING & LANDSCAPE	15% OF SITE =	40%	10,400
LANDSCAPE	15% OF SITE =	40%	10,400
PARKING:			
REQUIRED:	400 CARS	150 CARS	150 CARS
AVAILABLE:		150 CARS	150 CARS
SIGN:			
* TO BE LOCATED FOR SIGN AS A VISIBILITY MARK FOR LINK NEAR GATE.			

SUNSHINE FEDERAL SCHEMATIC

002715

P-8996

REFERENCE MAP: PARCELS B, C, & E



MAY 24, 1980

POINT WEST EXECUTIVE CENTRE

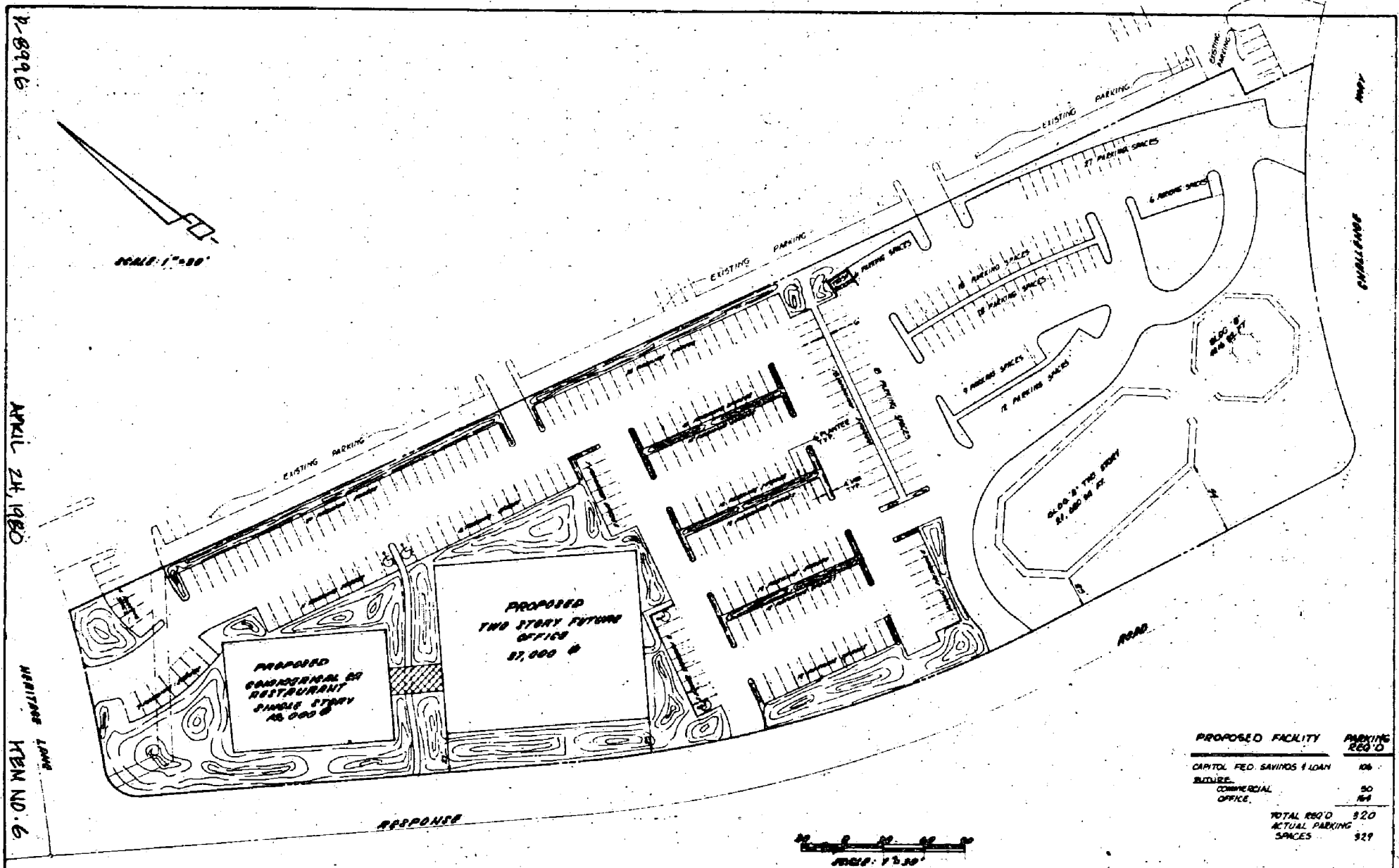
ARDEN FAIR SHOPPING CENTER

CALIFORNIA STATE EXPOSITION

SPORTS ARENA SITE

NEW NO. 6

002712



P-8996
APRIL 24, 1980
HERITAGE LAND
ITEM NO. 6

PROPOSED FACILITY	PARKING REQ'D
CAPITOL FED. SAVINGS & LOAN BLDG.	106
COMMERCIAL OFFICE	50
	164
TOTAL REQ'D	320
ACTUAL PARKING SPACES	329

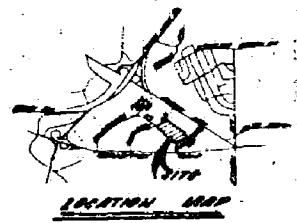
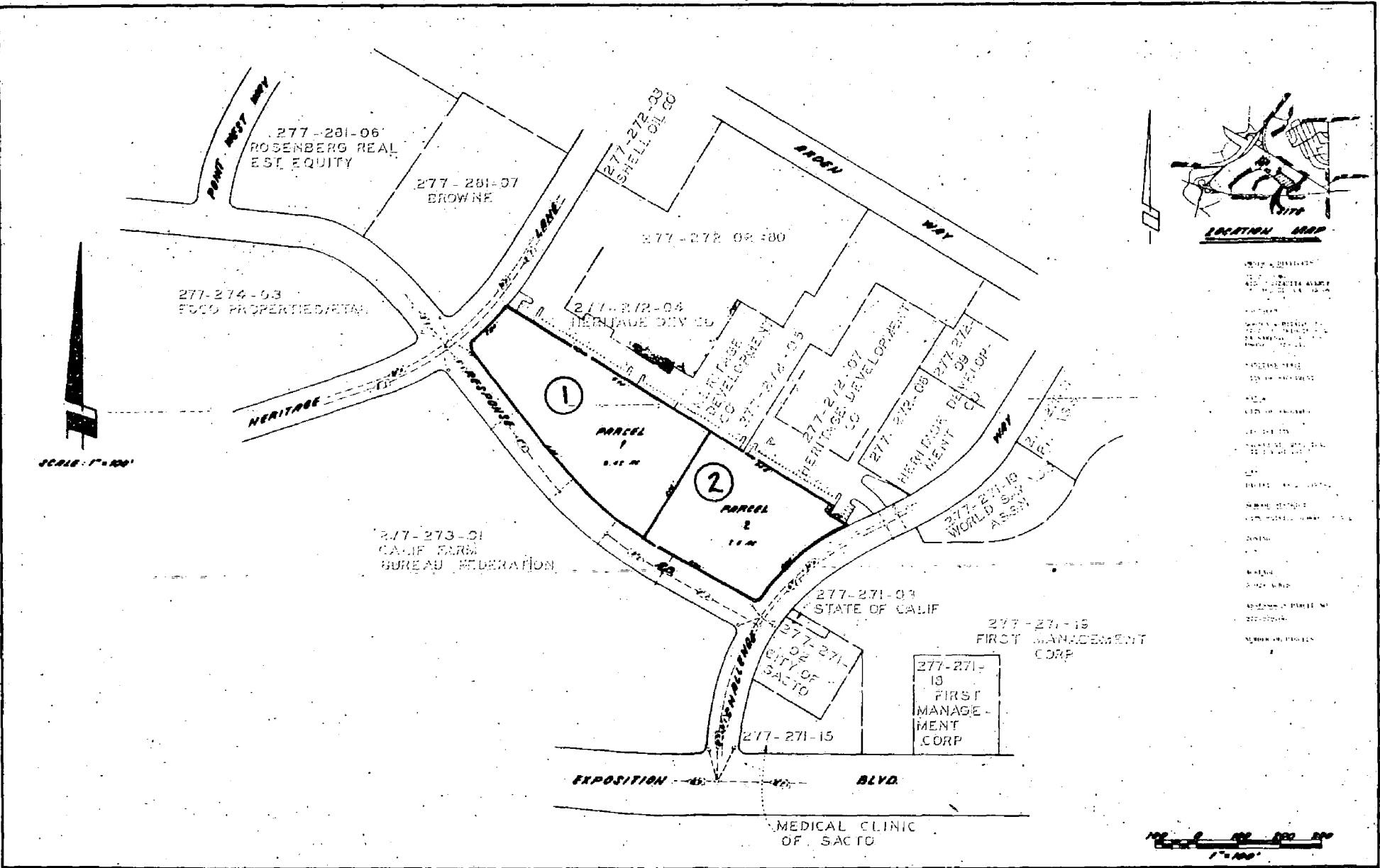


FIELD BOOK NO.	SCALE: HORIZONTAL 1"=20'	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERS PLANNING SURVEYING	APPROVED: _____ DATE: _____	SCHEMATIC PLAN POINT WEST CITY OF CORCORAN	DATE
REVISIONS	DATE	BY	DATE				DATE

P. 8996

APRIL 24, 1980

ITEM NO. 6



- OWNER'S DISSEMINATION
- DATE OF DISSEMINATION
- APPROVED BY
- DATE
- REVISIONS
- NO
- DESCRIPTION
- APPROVED BY
- DATE
- SCALE
- 1" = 100'
- DATE
- 1
- 1
- FILE NO. 10000

REVISIONS	FIELD BOOK NO.	SCALE	DRAWN BY	CHECKED BY	MORTON B PITALO, INC. CIVIL ENGINEERING	APPROVED	DATE	TENTATIVE PARCEL MAP CITY OF SACRAMENTO, CALIFORNIA	DATE	1
NO	DESCRIPTION	HORIZONTAL	VERTICAL	PERMITTED		ACE NO	DATE	FILE NO. 10000	1	

002710

