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CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

May 23, 1985

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

MAY 28 1985

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination
2. Amendment of Capital West PUD Schematic and Elevation Plans
(P85-018)

LOCATION: Northwest corner of Harvard Street and Arden Way

SUMMARY

The proposed amendments are to change building locations, heights and to construct an additional parking structure in the Capital West PUD. The Planning Commission and staff recommend approval of the amendments with conditions.

BACKGROUND INFORMATION

On September 18, 1984, the City Council approved the necessary entitlements to develop four major office buildings (11, 8, 6 and 8 stories) totalling 697,000+ square feet, known as the Capital West PUD at the northwest corner of Arden Way and Harvard Street (P84-101).

The applicant is now requesting to modify the PUD Schematic Plan and Special Permit to achieve the following changes:

1. The relocation of footprints for all four office buildings. The original schematic plan proposed a cluster of four office structures around a central landscaped courtyard. Due to security needs of U.S.A.A., the revised schematic plan proposes a greater separation between buildings and the addition of a second parking structure solely for the use of U.S.A.A. employees.
2. The U.S.A.A. Phase I and II buildings and parking structure are relocated to the northeast corner of the subject site. The Phase III, nine-story and Phase IV, 11-story buildings are relocated to the south half of the site.
3. The previously approved four-story parking structure remains essentially in the same location at the northwest corner of the site.

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The total square footage of office space remains the same (697,000 square feet) and the requested modification will have no effect on the schedule or timing of construction for the pedestrian bridge linking the subject project to the Swanston light rail station. The bridge construction will still be tied to the third phase development, or to 455,000 square feet of new development as previously approved.

The Planning Commission reviewed the project and voted to recommend approval of the Plan Amendments. The Commission also voted to approve a Special Permit with the following conditions:

- a. The applicant shall modify the site plan and construct street improvements as described in Section D-1 thru 7 of the staff report to the satisfaction of the City Traffic Engineer and Planning Director. The revised site plan shall be submitted to the Planning Director for review and approval prior to issuance of building permit.
- b. The applicant shall submit detailed elevation and landscape plans of the Phase I parking structure to the Planning Director for review and approval prior to issuance of building permit.
- c. The applicant shall adhere to all conditions of approval contained in the original Special Permit P84-101 (see attached) and the development standards in the Capital West PUD Guidelines.

VOTE OF THE PLANNING COMMISSION

On April 25, 1985, the Commission voted six ayes and three absent, to recommend approval of the project.

RECOMMENDATION

The Planning Commission and staff recommend the City Council:

- 1. Ratify the Negative Declaration; and
- 2. Adopt the attached Resolution amending the Capital West PUD Schematic Plan and Elevations.

Respectfully submitted,

Marty Van Duyn

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
P85-018

May 28, 1985
District No. 2

SACRAMENTO CITY PLANNING COMMISSION

- GENERAL PLAN AMENDMENT TENTATIVE MAP 22
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER Modification of Capital
Subst PUA Schematic & Elevation Plans

MEETING DATE April 25, 1985
 ITEM NO. 18C FILE # 85-018
 M _____

Location: Northwest corner of Harvard Street & Adam Way

- Recommendation:
 Favorable
 Unfavorable
 Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	✓			
Goodin	✓		✓	
Holloway	<u>absent</u>			
Hunter	✓			
Ishmael	<u>absent</u>			
Ramirez	✓			
Simpson	<u>absent</u>			
Augusta	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RAJIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

3

RESOLUTION No. 85-401

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE CAPITAL WEST P.U.D. SCHEMATIC PLAN AND ELEVATION PLANS AS DESCRIBED ON THE ATTACHED EXHIBITS A-1 AND A-2 (P85-018) (APN: 277-015-15)

WHEREAS, the City Council conducted a public hearing on May 28, 1985, 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 development; and
- 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-1 in the City of Sacramento is hereby designated on the Capital West P.U.D. Schematic Plan for office use as depicted on Exhibits A-1 and A-2.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

MAY 28 1985

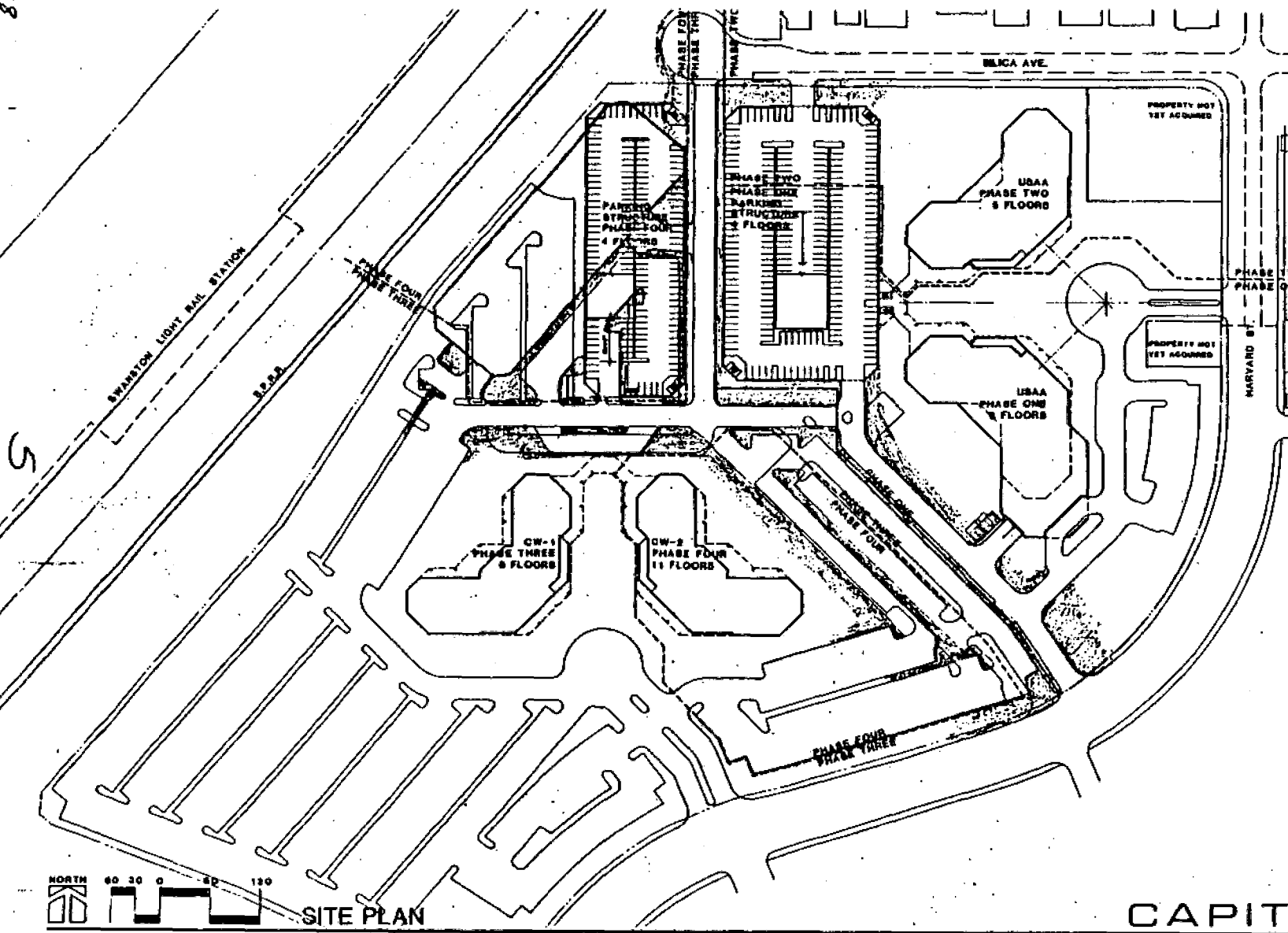
OFFICE OF THE
CITY CLERK

CITY CLERK

P85-018

185-018

FILE NO. 6077-17
 DATE: 3/8/83
 SHEET NO. 1
 REVISED ATCL 10/1/83



BUILDING and PARKING COMPIATIONS

PHASE	FLOOR	SO. FTGE	PARKING
USAA		G 144,353	491 REQ.
ONE (Phase One)		N 122,700	
USAA		G 111,997	378 REQ.
TWO (Phase Two)		N 94,787	
PHASE ONE, AND PHASE TWO TOTALS			870 REQ.
CW-1		G 198,257	683 REQ.
(Phase Three)		N 172,000	
CW-2		G 243,257	848 REQ.
(Phase Four)		N 210,000	
PHASE THREE, AND PHASE FOUR TOTALS			1531 REQ. 1544 PROV.
RESTAURANT			80 REQ. 80 PROV.
SITE TOTALS (RESTAURANT NOT INCLUDED)		G 887,384	2371 REQ. 2378 PROV.



SITE PLAN

HARVARD ST AND ARDEN WAY, SACRAMENTO, CALIF.

RESTAURANT PAD

CAPITAL WEST

UNITED SERVICES AUTOMOBILE ASSOCIATION



REVISED PLAN SUBMITTED BY APPLICANT TO ADDRESS CITY TRAFFIC'S CONCERNS.

Hallenbeck Chamorro & Associates

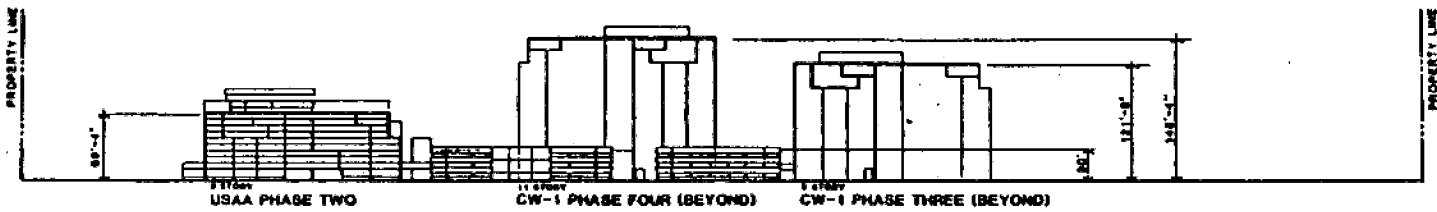
ARCHITECTS AND PLANNERS
 2015 MARSHER SQUARE
 ALAMEDA, CALIFORNIA 94601
 (415) 571-9371

EXHIBIT A-1

22

8/10-018

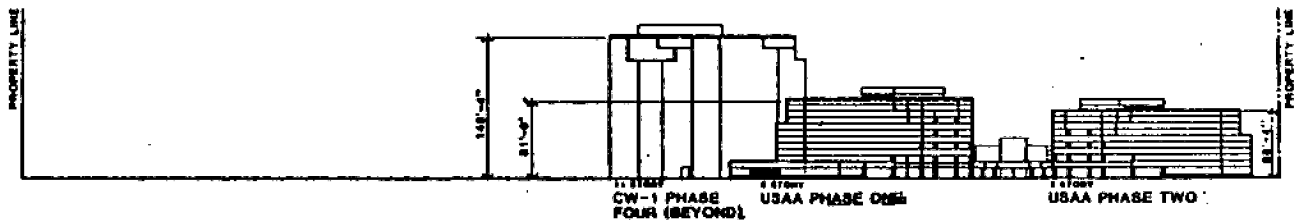
FILE NO: 8342-04
DATE: 2/12/98
SHEET NO: 13



NORTH SITE ELEVATION

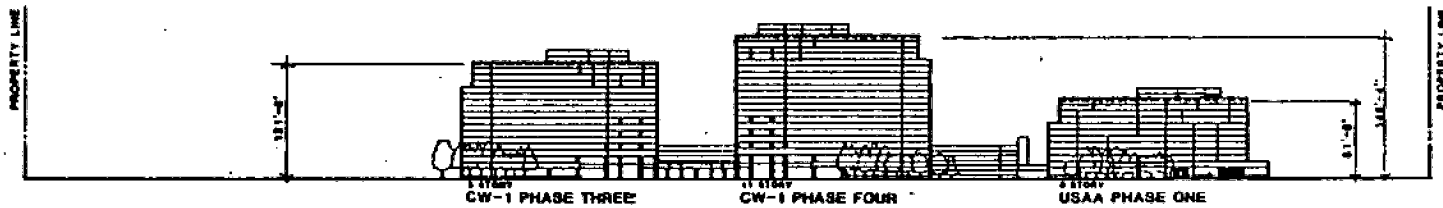
(VIEW FROM SILICA AVENUE)

NOTE: DIMENSIONS TO TOP OF ROOF



EAST SITE ELEVATION

(VIEW FROM HARVARD STREET)



SOUTH SITE ELEVATION

(VIEW FROM ARDEN WAY and HARVARD STREET INTERSECTION)

NOTE: DIMENSIONS TO TOP OF ROOF



SITE ELEVATIONS

HARVARD ST. AND ARDEN WAY, SACRAMENTO, CALIF.

CAPITAL WEST

UNITED SERVICES AUTOMOBILE ASSOCIATION



USAA

**Hallenbeck
Chamorro &
Associates**

ARCHITECTS AND PLANNERS
1115 MARSHALL SQUARE
ALAMEDA, CALIFORNIA 94601
415/432-4177

EXHIBIT A-22

22

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CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	McDonald, Holland & Allen, c/o Wm. Holliman - 555 Capitol Mall, Ste. 950, Sacto		
OWNER	U.S.A.A. - San Antonio, TX 78288		
PLANS BY	Hallenbeck, Chamorro & Assoc. - 2415 Mariner Sq. Dr., Alameda, CA 94111		
FILING DATE	3-22-85	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC	4-2-85	EIR	ASSESSOR'S PCL NO. 277-15-15

APPLICATION: A. Negative Declaration

B. Special permit to modify Special Permit (P84-101) to relocate office buildings and add another parking structure for 697,000+ square foot office project known as Capital West PUD on 23+ vacant acres in the Office Building (Planned Unit Development) OB(PUD) zone

C. Modify Capital West PUD Schematic and Elevation Plans to reflect 11, 9, 6 and 5 story office buildings and two parking structures

LOCATION: Northwest corner of Harvard Street and Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to change building locations, heights, and construct additional parking structure in the Capital West PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Office
1965 Arden Arcade Community
Plan Designation: Office
Existing Zoning of Site: OB(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Light industrial: M-1
South: Light industrial; M-1
East: Hotel & vacant; M-1 & C-4-R
West: Swanston light rail station; M-1

Property Area: 23+ acres
Square Footage of Building: 697,000+ square feet
Height of Building: 11, 9, 6 & 5 stories
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided
Exterior Building Colors: Light neutral tone
Exterior Building Materials: Precast concrete and gray glass

BACKGROUND INFORMATION: On September 18, 1984, the City Council approved the necessary entitlements to develop four major office buildings (11, 8, 6 and 6 stories) totalling 697,000+ square feet, known as the Capital West PUD at the northwest corner of Arden Way and Harvard Street (P84-101).

On January 10, 1985, the Planning Commission approved a modification to the Special Permit to change the height of two buildings by removing one floor from the six-story building and adding it to the eight-story building.

The applicant is now requesting to modify the PUD Schematic Plan and Special Permit to achieve the following changes:

- A. The relocation of footprints for all four office buildings. The original schematic plan proposed a cluster of four office structures around a central landscaped courtyard.

Due to security needs of U.S.A.A., the revised schematic plan proposes a greater separation between buildings and the addition of a second parking structure solely for the use of U.S.A.A. employees.

- B. The U.S.A.A. Phase I and II buildings and parking structure are relocated to the northeast corner of the subject site. The Phase III, nine-story and Phase IV, 11-story buildings are relocated to the south half of the site.
- C. The previously approved four-story parking structure remains essentially in the same location at the northwest corner of the site.

PROJECT EVALUATION: The staff has the following comments regarding this request:

- A. The requested modifications relate to the location of the buildings, the addition of a second parking structure, and alteration of the landscape theme. The height, size, architectural design, and proposed use of building materials remain the same as previously approved. The total square footage of office space also remains the same (697,000 square feet).
- B. The requested changes to the PUD schematic plan result from a decision by the corporate office of U.S.A.A. to provide greater security for its operations. The original schematic plan proposed all four office structures around a central landscaped courtyard with a major water element. The revised plan calls for the separation of the U.S.A.A. buildings (Phases I and II) from the two other general lease buildings.

The alteration in the schematic plan results in the elimination of the central courtyard and water element which was a major aesthetic feature in the original PUD. However, the applicant still intends to provide extensive landscape treatment and detailing to the project. With the addition of a second parking structure in lieu of surface parking, the overall landscape coverage of the site increases from 35% to 37%. A greater landscape setback along a portion of Harvard Street is achieved (90+ vs. 25') with the modified schematic plan.

- C. Based upon U.S.A.A.'s security requirement, the overall increase in landscape coverage for the subject site, and no change to the overall office square footage, building materials and architectural design of the buildings, the staff supports the requested modifications.

The requested modification will have no effect on the schedule or timing of construction for the pedestrian bridge linking the subject project to the Swanston light rail station. The bridge construction will still be tied to the

third phase development, or to 455,000 square feet of new development as previously approved pursuant to P84-101.

D. The City Traffic Engineer requests the following modifications to the proposed site plan:

1. Revise the main driveway serving the parking structure by eliminating or modifying the center divider and planters in front of the Phase I parking structure to allow easier cross access and maneuvering for large vehicles.
2. Move the phase line to include both lanes of the main driveway.
3. No large plants at intersections of driveways with public streets to hinder visibility.
4. Extend Harvard Street improvement north to Silica Avenue as part of Phase I.
5. Construct all of Silica Avenue improvements plus 12 feet of new paving north of the centerline as part of Phase II.
6. Construct main driveway off of Silica Avenue to a minimum 30 foot width.
7. Relocate Phase IV parking structure parallel to west property line in order to provide greater separation between parking structures and incorporate landscape pedestrian walkway between Phases III and IV office structures and pedestrian ramp leading to the Swanston light rail station.

RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approve the Special Permit to modify Special Permit P84-101 to relocate office building footprints and add second parking structure, subject to conditions and based upon the findings of fact which follow;
- C. Approve the Modification of the Capital West PUD Schematic and Elevation Plans to reflect 11, 9, 6 and 5 story office buildings and two parking structures.

Conditions

1. The applicant shall modify the site plan and construct street improvements as described in Section D-1 thru 7 of the staff report to the satisfaction of the City Traffic Engineer and Planning Director. The revised site plan shall be submitted to the Planning Director for review and approval prior to issuance of building permit.
2. The applicant shall submit detailed elevation and landscape plans of the Phase I parking structure to the Planning Director for review and approval prior to issuance of building permit.

- 3. The applicant shall adhere to all conditions of approval contained in the original Special Permit P84-101 (see attached) and the development standards in the Capital West PUD Guidelines.

Findings of Fact

- 1. The modified project, as conditioned, is based upon sound principles of land use, in that:
 - a. the revised plan proposes no increase in total square footage of office space over the previously approved plan;
 - b. the greater variation in building heights will provide a more interesting urban form and skyline;
- 2. The modified project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the applicant shall adhere to a transportation management plan which will mitigate potential traffic related impacts through improved access to the Swanston light rail station;
 - b. the applicant shall install off-site street improvements;
 - c. the project shall adhere to the PUD Guidelines which stipulate parking, landscaping and building design criteria.
- 3. The modified project is consistent with the General Plan and the 1965 Arden/Arcade Community Plan which designates the site for commercial and office use.
- 4. The modified project is compatible with policies in the 1984 North Sacramento Community Plan which states:
 - a. Place higher density and people intensive uses next to public transit routes, and near light rail stations whenever possible;
 - b. Encourage development designs which encourage public transit usage;
 - c. Establish special planning districts and other zoning mechanisms adjacent to or near light rail station stops to allow for flexible mixed uses that benefit from and complement the light rail development.

CONDITIONS FOR SPECIAL PERMIT

Conditions - Rezoning, Designation of Site as PUD, and Adoption of the Schematic Plan and Guidelines

1. Transportation Management Plan

a) The plan shall include a written agreement which provides for:

- (1) The construction of the pedestrian bridge prior to completion of 455,000 square feet of non-residential square feet in the Capital West PUD (refer to Exhibit D for PUD boundaries). The bridge shall be designed and located as shown on Exhibit E; any substantial change in this design or location shall be mutually agreed upon by the City, STDA, and the applicant.
- (2) Payment by the applicant for all bridge improvement costs or \$450,000, whichever is less. The \$130,000 payment specified in Ordinance No. 83-136 shall be applied to the cost of the new bridge.
- (3) The applicant shall either be reimbursed or receive a reduction in share of bridge improvement cost on a pro rata formula based on square footage of non-residential development, as specified above (re. 1-a-(1) and (2)) in the event (a) the City approves new development on land bounded by the Southern Pacific Railroad tracks, Silica Avenue, Bus. 80 Freeway and Arden Way, and (b) conditions such approval as a requirement to contribute for bridge improvements. [CPC added...or prior to City Council consideration of this project, the applicant, owners of all other properties in the original Capital West Master Plan area (excluding the site area encompassing the Hilton Hotel), STDA and the City shall enter into a written agreement to form an assessment district or other acceptable enforceable device to provide a fully privately funded pedestrian bridge in the time and manner as specified above.
- (4) The pedestrian bridge shall be constructed prior to issuance of building permit for Phase III, or when the non-residential square footage exceeds the threshold level of 455,000 square feet for the Capital West PUD and/or original Capital West Master Plan area as shown on Exhibit B.

b) The Transportation Management Plan shall include shower and locker facilities in each building for employee use to facilitate bicycle commuting.

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- c) The applicant shall receive full credit of 10% (a 5% credit was approved for the subject site under P83-221) to satisfy the 15% trip reduction target pursuant to the City's Trip Reduction Ordinance for construction of the pedestrian bridge and installation of shower and locker facilities.

Conditions - Special Permit

1. Circulation and traffic improvements

- a) The applicant shall install two lanes of new asphalt on Harvard Street, from Silica Avenue to Auburn Boulevard, prior to issuance of the first building permit.

2. Transportation Management Plan

The applicant shall submit a Transportation Management Plan to the Planning Director for review and approval, prior to issuance of the first building permit.

- a) The plan shall include a written agreement which provides for:

- (1) The construction of the pedestrian bridge prior to completion of 455,000 square feet of non-residential square feet in the Capital West PUD (refer to Exhibit D for PUD boundaries). The bridge shall be designed and located as shown on Exhibit E; any substantial change in this design or location shall be mutually agreed upon by the City, STDA, and the applicant.
- (2) Payment by the applicant for all bridge improvement costs or \$450,000, whichever is less. The \$130,000 payment specified in Ordinance No. 83-136 shall be applied to the cost of the new bridge.
- (3) The applicant shall either be reimbursed or receive a reduction in share of bridge improvement cost on a pro rata formula based on square footage of non-residential development, as specified above (ref b-(1)-(a) and (b)) in the event (1) the City approves new development on land bounded by the Southern Pacific Railroad tracks, Silica Avenue, Bus. 80 Freeway and Arden Way, and (2) conditions such approval as a requirement to contribute for bridge improvements. *(CPC added...or prior to City Council consideration of this project, the applicant, owners of all other properties in the original Capital West Master Plan area (excluding the site area encompassing the Hilton Hotel), STDA and the City shall enter into a written agreement to form an assessment district or other acceptable enforceable device to provide a fully privately funded pedestrian bridge in the time and manner as specified above.*

(4) The pedestrian bridge shall be constructed prior to issuance of building permit for Phase III, or when the non-residential square footage exceeds the threshold level of 455,000 square feet for the Capital West PUD and/or original Capital West Master Plan area as shown on Exhibit B.

- b) The Transportation Management Plan shall include shower and locker facilities in each building for employee use to facilitate bicycle commuting.
- c) The applicant shall receive full credit of 10% (a 5% credit was approved for the subject site under P83-221) to satisfy the 15% trip reduction target pursuant to the City's Trip Reduction Ordinance for construction of the pedestrian bridge and installation of shower and locker facilities.

3. Site Plan

- a) The applicant shall revise the site plan to the satisfaction of the City Traffic Engineer, Fire Department and Planning Director, prior to issuance of building permit for Phase One. Refer to page 8 and 9 of staff report for City comments.
- b) The applicant shall prepare a sewer and drainage study for portion of drainage onto Silica Avenue for the review and approval of the City Engineer.
- c) The applicant shall submit a detailed pedestrian system for the review and approval of the Planning Director, prior to issuance of any building permit for Phase One, which provides an integrated walkway system between buildings, parking lots, streets, adjacent properties and connection to the Swanston Station Pedestrian Ramp. The pedestrian system shall be well lit to encourage night usage, and well shaded to provide shelter against summer sun.
- d) The applicant shall submit detailed landscape, 50% shading and irrigation plans for review and approval by the Planning Director, prior to issuance of a building permit for Phase One. These plans shall incorporate those design elements indicated in the PUD guidelines.

4. Building Design

The applicant shall submit detailed plans and elevations including sample materials, and color board for the four office buildings and parking structure to the Planning Director for review and approval, prior to issuance of a building permit for Phase One.

5. Arden Star Mobile Home Park Relocation Plan

The applicant shall prepare a relocation assistance plan for the residents of the Arden Star Mobile Home Park. The plan shall be submitted to the Planning Director for review and approval prior to notification of the

residents to vacate the premises or prior to issuance of building permit for Phase Three, which ever occurs first. The relocation plan shall provide the following:

- a.) A minimum one-year written notification requirement of park closure shall be given to the residents of the mobile home park.
- b.) The monthly space rental for all existing residents shall not be raised between the time of project approval and actual relocation of the residents.
- c.) Identify locations of comparable replacement housing within a ~~1/25~~ mile radius of the mobile home park. *(CPC amended to...within a 100 mile...)*
- d.) Provide current information on availability of replacement housing, replacement housing prices and rents, costs of any deposits, closing costs and any other pertinent financial information.
- e.) Survey residents of mobile home park and identify any special needs (e.g. elderly, illnesses, families, etc.) which require special assistance.
- f.) Compile a list and description of available relocation housing resources and services.

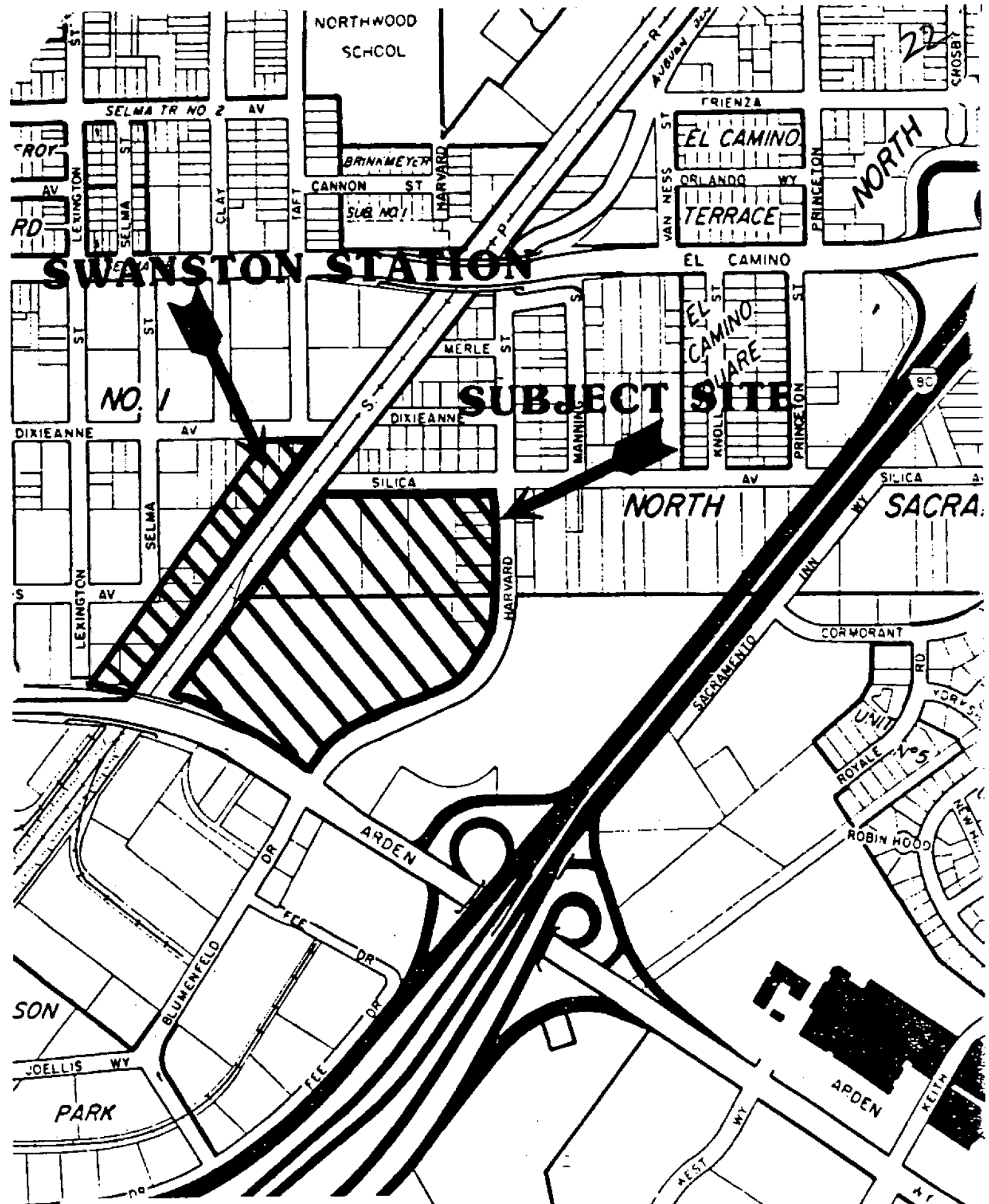
g.) Description of relocation payments to be made. Payments shall cover the following costs.

- Costs of deposits at new location.
- Tear down, moving cost, and set-up costs to any location within a ~~1/25~~ mile radius *(CPC amended to...within a 100 mile...)*
- Reimbursement for use of any home finders agency for residents who cannot locate a park which fits their financial status or family needs
- Any reasonable costs based upon special needs identified through the resident survey
- In the event that a mobile home resident chooses to sell their home, the applicant shall provide the financial aid to assist in the sale of the mobile home, or purchase the mobile home at fair market value determined by an appraisal by the State Department of Housing and Community Development *(CPC amended to...resident is unable to relocate or chooses...)*
- The applicant shall pay either a rent differential in the case of renters or replacement housing differential in the case of mobile homeowners pursuant to the California Relocation Assistance and Real Property Acquisition Guidelines, California Administrative Code, Title 25, Chapter 6.

- h.) The relocation plan report shall be made available to all residents of the Arden Star Mobile Home Park. Residents shall be consulted prior to the relocation plan being approved by the Planning Director. (CPC addc)
- i.) The applicant shall employ a person to administer and carry out the relocation plan and act as the liason between the residents and the applicant.

6. Follow-Up Measures

Upon final acquisition of the two parcels not yet acquired by the applicant, located at the Northeast corner of the subject site, the applicant shall submit the necessary application for the lot line merger rezonings and other entitlements to include these parcels in the P.U.D. The applicant shall include the rezoning of the corner parcel, designated as a restaurant/bank pad to general commercial (C-2 (PUD)).



SWANSTON STATION

SUBJECT SITE

VICINITY MAP

P85-018

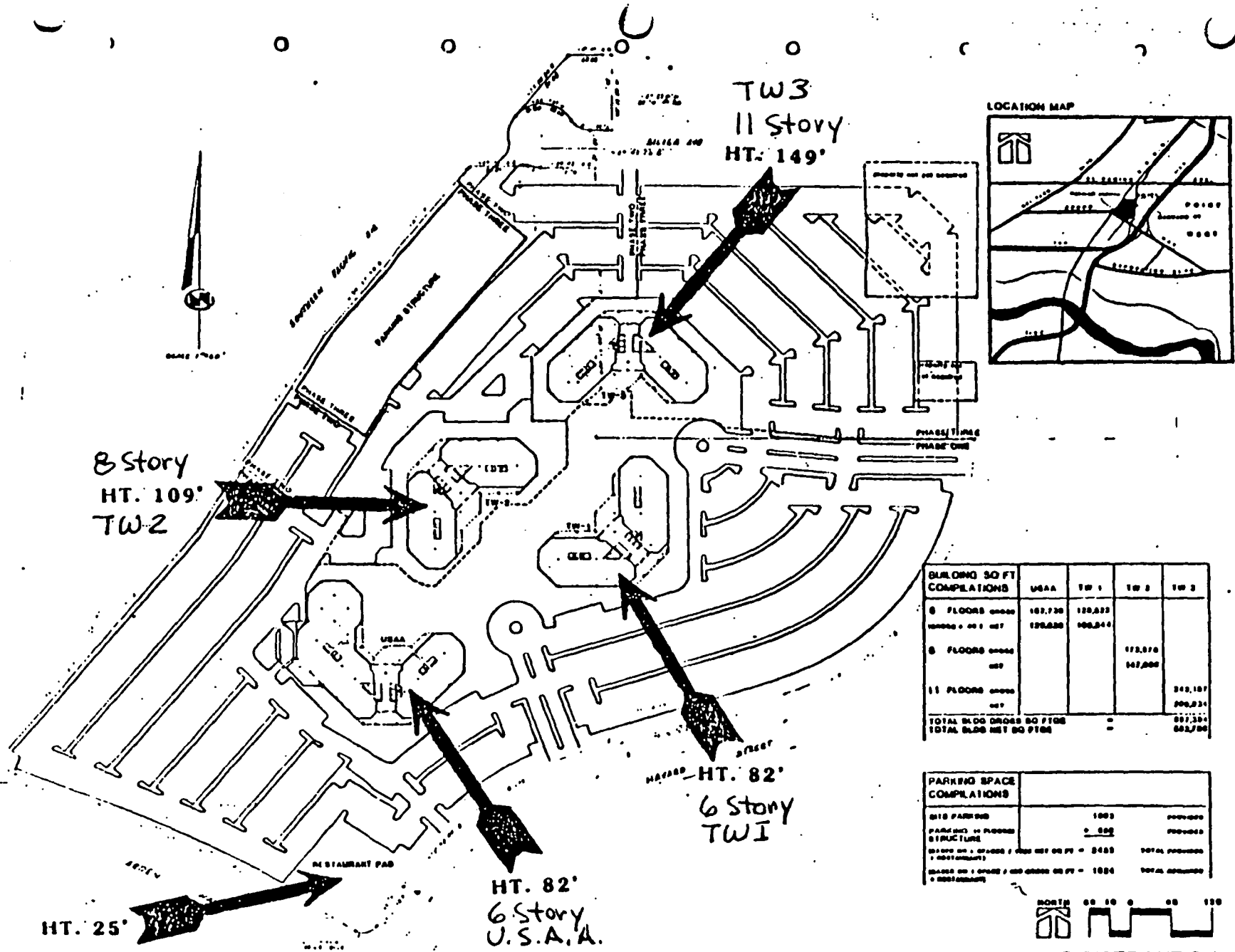
161-10-85

H-18

7-5-85
P10-012

1-10-85
17

EXHIBIT A



Hallenbeck
Chamoto &
Associates

Capital
West

FOR
TAYLOR
WOODROW
PROPERTY
COMPANY
(CALIFORNIA)
AND
USAA

FILE NO 0302
DATE 3/8/84
REVISION:

BUILDING SQ FT COMPLETIONS	USAA	TW 1	TW 2	TW 3
6 FLOORS approx	107,730	120,822		
6 FLOORS approx	120,820	100,844		
6 FLOORS approx			173,070	
			107,000	
11 FLOORS approx				240,107
				200,234
TOTAL BLDG GROSS SQ FT				587,334
TOTAL BLDG NET SQ FT				582,700

PARKING SPACE COMPLETIONS		
SITE PARKING	1000	PROVIDED
PARKING IN FLOOR STRUCTURE	0	PROVIDED
3000 SQ. FT. OFFICE / 1000 NET SQ FT = 2400		TOTAL PROVIDED
3000 SQ. FT. OFFICE / 1000 GROSS SQ FT = 1000		TOTAL REQUIRED



SITE PLAN & PARKING DISTRIBUTION

ORIGINAL
CAPITAL WEST P.U.D. SCHEMATIC PLAN
(P-84-101)

VARIANCE
SUBMITTAL

SHEET NO
1
OF 10 SHEETS

FILE NO: 8342-04
 DATE: 3/22/85
 SHEET NO: 1A

BUILDING and PARKING COMPILATIONS

PHASE	# FLRS.	SQ. FT. G.E.	PARKING
USAA *ONE (Phase One)	6	G 144,353 N 122,700	491 REQ.
USAA TWO (Phase Two)	6	G 111,527 N 94,797	379 REQ.
PHASE ONE, AND PHASE TWO TOTALS			870 REQ. 852 PROV.

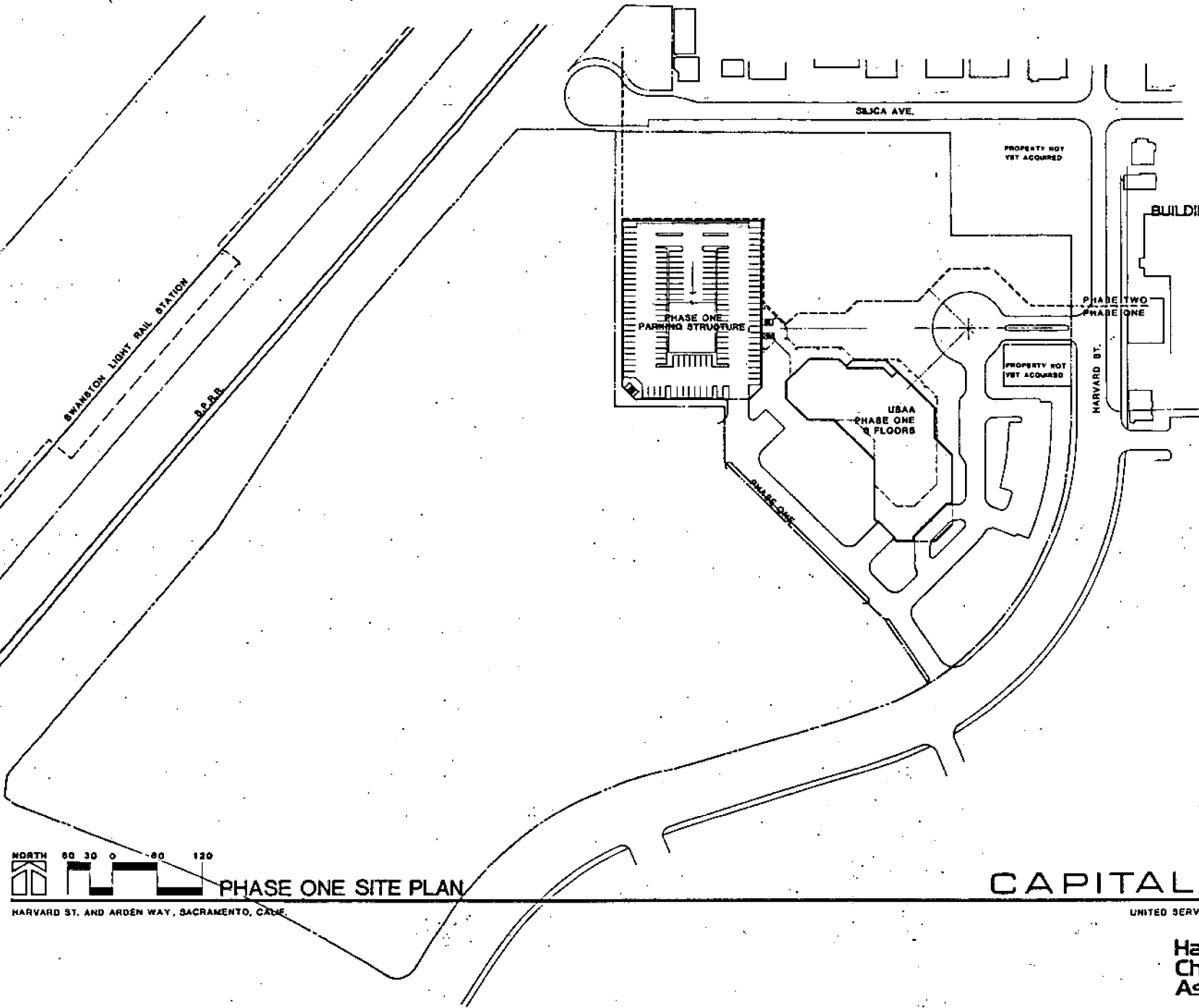


EXHIBIT D



PHASE ONE SITE PLAN

HARVARD ST. AND ARDEN WAY, SACRAMENTO, CALIF.

CAPITAL WEST

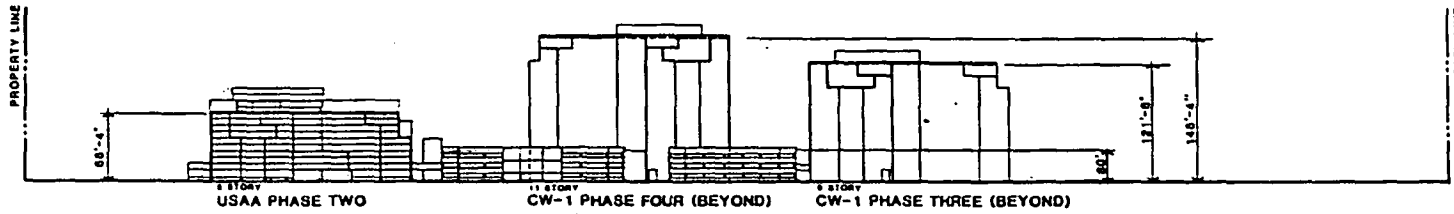
UNITED SERVICES AUTOMOBILE ASSOCIATION



**Hallenbeck
 Chamorro &
 Associates**

ARCHITECTS AND PLANNERS
 2413 MARINER SQUARE
 ALAMEDA, CALIFORNIA 94501
 (415) 523-4121

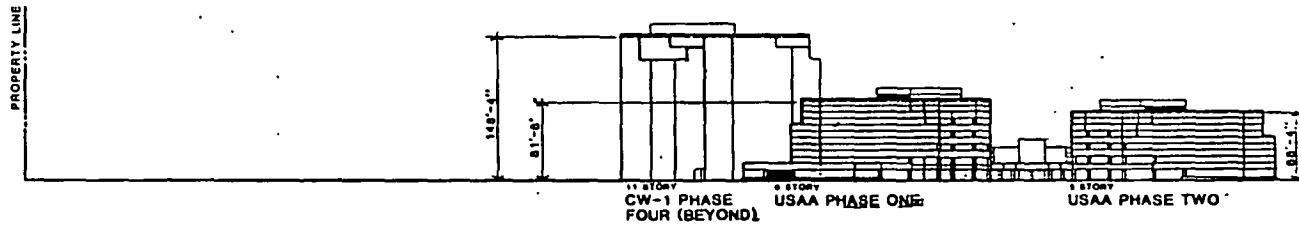
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NORTH SITE ELEVATION

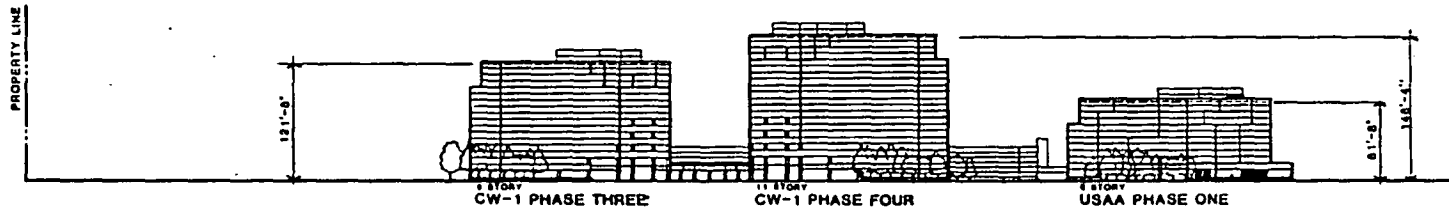
(VIEW FROM SILICA AVENUE)

NOTE: DIMENSIONS TO TOP OF ROOF



EAST SITE ELEVATION

(VIEW FROM HARVARD STREET)



SOUTH SITE ELEVATION

(VIEW FROM ARDEN WAY and HARVARD STREET INTERSECTION)

NOTE: DIMENSIONS TO TOP OF ROOF



SITE ELEVATIONS

HARVARD ST. AND ARDEN WAY, SACRAMENTO, CALIF.

CAPITAL WEST

UNITED SERVICES AUTOMOBILE ASSOCIATION



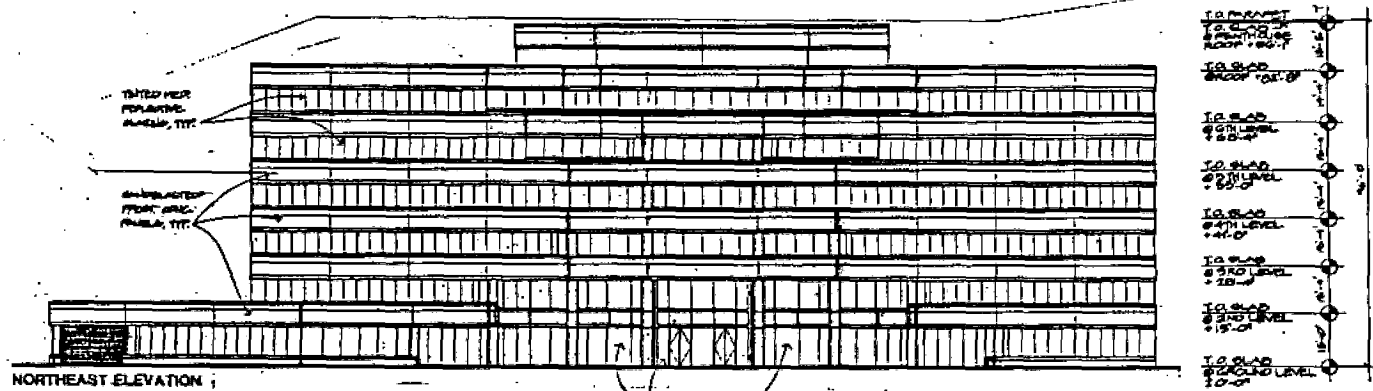
**Hallenbeck
 Chamorro &
 Associates**

ARCHITECTS AND PLANNERS
 215 MARINER SQUARE
 ALAMEDA, CALIFORNIA 94501
 (415) 528-0121

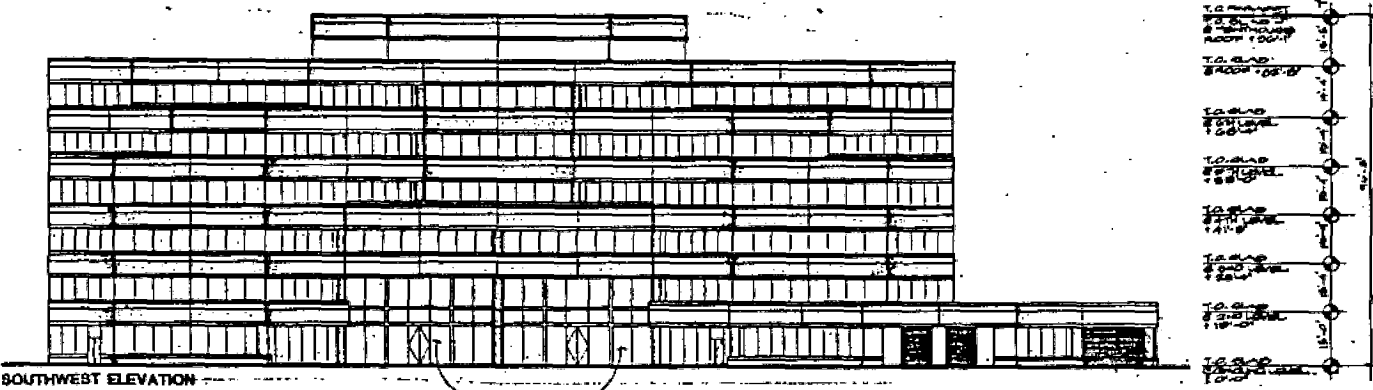
21

EXHIBIT E

22



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



USAA PHASE ONE ELEVATIONS

HARVARD ST. AND ARDEN WAY, SACRAMENTO, CALIF.

CAPITAL WEST

UNITED SERVICES AUTOMOBILE ASSOCIATION



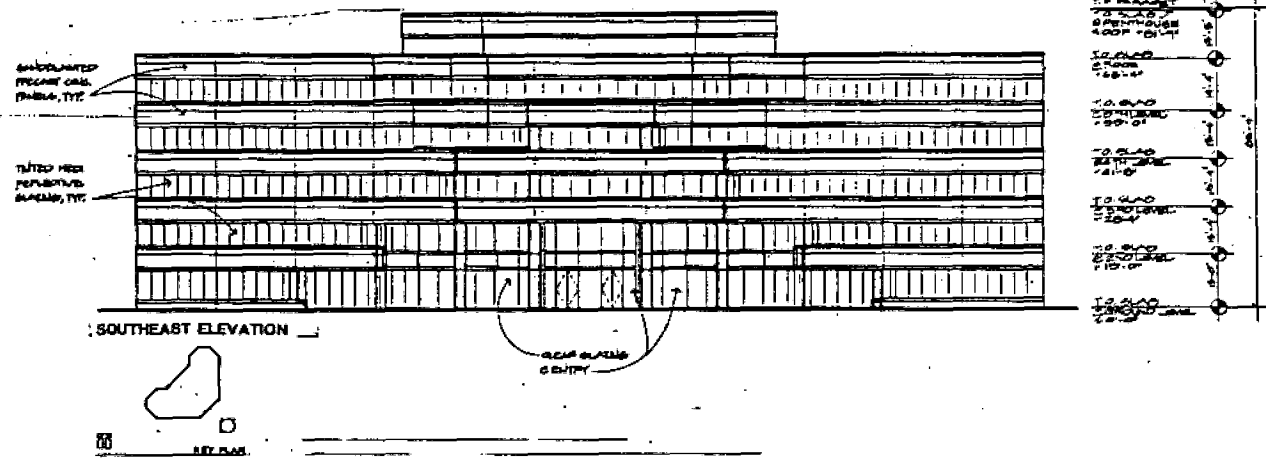
Hallenbeck
 Chamorro &
 Associates

ARCHITECTS AND PLANNERS
 818 MARSHEN SQUARE
 ALAMEDA, CALIFORNIA 94601
 (415) 825-6121

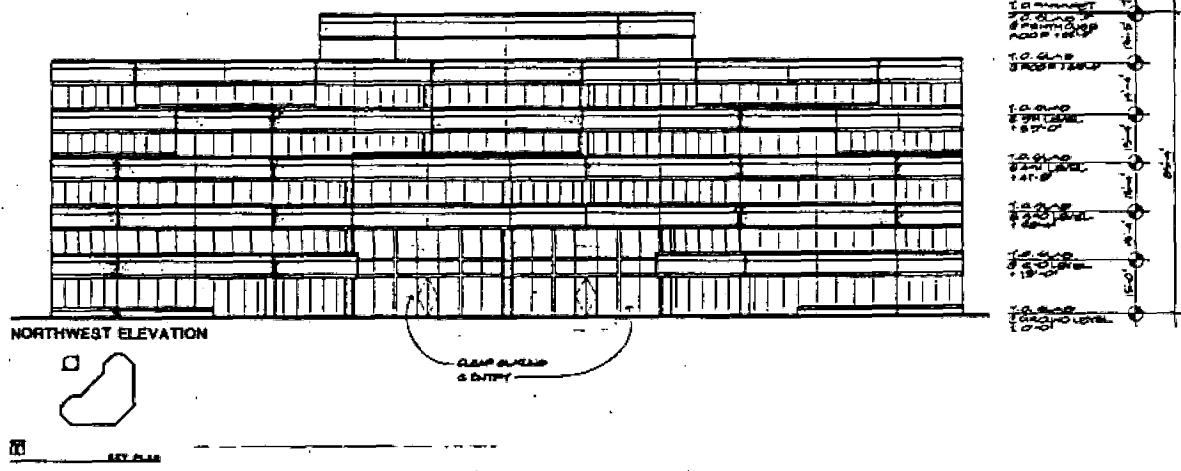
23

EXHIBIT F

22



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



USAA PHASE TWO ELEVATIONS

HARVARD ST. AND ARDEN WAY, SACRAMENTO, CALIF.

CAPITAL WEST

UNITED SERVICES AUTOMOBILE ASSOCIATION



Hallenbeck
 Chamorro &
 Associates

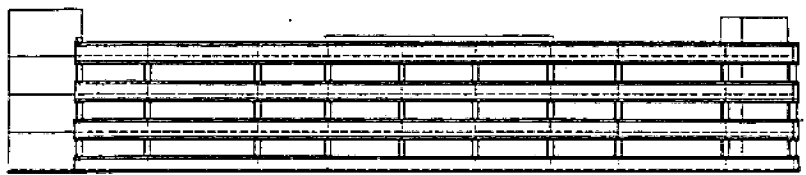
ARCHITECTS AND PLANNERS
 2415 MARINER SQUARE
 ALAMEDA, CALIFORNIA 94601
 (415) 832-0171

73

EXHIBIT G

22

8-25-18



NORTH ELEVATION (PHASE ONE)

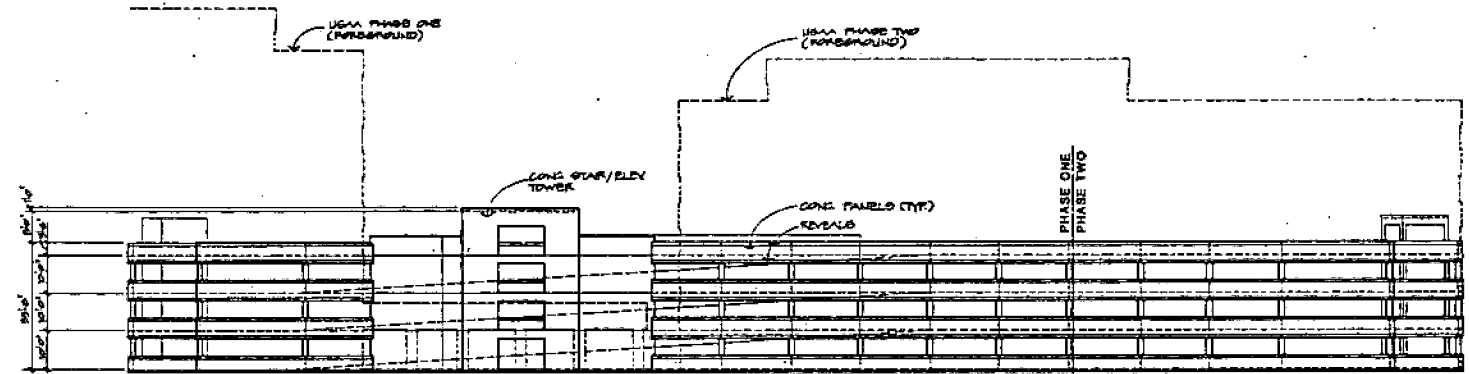
(VIEW FROM SILICA AVENUE)



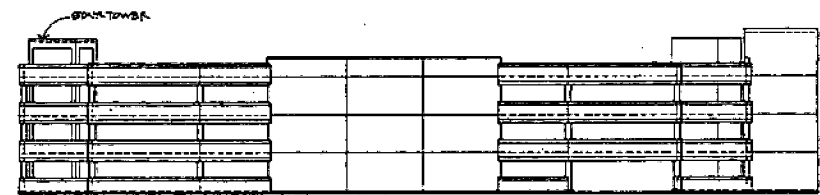
NORTH ELEVATION (PHASE TWO)

(VIEW FROM SILICA AVENUE)

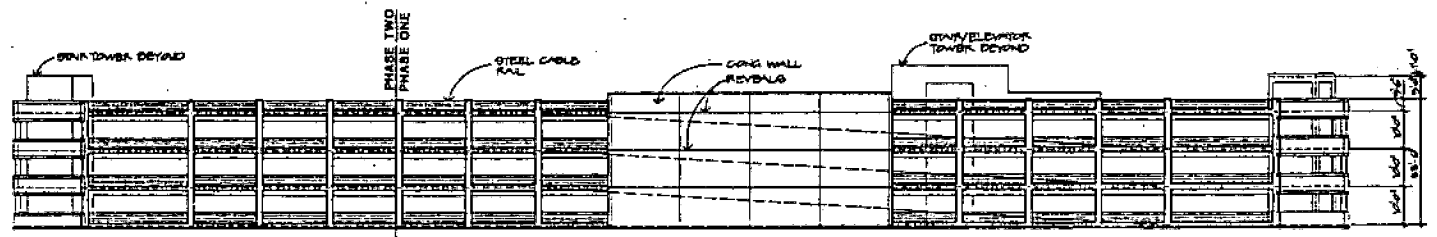
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DATE: 8/22/86
SHEET NO: 12



EAST ELEVATION



SOUTH ELEVATION



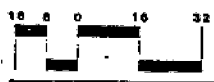
WEST ELEVATION

(VIEW FROM S.P.R.R.)

PARKING STRUCTURE ELEVATIONS

CAPITAL WEST

UNITED SERVICES AUTOMOBILE ASSOCIATION



HARVARD ST. AND ARDEN WAY, SACRAMENTO, CALIF.



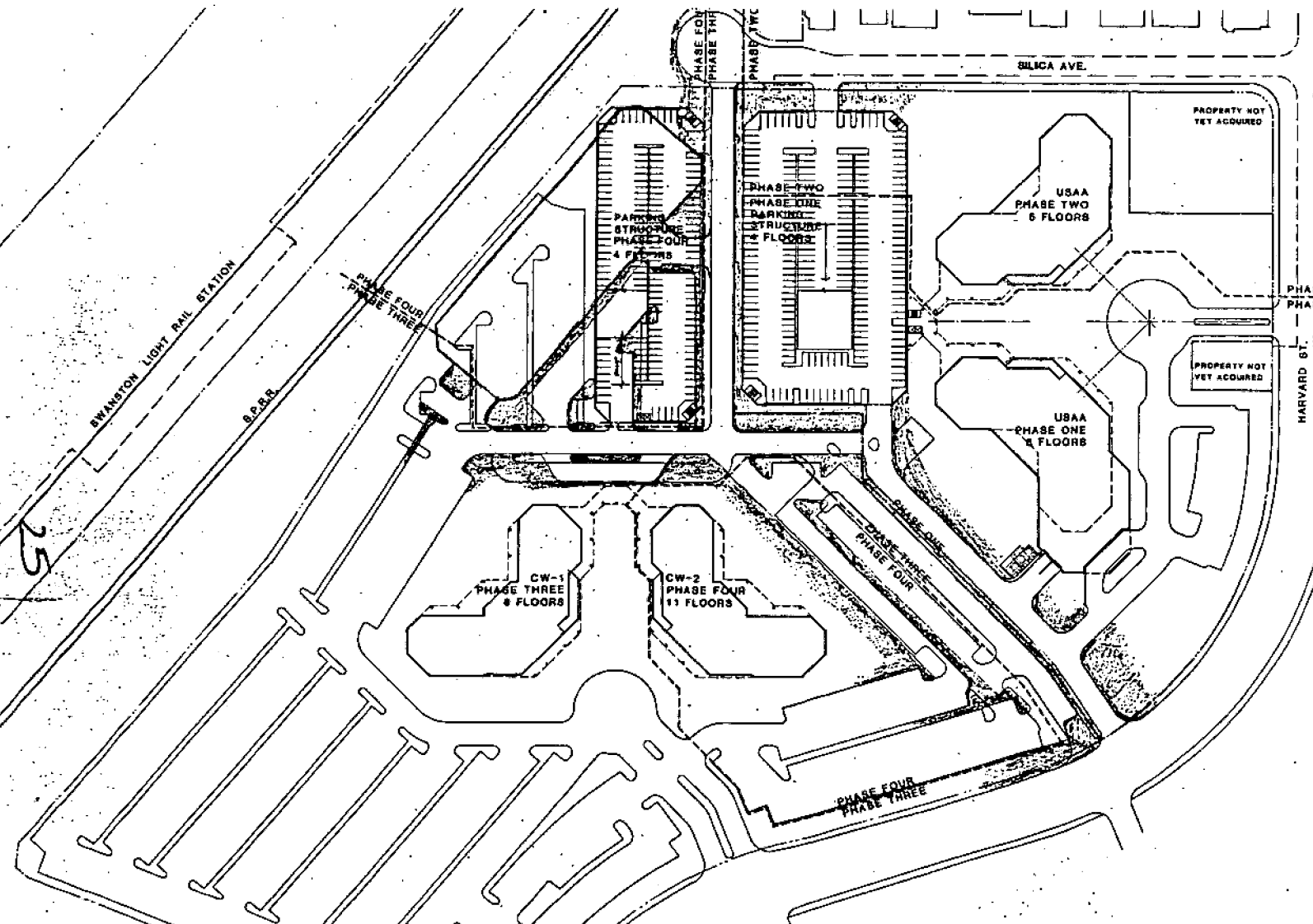
**Hallenbeck
Chamorro &
Associates**

ARCHITECTS AND PLANNERS
2415 MARINER SQUARE
ALAMEDA, CALIFORNIA 94601
(415) 825-0171

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EXHIBIT H

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BUILDING and PARKING COMPILATIONS

PHASE	FLRS.	SQ. FTGE.	PARKING
USAA PHASE ONE	8	G 144,353 N 122,700	481 REQ.
USAA PHASE TWO	6	G 111,627 N 84,707	378 REQ.
PHASE ONE, AND PHASE TWO TOTALS			870 REQ. 832 PROV.
CW-1 (Phase Three)	8	G 198,257 N 172,000	693 REQ.
CW-2 (Phase Four)	11	G 243,257 N 210,000	846 REQ.
PHASE THREE, AND PHASE FOUR TOTALS			1539 REQ. 1544 PROV.
RESTAURANT			80 REQ. 80 PROV.
SITE TOTALS (RESTAURANT NOT INCLUDED)		G 697,394 N 692,785	2371 REQ. 2376 PROV.



SITE PLAN

CAPITAL WEST



HARVARD ST. AND ARDEN WAY, SACRAMENTO, CALIF. RESTAURANT PAD

UNITED SERVICES AUTOMOBILE ASSOCIATION

REVISED PLAN SUBMITTED BY APPLICANT TO ADDRESS CITY TRAFFIC'S CONCERNS.

Hallenbeck Chamorro & Associates

ARCHITECTS AND PLANNERS
 2415 MARINER SQUARE
 ALAMEDA, CALIFORNIA 94501
 (415) 529-4171

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May 29, 1985

United Services Automobile Association
USAA Building
San Antonio, TX 78288

Dear Gentlemen:

On May 28, 1985, the Sacramento City Council took the following action(s) for property located at the northwest corner of Harvard Street and Arden Way:

Resolution was adopted amending the Capital WEST P.U.D.
Schematic Plan and Elevation Plans.

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

Sincerely,

Lorraine Magana
City Clerk

LM/mls/22

Enclosure

cc: Planning Department
McDonald, Holland & Allen, 555 Capitol Mall, Ste 950, Sac 95814