



# CITY OF SACRAMENTO

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

MARTY VAN DUYN  
PLANNING DIRECTOR

July 12, 1984

**APPROVED**  
BY THE CITY COUNCIL

JUL 17 1984

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Negative Declaration
  2. Amendment of Point West PUD Schematic Plan to reduce office designation and allow mixed retail/commercial and office use on the first floor of a 152,000 square foot structure (P84-178)

LOCATION: 1610 Arden Way

### SUMMARY

The request is to amend the Pointwest Schematic Plan, as it pertains to the subject site, to allow 65,000+ square feet of mixed retail commercial and office use on the first floor of an existing 152,000+ square foot building. The Planning Commission and staff recommends approval of the Amendment.

### BACKGROUND

The subject site is the old Woolco Department Store. A number of Amendments have been previously approved for the site ranging from all office use to varying degrees of mixed commercial & office uses. This most recent amendment is consistent with the Planning Commissions original recommendation to the Council, to retain a portion of the site for commercial use.

### VOTE OF THE PLANNING COMMISSION

On June 14, 1984, the Commission, by a vote of 7 ayes, 2 absent, recommended approval of the project.

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RECOMMENDATION

The Planning Commission and staff recommends the City Council take the following action:

1. Ratify the Negative Declaration
2. Adopt the attached resolution, amending the Point West PUD Schematic Plan

Respectfully submitted,

*John Masuda*

*for*

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:AG:pkb  
attachments

July 17, 1984  
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE June 14, 1984  
 ITEM NO. 202 FILE # P 84-178  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT
- ~~COMMUNITY PLAN AMENDMENT~~  POINT WEST SCHEMATIC
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

Location: 1610 Ardem Way

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  
 Correspondence

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

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

MOTION NO. \_\_\_\_\_

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

- 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 RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER \_\_\_\_\_

MEETING DATE 01/15/14  
 ITEM NO. 201 FILE # PSU-112  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

Location: 1610 Arden Way

Recommendation:  
 Favorable  
 Unfavorable  
 Petition  
 Correspondence

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

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

MOTION NO. \_\_\_\_\_

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

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  - TO RATIFY NEGATIVE DECLARATION
  - TO CONTINUE TO \_\_\_\_\_ MEETING
  - OTHER to withdraw

MEETING DATE Aug. 14, 1984  
 ITEM NO. 200 FILE # PN-179  
 M \_\_\_\_\_

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER \_\_\_\_\_

Location: 1410 Arden Way

Recommendation:

- Favorable *WFF*
- Unfavorable
- Petition
- Correspondence

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

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

MOTION NO. \_\_\_\_\_

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

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  - OTHER \_\_\_\_\_

# RESOLUTION NO. 84-617

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE POINT WEST PUD SCHEMATIC PLAN FROM OFFICE USE TO RETAIL/COMMERCIAL AND OFFICE USE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P84-178)(APN: 277-272-04)

WHEREAS, the City Council conducted a public hearing on July 17, 1984, 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 retail/commercial and 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 in the City of Sacramento is hereby designated on the Point West PUD Schematic Plan as 65,000 square feet of retail/commercial and office use on the first floor and with a total 152,000 square feet of office space.

MAYOR

**APPROVED**  
BY THE CITY COUNCIL

**JUL 17 1984**

OFFICE OF THE  
CITY CLERK

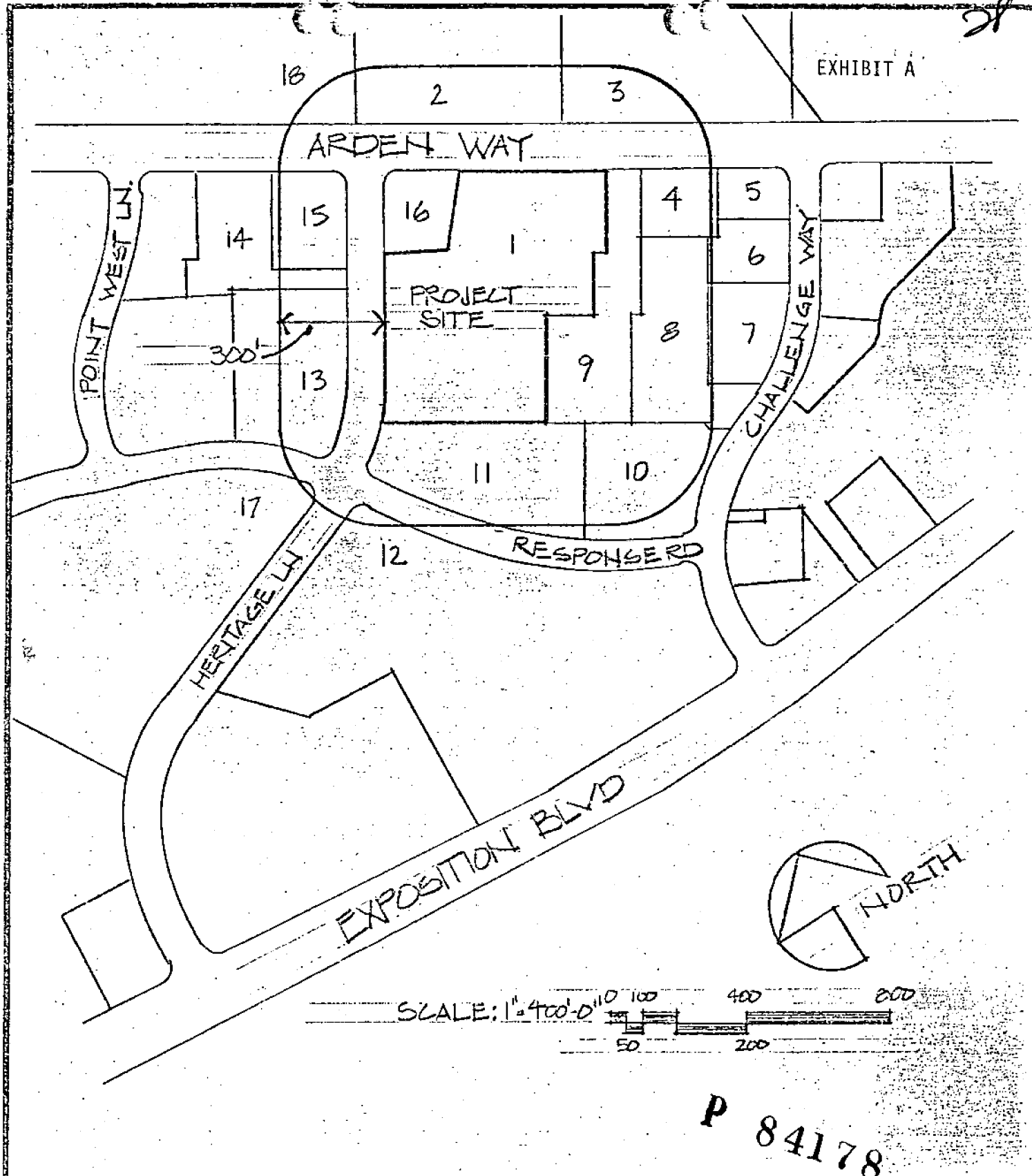
ATTEST:

\_\_\_\_\_  
CITY CLERK

P84-178

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EXHIBIT A



P 84178



**CARISSIMI BOHRER ASSOCIATES**  
Architects and Planners, Inc.

1515 River Park Drive  
Sacramento, California 95815

ARDEN HERITAGE  
OFFICE PARK

1610 ARDEN WAY  
SACRAMENTO  
CALIFORNIA

Drawn by	
Checked	
Job No.	M150
Date	7.31.81
Sheet number	
Of	Sheet(s)

28

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT <u>Carissimi, Rohrer Associates, 1515 River Park Dr., #200, Sacto., CA 95815</u>		
OWNER <u>Arden Heritage Office Park, Ltd., 1300 Ethan Way, #555, Sacto., CA 95825</u>		
PLANS BY <u>Carissimi, Rohrer Associates, 1515 River Park Dr., #200, Sacto., CA 95815</u>		
FILING DATE	5-11-84	50 DAY CPC ACTION DATE
		REPORT BY: JP:bw
NEGATIVE DEC.	6-1-84	ASSESSOR'S PCL NO. 277-272-04

- APPLICATION:
1. Negative Declaration
  2. Amendment of the Point West PUD Schematic Plan to reduce office space designation by 65,000± square feet and allow a mixed retail/commercial and office use on the first floor of a 152,000± square foot structure.
  3. Special Permit Modification to allow a 65,000± square foot mixed retail/commercial and office use

LOCATION: 1610 Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to allow 65,000± square feet of mixed retail/commercial and office use on the first floor of a 152,000± square foot office building known as Point West Corporate Center.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office.  
1965 Industrial Park Community  
Plan Designation: New State Fair site  
Existing Zoning of Site: SC-R  
Existing Land Use of Site: Point West Corporate Center Office Building

Surrounding Land Use and Zoning:

North: Arden Fair Shopping Center, Service Station; C-2  
South: Office Building; OB-R  
East: Retail/Commercial; SC-R  
West: Offices, Restaurants; OB-R

Parking Required: 661 spaces  
Parking Provided: 662 spaces  
Parking Ratio: 1:250  
Property Dimensions: Irregular  
Property Area: 8.35 acres  
Square Footage of Building: 152,000±  
Building Height: 33 feet (2 stories)  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Masonry and bronze glass

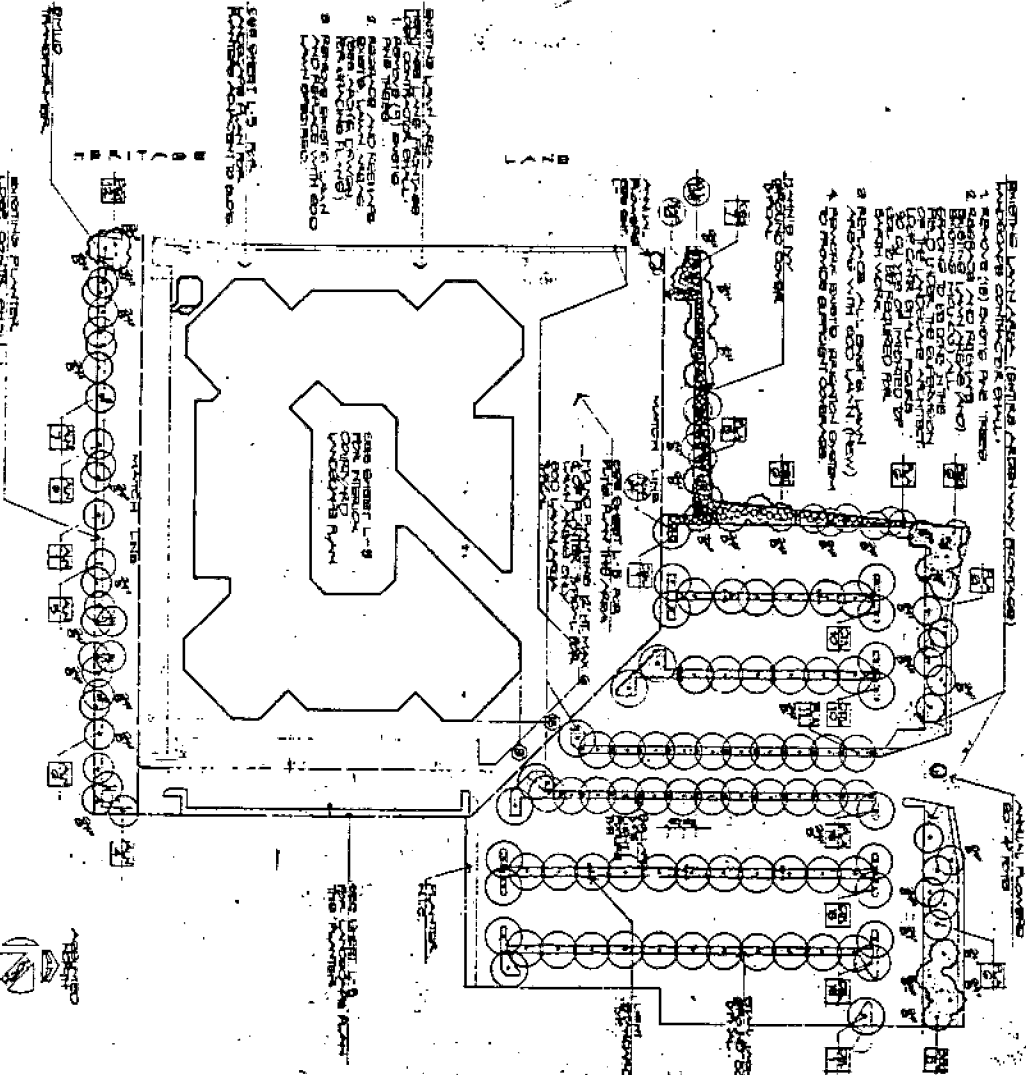
BACKGROUND INFORMATION: The following is a chronology which serves to identify the series of events which have occurred on the subject site:

December 10, 1981: The Planning Commission approved the conversion of the then existing Woolco Department store into 79,000 square feet of office space and 38,000 square feet of retail/commercial space (P-9501). Staff had recommended conversion over to total office space.



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- b. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the mixed use is compatible with adjacent uses and adequate parking will be provided;
- c. The proposed project complies with the 1974 General Plan and the Point West PUD Schematic Plan in that each permits commercial and office development.



- REPAIRS TO BE MADE:
1. REPAIRS TO BE MADE TO EXISTING PARTITION WALLS.
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NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	10	SQ. FT.	1.00	10.00
2	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	20	SQ. FT.	1.00	20.00
3	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	30	SQ. FT.	1.00	30.00
4	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	40	SQ. FT.	1.00	40.00
5	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	50	SQ. FT.	1.00	50.00
6	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	60	SQ. FT.	1.00	60.00
7	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	70	SQ. FT.	1.00	70.00
8	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	80	SQ. FT.	1.00	80.00
9	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	90	SQ. FT.	1.00	90.00
10	REPAIRS TO BE MADE TO EXISTING PARTITION WALLS	100	SQ. FT.	1.00	100.00

# EXHIBIT A

**POINT WEST CORPORATE CENTER**  
**1000 ADDEN-WAY SACRAMENTO, CA**



541-84

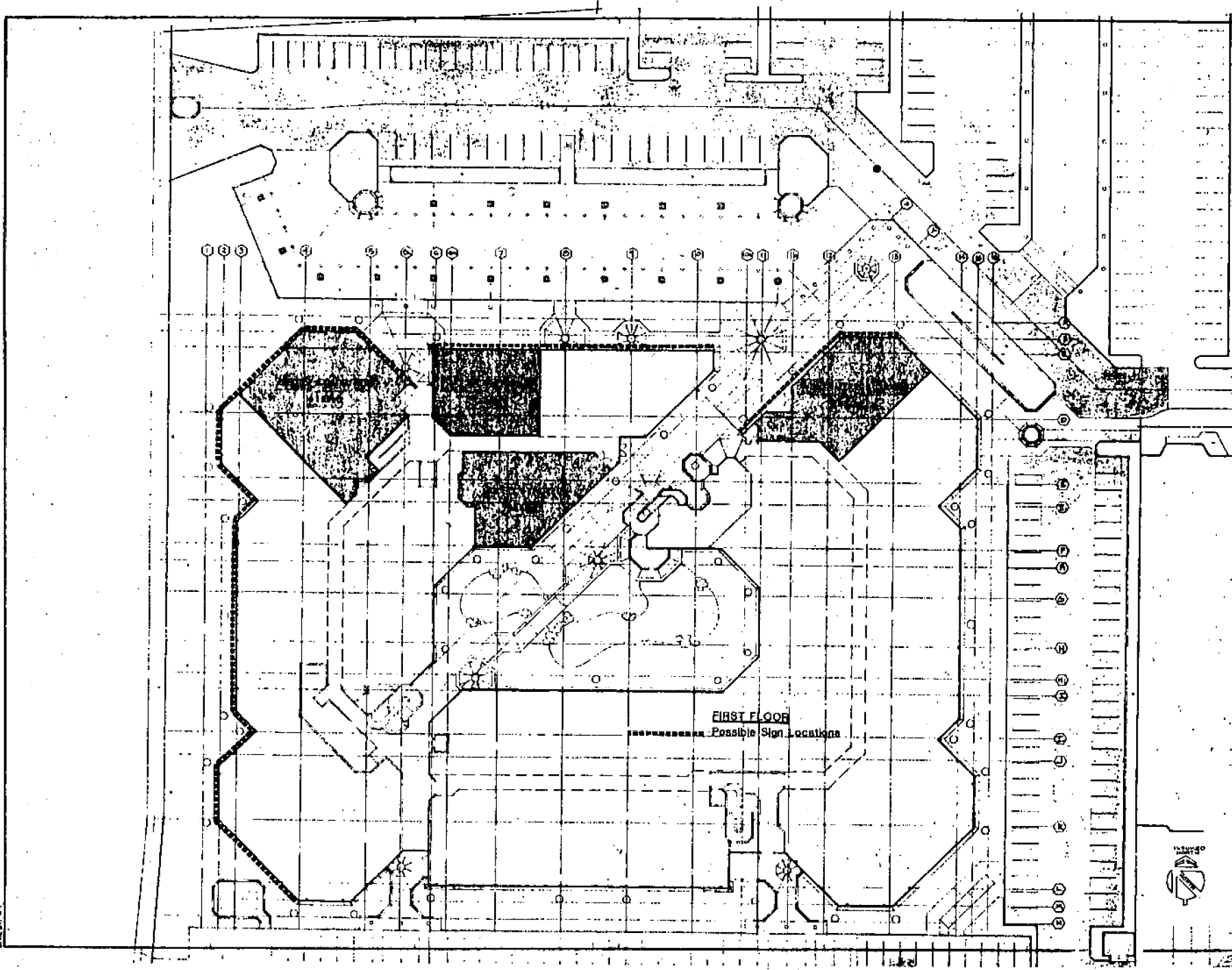
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P84-178

6-14-84

no. 20



POINT WEST CORPORATE CENTER  
 TENANT IMPROVEMENTS FOR  
 FIRST FLOOR  
 1610 ARDEN WAY  
 SACRAMENTO, CA

EXHIBIT



12/1/84

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July 18, 1984

Arden Heritage Office Park, Ltd.  
1300 Ethan Way, #555  
Sacramento, CA 95825

Dear Gentlemen:

On July 17, 1984, the Sacramento City Council took the following actions for property located at 1610 Arden Way:

Hearing closed; Resolution No. 84-617 adopted.

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Lorraine Magana  
City Clerk

LM/rr/28

Enclosure

cc: Planning Department  
Carissimi, Rohrer Associates