



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
NOV 4 1981

CITY PLANNING DEPARTMENT
827 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

November 4, 1981

APPROVED
BY THE CITY COUNCIL

NOV 10 1981

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Resolution Declaring the Occurrence of Certain Conditions Precedent to Development, as Required by the Amended Point West PUD Schematic Plan (P-7082)

SUMMARY:

The subject resolution indicates that a condition has been satisfied as required by a resolution amending the Point West PUD Schematic Plan. It is being requested by a purchaser of a portion of Parcel B that was approved for office use. The staff recommends approval of the resolution.

BACKGROUND INFORMATION

In 1976 the Planning Commission amended the Point West PUD Schematic Plan to allow, as an optional use, offices for Parcels B and C. However, the amendment required that 80 percent of the office development on Parcel E be developed and occupancy permits obtained. The amendment was approved by a resolution that was adopted by the Planning Commission and subsequently recorded on Parcels B and C. At that time, the Planning Commission had final action on PUDs.

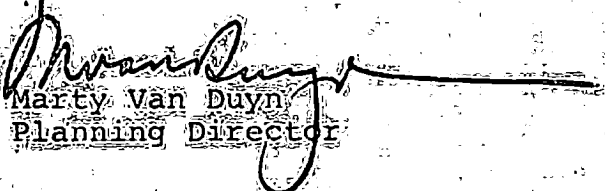
Presently, a prospective purchaser is in the process of finalizing a sale of a portion of Parcel B which has been approved for an office complex. The title report identified Resolution No. 148 which makes reference to the 80 percent clause. The purchaser of the property is concerned that the provisions of Resolution No. 148 may prevent issuance of a building permit for Parcel B. He is therefore requesting that a subsequent resolution be adopted that will indicate compliance with the 80 percent provision or an exemption.

Since the 80 percent has been satisfied, the staff prepared the attached resolution indicating compliance with the resolution. There is no objection to the request.

RECOMMENDATION

The Staff recommends that the City Council adopt the attached resolution.

Respectfully submitted,


Marty Van Duijn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:HY:bw
Attachment
P-7082

November 10, 1981
District No. 3

RESOLUTION NO. 81-846

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**A RESOLUTION DECLARING THE OCCURRENCE
OF CERTAIN CONDITIONS PRECEDENT TO
DEVELOPMENT, AS REQUIRED BY THE AMENDED
POINT WEST PUD SCHEMATIC PLAN**

WHEREAS, the City Planning Commission adopted Resolution No. 148 on August 12, 1976 which amended the Point West PUD Schematic Plan;

WHEREAS, said amendment approved a change of the Point West PUD Schematic Plan for Parcels B & C, as shown on the attached Exhibit B from Theme Specialty Fashion Center to Mixed Commercial on Parcel B, and alternative uses of apartments, offices, and/or commercial on Parcel C, subject to the condition that either

1a. apartments be developed on a portion of Parcel C, or

1b. at least 80% of the office development designated for Parcel E, as shown on the attached Exhibit C had already occurred and was evidenced by Certificates of Occupancy.

WHEREAS, certificates of occupancy have been issued to over 80% of the office development on Parcel E.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. Alternative condition 1b of city Planning Commission Resolution No. 148 has occurred.
2. The land uses approved by City Planning Commission Resolution No. 148 for Parcels B and C are no longer subject to Condition 1 of said Resolution.

ATTEST:

CITY CLERK

MAYOR

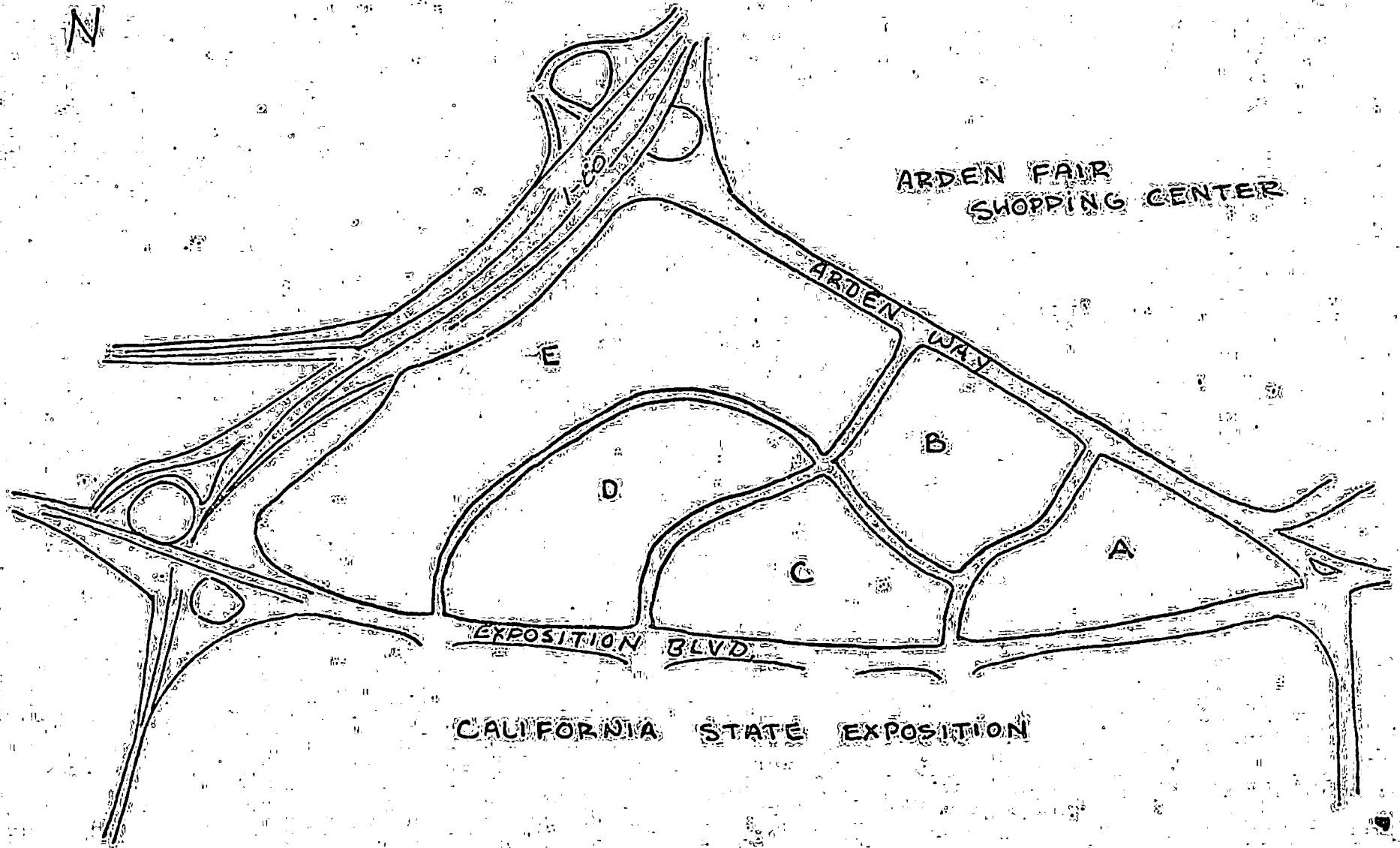
APPROVED
BY THE CITY COUNCIL

NOV 10 1981

OFFICE OF THE
CITY CLERK

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CITY OF SACRAMENTO
PLANNING COMMISSION
1020 1/2 ST.
SACRAMENTO, CALIF. 95811

B 7568-26 P 759
SEP 22 1976

102077
OFFICE HOURS
8:00 AM - 5:00 PM
AUG 25 11 51 AM 1976

RESOLUTION NO. 148

Adopted by the
Sacramento City Planning Commission
on the date of
August 12, 1976

Resolution amending Point West PUD Schematic Plan by redesignating the land use for a portion of Point West PUD as described in attached Exhibit "A" and as shown on attached Exhibit "B" (P-7082)

The City Planning Commission conducted a public hearing on July 22, 1976 concerning the proposed amendment. Based on documentary and oral evidence submitted at the public hearing concerning a change of the Point West PUD (Parcels B and C) Schematic Plan from Theme Specialty Fashion Shopping Center to Mixed Commercial on Parcel B, and alternative uses of Apartments, Office and/or Commercial on Parcel C, the Planning Commission, in support of its decision to amend the Schematic Plan, hereby finds:

1. The market demand for a 450,000 square foot fashion shopping center is questionable at this time;
2. The demand for apartments has been demonstrated by virtue of development on Parcel D, Point West;
3. The demand for commercial development changes over time;
4. Approximately 920,000 square feet of office space is presently designated for development on Parcel E, Point West.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Sacramento hereby adopts the previously described amendment subject to the following conditions:

1. That alternative land uses for parcels B and C, Point West, be designated as follows:
 - a. Apartments on the western portion of Parcel C as shown on attached Exhibit B;
 - b. As an alternative to "A", offices may be developed providing the area of Point West presently designated for office development (Parcel E, Point West) is at least 60 percent developed. The 60 percent will be determined by the Certificate of Occupancy of the office building on Parcel E, Point West.
2. That the easterly portion of Parcel C, Point West, as shown on attached Exhibit B, be designated for commercial development (96,000 square foot specialty shopping center and 9,550 square foot restaurant) with the condition that no commercial development of any kind will be allowed until the commercial designated for Parcel B, Point West, is developed. Parcel E property owners will be notified notwithstanding abnormal provisions.

ATTEST:

SECRETARY PLANNING COMMISSION
P-7082

CHAIRMAN

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EXHIBIT "A"

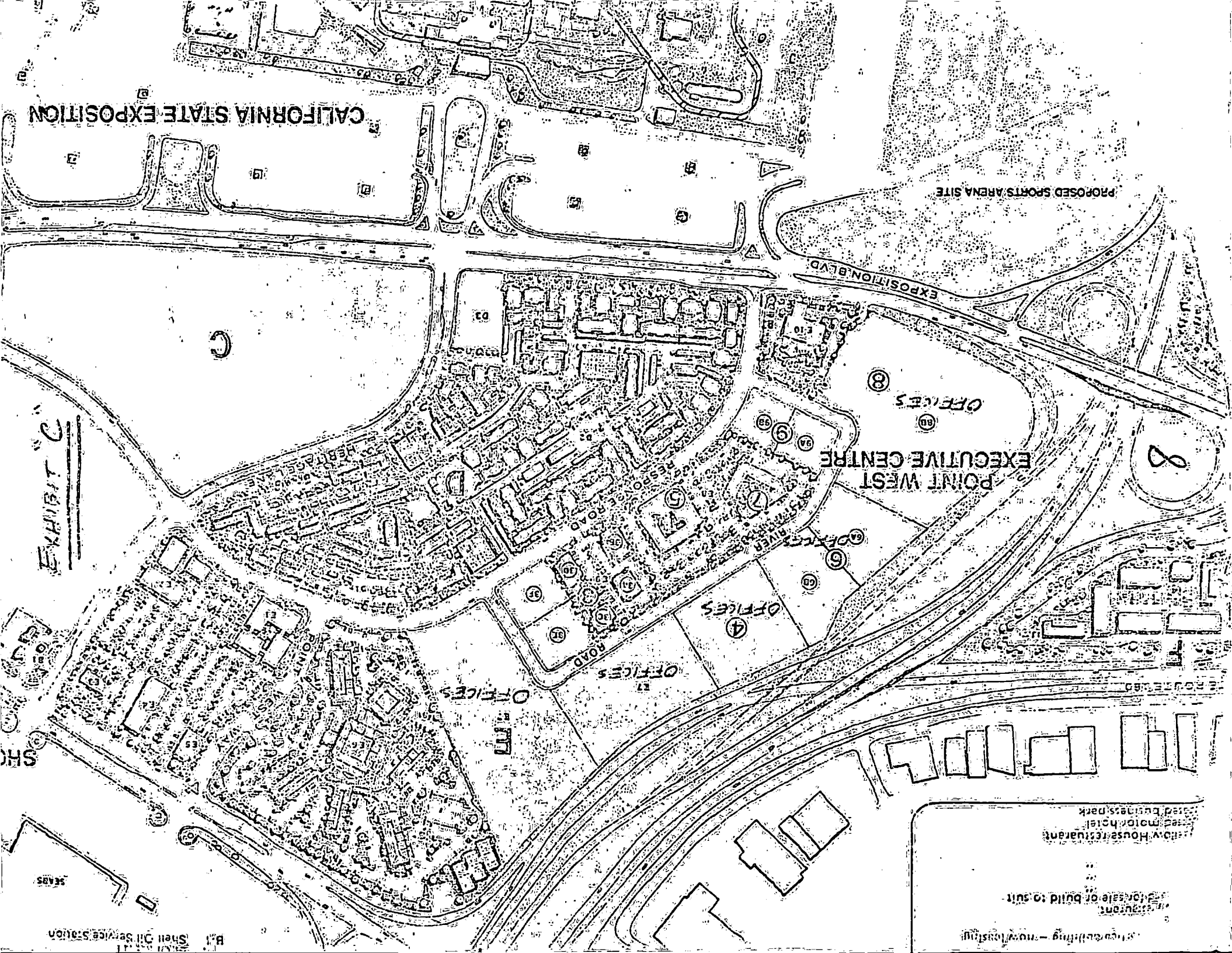
Legal Description for Point West PUD

Schematic Plan Change

(P-7082)

LOTS B AND C OF PLAT OF POINT WEST AS RECORDED IN
THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN
BOOK 82 OF MAPS, MAP NO. 17, ON JUNE 20TH, 1968.

100207



CALIFORNIA STATE EXPOSITION

PROPOSED SPORTS ARENA SITE

EXPOSITION BLVD

POINT WEST EXECUTIVE CENTRE

OFFICES

OFFICES

OFFICES

OFFICES

EXHIBIT "C"

SHO

SEAS

Shell Oil Service Station

New House Restaurant
Hotel
Business park
for sale or build to suit