



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment to the Point West PUD Schematic Plan from Office (15,390 sq. ft.) and Retail (30,780 sq. ft.) designation to 41,580 square feet of Retail (P-9183)

LOCATION: South side of Arden Way, 420 feet west of Challenge Way (between Woolco and Handyman stores)

SUMMARY

This is a request for entitlements necessary to develop 41,580 square feet of retail space within the Point West PUD. Half of the space will be occupied by Tower of Clothes, and the remaining portion will be lease space. The Planning Commission and staff recommended approval of the request. The Planning Commission also approved a special permit to allow the retail development.

BACKGROUND INFORMATION

The subject site is located between the existing Handyman and Woolco stores. It is in an area that is planned for office and other commercial type businesses. It appears that the applicant's proposal for retail space is compatible to surrounding land uses. The staff and Planning Commission have no objection to the retail use of the site.

The only issue addressed by the Planning Commission is relative to the elimination of a 60-foot mall. The original Point West PUD Schematic Plan indicated a 60-foot mall between the Woolco and Handyman stores. As each site developed, the mall was shifted from one location to another; however, it was retained as a design concept to the schematic plan. There are basically two reasons for the mall. First, the mall provides a pedestrian linkage between the commercial uses that front on Arden Way and the office uses that will eventually be developed along Response Road. Secondly, there is a significant amount of parking spaces located at the rear of the site, and the mall would provide access to encourage the usage of those spaces.

APPROVED
BY THE CITY COUNCIL

DEC 9 1980

OFFICE OF THE
CITY CLERK

The Commission concurred with the pedestrian linkage; however, they felt that the mall concept was not the only way to provide access. The Commission felt that rear entrances would provide access to the rear of the site and provide the pedestrian linkage between the stores along Arden Way and offices along Response Road. The Commission therefore required that the applicant redesign the rear elevation to provide a secondary entrance designed as a passage to the front of the building. The applicant is presently working with staff to develop a workable design for the south elevation.

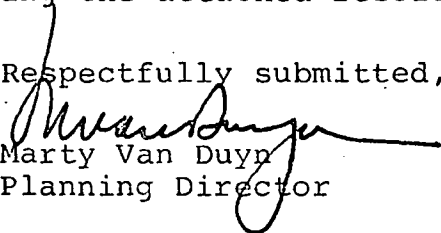
VOTE OF PLANNING COMMISSION

On November 6, 1980 the Planning Commission, by a vote of six ayes, two absent, and one vacancy, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the PUD Schematic Plan Amendment by adopting the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9183

December 9, 1980
District No. 3

RESOLUTION No. 80-818

Adopted by The Sacramento City Council on date of

DECEMBER 9, 1980

RESOLUTION AMENDING THE POINT WEST PUD SCHEMATIC PLAN FROM OFFICE (15,390 SQUARE FEET) AND RETAIL (30,780 SQUARE FEET) DESIGNATION TO 41,580 SQUARE FEET OF RETAIL FOR PROPERTY LOCATED ON THE SOUTH SIDE OF ARDEN WAY, APPROXIMATELY 420 FEET WEST OF CHALLENGE WAY (APN: 277-272-12) (P-9183)

WHEREAS, the City Council conducted a public hearing on December 9, 1980, concerning the above amendment and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The proposal is consistent with the policies of the 1974 General Plan.
3. The site is large enough to accommodate the retail space.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the Schematic Plan shall include a maximum of 41,580 square feet of retail space for the subject site.

MAYOR

ATTEST:

CITY CLERK

P-9183

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE November 16, 1980
 ITEM NO. 510 FILE NO. P-9183
 M- _____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING EIR DETERMINATION
- SPECIAL PERMIT OTHER Urban Renewal
- VARIANCE

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: Walker, Arden Way & Challenge Way

<u>PROponents</u>		
<u>NAME</u>		<u>ADDRESS</u>
<u>Walter Probert</u>		
<u>OPponents</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

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

- MOTION:
- 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 _____ & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION _____
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

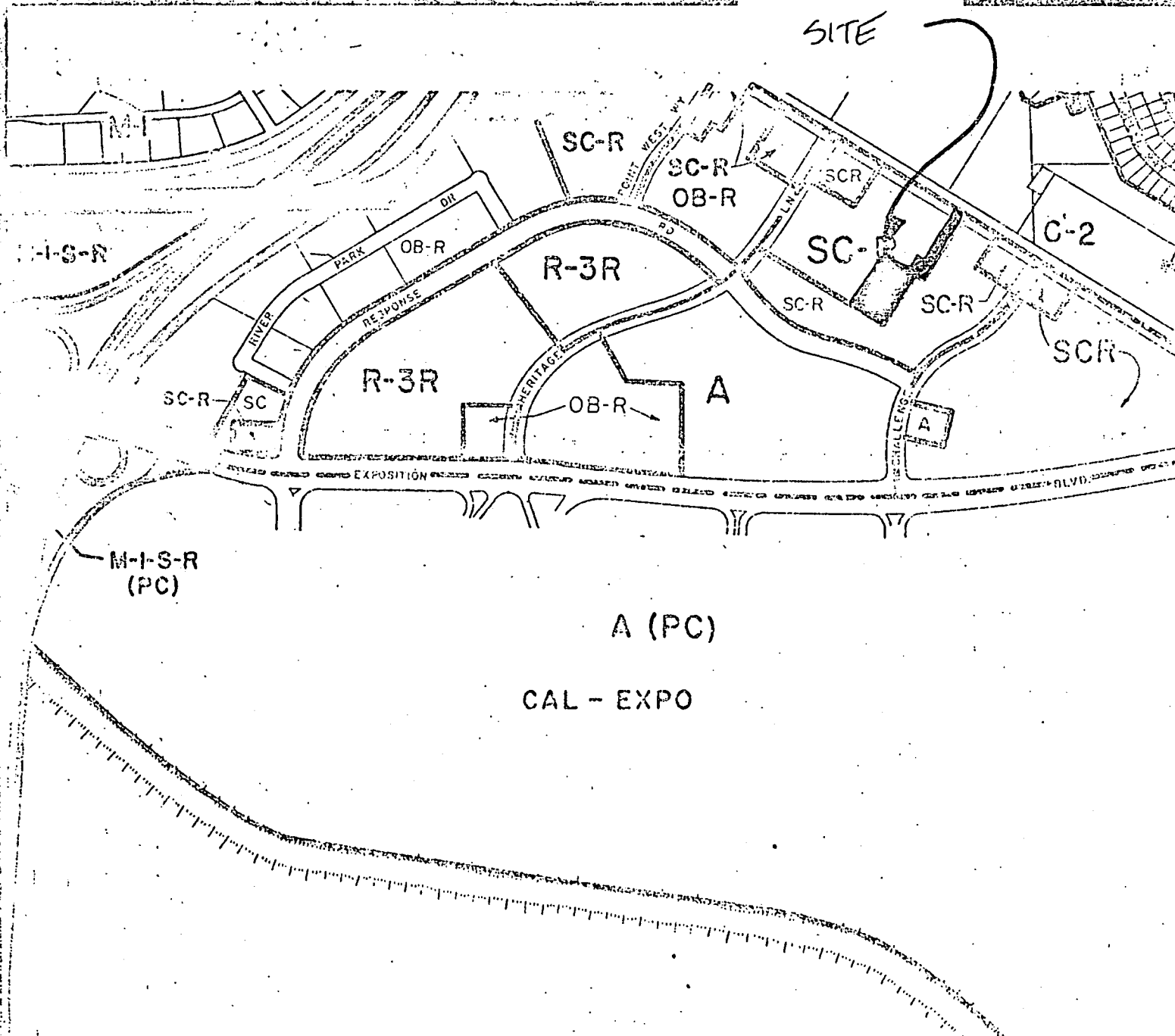
EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation

ARP-F

AMERICAN RIVER

ARP-F

SUBJECT SITE



M-I-S-R (PC)

A (PC)

CAL - EXPO

P. 9183

OCTOBER 23, 80



ITEM NO. 5

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carissimi-Rohrer Associates, Ste. 200, Sacramento, Ca 95815		
OWNER	Coey Family Trust, 1779 Tribute Road, Sacramento, Ca 95815		
PLANS BY	Carissimi-Rohrer Associates, Ste. 200, Sacramento, Ca 95815		
FILING DATE	9-18-80	50 DAY CPC ACTION DATE	REPORT BY: RL:f
NEGATIVE DEC.	10-10-80	EIR	ASSESSOR'S PCL. NO. 277-272-12

- APPLICATION:
1. Environmental Determination.
 2. Point West PUD Schematic Plan Amendment from 30,780+ square feet of "Retail" and 15,390+ square feet of "Office" to 41,580 square feet of "Retail".
 3. Special Permit for 41,580 square feet of "Retail" space on 2.44+ acres.

LOCATION: South side of Arden Way, 420+ feet west of Challenge Way (between existing Woolco and Handyman stores)

PROJECT INFORMATION:

General Plan Designation: Commercial or offices
Point West Schematic Plan Designation: Retail (30,780+ sq. ft.)
Offices (12,400+ sq. ft.)
Existing Zoning of Site: SC-R
Existing Land Use of Site: Vacant building site; parking existing

Surrounding Land Use & Zoning:

North: (Arden Fair) Shopping Center; C-2
South: Vacant; A* & OB-R**
East: (Handyman) home improvement store; SC-R
West: (Woolco) department store; SC-R

- *Per P-8996 - Schematic Plan: Offices
- **per P-8996 - Special Permit for Capital Federal Savings & Loan and corporate offices

Parking Required: 207. Parking Proposed: 181.
Ratio Required: 1:200. Ratio Proposed: 1:230.
Square Footage of Building: 41,580+ sq. ft.

BACKGROUND INFORMATION:

Development of the subject site has been approved by special permit twice previously. On January 11, 1979, the Commission approved this site for retail uses, a racquetball facility, and offices (P-8423). On June 12, 1980, the Commission approved a special permit for 30,780 square feet of retail and 15,390 square feet of offices (P-9038).

STAFF EVALUATION: Staff has the following comments and concerns:

1. Staff has no objections to either the elimination of office space previously approved or for the increase in retail space.
2. With respect to parking, the modification results in a reduction in parking required, from 222 to 207, and an increase in parking proposed on-site, from 172 to 181 parking spaces. Although there remains a deficiency in the number of spaces on-site, the deficiency is acceptable

on the basis of a surplus that was created with the development of Woolco, and the reciprocal parking agreements affecting the various parcels within the shopping center.

With the approval of "The Tower", the so called surplus will be eliminated. No future expansion of any existing or approved project would be possible without the waiver of the parking requirements of the Point West Development Guidelines.

3. The design of the proposed structure is substantially different from that of the Woolco and Handyman stores. Staff would generally seek greater consistency of architectural style among adjacent or abutting buildings. Nevertheless, in this particular instance, staff finds the proposed architecture a welcome relief from a building design that has proved monotonous and unattractive. Retention of the masonry wall construction used on the abutting units would provide continuity to the complex without duplicating the less appealing elements of the preceding projects.
4. A sixty foot wide mall was previously proposed to abut the existing Woolco store. Its inclusion in the development plans of the two prior special permit approvals were based on the shopping center developer's understanding that the building code regulations require a sixty-foot separation between Woolco and any subsequent adjacent construction. The schematic plan at the time of the Woolco special permit approval included such a separation, but at the easterly property instead.

The most recent of several Building Division determinations is that the building separation is not necessary. Nevertheless, staff has considered the mall the only redeeming aspect of the shopping center design.

Although, the current proposal is an architectural improvement, the aesthetics of the elevations do not diminish the desirability of the mall as an activity node, in what would otherwise be a typical linear shopping center design. The previously approved plans provide outdoor seating areas, and landscaping. The mall would have the added significance as a pedestrian link between the shopping center and the office buildings approved to the south. Such linkage would not only encourage walking the short distance between shopping and business destinations, but also make parking spaces in the rear parking lot accessible for customer usage. Neither are the numerous parking spaces likely to be utilized by employees without such access. Woolco would not have direct access to the mall where located on previous plans. Staff would suggest that the mall be required and that it be relocated between the proposed Tower store and the leaseable retail space. The relocation would facilitate mall access for both units and enable division of the leaseable space to even smaller units if they are needed. Staff considers a reduction in the mall width from 60 feet to be 40 feet as a reasonable compromise. Some seating would still be possible. Additional floor space could be created on a second floor.

5. Staff had not objected previously to a two-story project nor would it if two-stories were sought presently. A two-story project would accommodate the floor space that is proposed to replace the previously approved mall area.

6. The signage as indicated on the front elevation measures 216 square feet for "The Tower" and an additional 80 square feet for the colored triangles. The maximum size of signs permitted in the Point West PUD is 150 square feet.

Additional signage will be sought as identification for tenants of the lease space. No details were submitted, and without a sign program there is the potential for a profusion of competing signs, unrelated in style and size. A review of a sign program would be in order.

7. Circulation in the rear parking lot is obstructed by two parking spaces at the west end of the middle row of spaces. These should be eliminated.
8. Existing landscaping on a portion of the site, which was installed at the time of the development of Woolco, has been poorly maintained. These deficiencies should be remedied at the time that new landscape areas are introduced for this project.

Existing planters at the easterly rear parking lot are protected with only prefabricated wheel stops. A six-inch raised concrete curb is more effective in protection of planting.

Additional landscape planters and deciduous trees in the rear parking lot would reduce the amount of radiated heat in that pedestrian area.

9. The indicated trash enclosure may not be utilized by the occupant of the leaseable space. It is only convenient for "The Tower" unit. An additional enclosure located next to the Woolco store would be desirable.

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

1. Ratify the Negative Declaration.
2. Recommend approval of the requested schematic plan amendment.
3. Approve the special permit as requested subject to conditions and based on the findings of fact that follow:

Special Permit Conditions

- a. The height of the building and its architectural projections shall not exceed that of the existing Woolco store.
- b. The exterior building colors shall be compatible with those used previously by Woolco and Handyman.
- c. Eliminate the two parking spaces at the west end of the middle row of spaces in the rear parking lot in order to allow vehicular access to Woolco site.
- d. Existing landscaping shall be renovated.
- e. The landscape irrigation system shall be on timers.
- f. Additional landscaping shall be located in the rear parking lot in accordance with the PUD Guidelines. The wheel stops for the existing end planters (located at the rear of the building) shall be replaced with a six-inch raised concrete curb surrounding the planters.
- g. Landscaping and irrigation plans shall be submitted for review and approval by the City Landscape Architect and staff prior to issuance of building permits.

- h. A 40-foot wide mall shall be located between The Tower unit and the leaseable unit. (deleted by CPC)
- i. A revised site plan with required changes shall be submitted to staff for review and approval prior to filing for building permits.
- j. A sign program shall be submitted to staff for review and approval prior to fabrication. Such submittal shall have been reviewed by the Point West Architectural Review Committee prior to submittal to staff. The combined square footage of "The Tower" sign and the triangle design shall not exceed the 150 square foot maximum prescribed in the PUD Guidelines. All signage shall conform to the provisions of the PUD Guidelines.
- 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 including installation of landscaping.
- l. Provide an additional masonry trash enclosure at the rear of the leaseable retail space, abutting Woolco. Both enclosures shall have corrugated metal doors or other durable materials.

*see below

Findings of Fact

1. The proposed project is based on sound principles of land use in that the adjacent properties are already developed with commercial uses, which are compatible.
2. The proposed project, as conditioned, will not be detrimental to public health, safety, or welfare, or result in creation of a nuisance in that:
 - a. Vehicle access and circulation on site has for the most part been established, and the changes proposed will have no impact.
 - b. The ground floor retail units will be accessible to the handicapped.
3. The project complies with the objectives of the General Plan in that it is consistent with the land use designation of that plan.

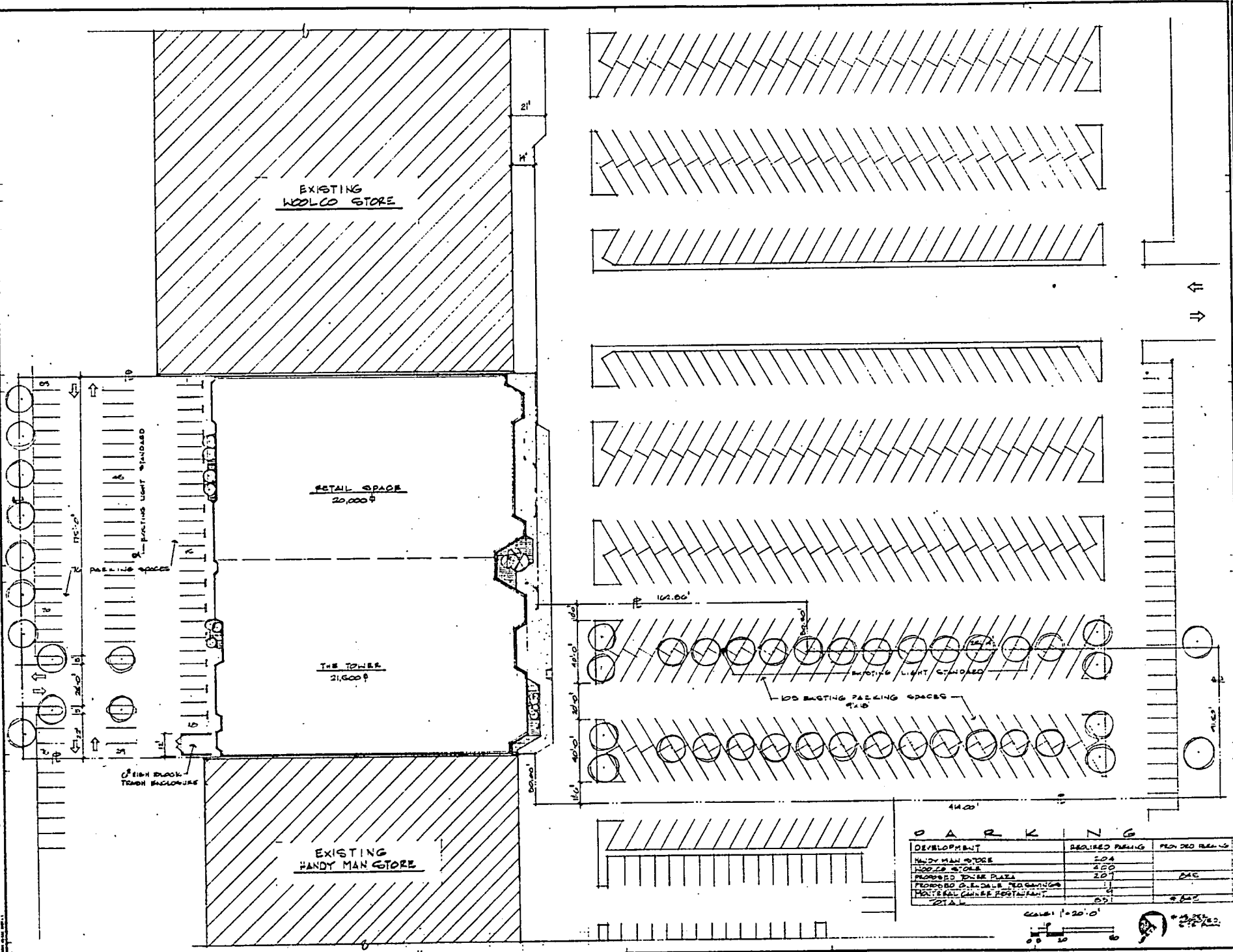
CPC added:

- *Applicant shall redesign the rear (south) elevation to provide a secondary entrance designed as a passage to the front of the building.

P. 9183

10-23-80

ITEM NO. 5



P A R K I N G

DEVELOPMENT	REQUIRED PARKING	PROVIDED PARKING
HANDY MAN STORE	204	204
WOOLCO STORE	250	250
PROPOSED TOWER PLAZA	207	207
PROPOSED G. & S. RESTAURANT	11	11
PROPOSED G. & S. RESTAURANT	11	11
TOTAL	683	683



A RETAIL COMMERCIAL BUILDING FOR:
THE TOWER
 SACRAMENTO, CALIFORNIA

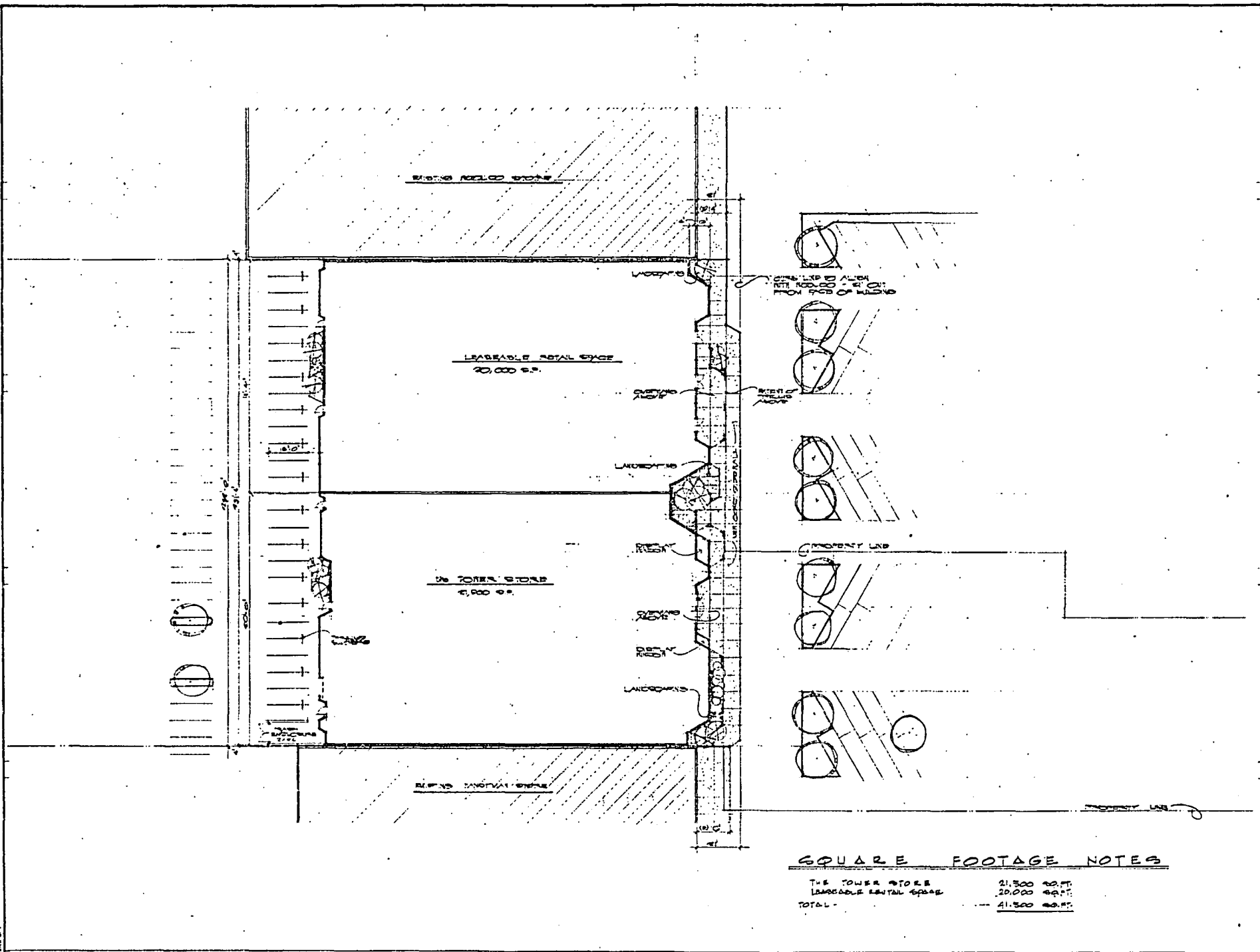
DATE: 10-23-80
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

P1

7-9183

10-23-80

ITEM NO. 5



FLOOR PLAN

SQUARE FOOTAGE NOTES

THE TOWER STORE	4,500	SQ. FT.
LEASEABLE RETAIL SPACE	20,000	SQ. FT.
TOTAL	41,500	SQ. FT.

SCALE 1/8" = 1'-0"



COMMERCIAL ARCHITECTS
 1211 W. 10TH STREET
 OAKLAND, CALIFORNIA 94612

A NEAR COMMERCIAL BUILDING FOR
THE TOWER
 OAKLAND, CALIFORNIA

THIS DRAWING IS THE PROPERTY OF
 COMMERCIAL ARCHITECTS AND SHOULD
 NOT BE REPRODUCED OR COPIED
 WITHOUT THE WRITTEN CONSENT OF
 COMMERCIAL ARCHITECTS

DATE OF EXISTING PLAN
 DATE OF REVISION
 DRAWN BY
 CHECKED BY

PROJECT NO.
 SHEET NO.

DATE
 OF 10-23-80

PROJECT NAME

CLIENT

ARCHITECT

P2

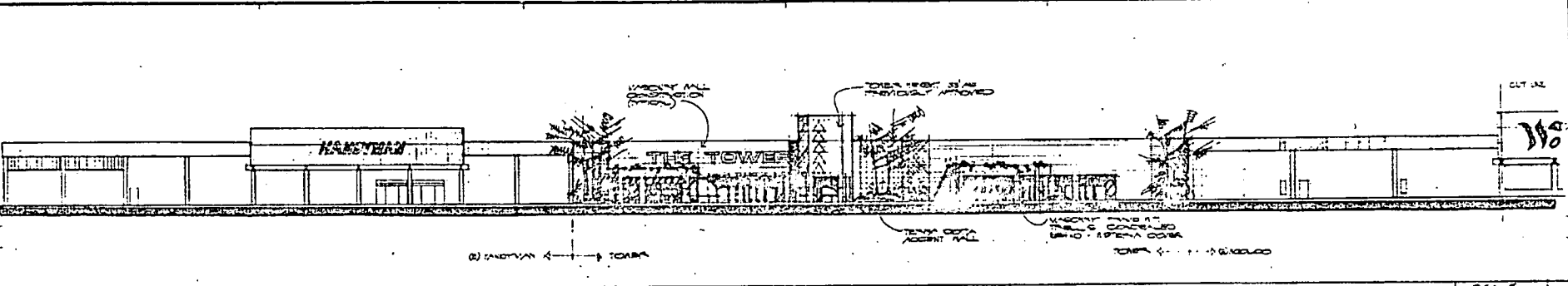


THE TOWER
SAN ANTONIO, TEXAS

A NEAL CONNOR ARCHITECTS
SAN ANTONIO, TEXAS

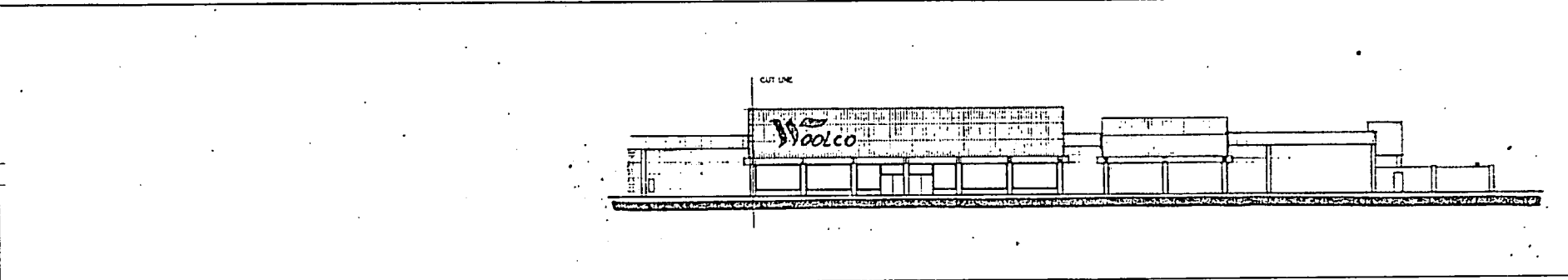
DATE	NO.

P3

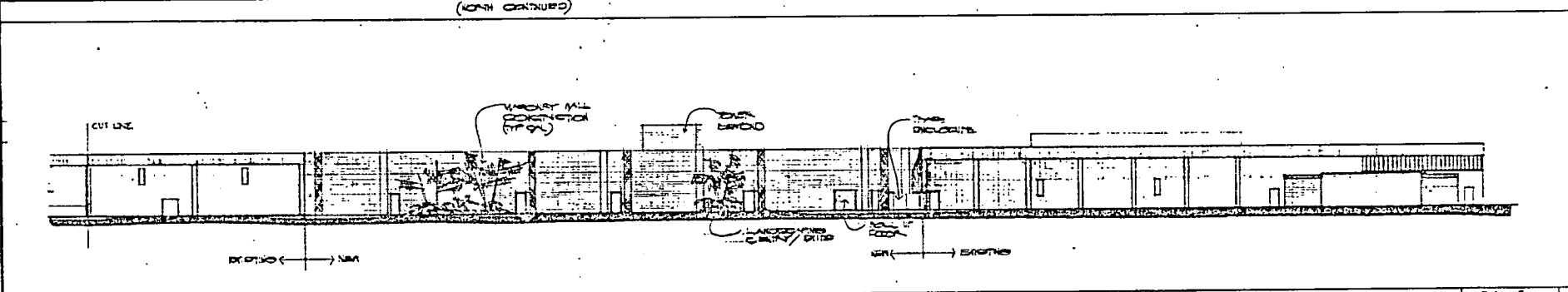


N O R T H E L E V A T I O N

SCALE 1/8" = 1'-0"

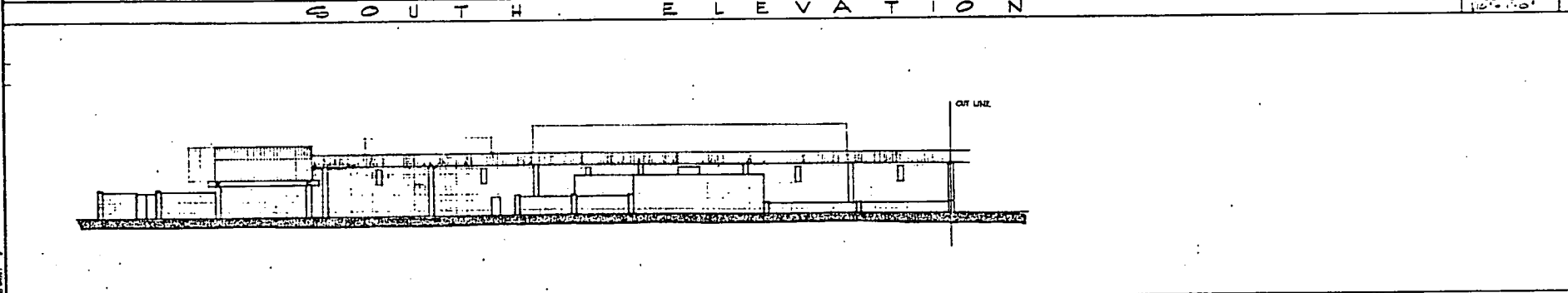


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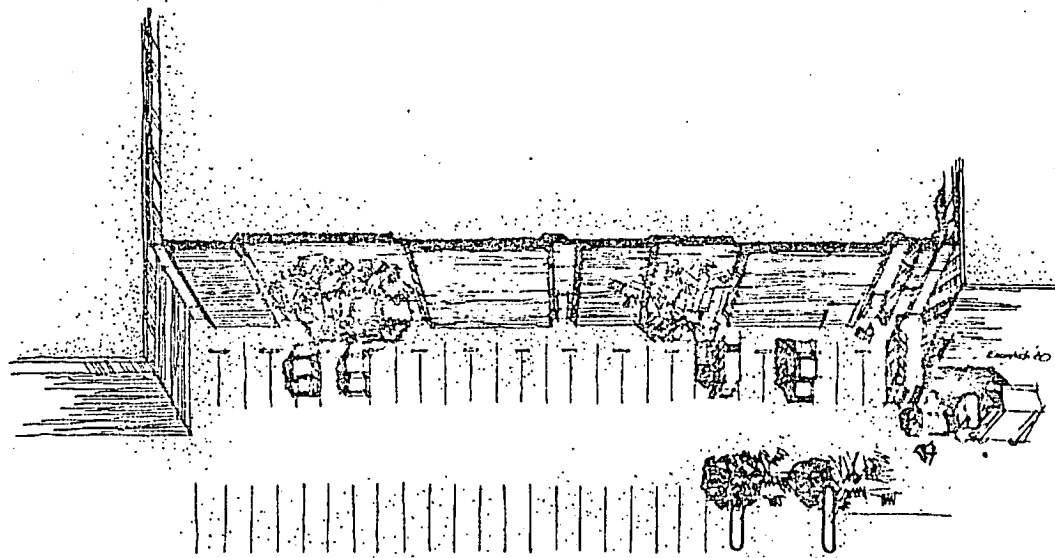
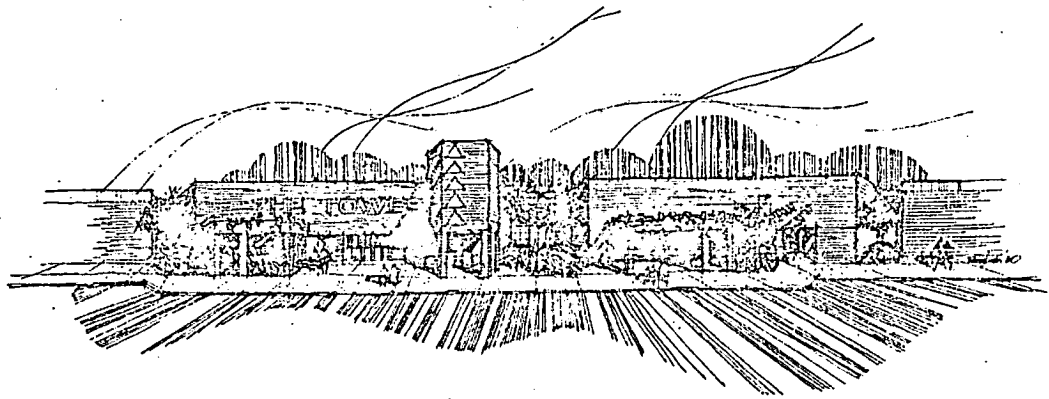
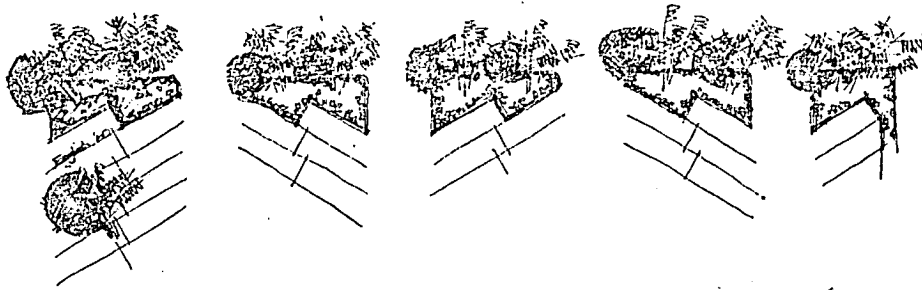
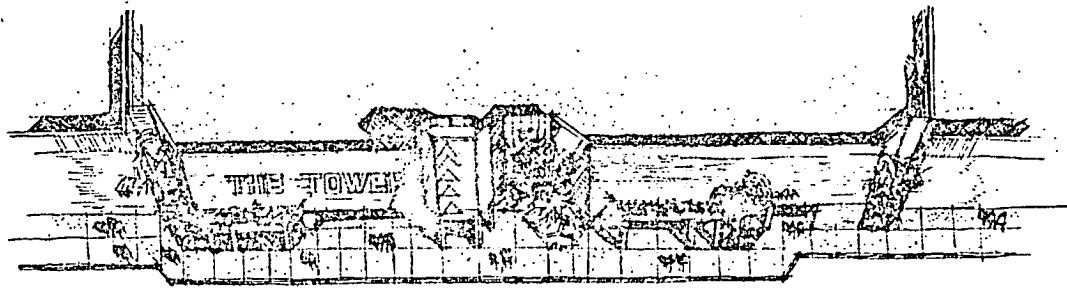



S O U T H E L E V A T I O N

SCALE 1/8" = 1'-0"

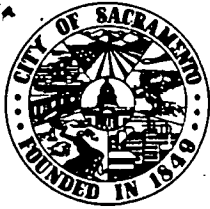


(SOUTH CONTINUED)



7d																		
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THE TOWER
OCCUPANCY, CALIFORNIA



CITY OF SACRAMENTO

CLERK'S OFFICE
CITY OF SACRAMENTO

NOV 13 4 53 PM '80 *Jm*

P-9183

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 17, 1980

PPP: 12-2-80
HR9: 12-9-80
FCA DATE: 12-16-80
cc: Van Duyn
Carstens
Miller
Jm

MEMORANDUM

TO: Lorraine Magana
FROM: Jan Mirrione *Jm*
SUBJECT: Request to Set Public Hearings

Please schedule the following items for public hearings. All necessary support material is attached.

1. Various requests for property located on the west side of Center Parkway at the terminus of Arroyo Vista Drive. (P-9133) (D8)
 - a. Tentative Map to divide 7+ acres into two airspace condominium parcels to develop 127 condominium units
 - b. Subdivision Modification to waive service connections.
2. Various requests for property located at the southwest intersection of Norwood Avenue and I-880 Freeway. (P-9180) (D2)
 - a. Amend North Norwood Community Plan from Multiple Family Residential to Shopping-Commercial
 - b. Rezone 7+ acres from HC Highway Commercial to C-2(PUD) General Commercial (Planned Unit Development) and 0.1+ acre from A Agricultural to C-2(PUD).
3. Point West Schematic Plan Amendment to increase retail designation from 30,780+ square feet to 41,580 square feet and eliminate 12,400+ square feet of offices. Location: Southwest corner Arden Way and Challenge Way. (P-9183) (D3)
4. Various requests for property located at 2915 Santa Buena Way. (P-9189) (D4)
 - a. Tentative Map to divide 0.2+ acre into two parcels
 - b. Subdivision Modification to create a lot substandard in width, depth, and size
 - c. Subdivision Modification to waive service connections to Parcel 1.

5. Tentative Map to divide 23+ acres with four existing warehouses in the Light Industrial M-1(S) Zone into five parcels. Location: Southeast corner of Pell Drive and Main Avenue. (P-9166) (D2) FT

The Fast Track ad is attached for this item. Please return six copies to Jan after hearing date has been set.

6. Various requests for property located on the north side of Marin, between 73rd and 76th Streets. (P-8504) (D6)

- a. Post Subdivision Modification to modify the site design to accommodate a park on the parcel to the north

- b. Tentative Map Time Extension for Sequoia Village.

7. Resolution amending City General Plan and Colonial Community Plan by designating a 4+ vacant acre site as a neighborhood park. Location: South side of 17th Avenue, east of 73rd Street. (M-501) (D6)

Items 6 and 7 are related and the same property ownership list should be used for these.

SEE AMENDMENT 8.

8. Amendment to Zoning Ordinance relating to sales and lease program for qualified low and moderate income tenants and households for condominium conversion projects. (M-483) (All Districts)

9. Ordinance Amending Sections 19.312 and 19.313 of the Sacramento City Code, relating to Refuse Collectors' Fees. (M-518) (All Districts)

Items 8 and 9 must be published 14 days prior to date of hearing.

jm


Attachments

November 20, 1980

Mike:

Amended verbiage for my Item No. 8, memorandum of November 17, 1980, requesting hearings be set:

8. a. Amendment to Comprehensive Zoning Ordinance relating to the sales and lease program to include a minimum of 10% and a maximum of 50% low and moderate income units in conversion projects. (M-483)
- b. Amendment to Comprehensive Zoning Ordinance relating to required findings for approval of a condominium conversion project. (M-483)



SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: DP/9-18-80

Project Location SW Corner of Arden Way & Challenge Way P No 9183

Assessor Parcel No. 277-272-12

Owners The Coey Family Trust Phone No. _____

Address 1779 H-Tribute Road, Sacramento

Applicant FHK Investment Co. Phone No. 485-3444

Address 3436 American River Dr., Sacramento, CA 95825

Signature _____ C.P.C. Mfg. Date 10-23-80
11-6-80

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date		Filing Fees
<input checked="" type="checkbox"/> Environ. Determination _____	_____	_____		\$ 90
<input type="checkbox"/> General Plan Amend _____	_____	_____		\$ _____
_____	_____	_____	Res. _____	
<input type="checkbox"/> Community Plan Amend _____	_____	_____		\$ _____
() _____	_____	_____	Res. _____	
<input type="checkbox"/> Rezone _____	_____	_____		\$ _____
_____	_____	_____	Ord. _____	
<input type="checkbox"/> Tentative Map _____	_____	_____		\$ _____
_____	_____	_____	Res. _____	
<input checked="" type="checkbox"/> Special Permit to develop 41,580 sq. ft. of retail space on 2.44+ ac. in Point West PUD	AA 11-6-80	_____		\$ _____
<input type="checkbox"/> Variances _____	_____	_____		\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____		\$ _____
<input checked="" type="checkbox"/> PUD Schematic Plan Amendment to increase retail designation from 30,780+ sq. ft. to 41,580 sq. ft. & eliminate 12,400+ sq. ft. of offices	RA 11-6-80	_____		\$ 1,150
<input type="checkbox"/> Other Notification & Posting _____	_____	_____		\$ 36

FEE TOTAL \$ 1,276

Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission RECEIPT NO. _____ By/date _____

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 6, 1980

ITEM NO. 50 FILE NO. P-9183
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE

- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Automatic Plan Amendment

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: SW corner of Arden Way & Challenge Way

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>
<u>Walter Prover</u>		

<u>OPPOSITORS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

MOTION:

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

- 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 _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 308

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

December 10, 1980

Coey Family Trust
1779 Tribute Road
Sacramento, CA 95818

On December 9, 1980, the City Council approved the following for property located at the south side of Arden Way, 420+ feet west of Challenge Way (between existing Woolco and Handyman stores) [P-9183]:

Adopted a resolution amending the Point West PUD Schematic Plan from Office and Retail designation to 41,580 square feet of retail and eliminate 12,400+ square feet of offices.

For your records, I have enclosed one fully certified copy of the above referenced resolution.

Sincerely,

Anne Mason
Deputy City Clerk

AM/mm/34
Encl.

cc: Carissimi-Rohrer Associates
Planning Department