

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Law Offices of Balfrey & Abbott, 1801 I Street #200 Sacto., CA 95814
OWNER	Arden Fair Associates c/o HAFV 1689-D Arden Way Sacto., CA 95815
PLANS BY	Callison Partnership 1423 3rd Avenue Seattle, WA CH2M Hill 3840 Rosin Ct. Altoon & Porter Architects 3275 Wilshire Blvd. L.A. CA Sacto., CA
FILING DATE	1-5-88
ENVIR. DET.	Neg. Dec.
REPORT BY	J.P. rt
ASSESSOR'S-PCL. NO.	277-0160-008, 028

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to construct a building which exceeds 40,000 square feet in the C-2 zone for a 180,000+ square foot retail building.
 - C. Variance to exceed the 45 foot height limit for a 58 foot high (three story) 180,000+ square foot retail building.
 - D. Variance to locate 720 required parking spaces off-site on adjacent lots for a 180,000+ square foot retail building.

LOCATION: North of Arden Way, 230+ feet south of intersection of Keith Way and Bowling Green Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 180,000+ square foot, 58 foot high Nordstrom Department store in the existing Arden Fair Shopping Center located in the General Commercial (C-2) zone.

PROJECT INFORMATION:

General Plan Designation: Regional Commercial and Offices
Existing Zoning of Site: C-2
Existing Land Use of Site: Arden Fair Shopping Center. Proposed building pad in parking lot area.

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
South: Commercial; SC-R, PUD
East: Commercial; C-2
West: Motor Hotel, Apartments; C-2

Parking Required: 720 spaces
Parking Provided: 720 spaces off-site
Property Dimensions: Irregular
Property Area: 32+ acres
Square Footage of Building: 180,000+ square feet
Height of Building: 58 feet to plate line (three stories), 79 feet to highest point (top of skylight)
Exterior Building Materials: Masonry, metal, stucco, glass
Roof Material: Metal

APPLC. NO. P88-052 MEETING DATE 2-11-88 ITEM NO. 15

01584

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Existing Land Use and Zoning

The subject site consists of two parcels totaling 32+ acres in the General Commercial (C-2) zone. A portion of the Arden Fair Shopping Center is located on the site. Specifically, the one story Arden Fair Mall west of the Weinstocks building is located on the 15.4+ acre eastern parcel, and Sears Department Store is located on the western 16.4+ acre parcel. Existing building square footage for the mall west of Weinstocks is 440,000+ square feet. The shopping center parking is also located on the two parcels. Surrounding land uses are: Single family residential zoned R-1 to the north; commercial and office uses in the Point West Planned Unit Development zoned SC-PUD to the south; further extension of the Arden Fair Shopping Center zoned C-2 to the east; and the Sacramento Inn Motor Lodge, offices, a theater and apartments in the C-2 zone to the west. The General Plan designates the site Regional Commercial and Offices.

B. Applicant's Proposal

The applicant is proposing to remove approximately 15,000 square feet of the north side of the existing mall structure and construct a new 180,000+ square feet, 58 foot high Nordstrom Department store. The construction of the Nordstrom building is proposed to be Phase I of a complete renovation of the Arden Fair Mall. Later phases for renovation and expansion are proposed to include the following:

- | | |
|--|----------------------------|
| 1. Demolition of existing Sears and construction of new Sears* | 155,000+ sq.ft. (GLA) |
| 2. Expansion of existing one story mall to west | 91,000+ sq.ft. (GLA) |
| 3. Construction of new second level to mall | 177,000+ sq.ft. (GLA) |
| 4. Construction of a fourth major department store to south of existing mall | 80,000+ sq.ft. (GLA) |
| 5. Construction of a two level parking garage | Approx. 284 parking spaces |

* Sears has received a demolition permit for the existing building and has begun to demolish a portion of the structure.

Total square footage of the existing mall, Sears and Weinstocks is 648,445+ square feet. When the renovation project is complete, total proposed square footage is 1,236,970+ square feet. The tentative timetable for renovation is:

<u>Building</u>	<u>Begin Construction</u>	<u>Open for Business</u>
New Sears	Spring 1988	Spring 1989
Nordstrom	Summer 1988	Fall 1989
Second Level on Existing Mall	Summer 1988	Fall 1989
Extension of Two Level		
Mall to West	Spring 1989	Spring 1990

The construction of the fourth major department store and the parking garage are proposed for later phases and construction timetables for these buildings have not been formulated.

At this time, the applicant is requesting the necessary entitlements only for Phase I of the renovation project, construction of the Nordstrom Department Store. These entitlements are: a Special Permit to construct a retail commercial building over 40,00 square feet in the C-2 zone, the proposed 180,000+ square foot retail department store; a Variance to exceed the 45 foot height limit of the C-2 zone for the proposed 58 foot high building; and a Variance to allow the 720 parking spaces required for the proposed retail use to be located off-site on adjacent parcels instead of the same parcel as the Nordstrom Department store.

C. Site Plan Design

The applicant intends to locate the proposed Nordstrom building on a 75,600+ square foot area north of the existing mall and Sears. This area is currently used for shopping center parking and vehicle circulation and the lot line separating the two subject parcels is also located in this area. The applicant is aware that this lot line will need to be removed or relocated before a building permit for the proposed department store can be issued. Tentative plans are to apply for a parcel map or lot line adjustment which would locate the Nordstrom building (no parking) on a parcel, the new Sears building and parking on a parcel, and the two level mall and parking on a separate parcel.

The construction of the new 180,000+ square foot Nordstrom structure and the proposed renovation of the existing mall requires that a six foot high solid wall be constructed along the north property line adjacent to the existing single family residences. Planning staff recommends that the wall incorporate a decorative element and be of similar materials as the proposed mall structures and that a landscaped area be located adjacent to the wall. Planning staff has no objections if the construction of the wall is deferred to coincide with the renovation of the mall.

D. Parking and Circulation:

Presently, reciprocal parking and access agreements between owners of the properties which comprise Arden Fair Shopping Center are utilized. The total square footage of the existing mall, Sears and Weinstocks, is 648,445+ square feet, requiring 2,594 parking spaces (ratio: 1 space per 250 square feet). The existing parking provided for these uses is 4,046 spaces.

As noted above, the Nordstrom structure is proposed to be located on a parcel which will accommodate the building pad only. Parking is proposed to be located off-site in the adjacent mall parking lot area. Required parking for the proposed 180,000+ square foot Nordstrom building is 720 spaces. Planning staff has no objections to the required parking being located off-site as long as reciprocal parking and access agreements between the property owners of the Nordstrom parcel and the adjacent parcels are provided and recorded. Overall, the parking required for the proposed 1,156,970+ square foot shopping center from Weinstocks to Sears (excluding the fourth major 80,000 square foot department store) is 4,627 parking spaces. The consultants preparing the parking lot site plan for the shopping center have indicated that 4,922 parking spaces will be provided. Staff finds that adequate parking for the Nordstrom building and mall expansion will be provided.

The proposed project to construct the Nordstrom building requires that a Transportation Management Plan (TMP) be provided. A TMP will also be required for the proposed mall expansion. Representatives from City Planning, the City Transportation Engineering Division, and Regional Transit met to discuss the proposed project and concluded that it would be preferable if the applicant prepared a TMP for the entire mall expansion instead of having a separate plan prepared for the Nordstrom project and another TMP prepared for the mall renovation and expansion. Suggested TMP measures for the project are a shuttle service between the shopping center and the light rail station, showers and lockers, transit pass subsidy and transit operating subsidy.

Presently, there is a driveway entrance off of Keith Way to the Arden Fair Shopping Center. Several residents adjacent to the mall have inquired as to whether or not this entrance to the mall will be closed. The closure of the Keith Way entrance is not proposed as part of this application. The construction of the Nordstrom building, however, will necessitate the relocation of an existing internal driveway which extends from the Keith Way entrance south to one of the Arden Way entrances. The Police and Fire Departments have no objection to the internal circulation pattern of the mall being redesigned. This driveway is not used to respond to emergency calls as there are speed bumps located in the driveway and there would be a danger of emergency vehicles hitting pedestrians if the driveway was used for emergency access.

E. Building Design and Height

The applicant proposes to construct a three story, 58 foot high (to plate line) building. Building height to the top of the structure is 79+ feet. Proposed building materials are masonry of two complimentary colors, stucco, and a metal roof. At the first floor level a metal trellis would also be constructed which would surround the structure on three sides. This trellis is proposed to include landscaping.

Planning staff finds that the proposed building is attractively designed and the elevations are interesting and provide necessary movement. Final building plans which further detail proposed building materials and colors should be submitted for Planning staff review and approval prior to issuance of building permits.

The applicant has requested a variance to exceed the 45 foot height limit of the C-2 zone for the 58 foot high building. The proposed building is 125 to 150 feet away from the north property line where single family residences are located. Exhibit G illustrates a sight line study which indicates that if the proposed building was constructed at the height limit but with minimum setbacks, it would have a significant visual impact on the adjacent residences to the north. The location of the 58 foot high building, 125 to 150 feet south of the residential properties, is preferable as it has less of a visual impact and locates the retail commercial building further from the single family residences. Staff, therefore, recommends approval of the variance request.

F. Signage

The applicant proposes individual letters for signage, each letter consisting of an acrylic face with a metal return. At night the signs are proposed to be internally illuminated and the face of the signs would be white. During the day the signs would not be illuminated and the letters would be dark (Exhibit H). Planning staff finds that an illuminated sign on the north elevation facing the residential uses could infringe upon the residents' sense of privacy and not be aesthetically pleasing. Staff recommends that if an internally illuminated sign is located on the north elevation, a study be presented to the Planning Director for review and approval which indicates that the illuminated sign on the north elevation will not be visible from the rear yards or rear windows of the adjacent single family residences to the north. If any proposed north elevation sign is visible from the rear yards of adjacent properties, the sign should either be non-illuminated or internally illuminated in such a way to create a halo back-lighted effect.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration subject to the following mitigation measures. The mitigation measures apply to both the proposed Nordstrom project and the proposed renovation and expansion of the existing mall and Sears store.

1. Obtain a Planning Director's Permit for a Transportation Management Plan which meets the required 15% Trip Reduction target. Consideration should be given to providing a regular shuttle service between the shopping center and the nearby light rail station located west of Business 80. Another possibility might be a shuttle serving the large concentration of people working in the Point West area.
2. Provide sufficient parking spaces for the expansion of the mall in accordance with the City Zoning Code. Consideration could be given to providing parking stalls sized for compact cars as a means for making up the shortfall.
3. Prior to implementation of any phase of expansion of the mall which will directly affect or be affected by the site of gasoline contaminated soil located west of Sears, the County Environmental Health Branch must review and accept a Work Plan for Site Remediation and establish specific clean up levels to be achieved. This measure does not apply to entitlements associated with the Nordstrom Department store.

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

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit for the 180,000+ square foot retail building in the C-2 zone, subject to conditions and based upon Findings of Fact which follow;
- C. Approve the Variance to exceed the 45 foot height limit for the 58 foot high, 180,000+ square foot retail building, subject to conditions and based upon Findings of Fact which follow;
- D. Approve the Variance to locate 720 required parking spaces off-site on adjacent lots for the 180,000+ square foot retail building subject to conditions and based upon Findings of Fact which follow.

Conditions

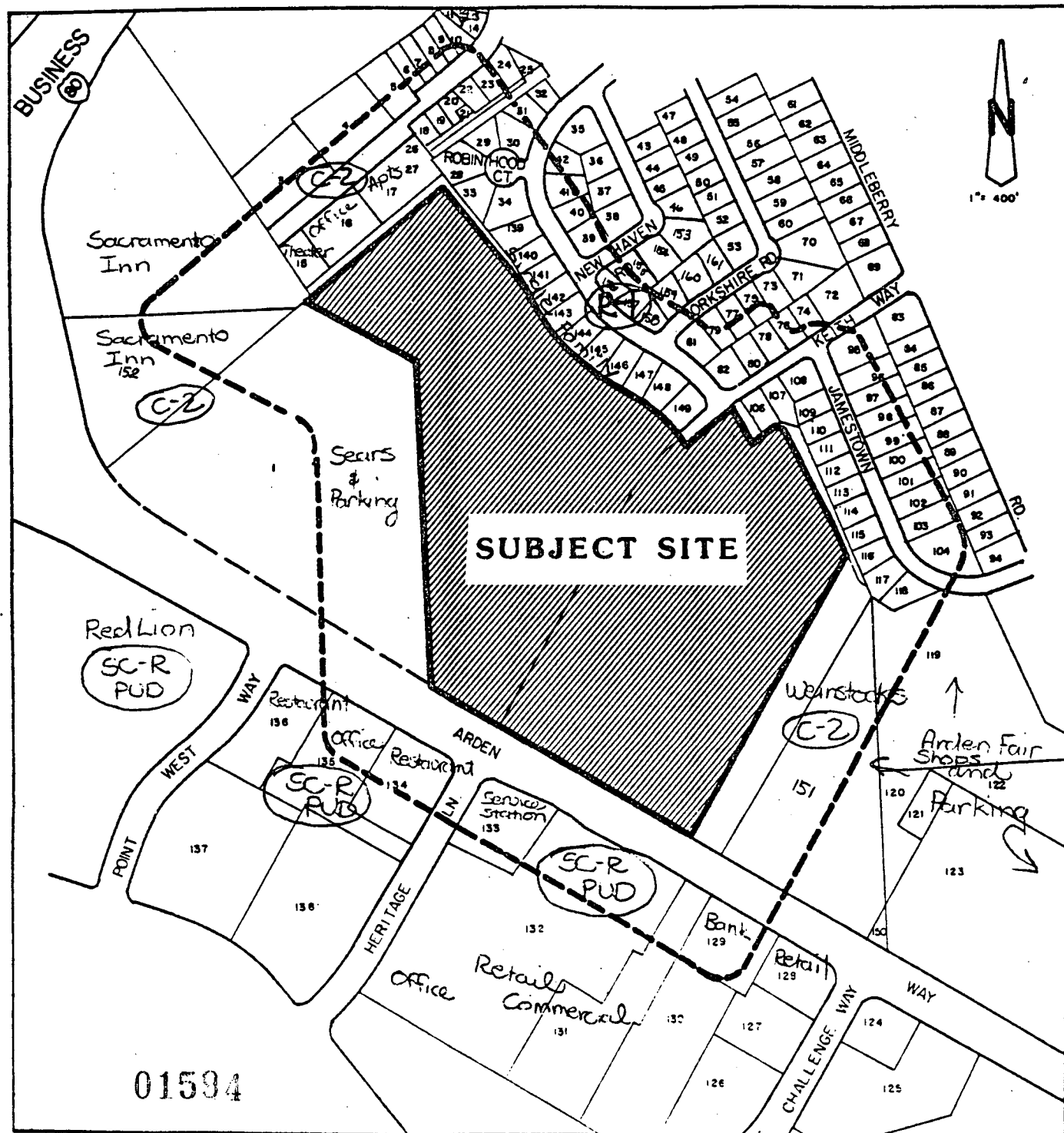
1. The applicant shall relocate or remove the existing north/south property line of the two subject parcels so that the proposed building is not constructed across this property line prior to issuance of building permits for the proposed building.

2. The applicant shall construct a decorative solid wall adjacent to the north property line and provide a landscape area adjacent to the south side of the wall. The proposed design and materials for the wall and the proposed landscape plan shall be subject to Planning Director review and approval. The construction of the wall and landscaping may be deferred until Phase II, the proposed renovation of the existing mall. If, however, the mall renovation has not received a building permit and the Nordstrom building is ready to receive an occupancy permit, the occupancy permit shall not be issued until the applicant assures the Planning Director to his/her satisfaction that the wall and adjacent landscaping shall be provided.
3. Reciprocal parking and access agreements shall be signed and recorded prior to issuance of occupancy permits for the proposed 180,000+ square foot building to insure that the 720 required parking spaces are provided. Evidence of recordation shall be provided to the Planning Director.
4. A Transportation Management Plan (TMP) which meets the required 15% trip reduction target for the project shall be submitted to the City Transportation Coordinator and Planning Director for review and approval. If the Nordstrom project property owners, Sears project property owners, and Arden Fair Mall property owners all agree, one TMP plan can be prepared for the entire mall renovation and expansion project. The applicant for the subject Nordstrom project shall enter into an agreement with the City to insure that a TMP will be prepared for the 180,000+ square foot building as part of the mall renovation project, subject to Planning Director review and approval, prior to issuance of building permits. If agreement cannot be reached between the property owners involved in the mall renovation on the development of one TMP, a TMP for the Nordstrom project shall be submitted for review and approval prior to issuance of building permits.
5. Final building plans and elevations detailing proposed building colors and materials shall be submitted for Planning Director review and approval prior to issuance of building permits.
6. The applicant shall submit a sign program for the project for Planning Director review and approval prior to issuance of sign permits. If a sign is proposed for the north elevation, the applicant shall prepare a study for the Planning Director which indicates that the illuminated sign shall not be visible from the rear yards or rear windows of the adjacent single family residences to the north. If any proposed north elevation sign does not meet this criteria, it shall either be non-illuminated or internally illuminated in such a way to create a halo back-lighted effect.

7. Prior to approval of the final inspection of the 180,000+ square foot building by the City Building Division, the Planning Director shall inspect the project to insure compliance with all conditions of the project.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed 180,000+ square foot retail building will be compatible with surrounding commercial, office and residential land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking, building setbacks and landscaping will be provided.
3. The variance requests are not a special privilege extended to one property owner in that:
 - a. The proposed 58 foot high building will have less of a visual and noise impact on and a greater setback from the residential uses to the north than a 180,000+ square foot building constructed to meet the 35 foot height limit for a building within 100 feet of a residential zone;
 - b. Adequate parking for the proposed building will be provided;
 - c. The variances would be granted to any other property owner facing similar circumstances.
4. The variance requests are not use variances in that retail commercial buildings are allowed in the C-2 zone.
5. The project is consistent with the General Plan in that the site is designated Regional Commercial and Offices.



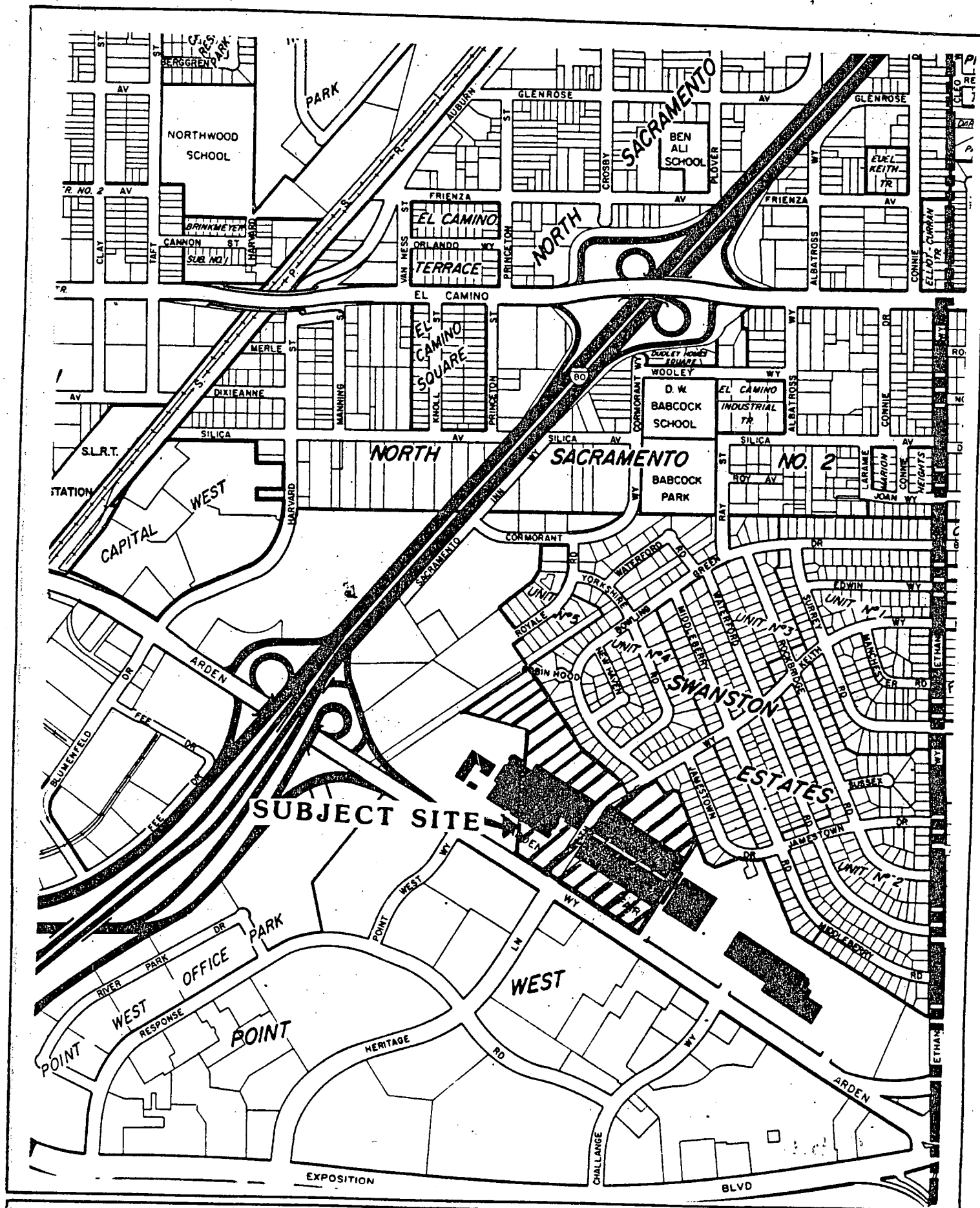
01594

LAND USE & ZONING MAP

P88-052

2-11-88

Item 15



VICINITY MAP

P88-052

01593

2-11-88

Item 15

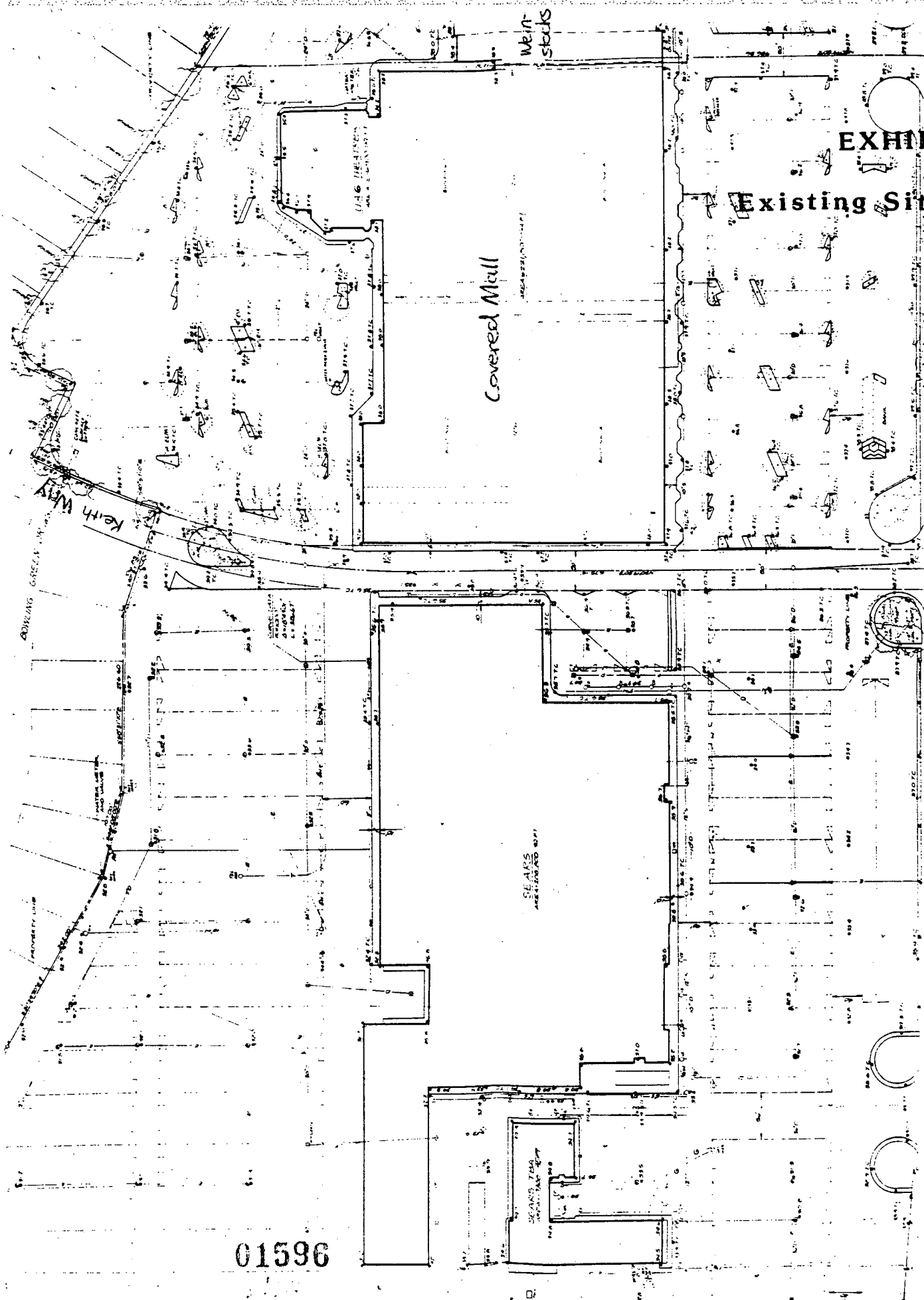


EXHIBIT A
Existing Site Plan

Covered Mall

Arden Way

Keith Way

DOWLING GREENWAY

01596

P88-052

2-11-88

Item 15

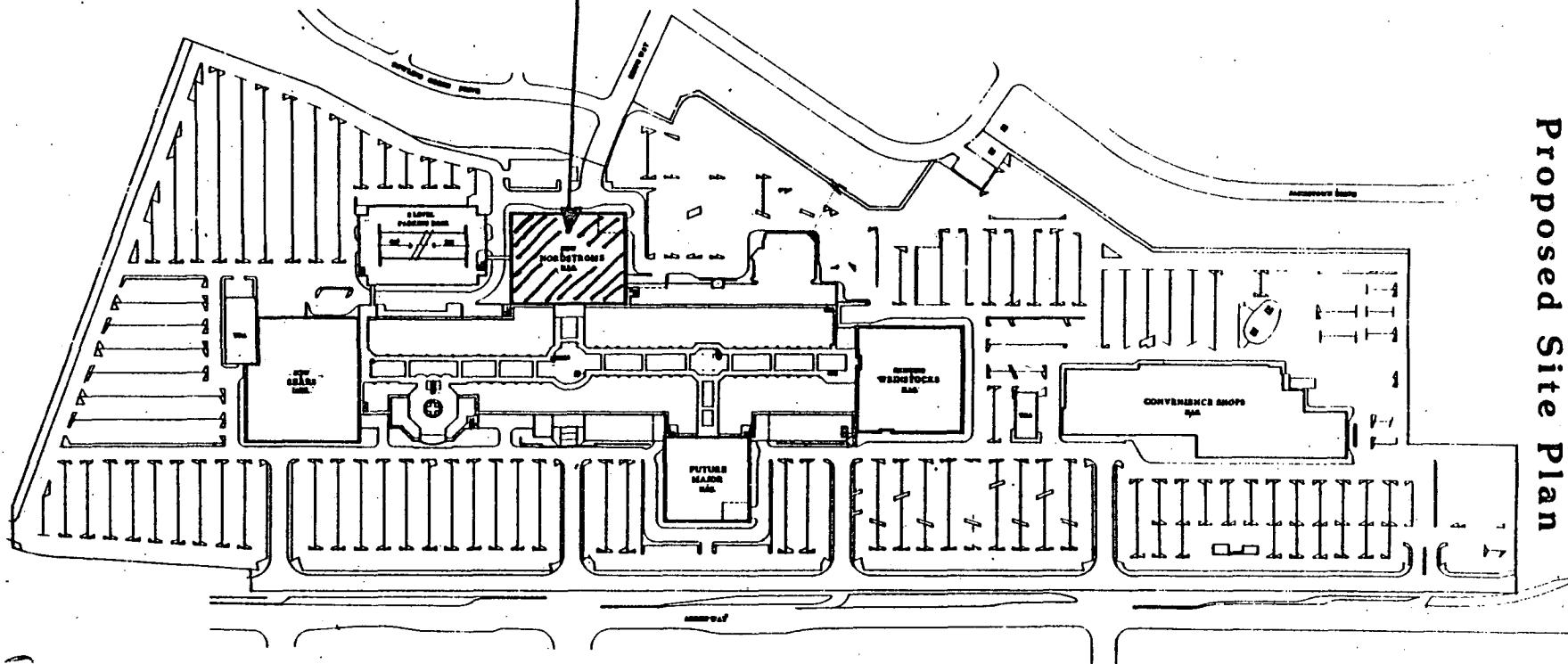
P88-052

2-11-88

01597

Item 15

PROPOSED
NORDSTROM



Proposed Site Plan

EXHIBIT B

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the building.
3. All dimensions are to the centerline of the parking space.
4. All dimensions are to the centerline of the driveway.
5. All dimensions are to the centerline of the sidewalk.
6. All dimensions are to the centerline of the street.

HOMART DEVELOPMENT COMPANY
CHICAGO ILLINOIS

Alboon & Porter
Architects

1000 Broadway
San Francisco, California
94102

PROPOSAL
FOR
ARDEN FAIR
SACRAMENTO, CA

SEPTEMBER 1, 1987

SCALE: 1" = 50'-0"

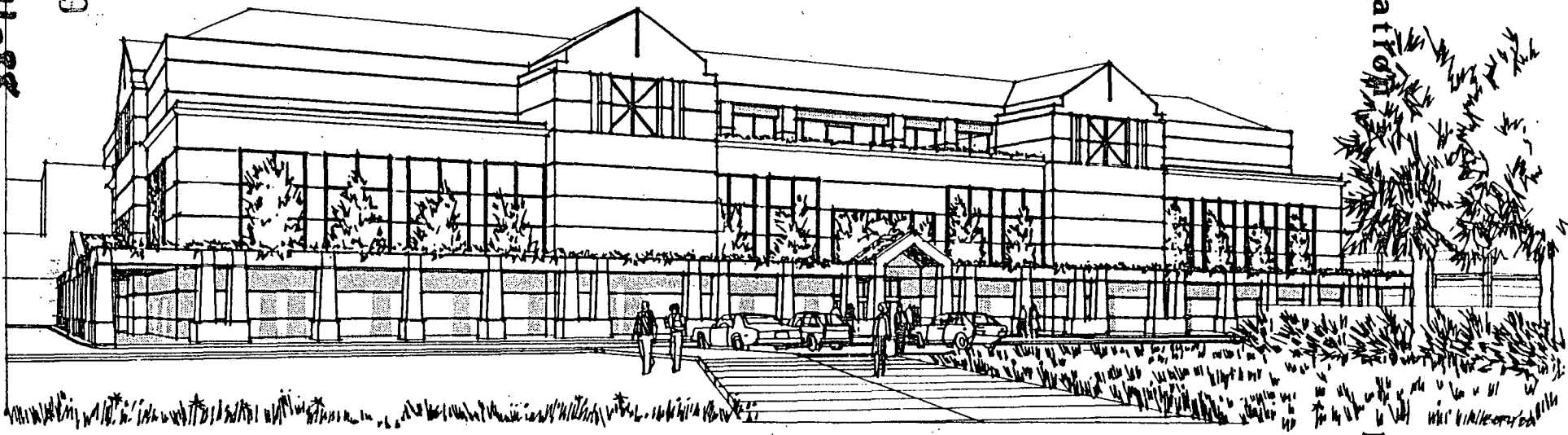
UPPER LEVEL SITE PLAN

2

P88-052

2-11-88

01599



Nordstrom Elevation D

EXHIBIT D

Item 15

87168
The Callison Partnership

NORDSTROM

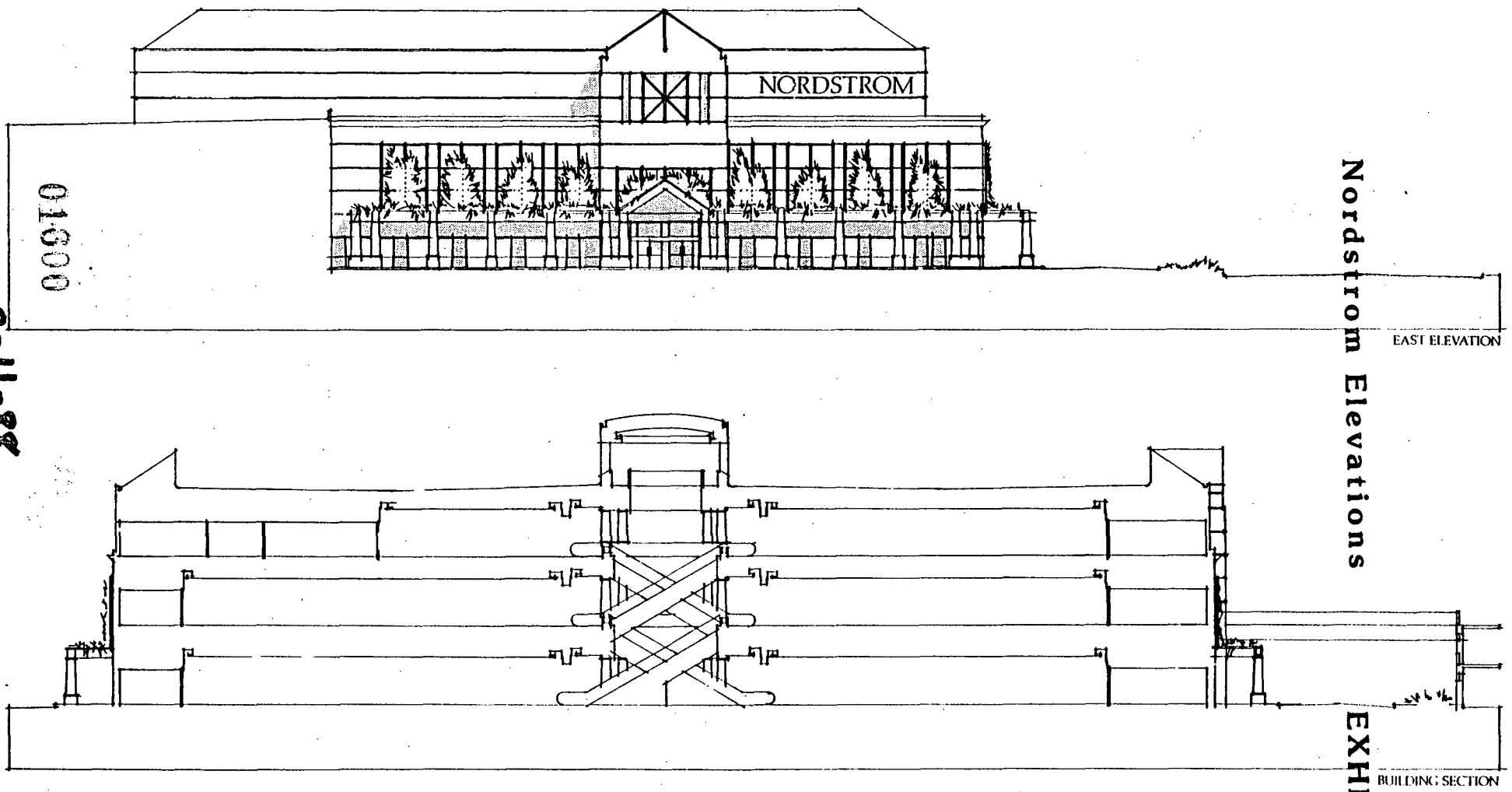
ARDEN FAIR MALL
SACRAMENTO, CALIFORNIA

13 January 1988
VIEW FROM NORTH

P88-052

2-11-88

Item 15



01800

Nordstrom Elevations

EAST ELEVATION

EXHIBIT E

BUILDING SECTION

13 January 1988

EAST ELEVATION
BUILDING SECTION

NORDSTROM

ARDEN FAIR MALL
SACRAMENTO, CALIFORNIA

87168
The Callison Partnership

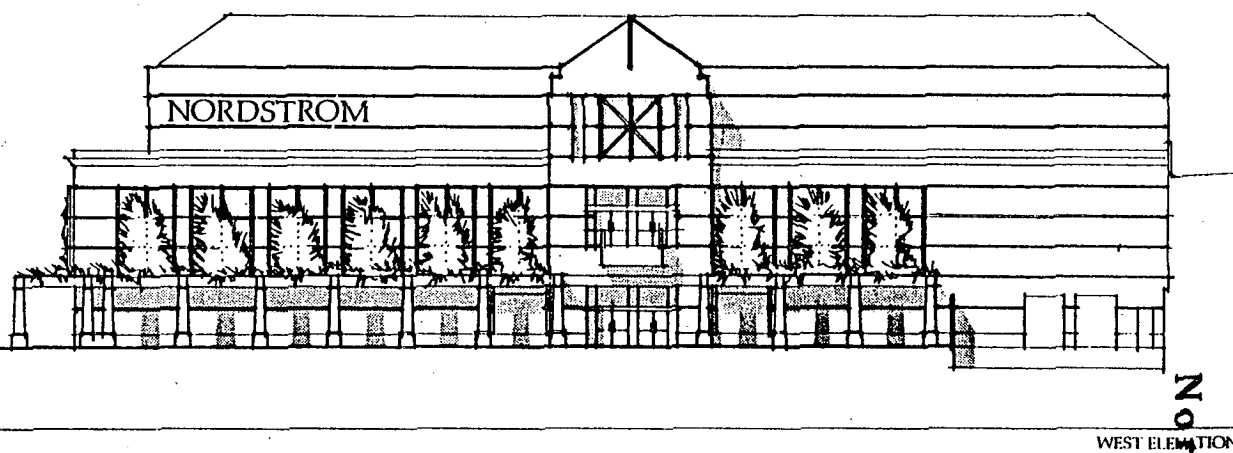
P88-052

2-11-88

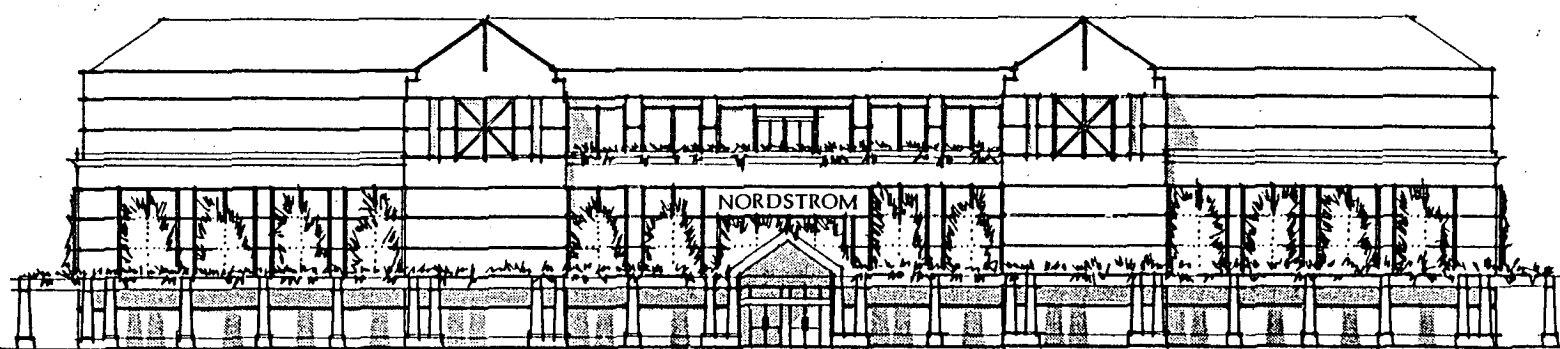
01601

Item 15

87168
The Callison Partnership



WEST ELEVATION



NORTH ELEVATION

Nordstrom Elevations EXHIBIT

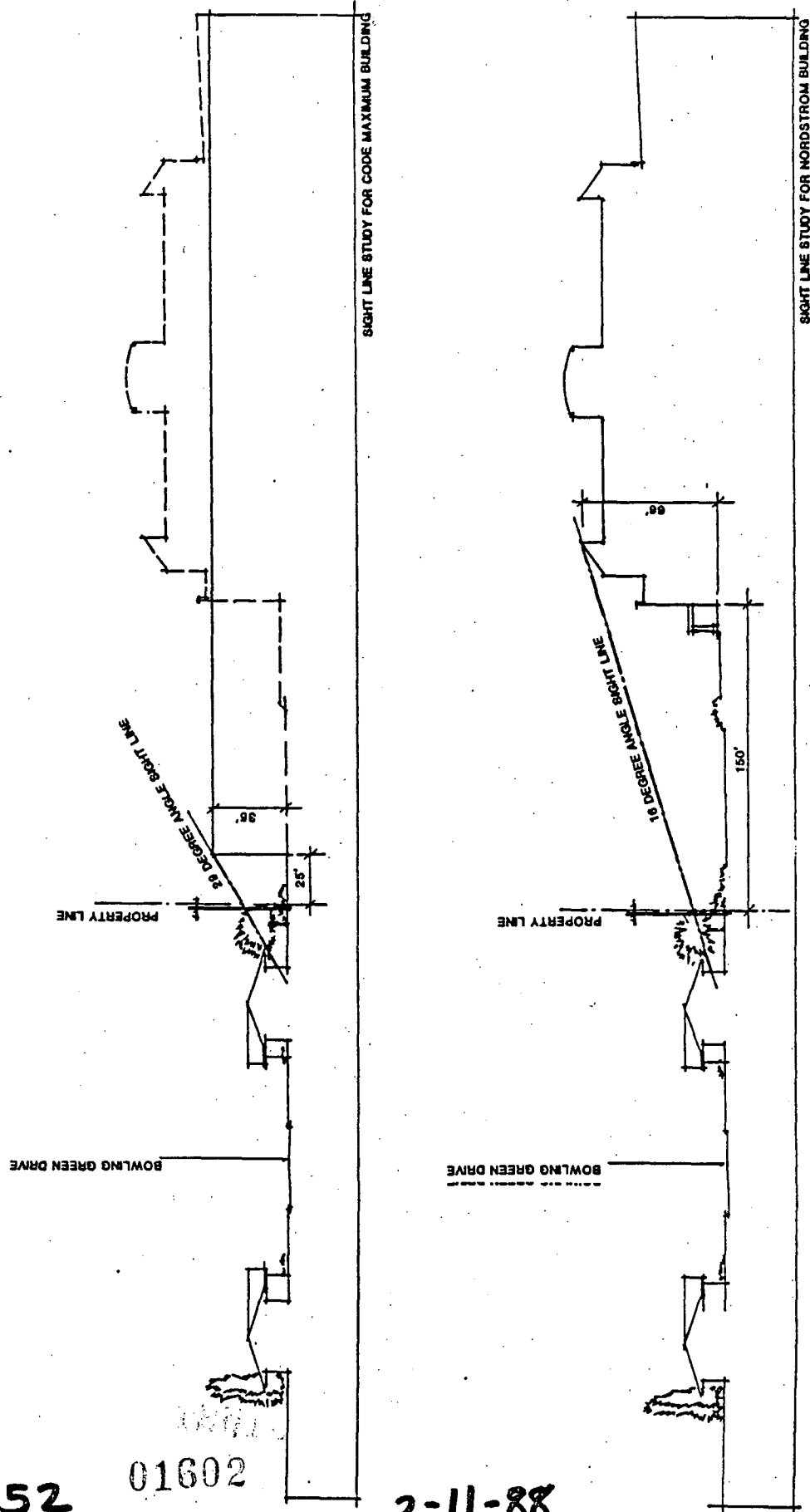
NORDSTROM

ARDEN FAIR MALL
SACRAMENTO, CALIFORNIA

13 January 1988
NORTH ELEVATION
WEST ELEVATION

Nordstrom Building Site Line Study

EXHIBIT G



NORDSTROM

ARDEN FAIR MALL
SACRAMENTO, CALIFORNIA

13 January 1988

27168
The Callison Partnership

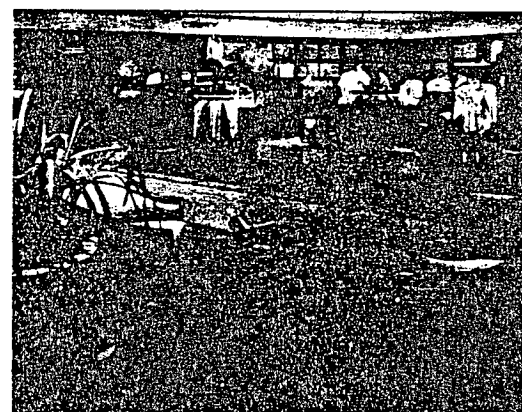
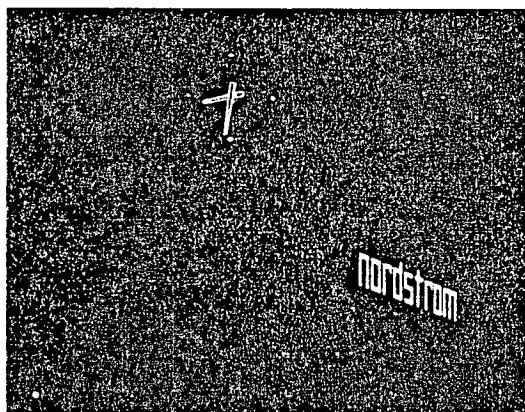
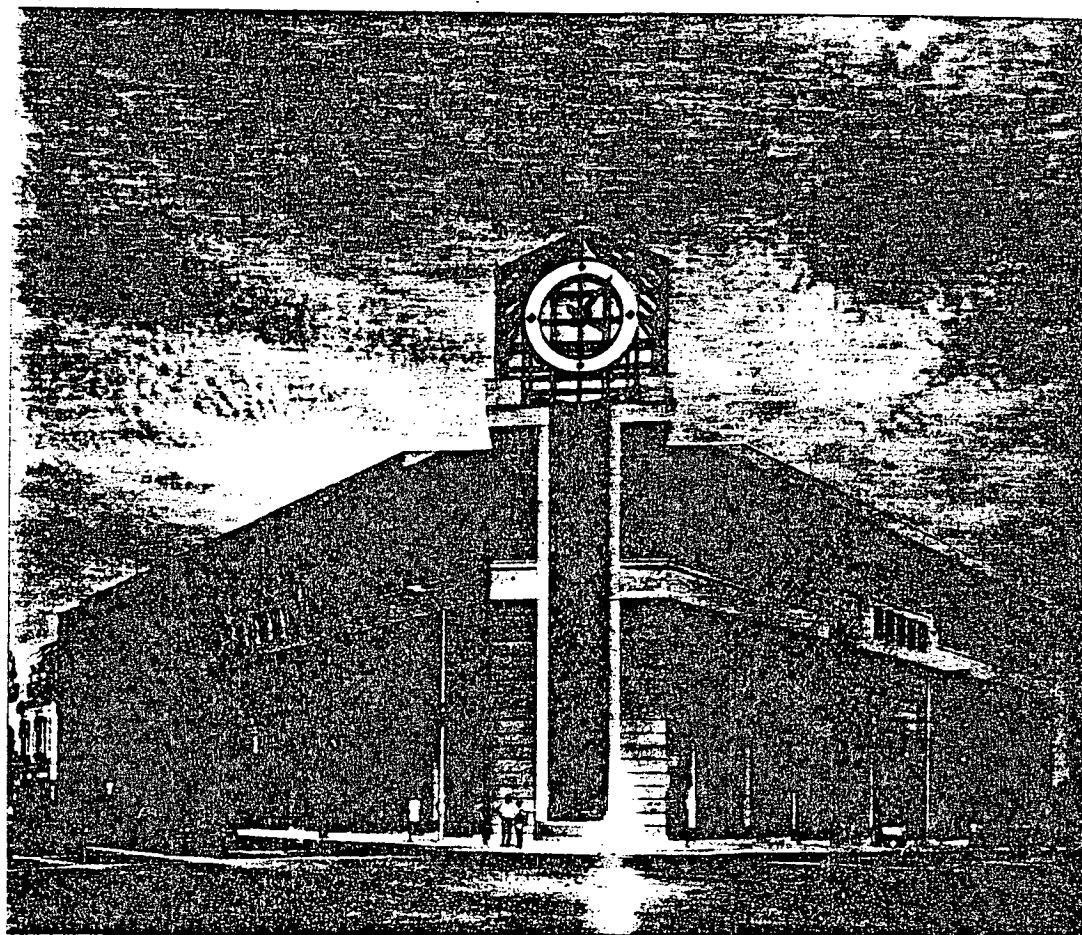
P88-052

01602

2-11-88

Item 15

Nordstrom Signs



Client: Nordstrom, Inc.
Occupancy: Fashion Specialty Store
Construction: Steel frame, precast concrete plank
floor and topping, brick and GFRC veneer exterior
Contractor: Robert E. Bayley Construction
Company, Inc.
Completion Date: 1985
Building Area: 144,000 square feet
Number of Stories: 4
Extent of Callison: Architectural, Interior Design,
Store Planning

The building is a prime example of modern retail architecture, featuring a combination of materials and a clean, functional design. The use of precast concrete and brick veneer provides a durable and aesthetically pleasing exterior. The interior is designed to be flexible and adaptable to the needs of a fashion specialty store.

01603

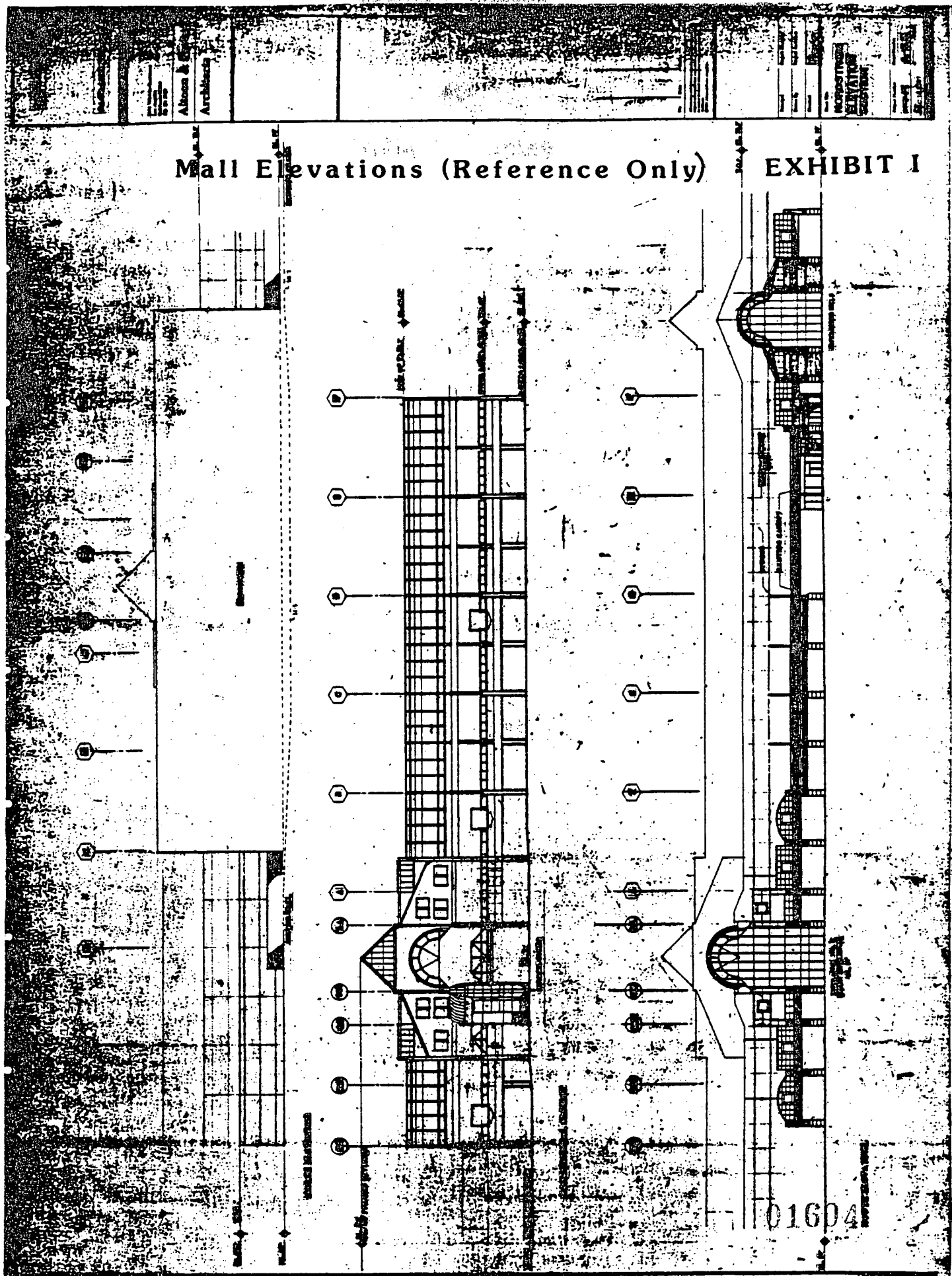
P88-052

2-11-88

Item 15

Mall Elevations (Reference Only)

EXHIBIT I



P8

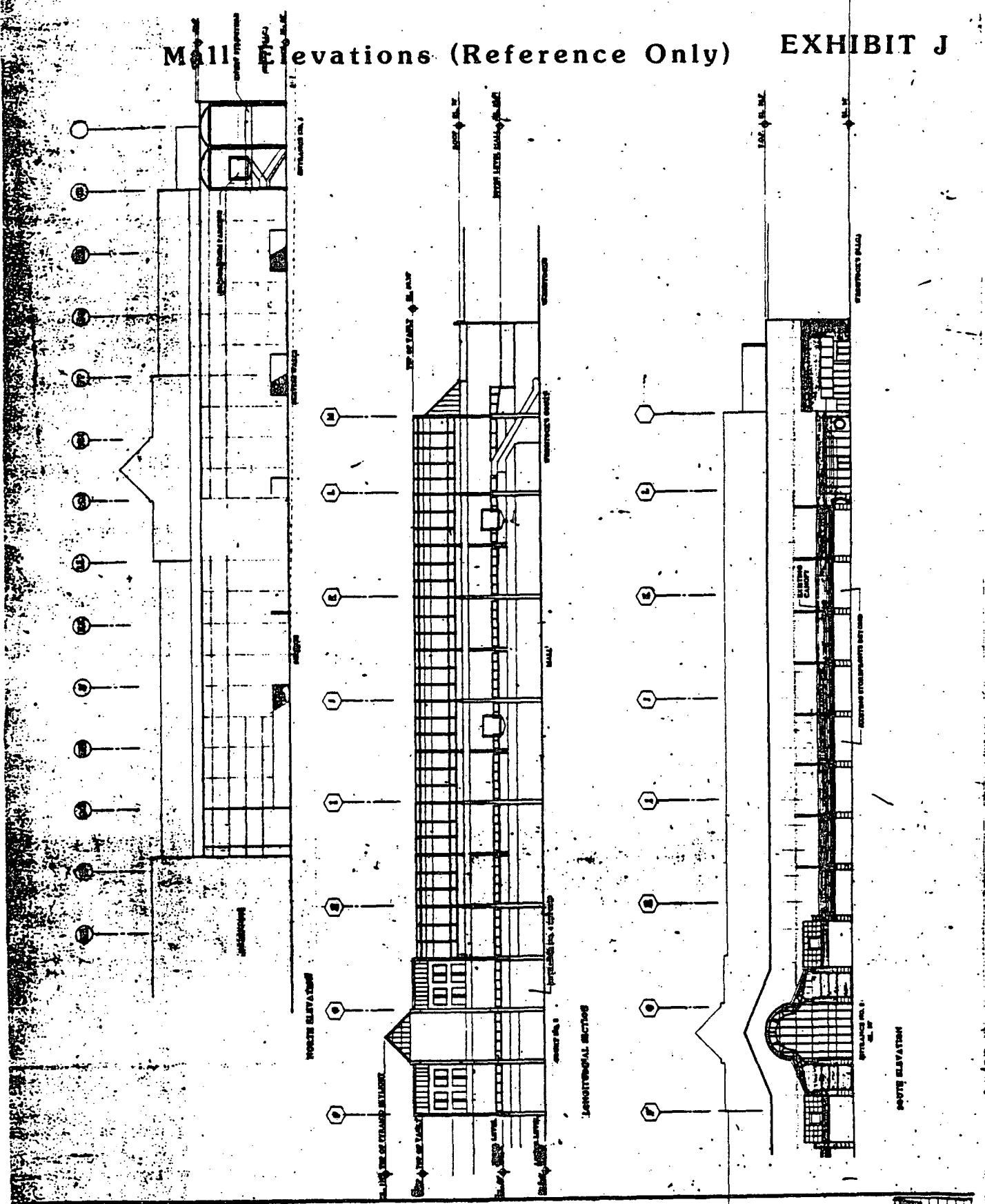
2-11-35

Item 15

01604

PROJECT NO. 100-100000-100	ARCHITECT Albon & Perier Architects	TITLE WEENSTOCK'S ELEVATION SECTION	DATE 1-11-88
-------------------------------	---	--	-----------------

Mall Elevations (Reference Only) EXHIBIT J

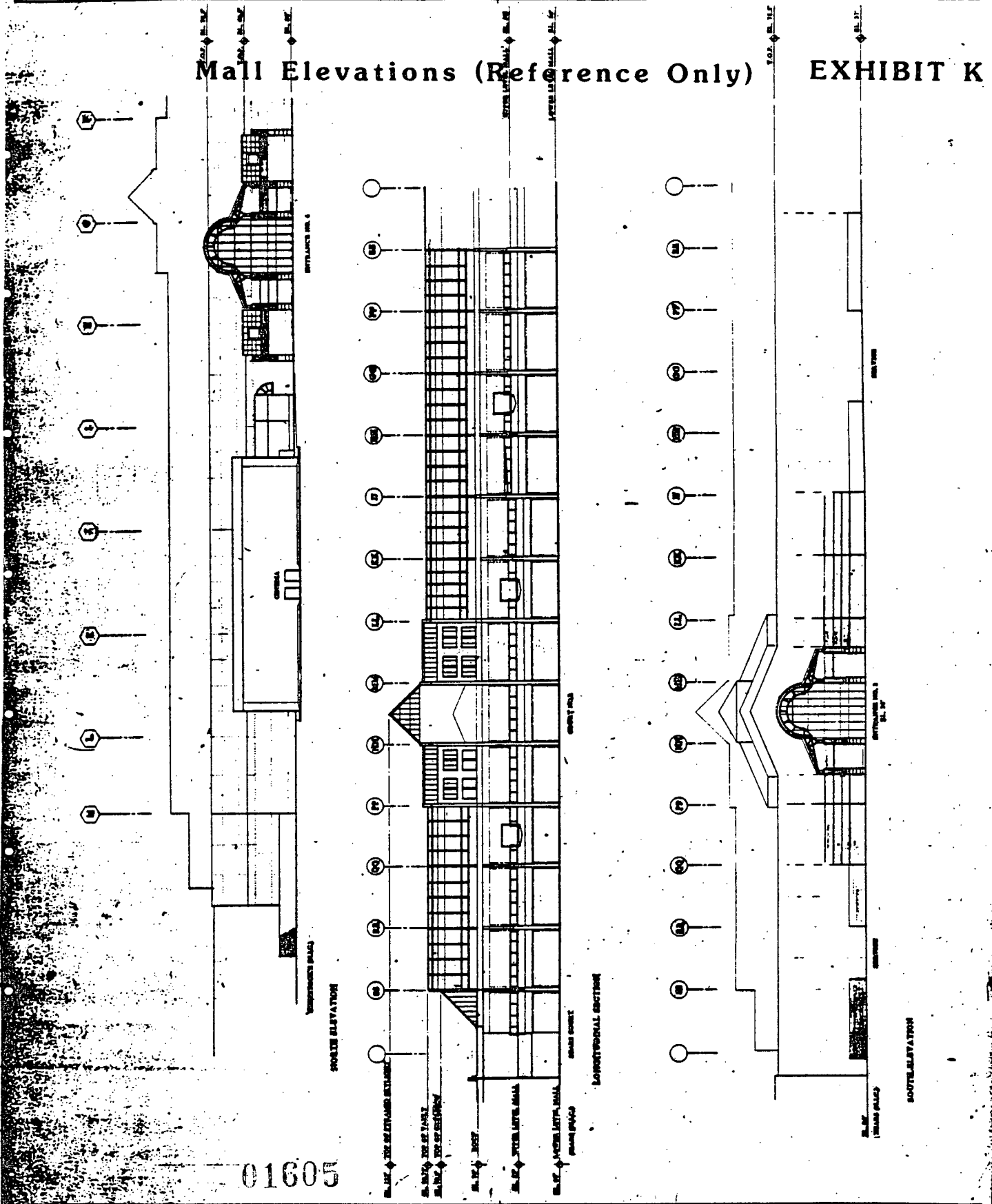


P88-052-2-11-88 Item 15

ARCHITECTS	ALBANO & PARKER Architects	DATE	NO.	SCALE	SECTION
PROJECT					SEARS ELEVATION SECTION
OWNER					A-01

Mall Elevations (Reference Only)

EXHIBIT K



01605

P8 2-4-88 Item 15