



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 5, 1983

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

DEC 13 1983

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination
2. Amendment of the Point West PUD Schematic Plan from 15,000 square feet of retail commercial to 15,000 square feet of office space (P83-326)

LOCATION: 1610 Arden Way

SUMMARY

This is a request to amend the Point West Schematic Plan to delete the previous requirement for 15,000 square feet of retail commercial space. The purpose of this proposal is to allow the entire complex to be utilized as office space. The staff and Planning Commission also approved a Special Permit to allow the change.

BACKGROUND INFORMATION

The subject site involves a structure that is presently under construction and the previous location of the Woolco Store. In August, 1982, the City Council approved the plans for a 152,000 square foot office structure; however, the Council required the developer to retain 15,000 square feet of the structure (first floor space) for retail commercial uses. The Council imposed this condition because of concerns raised by a representative of Handyman that the characteristics of the area are changing from retail commercial to office uses. He felt that the area was originally planned as a commercial center and should be retained as such.

The applicant has indicated a difficulty in attracting retail commercial tenants in the complex. Attempts have been made to secure tenants such as restaurants, and specialty-type shops and there has been no interest.

The staff and Planning Commission has no objection to the proposed change to delete the 15,000 square foot retail commercial. The office uses are compatible to surrounding land uses.

VOTE OF THE PLANNING COMMISSION

On October 27, 1983, the Planning Commission, by a vote of six ayes, three absent, recommended approval of the project.

14

City Council

-2-

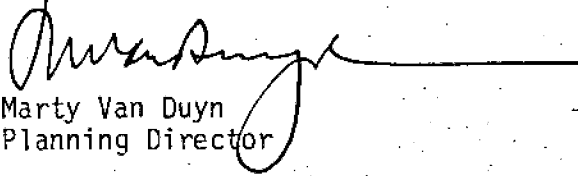
December 5, 1983

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached Resolution amending the Point West PUD Schematic Plan to delete the 15,000 square foot retail commercial designation and allow the entire complex (152,000 square feet) to be office use.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

HY:lao
attachment
P83-326

December 13, 1983
District No. 3

SACRAMENTO CITY PLANNING COMMISSION

14

MEETING DATE October 27, 1983

GENERAL PLAN AMENDMENT

TENTATIVE MAP

ITEM NO. 2501 FILE NO. P- 83-326
M- _____

COMMUNITY PLAN AMENDMENT

SUBDIVISION MODIFICATION

REZONING

ENVIRONMENTAL DET.

SPECIAL PERMIT

OTHER _____

VARIANCE

Recommendation LOCATION: 1610 Arden Way

- Favorable W/FF
 Unfavorable Petition Correspondence

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

MOTION NO. _____

MOTION:

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

- TO APPROVE
 - TO DENY
 - TO APPROVE ~~SUBJECT TO COND. &~~ BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS 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 _____



Peter Paulsen Company
 Builder/Developer
 San Jose Newport Beach Sacramento

1565 River Park Drive
 Sacramento, California 95815
 Telephone 916 929-0106

AM
Will
F.Y.I.
Crack
Fill
 14

October 14, 1983

CITY PLANNING DEPARTMENT

Mr. Marty Van Duyn
 Director of Planning
 City of Sacramento
 927 Tenth Street, #300
 Sacramento, CA 95814

OCT 20 1983

RECEIVED

Dear Marty:

I am writing to you on behalf of the Point West Architectural Review Committee regarding the Point West Corporate Center application for elimination of the 15,000 square feet of retail space.

Our Committee has met with the owner and discussed this matter and understands the difficulty of leasing "retail" space in the block which the Point West Corporate Center occupies. As you may know, the complexion of that block has changed from one of retail sales, i.e., Woolco, Handyman, Tower Clothing and a stationery store, to one of financial interest such as the Point West Bank, Cap Federal Savings and Loan, and other financial institutions planned in the Waterbury Building and the Point West Corporate Center.

We recommend that the condition for the 15,000 square feet of "retail" space be eliminated from the conditions on the property.

If you have any questions, please feel free to call me or Fillmore Crank, Jr.

Sincerely,

POINT WEST ARCHITECTURAL REVIEW COMMITTEE

Cathy Templeton
 Cathy Templeton

CT:lr

14

RESOLUTION No. 83-985

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE POINT WEST PUD SCHEMATIC PLAN
FROM 15,000 SQUARE FEET RETAIL-COMMERCIAL TO OFFICE
USE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT B
(P83-326) (APN: 277-272-04)

WHEREAS, the City Council conducted a public hearing on December 13, 1983, 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 B in the City of Sacramento is hereby designated on the Point West PUD Schematic Plan as office use.

MAYOR

ATTEST:

CITY CLERK

P83-326

APPROVED
BY THE CITY COUNCIL

DEC 13 1983

OFFICE OF THE
CITY CLERK

CITY PLANNING COMMISSION

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

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APPLICANT	Arden Heritage Office Park LTD-2025 Hurley Way, #100, Sacramento, CA		
OWNER	Heritage Development, 16311 Ventura Blvd., Encino, CA 91300		
PLANS BY	Carissimi-Rohrer & Associates, 1515 Riverpark Drive, Sacramento, CA 95815		
FILING DATE	9-23-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	10-11-83	EIR	ASSESSOR'S PCL. NO. 277-272-04

- APPLICATION:
1. Environmental Determination
 2. Special Permit Modification to eliminate the required 15,000 square foot retail space
 3. PUD Amendment of Point West PUD Schematic Plan to reduce the retail space by 15,000 square feet and increase office space by 15,000 square feet.

LOCATION: 1610 Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to delete a condition of a previous special permit which required 15,000 square feet of a proposed 152,000 square foot office structure be set aside for retail commercial use.

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: Office Building under construction

Surrounding Land Use and Zoning:
North: Arden Fair Shopping Center; C-2
South: Vacant; OB-R
East: Retail/Commercial; SC-R
West: Offices/Restaurants; OB-R

Parking Required: 661 spaces; based on ratio of one space per 250 square feet
Parking Provided: 662 spaces
Property Area: 8.35 acres
Square Footage of Building: 152,000
Building Height: 2 story/33 feet
Exterior Building Materials: Masonry/bronze glass
Color of Exterior Materials: Earth tones
Street Improvements/Utilities: Existing
Topography: Flat

BACKGROUND INFORMATION: The following chronology serves best to identify the series of events which have occurred on this 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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January 12, 1982 - The Commission's action was appealed to the Council. The Council reduced the required square footage of retail/commercial space from 38,000 to 15,000 square feet.

August 17, 1982 - The applicant submitted a revised project which included a substantially revised building design of 152,000 square feet. This revised design was approved by the Council, subject to 15,000 square feet being retained for retail/commercial uses.

The applicant is now requesting the necessary entitlements to eliminate the retail/commercial square feet and commit the entire structure to offices.

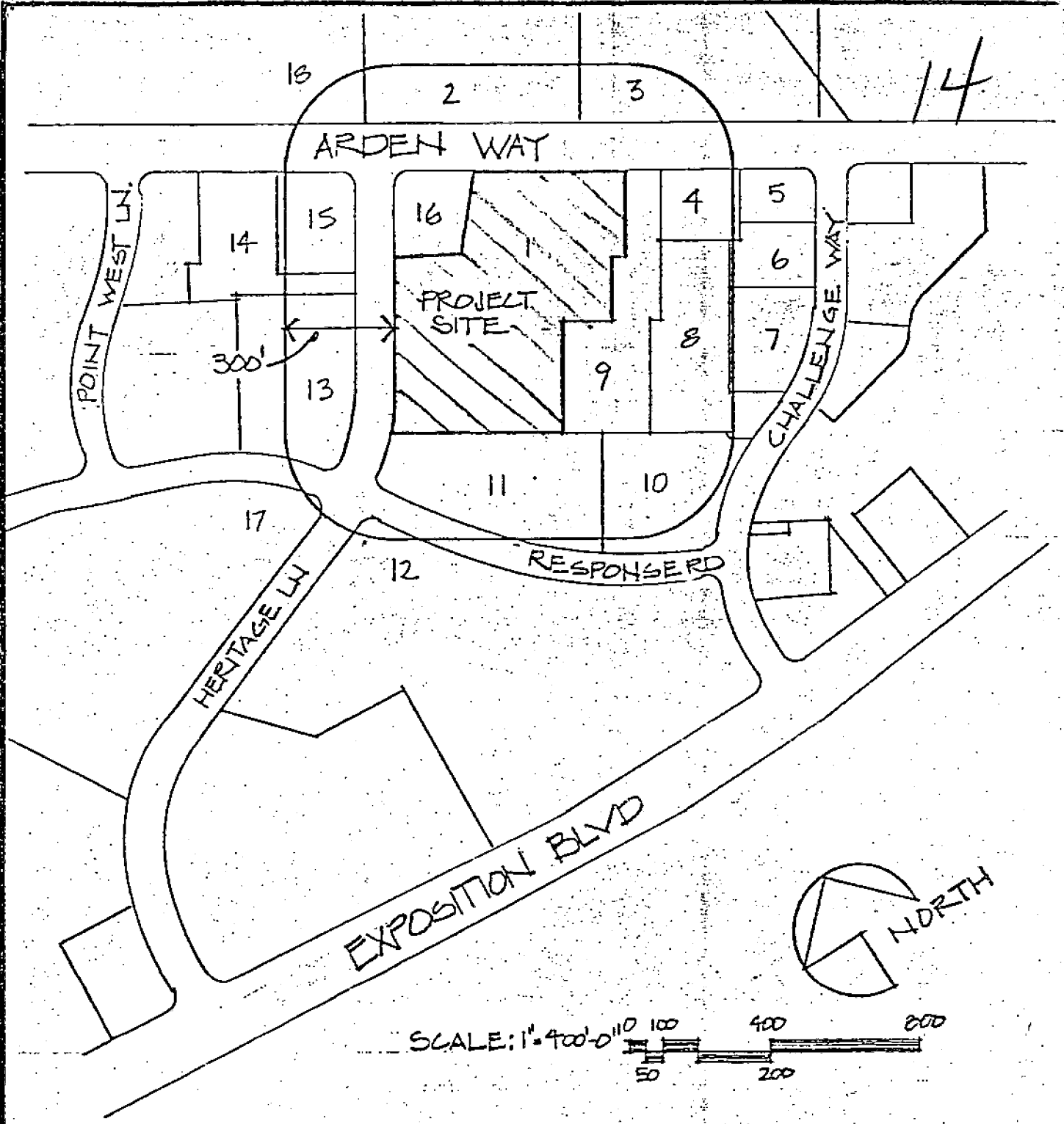
STAFF EVALUATION: The subject site is located on a portion of a large block area which was originally designated as shopping center and recreational facility site within the Point West PUD. Over the last three years, four of the nine parcels within this area have been redesignated for office uses. Staff has no objection to the applicant's request because there currently exists a substantial amount of commercial developments in the area (Arden Fair Shopping Center and Point West Plaza). Staff finds that the loss of 15,000 square feet of retail space should not have a significant impact in the area.

STAFF RECOMMENDATION: The staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to delete the requirement that 15,000 square feet of the building under construction be set aside for retail/commercial use, based upon Findings of Fact which follow;
3. Approval of the Amendment of the PUD Schematic Plan to reduce the retail space by 15,000 square feet.

Findings of Fact - Special Permit:

- a. The proposed office development is based upon sound principles of land use in that it is located in a commercial zoned area and in an area consisting of commercial and office uses;
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with adjacent uses and adequate parking will be provided;
- c. The proposed project complies with the General Plan and the Point West PUD Schematic Plan in that each permits office development.



CARISSIMI-ROHRER ASSOCIATES
Architects and Planners, Inc.

1515 River Park Drive
Sacramento, California 95815

P-82-146

**ARDEN HERITAGE
OFFICE PARK**

1610 ARDEN WAY
SACRAMENTO
CALIFORNIA

7-8-82

No. 11

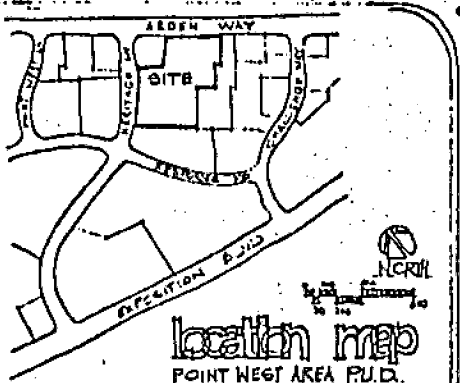
Drawn by	
Checked	
Job No.	M150
Date	7.31.81
Sheet number	
Or	Directed

82-201

10-27-83

16-75

ARDEN WAY



location map

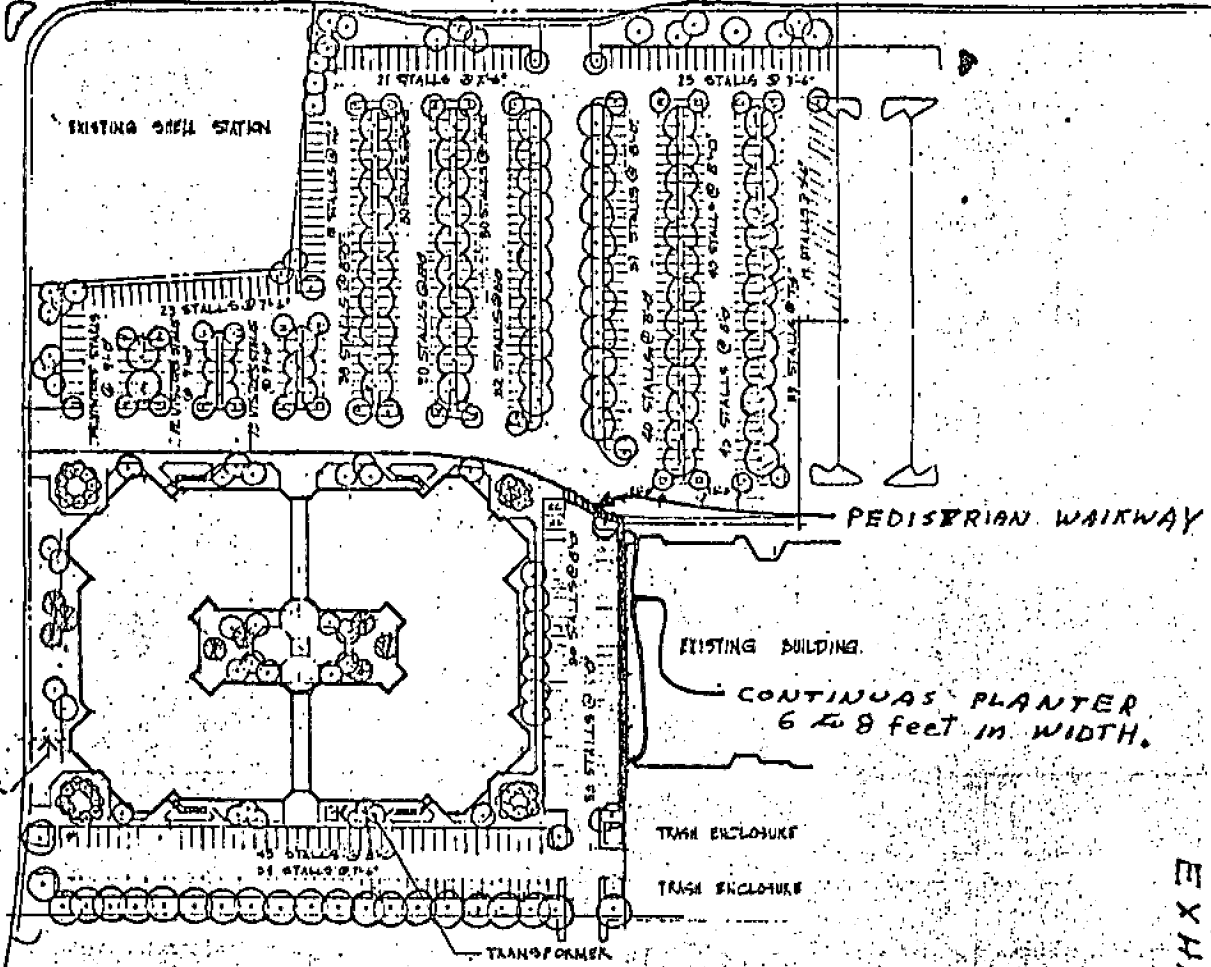
POINT WEST AREA P.U.D.

NOTE:
LANDSCAPE DRAWINGS TO BE
SUBMITTED LATER FOR ACTUAL LAYOUT

City

SITE AREA	835 ACRES
LANDSCAPE %	192000 SQ. FT.
GROSS BUILDING AREA	208
REQUIRED PARKING - 1/250	83 - 201 STALLS
HANDYMAN PARKING OWNED	37
9'-0" STALLS	43
8'-0" STALLS	57
7'-0" STALLS @ 90%	173 COMPACT
13'-0" STALLS	0 HANDICAP
TOTAL STALLS	661 STALLS

HERITAGE LN



site plan north

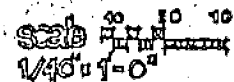


EXHIBIT A 177

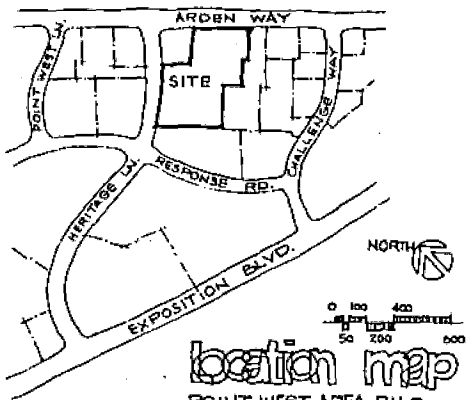
ARDEN HERITAGE OFFICE PARK
SACRAMENTO, CAL.

MAY 24, 87
RJC
0221

A-1

083-336
10-27-83

ARDEN WAY



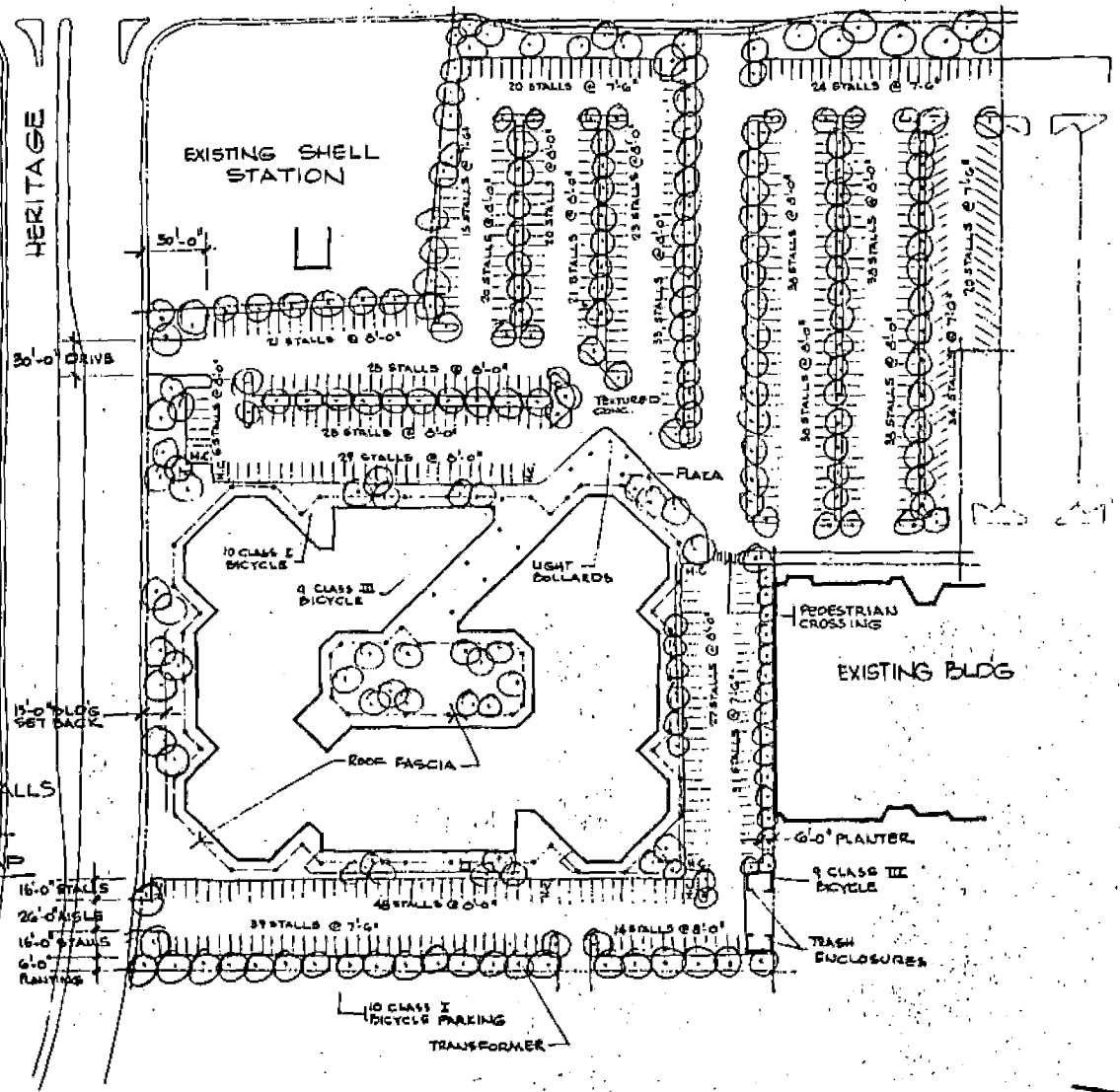
location map

POINT WEST AREA P.U.D.
NOTE:
LANDSCAPE DRAWINGS TO BE
SUBMITTED LATER FOR ACTUAL
LAYOUT.

data:

SITE AREA	
LANDSCAPE	%
GROSS BUILDING AREA	
REQUIRED PARKING = 1/250 th	
HANDYMAN PARKING	OWED
8'-0" STALLS	
7'-6" STALLS	30%
13'-0" STALLS	
TOTAL STALLS	

192,000 SQ. FT.
608 STALLS
53 • GG1 STALLS
402
198 COMPACT
8 HANDICAP
661



site plan north
scale 1" = 40'-0"



AR DEN HERITAGE OFFICE PARK

AUG. 12, 82
C60
8221

9
A-1

71

No. 25

183-326

18-27-83

18-25

EXISTING BUILDING

- DECIDUOUS TREES
- BRICK EXTERIOR SPANDRELS & FASCIAS
- BRONZE COLORED GLASS
- COLUMNS
- EVERGREEN TREES
- MECHANICAL PENTHOUSE
- LANDSCAPE BERM

33'-0"

SEAT-TO-SEAT IN THIS AREA (PT)

north elevation

33'-0"

west elevation

section looking north

elevations / section

scale

1/16" = 1'-0"



PARK

OFFICE

HERITAGE

ARDEN HERITAGE OFFICE
sacramento ca.

MAY 19, 82
 JUNE 7, 82
 CGO AUG 12, 82

A-4