

CITY PLANNING COMMISSION

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

APPLICANT Law Offices of Balfrey and Abbott - 1801 I St., Ste. 200, Sacto, CA 95815
OWNER Arden Fair Assoc., c/o HAFV - 1689 Arden Way, Sacramento, CA 95815
Sears Robuck Co., c/o Tax Dept. - 600 Sierra Madre Villa, Pasadena, CA 91107
PLANS BY Altoon & Porter - 3275 Wilshire Blvd., Los Angeles, CA
CH2M Hill - 3840 Rosin Ct., Sacramento
FILING DATE 3-18-88 **ENVIR. DET.** Neg. Dec. 5-12-88 **REPORT BY** JP:sg
ASSESSOR'S-PCL. NO. 277-0160-006,008,028

APPLICATION: A. Negative Declaration

- B. Special Permit to expand the existing Arden Fair Shopping Center to a 1,353,000+ sq. ft. two-level shopping center and construct a two-level, 284-space parking garage on 44+ acres in the General Commercial (C-2) zone

LOCATION: North of Arden Way between the terminus of Challenge Way and the I-80 Freeway (west of Weinstock's)

PROJECT INFORMATION:

General Plan Designation: Regional Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Arden Fair Shopping Center

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: 4,591 spaces Parking Ratio Required: 1:250
Parking Provided: 4,871 spaces
Property Dimensions: Irregular
Property Area: 44+ acres
Square Footage of Building: Mall after expansion: 595,845+ sq. ft.;
Sears: 162,830+ sq. ft.
Nordstrom: 180,000+ sq. ft.
Height of Building: 41' to plate line, 86' to highest point (center court)
Exterior Building Materials: Brown and grey masonry, earth tone cement plaster, metal trim, green tinted glass
Roof Material: Light green metal and glass skylights

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

A. Existing Land Use and Zoning

The subject site consists of three parcels totaling 44+ acres in the General Commercial (C-2) zone. The 198,640+ square foot one-story Arden Fair Shopping Center and the 238,000+ square foot Sears Department Store are presently located on the site. Surrounding land uses are: single family residences in the Standard Single Family (R-1) zone to the north; commercial and office uses in the Point West Planned Unit Development zoned Shopping Center PUD (SC{PUD})

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to the south; Weinstock's Department Store and retail commercial in the C-2 zone 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. Background Information

On January 6, 1988, prior to the effective date of the ordinance requiring a special permit for a building exceeding 40,000 square feet in the C-2 zone, Sears received a demolition permit and a permit for a new building pad from the City Building Division. The western portion of the existing 238,000+ square foot Sears store has already been demolished and the building permit process has begun for the new 153,100+ square foot Sears store and the 9,730+ square foot Sears Auto Center (Exhibits G and H). Sears proposes to complete construction of the new Sears store in Spring of 1989.

On February 11, 1988 the Planning Commission approved a special permit to construct a 180,000+ square foot Nordstrom Department Store on the subject site (P88-052). A height variance and a variance to locate the required parking off-site on an adjacent parcel were also approved at this meeting. On May 12, 1988 a special permit modification to locate the Nordstrom building 90 feet from the nearest residential property line to the north and a lot line adjustment request were approved by the Planning Commission (P88-151). It is anticipated that construction on the Nordstrom building will begin in the Summer of 1988 and be completed in the Fall of 1989.

C. Applicant's Proposal

The applicant is proposing to renovate and expand the 198,640+ square foot enclosed mall portion of the Arden Fair Shopping Center and is requesting a special permit to expand an existing building in excess of 40,000 square feet in the General Commercial (C-2) zone. The expansion project would consist of the following phases:

<u>Project</u>	<u>Building Area</u>	<u>Proposed Completion Date</u>
Phase I: Construct new second level to existing 198,640+ sq. ft. mall & connect mall to Nordstrom building	150,250+ sq. ft.	Fall 1989
Phase II: Expand mall to west & connect to new Sears building	246,955+ sq. ft.	Spring 1990
Phase III: Construct two-level parking garage	Approximately 284 parking spaces	Construction time table not formulated

When completed, the Arden Fair Shopping Center, consisting of the mall and the Nordstrom, Sears and Weinstock's department stores, will total approximately 1,147,650+ square feet. (The existing 208,975+ square foot Weinstock's building is presently connected and will continue to be connected to the mall.

It is, however, on a separate parcel and not part of this application.) This revised square footage figure is less than the advertised square footage of 1,353,000+ square feet. The applicant also anticipates adding a fourth 80,000+ square foot major tenant on the southern portion of the site at a later date. This 80,000+ square foot structure, however, is not a part of this special permit request.

D. Site Plan Design - Landscaping

The proposed mall expansion and construction of the previously approved Nordstrom structure requires that a six foot high solid wall be constructed along the north property line adjacent to the existing single family residences (Exhibit A). Planning staff recommends that the wall incorporate a decorative element and be of similar materials as the proposed mall structures. A landscaped area should also be located adjacent to the wall.

The existing mall was constructed in 1957 prior to the adoption of the City's tree shading requirements. The applicant has indicated that, as part of the mall renovation, the existing paved parking area will be restriped and new landscaped parking islands will be provided throughout the project. The applicant also intends to preserve, where possible, existing landscaped areas and replace existing trees and shrubs which are diseased. Planning staff finds that landscaping will enhance the project site and encourages the applicant to provide as much additional landscaped areas with shade trees in the parking lot as possible. Staff recommends that a landscape plan for the project be submitted for Planning Director review and approval prior to issuance of building permits.

Trash facilities have not been indicated on the submitted site plan. Any exterior trash facilities should be indicated on the site plan and trash enclosures will be required to meet Zoning Ordinance requirements.

E. Transportation/Circulation/Parking

A traffic, parking and circulation study for the proposed mall expansion was submitted by the applicant and reviewed by the Environmental Coordinator as part of the initial study for the project. The Environmental Coordinator determined that traffic impacts for the mall expansion would be reduced to less than significant level by the implementation of trip reduction measures mandated by the City's Transportation Management Plan (TMP) Ordinance. A TMP which achieves a minimum 15 percent trip reduction will be required. It is preferable that one TMP for the proposed mall expansion and Nordstrom project be prepared. Planning staff, the Environmental Coordinator and the City Transportation Engineering Division all strongly recommend that a shuttle bus system that serves the mall, office uses in the Point West PUD area and the nearest light rail station is included in the project's transportation management plan. Other TMP measures suggested by the City TSM Coordinator include: 1) appointing a transportation coordinator; 2) providing showers and lockers; 3) transit pass subsidy; and 4) transit operating subsidy.

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As noted above, as part of the proposed mall expansion the applicant will be restriping the existing parking lot and modifying the existing circulation patterns. One proposed revision to the internal circulation system is the lengthening of storage "throats" for all driveways along Arden Way in order to reduce current congestion at these driveways. A required mitigation measure of the City's Environmental Coordinator is that the applicant submit a design plan of the proposed western-most driveway entrance to the City Traffic Engineer for approval. The Traffic Engineering Division has also indicated that proposed internal circulation patterns within the parking lot could also be improved. Planning staff recommends that a revised site plan, including parking, internal circulation patterns and driveway entrances, be submitted for the review and approval of the City Traffic Engineer prior to issuance of building permits.

Presently there is a driveway entrance off of Keith Way to the Arden Fair Mall. Several residents adjacent to the mall have inquired as to whether or not this entrance to the mall will be closed. The applicant has indicated that they have no preference as to whether or not this driveway entrance remains open and are willing to let the City determine if the entrance should remain. The proposed mall expansion and construction of the approved Nordstrom Department Store will modify the existing internal circulation pattern of the project area so that the existing through driveway between Keith Way and Arden Way is eliminated. Planning staff recommends that the Planning Commission not make a recommendation on the closure of the Keith Way entrance at this time but allow the City to initiate a review process to determine whether or not this driveway entrance should be closed.

Currently there are reciprocal access and parking agreements between Sears, the Arden Fair Mall and Weinstock's. When the mall expansion is completed the total square footage (including the three anchor tenants) is approximately 1,147,650± square feet. Four thousand, five hundred, ninety-one (4,591) parking spaces at a ratio of one parking space per 250 gross square feet of floor area will be required. The applicant has indicated that 4,871 surface parking spaces will be provided on the Sears, mall and Weinstock's parcels. Planning staff recommends that evidence of continuation of the reciprocal access and parking agreements be provided for planning staff review and approval prior to issuance of building permits.

The applicant has also proposed construction of a 284-space parking structure at a later date to accommodate an anticipated future parking demand. The proposed location of the parking structure is the north side of the mall expansion, west of the Nordstrom building (Exhibit B). Plans and elevations for the proposed parking structure have not been provided. Staff recommends that the location of the parking structure be approved with plans and elevations subject to Planning Director review and approval prior to issuance of building permits.

Regional Transit has reviewed the proposed mall expansion project. They recommend that the applicant provide the following to mitigate impacts to transit service for the project:

The developers provide a bus turn-out approximately 165 feet in length on Arden Way west of the Weinstock's entrance to Arden Fair (Exhibit F).

The developers provide a bus turn-out on the east side of the driveway entrance to Weinstock's and eliminate the first two parking stalls to the right of the turn-out location (Exhibit F).

The developers construct architecturally compatible bus shelters at both previously described turn-out locations, with maintenance provided by the Arden Fair Mall (Exhibit F).

The developers agree to guarantee RT continued bus access through the Arden Fair parking lot -- beginning at the driveway entrance to Weinstock's, along the mall frontage road, and exiting at Challenge Way (Exhibit F).

The developers provide a transit pass subsidy as an employee benefit.

F. Building Design

The proposed project includes an exterior renovation of the existing mall structure as well as the addition of new mall square footage (Exhibits C, D and E). When completed, the mall will be two-stories with a building height of 41 feet to the plate line. The roof consists of a barrel vaulted hip and gable glass covered galleria with a maximum height of 86 feet. This feature is in compliance with Zoning Ordinance requirements. Proposed building materials are brown and grey masonry and earth tone cement plaster accentuated by four inch horizontal metal reveals. The roofing materials consist of a muted green standing seam metal roof with green glass skylights.

Planning staff finds the preliminary building elevations to be innovative and attractive. Final elevations should be subject to planning staff review and approval prior to issuance of building permits.

G. Signage

A sign program for the project has not been submitted at this time. Planning staff believes that a well thought out sign program for the mall will enhance the appearance of the project and insure adequate tenant signage. Staff recommends that a sign program for the mall be formulated and submitted for Planning Director review and approval prior to issuance of any new sign permits for the site. The sign program should include both attached and detached signs. The City Sign Ordinance and the sign regulations found in various City PUD guidelines should be used as reference materials by the applicant in formulating the sign program for the project.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration subject to the following mitigation measures:

- A. Obtain a Planning Director's permit for a transportation management plan which meets the required 15% trip reduction target. In satisfying the requirements of the TSM Ordinance, the January 1988 Air Quality Analysis for the proposed project assumed that required trip reduction would be based on total trip generation/attraction associated with the mall. As a result, measures should

be selected and implemented with the recognition that the following circumstances apply to the proposed project:

- o The shopping center is located adjacent to an employment center (Point West) and a heavily traveled downtown-to-suburbs commute route (Business 80). This presents the opportunity for linking existing work and shopping trips rather than creating new project-related trips.
- o The shopping center is located in close proximity to a light rail station. Providing regular shuttle service between the shopping center and the light rail station should be considered.

For example, shuttle service could be provided between the shopping center and the light rail station, or between the shopping center and various locations in the Point West area.

As another example, advertising could be aimed at people who work downtown and live in the northeast Sacramento County area. The advertising could suggest that people should get off the crowded freeway on the way home and shop at Arden Fair while waiting for rush hour traffic to go by.

Finally, a transit pass subsidy should also be considered for inclusion in the TMP as an employee benefit.

- B. In accordance with on-going discussions between the applicant and Regional Transit, the applicant should provide the following to the satisfaction of the City Traffic Engineer and Regional Transit:

- o A bus turn-out approximately 165 feet in length on Arden Way west of the Weinstock's entrance to Arden Fair.
- o A bus turn-out on the east side of the driveway entrance to Weinstock's and eliminate the first two parking stalls to the right of the turn-out location.
- o Construct architecturally compatible bus shelters at both previously described turn-out locations, with maintenance provided by the Arden Fair Mall.
- o Agree to guarantee RT continued bus access through the Arden Fair parking lot -- beginning at the driveway entrance to Weinstock's, along the mall frontage road and exiting at Challenge Way.

- C. Prior to the granting of building permits for 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.

- D. A design study of the design of the western-most driveway entrance and storage "throats" on Arden Way should be submitted to the City Traffic Engineer for review and approval.

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

- A. Ratify the negative declaration;
- B. Approve the special permit to expand the Arden Fair Mall, subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall construct a decorative solid wall adjacent to the north property line and provide a landscaped area adjacent to the south side of the wall. The proposed design and materials for the wall shall be subject to Planning Director review and approval prior to issuance of building permits.
2. A landscape plan for the project shall be submitted for Planning Director review and approval prior to issuance of building permits. The landscape plan shall include additional landscaping in the parking lot area and a landscape area along the south side of the required solid wall (Condition 1). The applicant should consult the City's parking lot tree shading list when formulating the landscape plan.
3. A Transportation Management Plan (TMP) which meets the required 15 percent trip reduction target for the project shall be submitted to the City Transportation Coordinator and Planning Director for review and approval prior to issuance of building permits. If the Nordstrom project property owners and the mall property owners agree, one TMP can be prepared for the mall renovation and expansion project. The applicant should strongly consider the incorporation of a shuttle bus system that serves the mall, office uses in the Point West PUD and the nearest light rail station into the project's TMP. The suggestions of the Environmental Coordinator, the City Transportation Division and Regional Transit relating to trip reduction should also be considered.
4. The applicant shall submit a revised site plan/circulation plan which details all driveway entrances, internal circulation patterns and the parking layout for the review and approval of the City Traffic Engineer and the Planning Director prior to issuance of building permits. (This includes Environmental Mitigation Measure D.).
5. The applicant shall provide evidence of the continuation of the reciprocal parking and access agreements between the Sears, Arden Fair Mall and Weinstock's parcels prior to issuance of building permits for the mall expansion project.

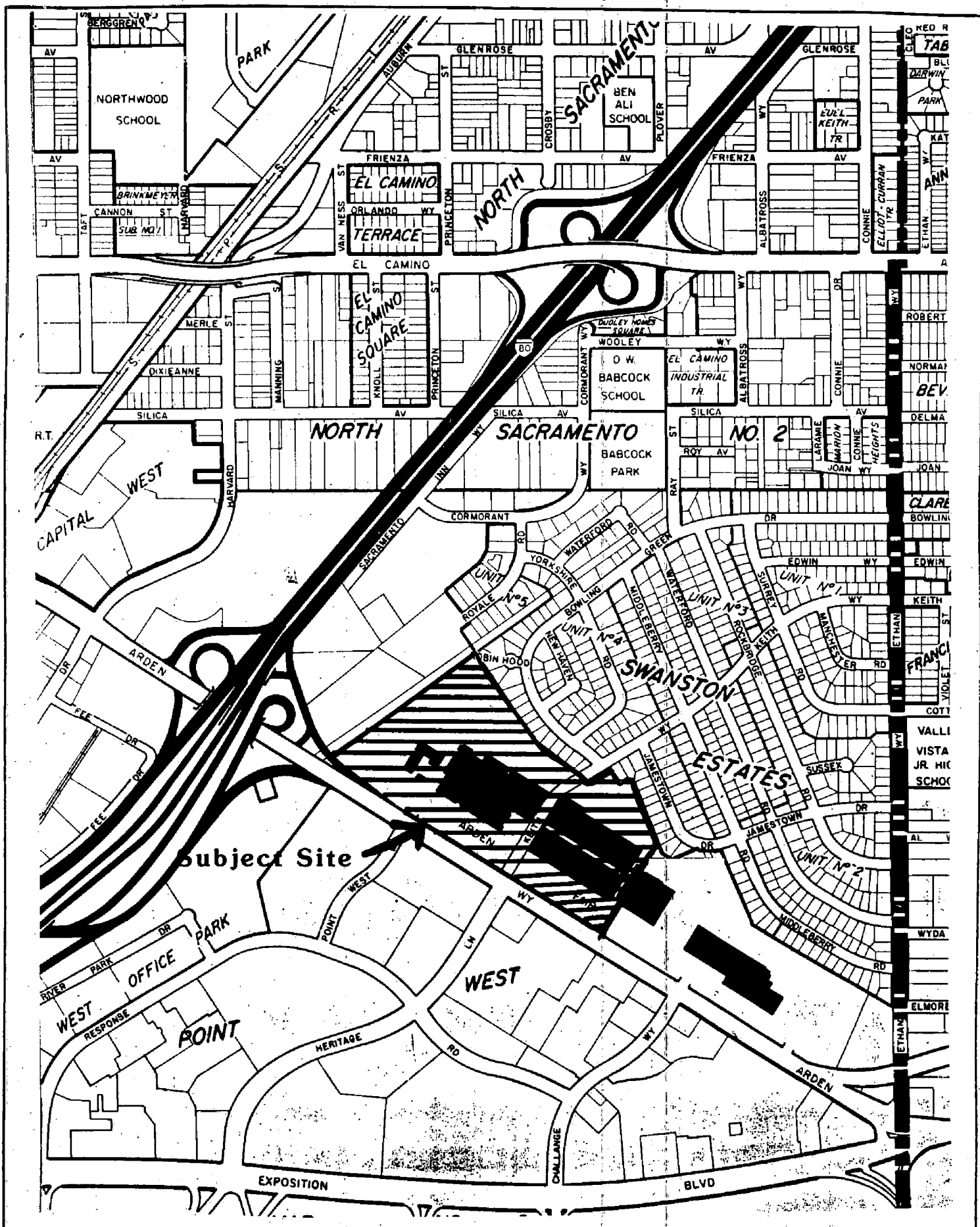
6. Plans and elevations for the proposed 284-space parking structure shall be submitted for Planning Director review and approval prior to issuance of building permits for the parking structure.
7. The applicant shall provide the following to the satisfaction of the City Traffic Engineer and Regional Transit:
 - a. A bus turn-out approximately 165 feet in length on Arden Way west of the Weinstock's entrance to Arden Fair;
 - b. A bus turn-out on the east side of the driveway entrance to Weinstock's and eliminate the first two parking stalls to the right of the turn-out location;
 - c. Construct architecturally compatible bus shelters at both previously described turn-out locations, with maintenance provided by Arden Fair Mall; and
 - d. Agree to guarantee RT continued bus access through the Arden Fair parking lot - beginning at the driveway entrance to Weinstock's, along the mall frontage road and exiting at Challenge Way.
8. Final building plans and elevations shall be submitted to the Planning Director for review and approval prior to issuance of building permits. The plans shall detail proposed building colors and materials.
9. A sign program for the mall shall be submitted for Planning Director review and approval prior to issuance of sign permits. The sign program shall include both attached and detached signage. The City Sign Ordinance and the sign regulations found in various City PUD guidelines should be used as reference materials by the applicant in formulating the sign program.
10. Prior to the granting of building permits for 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 condition does not apply to entitlements associated with the Nordstrom Department Store.
11. Prior to approval of the final inspection of any phase of the mall expansion project by the City Building Division, the Planning Director shall inspect the project to insure compliance with all conditions of the project.

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Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed mall renovation and expansion 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 project is consistent with the General Plan in that the site is designated Regional Commercial and Offices.

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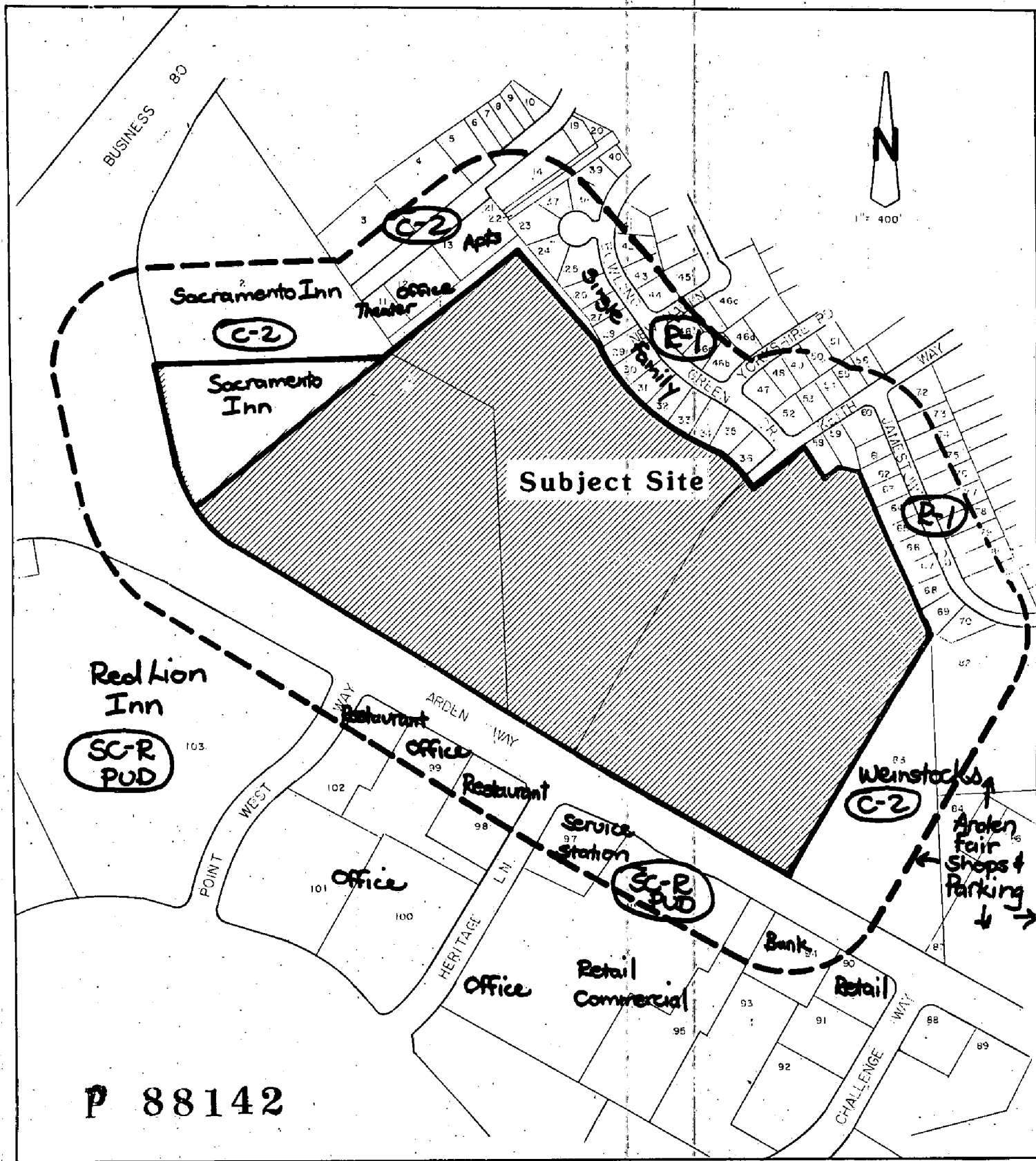


VICINITY MAP

D88-142

5-26-88

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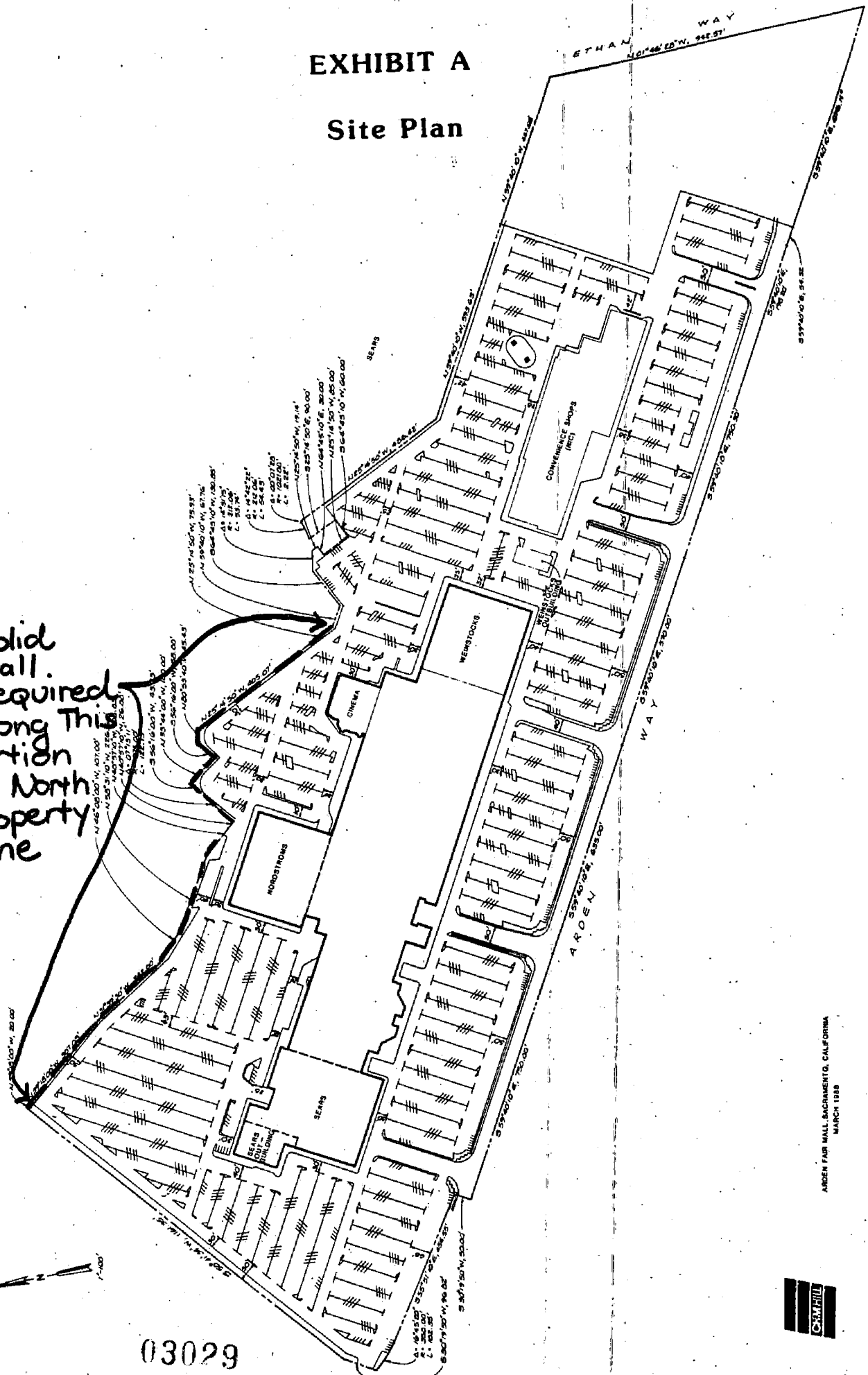
P 88142

LAND USE & ZONING MAP

EXHIBIT A

Site Plan

Solid Wall Required Along This Portion Of North Property Line



ARDEN FAIR MALL, SACRAMENTO, CALIFORNIA
MARCH 1988



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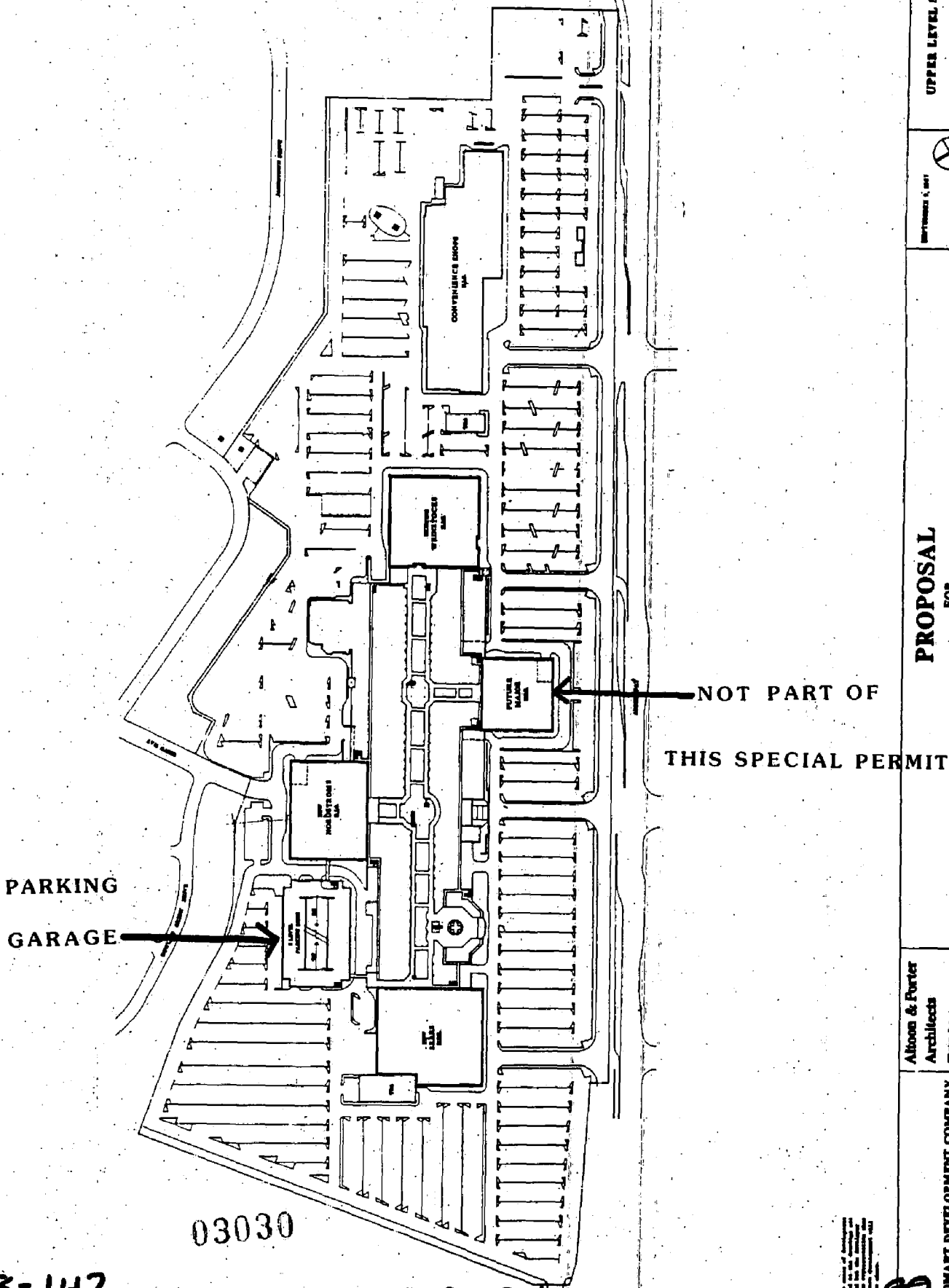
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EXHIBIT B

Future Parking Garage Site Plan



UPPER LEVEL SITE PLAN

2

SCALE: 1" = 40'-0"

PROPOSAL
FOR
ARDEN FAIR
SACRAMENTO, CA

Alison & Porter
Architects

ROMAET DEVELOPMENT COMPANY
ELIJAH

Item

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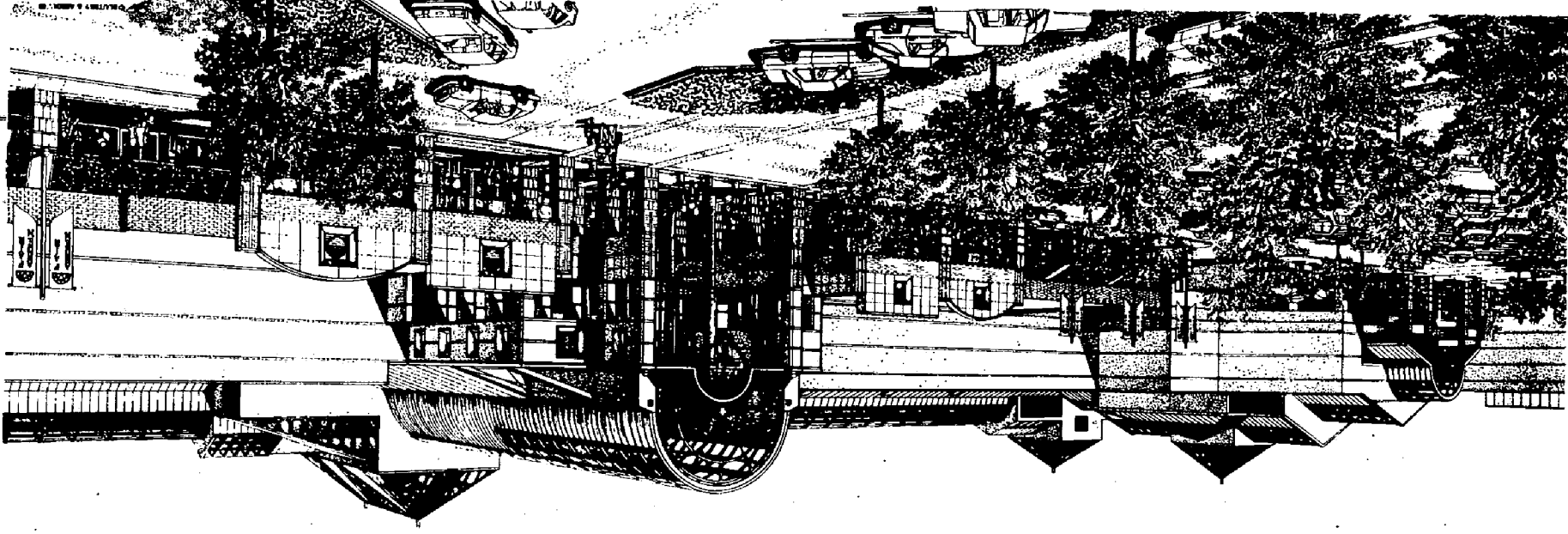
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EXHIBIT C

Elevations

C-1



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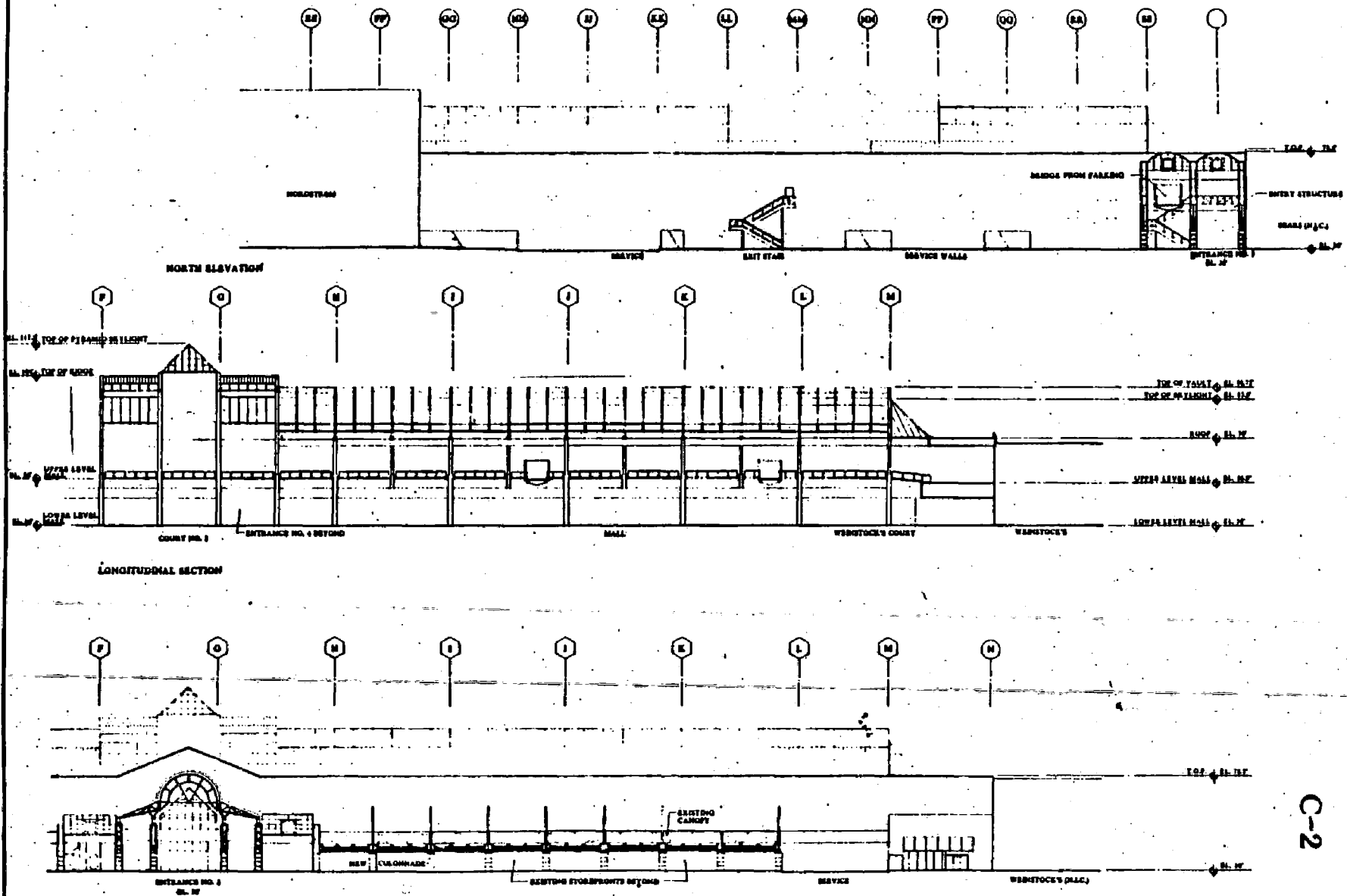
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C-2

ARDEN FAIR

SACRAMENTO, CA

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Altoon & Porter
Architects

Project No. 88-142
Drawing No. A-2.2
Date: 5/26/88

**WEBSTER'S
ELEVATION
SECTION**

