

# CITY PLANNING COMMISSION

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

APPLICANT	Carissimi, Rohrer Associates, 1515 River Park Dr., #200, Sacto., CA 95815		
OWNER	Arden Heritage Office Park, Ltd., 1300 Ethan Way, #555, Sacto., CA 95825		
PLANS BY	Carissimi, Rohrer Associates, 1515 River Park Dr., #200, Sacto., CA 95815		
FILING DATE	5-11-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	6-1-84	EIR	ASSESSOR'S PCL. NO. 277-272-04

- APPLICATION:
1. Negative Declaration
  2. Amendment of the Point West PUD Schematic Plan to reduce office space designation by 65,000± square feet and allow a mixed retail/commercial and office use on the first floor of a 152,000± square foot structure.
  3. Special Permit Modification to allow a 65,000± square foot mixed retail/commercial and office use

LOCATION: 1610 Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to allow 65,000± square feet of mixed retail/commercial and office use on the first floor of a 152,000± square foot office building known as Point West Corporate Center.

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: Point West Corporate Center Office Building

Surrounding Land Use and Zoning:

North: Arden Fair Shopping Center, Service Station; C-2  
South: Office Building; OB-R  
East: Retail/Commercial; SC-R  
West: Offices, Restaurants; OB-R

Parking Required: 661 spaces  
Parking Provided: 662 spaces  
Parking Ratio: 1:250  
Property Dimensions: Irregular  
Property Area: 8.35 acres  
Square Footage of Building: 152,000±  
Building Height: 33 feet (2 stories)  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Masonry and bronze glass

BACKGROUND INFORMATION: The following is a chronology which serves to identify the series of events which have occurred on the subject 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.

APPLC. NO. P84-178

MEETING DATE June 14, 1984

CPC ITEM NO. 20

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.

October 27, 1983: The Commission approved the necessary entitlements to delete the required 15,000 square feet of retail/commercial space and commit the entire 152,000 square feet to office use. The applicant's request was subsequently approved at the December 13, 1983 Council meeting.

The applicant is now requesting the necessary entitlements to retain 65,000± square feet on the first floor of the existing building in a mixed retail/commercial and office use.

STAFF EVALUATION: The subject site is located on a portion of a large block area bounded by Arden Way, Heritage Lane, Response Road and Challenge Way which was originally designated as a shopping center and recreational facility site within the Point West PUD. A 152,000± square foot, two-story office building was recently completed on the site. Over the past four years, five of the nine parcels within this area, including the subject site, have been redesignated for office uses. An active retail shopping center complex, however, continues to operate on the parcels adjacent to the subject site to the east.

Staff has no objection to the location of a 65,000± square foot mixed retail/commercial and office use on the first floor of the existing structure on the subject site as the proposed mixed use is compatible with the surrounding land uses. The proposed modification is consistent with the Planning Commission's original recommendation that a portion of the structure on the site be utilized for retail/commercial purposes.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Point West PUD Schematic Plan Amendment to reduce the office space designation by 65,000± square feet and allow a mixed retail/commercial and office use;
3. Approval of the Special Permit Modification to allow a 65,000± square foot mixed retail/commercial and office use, based upon Findings of Fact which follow.

Findings of Fact - Special Permit

- a. The proposed mixed retail/commercial and office development is based upon sound principles of land use in that it is located in a commercially zoned area and is in an area consisting of commercial and office uses;

- b. The proposed project will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the mixed use is compatible with adjacent uses and adequate parking will be provided;
- c. The proposed project complies with the 1974 General Plan and the Point West PUD Schematic Plan in that each permits commercial and office development.





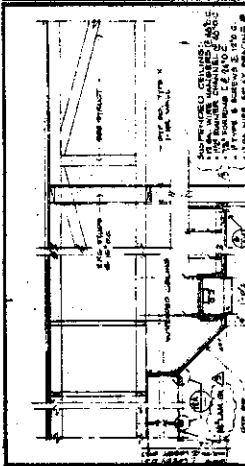
POINT WEST CORPORATE CENTER



ARCHITECTURAL FIRM INFORMATION  
1000 WEST 10TH AVENUE  
DENVER, COLORADO 80202  
TEL: 333-1111

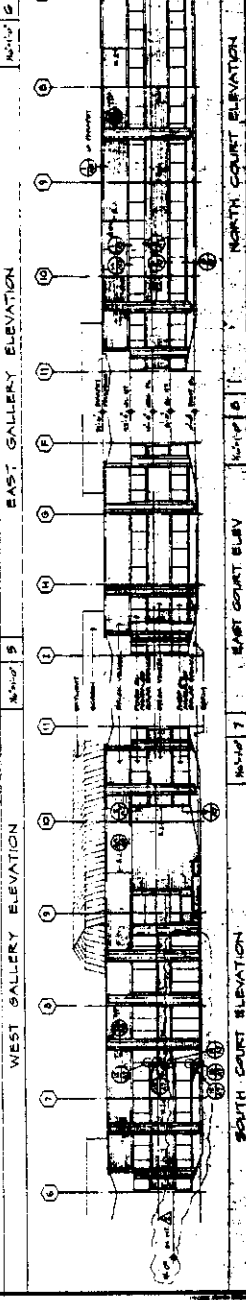
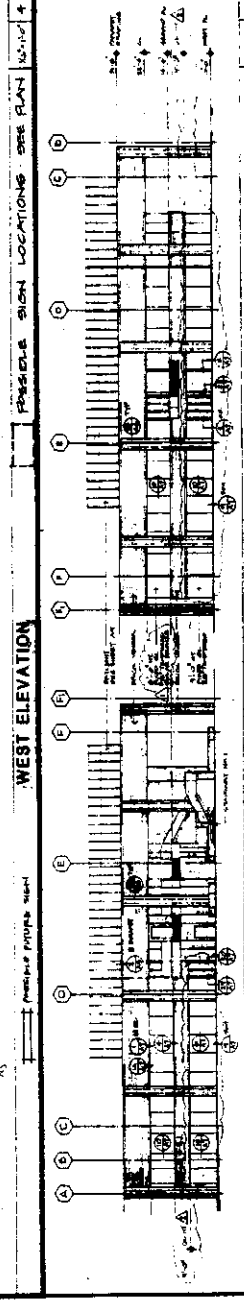
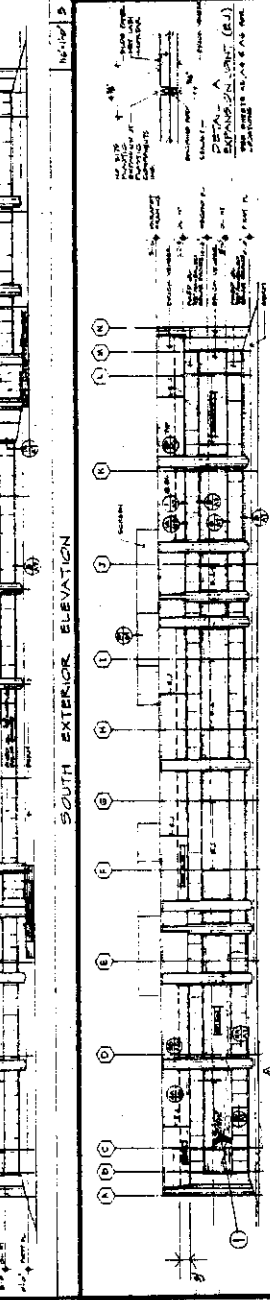
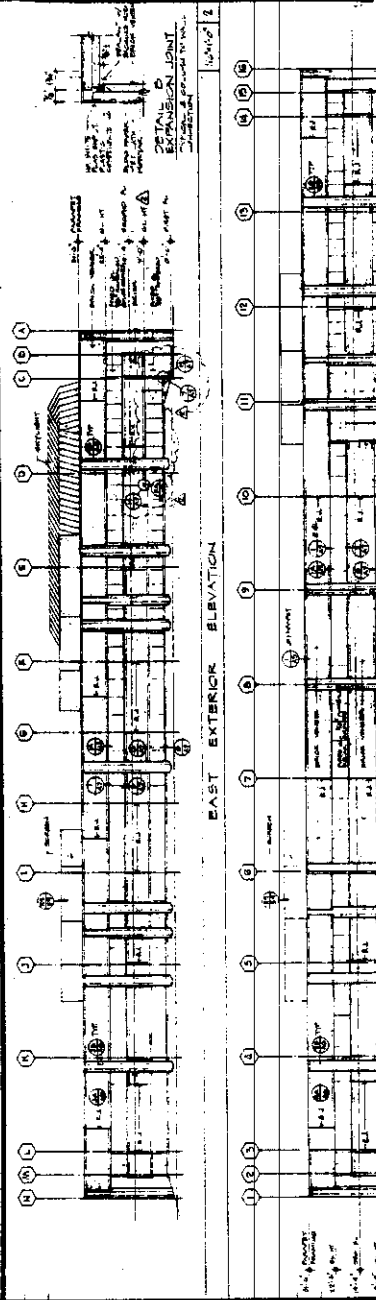
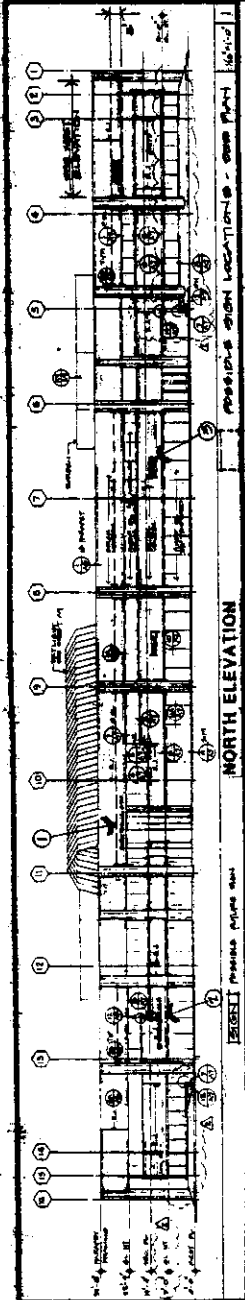
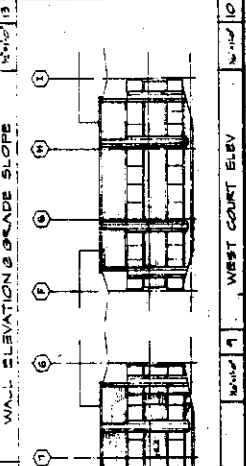
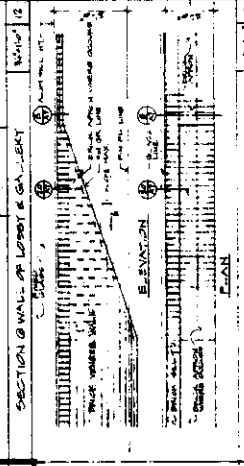
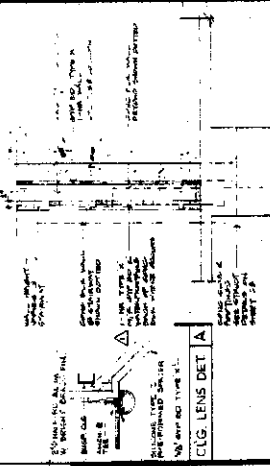
PROJECT: POINT WEST CORPORATE CENTER  
SIGNAGE: SIGNAGE FOR POINT WEST CORPORATE CENTER  
DATE: 5-11-84  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: 5-11-84  
APPLICANT: [Name]  
ADDRESS: [Address]  
CITY: [City]  
STATE: [State]  
ZIP: [Zip]



Sign Program Summary

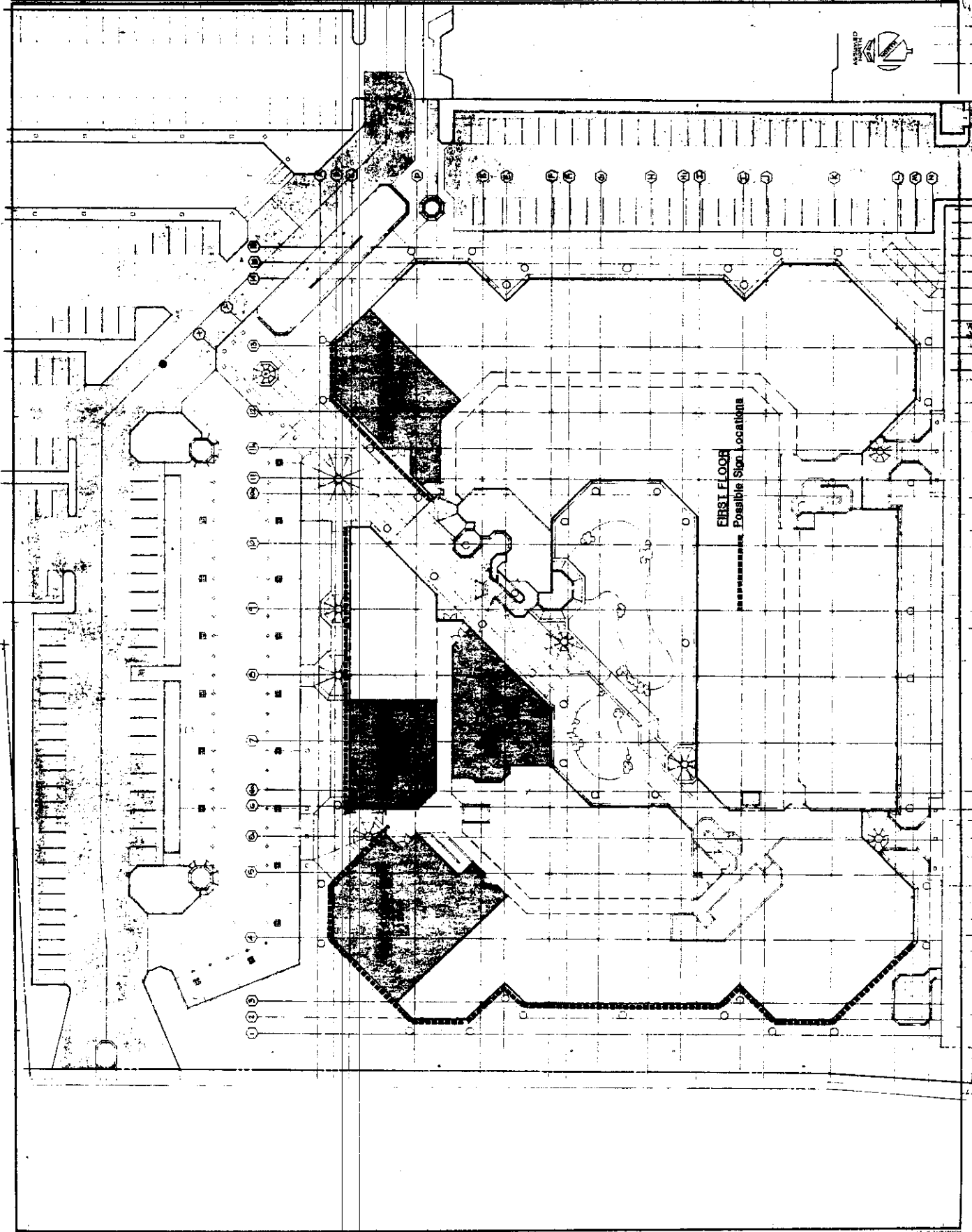
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2	POINT WEST	WEST EXTERIOR	100 FT	10 FT	100' OF THE
3	POINT WEST	WEST EXTERIOR	100 FT	10 FT	100' OF THE
4	POINT WEST	WEST EXTERIOR	100 FT	10 FT	100' OF THE
5	POINT WEST	WEST EXTERIOR	100 FT	10 FT	100' OF THE
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8	POINT WEST	WEST EXTERIOR	100 FT	10 FT	100' OF THE
9	POINT WEST	WEST EXTERIOR	100 FT	10 FT	100' OF THE
10	POINT WEST	WEST EXTERIOR	100 FT	10 FT	100' OF THE





POINT WEST CORPORATE CENTER  
TENANT IMPROVEMENTS FOR  
FIRST FLOOR  
1610 ARDEN WAY  
SACRAMENTO, CA

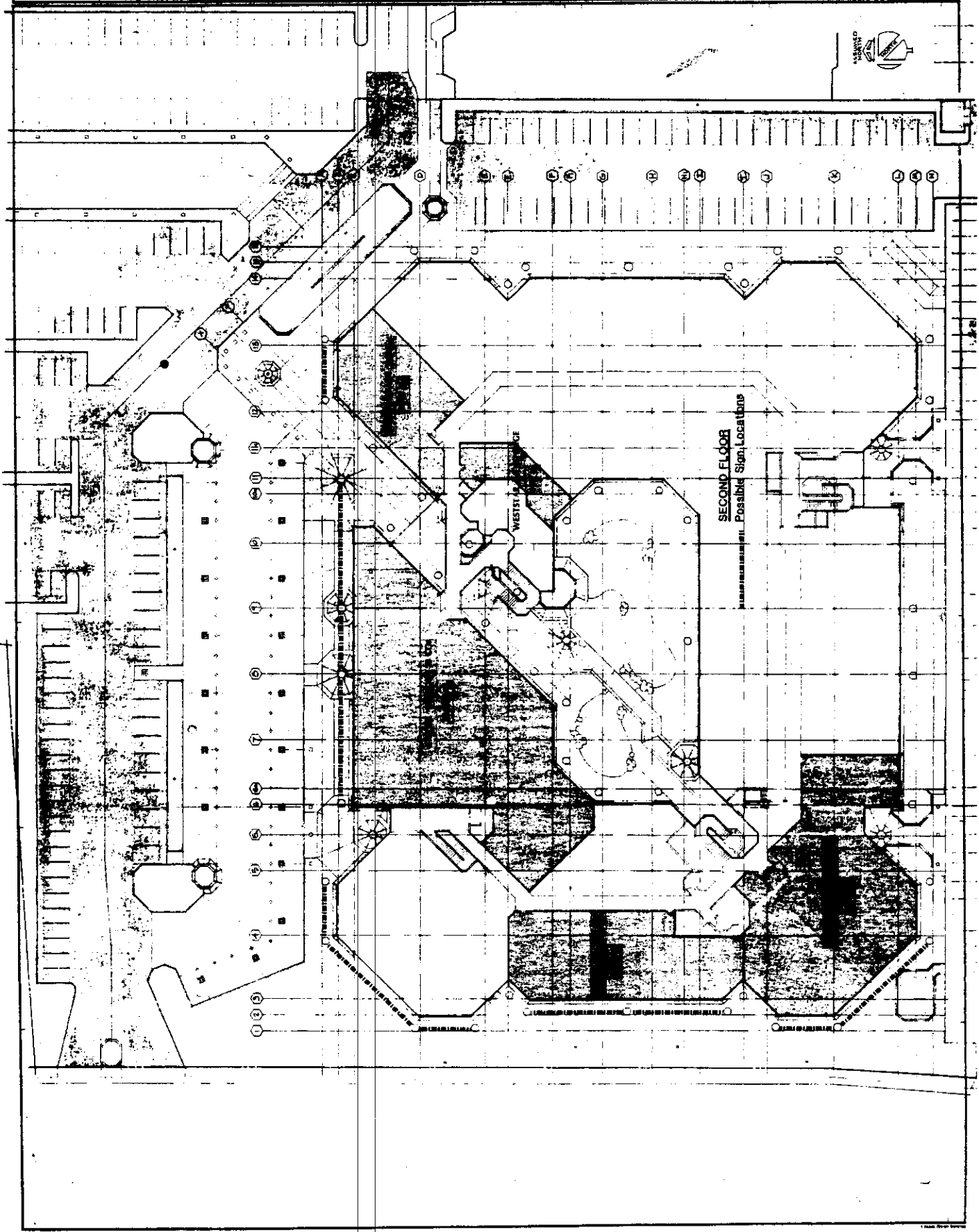
EXHIBIT C  
SIGNS





POINT WEST CORPORATE CENTER  
 TENANT IMPROVEMENTS FOR  
 SECOND FLOOR  
 1610 ARDEN WAY  
 SACRAMENTO, CA

**EXHIBIT**



P84-178

6-14-84

No. 20