

REPORT AMENDED BY CPC 5-11-89
CITY PLANNING COMMISSION

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

APPLICANT Balfrey & Abbott - 1801 I Street, Suite 200, Sacramento, CA 95814
OWNER Arden Fair Assoc. c/o HAFV - 1689 D Arden Way, Sacramento, CA 95815
PLANS BY Altoon & Porter - 3275 Wilshire Boulevard, Los Angeles, CA
FILING DATE 2-15-89 ENVIR. DET. Req. Dec. 4-27-89 REPORT BY JP:sq
ASSESSOR'S PCL. NO. 277-0160-006.008.028

APPLICATION:

- A. Negative Declaration
- B. Special Permit Modification to expand the previously approved Arden Fair Shopping Center from a two-level garage, 284+ spaces above grade, to a three-level garage, 526+ spaces above grade in the C-2 zone

LOCATION: North side of Arden Way between the terminus of Challenge Way and Freeway I-80

PROPOSAL: The applicant is requesting the necessary entitlements to add a second parking deck to the previously approved Arden Fair Shopping Center parking garage resulting in a 782+ space three-level parking garage.

PROJECT INFORMATION:

General Plan Designation: Regional Commercial and Offices
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 Ratio Required: 1:250 sq. ft.
Parking Required: 4,725+ spaces
Parking Provided: 4,938+ spaces
Parking Proposed: 5,180+ spaces
Property Dimensions: Irregular
Property Area: 60+ acres
Square Footage of Building: Mall - 1,181,150+ sq. ft. (Sears east to Weintocks including Nordstrom and cinemas)
Parking Garage - 220,000+ sq. ft.
Height of Parking Garage: 25+ feet to top of parapet, 46+ feet to top of elevator/stair tower roof (southwest corner only)
Exterior Building Materials: Poured in place concrete, stucco
Building Colors: Pale gray with reddish-brown accent. Colors to match mall

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

A. Land Use and Zoning

The subject site consists of three parcels totaling 60+ acres in the General Commercial (C-2) zone. The 198,640+ square foot one-story Arden Fair Shopping Center, (currently in the process of expanding to a 1,181,150+ square foot shopping center) the 187,000+ Nordstrom department store (under construction) and the new 162,000+ square foot Sears department store are currently 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}) to the south; retail commercial uses 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 for Regional Commercial and Office uses.

B. Applicant's Proposal

On May 26, 1988 the City Planning Commission approved a special permit to expand the existing Arden Fair Shopping Center to a two-level mall and to construct a two-level parking garage with 284+ parking spaces on the deck above the grade level parking (grade level plus the parking deck would equal approximately 426 parking spaces in that area). The 1,181,150+ square foot Arden Fair expansion project currently proposes to provide approximately 4,938+ parking spaces on the subject site (4,654+ at grade level plus the 284+ space parking deck) which meets the City's parking requirement of one parking space per 250 square feet of gross floor area for retail commercial use. The applicant would like to provide additional parking on the subject site in order to insure that customers have adequate and convenient on-site parking, especially during the holiday season. The applicant, therefore, is requesting a special permit modification to add a second parking deck above the previously approved deck resulting in a three level parking garage. The three level structure would provide parking for approximately 782 vehicles (256 parking spaces at grade level under the parking deck and 526 spaces above grade). Total parking provided on the mall site would be 5,180+ spaces. The net increase proposed from the two-level garage to the three-level garage would be approximately 242+ spaces.

C. Staff Evaluation

The approved location of the subject parking garage is directly west of the Nordstrom department store, directly north of the mall expansion, and a distance ranging 90+ feet to 200+ feet south of the adjacent residential uses. Planning staff's primary concern regarding the addition of a third parking level to the garage was the visual impact the garage would have on the adjacent residential uses to the north. Specifically, staff was concerned that people parking on the second and third levels of the garage could easily look into the back yards of the residences to the north creating privacy and security problems for the residents of these homes. Staff recommended to the applicant that: 1) louvers be located on the north side of the garage between the second and third levels of the structure; and 2) the north wall on the third level of the structure be

increased in height from 3'6" to 5'6". The applicant indicated that they would be willing to modify their original design to include these features. The City's environmental staff conducted an analysis of the proposed third level addition to the parking structure and determined that the parking garage expansion would not have a significant impact to the environment. Their analysis included an air quality impact analysis conducted by a certified consulting meteorologist. Planning staff, therefore, recommends approval of the applicant's request subject to conditions.

D. Building Design and Materials

The square footage of the three level parking structure would be 220,000± square feet with a height of 25'2" to the top of the parapet and 46± feet to the top of elevator/stair tower roof. The third level of the parking garage would be connected to the second level of the mall by a pedestrian bridge at the southwest corner of the garage. The primary building material for the garage would be poured in place concrete. The concrete would have a smooth finish and the primary color would be pale gray to match the mall. Four inch reveal lines would be cast in place at the second and third levels and painted a brownish-red contrast color, the same as the mall accent color. The concrete block under the parking ramp at the first level and on the elevator/stair tower at the southwest corner of the garage would have a stucco finish. The elevator/stair tower is proposed to have a metal roof and a brick band at the top of the arch. Planning staff finds the proposed building design to be acceptable with the addition of metal louvers and the 5'6" high wall on the north elevation. The revised building height on the north side of the structure would be 30'8" to the top of the parapet. The revised design for the north elevation should be subject to Planning staff review and approval.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Lighting within and on the proposed parking structure will be directed to the interior of the structure, and the source of light masked or shielded so that the lights will not adversely impact adjacent residential areas.
- B. The north wall of the third level of the parking garage shall be 5.5 feet in height. Louvers or other view-blocking structures shall be installed in the opening between the second and third levels on the north facade. The design of the louvers shall be approved the Planning Director and the Environmental Coordinator prior to June 30, 1989.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due

to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit Modification to expand the previously approved Arden Fair Shopping Center parking garage to a three-level 220,000+ square foot garage)(526+ spaces above grade, 782+ spaces total) subject to conditions and based on findings of fact which follow.

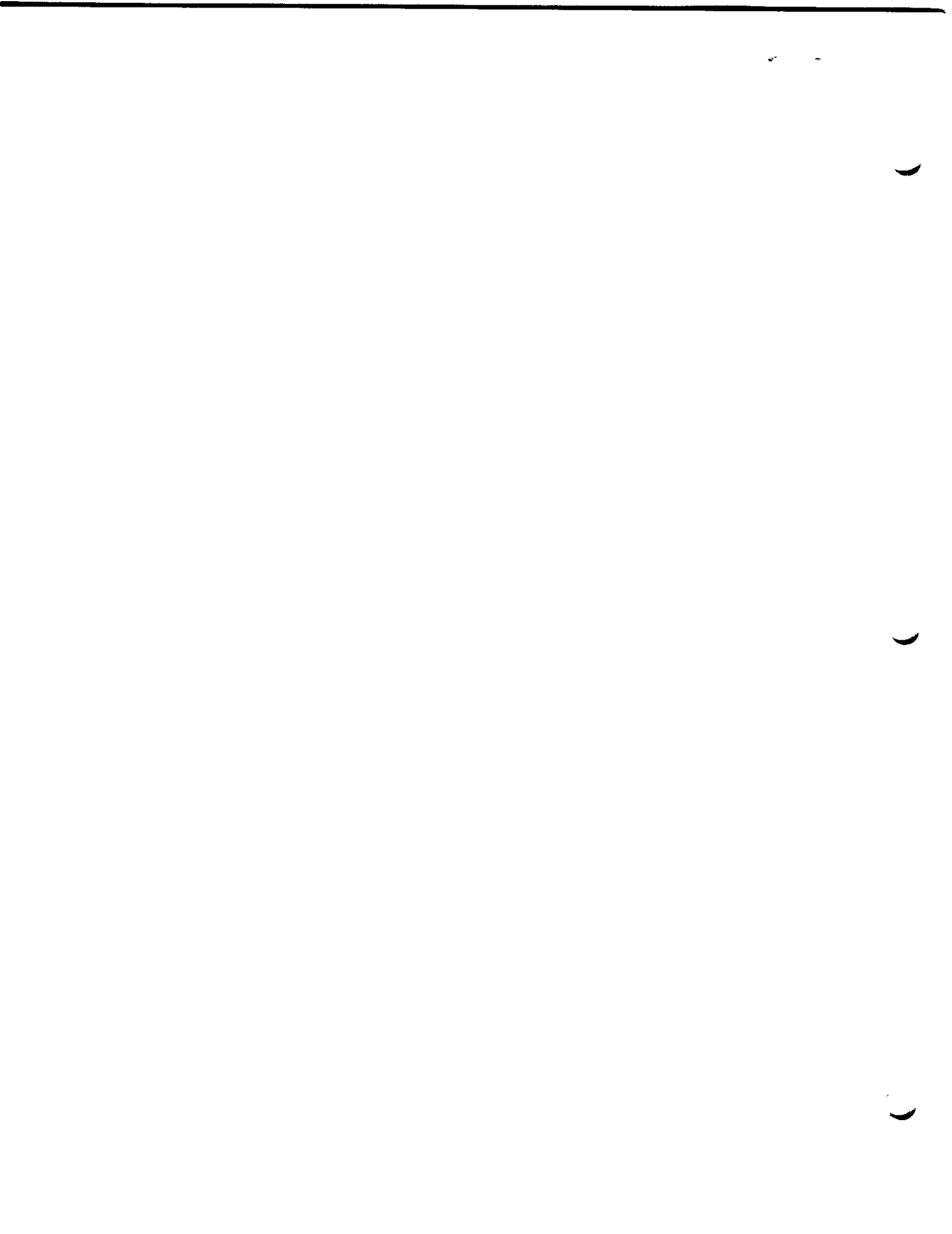
Conditions

1. The applicant shall provide a lighting plan for the 220,000+ square foot parking garage for the review and approval of the Planning Director prior to June 30, 1989. Lighting within and on the proposed parking structure shall be directed to the interior of the structure, and the source of light masked or shielded so that the lights shall not adversely impact adjacent residential areas.
2. The north wall of the third level of the 220,000+ square foot parking garage shall be 5'6" in height. Louvers or other view blocking structures shall be installed in the opening between the second and third levels of the garage on the north facade. The design of the louvers shall be approved by the Planning Director and the Environmental Coordinator prior to June 30, 1989.
3. *Construction of the masonry wall shall begin within 30 days from approval of the permit. The applicant shall appear before the Planning Commission if this is not done. (CPC added)*

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed 220,000+ square foot three-level parking garage will help to provide adequate on-site parking for the Arden Fair Shopping Center.
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 the parking garage will be adequately screened on the north side so that visibility from the parking garage to the adjacent residences will be hindered.
3. The project is consistent with the General Plan in that:
 - a. the site is designated for Regional Commercial and Office uses; and

- b. the proposed parking garage meets the goal of the General Plan Circulation Element - Parking to "Provide adequate off-street parking for new development and reduce the impact of on-street parking in established areas."



CITY PLANNING COMMISSION

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

APPLICANT Balfrey & Abbott - 1801 I Street, Suite 200, Sacramento, CA 95814
OWNER Arden Fair Assoc. c/o HAFV - 1689 D Arden Way, Sacramento, CA 95815
PLANS BY Altoon & Porter - 3275 Wilshire Boulevard, Los Angeles, CA
FILING DATE 2-15-89 ENVIR. DET. Reg. Dec. 4-27-89 REPORT BY JP:sq
ASSESSOR'S PCL. NO. 277-0160-006.008.028

APPLICATION:

- A. Negative Declaration
- B. Special Permit Modification to expand the previously approved Arden Fair Shopping Center from a two-level garage, 284+ spaces above grade, to a three-level garage, 526+ spaces above grade in the C-2 zone

LOCATION: North side of Arden Way between the terminus of Challenge Way and Freeway I-80

PROPOSAL: The applicant is requesting the necessary entitlements to add a second parking deck to the previously approved Arden Fair Shopping Center parking garage resulting in a 782+ space three-level parking garage.

PROJECT INFORMATION:

General Plan Designation: Regional Commercial and Offices
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 Ratio Required: 1:250 sq. ft.
Parking Required: 4,725+ spaces
Parking Provided: 4,938+ spaces
Parking Proposed: 5,180+ spaces
Property Dimensions: Irregular
Property Area: 60+ acres
Square Footage of Building: Mall - 1,181,150+ sq. ft. (Sears east to Weintocks including Nordstrom and cinemas)
Parking Garage - 220,000+ sq. ft.
Height of Parking Garage: 25+ feet to top of parapet, 46+ feet to top of elevator/stair tower roof (southwest corner only)
Exterior Building Materials: Poured in place concrete, stucco
Building Colors: Pale gray with reddish-brown accent. Colors to match mall

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

A. Land Use and Zoning

The subject site consists of three parcels totaling 60± acres in the General Commercial (C-2) zone. The 198,640± square foot one-story Arden Fair Shopping Center, (currently in the process of expanding to a 1,181,150± square foot shopping center) the 187,000± Nordstrom department store (under construction) and the new 162,000± square foot Sears department store are currently 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}) to the south; retail commercial uses 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 for Regional Commercial and Office uses.

B. Applicant's Proposal

On May 26, 1988 the City Planning Commission approved a special permit to expand the existing Arden Fair Shopping Center to a two-level mall and to construct a two-level parking garage with 284± parking spaces on the deck above the grade level parking (grade level plus the parking deck would equal approximately 426 parking spaces in that area). The 1,181,150± square foot Arden Fair expansion project currently proposes to provide approximately 4,938± parking spaces on the subject site (4,654± at grade level plus the 284± space parking deck) which meets the City's parking requirement of one parking space per 250 square feet of gross floor area for retail commercial use. The applicant would like to provide additional parking on the subject site in order to insure that customers have adequate and convenient on-site parking, especially during the holiday season. The applicant, therefore, is requesting a special permit modification to add a second parking deck above the previously approved deck resulting in a three level parking garage. The three level structure would provide parking for approximately 782 vehicles (256 parking spaces at grade level under the parking deck and 526 spaces above grade). Total parking provided on the mall site would be 5,180± spaces. The net increase proposed from the two-level garage to the three-level garage would be approximately 242± spaces.

C. Staff Evaluation

The approved location of the subject parking garage is directly west of the Nordstrom department store, directly north of the mall expansion, and a distance ranging 90± feet to 200± feet south of the adjacent residential uses. Planning staff's primary concern regarding the addition of a third parking level to the garage was the visual impact the garage would have on the adjacent residential uses to the north. Specifically, staff was concerned that people parking on the second and third levels of the garage could easily look into the back yards of the residences to the north creating privacy and security problems for the residents of these homes. Staff recommended to the applicant that: 1) louvers be located on the north side of the garage between the second and third levels of the structure; and 2) the north wall on the third level of the structure be

increased in height from 3'6" to 5'6". The applicant indicated that they would be willing to modify their original design to include these features. The City's environmental staff conducted an analysis of the proposed third level addition to the parking structure and determined that the parking garage expansion would not have a significant impact to the environment. Their analysis included an air quality impact analysis conducted by a certified consulting meteorologist. Planning staff, therefore, recommends approval of the applicant's request subject to conditions.

D. Building Design and Materials

The square footage of the three level parking structure would be 220,000+ square feet with a height of 25'2" to the top of the parapet and 46+ feet to the top of elevator/stair tower roof. The third level of the parking garage would be connected to the second level of the mall by a pedestrian bridge at the southwest corner of the garage. The primary building material for the garage would be poured in place concrete. The concrete would have a smooth finish and the primary color would be pale gray to match the mall. Four inch reveal lines would be cast in place at the second and third levels and painted a brownish-red contrast color, the same as the mall accent color. The concrete block under the parking ramp at the first level and on the elevator/stair tower at the southwest corner of the garage would have a stucco finish. The elevator/stair tower is proposed to have a metal roof and a brick band at the top of the arch. Planning staff finds the proposed building design to be acceptable with the addition of metal louvers and the 5'6" high wall on the north elevation. The revised building height on the north side of the structure would be 30'8" to the top of the parapet. The revised design for the north elevation should be subject to Planning staff review and approval.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a negative declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Lighting within and on the proposed parking structure will be directed to the interior of the structure, and the source of light masked or shielded so that the lights will not adversely impact adjacent residential areas.
- B. The north wall of the third level of the parking garage shall be 5.5 feet in height. Louvers or other view-blocking structures shall be installed in the opening between the second and third levels on the north facade. The design of the louvers shall be approved the Planning Director and the Environmental Coordinator prior to June 30, 1989.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due

to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an environmental impact report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit Modification to expand the previously approved Arden Fair Shopping Center parking garage to a three-level 220,000+ square foot garage (526+ spaces above grade, 782+ spaces total) subject to conditions and based on findings of fact which follow.

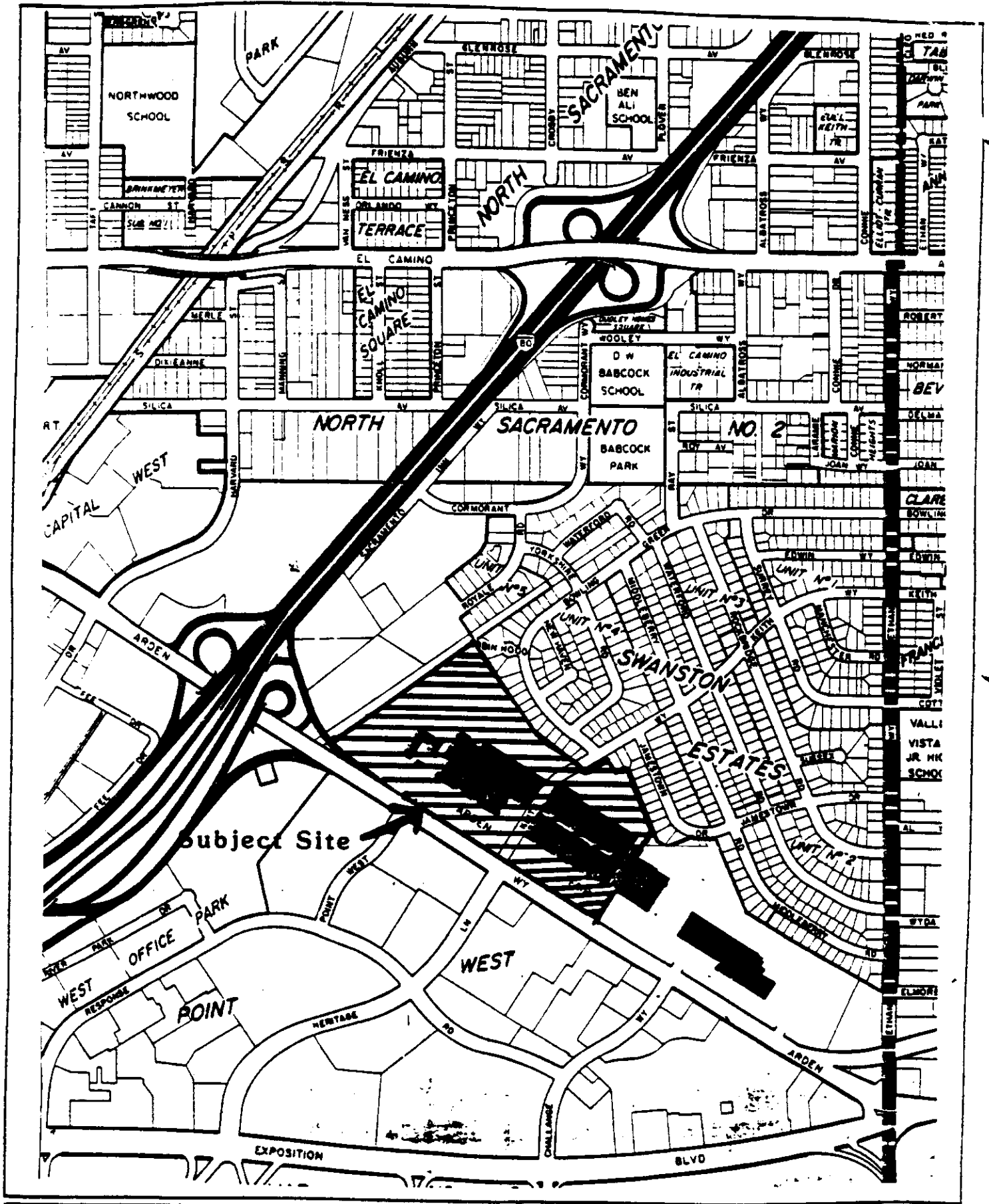
Conditions

1. The applicant shall provide a lighting plan for the 220,000+ square foot parking garage for the review and approval of the Planning Director prior to June 30, 1989. Lighting within and on the proposed parking structure shall be directed to the interior of the structure, and the source of light masked or shielded so that the lights shall not adversely impact adjacent residential areas.
2. The north wall of the third level of the 220,000+ square foot parking garage shall be 5'6" in height. Louvers or other view blocking structures shall be installed in the opening between the second and third levels of the garage on the north facade. The design of the louvers shall be approved by the Planning Director and the Environmental Coordinator prior to June 30, 1989.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed 220,000+ square foot three-level parking garage will help to provide adequate on-site parking for the Arden Fair Shopping Center.
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 the parking garage will be adequately screened on the north side so that visibility from the parking garage to the adjacent residences will be hindered.
3. The project is consistent with the General Plan in that:
 - a. the site is designated for Regional Commercial and Office uses; and
 - b. the proposed parking garage meets the goal of the General Plan Circulation Element - Parking to "Provide adequate off-

street parking for new development and reduce the impact of on-street parking in established areas."

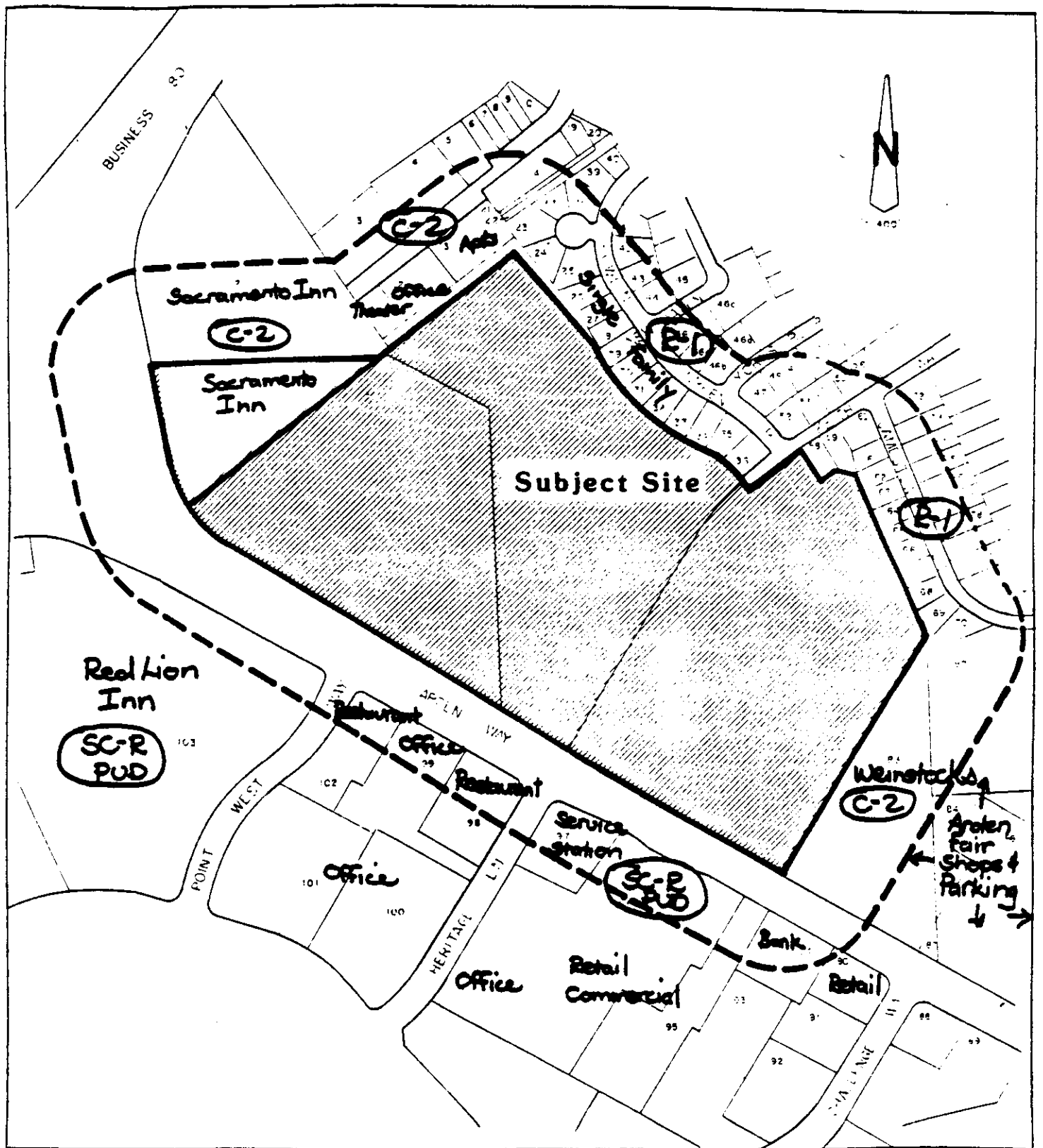


VICINITY MAP

P89-110

5-11-89

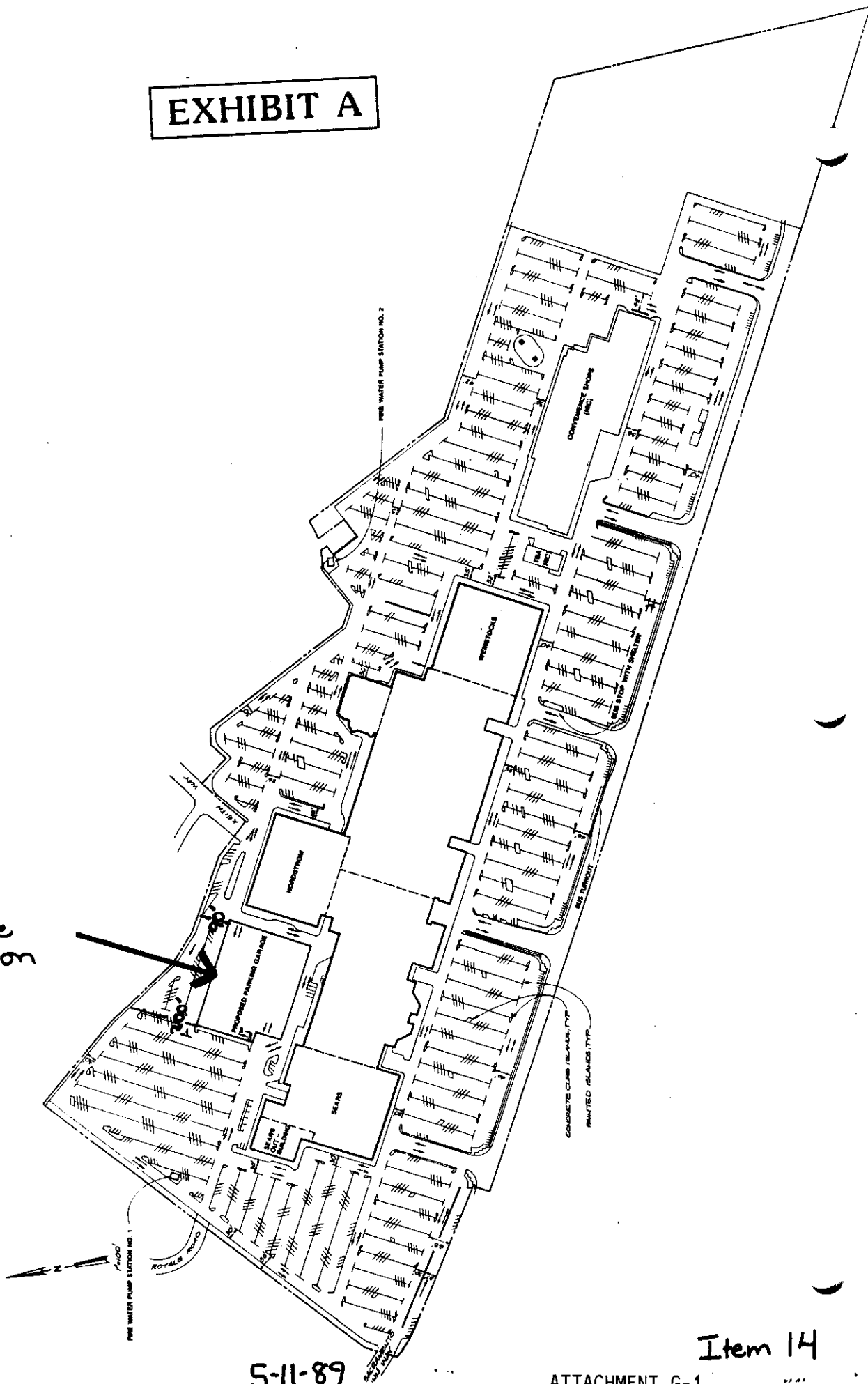
Item 14

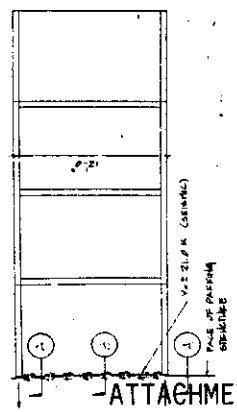
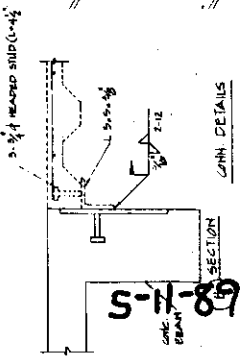
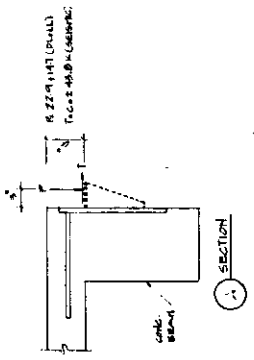
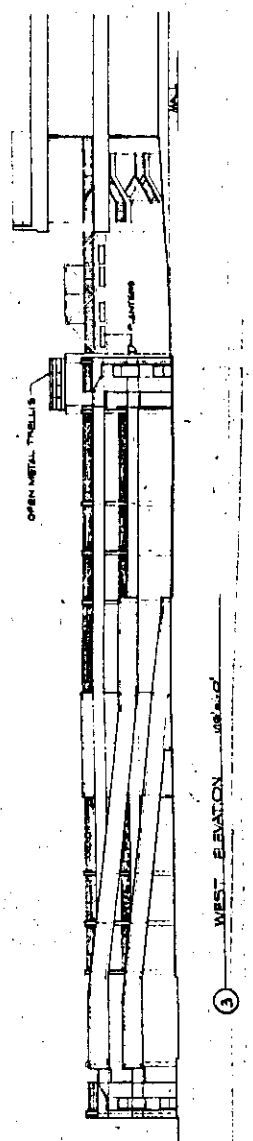
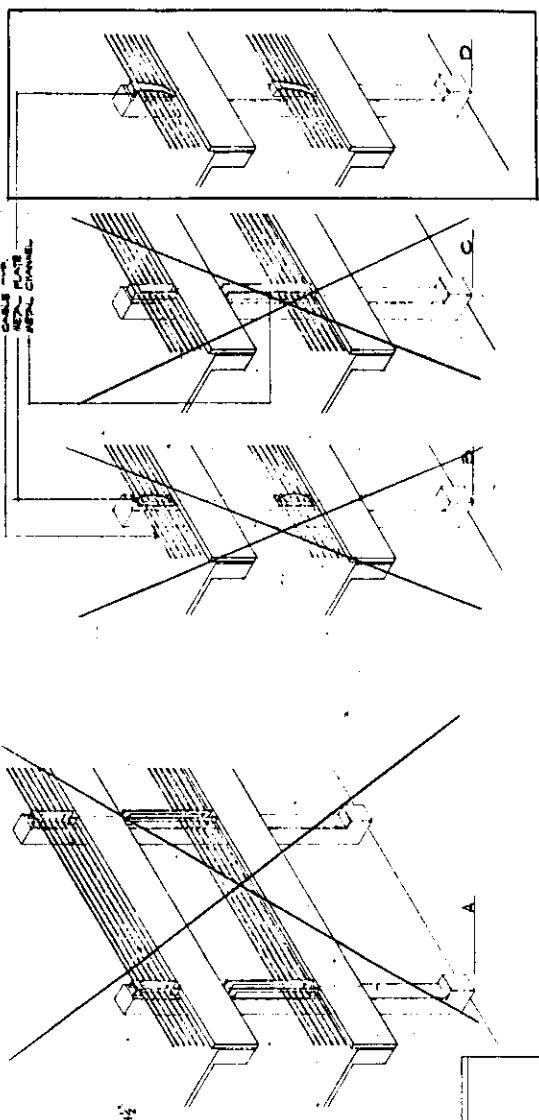
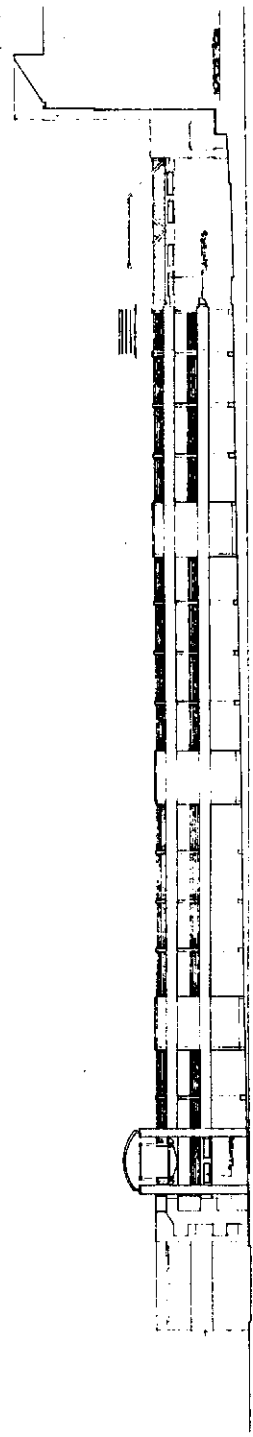


LAND USE & ZONING MAP

EXHIBIT A

Garage
Location





BRIDGE TO PIER WITH STEEL-TUBE GIRDER
 - FOR REFERENCE ONLY, CONTRACTOR
 MUST DESIGN FOR LOADS SHOWN

NOTE: CONTRACTORS ARE ENCOURAGED
 TO SUBMIT ALTERNATE 3-D SOLID MODEL
 SPAN-ON-RAMP OR GUARDRAIL AT
 ALL 4 SIDES OF THE GARAGE.

P89-110

S-N-89

ATTACHMENT G-12

Item 14

ARDEN FAIR
PARKING GARAGE

275 Madison Avenue
New York, N.Y. 10017
Tel. 212-685-1000

Altoon & Porter
Architects

EXHIBIT C

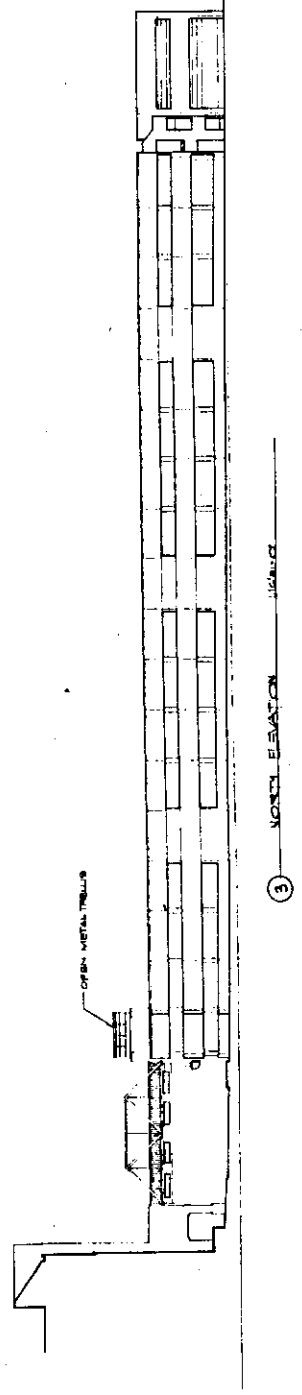
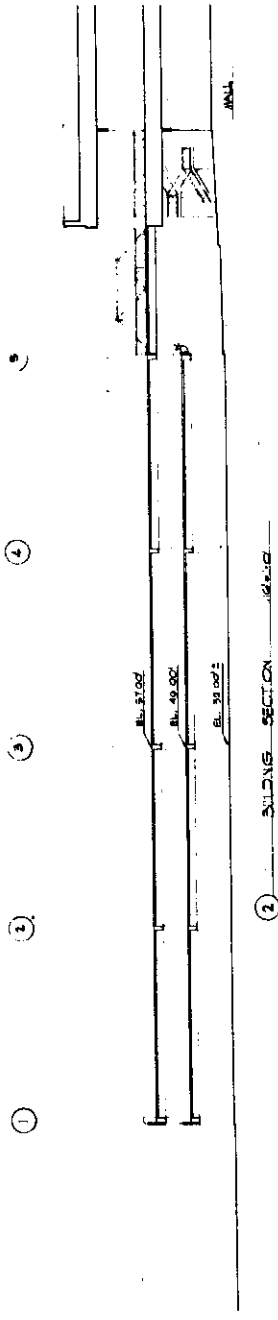
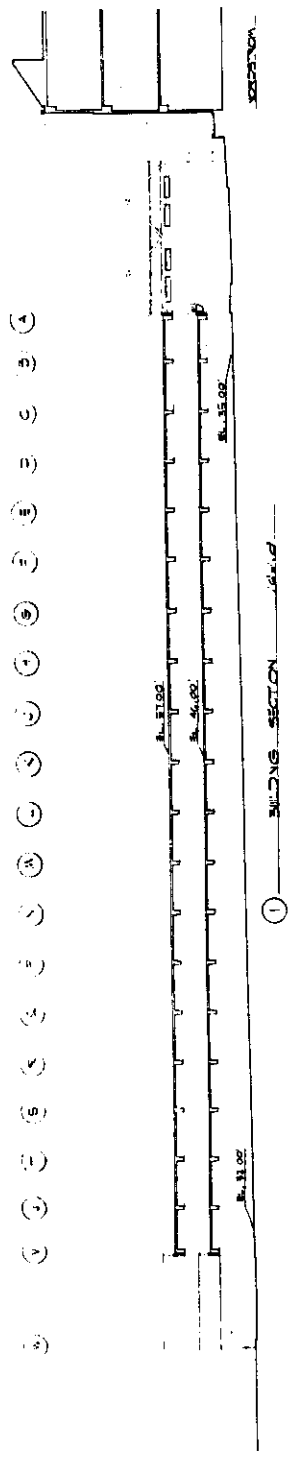
1-10-88 RJD


Project: Arden Fair Parking Garage
Drawn By: [Name]
Checked: [Name]
Date: [Date]

OPEN GARAGE
SECTIONS

Sheet No. 1-4
1-10-88

FEB 28

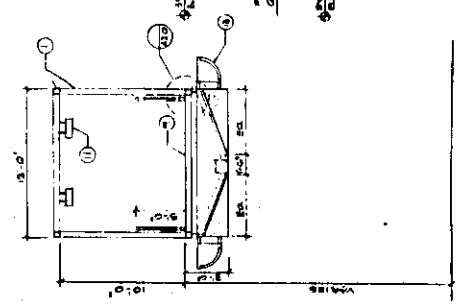
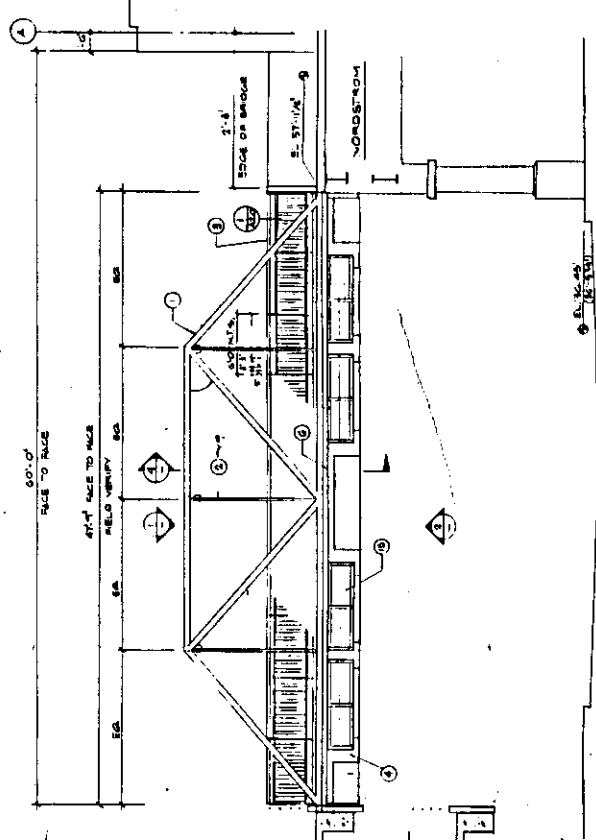
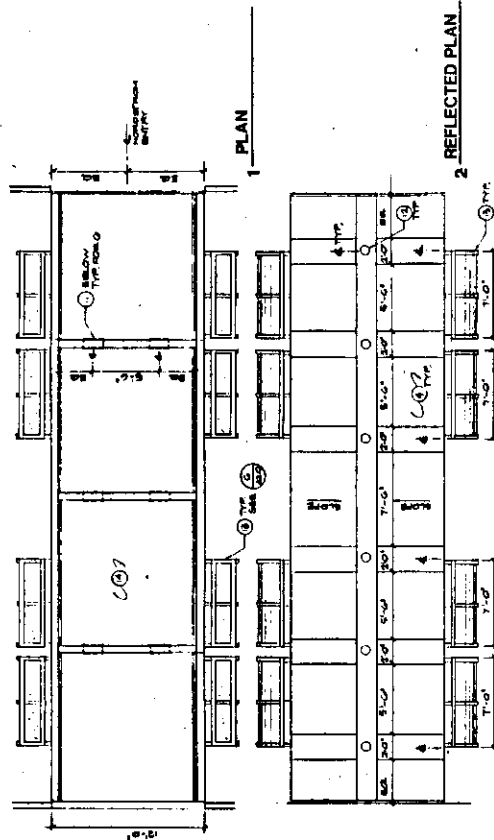


	BRIDGES AT ASSESSOR'S PARKING STRUCTURE	Alton & Porter Architects	EXHIBIT D	Project No. _____ Date _____
	1700 Madison Avenue Chicago, Illinois 60612-1099			Project Name _____ Client _____ Scale 1/4" = 1'-0" Date _____
BRIDGE NO. 1 - PLAN, SECTION AND ELEVATION			A 1.0	

KEYNOTES

1. 3/8" METAL TUBE
2. 1/2" METAL ROD
3. HAND PAINTED
4. EXTENSION CORNER PLASTER
5. NOT USED
6. REVEAL
7. METAL CHANNEL
8. METAL CLIP W/CONC. FILL
9. BRASS/ALUM. JOINT COVER
10. LIGHT FIXTURE
11. DOWNLIGHT
12. PLASTER
13. TRAFFIC TOPPING

NOTE: (1) JOBS ARE MEASURED AT EACH BRIDGE LABEL.



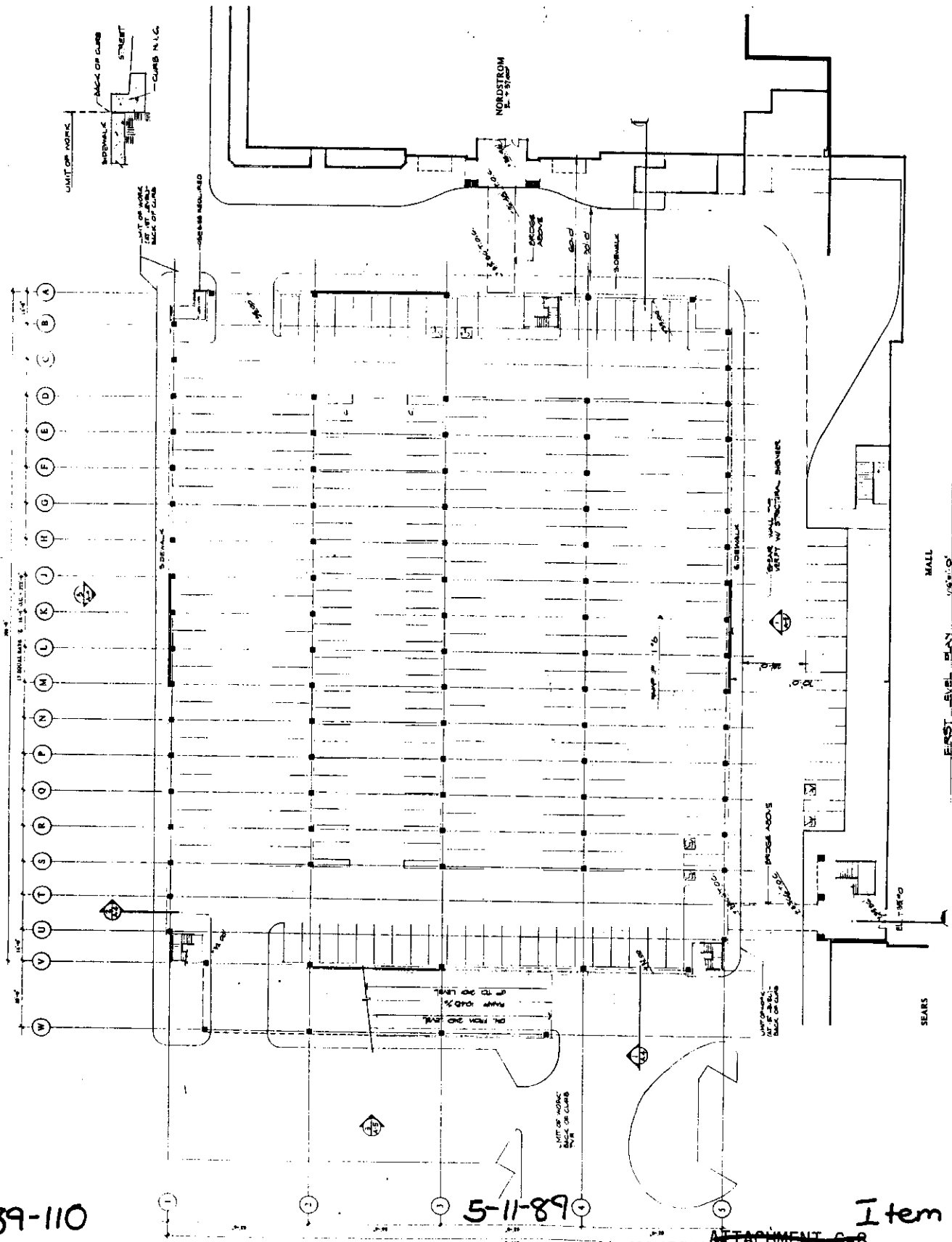
3 ELEVATION

4 SECTION

P89-110

5-11-89

ATTACHMENT 5 Item 14



EAST LEVEL PLAN
 TOTAL GARAGE SPACES: 285
 TOTAL GARAGE SPACES: 285
 TOTAL GARAGE SPACES: 285

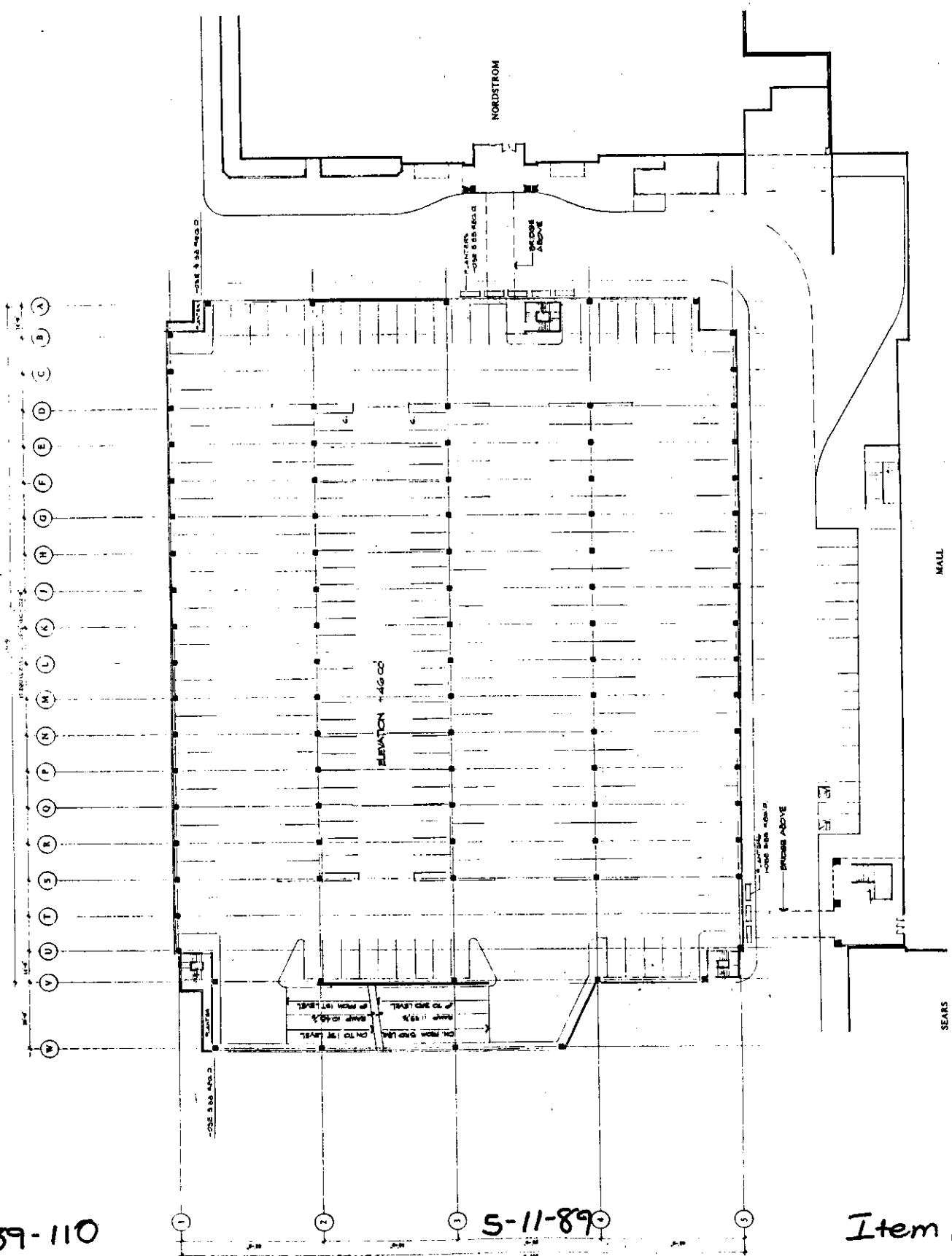
P89-110

5-11-89

Item 14

ATTACHMENT 6-8

ARDEN FAIR PARKING GARAGE	275 Madison Avenue New York, N.Y. 10017 212-685-1000	Altoon & Porter Architects	EXHIBIT F	1-10-89 10:00 AM	Project Number: 56021-09 Project Name: ARDEN FAIR Date: 1-10-89	OPEN GARAGE SECOND LEVEL PLAN
------------------------------	--	--	------------------	---------------------	---	--



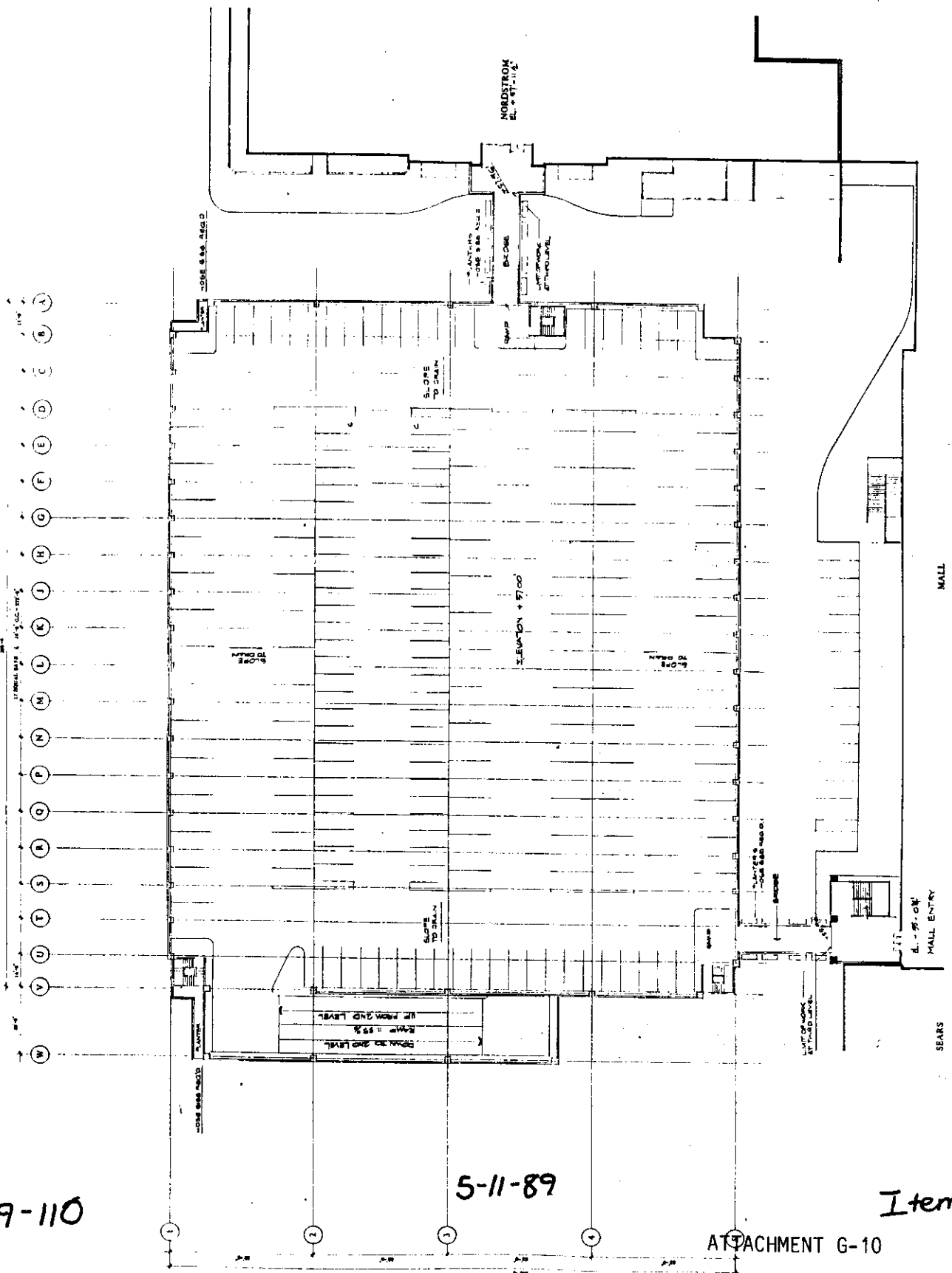
P89-110

5-11-89

Item 14

ARDEN FAIR PARKING GARAGE	1000 Broadway, New York, N.Y. 10018 212-692-1234 1000 Broadway, New York, N.Y. 10018	Altoon & Porter Architects	<h1>EXHIBIT G</h1>	1000 Broadway, New York, N.Y. 10018 212-692-1234 1000 Broadway, New York, N.Y. 10018	Project Name: ARDEN FAIR Drawing No: 3-1000 Date: 10/1/88	OPEN GARAGE THIRD LEVEL PLAN	Project Name: ARDEN FAIR Drawing No: 3-1000 Date: 10/1/88
------------------------------	--	-------------------------------	--------------------	--	---	---------------------------------	---

FEB 2 1989



P89-110

5-11-89

Item 14

ATTACHMENT G-10

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for N side of Arden Way between
terminus of Challenge Way & Fwy. I-80

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission

