

*AMENDED STAFF REPORT 7/8/82
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carissimi - Rohrer and Associates, 1515 Riverpark Dr., Sacto., CA 95815		
OWNER	Heritage Development, 16311 Ventura Blvd, Encino, CA 91300		
PLANS BY			
FILING DATE	6-4-82	50 DAY CPC ACTION DATE	REPORT BY: GM:kh
NEGATIVE DEC.	6-28-82	EIR	ASSESSOR'S PCL. NO. 277-272-04

APPLICATION:

1. Negative Declaration
2. Amend Point West PUD Schematic Plan from a 117,000 + square foot building, consisting of 102,000 + square feet of office and 15,000 + square feet of retail, to a 152,000 + square foot building consisting of 137,000 + square feet of office and 15,000 + square feet of retail space.
3. Special Permit to develop a 152,000 square foot office/commercial structure (existing Woolco Department Store to be demolished)
4. Variance to waive three parking spaces - (WITHDRAWN)

LOCATION:

1610 Arden Way

PROPOSAL:

The applicant is requesting the necessary entitlements to develop a two-story, 152,000 square foot commercial/office structure. The existing Woolco Department Store is to be demolished.

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:	Woolco Department Store
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 1 space per 250 square feet.
Parking Provided:	662 spaces
Property Area:	8.35 acres
Square Footage of Building:	152,000 square feet
Building Height:	2 story/33 feet
Exterior Building Materials:	masonry/bronze glass
Color of Exterior Materials:	earthtones
Street Improvements:	existing
Utilities:	existing
Topography:	flat

BACKGROUND INFORMATION:

On January 12, 1982, the City Council approved the necessary entitlements to convert the existing Woolco Department Store into a cluster of eight, two-story structures

APPLC. NO. P 82-146

MEETING DATE July 8, 1982

CPC ITEM NO. 11

- consisting of approximately 117,000 square feet. Due to concerns of an adjacent retail business owner, the project was approved subject to 15,000 square feet of space being retained for retail/commercial uses.

The applicant has submitted revised plans which involve the demolition of the existing Woolco structure and replacement with a two-story, 152,000 square foot building. The revised site plan indicates that the new building is placed closer to Heritage Lane (25 foot setback) with a driveway aisle and two rows of 90° parking separating the subject structure from the existing shopping center buildings.

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

1. Staff has no objection to the development of a new office/commercial structure instead of the proposed conversion of the existing structure. The revised project would be a dramatic architectural improvement from what presently exists.
2. In accordance with the prior approval, the applicant proposes to reserve 15,000 square feet of retail/commercial space on the ground floor of the new structure. In order to attract retail space users, staff recommends that the facade of the ground floor space be primarily constructed of floor to ceiling, clear-glass windows and doors. The first floor facade should also be designed to accept retail business signs which would complement the design of the building. These design revisions should be reviewed and approved by the Design Review/Preservation Board.
3. The west wall of the Tower Clothing building would be exposed with the demolition of the Woolco building. In order to soften the visual impact of the large exposure of the concrete block wall, staff suggests a continuous planting strip (with 15 gallon trees) 6 to 8 feet wide be designed adjacent to the existing structure (see Exhibit A). This would require redesigning the parking area between the new and old structure and could require reduction of square footage.
4. The site plan indicates the installation of 6-foot wide continuous landscaped planters down the center of each parking aisle and additional landscaping throughout the development. Staff requests that the applicant submit a detailed landscape and irrigation plan for review and approval of the Planning Director.
5. To encourage the use of alternative modes of transportation, staff requests the applicant provide for a minimum of 38 bicycle parking spaces of which 50 percent must be Class I facilities. The remaining 50 percent may be Class I, Class II or III facilities.
6. A field inspection of the site indicates that the detached sign poles from the former Woolco store are still in place along the Arden Way and Heritage Lane street frontages. Staff requests that these pole structures be removed and the applicant submit a sign program for review and approval of staff prior to issuance of any building permits.



7. In order to provide a visual connection between the existing retail business to the east and potential retail business users in the subject building, staff recommends that the applicant incorporate a distinctive pedestrian walkway across the driveway comprised of surface materials compatible with materials proposed for the new building.
8. The submitted floor plans and elevations indicate exterior stairways on the north and south elevations. Staff believes these stairways are not an attractive design element and are not compatible with surrounding structures. The applicant should eliminate these stairways or recess the stairway element. Staff, therefore, suggests the Design Review Board review this redesigned element.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Amendment to the Point West PUD Schematic Plan for 137,000 square feet of office and 15,000 square feet of retail/commercial.
3. Approval of the Special Permit subject to conditions and based upon the Findings of Fact which follow.

Special Permit - Conditions

1. The applicant shall reserve 15,000 square feet of floor area facing Arden Way for retail/commercial uses.
- * 2. The exterior building walls for the areas designated for retail/commercial uses shall be comprised primarily of clear-glass windows and doors (floor to ceiling). ~~design of the facade shall be revised and approved by the Design Review Board.~~
3. The exterior facade of the retail spaces shall be designed to accept retail business signs which would be compatible and complement the architectural design of the building. The applicant shall submit detailed elevations of the north side of the subject building indicating exterior treatment compatible for retail business uses and conceptual sign program for review and approval by staff prior to the re-issuance of building permits.
4. The applicant shall remove all sign structures along the Arden Way and Heritage Lane street frontages (other than directional signs) used by the former Woolco store prior to the issuance of building permits. A new signage program for the overall project shall be submitted to staff for review and approval prior to issuance of sign permits.
5. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. The plans shall include the following:
 - a. The installation of continuous six-foot wide (6') landscape planters with concrete curbing down the middle of each 90° parking aisle on the eastern half of the parking lot.
 - b. Installation of additional site landscaping to achieve, as reasonably as possible, the 50 percent shading requirement for surfaced areas.
6. The applicant shall incorporate a distinctive pedestrian crossing between the existing building to the east and the subject structure comprised of surface material compatible with building materials proposed for the subject building (see Exhibit A).

- 7. The applicant shall provide for a minimum of 38 bicycle parking spaces of which 50 percent must be Class I facilities. The remaining 50 percent may be Class I, Class II, or Class III facilities. These bicycle parking spaces must be indicated on the construction plans and installed prior to issuance of occupancy permits.
- 8. Enclosures shall be provided for trash receptacles. Their design and materials shall be subject to staff review and approval. Screening with shrubs and trees must be provided.
- delete** 9. *The exterior stairway elements on the north and south elevation shall be redesigned by recessing this element. The redesign shall be reviewed and approved by the Design Review/Preservation Board prior to approval of building permits.*
- 10. The applicant shall construct a 6 to 8 foot wide planter strip along the west wall of the Tower Clothing building. The planter strip shall be planted with a combination of evergreen climbing vines, 5 gallon shrubs and 15 gallon shade trees (see Exhibit A).
- 11. The applicant shall paint the west wall of the adjacent building in colors compatible with the existing colors of the shopping center.

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.

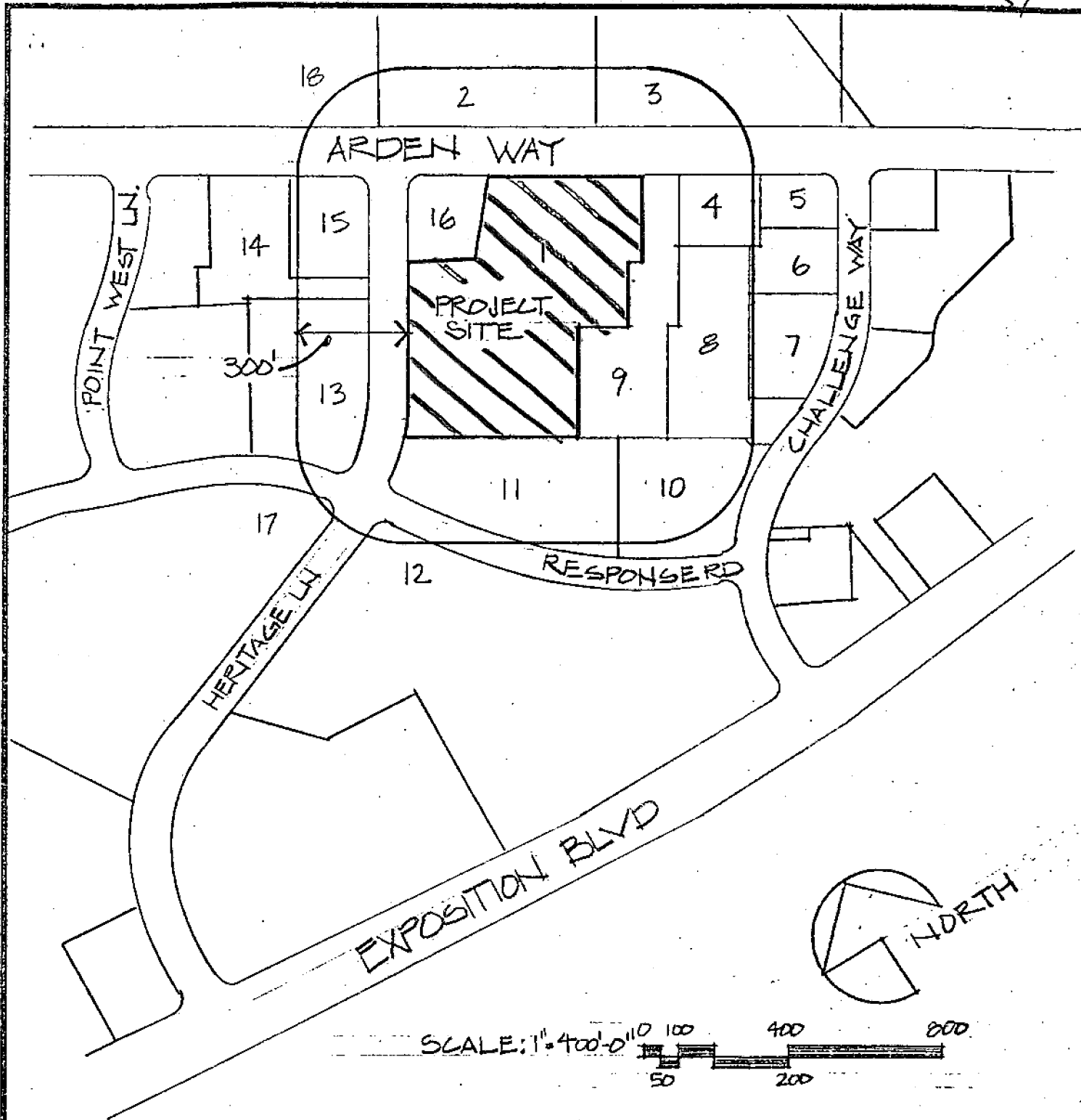


EXHIBIT "A-1"



CARISSIMI-ROHRER ASSOCIATES
Architects and Planners, Inc.

002840 1515 River Park Drive
Sacramento, California 95815

P 82-146

**ARDEN HERITAGE
OFFICE PARK**

1610 ARDEN WAY
SACRAMENTO
CALIFORNIA

7-8-82 Y

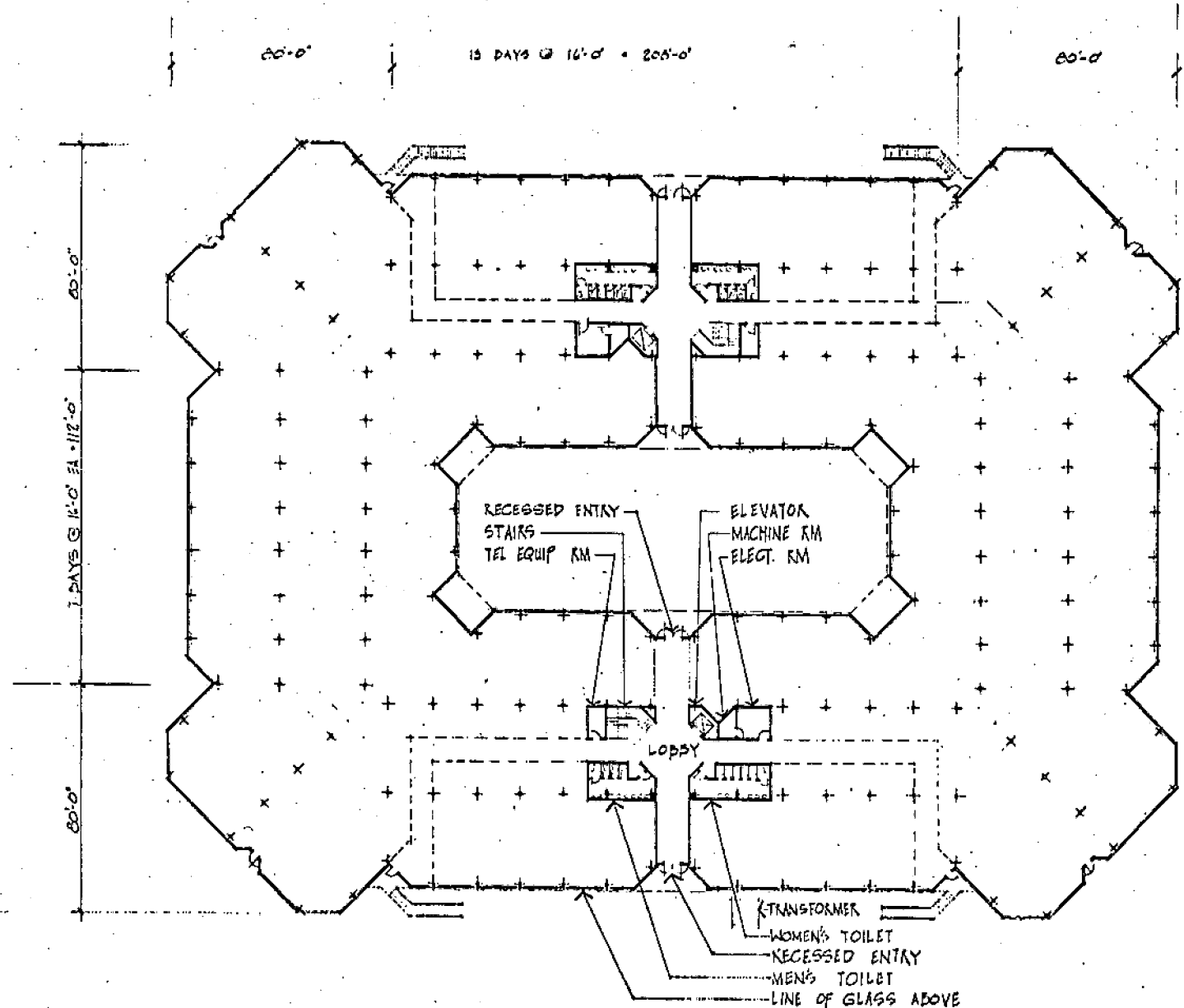
No. 11

Drawn by	
Checked	
Job No.	M158
Date	7-31-81
Sheet number	
Of (Sheets)	

P 82-146

7-8-82

No. 11



first floor plan

scale $\frac{1}{16}'' = 1'-0''$

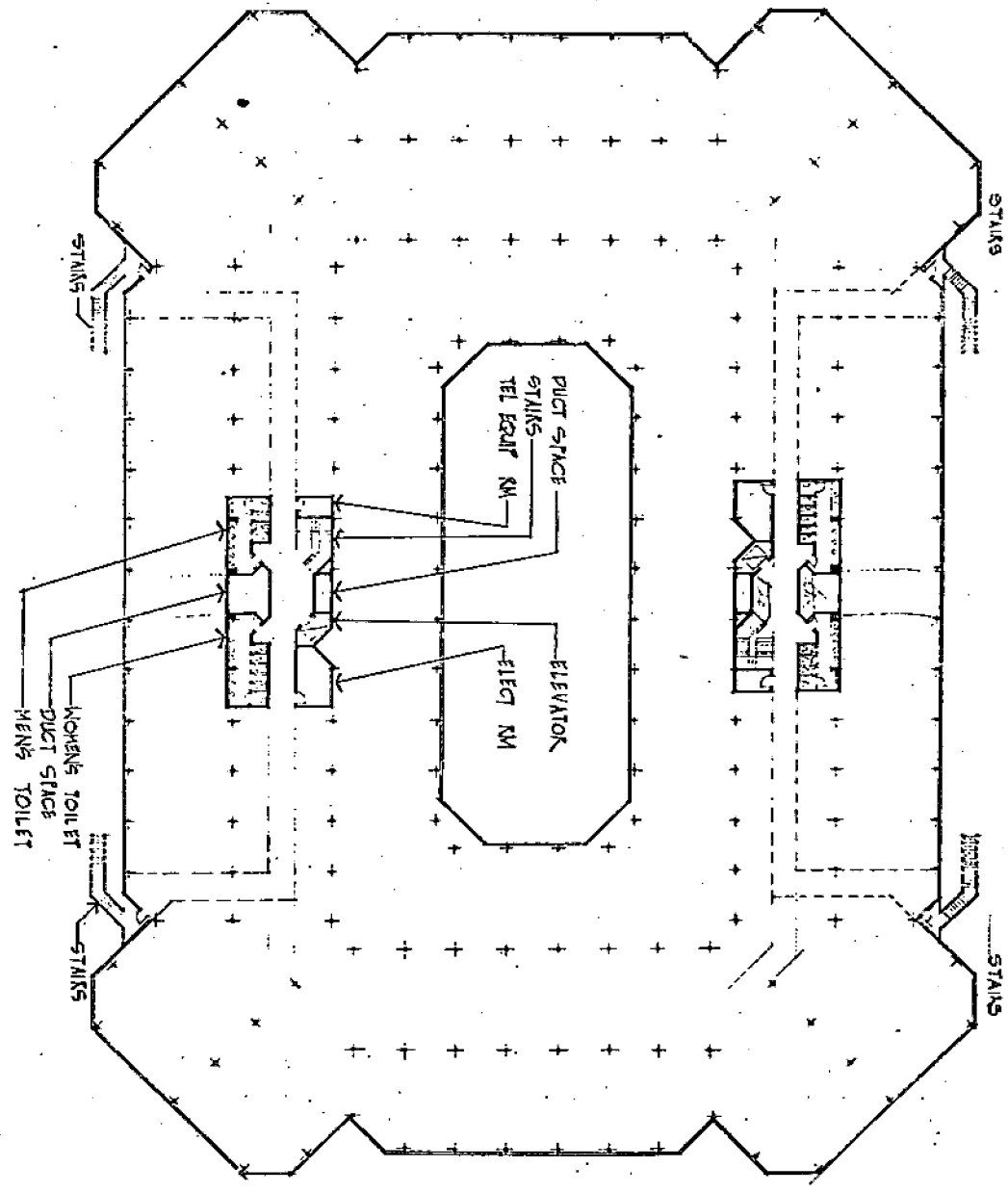
EXHIBIT C



ARDEN HERITAGE OFFICE PARK
 sacramento, cal.

MAY 24 1982
 0221
 48200
 A-2

Second floor plan



Scale 1/8" = 1'-0"
 1/8" = 1'-0"
 1/8" = 1'-0"

EXHIBIT D

A#3

DATE 2-25-82
 BY J. R. G.
 8721

ARDEN HERITAGE OFFICE
 sacramento ca. 002843

PARK

