

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.

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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.

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. (P83-326)

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.

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CITY OF SACRAMENTO
STATEMENT OF INTENT

RE: POINT WEST PLAZA

- a. Request for Special Permit & P.U.D. Amendment for signage program to allow signage for retail tenants.
- b. 153,000 s.f. leasable space on 2 floors. 23,050 s.f. now leased to retail commercial tenants. Leasing of building now 25% complete. More retail tenants expected. Proposed signage program: 50 l.f./150 s.f. max. on each of North and West frontages - see drawings.

c. Justification:

Previous applications showed 15,000 s.f. assigned to retail uses in the building. However, because of difficulties in finding retail commercial tenants, a request to Planning to delete the requirement for 15,000 s.f. of retail space was submitted on September 23, 1983 and, was subsequently approved.

Since that time, some retail space has been leased and more space is likely to be leased to retail tenants as the building is occupied.

Retail Tenants to Date:

- (1) Federal Express 2200 s.f.: Receiving and dispatch center. High volume of customers daily - short term stay.
- (2) Entre' Computers 4125 s.f.: Sales of computers and computer related items.
- (3) Kidder-Peabody 10,925 s.f.: Stock Brokerage firm. Client traffic medium high - short term stay for clients/customers.
- (4) West America Bank 5800 s.f.: Banking services. Short term stay for clients/customers.

Total retail tenants - 4 @ 23,050 s.f.

Total expected retail may approach 15,000 s.f. or more.

The sign program proposed by this application has been developed to reflect the anticipated number of retail tenants.

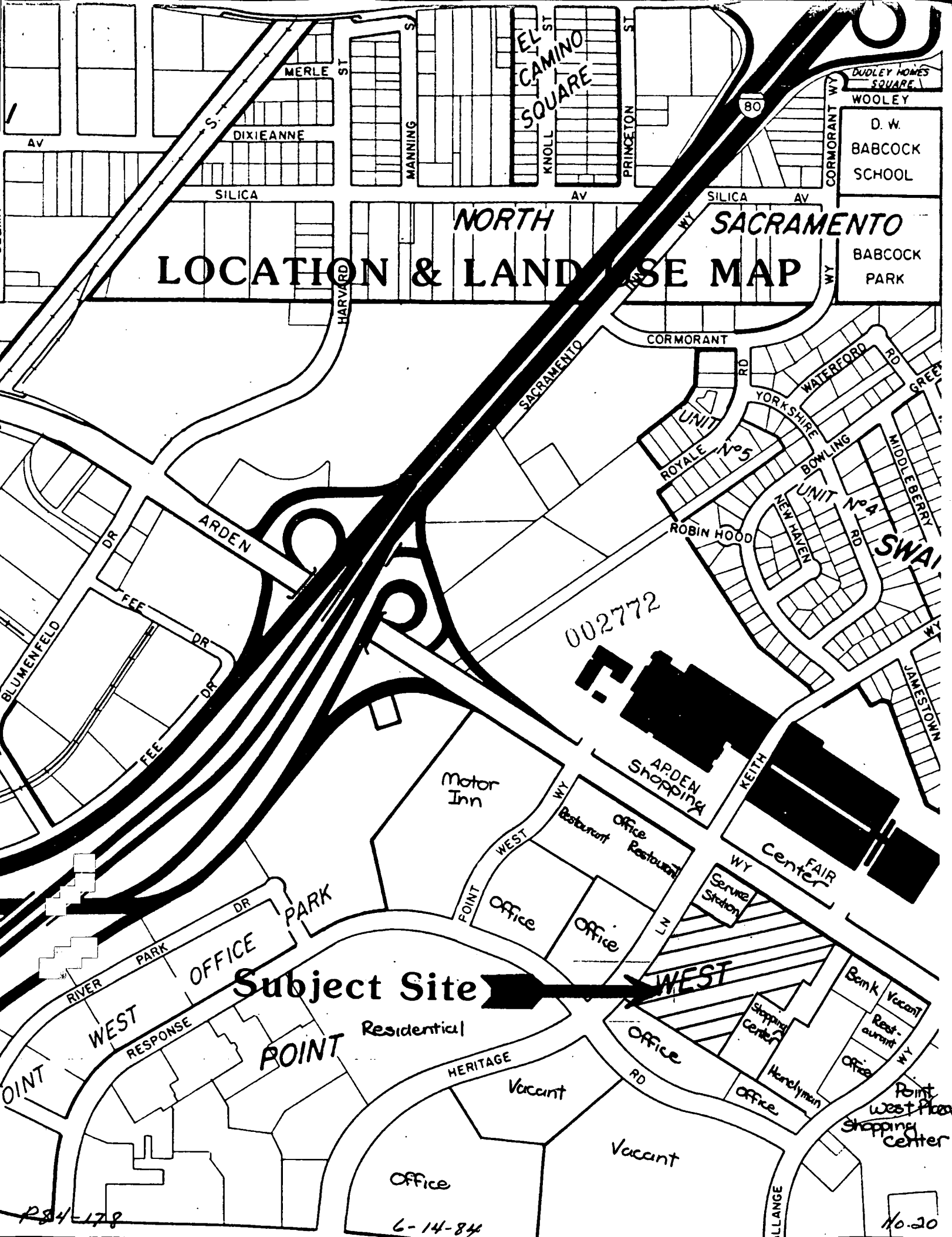
All signage will be a maximum 18" high

All signage will be the same material, finish and mounting: Polished or satin; brass or bronze; no internal or rear illumination; style may vary to suit corporate lettering of each tenant.

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P 84168

NORTH SACRAMENTO LOCATION & LAND USE MAP



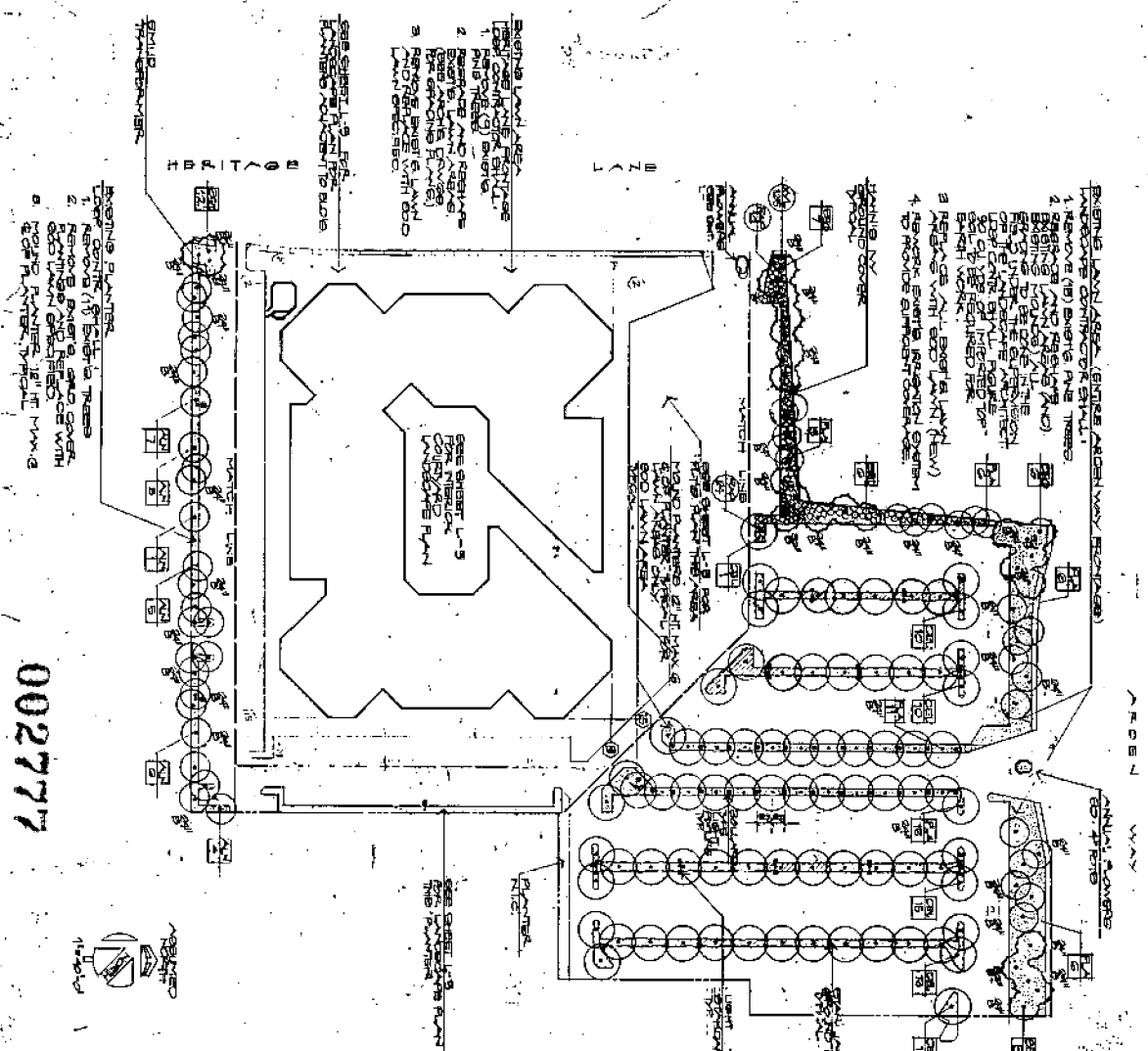
Subject Site

002772

P84-178

6-14-84

10-20



- EXISTING LANDSCAPE
- REMOVE (R) EXISTING PLANT TREES
 - PRESERVE (P) EXISTING PLANT TREES
 - PRESERVE AND REMOVE (R) EXISTING PLANT TREES
 - REMOVE EXISTING PLANT TREES AND PRESERVE
 - REMOVE EXISTING PLANT TREES AND PRESERVE

- EXISTING LANDSCAPE
- REMOVE (R) EXISTING PLANT TREES
 - PRESERVE (P) EXISTING PLANT TREES
 - PRESERVE AND REMOVE (R) EXISTING PLANT TREES
 - REMOVE EXISTING PLANT TREES AND PRESERVE
 - REMOVE EXISTING PLANT TREES AND PRESERVE

- EXISTING LANDSCAPE (SIDE ARDEN WAY SIDE)
- REMOVE (R) EXISTING PLANT TREES
 - PRESERVE (P) EXISTING PLANT TREES
 - PRESERVE AND REMOVE (R) EXISTING PLANT TREES
 - REMOVE EXISTING PLANT TREES AND PRESERVE
 - REMOVE EXISTING PLANT TREES AND PRESERVE

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ITEM	DESCRIPTION	QUANTITY	PLANTING SCHEDULE	REMARKS
1	REMOVE (R) EXISTING PLANT TREES	12	AS SOON AS POSSIBLE	
2	PRESERVE (P) EXISTING PLANT TREES	15	AS SOON AS POSSIBLE	
3	PRESERVE AND REMOVE (R) EXISTING PLANT TREES	10	AS SOON AS POSSIBLE	
4	REMOVE EXISTING PLANT TREES AND PRESERVE	10	AS SOON AS POSSIBLE	
5	REMOVE EXISTING PLANT TREES AND PRESERVE	10	AS SOON AS POSSIBLE	
6	REMOVE EXISTING PLANT TREES AND PRESERVE	10	AS SOON AS POSSIBLE	
7	REMOVE EXISTING PLANT TREES AND PRESERVE	10	AS SOON AS POSSIBLE	
8	REMOVE EXISTING PLANT TREES AND PRESERVE	10	AS SOON AS POSSIBLE	
9	REMOVE EXISTING PLANT TREES AND PRESERVE	10	AS SOON AS POSSIBLE	
10	REMOVE EXISTING PLANT TREES AND PRESERVE	10	AS SOON AS POSSIBLE	
11	REMOVE EXISTING PLANT TREES AND PRESERVE	10	AS SOON AS POSSIBLE	

EXHIBIT A

POINT WEST CORPORATE CENTER

100 ARDEN WAY SACRAMENTO, CA

DATE: 5/11/84

SHEET NO. 1

PROJECT NO.:

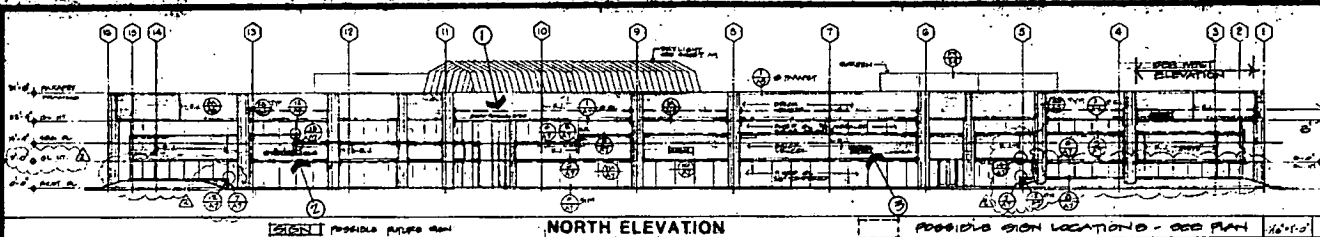
CLIENT:

SCALE:

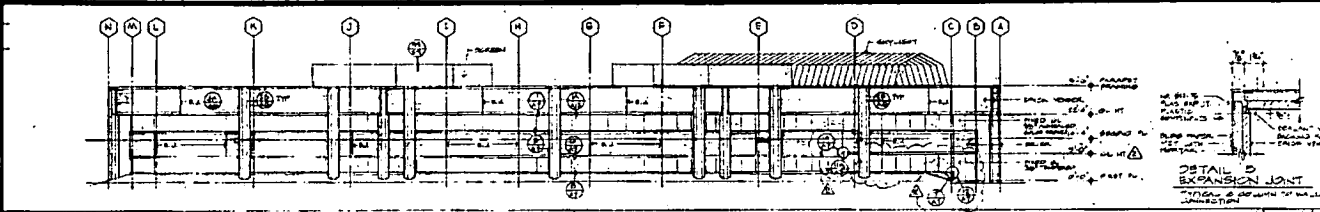
48-11-78

48-11-79

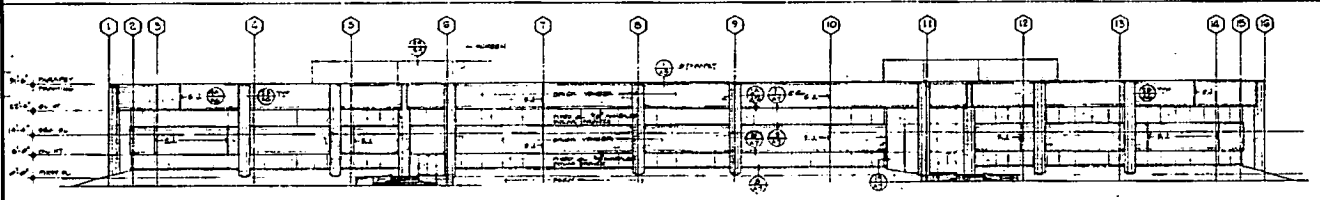
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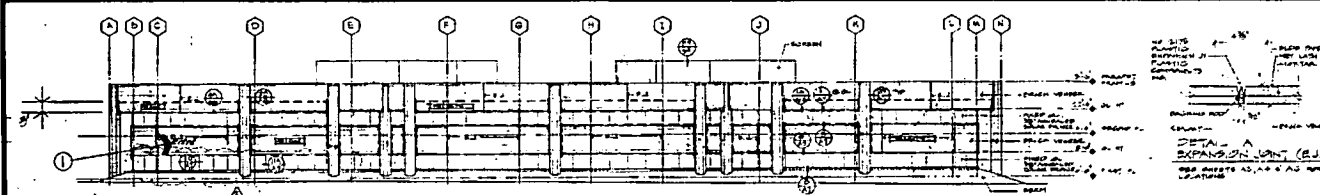
POSSIBLE SIGN LOCATIONS - SEE PLAN NORTH ELEVATION



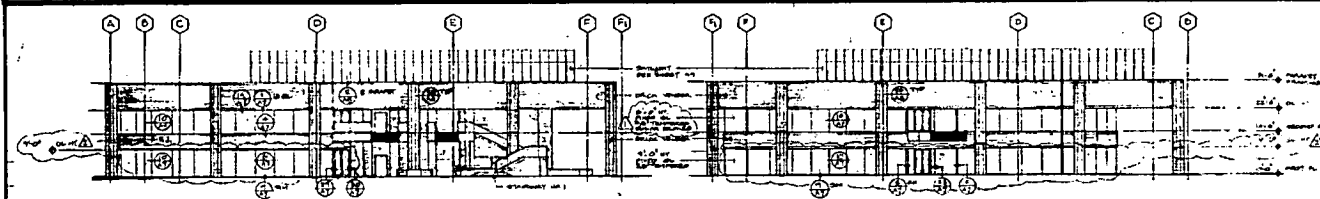
EAST EXTERIOR ELEVATION



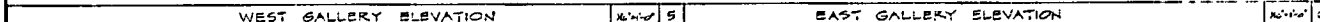
SOUTH EXTERIOR ELEVATION



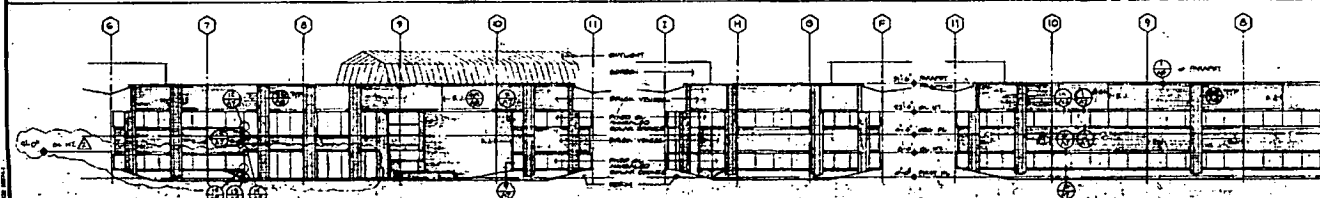
POSSIBLE SIGN LOCATIONS - SEE PLAN WEST ELEVATION



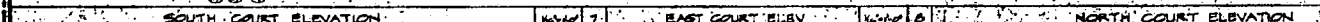
WEST GALLERY ELEVATION



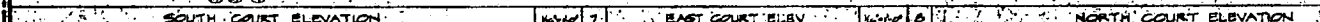
EAST GALLERY ELEVATION



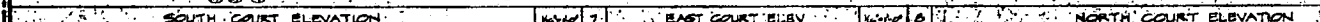
SOUTH COURT ELEVATION



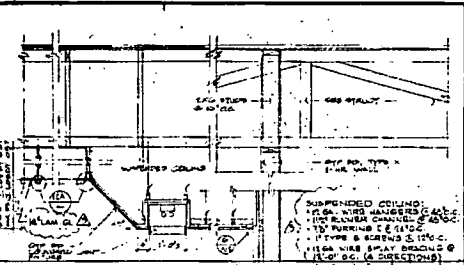
EAST COURT ELEVATION



NORTH COURT ELEVATION



WEST COURT ELEVATION



SECTION 3 WALL / CEILING LENS OF LOBBY

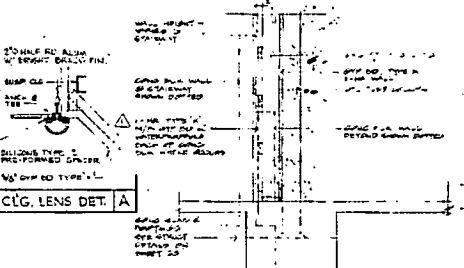
Sign Program Summary

NORTH ELEVATION

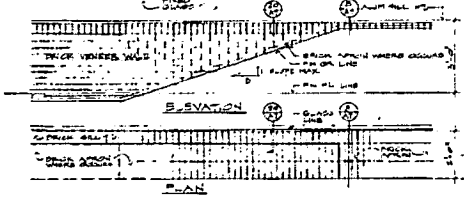
NO.	NAME	LENGTH	HEIGHT	AREA
1	WEST GALLERY	1.10	10'	1.10 SF
2	WEST EXTERIOR	1.17	10'	1.17 SF
3	WEST EXTERIOR	0.84	10'	0.84 SF
TOTAL		3.11	30'	3.11 SF

WEST ELEVATION

NO.	NAME	LENGTH	HEIGHT	AREA
1	WEST EXTERIOR	1.17	10'	1.17 SF
2	WEST EXTERIOR	0.84	10'	0.84 SF
TOTAL		2.01	20'	2.01 SF



SECTION 2 WALL OF LOBBY & GALLERY



WALL ELEVATION & GRADE SLOPE



AMERICAN INSTITUTE OF ARCHITECTS
 INTERNATIONAL BROTHERHOOD OF TEAMSTERS
 1115 NEW YORK AVENUE
 WASHINGTON, D.C. 20004
 1984-1985

POINT WEST CORPORATE CENTER

DESIGNED BY: [Faint text]
 ARCHITECT: [Faint text]
 CONTRACTOR: [Faint text]
 DATE: 02/21
 PLAN CHECK: [Faint text]
 SCALE: 1/8" = 1'-0"
 DATE: MAY 5, 1983
 DATE: MAY 5, 1983
 DATE: JULY 9, 1983
 APPLICATION: 5-11-84

EXHIBIT B

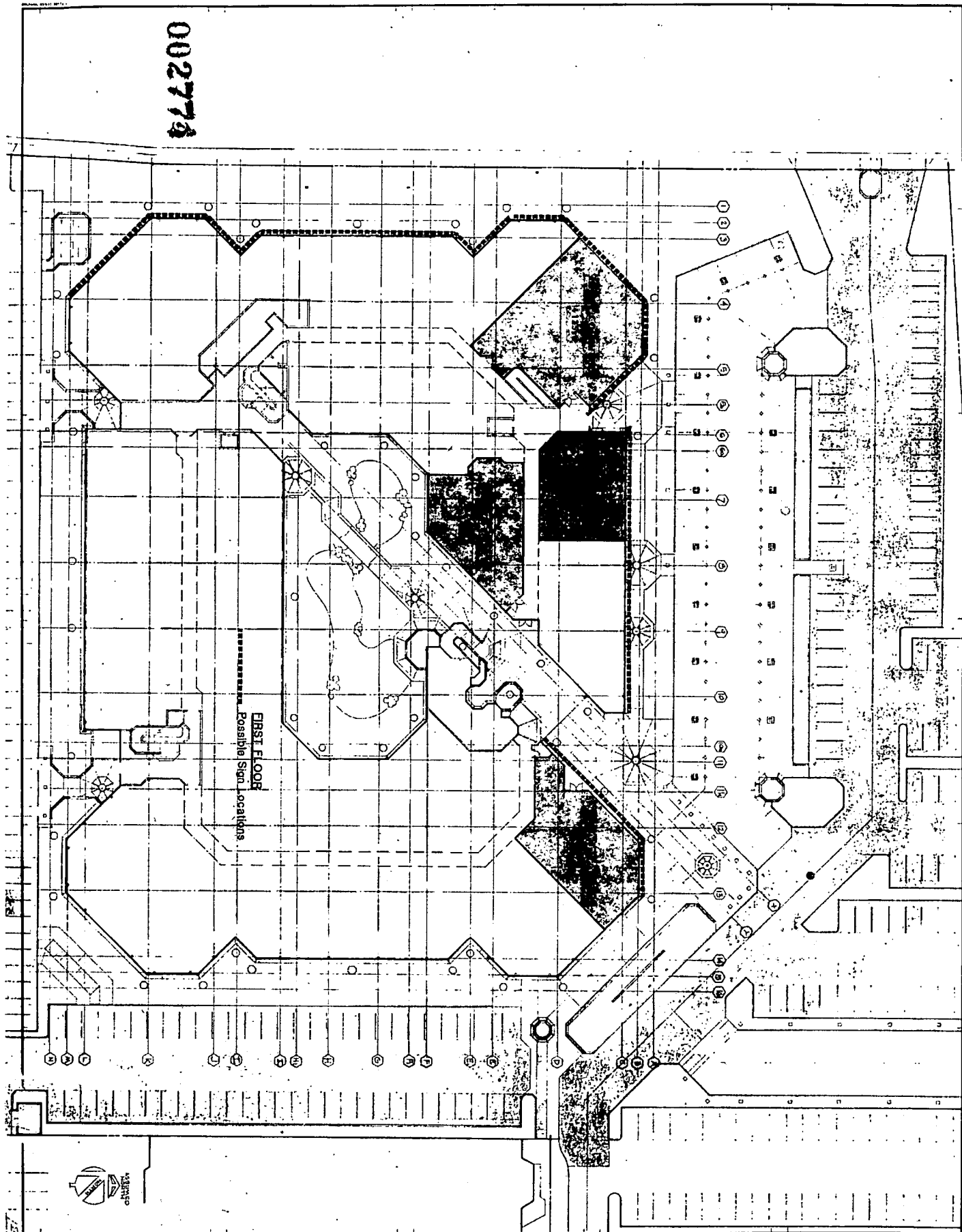
A

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SIGNS

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FIRST FLOOR
Possible Sign Locations



EXHIBIT 3

POINT WEST CORPORATE CENTER

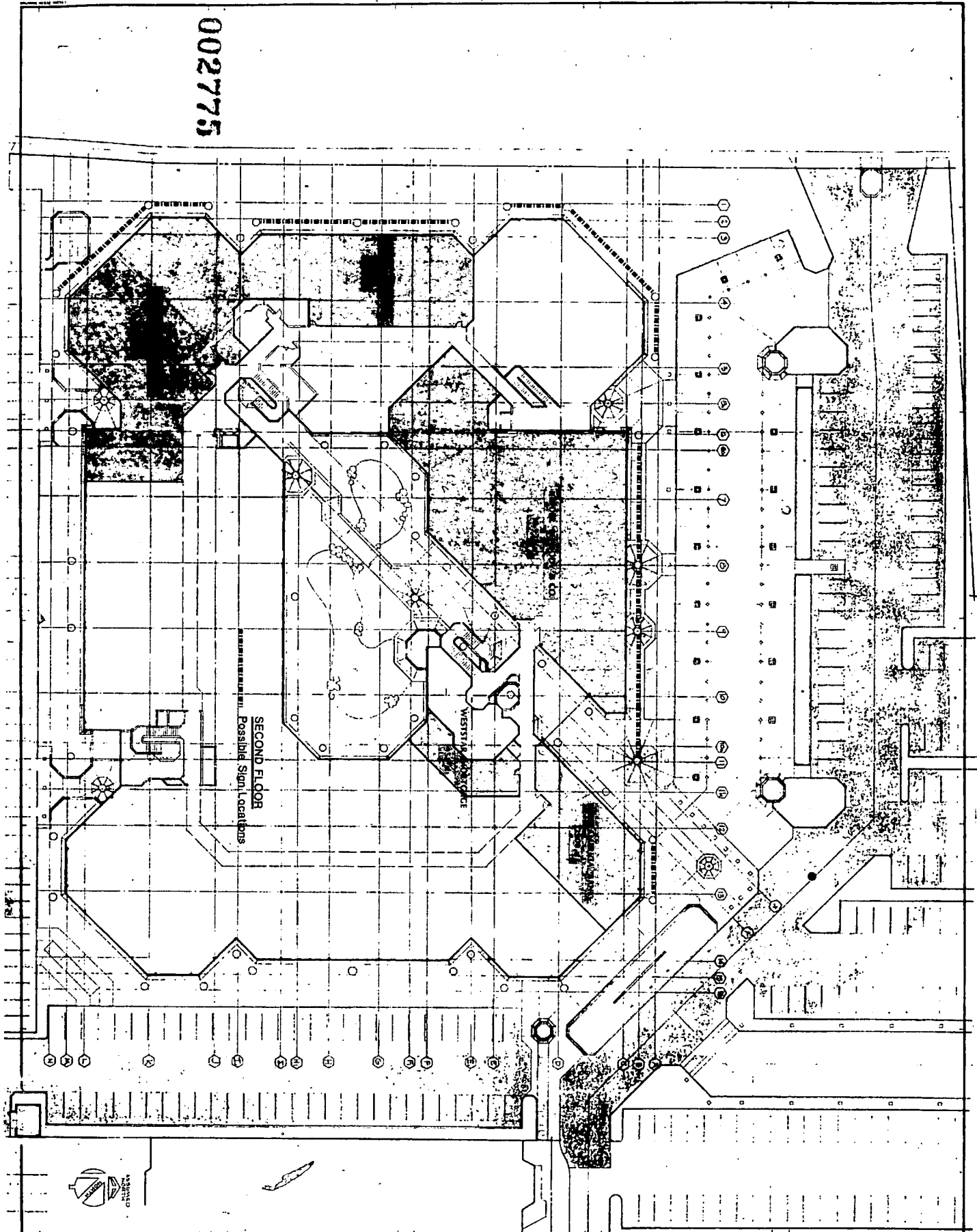
TENANT IMPROVEMENTS FOR
FIRST FLOOR

1610 ARDEN WAY

SACRAMENTO, CA.

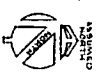


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SECOND FLOOR
Possible Sign Locations

WESTSIDE OFFICE



POINT WEST CORPORATE CENTER

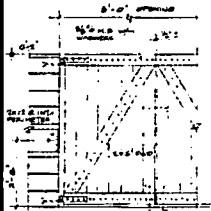
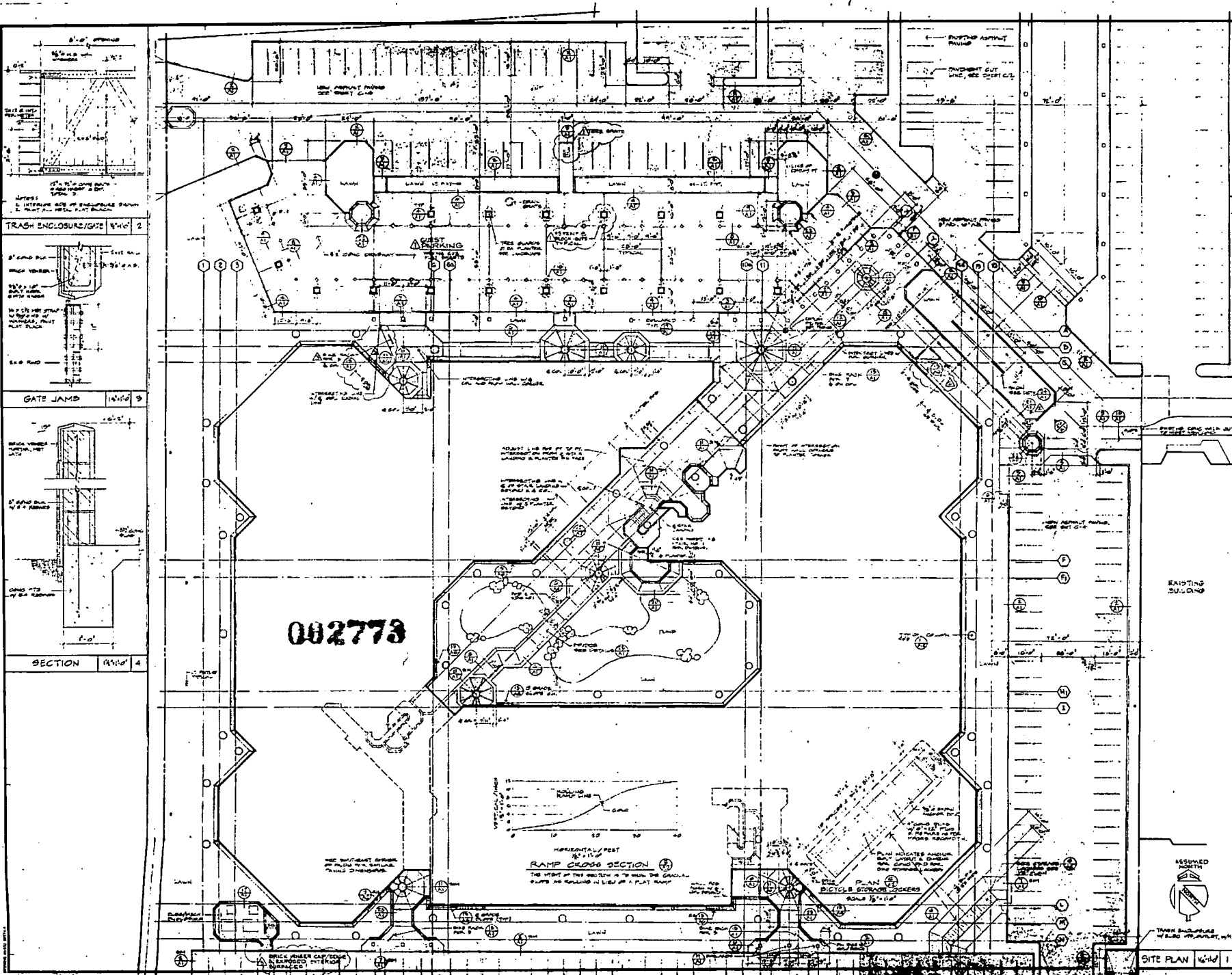
TENANT IMPROVEMENTS FOR:
SECOND FLOOR

1610 ARDEN WAY SACRAMENTO, CA

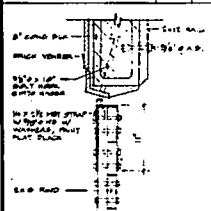


EXHIBIT B

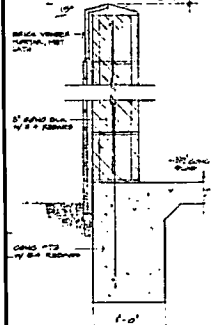
STG



TRASH ENCLOSURE/GATE W/NO 2

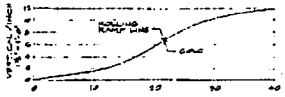


GATE JAMB W/NO 3



SECTION W/NO 4

002773



RAMP CROSS SECTION
THE HEIGHT OF THIS SECTION IS TO SHOW THE GENERAL
SLOPE AS INDICATED IN LIST OF PLANT MATR.

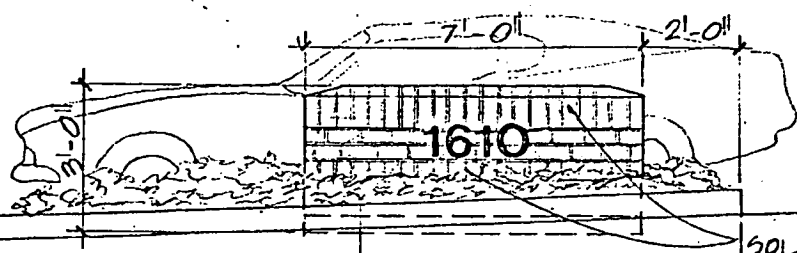


ENGINEERS AND ARCHITECTS
ARCHITECTS AND ENGINEERS, INC.
1000 WEST VIRGINIA CENTER
MARTINSBURG, WEST VIRGINIA 26101
PHONE 336-2000

COUNTY WEST VIRGINIA STATE CENTER

DESIGNED AND DRAWN BY: J. C. HARRIS
CHECKED BY: J. C. HARRIS
DATE: MAY 10, 1983
PROJECT NO.: 83-11-84
SHEET NO.: 2

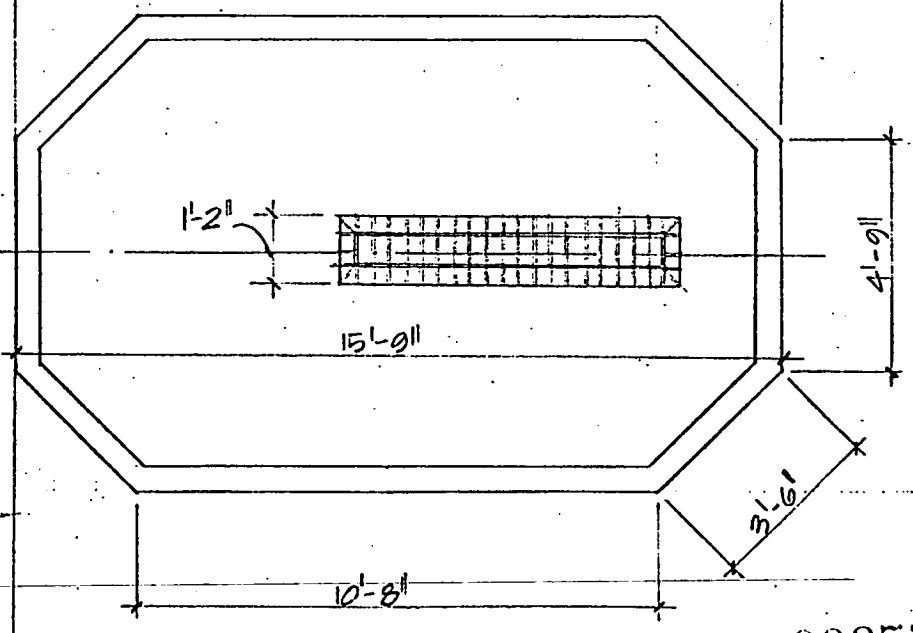
5-11-84
A-2
2
SIGNS



ELEVATION
 $\frac{1}{4}'' = 1'-0''$

SOLDIER COURSE
 @ TOP & BASE

HERITAGE LN.



PLAN
 $\frac{1}{4}'' = 1'-0''$

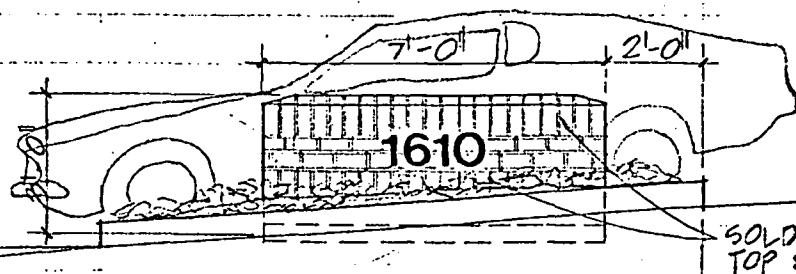
002779



CARISSIMI-ROHRER-ASSOCIATES
 Architects and Planners, Inc.
 1515 River Park Drive
 Sacramento, California 95815

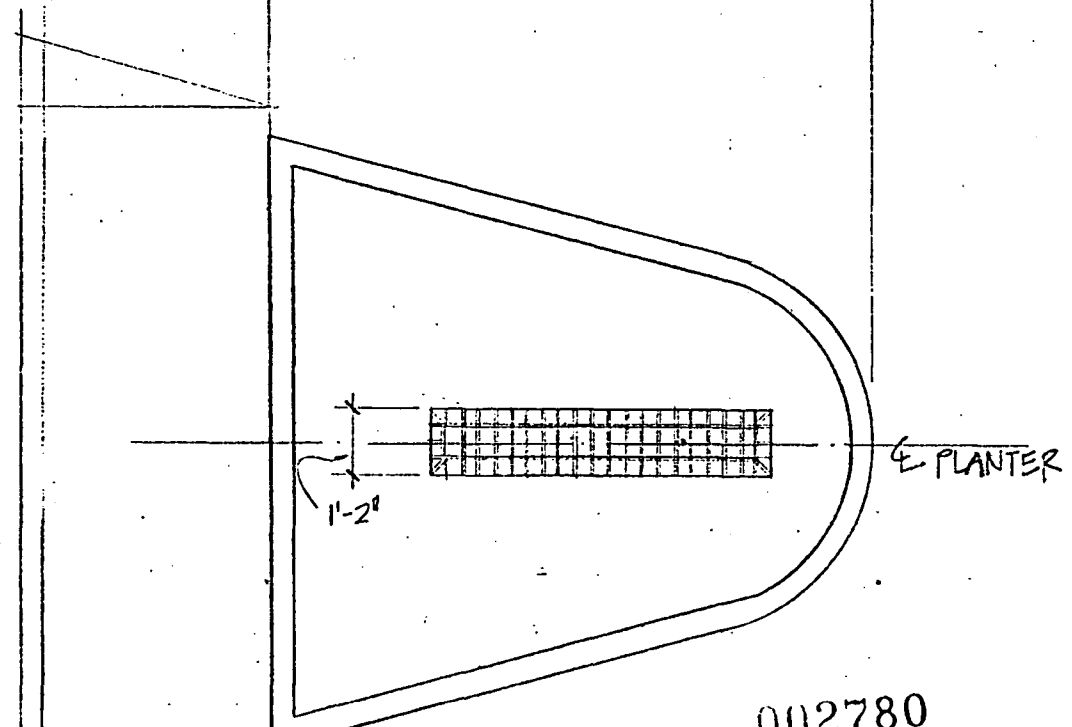
POINT WEST CORPORATE
 CENTER- HERITAGE LN. ENTRY
 SACRAMENTO, CA.

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Job No.	
Date	
Sheet number	
Of	Sheet(s)



ELEVATION
 $\frac{1}{4}'' = 1'-0''$

ARDEN WAY



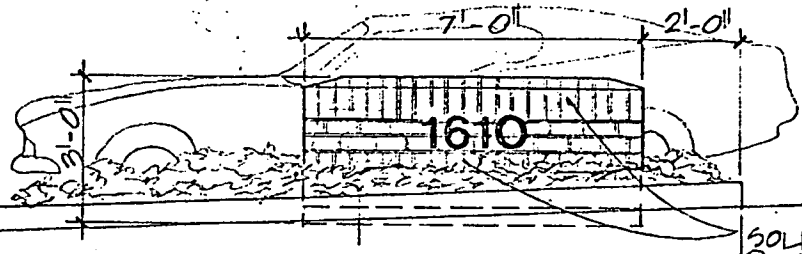
PLAN
 $\frac{1}{4}'' = 1'-0''$



CARISSIMI-ROHRER ASSOCIATES
 Architects and Planners, Inc.
 1515 River Park Drive
 Sacramento, California 95815

POINT WEST CORPORATE
 CENTER - ARDEN WAY ENTRY
 SACRAMENTO, CA.

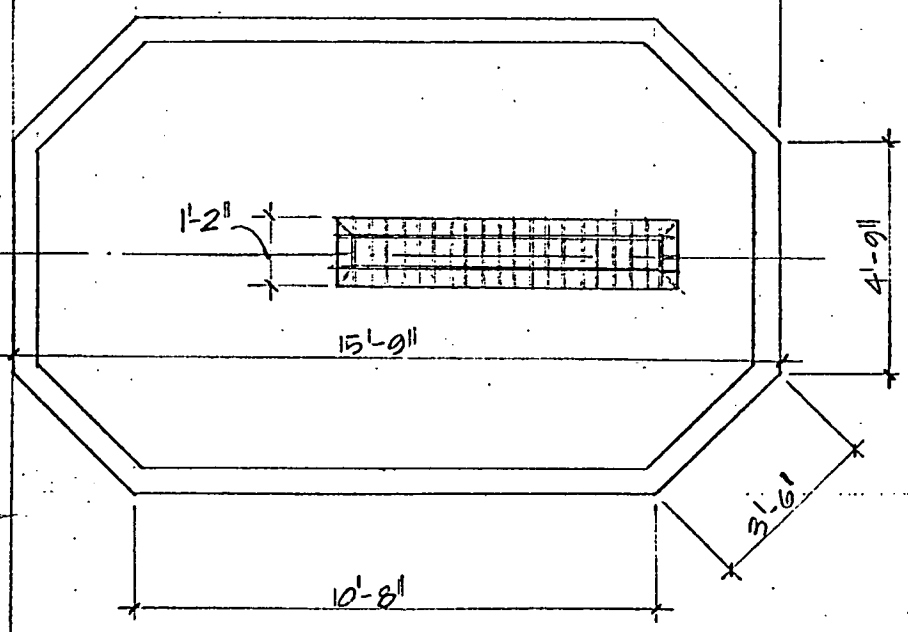
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Of	Sheet(s)



SOLDIER COURSE @ TOP & BASE

ELEVATION
 $\frac{1}{4}'' = 1'-0''$

HERITAGE LN.



PLAN
 $\frac{1}{4}'' = 1'-0''$



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 Architects and Planners, Inc.
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 Sacramento, California 95815

POINT WEST CORPORATE
 CENTER - HERITAGE LN. ENTRY
 SACRAMENTO, CA. 002781

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