

**CITY PLANNING COMMISSION**  
**1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814**

<b>APPLICANT</b> <u>Weintraub Genshler &amp; Sproul, 400 Capitol Mall, 11th Floor, Sacramento, CA 95814</u>	
<b>OWNER</b> <u>Third R.I.E. Limited, 3428 American River Drive, Sacramento, CA 95864</u>	
<b>PLANS BY</b> <u>Kent Baker &amp; Associates, 7932 Sunset Avenue, Suite B, Fair Oaks, California 95628</u>	
<b>FILING DATE</b> <u>09/08/92</u>	<b>ENVIR. DEF. Exempt</b> <u>15061(h)(3)</u>
<b>ASSESSOR'S PCL. NO.</b> <u>277-0272-004-0000</u>	<b>REPORT BY</b> <u>D. Holm</u>

- APPLICATION:**
- A. Tentative Map to subdivide 8.35± partially developed acres into two parcels in the Shopping Center-Review Planned Unit Development (SC-R PUD) zone;
  - B. Amend the Point West Planned Unit Development Schematic Plan to allow an additional 24,000± square feet for a proposed office development on Parcel 1 (See Exhibit A);
  - C. Special Permit Modification to decrease the amount of existing on-site parking for an existing 147,350± square foot office Building.

**LOCATION:** 1610 Arden Way  
(Council District 3)

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide an existing parcel into two parcels which will allow for the development of a 24,000 square foot office building on the parcel to be created.

**PROJECT INFORMATION:**

General Plan Designation:	Regional Commercial & Offices
Existing Zoning of Site:	Shopping Center Review (SC-R PUD)
Existing Land Use of Site:	Office Building and Parking

**Surrounding Land Use and Zoning:**

North:	Gas Station, Arden Fair Mall; SC-R (PUD) & C-2
South:	Offices; OB-R (PUD)
East:	Retail, Offices & Restaurant; SC-R (PUD)
West:	Restaurant & Offices; SC-R (PUD) & OB-R (PUD)

Property Dimensions:	Irregular
Property Area:	8.35± acres
Topography:	Flat
Street Improvements:	Existing and to be provided
Utilities:	Existing and to be provided

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:**

On November 18, 1992, by a vote of 5 ayes and 4 absent, the Subdivision Review Committee voted to recommend approval of the Tentative Parcel Map subject to conditions.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of 8.35± partially developed acres in the Shopping Center Review Planned Unit Development (SC-R PUD). The site is located within the Point West Planned Unit Development. The General Plan designates the site Regional Commercial and Offices. The surrounding land use and zoning includes a gas station, zoned SC-R(PUD) and the Arden Fair Mall, zoned C-2 to the north; offices, zoned OB(PUD), to the south; retail, offices and a restaurant, zoned SC(PUD) to the east; and a restaurant, zoned SC-R(PUD) and offices, zoned OB(PUD), to the west.

**B. Applicant's Proposal**

The applicant is requesting the necessary entitlements to subdivide an existing parcel into two parcels. The applicant's proposal will establish an additional site that can be developed for office. In addition to the tentative map, the applicant is requesting an amendment to the Point West Planned Unit Development schematic plan to designate the proposed parcel as an office site. A special permit will be required to reduce the amount of parking that was established for the existing office building.

**C. Policy Considerations**

The General Plan designates the site Regional Commercial & Offices. To allow the additional office building an amendment of the Point West Planned Unit Development Schematic Plan is required. The proposed special permit modification is supportive of City policy to reduce the amount of on-site parking for existing developments. The surrounding area is currently served by several Regional Transit bus lines. In reducing the amount of on-site parking employees will need to be actively encouraged to use alternative means of transportation such as taking the bus or carpooling.

**D. Schematic Plan**

The applicant has requested to amend the existing Point West schematic plan by creating an additional office site on Parcel 1 (See Exhibit A). The schematic plan currently reflects one office building to be located on Parcel 1. The existing office building was developed with a parking requirement of one space for every two hundred gross square feet of building area which exceeds the City's current standards. By reducing the amount of on-site parking for the existing 147,250± square foot office building (located on Parcel A), the applicant will be able to create a 1.2± acre

parcel (Parcel B), that will be developed with a 24,000± square foot office building (See Exhibit B). Planning staff has no objections to the proposed schematic plan amendment in that adequate on-site parking will be provided for the existing and proposed office buildings.

E. Tentative Map

The subject site involves an existing parcel which is developed with a 147,250± square foot office building. The applicant is proposing to subdivide the existing 8.35± acre parcel into two parcels to allow the development of an additional 24,000 square foot office building on the subject site (See Exhibit B). The tentative map as proposed will create a 1.05± acre parcel for the proposed development. This will result in the existing parcel being reduced to 7.30± acres. As proposed Planning staff has no objections to the tentative map as submitted.

F. Special Permit Modification

At the time the existing office building was constructed the parking requirements for an office within a PUD was one parking space for every two hundred square feet of gross floor area. In addition, thirty percent of the required parking could be marked for compact cars. On April 14, 1992 the City Council adopted Ordinance #92-017 which reduced the amount of parking required for office developments within a PUD and provided for forty percent of the required parking spaces to be marked for compact cars. The parking standards that are currently in effect for offices within a PUD require that parking be provided at a minimum of one parking space for every 350 square feet of gross floor area and not more than one parking space for every 275 square feet of gross floor area. The following is an analysis of the applicant's parking requirements based upon their request:

<u>Existing Office Square Footage</u>	<u>Required Parking</u>	
147,250± square feet	589 parking spaces; and	
	<u>53 parking spaces under agreement*</u>	
Total Existing Parking	642 parking spaces	
<u>Proposed Office Square Footage</u>	<u>Required Parking</u>	<u>Proposed Parking</u>
Parcel A - 147,250± square feet	421-535 spaces	471 plus 53* spaces
Parcel B - 24,000± square feet	<u>69-87 spaces</u>	<u>83 spaces</u>
Total Parking to be Provided	490-622 spaces	607 spaces

It is the intent of the applicant to restripe the existing lot to provide adequate on-site parking for the proposed and existing office buildings. In researching the previous history (I&R #90-044) of the subject site, 53\* of the existing 661 parking spaces have previously been allocated as off-site parking for the adjacent retail center (Weinstock's, Chuck E Cheese's, etc.). The applicant has stated that the 53 reciprocal parking spaces will be maintained on Parcel A. The existing office development was approved under a special permit. Therefore, a special permit modification is

required to modify the existing development. Planning staff has no objections to the applicant's proposal to restripe the entire lot to reduce the amount of on-site parking and to allow the development of an additional office building.

**G. Site Layout/Building Design**

As indicated on the submitted site plan, the proposed office building will be located along the eastern side of an existing driveway off of Arden Way. The proposed office building will meet all required setbacks. The subject site is currently developed with a 25 foot front and street side yard landscaped area which meets the current PUD guidelines. The existing landscaping along Arden Way will not be affected by the proposed project. Planning staff has no objections to the proposed tentative map, schematic plan amendment and special permit modification as proposed.

Planning staff does recommend that the design of the proposed office building be compatible with the design and materials of the existing office building. As plans for the proposed 24,000± square foot office building have not been submitted with this request the applicant should be aware that a separate preliminary review and special permit application will be required prior to the issuance of a building permit.

**H. Agency Comments**

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Public Works Street Division, Utilities, Police, Fire, Regional Transit, and the Sacramento Air Quality Management District. The following comments were received on the special permit and the schematic plan amendment:

**Development Services Division**

The Public Works Department shall verify that the reconfigured paving, parking and drainage is adequate. Approval by the Public Works Department is required prior to issuance of a building permit.

**Traffic Engineering**

1. **Note:** The existing building is not currently required to comply with the City's TMP Ordinance. Therefore, the existing building will not be required to comply with the ordinance as a condition of the current application;
2. The parking lot shall be striped at the time of building permit to provide parking spaces compatible with the foot print of the new building; and
3. The islands at the ends of the parking aisles should be parallel or perpendicular to the parking aisle.

Public Works, Street Division

Any pavement cuts in Arden Way will have to have paving fabric when repaved.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from environmental review pursuant to State EIR Guidelines {CEQA Section 15061 (b)(3)}.

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

- A. Recommend approval of the tentative map to subdivide 8.35 ± partially developed acres into two parcels and forward to City Council;
- B. Recommend approval of the Point West Planned Unit Development Schematic Plan Amendment to allow an additional 24,000 ± square foot office development and forward to City Council; and
- C. Approve the Special Permit Modification to decrease the amount of existing on-site parking subject to conditions and based upon findings of fact which follow.

**Conditions - Tentative Map/Subdivision Modification**

- 1. Meet all County Sanitation District requirements. Private sewer service easement for Parcel B across Parcel A may be required by the County Sanitation District and shall be recorded at the time of sale of either parcel;
- 2. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- 3. Show all existing easements;
- 4. Place a note on the final map: Reciprocal ingress, egress, and maneuvering easements shall be recorded at the time of sale of either parcel;
- 5. Property line on Arden Way shall be located to comply with the driveway ordinance. "No driveways are permitted within 10 feet of a property line."
- 6. Place a note on the final map: Reciprocal drainage easements shall be recorded at the time of the sale of either parcel;
- 7. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100;

8. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split no Subdivision Improvement Agreement is required;
9. Provide a separate metered water service to Parcel B at the time of building permit;
10. All water service connections shall comply with the City's Cross Connection Control Policy and
11. Any new buildings constructed on the site shall be subject to the City's Transportation Management Plan (TMP) Ordinance.

**Conditions - Special Permit Modification**

1. The parking lot for Parcel A shall be restriped to comply with Section 6 of the Zoning Ordinance prior to approval of the final map;
2. The parking lot shall be striped at the time of building permit to provide parking spaces compatible with the foot print of the new building;
3. The islands at the ends of the parking aisles should be parallel or perpendicular to the parking aisle;
4. The applicant shall submit a revised parking plan to the Public Works Development Services Division for approval prior to issuance of a building permit; and
5. A preliminary review and a special permit will be required prior to issuance of a building permit for the proposed 24,000± square foot office building to be constructed on Parcel B.

**Findings of Fact - Special Permit Modification**

1. The proposed project, as conditioned, is based upon sound principles of land use in that adequate on-site parking will be provided for the existing and proposed office buildings.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
  - a. the project provides adequate parking;
  - b. the proposed office building site is located in the Point West Planned Unit Development which consists of offices, retail and restaurant uses; and
  - c. adequate landscaping will be provided.
3. The proposed project is consistent with the General Plan which designates the site for Regional Commercial and Offices.