



CITY OF SACRAMENTO

32-39

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

FILED

By the City Council
Office of the City Clerk

July 10, 1980

*Cont 40
7-22-80*

JUL 18 1980

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Amend Point West PUD Schematic Plan in order to increase square footage of office and retail use and eliminate the racquetball facility (P-9038).
 2. Appeal of the condition of the Special Permit which requires deletion of the triangles on top of "The Tower" sign.

LOCATION: South side of Arden Way, 420+ feet west of Challenge Way (between existing Woolco and Handyman stores)

SUMMARY

This is a request for entitlements necessary to develop 30,780 square foot structure for retail and office uses. The retail portion will be occupied by the Tower of Shoes and Clothing stores. The Planning Commission in concurrence with staff recommended approval of the request. The Planning Commission also approved a Special Permit to allow the office and retail uses subject to conditions. However, the applicant subsequently filed an appeal of a condition of the Special Permit which requires the deletion of the triangles on top of "The Tower" sign.

BACKGROUND INFORMATION

The subject site is located between the Handyman store to the east and Woolco store to the west. A new savings and loan will be located on the property to the south and a shopping center is located to the north. The proposed office-retail uses are compatible with surrounding land uses.

The plans indicate an identification sign "The Tower" on the north elevation facing Arden Way. The Planning Commission, in concurrence with staff's recommendation, deleted the triangles above the sign because the color triangles are not in keeping with the character of the Handyman and Woolco signage which only has the names of those stores. The applicant, however, feels that the logo (triangles) is an integral portion of "The Tower" sign.

JUL 22 1980

OFFICE OF THE
CITY CLERK

July 10, 1980

VOTE OF PLANNING COMMISSION

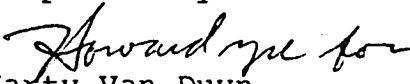
On June 12, 1980 the Planning Commission, by a vote of five ayes and four absent, approved the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend approval of the PUD Schematic Plan amendment and denial of the appeal of the Special Permit condition to delete the triangles.

If the City Council concurs with the recommendation, the proper action would be to adopt the attached PUD Schematic plan amendment resolution and deny the appeal based on Findings of Fact.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:bw

July 15, 1980
District No. 3

Attachments
P-9038

RESOLUTION NO. ¹⁸⁰⁻⁴⁷⁹

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE POINT WEST PUD SCHEMATIC PLAN TO INCREASE THE SQUARE FOOTAGE OF OFFICE AND RETAIL USES AND ELIMINATE THE RACQUETBALL FACILITY DESIGNATION ON THE SOUTH SIDE OF ARDEN WAY, 420+ FEET WEST OF CHALLENGE WAY (P-9038) (APN: 277-272-12)

WHEREAS, the City Council conducted a public hearing on July 15, 1980 concerning the above amendment, and, based on documentary and oral evidence submitted at the public hearings, the City Council hereby finds:

- 1. The proposed plan amendment will not adversely affect the surrounding uses;
- 2. The subject site is suitable for office and retail development;
- 3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento:

That the property on the south side of Arden Way, 420+ feet west of Challenge Way (APN: 277-272-12) in the City of Sacramento is hereby designated for offices (13,500 sq. feet) and retail uses (30,780 sq. feet).

MAYOR

ATTEST:

CITY CLERK

bw

APPROVED
BY THE CITY COUNCIL

JUL 22 1980

OFFICE OF THE
CITY CLERK

P-9038

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

P. 9038

DATE: June 17, 1980

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning

Commission of June 12, 1980 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application _____

was: Granted, Denied by the Commission

GROUNDS FOR APPEAL: The logo is an integral portion of the "Tower"
sign, which is to be placed on the front of the building.

PROPERTY LOCATION: South side of Arden Way.

PROPERTY DESCRIPTION: Parcel B of Parcel Maps, recorded in Book 35 of Parcel
Maps, at Page 22.

ASSESSOR'S PARCEL NO. 277 - 272 - 12 .

PROPERTY OWNER: Coey Family Trust

ADDRESS: 1779 "H" Tribute Road, Sacramento, CA 95815

APPLICANT: Coey Family Trust

ADDRESS: 1779 "H" Tribute Road, Sacramento, CA 95815

APPELLANT: Jim Dills, Jr.
(SIGNATURE)

ADDRESS: 1779 "H" Tribute Rd Sacto

FILING FEE: \$50.00. Receipt No. _____

FORWARDED TO CITY COUNCIL ON DATE OF: _____

P- 9038

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE June 12, 1980
 ITEM NO. 158 FILE NO. P-9038
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER Amend Schematic Plan
 VARIANCE

Recommendation:

- Favorable Unfavorable Petition Correspondence
 LOCATION: Side of Arden Way 420' from SW corner of Arden Way & Challenge Way

PROPOSERS

NAME

ADDRESS

John Pitato - 1267-J Trillium Road, Sacramento 95815
Jack Coey - 1779 Trillium Road, Ste A, Sacramento 95815

OPPONENTS

NAME

ADDRESS

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			✓
Flores	<u>absent</u>			
Goodin	✓			
Hunter	<u>absent</u>			
Larson	✓			
Muraki	✓		✓	
Simpson	<u>absent</u>			
Silva	✓			
Fong	<u>absent</u>			

- TO APPROVE
 TO DENY
 TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 TO RATIFY NEGATIVE DECLARATION
 TO CONTINUE TO _____ MEETING
 OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Road, Sacramento, CA 95815				
OWNER	Coey Family Trust, 1779 "H" Tribute Road, Sacramento, CA 95815				
PLANS BY	Coey Family Trust, 1779 "H" Tribute Rd., Sacramento, CA 95815				
FILING DATE	5-9-80	50 DAY CPC ACTION DATE		REPORT BY:	RL:bw
NEGATIVE DEC.	6-2-80	EIR		ASSESSOR'S PCL. NO.	277-272-12

- APPLICATION:
1. Environmental Determination
 2. Schematic Plan Amendment from 12,400+ sq. feet of offices to 15,390 sq. feet; 13,680+ sq. feet of retail to 30,780+ sq. feet; and elimination of 18,800+ sq. foot racquetball facility
 3. Special Permit for 15,390+ sq. feet of offices and 30,780+ sq. feet of retail uses.

LOCATION: South side of Arden Way, 420+ feet west of Challenge Way (between existing Woolco and Handyman stores)

PROPOSAL: The owner proposes the relocation of the Tower of Shoes and the Tower of Clothing from the present Howe Avenue location. The "Tower" will utilize 21,600+ sq. feet of the 30,780 + sq. feet proposed for retail.

PROJECT INFORMATION:

General Plan Designation:	Commercial Office
Point West Schematic Plan Designation:	Retail, Offices and Racquetball
Existing Zoning of Site:	SC-R
Existing Land Use of Site:	Vacant building site; parking existing

Surrounding Land Use & Zoning:

North:	(Arden Fair) Shopping Center; C-2
South:	Vacant; A* & OB-R**
East:	(Handyman) home improvement store; SC-R
West:	(Woolco) department store; SC-R

* Per P-8996 - Schematic Plan: Offices
** Per P-8996 - Special Permit for Capital Federal Savings and Loan and corporate offices

Square Footage of Building:

First floor:	30,780+ sq. ft.; including 9,180+ sq. feet of retail lease space and 21,600+ sq. ft. Tower of Clothing and Tower of Shoes store
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Second floor: 15,390+ sq. feet; lease office space

Parking: Retail Office

Ratio Required: 1 per 200 sq. ft. , 1 per 225 sq. ft. (medical permitted)

Spaces Required: 154 68

Total Spaces Proposed: 172

STAFF EVALUATION

Staff has no problem with the elimination of the racquetball facility. The increase in office area and retail space is also acceptable on the basis of parking availability. The parking spaces required for the offices will also assure additional parking for retailers in the evening hours.

The overall parking requirement for the proposed retail and office floor area would be 222 spaces. The on-site provision, however, will be only 172 spaces. The resulting 50-space deficiency is acceptable on the basis of a surplus that was created with the development of Woolco, and the reciprocal parking agreements affecting the various parcels within the shopping center.

With the approval of "The Tower," the so called surplus will be eliminated. No future expansion of any existing or approved project would be possible without the waiver of the parking requirements of the Point West Development Guidelines.

The front elevation is generally compatible with those of Handyman and Woolco. Staff, however, would suggest that the height of the canopy not exceed that of the existing Woolco building to the west.

Existing landscaping on a portion of the site, which was installed at the time of the development of Woolco, has been poorly maintained. These deficiencies should be remedied at the time that new landscape areas are introduced for this project.

The front elevation plans indicate trees located against the building. Staff suggests that trees and shrubs be included in the front area between the building and sidewalk area.

Existing planters at the easterly rear parking lot are protected with only prefabricated wheel stop. A six-inch raised concrete curb is more effective in protection of planting.

Additional landscape planters and deciduous trees in the rear parking lot would also beautify the proposed pedestrian corridor between the project's mall and office development to the south. A ratio of one tree per five parking spaces is stipulated in the PUD Guidelines. The vegetation will also tend to reduce the amount of radiated heat in that pedestrian area. Staff proposes additional landscaping as shown on Exhibit "A".

The pedestrian way located at the rear of the building and mall area does not have handicap ramps. They should be provided in order to accommodate the handicapped. A textural change in the parking lot surface would define for drivers the location of the pedestrian crossing. A second handicap parking space would also seem appropriate in order to adequately serve the handicapped patrons.

Extension of the mall walkway through the first row of parking as illustrated in Exhibit "A" would be desirable for pedestrian access. Staff suggests that this walkway be ramped as shown on Exhibit "A".

Staff is concerned with the aesthetics of the proposed identification sign. The color triangles above the name "The Tower" are not in keeping with the character of the Handyman and Woolco signage which has simply the names of those stores.

Additional signage will be sought as identification for tenants of the lease space. No details were submitted, and without a sign program there is the potential for a profusion of competing signs, unrelated in style and size. The site plan indicates a wood entry structure for the mall, apparently with signage. The structure is not present on the elevation plan. A review of the structure and a sign program would be in order.

STAFF RECOMMENDATION: Staff recommends that the Commission take the following action:

1. Ratify the Negative Declaration;
2. Recommend approval of the requested Schematic Plan amendment; and
3. Approve the Special Permit as requested subject to conditions and based on the findings of fact that follow.

Special Permit Conditions

- a. The height of the building and its architectural projections shall not exceed that of the existing Woolco store.
- b. The exterior building colors shall be consistent with those used previously by Woolco and Handyman.
- c. No uses other than offices are permitted on the second floor.
- d. Handicap walks and ramps shall be provided as shown on Exhibit "A".
- e. Existing landscaping shall be renovated.
- f. The landscape irrigation system shall be on timers.
- g. Additional landscaping shall be located in the rear parking lot in accordance with Exhibit "A". The wheel stops for the existing end planters (located at the rear of the building) shall be replaced with a six-inch raised concrete curb.
- h. Landscaping and irrigation plans shall be submitted for review and approval by the City Landscape Architect and staff prior to issuance of building permits.
- i. Lawn areas shall be sodded rather than seeded.
- j. Landscaping shall be provided in the front walk area of the building in accordance to a design to be approved by staff.
- k. A revised site plan with required changes shall be submitted to staff for review and approval prior to filing for building permits.

- l. Applicant shall submit detailed landscape and irrigation plans to Planning staff for review and approval prior to issuance of building permits. (Three sets of plans are to be submitted directly to Planning staff; copies submitted with building plans will not satisfy this condition). Plans submitted shall have been reviewed and approved by the Point West Architectural Review Committee.
- m. Landscaping shall be completed and approved by staff prior to building occupancy.
- n. The property owners shall engage in an ongoing program of landscape maintenance which will assure that landscape deficiencies which occur are remedied within a reasonable period of time.
- o. A sign program shall be submitted to staff for review and approval prior to fabrication. Such submittal shall have been reviewed by the Point West Architectural Review Committee prior to submittal to staff.
- p. In accordance with Section 8 of the Zoning Ordinance, the building shall not be occupied prior to inspection by the Planning Director to assure that all conditions of the special permit have been complied with.
- q. The Building Department shall not approve final occupancy of the buildings or issue a Certificate of Occupancy without the site review and approval of the Planning Director. Issuance of an occupancy permit by the Building Division without clearance from the Planning Department does not relieve the applicant from this or any other special permit conditions.
- r. The triangles on top of "The Tower" sign shall be eliminated.

Findings of Fact

1. The proposed project is based on sound principles of land use in that the adjacent properties are already developed with commercial uses, which are compatible.
2. The proposed project, as conditioned, will not be detrimental to public health, safety, or welfare, or result in creation of a nuisance in that:
 - a. vehicle access and circulation on site has for the most part been established, and the changes proposed will have no impact;
 - b. the ground floor retail units will be accessible to the handicapped.
3. The project complies with the objectives of the General Plan in that it is consistent with the land use designation of that Plan.

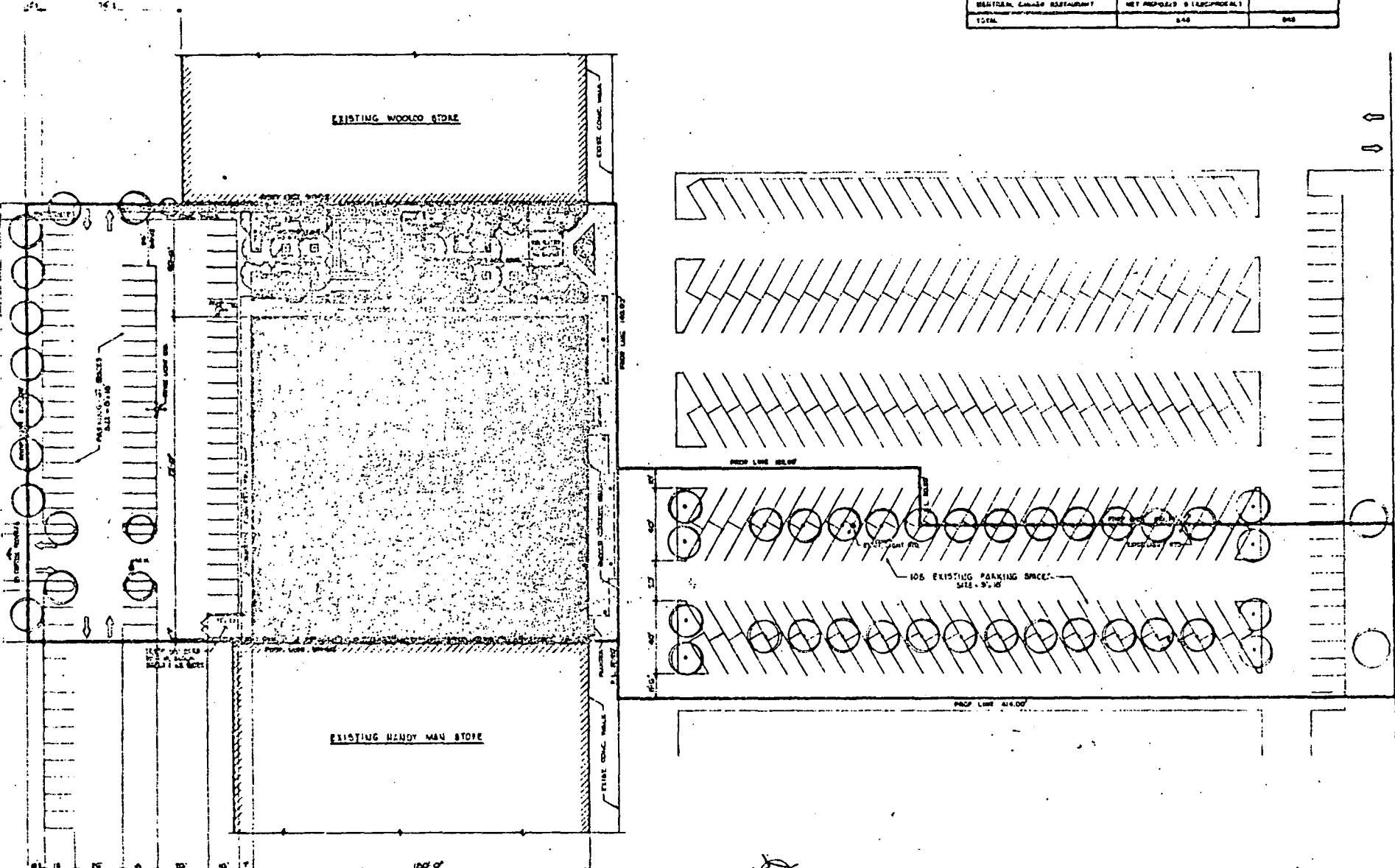


PA038

JUNE 12, 80

ITEM NO. 15

PARKING		
DEVELOPMENT	REQUIRED SPACES	PROVIDED PARKING
HARDY MAN STORE	804	000
WOOLCO STORE	487	
PROPOSED TOWER PLAZA	888	
PROPOSED SUPERMARKET	11 (RESIDENTIAL)	
RESTAURANT, CAFE & RESTAURANT	NET PROVIDED 0 (RESIDENTIAL)	
TOTAL	2266	000



A R D E N W A Y

COPYRIGHT © 2008 BY LORAIN LORAIN ARCHITECTS

TOWER PLAZA
DESIGNED BY LORAIN LORAIN ARCHITECTS

DATE: _____

SCALE: 1" = 40'-0"

PROJECT NO: _____

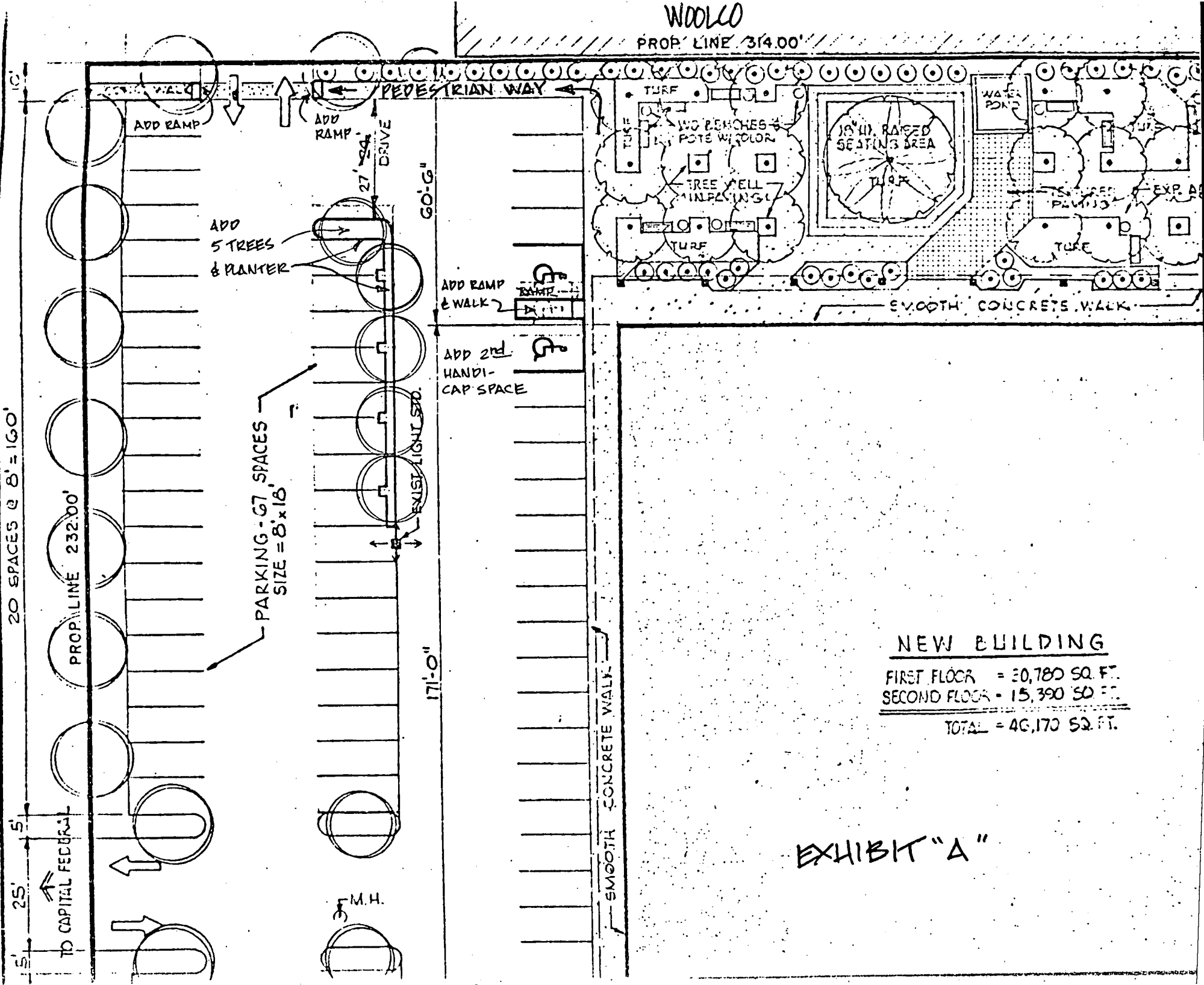
DATE: _____

SCALE: 1" = 40'-0"

PROJECT NO: _____

JUNE 12, 1980

MEM. NO. 15



20 SPACES @ 8' = 160'

PROP. LINE 232.00'

PARKING - 67 SPACES
SIZE = 8' x 16'

60'-6"

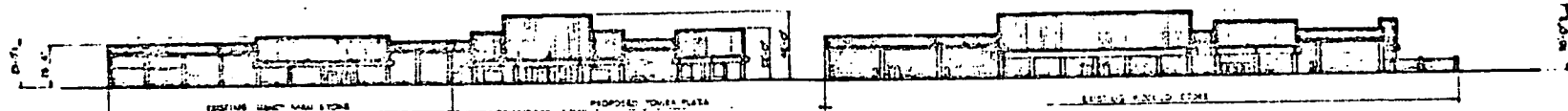
171'-0"

WOOLCO
PROP. LINE 314.00'

M.H.

NEW BUILDING
 FIRST FLOOR = 20,780 SQ. FT.
 SECOND FLOOR = 15,390 SQ. FT.
 TOTAL = 46,170 SQ. FT.

EXHIBIT "A"



C O M P O S I T E N O R T H E L E V A T I O N

SCALE 1" = 20'-0" 

JUNE 19 1980

ITEM NO. 15

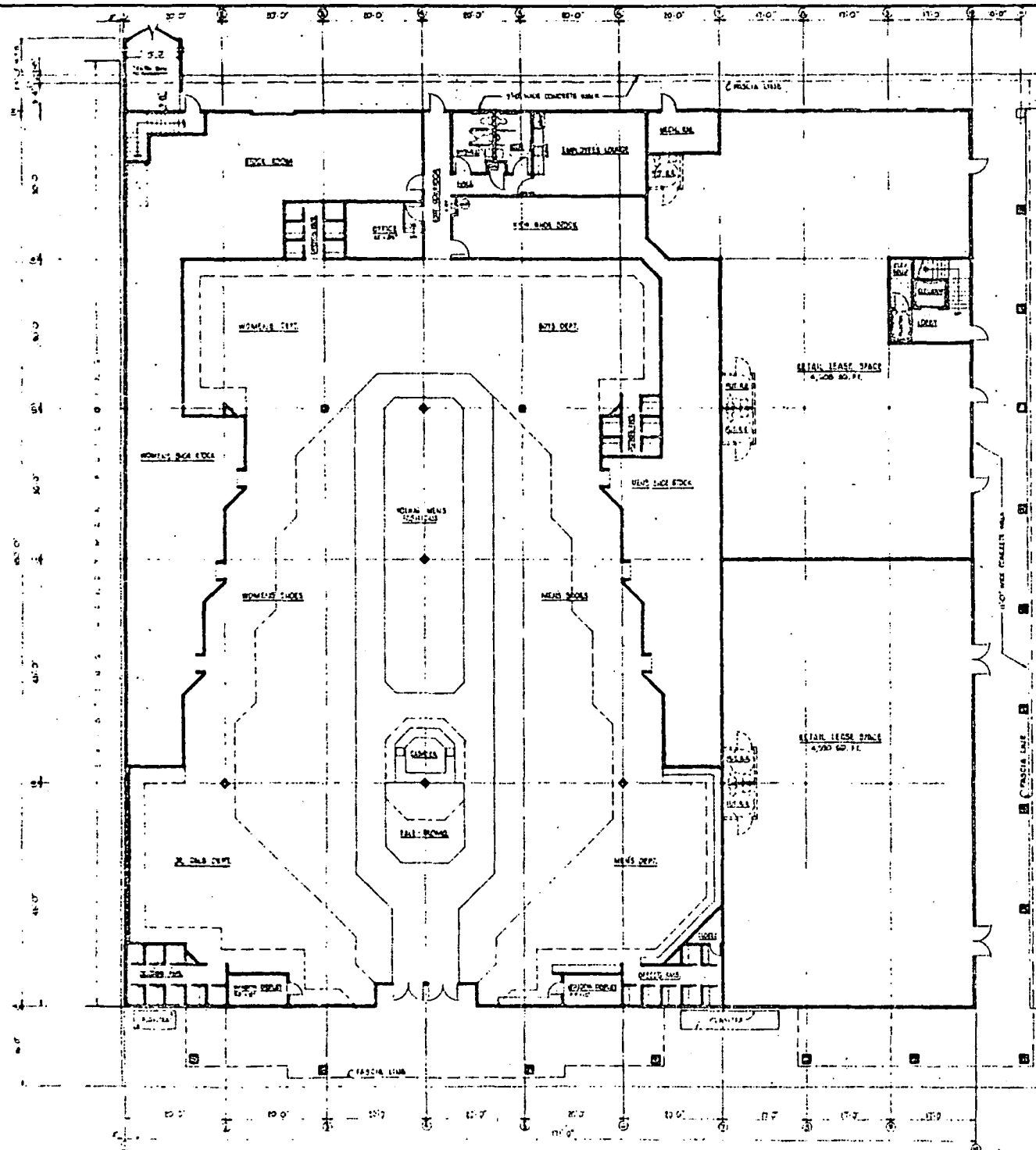
CENTRAL CITY PLAZA COMPANY

TOWER PLAZA
ARCHITECTS

4

JUNE 12, 1980

TEAM NO. 15

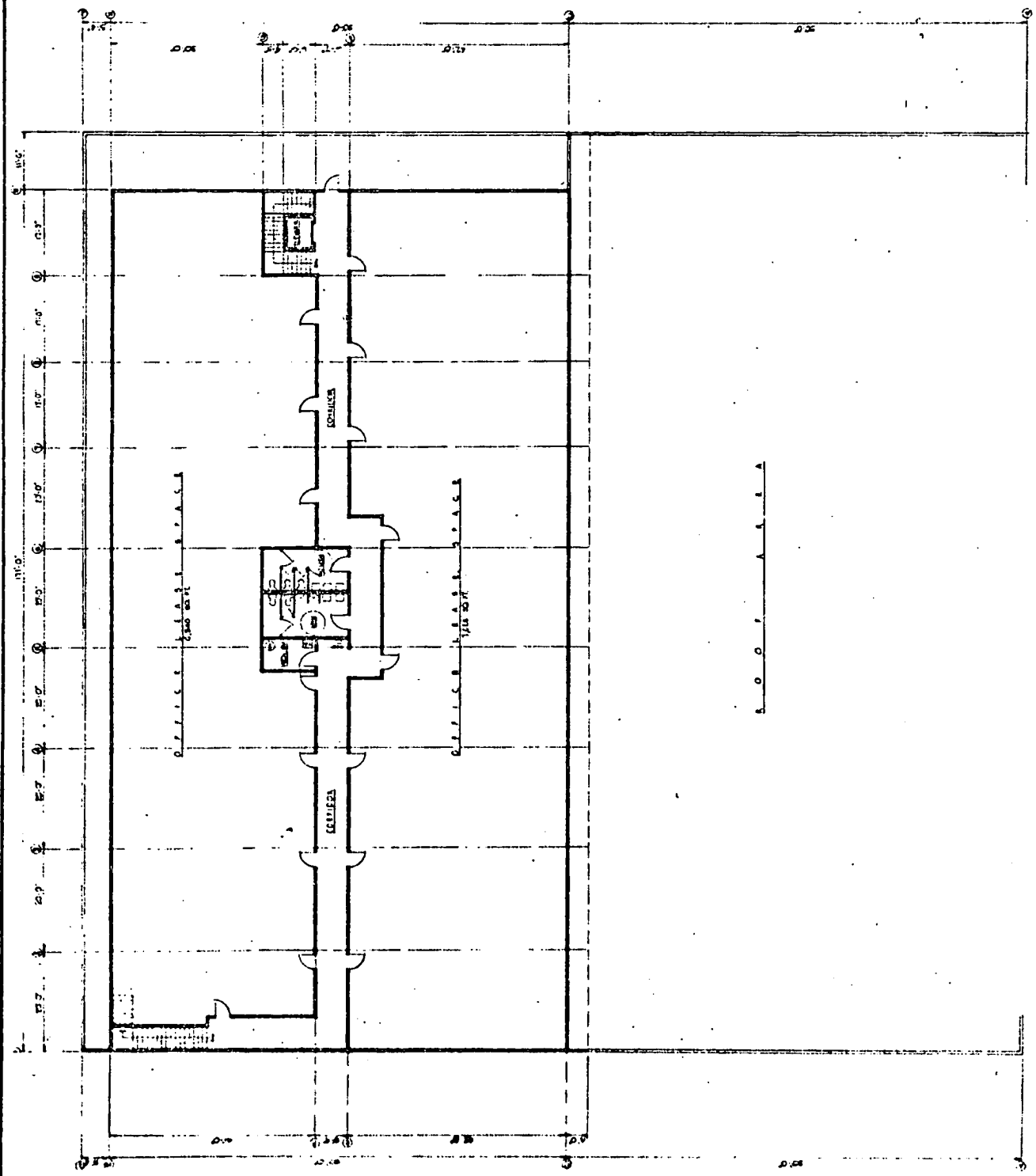


FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

COMPILED BY CLYDE W. HAYES (201) 525-1111

TOWER PLAZA
MARKS AND
DIMENSIONS, ONLY

SECOND FLOOR PLAN





CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-6428

LORRAINE MAGANA
CITY CLERK

July 23, 1980

Mr. Jim Dills
Coey Family Trust
1779-H Tribute Road
Sacramento CA 95815

Dear Mr. Dills:

On July 22, 1980, the City Council considered various requests for property located at the South side of Arden Way, 420+ feet west of Challenge Way (between existing Woolco and Handyman stores) (P-9038):

1. Resolution No. 80-479 amending the Point West PUD Schematic Plan to increase the square footage of office and retail uses and eliminate the Racquetball Facility designation on the South side of Arden Way as stated above.
2. The appeal of the Special Permit condition to delete the triangles was denied pending finding of facts due August 5, 1980.

Enclosed is a certified copy of the adopted resolution.

Sincerely,

Lorraine Magana
City Clerk

am

cc: Planning Dept.

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