

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Various requests for NE corner of Greenhaven Drive  
& Corporate Way (P84-140)

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

- 3. If the applicants are successful in relocating the commercial square footage next to the freeway, other applicants will petition to amend their zoning and usages to compete with Greenhaven Executive Park.
- 4. Finally, the added commercial use will increase the problems we face with traffic delays on Greenhaven Drive/Florin Road.

For these reasons, we ask you to deny the applicants' amendments to this project.

Sincerely,

*Phillip D. Sherwood*

Phillip D. Sherwood  
Windwood Homeowner Association

*Merry Benard*

Merry Benard  
Windwood Homeowner Association

# EXHIBIT D

June 21, 1984

Mr. Larry Augusta, Chairman  
Planning Commission  
City of Sacramento  
City Hall  
I Street  
Sacramento, CA 95814

CITY PLANNING DEPARTMENT

JUN 21 1984

RECEIVED

Dear Mr. Augusta:

## OPPOSITION TO REVISIONS TO GREENHAVEN EXECUTIVE PARK

The Windwood Homeowners Association wishes to express its opposition to the application of the PSLC to amend its plans for the Greenhaven Executive Park.

As you know, our Association opposed the original application by PSLC in January 1983. Our opposition was based on the size of the project (unneeded office building space) and traffic problems created by it. Nonetheless, the Planning Commission and City Council approved this project with certain conditions. We believe these conditions attempted to protect the integrity of the Pocket Area as a residential area.

Our opposition now is based in part by the applicants desire to change the concept of the Greenhaven Executive Park and removal of the protective conditions. Specifically, the applicants are proposing to change the nature of the Hotel/Convention Center/Restaurant complex from a office building supported project to an off-highway supported complex. Previously the applicant agreed to locate the hotel complex in the north-west quadrant of the park. All commercial was to be central and placed away from any view from the freeway. Now, we find the applicants proposing to locate the hotel complex next to the freeway. On top of this they are proposing to triple the amount of commercial square footage for restaurants adjacent to the freeway.

We ask that you deny the applicants' amendment based on these reasons:

1. The Greenhaven Executive Park concept was approved as a package. The applicant is changing this concept in a piece meal fashion. Are the original assumptions about usage, traffic, and pollution still valid?
2. The applicants will gain a monopoly for its commercial square footage. Presently I-5 between J Street in Sacramento and North Stockton is devoid of any commercial property visible from the freeway. The applicant will gain a commercial advantage and the community will suffer from increased traffic to its residential streets from off-highway patrons. Does the City of Sacramento want to grant a monopoly?

P84-140

6-28-84

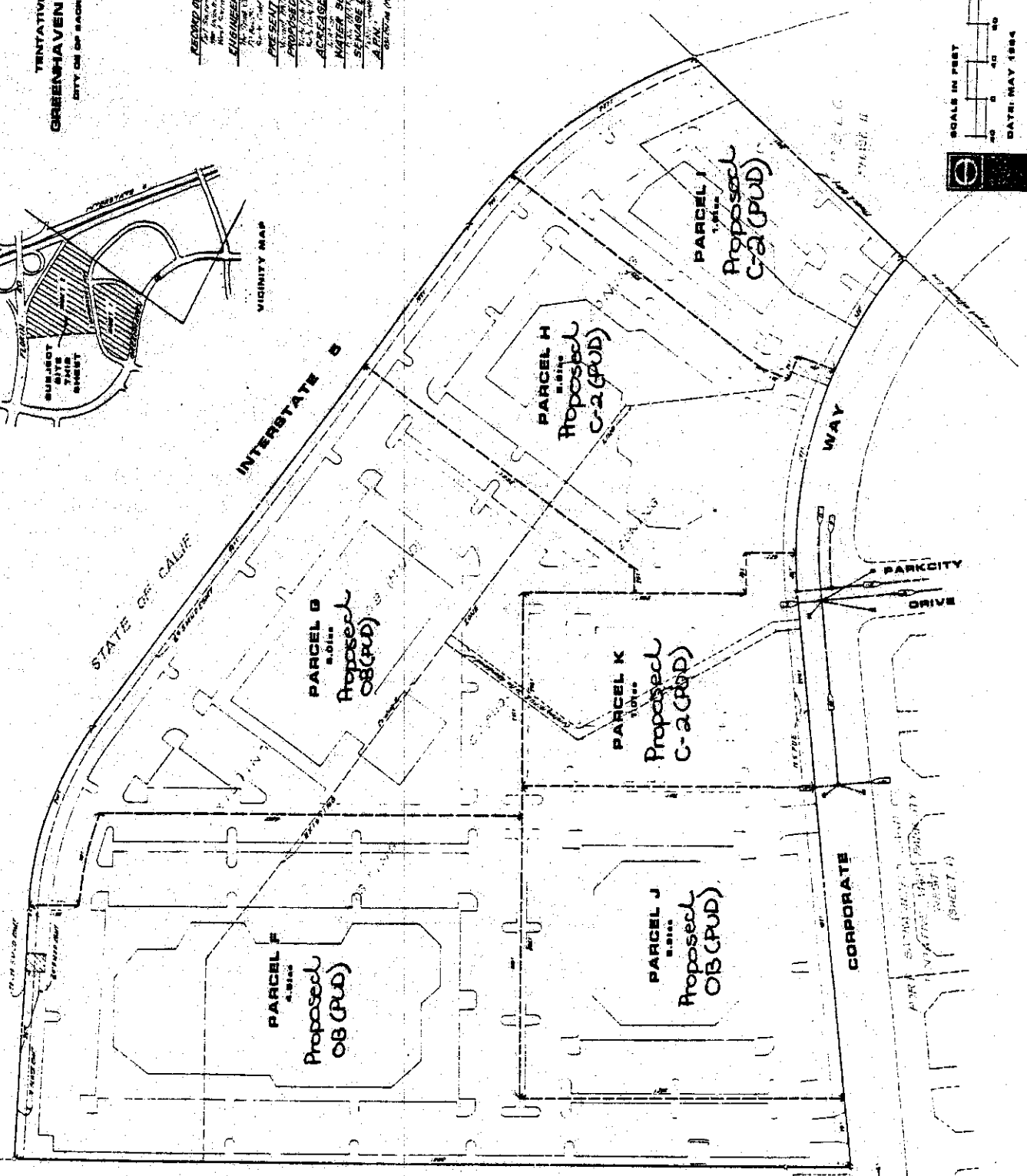
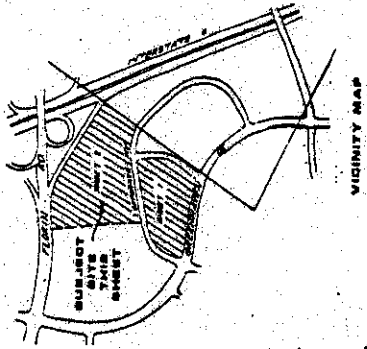
Item 6

# EXHIBIT C

TENTATIVE PARCEL MAP  
GREENHAVEN EXECUTIVE PARK  
CITY OF SACRAMENTO CALIFORNIA

2

- DESIGNER: RIVERS SUBDIVIDER.  
2150 N. SACRAMENTO ST. SACRAMENTO, CALIF. 95833  
ALVIN L. RIVERS, LICENSED SUBDIVIDER, No. 1727
- ENGINEER:  
714 1/2 S. COLLETT ST. SACRAMENTO, CALIF. 95817  
J. RAYMOND, LICENSED ENGINEER, No. 1560
- PREPARED FOR:  
GREENHAVEN EXECUTIVE PARK, 10000 GREENHAVEN DR., SACRAMENTO, CALIF. 95826
- APPROVED:  
CITY ENGINEER, SACRAMENTO, CALIF. 95833
- DATE:  
MAY 1984

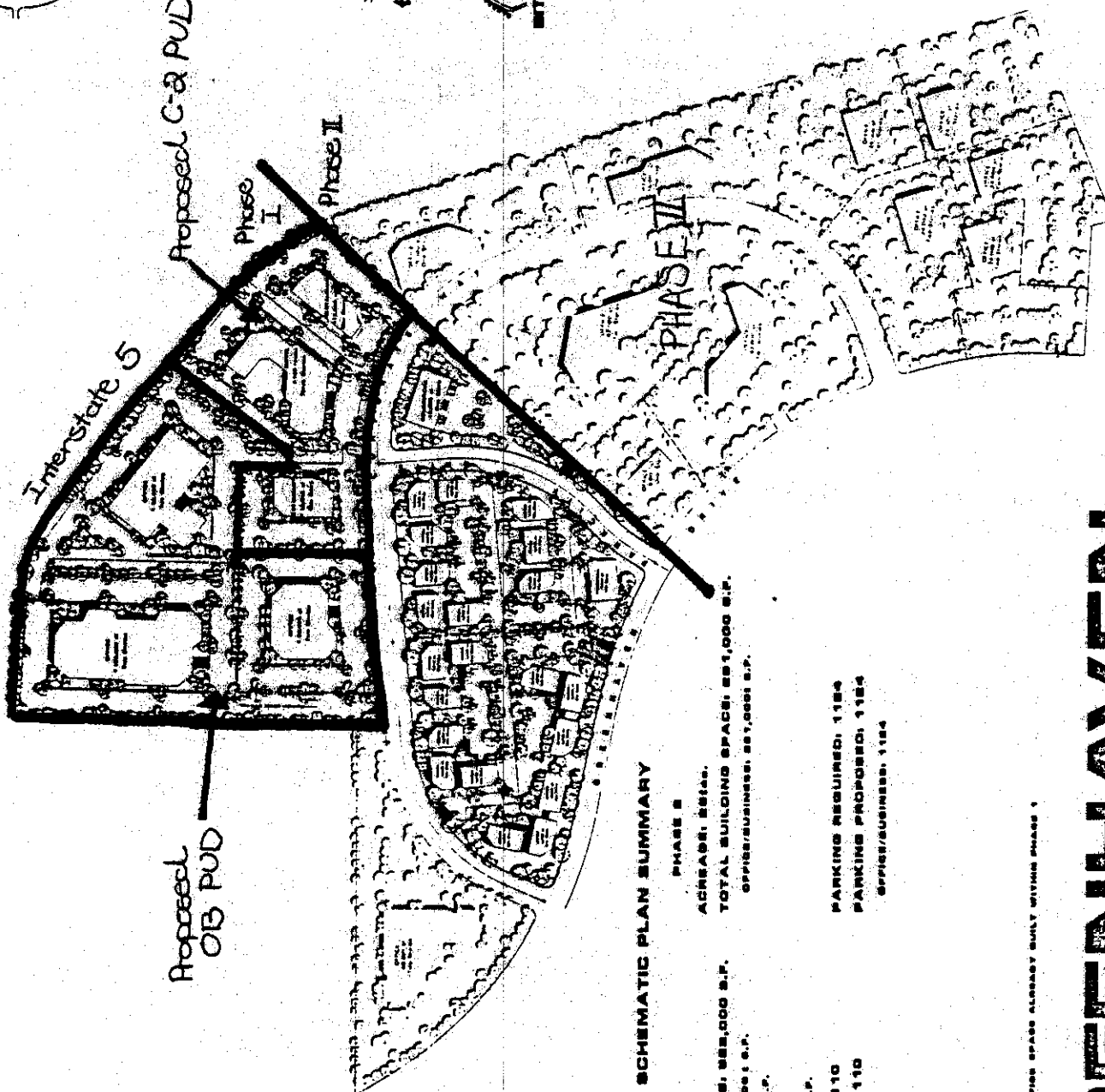
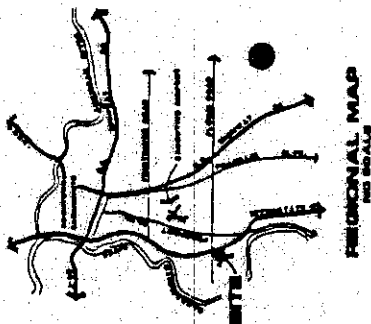
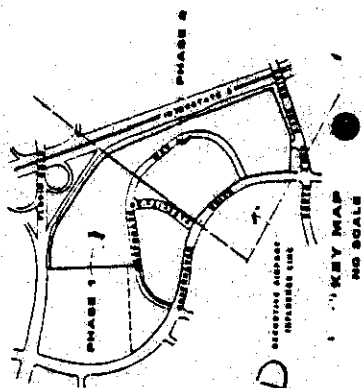


P84-140

6-28-84

Item 6

# EXHIBIT B



### SCHEMATIC PLAN SUMMARY

PHASE 1	PHASE 2
ACREAGE: 241ac.	ACREAGE: 281ac.
TOTAL BUILDING SPACE: 282,000 S.F.	TOTAL BUILDING SPACE: 251,000 S.F.
OFFICE/BUSINESS: 252,000 S.F.	OFFICE/BUSINESS: 221,000 S.F.
COMMERCIAL: 14,000 S.F.	
MOTEL: 16,000 S.F.	
RESTAURANT: 24,000 S.F.	
PARKING REQUIRED: 2110	PARKING REQUIRED: 1124
PARKING PROPOSED: 2110	PARKING PROPOSED: 1124
OFFICE/BUSINESS: 1024	OFFICE/BUSINESS: 1124
COMMERCIAL: 50	
MOTEL: 22	
RESTAURANT: 22	

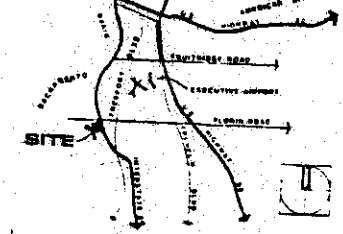
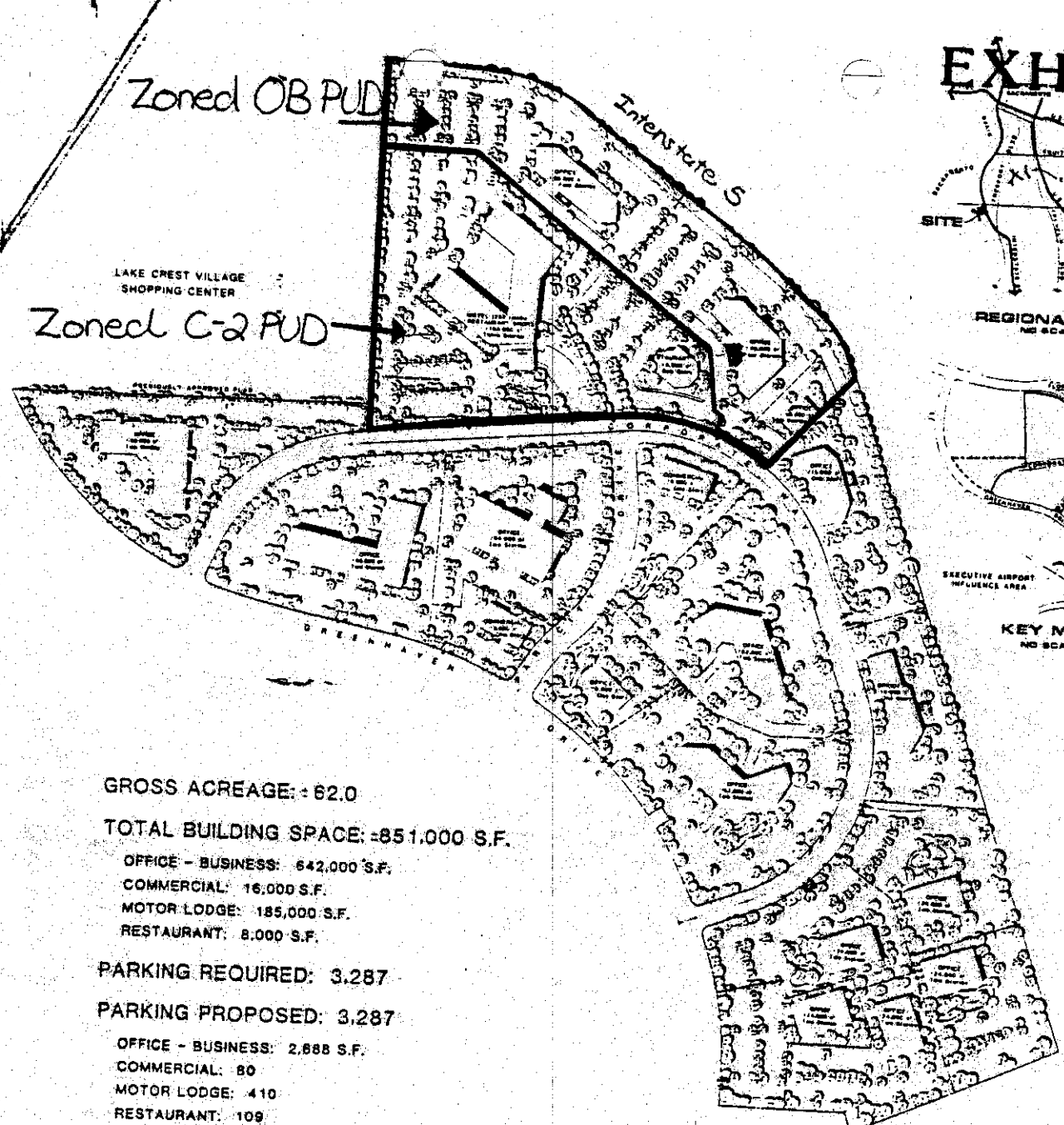
\* INCLUDES 24,000 S.F. OFFICE SPACE ALREADY BUILT WITHIN PHASE 1

# GREENHAVEN PARK EXECUTIVE PLAN

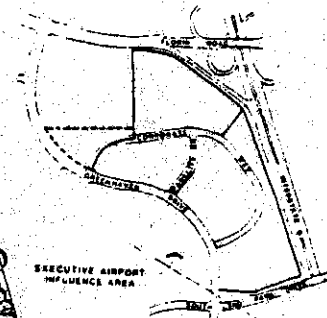
PSLLC SCHEMATIC MASTER PLAN



# EXHIBIT A



REGIONAL MAP  
NO SCALE



KEY MAP  
NO SCALE

GROSS ACREAGE: 62.0  
 TOTAL BUILDING SPACE: 851,000 S.F.  
 OFFICE - BUSINESS: 642,000 S.F.  
 COMMERCIAL: 16,000 S.F.  
 MOTOR LODGE: 185,000 S.F.  
 RESTAURANT: 8,000 S.F.

PARKING REQUIRED: 3,287  
 PARKING PROPOSED: 3,287

OFFICE - BUSINESS: 2,688 S.F.  
 COMMERCIAL: 80  
 MOTOR LODGE: 410  
 RESTAURANT: 109

## Approved Schematic Plan

# GREENHAVEN EXECUTIVE PARK

## SCHEMATIC MASTER PLAN

**PSLC DEVELOPMENT COMPANY**

VITIELLO - NIIYA, INC. - ARCHITECTS - PLANNERS  
 P 84-140



THE SPINK CORPORATION - ENGINEERS

6-28-84



Item 6

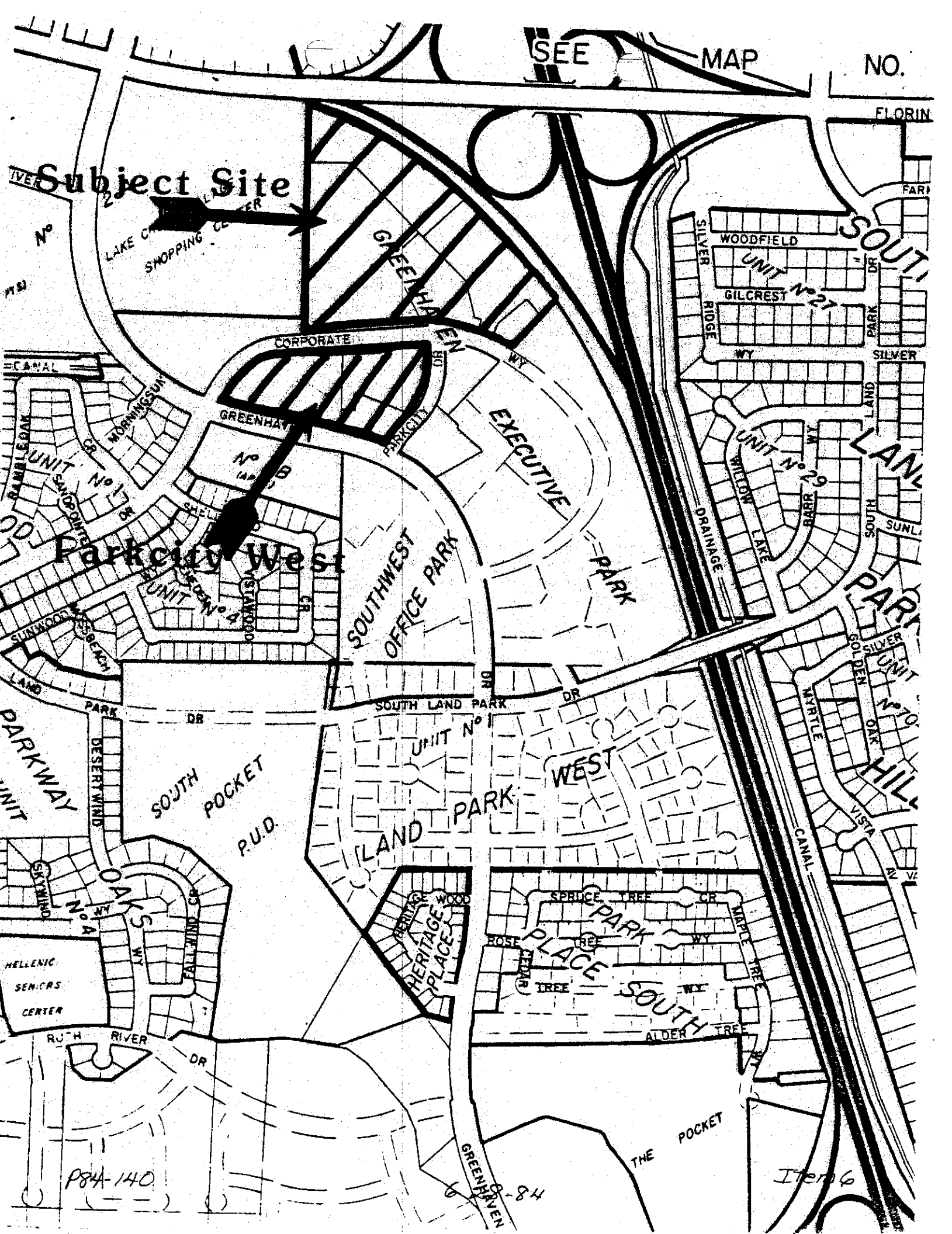
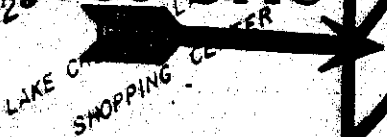
SEE

MAP

NO.

FLORIN

Subject Site



LAKE SHOPPING CENTER

GREENHAY

WOODFIELD UNIT No. 21  
GILCREST

SOUTH

CORPORATE

SILVER RIDGE

SILVER

GREENHAY

EXECUTIVE PARK

WILLOW LAKE UNIT No. 29

LAND

Paradise West

SOUTHWEST OFFICE PARK

ORANGE

PARK

SOUTH POCKET P.U.D.

LAND PARK UNIT No. 1

WEST

HILL

HERITAGE PLACE

PARK PLACE

SOUTH

CANAL

84-140

48-84

THE POCKET

Item 6

In conclusion, the proposed schematic plan revisions, specifically the location of the commercial uses adjacent to the freeway and increase in restaurant-commercial square footage, are not acceptable. Commercial uses were approved in Greenhaven Executive Park to provide a supportive role to the office activities and were specifically required to be located away from the freeway and in the interior of the office park. The relocation of these uses are in conflict with the original approvals of the Planning Commission and City Council. Staff recommends that the Commission deny the proposed project.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Denial of the rezoning for a portion of 16.7± acres from C-2(PUD) to OB(PUD) and from UB(PUD) to C-2(PUD).
- C. Denial of the amendment to the Greenhaven Executive Park PUD Schematic Plan to increase commercial and office square footage and decrease the motel square footagae in Greenhaven Executive Park Phase I.
- D. Denial of the amendment to the Greenhaven Executive Park PUD Schematic Plan to amend the structural distribution from 1 one-story restaurant to 2 one-story restaurants, and from 2 four-story offices to 2 two-story offices in a portion of Greenhaven Executive Park Phase I.
- E. Denial of the amendment to the Greenhaven Executive Park PUD Schematic Plan to modify circulation and structural orientation on lots 1, 2, 3 and 4.
- F. Denial of the tentative map to divide 16.8± acres into six parcels.



- B. The City Environmental Coordinator and Traffic Engineering Division have reviewed the revised schematic plan for Phase I and indicated that the proposed land use changes, including the increase in office and commercial square footage should not create any adverse impacts on traffic circulation. On-site circulation patterns also appear to be adequate for the proposed uses. The original approvals for Greenhaven Executive Park indicated traffic mitigation measures (P82-039). These conditions are still in effect and will reduce the traffic impact to a less than significant level.
- C. Residents of the neighborhood adjacent to Greenhaven Executive Park have contacted planning staff to express their opposition to the proposed changes to the schematic plan. They are concerned that the proposed square footage increases, and the freeway orientation of the commercial uses, will change the nature of the office park, increase traffic and encourage further applications for commercial uses in Phase II of Greenhaven Executive Park (Exhibit D).
- D. Staff has no objections to the proposed 5,000 square foot increase in office square footage. Staff, however, has concerns regarding the decrease in size of the motel, the increase in commercial square footage and the orientation and location of the commercial uses towards the adjacent freeway.

Staff originally supported the inclusion of commercial uses within Greenhaven Executive Park that provided a supportive role relative to office activities. Staff recommended that the commercial sites be located toward the interior of the office park in that commercial uses adjacent to the freeway would create negative visual impacts and contribute little to the functioning or aesthetics of the office park. The applicant, at that time, indicated general agreement with locating the commercial sites in the interior of the office park.

The applicant now proposes to reduce the size of the motel to 160 rooms and relocate the use adjacent to the freeway. The proposed conference center and motel restaurant would also be deleted. The applicant is also proposing two 12,000 square foot restaurants, locating one of these uses adjacent to the freeway. (a 12,000 square foot restaurant is comparable in size to the Hungry Tiger restaurant located at the northwest corner of Response Road and Exposition Boulevard in the Point West PUD.) By relocating these uses and increasing the size of the restaurants, the applicant is changing the nature of the commercial and motel uses to commercial activities that are oriented towards freeway users and not directly supportive of office activities. These proposed changes are contrary to the office park concept. In addition, the South Pocket Community Plan designates the 21½ acre site at the southwest corner of Freeport Boulevard and Meadowview Road for highway commercial uses. The Community Plan indicates that this site will provide all the necessary highway commercial uses for the South Pocket and no further freeway oriented uses should be located in the area.

Staff, therefore, recommends that the applicant redesign the proposed schematic plan to again locate the proposed commercial uses, including the motel, in the interior of Phase I of Greenhaven Executive Park. Regarding the types of commercial uses, one 12,000 square foot restaurant should be able to sustain a support role to the surrounding office uses. If the applicant desires two restaurants, staff recommends that the applicant incorporate a second restaurant, approximately 4,000 to 6,000 square feet in size, into the motel uses. A restaurant of this size would provide a support role to motel guests as well as the employees of the adjacent office buildings.

- E. Place a note on final map: Prior to issuance of building permits, fees shall be deposited with the City for construction of traffic signals at Greenhaven Drive and South Land Park Drive and South Land Park Drive as per City Council Resolution 83-070;
- F. Subdivision agreement shall contain language to guarantee the construction of subject traffic signals as per condition T contained in City Resolution 83-070 for Greenhaven Executive Park;
- G. Pay off existing assessments;
- H. Provide an easement (7' x 23') for a bus shelter pad on Greenhaven Drive, west of Parkcity Drive and install a bus shelter to the satisfaction of Sacramento Regional Transit.

Informational Item: Contact PG&E (underground service alert center) 48 hours prior to performing any work on this project.

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

- A. The subject site consists of 16.7± acres located north of Corporate Way in the General Commercial C-2(PUD) and Office Building OB(PUD) zones. The revised schematic plan submitted for the site indicates a number of changes in building height, square footage and building and land use locations. The revised square footage figures by use for Phase I, including Parkcity West, are as follows:

<u>Land Use</u>	<u>Parkcity West Site</u>	<u>Remainder Phase I</u>	<u>Total</u>	<u>Change ± From Previous Approval</u>
Office	84,000 sq. ft.	282,000 sq. ft.	366,000 sq. ft.	+5,000
Commercial	6,000 (day care)	8,000 sq. ft.	14,000 sq. ft.	-2,000
Restaurant-Commercial		24,000 sq. ft.	24,000 sq. ft.	+16,000
Motel	---	118,000 sq. ft. (160 rooms)	118,000 sq. ft.	-67,000 (-90 rooms deleted restaurant and convention center)
<b>Total</b>	<b>90,000 sq. ft.</b>	<b>432,000 sq. ft.</b>	<b>522,000 sq. ft.</b>	<b>-48,000 sq. ft.</b>

While total square footage for Phase I will decrease by 48,000 square feet, this loss is reflected in the decrease in size of the motel/convention center. The total amount of commercial square footage will increase by 14,000 square feet and office will increase by 5,000 square feet. Other proposed changes for Phase I include the reduction in height of the proposed office building from four stories to two stories; a new tentative map to divide the site into six parcels, adding a new commercial site; and zoning changes which move the commercial sites to the east of the site, adjacent to the freeway.

BACKGROUND INFORMATION: On January 25, 1983 the Sacramento City Council approved the necessary entitlements to create the Greenhaven Executive Park PUD (P82-039). The approved project consisted of two phases. The approved square footage for Phase I consists of the following:

Office:	361,000 square feet
Commercial:	16,000 square feet
Restaurant-Commercial	8,000 square feet
Motel (including 250 guest rooms, restaurant space and a 20,000 square foot convention center)	<u>185,000 square feet</u>
<b>Total Approved Square Footage - Phase I</b>	<b>570,000 square feet</b>

In Phase II, 281,000 square feet of office use was approved. Since the schematic plan approval, a 60,000 square foot office building has been constructed in Phase I of the Executive Park at the northeast corner of Greenhaven Drive and Corporate Way.

The applicant now proposes to revise Phase I of the Greenhaven Executive Park Schematic Plan by increasing the total office and commercial square footage, decreasing the motel square footage, amending the structural distribution and modifying the structural orientation and circulation patterns. The Planning Commission reviewed and approved, with conditions, the necessary entitlements for a portion of Phase I, known as the Parkcity West site, at the June 14, 1984 Commission meeting. The rezoning, tentative map, and schematic plan amendments for this site still require City Council review and approval. The proposed square footage for the Parkcity West side approved by the Planning Commission is as follows:

21 one-story office buildings @ 4,000 square feet each	84,000 square feet
1 6,000 sq. ft. one-story day care center (proposed C-2 zone)	6,000 square feet

The remainder of the proposed changes in Greenhaven Executive Park Phase I are the subject item for Planning Commission consideration.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 30, 1984, by a vote of four ayes, three absent and two abstentions, the Subdivision Review Committee voted to recommend approval of the Greenhaven Executive Park parcel map, subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; street lights are required;
- B. Prepare a sewer and drainage study for the review and approval of the City Engineer (to be sewer and drained to Florin Road assessment district facilities);
- C. Provide reciprocal sewer, drainage, water, access and flowage easements across parcels as required by sewer and drain study;
- D. Provide sewer and drainage for Parcel A;

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Port Sacramento Land Co. - 3900 Industrial Blvd., West Sacramento, CA 95891		
PLANS BY	The Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4-6-84	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC	6-1-84	EIR	ASSESSOR'S PCL. NO. 031-051-0408; 031-052-01 031-800-12, 13, 14

- APPLICATION:**
- A. Environmental Determination
  - B. Rezone portion of 16.7± acres from C-2(PUD) to OB(PUD) and from OB(PUD) to C-2(PUD)
  - C. Amend Greenhaven Executive Park PUD Schematic Plan to increase commercial and office square footage and decrease the motel square footage in Greenhaven Executive Park Phase I
  - D. Amend Greenhaven Executive Park PUD Schematic Plan to amend the structural distribution from 1 one-story restaurant to 2 one-story restaurants, and from 2 four-story offices to 2 two-story offices in a portion of Greenhaven Executive Park Phase I
  - E. Amend Greenhaven Executive Park PUD Schematic Plan to modify circulation and structural orientation on lots 1, 2, 3 and 4
  - F. Tentative Map to divide 16.8± acres into six parcels

**LOCATION:** North side of Corporate Way, west of I-5

**PROPOSAL:** The applicant is requesting the necessary entitlements to revise the approved schematic plan for a portion of Greenhaven Executive Park Phase I.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial and Office  
1976 South Pocket Community  
Plan Designation: Business and Professional Offices PUD  
Existing Zoning of Site: OB(PUD) and C-2(PUD)  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Residential; R-1  
South: Vacant; OB(PUD), C-2(PUD)  
East: I-5; TC  
West: Lake Crest Village Shopping Center, Office; OB(PUD), SC-R

Parking Required: 2,110 spaces  
Parking Provided: 2,110 spaces  
Parking Ratio: Varies  
Property Dimensions: Irregular  
Property Area: 16.7± acres  
Topography: Flat  
Street Improvements: To be improved  
Utilities: To be provided