

~~P93-001~~ - CALIFORNIA PLAZA - PHASE II
101

REQUEST: A. Special Permit Time Extension of P90-009 to exceed the 25% office limit in the C-4 zone.

LOCATION: Northwest Corner of Arden and Business 80
APN: 277-0153-016
Community: North Sacramento (Arden)
Council District 2 (Kerth)

APPLICANT:	Kevin Webb - Watt Investment Properties, 568-2400 2180 Harvard Street, Suite 220, Sacramento CA 95815
OWNER:	Teachers Insurance 730 3rd Avenue, New York NY 10017
APPLICATION FILED:	June 17, 1993
STAFF CONTACT:	Jim McDonald, Associate Planner, 264-5723

SUMMARY/RECOMMENDATION:

The applicant is requesting a time extension for a Special Permit to allow more than 25% office in the C-4 zone. The Special Permit will allow the applicant to construct a 162,235± square foot, five story office building (California Plaza- Phase II) in the C-4-R and M-2 zones with provided parking totaling 560 spaces (570 if retail is provided). Cal Plaza Phase II was originally approved by the Commission on June 27, 1991. The project remains unchanged from what was originally proposed and is identical to the existing California Plaza - Phase I. The applicant agrees to the conditions approved in the original Special Permit and an additional condition as identified in the attached Resolution. No new issues have been raised since the original approval. Consequently, staff recommends that the Commission approve the time extension as proposed.

BACKGROUND INFORMATION:

On January 31, 1984, the City Council approved a tentative map to divide 12.87± acres into two parcels (P83-402). On May 11, 1989 the Planning Commission approved a special permit and plan review to develop the northern parcel which is presently being developed with a 162,235± square foot office building and 630 parking spaces commonly known as California Plaza- Phase I (P89-130). The Phase I building was completed in the summer of 1991. A lot line adjustment was approved by the Planning Commission of January 24, 1991 to relocate the common property line between California Plaza- Phase I and the Hilton Hotel (P90-469).

On June 27, 1991 the Planning Commission approved an office proposal identical in size, to California Plaza - Phase I, which is commonly identified as California Plaza - Phase II. This project required a Special Permit to exceed the 25% office limit established by the C-4 zone. The Special Permit has expired and the applicant is requesting a one year time extension.

The Capital West Office Park Planned Unit Development (PUD), which contains the USAA Insurance Office complex is located to the west of the subject site. At the time that the USAA Insurance Office Complex was approved (P84-101, as revised by P85-018 and P87-109) a provision was made to provide partial funding (\$450,000) for a pedestrian bridge from the Swanston Light Rail Station to the project site. When California Plaza-Phase I was approved, a condition of the applicant was to contribute payment of one-third of the cost of the pedestrian bridge "not to exceed \$300,000". One of the conditions for California Plaza - Phase II is that the applicant provide an additional \$100,000 contribution towards the construction of the pedestrian bridge. This additional funding shall be due prior to issuance of building permits.

STAFF EVALUATION: Staff has the following comments:

1. **Parking/Circulation**

The Transportation Division of Public Works has determined that the applicant shall renew the \$300,000 letter of credit prior to approval of the requested entitlement. A letter of credit for the additional \$100,000 shall be provided prior to issuance of building permits for California Plaza - Phase II. The applicant shall also provide a design for the westernmost driveway entrance that will be in alignment with a corresponding driveway to be provided by USAA to the west.

PROJECT REVIEW PROCESS:

A. **Environmental Determination**

An Environmental Impact Report was prepared for the California Plaza Phase II Project. The project description for the project included the construction of the second phase of a two phase project. The applicant proposed to construct a 162,235 square foot building with offices and related retail uses, a single deck parking structure with 195 parking spaces on the ground floor and 195 parking spaces on the deck, and surface parking for 240 spaces on the 5.6 acre site, Phase I consisted of the construction of 162,500 square feet of office and related parking on a 5.5 acre site. The EIR analyzed specific details regarding the proposed project (ref. EIR Chapter 3). A summary of the project impacts and mitigation is provided in the EIR, as well (ref. EIR Chapter 2).

This project is consistent with the actions analyzed in the EIR completed for the California Plaza Phase II project. A mitigation monitoring plan has been adopted for the California Plaza Phase II. No further environmental documents are required for the action requested.

B. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Agency

Transportation staff has determined that no further analysis is required. They did recommend that the letter of \$300,000 letter of credit for the pedestrian bridge be renewed prior to project approval. Staff also recommends that the alignment of the westernmost driveway be designed to match a corresponding driveway to be provided by USAA to the west.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Special Permit Time Extension request. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

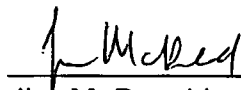
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

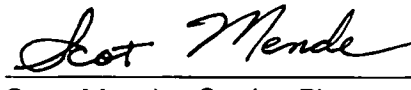
- A. Adopt the attached Resolution approving the Special Permit Time Extension of P90-009 to exceed the 25% office limit in the C-4 zone.

Report Prepared By,

Report Reviewed By,



Jim McDonald, Associate Planner



Scot Mende, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Resolution	

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF SEPTEMBER 23, 1993

A RESOLUTION APPROVING A SPECIAL PERMIT TIME EXTENSION OF P90-009 FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ARDEN AND BUSINESS 80

(P93-101) (APN: 277-0153-016)

WHEREAS, the City Planning Commission on September 23, 1993, held a public hearing on the request for approval of a special permit time extension to allow the construction of a 162,235± square foot, five story office building (California Plaza- Phase II) in the C-4-R and M-2 zones for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project does not require environmental review in addition to the original EIR prepared for the original project approval of California Plaza - Phase II (P90-009);

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit shall be extended for one year (September 23, 1994)
2. The special permit time extension shall be subject to all of the original conditions of approval as described in the Planning Commission staff report approved on June 26, 1991 (P90-009) attached as Exhibit A.
3. The special permit time extension shall be subject to the following new conditions which clarify existing conditions of the original project approval (P90-009):
 - a. The applicant shall keep current the existing \$300,000 letter of credit.
 - b. The applicant shall provide an additional \$100,000 letter of credit prior to issuance of building permits for California Plaza - Phase II.
 - c. Interest rates and payments for the letters of credit shall be accrued per the original conditions of approval for California Plaza - Phase II.
 - d. The applicant shall provide a design for the westernmost driveway entrance that will be in alignment with a corresponding driveway to be provided on the USAA site to the west.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P93-101