

APPROVED
BY THE CITY COUNCIL

APR 13 1999

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CITY CLERK



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**CITY OF SACRAMENTO
CALIFORNIA**

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES DEPARTMENT

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April 7, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Cambay Office Building - P98-098 - Report back on sidewalks

LOCATION/COUNCIL DISTRICT: North Natomas, North side of Arena Blvd, east of the Arco
Arena private drive, District 1

RECOMMENDATION: Planning and Public Works staff recommend that the City Council accept
the existing sidewalks as adequate for the Cambay project.

CONTACT PERSON: Thomas Pace, Assistant Planner 264-6848
Scot Mende, Senior Planner 264-5894

FOR COUNCIL MEETING OF: April 13, 1999 (Afternoon)

SUMMARY:

On December 17, 1998, the City Planning Commission approved the Schematic Plan and PUD Special Permit for the Cambay Office Building project. The project then was heard by the City Council on January 26, 1999. At that time, the project was approved with the requirement that staff return to Council to resolve an issue regarding whether the existing sidewalk along Arena Boulevard should be replaced. During the Council hearing, Councilmember Fargo had expressed concern that the project's Arena Boulevard frontage would not have a separated sidewalk with a tree planter between the curb and walkway, as specified in the North Natomas Street Standards. This report explains staff's rationale for not requiring the existing sidewalk to be replaced.

BACKGROUND:

The current North Natomas Street Standards call for separated sidewalks with tree planter strips between the curb and sidewalk on major (4+ lanes) streets. The intent of this requirement is to encourage pedestrian activity by enhancing the streetscape and protecting pedestrians from high-speed traffic by providing a landscaped buffer area.

The Cambay Office project is located on Stadium Boulevard (a.k.a. Arena Boulevard), a six-lane street. Normally, when full frontage improvements are not in place (i.e., the existing street does not have sidewalk, curb and gutter, or it needs to be widened), the City would require that full street improvements be constructed in accordance with applicable standards. In the case of the Cambay project, however, Arena Boulevard had already been fully improved at the time it was built in accordance with the standards in place at that time (which did not require a tree planter strip). As a result, during the Special Permit review, staff had not requested a condition of approval requiring modifications to the existing sidewalk.

Planning staff has consulted with Public Works staff regarding the Councilmember's proposal to require the applicant to remove the existing attached sidewalk and to construct a new separated sidewalk with a tree planter. The following points indicate the reasons why Public Works staff does not recommend removal of the existing sidewalk for this project:

1. The improvements adjacent to Stadium Boulevard predate the 1994 North Natomas Community Plan and the present North Natomas Street Standards.
2. All improvements are currently in existence and are in good condition.
3. The improvement plans for Stadium Boulevard were accepted by the City.
4. City Code Chapter 38.11.122(c) states that "No additional improvement shall be required on such a lot where complete roadway, curb, gutter and sidewalk improvements exist within the present dedication contiguous thereto; provided, however, required additional dedications for future street construction shall be made."

For the above reasons, a separated sidewalk adjacent to Stadium Boulevard for the Cambay Site should not be required. This is not intended to set a precedent. All sites with existing improvements in North Natomas will be evaluated on a case by case basis in order to determine whether or not reconstruction of the sidewalks is necessary. This determination will be made based on the condition of the existing improvements and the need to widen the road to mitigate environmental impacts or to provide turn lanes at intersections. If the sidewalk must be reconstructed, it will be located with a tree planter between the walk and the curb. Also Public Works staff is working with the City Attorney's office to develop a policy that will allow, where appropriate, the conditioning of new projects to relocate existing sidewalks to provide planters at the back of curb.

FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: The City Council ratified a Tiered Negative Declaration

and adopted a Mitigation Monitoring Plan for this project on January 26, 1999.

POLICY CONSIDERATIONS: The proposed project would be consistent with the policies of the General Plan, the North Natomas Community Plan and the Arena Corporate Center PUD Guidelines.

ESBD CONSIDERATIONS: None.

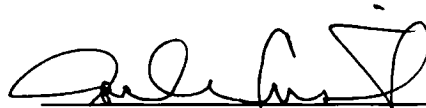
Respectfully Submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
City Manager

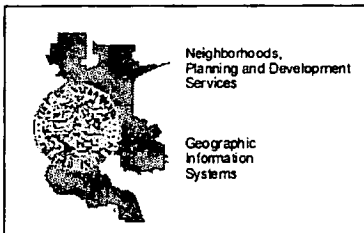
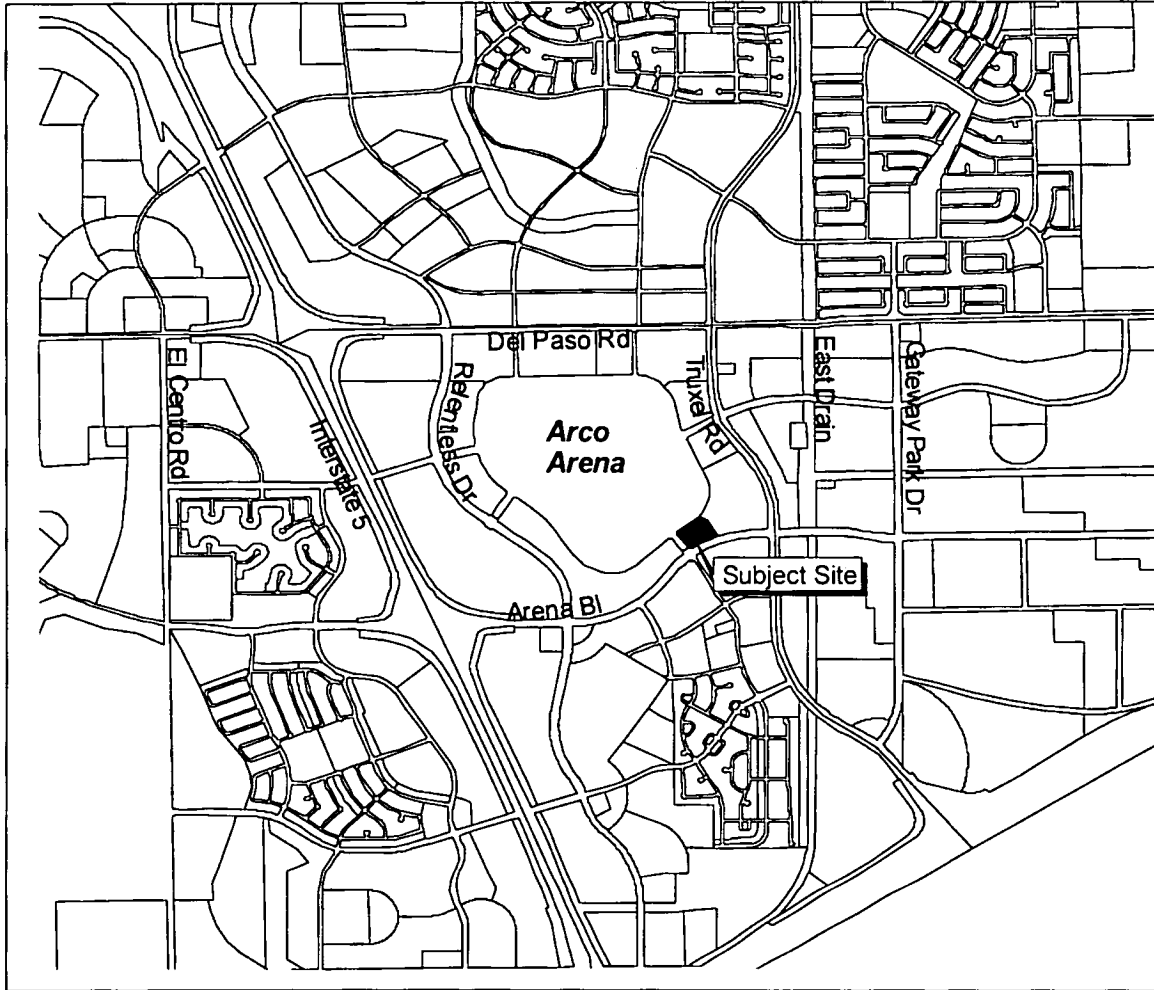
APPROVED:



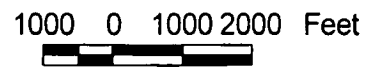
JACK CRIST, Deputy City Manager
Neighborhoods, Planning and
Development Services

Attachments:

Attachment 1	Vicinity Map
Attachment 2	Site Plan



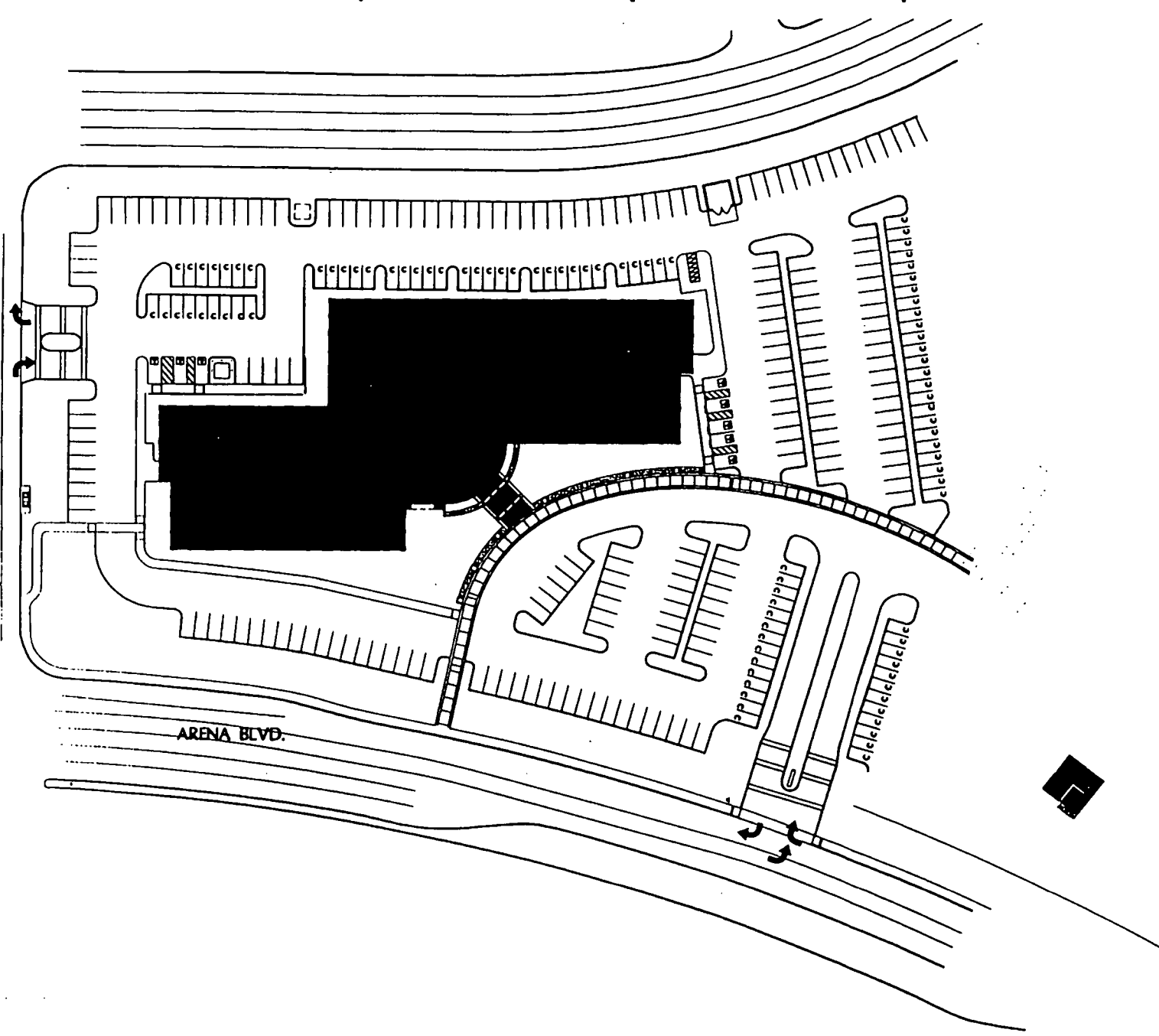
Vicinity Map P98-098



Attachment 2 Site Plan

CONNECTOR RD.

ARENA BLVD.



SABROCCI ASSOCIATES ARCHITECTS
 200 Davis Street
 2nd Floor, St. Mary's
 95811-1011
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NEW OFFICE BUILDING FOR
 The Conley Group, Inc.

ARENA BLVD.
 ARENA CORPORATE CENTER
 SACRAMENTO, CALIFORNIA

NOVATO CONSTRUCTION CORPORATION
 1500 J Street
 Novato, CA 94945
 Tel: 415-892-1000

Revisions

I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of California.

David S. Severson, P.E.
 David S. Severson, P.E.

SITE PLAN

Scale: 1" = 20'-0"
 Project No: 043
 Date: 9-20-04
 Drawn by: D.M.
 Check by: