

P98-083- Point West Corporate Center II Tentative Map Time Extension

- REQUEST: A. **Environmental Determination: Exempt (Section 15315- Minor Land Division)** California Environmental Quality Act
- B. **Tentative Map Time Extension** for three years to subdivide one developed parcel consisting of 8.35± acres into two parcels consisting of one developed parcel containing 7.15± acres, and one vacant parcel containing 1.20± acres in the Shopping Center- Review Planned Unit Development (SC-R (PUD)) zone.

LOCATION: 1610 Arden Way near the corner of Heritage and Arden Way and across from Arden Fair mall.

APN: 277-0272-004
Point West area
Sacramento Unified School District
Council District 3

APPLICANT:	Speiker Properties, Phone Number: 921-5600 1451 River Park Drive, Suite 196 Sacramento, CA 95815 Contact: Melanie Fries
OWNER:	Speiker Properties 1451 River Park Drive, Suite 196 Sacramento, CA 95815
APPLICATION FILED:	July 31, 1998
STAFF CONTACT:	Doug Holmen: 264-8267

SUMMARY: The applicant is requesting a three year time extension for an approved Tentative Map (P92-248) with an expiration date of August 24, 1998. The subject site consists of 8.35± partially developed acres in the Shopping Center- Review Planned Unit Development (SC-R (PUD)) zone. There are no basic issues associated with the project.

RECOMMENDATION: Staff recommends approval of the project. This recommendation is based on the project's consistency with General Plan land use designations and policies.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Shell Gas Station, Arden Fair Mall; SC-R (PUD), and C-2
 South: Offices; OB-R (PUD)
 East: Retail (Sports Mart), Offices, restaurant (Chuck E Cheese), SC-R (PUD)
 West: Restaurant and Offices; SC-R (PUD) and OB-R (PUD)

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

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services
Special Permit	City Planning Commission

BACKGROUND INFORMATION: The City Planning Commission recommended approval of the tentative map to subdivide the 8.35± site into two parcels as stated above. The City Council approved the Tentative Map on August 24, 1993. The duration of this map has been extended by State Legislation. On September 13, 1993, state legislation was passed allowing an automatic two year extension for all tentative maps that were approved prior to that date. On May 14, 1996, an additional one year map extension was approved by the State Legislature. Both legislative actions provided that these extensions were in addition to any other extensions allowed by the Subdivision Map Act. Therefore, this map was valid until August 24, 1998, without any request by the applicant. The applicant also retained the ability to request an additional three year extension from the local jurisdiction, which the applicant is requesting with this entitlement. With this request for a time extension, the tentative map may be extended until August 24, 2001. On this date, absent additional legislation, the map, unless recorded, will expire and the applicant will be required to submit a new tentative map request.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations

The proposed Tentative Map is consistent with General Plan

B. Tentative Map Design

The tentative map is consistent with the previously approved map (P92-248). As mentioned above, the Tentative Map would expire on August 24, 2001, with the approval of this time extension request. If a final map has not been recorded by the this new expiration date, a new tentative map will be required. The tentative map time extension shall be subject to the conditions as amended by the Subdivision Review Committee, in the attached Notice of Decision (P98-083).

The previously approved Tentative Map (P92-248) was approved after debate before the City Council by the businesses located at the southern end of the parking lot (e.g. In Cahoots and Weinstocks which no longer exist). The businesses were concerned that their businesses would be obscured by any office or commercial structure built on Parcel B. The condition requiring Point West Corporate Center to place a monument sign at the entrance to these businesses from Arden Way was required by the Planning Commission for approval of P92-248. That condition has been retained. The trees along Arden Way and within the parking lot in front of the businesses have grown to over twenty feet in height since 1992 and tend to screen the businesses from travelers view on Arden Way. The monument sign would give the businesses added advertising advantage over existing conditions.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

B. Public/Neighborhood/Business Association Comments

The Tentative Map Time Extension request was routed to various community and business organizations. No comments were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies.

The following summarizes the comments received:

1. Sacramento Municipal Utility District

Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.

2. Neighborhood Services, Neighborhoods, Planning and Development Services Department

Traffic and parking should be re-visited at the time of future plan review or Special Permit as required under the "R" and "PUD" designations.

3. Fire Department

There are no restrictions for a split continuance (Tentative Map Time Extensions).

4. Department of Utilities

The following conditions shall be added to the previously approved conditions.

- a. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- b. The applicant must comply with the City of Sacramento's Grading, Erosion, and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plan, and prepare plans to control urban run-off pollution from the project site during construction.
- c. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities
- d. The proposed project is located in the 100-year flood plain,

designated as an AR zone (elevation 41 feet) on the Federal Emergency Management Agency (FEMA), Federal Insurance Rate Maps (FIRM) dated July 06, 1998. With the AR zone the following regulations will apply:

- All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 - Commercial projects will have the option of flood proofing in lieu of the elevation requirements.
- e. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

5. Department of Public Works

The Department of Public Works has submitted the following comments, some of which are reiterations of conditions listed in P92-248.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for Compliance is specifically stated in these conditions: These conditions shall supersede any conflicting information shown on the tentative map:

- a. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- b. Show all existing easements;
- c. Show reciprocal ingress, egress, parking, surface drainage, and utility easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;
- d. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards;

- e. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
 - f. The new 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.";
 - g. A future Special Permit for development of Parcel B may be conditioned to provide for a 6 foot island within the on-site driveway leading from Arden Way to preclude left turns on-site into the first parking aisle;
6. Previously written conditions for P92-248 brought forward to the SRC on November 4, 1998 for inclusion into present request.
- a. 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;
 - b. 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;
 - c. Provide a separate metered water service to Parcel B at the time of building permit;
 - d. All water service connections shall comply with the City's Cross Connection Control Policy;
 - e. Any new buildings constructed on the site shall be subject to the City's Transportation Management Plan (TMP) Ordinance; and
 - f. At the time the applicant applies for a Special Permit to construct an office/ commercial building on Parcel B, the applicant shall obtain a variance, pay for, and construct a detached monument sign to be

located on Parcel B to provide identification for the businesses located within the retail shopping center located behind the proposed building prior to issuance of any building permits for Parcel B .

Subdivision Review Committee Recommendation

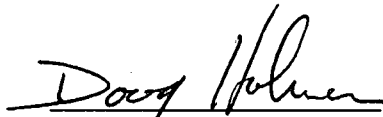
On November 4, 1998, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in Attachment 1. The conditions are the existing conditions as written in P92-248 and new ones provided by the various agencies and City departments.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Tentative Map Time Extension. 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 Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315- Minor Land Division;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map Time Extension.

Report Prepared By,


Doug Holmen, Associate Planner

Report Reviewed By,


Scot Mende, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit A	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
POINT WEST CORPORATE CENTER II, LOCATED AT 1610 ARDEN WAY
SACRAMENTO, CALIFORNIA IN THE
SHOPPING CENTER- REVIEW Planned Unit Development (SC-R (PUD)) ZONE
(P98-083)**

At the regular meeting of December 17, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination: This project is exempt pursuant to CEQA Section 15315.**
- B. **Approved the Tentative Map Time Extension of P92-248 for three years to subdivide one developed parcel consisting of 8.35± acres into two parcels consisting of one developed parcel containing 7.15± acres, and one vacant parcel containing 1.20± acres in the Shopping (SC-R (PUD)) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines (minor land divisions into four or fewer parcels when the division is in conformance with the General Plan and Zoning).
- B. **Tentative Map Time Extension:** The Tentative Map Time Extension for three years to subdivide one developed parcel consisting of 8.35± acres into two parcels consisting of one developed parcel containing 7.15± acres, and one vacant parcel containing 1.20± acres in the Shopping (SC-R (PUD)) zone is **approved** subject to the following findings of fact and conditions of approval:
 - 1. None of the conditions described in Government Code Section 66274, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 - 2. The proposed subdivision, together with the provisions for its design and

improvement, is consistent with the City's General Plan, The General Plan designate the site as Regional Commercial and Offices.

3. The discharge of waste from a proposed office building on the proposed added parcel into the existing community sewer will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to serve a proposed office for the proposed parcel in the future.

CONDITIONS OF APPROVAL

- B. The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in the condition:
 - B1. Dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public ways.
 - B2. Show all existing easements.
 - B3. Show reciprocal ingress, egress, parking, surface drainage, and utility easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel.
 - B4. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards.
 - B5. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.
 - B6. The new 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."
 - B7. 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
 - B8. 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.

- B9. Provide a separate metered water service to Parcel B at the time of building permit.
- B10. All water service connections shall comply with the City's Cross Connection Control Policy.
- B11. Any new buildings constructed on the site shall be subject to the City's Transportation Management Plan (TMP) Ordinance.
- B12. At the time the applicant applies for a Special Permit to construct an office/ commercial building on Parcel B, The applicant shall obtain a variance, pay for, and construct a detached monument sign to be located on Parcel B to provide identification for the businesses located within the retail shopping center located behind the proposed building prior to issuance of any building permits for Parcel B.

Advisory Notes: The following are advisory notes which will need to be taken into account when a Special Permit to construct a building on Parcel B is applied for.

1. Traffic and parking should be re-visited at the time of future plan review as required under the "R" designation.
2. An on-site surface drainage system will be required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
3. The applicant will need to comply with the City of Sacramento's Grading, Erosion, and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plan, and prepare plans to control urban run-off pollution from the project site during construction.
4. A grading plan showing existing and proposed elevations will be required. Adjacent off-site topography shall also be shown to the extent necessary

to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

5. The proposed project is located in the 100-year flood plain, designated as an AR zone (elevation 41 feet) on the Federal Emergency Management Agency (FEMA), Federal Insurance Rate Maps (FIRM) dated July 06, 1998. With the AR zone the following regulations will apply:
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7. A future Special Permit for development of Parcel B may be conditioned to provide for a 6 foot island within the on-site driveway leading from Arden Way to preclude left turns on-site into the first parking aisle.

CHAIRPERSON

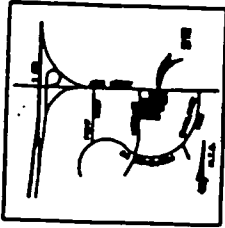
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

December 17, 1998 (P98-083)

Exhibit A Tentative Map

Exhibit A
Tentative Map



OWNER
KENT BAKER & ASSOCIATES
7432 Sacramento Blvd., Suite 100
Sacramento, CA 95825
Tel. 916-481-7083

APPLICANT
KENT BAKER & ASSOCIATES
7432 Sacramento Blvd., Suite 100
Sacramento, CA 95825
Tel. 916-481-7083

ENGINEER
KENT BAKER & ASSOCIATES
7432 Sacramento Blvd., Suite 100
Sacramento, CA 95825
Tel. 916-481-7083

PROPOSED IMPROVEMENTS
AS SHOWN ON THE TENTATIVE MAP
IN ACCORDANCE WITH THE
SACRAMENTO CITY ENGINEERING
DEPARTMENT'S STANDARD SPECIFICATIONS

EXISTING USE
OFFICE

PROPOSED USE
OFFICE

EXISTING ZONING
E 1

PROPOSED ZONING
E 1

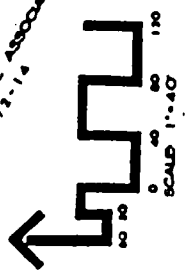
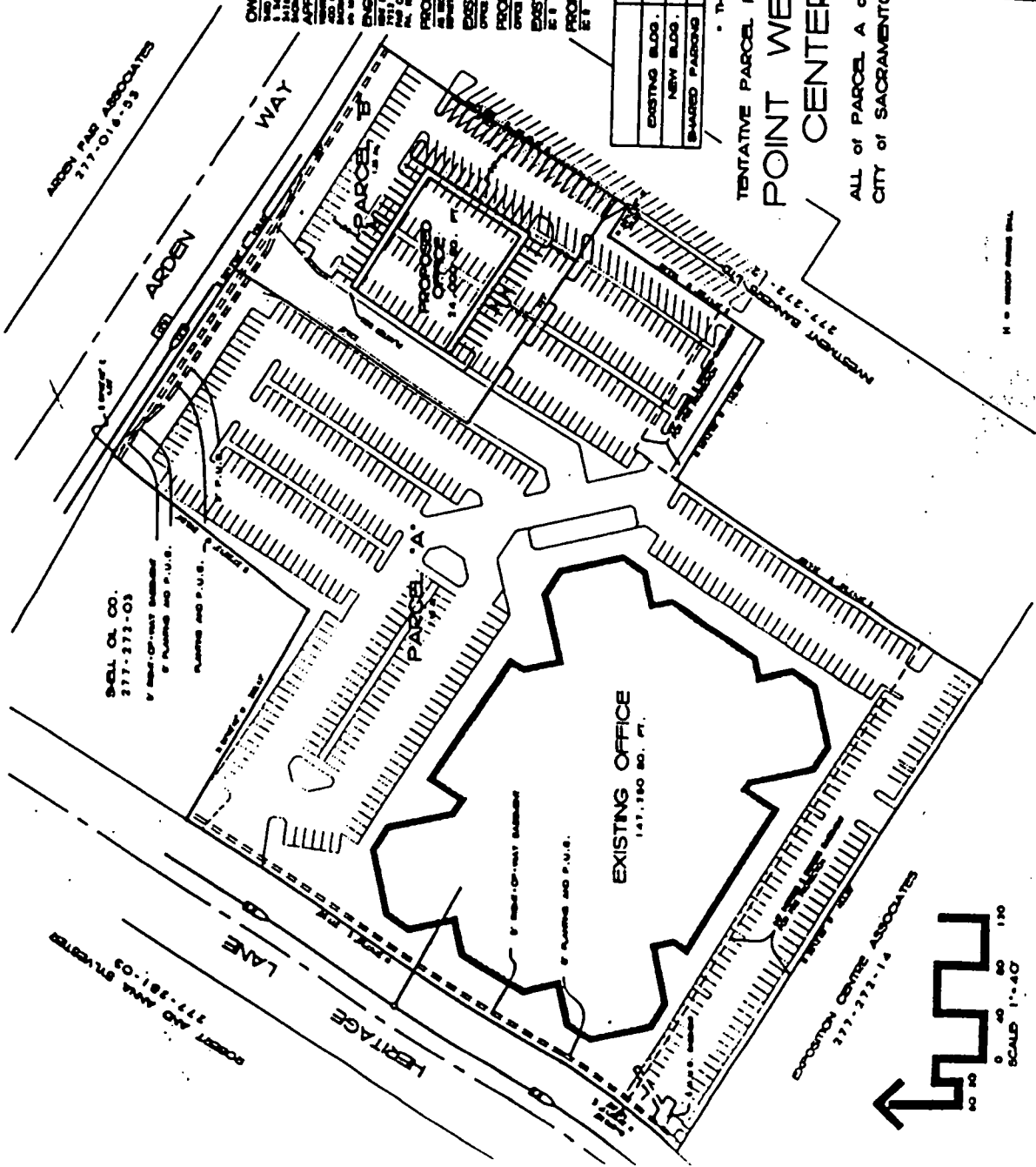
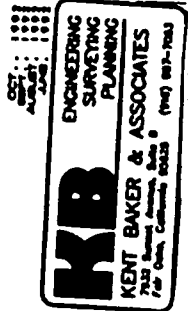
ASSESSOR'S PARCEL NUMBER
317-311-04

SO. BLDG.	147,300 SQ. FT.	RATIO	11:300
EXISTING BLDG.	147,300 SQ. FT.	490	11:300
NEW BLDG.	24,000 SQ. FT.	69	11:300
SHARED PARKING		53	

* THE SITE IS AT ELEV. 399'

TENTATIVE PARCEL MAP FOR
**POINT WEST CORPORATE
CENTER PHASE 2**

ALL OF PARCEL A OF BK. 35 P.M., MAP NO. 22
CITY OF SACRAMENTO, CALIFORNIA



ARLEN WAY
KENT BAKER & ASSOCIATES
317-016-22

S&B OL CO.
317-272-03
V. BOND-OF-NOTARY PUBLIC
OF PLUMBING AND P.U.S.

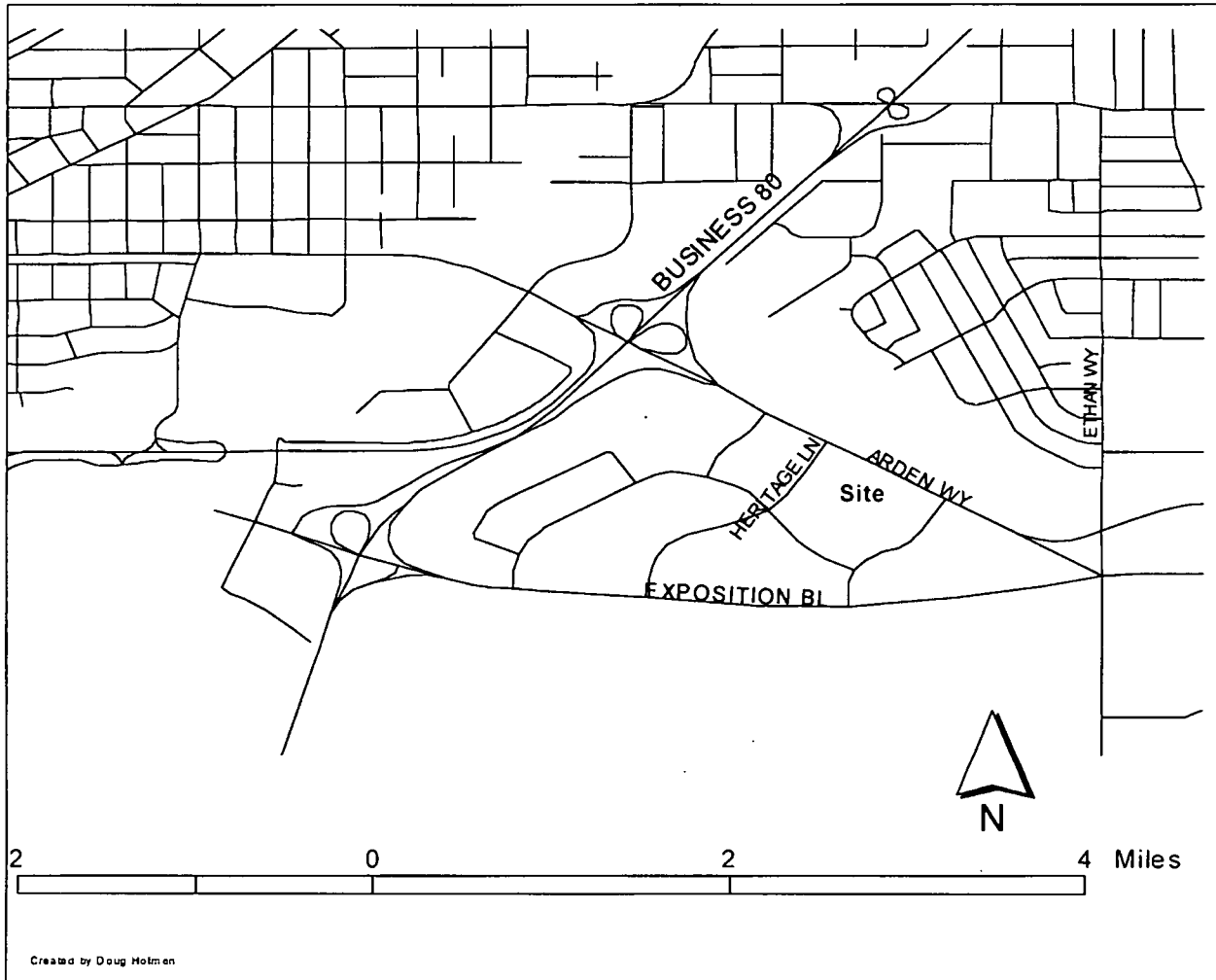
EXISTING OFFICE
147,300 SQ. FT.
V. BOND-OF-NOTARY PUBLIC
OF PLUMBING AND P.U.S.

KENT BAKER & ASSOCIATES
317-272-14

HERITAGE LANE
KENT BAKER & ASSOCIATES
317-272-14

WESTERN BANKING
317-272-14

Attachment 2
Vicinity Map



Attachment 2
Land Use and Zoning Map

