

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Arden Heritage Office Park LTD-2025 Hurley Way, #100, Sacramento, CA		
OWNER	Heritage Development, 16311 Ventura Blvd., Encino, CA 91300		
PLANS BY	Carissimi-Rohrer & Associates, 1515 Riverpark Drive, Sacramento, CA 95815		
FILING DATE	9-23-83	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	10-11-83	EIR	ASSESSOR'S PCL. NO. 277-272-04

- APPLICATION:
1. Environmental Determination
 2. Special Permit Modification to eliminate the required 15,000 square foot retail space
 3. PUD Amendment of Point West PUD Schematic Plan to reduce the retail space by 15,000 square feet and increase office space by 15,000 square feet.

LOCATION: 1610 Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to delete a condition of a previous special permit which required 15,000 square feet of a proposed 152,000 square foot office structure be set aside for retail commercial use.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
1965 Industrial Park Community
Plan Designation: New State Fair site
Existing Zoning of Site: SC-R
Existing Land Use of Site: Office Building under construction

Surrounding Land Use and Zoning:

North: Arden Fair Shopping Center; C-2
South: Vacant; OB-R
East: Retail/Commercial; SC-R
West: Offices/Restaurants; OB-R

Parking Required: 661 spaces; based on ratio of one space per 250 square feet
Parking Provided: 662 spaces
Property Area: 8.35 acres
Square Footage of Building: 152,000
Building Height: 2 story/33 feet
Exterior Building Materials: Masonry/bronze glass
Color of Exterior Materials: Earth tones
Street Improvements/Utilities: Existing
Topography: Flat

BACKGROUND INFORMATION: The following chronology serves best to identify the series of events which have occurred on this site:

December 10, 1981 - The Planning Commission approved the conversion of the then existing Woolco Department store into 79,000 square feet of office space and 38,000 square feet of retail/commercial space (P-9501). Staff had recommended conversion over to total office space.

APPLC. NO. P83-326

MEETING DATE October 27, 1983

CPC ITEM NO. 25

002893

January 12, 1982 - The Commission's action was appealed to the Council. The Council reduced the required square footage of retail/commercial space from 38,000 to 15,000 square feet.

August 17, 1982 - The applicant submitted a revised project which included a substantially revised building design of 152,000 square feet. This revised design was approved by the Council, subject to 15,000 square feet being retained for retail/commercial uses.

The applicant is now requesting the necessary entitlements to eliminate the retail/commercial square feet and commit the entire structure to offices.

STAFF EVALUATION: The subject site is located on a portion of a large block area which was originally designated as shopping center and recreational facility site within the Point West PUD. Over the last three years, four of the nine parcels within this area have been redesignated for office uses. Staff has no objection to the applicant's request because there currently exists a substantial amount of commercial developments in the area (Arden Fair Shopping Center and Point West Plaza). Staff finds that the loss of 15,000 square feet of retail space should not have a significant impact in the area.

STAFF RECOMMENDATION: The staff recommends the following action:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to delete the requirement that 15,000 square feet of the building under construction be set aside for retail/commercial use, based upon Findings of Fact which follow;
3. Approval of the Amendment of the PUD Schematic Plan to reduce the retail space by 15,000 square feet.

Findings of Fact - Special Permit:

- a. The proposed office development is based upon sound principles of land use in that it is located in a commercial zoned area and in an area consisting of commercial and office uses;
- b. The proposed project, as conditioned, will not be detrimental to the public health, safety and welfare or result in the creation of a nuisance in that the use is compatible with adjacent uses and adequate parking will be provided;
- c. The proposed project complies with the General Plan and the Point West PUD Schematic Plan in that each permits office development.

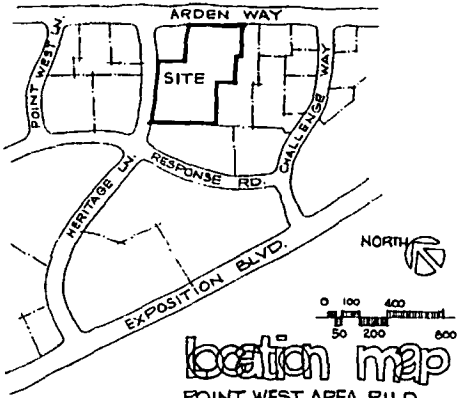
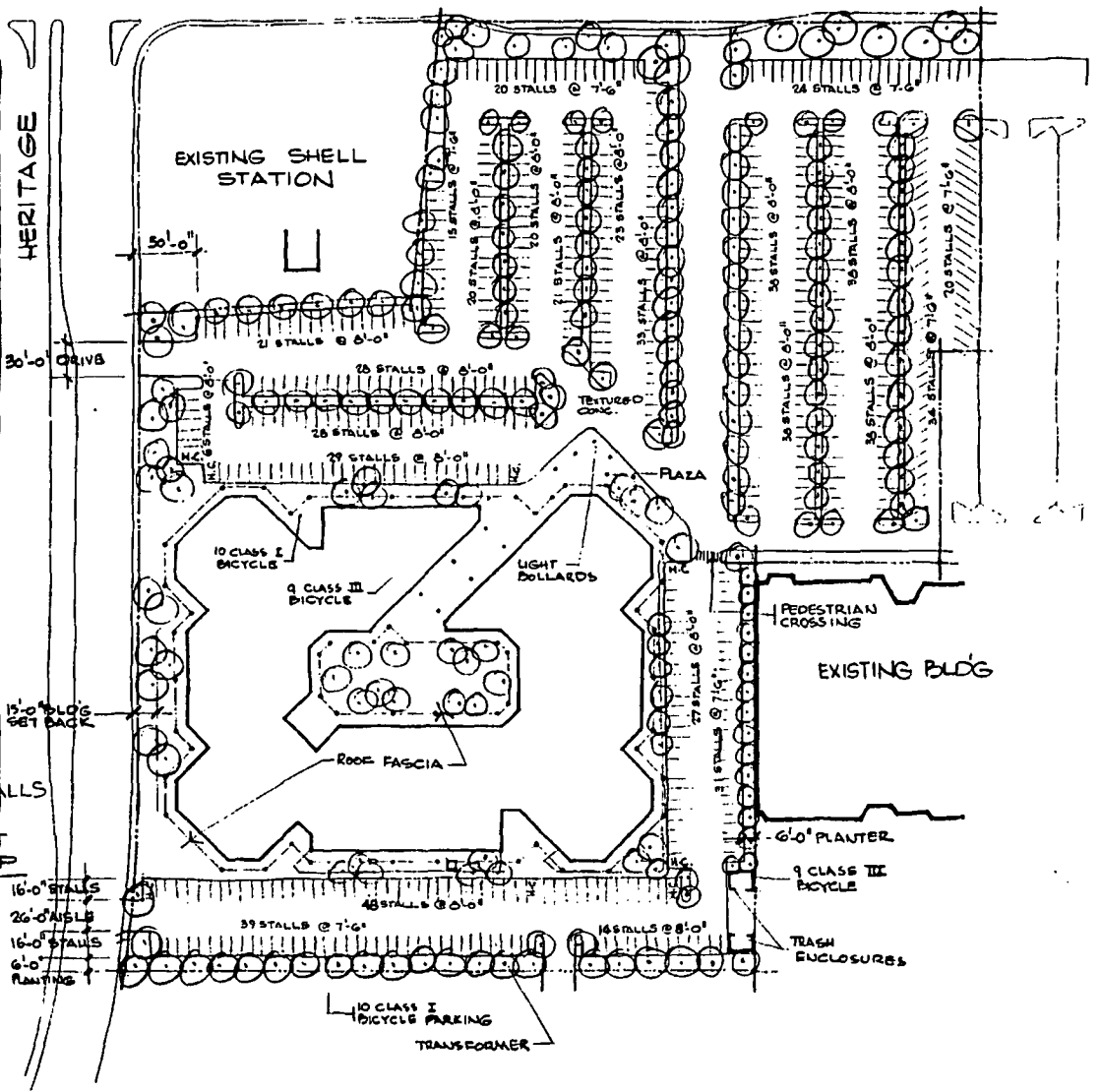


ARDEN HERITAGE OFFICE PARK

AUG. 12, 82
 C60
 8221

9
 A-1

ARDEN WAY



location map
 POINT WEST AREA P.U.D.
 NOTE:
 LANDSCAPE DRAWINGS TO BE
 SUBMITTED LATER FOR ACTUAL
 LAYOUT.

data:

SITE AREA		152,000 SQ. FT.
LANDSCAPE	%	608 STALLS
GROSS BUILDING AREA		53 - GG1 STALLS
REQUIRED PARKING = 1/250 th		402
HANDYMAN PARKING OWED		198 COMPACT
8'-0" STALLS		8 HANDICAP
7'-6" STALLS	30%	
13'-0" STALLS		
TOTAL STALLS		661

site plan north
 scale 1" = 40'-0"

002899

P83-326

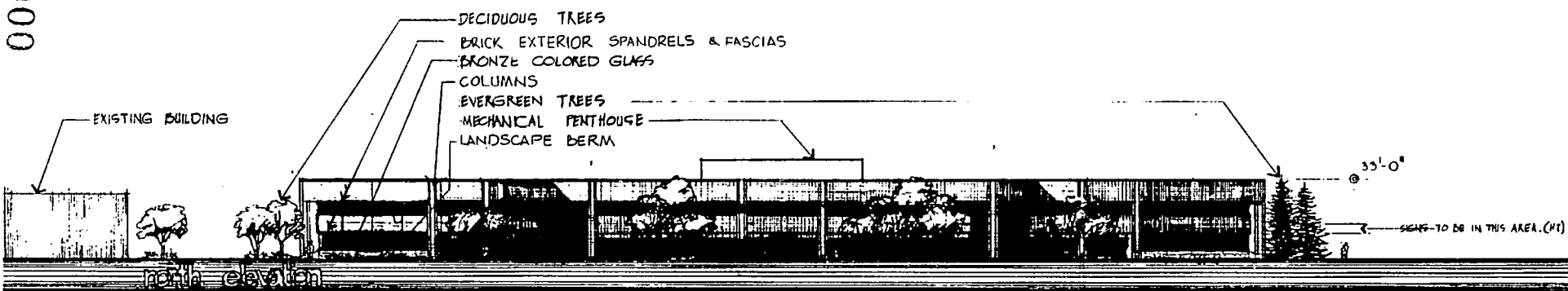
10-27-83

No. 25

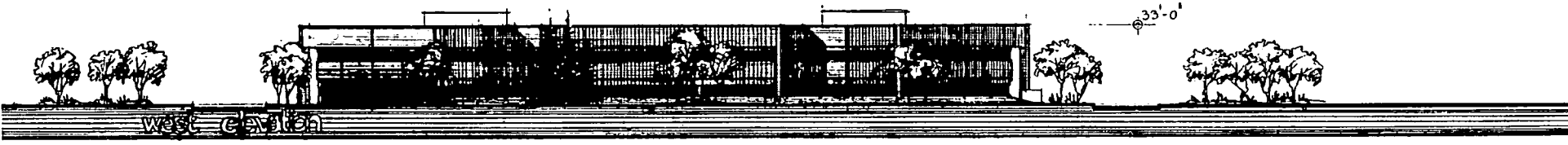
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002900

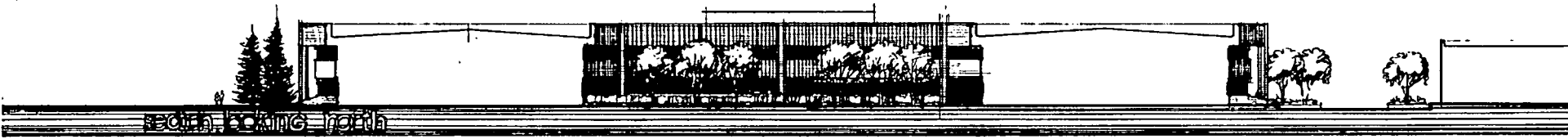
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north elevation



west elevation



section looking north

elevations / section

scale $\frac{1}{16}'' = 1'-0''$



CITY OF SACRAMENTO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
1115 MARYLAND PARK BUILDING
SACRAMENTO, CALIFORNIA 95811

PARK

OFFICE

HERITAGE

ARDEN
Sacramento, Ca.

MAY 29, 82
RJC
8221-
JUNE 7, 82
CGD AUG 12, 82

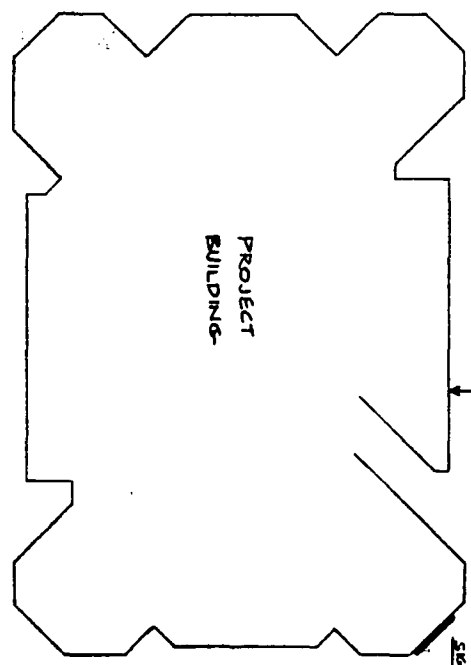
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16.25

HERITAGE

ARDEN WAY

ACTUAL SETBACK 300'

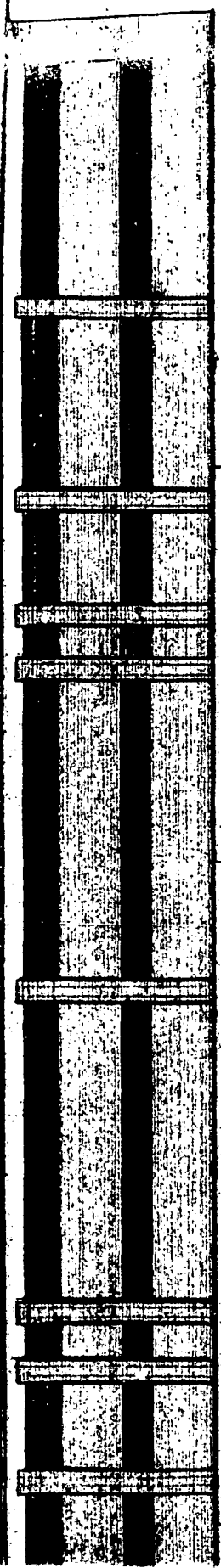


PROJECT BUILDING

PLAN VIEW (see to scale)

STREET LOCATION

EAST ELEVATION - SIGN LOCATION



EAST ELEVATION

P83-326

002902

10-27-83

No. 25

15,000 SQ. FT. COMMERCIAL RENTAL SPACE
FLOOR TO CEILING WINDOWS

RETAIL / COMMERCIAL DESIGNATION TO BE DELETED
FOR THESE AREAS

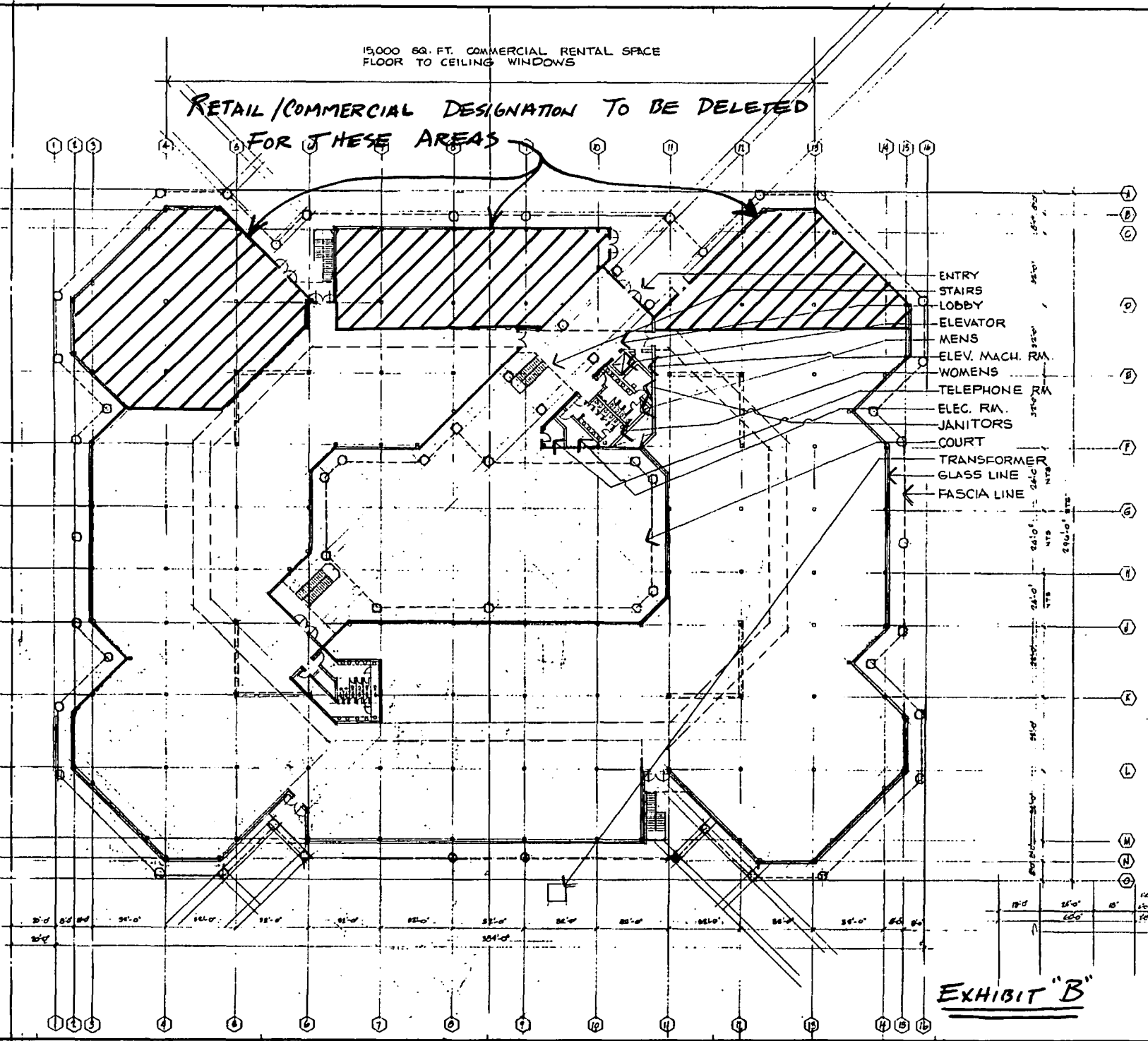


EXHIBIT "B"

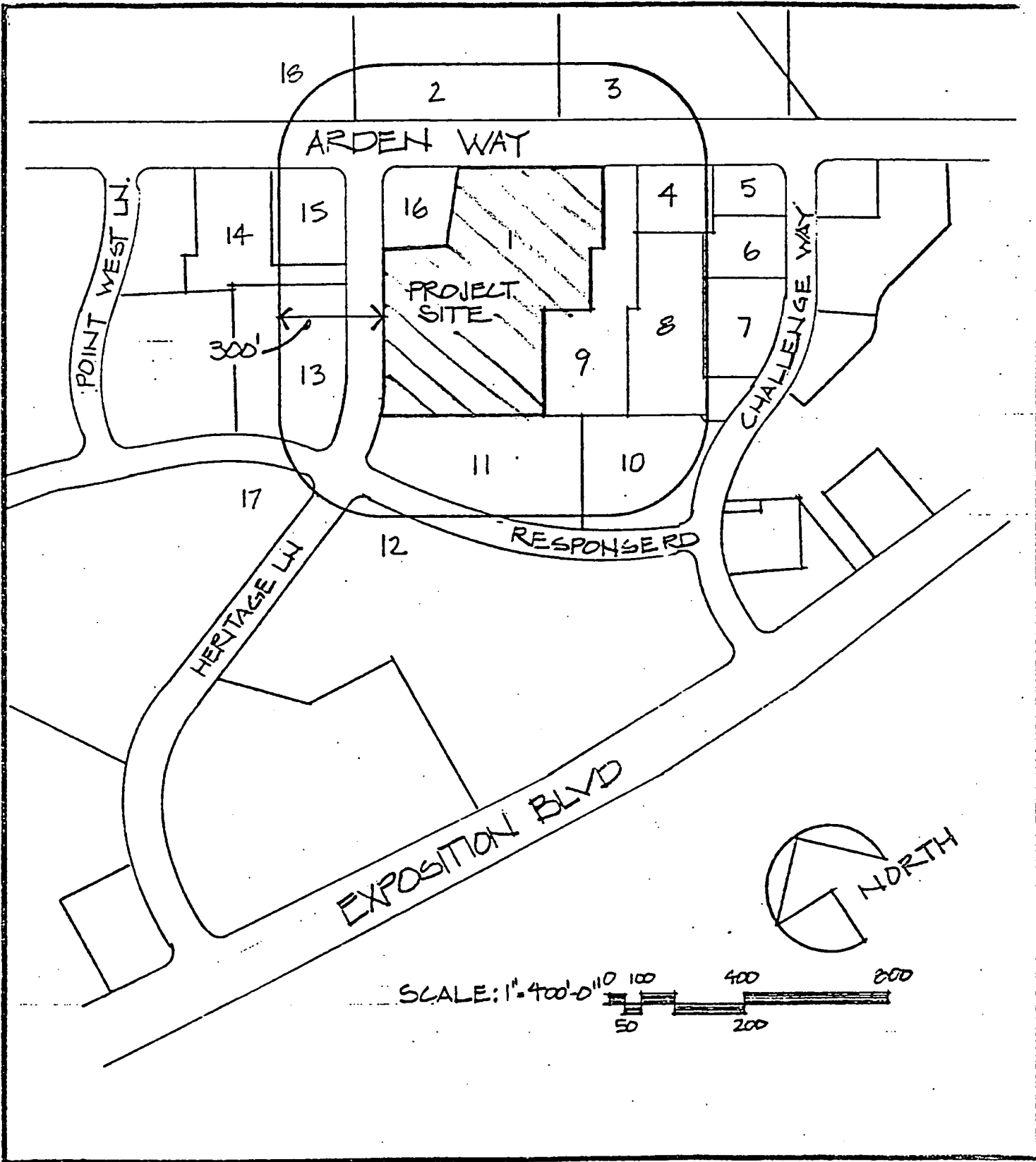


CHICAGO OFFICE, 111 N. LAKE ST.
ARCHITECTS AND ENGINEERS, INC.
111 N. LAKE ST., SUITE 1000
CHICAGO, ILLINOIS 60602

ARDEN HERITAGE OFFICE
PARK

DATE	10-27-83
BY	J.C.
NO.	2533
DATE	AUG 3, 82
BY	CGD
DATE	AUG 12, 82

A-2



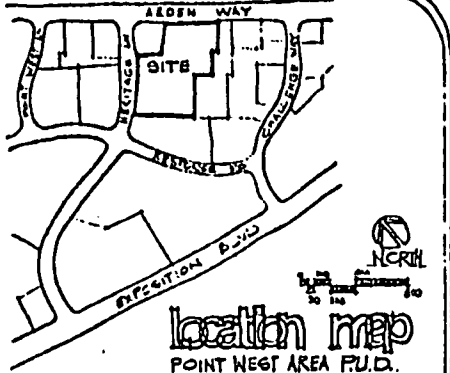

CARISSIMI-ROHRER ASSOCIATES
 Architects and Planners, Inc.
 002897 1515 River Park Drive
 Sacramento, California 95815
 P 82-146
 P 83-326

ARDEN HERITAGE OFFICE PARK
 1610 ARDEN WAY
 SACRAMENTO CALIFORNIA
 7-8-82 No. 11
 10-27-83

Drawn by	
Checked	
Job No.	M158
Date	7.31.81
Sheet number	
Or	Sheet

ARDEN WAY

002898



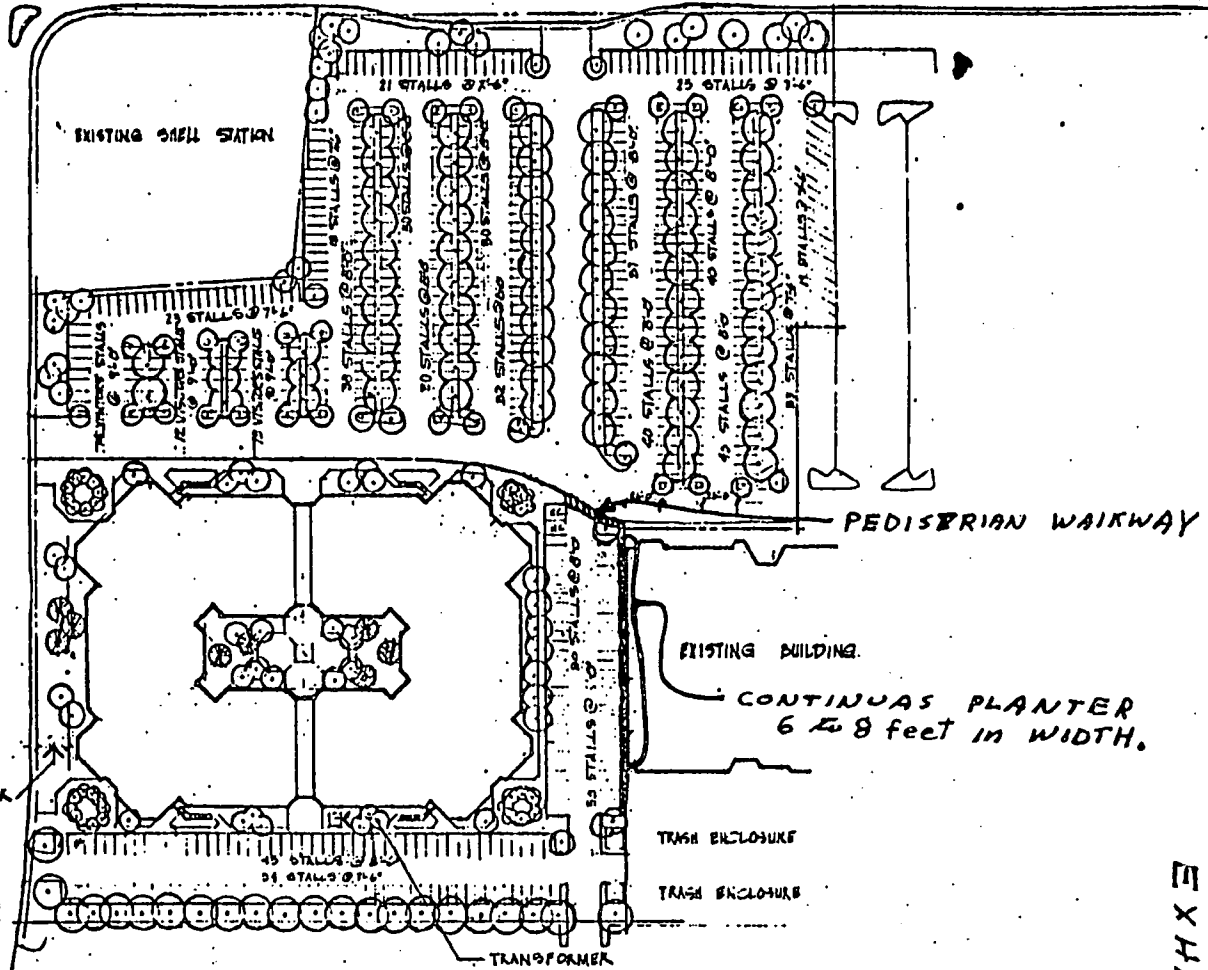
location map

POINT WEST AREA P.U.D.
NOTE:
LANDSCAPE DRAWINGS TO BE
SUBMITTED LATER FOR ACTUAL LAYOUT

data

SITE AREA	835 ACRES
LANDSCAPE %	
GROSS BUILDING AREA	132000 SQ. FT.
REQUIRED PARKING - 1/230	558
HANDYMAN PARKING OWNED	53 - COM STALLS
7'-0" STALLS	39
8'-0" STALLS	43
8'-0" STALLS	317
7'-0" STALLS @ 30%	195 COMPACT
13'-0" STALLS	0 HANDICAP
TOTAL STALLS	661 STALLS

HERITAGE LN



site plan north

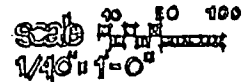


EXHIBIT A

ARDEN HERITAGE OFFICE PARK
sacramento ca.

MAY 22, 82
R 15
8221

A-1

7-8-82

7-8-82

No. # 25