

# CITY PLANNING COMMISSION

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

APPLICANT	Vitello-Niyya, Inc., 1931 'H' Street, Sacramento, CA 95814		
OWNER	Point West Plaza II Investors, 2045 Hallmark Drive, Sacramento, CA 95825		
PLANS BY	Vitiello-Niyya, Inc., 1931 'H' Street, Sacramento, CA 95814		
FILING DATE	7/27/84	50 DAY CPC ACTION DATE	REPORT BY: FG:lr
NEGATIVE DEC.	8/20/84	EIR	ASSESSOR'S PCL. NO. 277-271-23

APPLICATION: A. Negative Declaration  
B. Special Permit to Develop 24,400 ± sq. ft. Retail Shops  
C. Plan Review for Retail Shop Development

LOCATION: North of Exposition Boulevard, East of Challenge Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct retail shops.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and offices
1965 Industrial Park Community Plan Designation:	Point West PUD (PUD designation: Shopping Center)
Existing Zoning of Site:	SC-R (PUD)
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Parking Lot; SC-R
South:	Fair Grounds; A and PC
East:	Commercial; SC-R
West:	Commercial; SC-R
Parking Required:	865 spaces
Parking Provided:	917 spaces
Property Dimensions:	Irregular
Property Area:	28,932 sq. ft.
Square Footage of Building:	24,400± sq. ft.
Height of Structure:	19 1/2'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Gray
Exterior Building Materials:	Masonry

BACKGROUND INFORMATION: A special permit was approved in 1973 for the development of Phase I of Point West Plaza Shopping Center. Since that time, Phases I and II have been completed with the exception of the subject site. The development of this project will complete the Master Plan for this shopping complex. Parking for the proposed structure was provided in previous development of this shopping center and will exceed the required parking.

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site is a vacant 1/2 acre lot which is designated for commercial/offices on the General Plan and Point West PUD on the 1965 Industrial Park Community Plan. The site is zoned Shopping Center-Review (SC-R). The proposed retail development would be compatible with the surrounding land uses and objectives of the applicable Community Plan.

APPLC. NO. P84-291

MEETING DATE September 13, 1984

CPC ITEM NO. 16

002867

- B. The applicant's plans indicate that the design and materials of the proposed structure are compatible with the existing buildings.

In addition, since the structure is proposed for retail use, it is anticipated that individual shops will require signage. To ensure that the overall effect of these signs will comply with the Point West Development Guidelines and will also be compatible to the project design, a sign program shall be submitted to the staff for review and approval.

- C. The applicant's plan indicates that landscaping will be provided on the site. In an effort to ensure proper shading of the site and to allow for review of the landscaping plans, it is recommended that the landscaping plans be submitted to staff for review and approval prior to issuance of building permits.
- D. The plans have been reviewed by City Traffic Engineering, Building Inspection, Engineering, and the Point West Architectural Review Committee. They had no comments.

ENVIRONMENTAL REVIEW: 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 Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approval of the Special Permit, subject to the conditions and based upon the Findings of Fact which follow;
- C. Approval of the Plan Review.

Conditions-Special Permit

1. A sign program for the proposed structure shall be submitted to staff for review and approval and shall comply with the Point West PUD Guidelines.
2. A detailed landscaping and irrigation plan shall be submitted to staff for review and approval prior to issuance of building permits.

Findings of Fact-Special Permit

1. The project is based on sound principles of land use in that:
  - a) the project site is an area designated for retail development.
  - b) the project is compatible with surrounding land uses which consist of retail stores, banks and restaurants.

2. The project as conditioned is not injurious to the public welfare and safety or surrounding properties in that:

Adequate vehicular access and parking exists in the shopping center.

3. The proposal conforms to the 1974 General Plan and the Point West PUD Schematic Plan in that:

The plans designate the subject site for commercial development.

To the owner of record of Parcel No. 277-271-23

You are hereby notified pursuant to Government Code  
Section 6863.5 that the County Assessor has been notified  
of the granting of a zoning change, variance, or  
conditional use permit respecting your property.

Very truly yours,

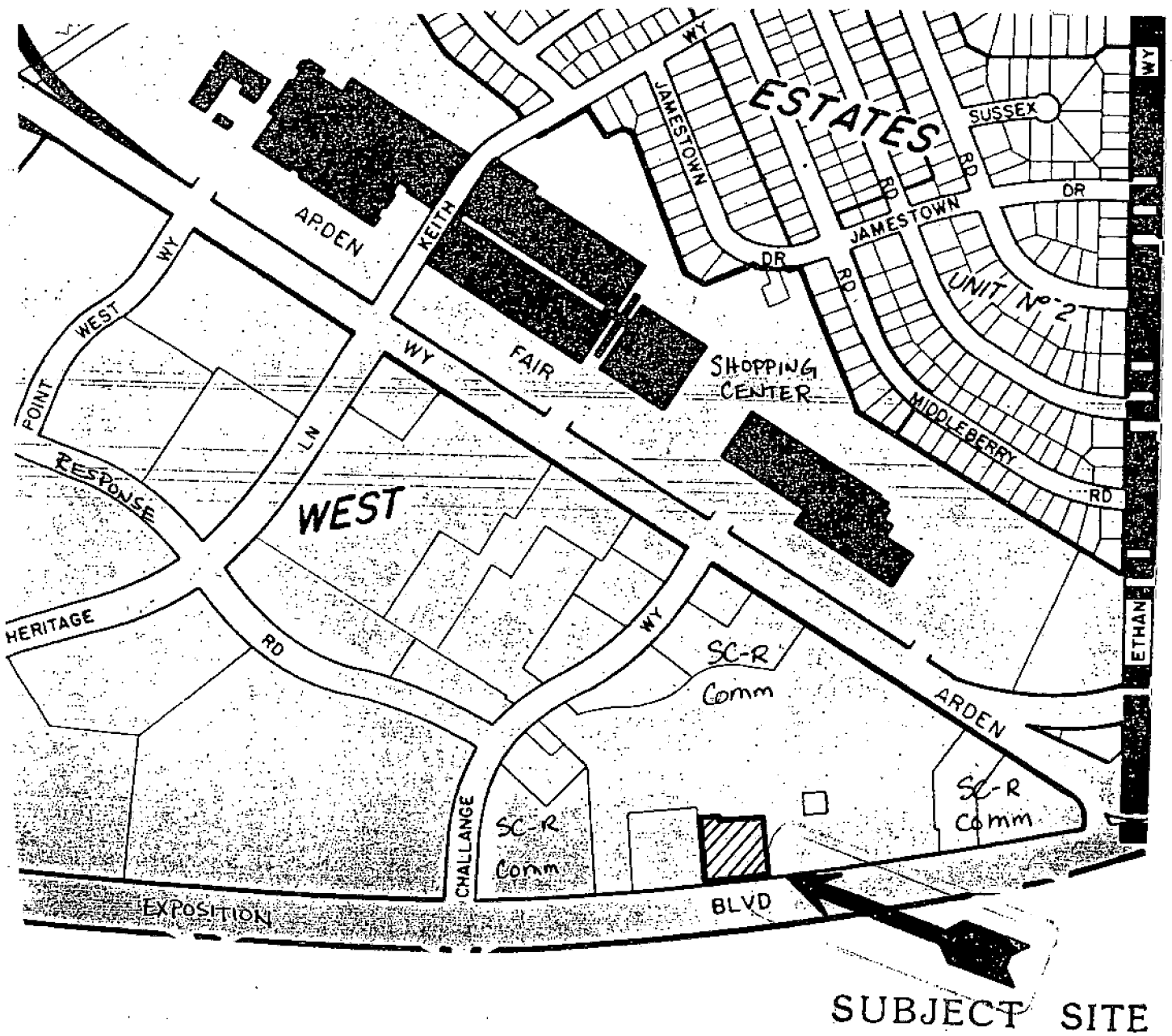
*Suzanne Glimstad*

Suzanne Glimstad,  
Sec. to Planning Commission

P- 84-291

October 1, 1984

# EXHIBIT A



## VICINITY - LAND USE - ZONING

Village Mills, Inc.  
 1100 North 1st Street  
 Milwaukee, Wisconsin 53212  
 Phone (414) 224-1100  
 Telex 72461  
 Fax (414) 224-1101  
 The information contained herein is for informational purposes only and does not constitute an offer of securities. The information is not to be used for any other purpose.

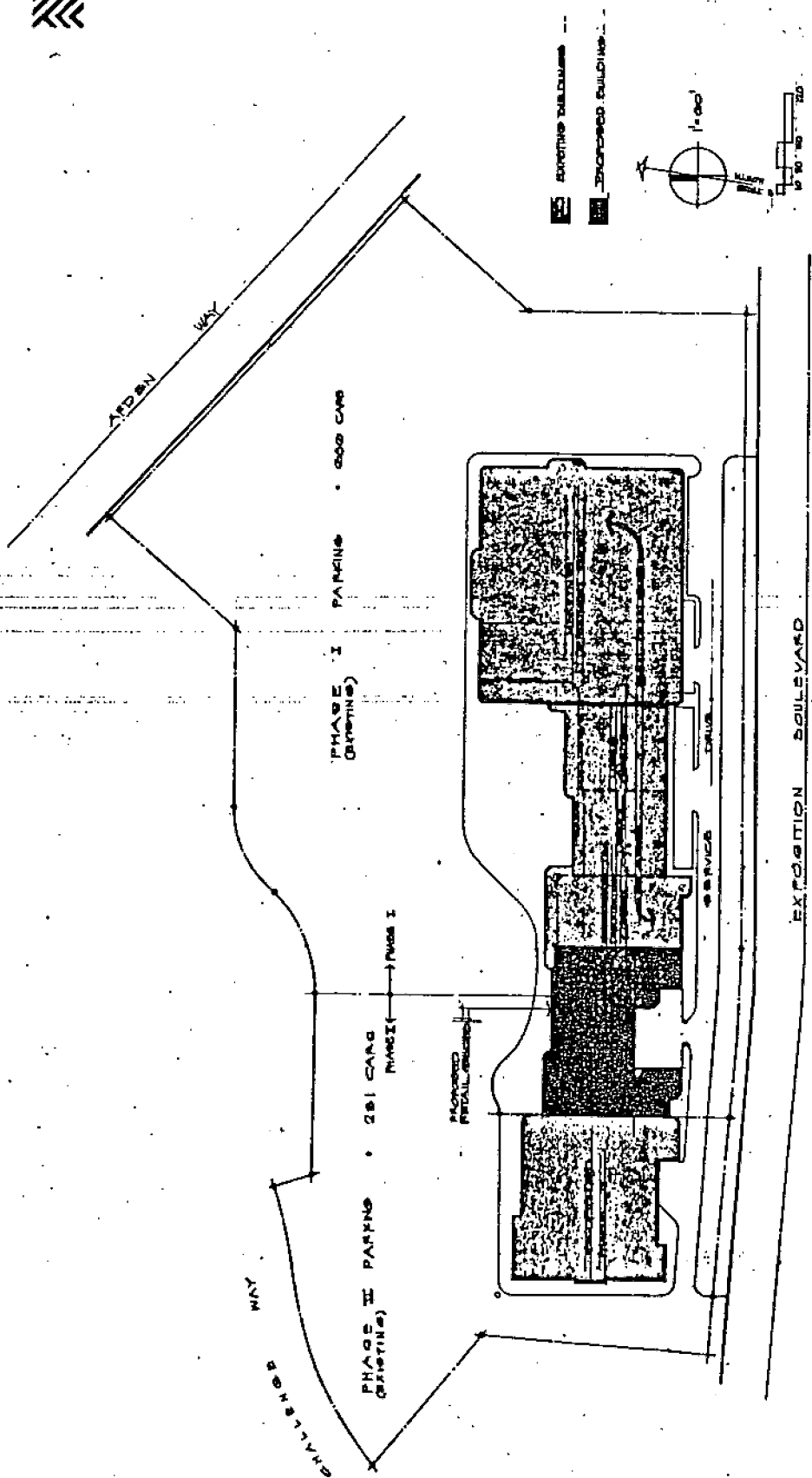
ADDITION TO  
 POINT WEST  
 SHOPPING  
 CENTER

# SITE PLAN


DATE: 5 JULY 84

P1

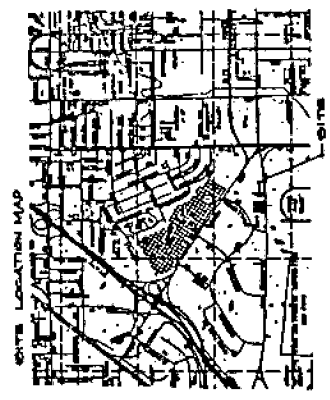
## EXHIBIT B



site plan

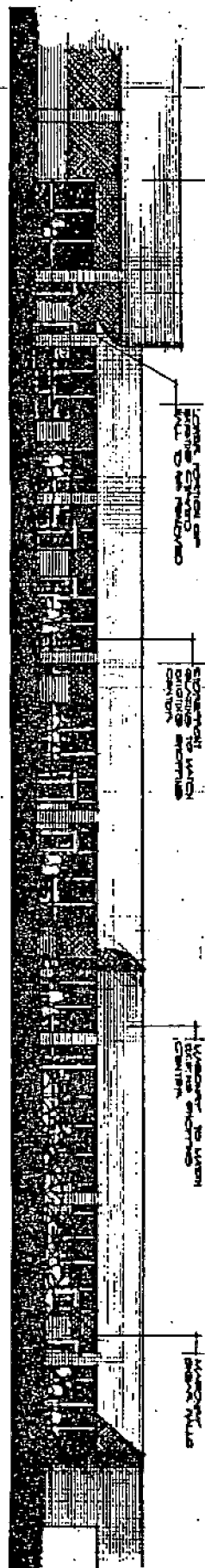
tabulation

BUILDING INVENTORY	BUILDING AREA	PARKING PROVIDED	PARKING PROVIDED IN ADDITION TO EXISTING
BUILDINGS RECONSTRUCTED UNDER PHASE I & II	2,191,750 SF	757 CARS	150
PROPOSED ADDITION	1,247,400 SF	418 CARS	0 CARS
NEW TOTALS	3,439,150 SF	1,175 CARS	150

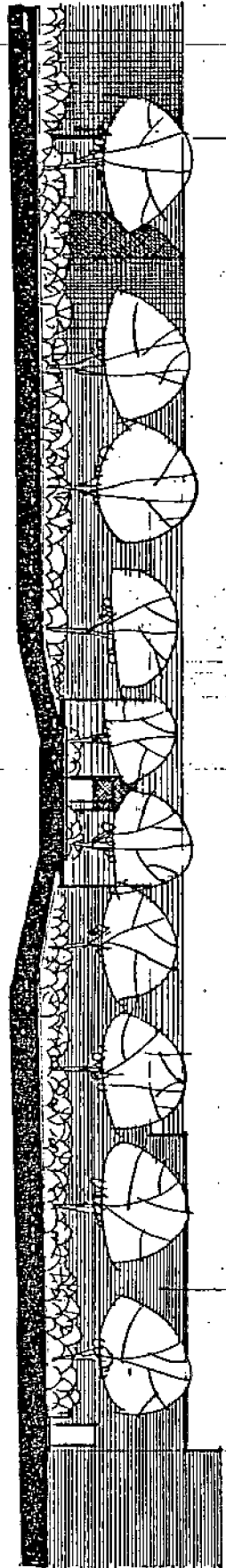


# ELEVATIONS

## EXHIBIT C



north elevation



south elevation

002874



Winkler - Kelly  
No. 16

ADDITION  
TO  
POINT WEST  
SHOPPING  
CENTER

9-13-84

84-29

P 3

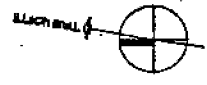
Vittorio Nisya, Inc.  
Architects  
1111 Broadway, New York, N.Y. 10036  
Tel. (212) 691-1100  
Fax (212) 691-1101

ADDITION  
TO  
WEST  
SHOPPING  
CENTER

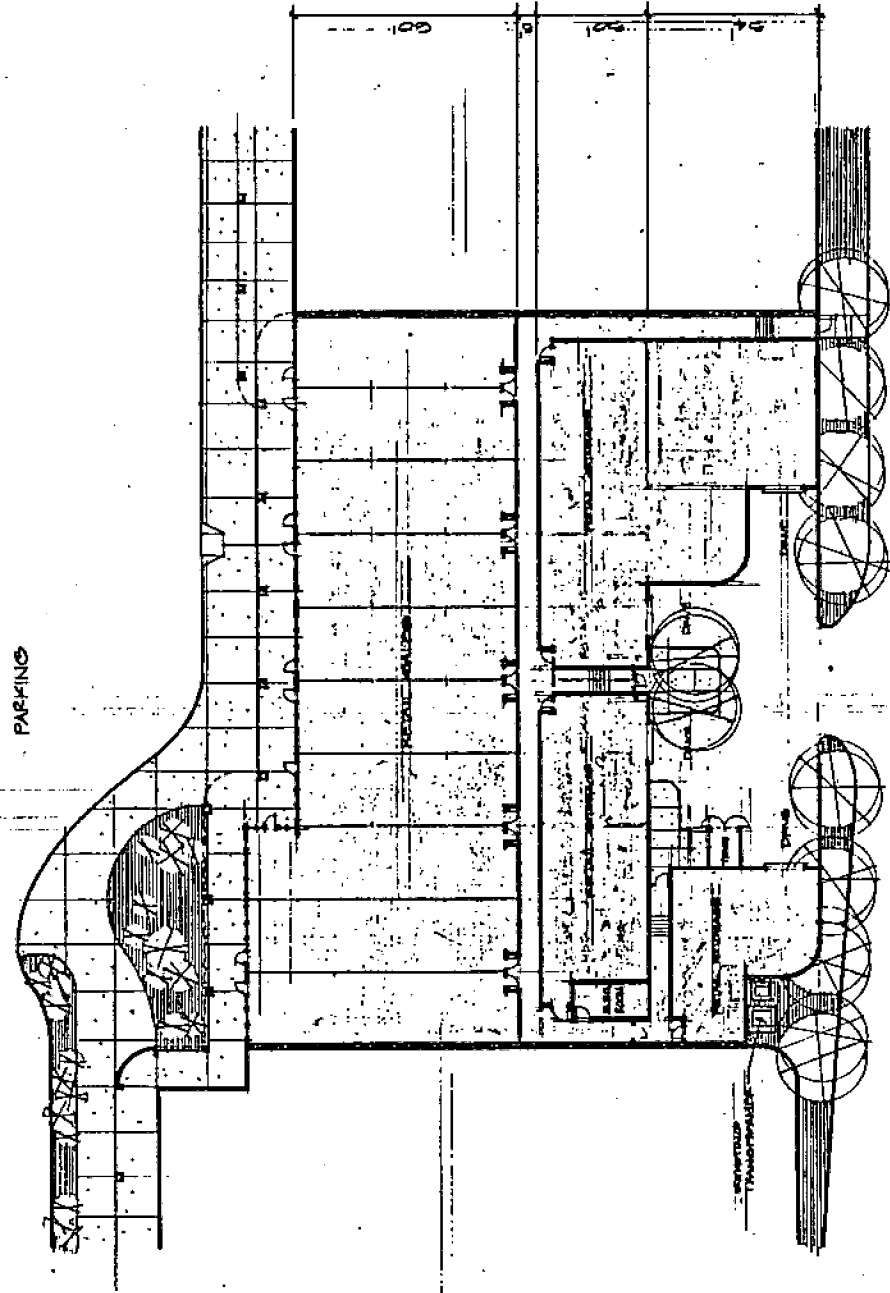
# FLOOR PLAN

5 JULY 84

P2



## EXHIBIT D



SERVICE ROAD

24570 000. FT.

plan

SCALE 1/8" = 1'-0"