

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT George Separovich, 2929 K Street No. 300, Sacramento, CA 95816
OWNER Farmers Market Project, 2929 K Street, No. 300 Sacramento, CA 95816
PLANS BY Vitiello & Associates, 1931 H Street, Sacramento, CA 95814
FILING DATE 7/15/88 ENVIR. DET. Neg Dec 8/5/88 REPORT BY PW:ce
ASSESSOR'S PCL. NO. 010-0061-003; 010-0058-001

- APPLICATION:
1. Negative Declaration
 2. Major Project Special Permit to construct 92,200 sq. ft. office building in the Heavy Commercial (C-4) Zone.
 3. Special Permit to allow 100% office use in the C-4 Zone.
 4. Special Permit to allow the construction of a parking garage in the Transportation Corridor (TC) Zone.
 5. Variance to allow 519 required parking spaces off-site.
 6. Amendment of development agreement 87-102 to pay fair share mitigation cost for Alhambra Corridor EIR.

LOCATION: Block bounded by R, S, 30th Streets and Alhambra Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a three-story office building and parking structure.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial
1980 Central City Community
Plan Designation: Heavy Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Partially developed with an office building

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Pool supply; C-4	Front:	0'	6' Min.
South: Office; C-4	Side (St):	0'	3' Min.
East: Warehouse, Office; M-1	Side(St):	0'	26' Min.
West: Highway; TC			

APPLC. NO. P88-310 MEETING DATE September 22, 1988 ITEM NO. 15

Parking Required:	Phase I existing building; 441 spaces, Phase II Proposed building: 231 spaces TOTAL: 672 spaces
Parking Provided:	147 spaces on-site; 525 spaces off-site
Property Dimensions:	322' x 341'
Property Area:	2.53+ acres
Square Footage of Building:	92,200 for office building
Height of Building:	45 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Plaster, green reflective glass
Exterior Building Colors:	Grey, green, silver, white

BACKGROUND INFORMATION: On July 16, 1987 the City Council adopted Ordinance Number 87-071 which gives the Planning Commission the authority to consider all medical offices and projects located within 660' of a light rail station in the Central City to exceed the 75,000 sq. ft. building requirement. On September 10, 1987, the Planning Commission approved the necessary entitlements to develop a 176,400 sq. ft. office building and 430 - space parking garage on the subject site (P87-123). Subsequently, the applicant has now proposed to develop a 92,200 sq. ft. office building on the east half of the block (which was the original location of the parking garage) and construct a parking garage under the Freeway adjacent to the southwest. The Phase I building (176,400 sq. ft.) is under construction.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site totals 2.53+ acres and is zoned Heavy Commercial (C-4). Both the General Plan and the 1980 Central City Community Plan designate the site for heavy commercial uses. Surrounding land uses include a mix of commercial and office businesses. A 176,400 sq. ft. office building is currently under construction on the west half of the subject site.

B. Applicant's Proposal

The applicant proposes to develop a 92,200 sq. ft. office building on the eastern half of the subject site and a parking garage off-site. The garage will be constructed under the Freeway to the southwest and is proposed to serve the entire office complex.

C. Setbacks/Landscaping

A 6+ feet setback has been provided along Alhambra Boulevard; a 5+ feet setback along R Street, and a 26+ feet setback along S Street. The rear of the building is a courtyard parking area between the existing office building and the proposed building. The large setback along S Street was designed to provide an open space recreation area for a proposed day care facility. At staff's request, the applicant has indicated that this recreation area may be relocated to the rear courtyard area. Revised plans that include the day care facility will be

submitted and reviewed prior to issuance of building permits. The applicant has not submitted landscape plans at this time. Staff recommends the setbacks along Alhambra Boulevard, R and S Streets be landscaped with street trees and planters. Any landscaping to be located in the public right-of-way will require a revocable permit granted by the City Council. Detailed landscape plans should be submitted to the Planning Director for review and approval prior to issuance of building permits.

D. Parking

A separate, off site two story parking structure is proposed to meet the parking requirements of the entire office complex. Phase II building will also contain subterranean parking for 112 cars. The following is the parking tabulations for the Farmer's Market Plaza office development:

		<u>Parking Required</u> <u>at 1: 400</u>	<u>Parking</u> <u>Provided</u>
Phase I Existing Building	176,400 sq. ft.	441	
Phase II Proposed Building	<u>92,200 sq. ft.</u>	<u>231</u>	
TOTAL.....	286,600	672 spaces	147 on site <u>525 off site</u>
		TOTAL SPACES.....	672 spaces

The proposed off-site parking structure is located under the Freeway adjacent to the office site to the southwest. A special permit is required to develop the parking structure in the TC Zone along with the variance for off-site parking. Staff and the Commission have supported other variances to allow off-site parking if all required parking could not be located on the subject site. The Farmer's Market Plaza and Market Place are complimentary uses and integrated as an overall project that will both benefit from adequate parking being provided at the Freeway site. The applicant has indicated that a copy of the lease that ties the parking structure site to the office building site will be submitted to planning staff.

E. Day Care Facility

The applicant has indicated to staff that a day care facilities proposed for the project. Discussions with the applicant have not resulted in the exact location of the facility. Staff has suggested utilizing the rear courtyard area as an open space, recreation area for the day care facility rather than along S Street which had once been proposed. Exact location and design of the day care facility will be determined prior to issuance of building permits for the proposed office building.

F. Signage

The site plans do not indicate the number or location of any signage. All signage must comply with sign ordinance regulations and the applicant should submit a sign program for staff review and approval prior to issuance of any sign permits.

G. Building Design/Use

The office structure is proposed to be 43.5+ ft. high (approx. 56 ft. to parapet) and constructed of cement plaster, painted metal moldings and green reflective glass. A 12 ft. high arcade runs along the Alhambra Boulevard street frontage. The exterior building colors will be grey, green, silver and white. The proposed building will be compatible to the design of the existing building on the west half of the site. The project will exceed the 25% office use allowed in the C-4 Zone. The site as proposed will be developed with an additional 92,200 sq. ft. building with 100% office use. The 100% office project will not be out of character with the area which is predominantly office and commercial uses. The Commission has approved 100% office use on surrounding sites.

H. Design Review/Major Project

The subject site is located in the Central City area and therefore is required to be reviewed and approved by the Design Review Board. The applicant must submit complete development plans to board for review and approval prior to issuance of building permits.

The project is in excess of 75,000 square feet of gross floor area and requires a Special Permit approved by the Commission. Unless otherwise appealed, this project would no longer need to be reviewed by City Council.

I. Light Rail

The Regional Transit Light Rail line is located along the north side of the subject site. The submitted site plan indicates a driveway with a rolling gate on the R Street frontage. Staff recommends that this gate remain closed at all times unless needed for emergency access only. Regional Transit has reviewed and approved this access for emergency use only.

J. Transportation Management Plan

The proposed project is required to have a Transportation Management Plan (TMP). Staff recommends that the applicant begin preparing the TMP at least 60 days prior to issuance of building permits. The TMP must be reviewed and approved by the City's TSM Coordinator prior to issuance of building permits.

K. Development Agreement

The proposed project requires the applicant/developer to amend the development agreement for the subject site (87-102). The development agreement requires the applicant/developer to participate in the fair share of the Alhambra Corridor EIR mitigation costs. The development agreement amendment must be approved by the City Council prior to approval of a building permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment, therefore, a Negative Declaration has been prepared with the following mandatory mitigation measure:

Participation on a fair share basis in the mitigation measures recommended in the 29th Street/Alhambra Boulevard Corridor Study Program EIR and approved by the City Council.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration.
- B. Approve the special permit for a major project subject to conditions and based upon findings of fact which follow;
- C. Approve the special permit to allow 100% office use subject to conditions and based upon findings of fact which follow;
- D. Approve the special permit to allow a parking garage in the TC Zone subject to conditions and based upon findings of fact which follow;
- E. Approve the variance to locate 519 required parking spaces off-site based upon findings of fact which follow;
- F. Recommend approval of the amendment of Development Agreement 87-102 to pay fair share mitigation cost for Alhambra Corridor EIR and forward on to City Council.

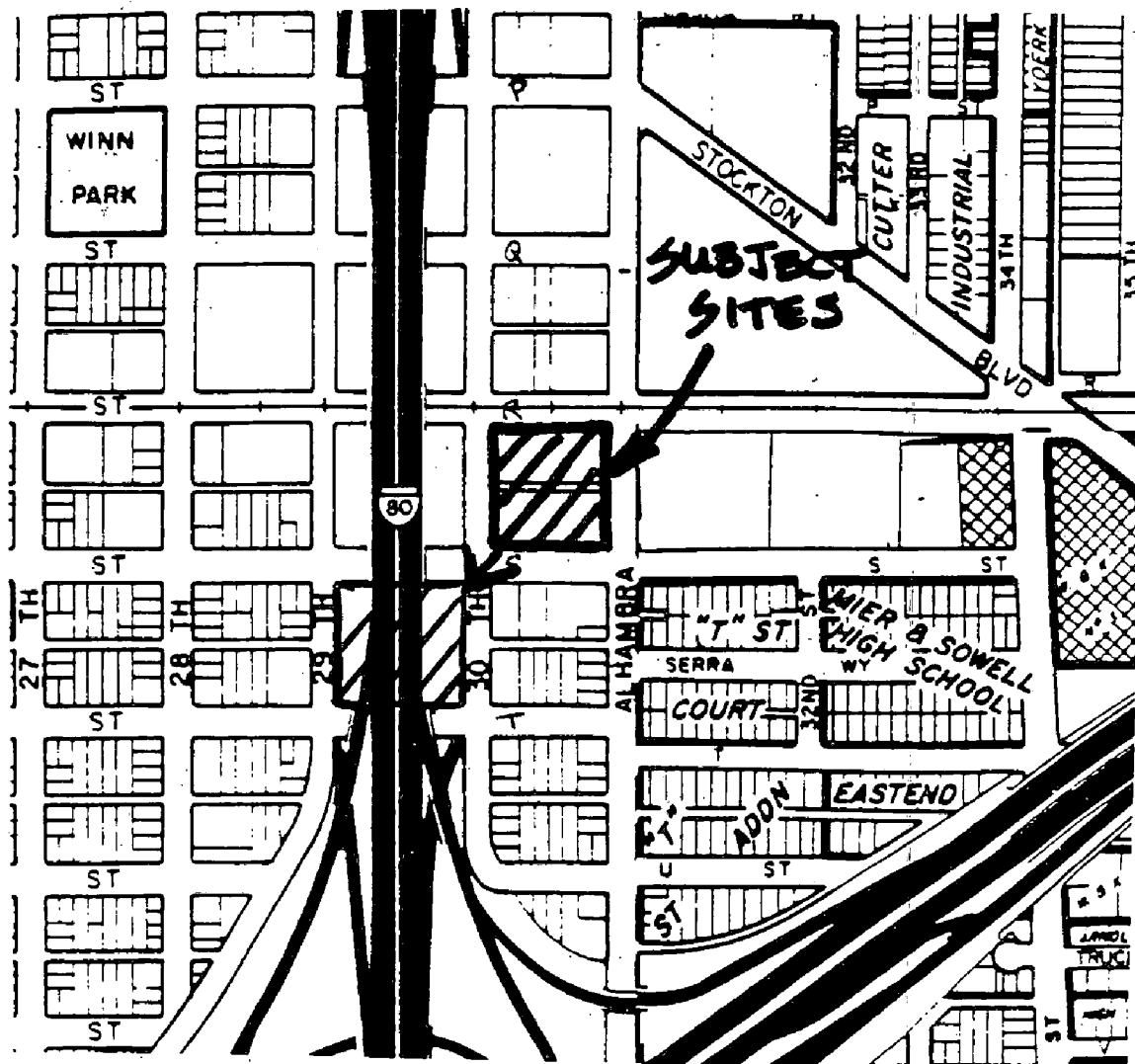
Conditions - Special Permits

1. The applicant shall prepare a Transportation Management Plan (TMP) for review and approval by the City's TSM coordinator prior to issuance of building permits.
2. The applicant shall submit revised site plan and elevations indicating location and design of child care facility and open space recreation area which shall be reviewed and approved by the Planning Director prior to issuance of building permits.
3. The applicant shall submit detailed landscape plans to the Planning Director for review and approval prior to issuance of building permits.

4. The applicant shall submit elevations for the parking structure to the Planning Director for review and approval prior to issuance of building permits.
5. The project's design, office and parking structure shall be reviewed and approved by the Design Review Board prior to issuance of building permits.
6. A complete sign program shall be submitted for review and approval by the Planning Director prior to issuance of sign permits.
7. Forty-four bicycle lockers shall be provided on site of which 22 lockers shall be Class I facilities.
8. The applicant shall provide a children's day care facility to the satisfaction of the Planning Director and the City's Child Care Coordinator.
9. Access onto R Street shall be limited to emergency access only to the satisfaction of Regional Transit.
10. The applicant shall coordinate all phases of construction with Regional Transit staff to prevent disruptions in light rail service.
11. The parking garage access and circulation design shall be to the satisfaction of the City Traffic Engineer.

Findings of Fact - Special Permits/Variance

1. The project, as conditioned, is based on sound principles of land use in that the project is compatible with surrounding land uses in the area which includes offices, light rail, warehouses and vacant lots.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the project provides adequate parking and setbacks.
3. Granting the variance does not constitute a special privilege extended an individual applicant in that similar off-site parking variances have been granted for similar uses.
4. The variance is not a use variance in that office buildings and parking garages are allowed in the C-4 Zone and in the TC Zone with a special permit.
5. The proposed project is consistent with the General Plan and the 1980 Central City Plan in that the proposed office/parking garage conforms with the plan designation.

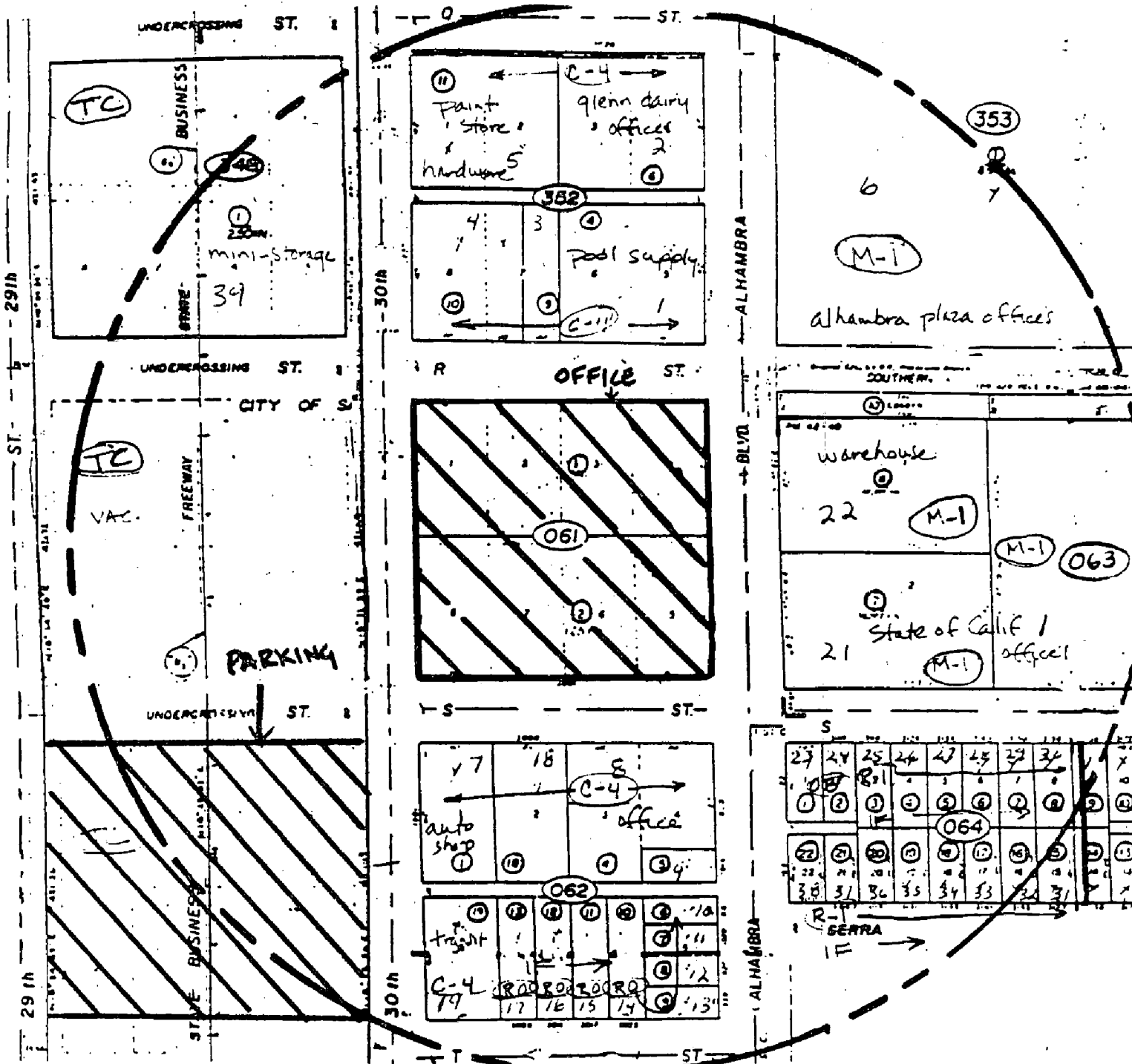


VICINITY MAP

P88-310

9/22/82

item 15



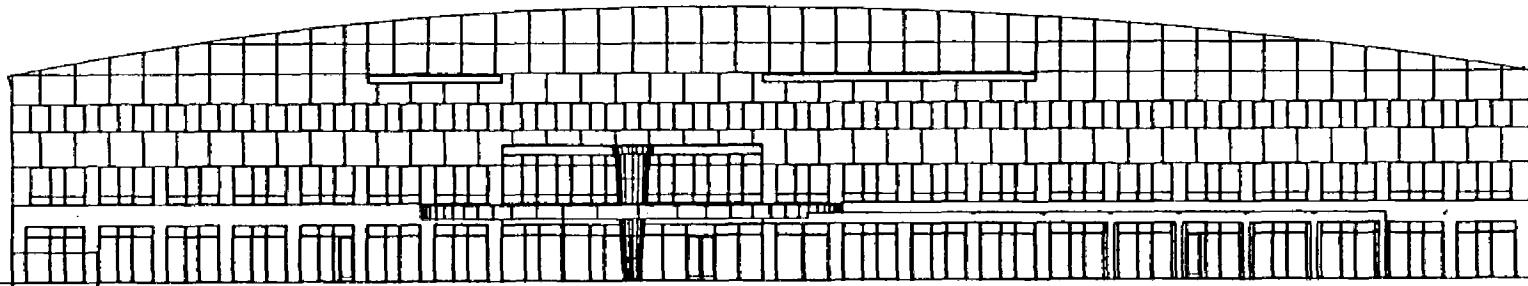
LAND USE & ZONING MAP

P88-310

9/22/88

item 15

P 89195



PROPOSED

3 WEST ELEVATION

WEST ELEVATIONS

8708

APRIL 25, 1989.

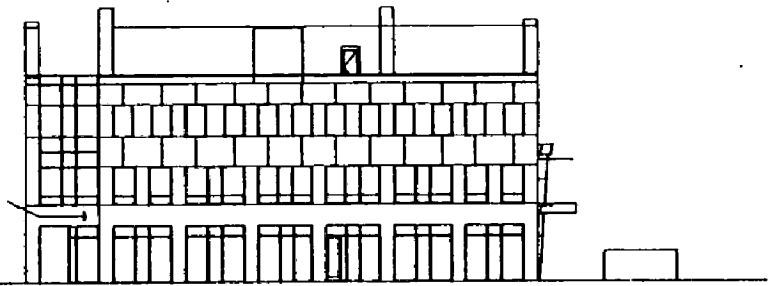
FARMERS MARKET
OFFICE BUILDING PHASE II
1820 ALHAMBRA BLVD
SACRAMENTO, CA



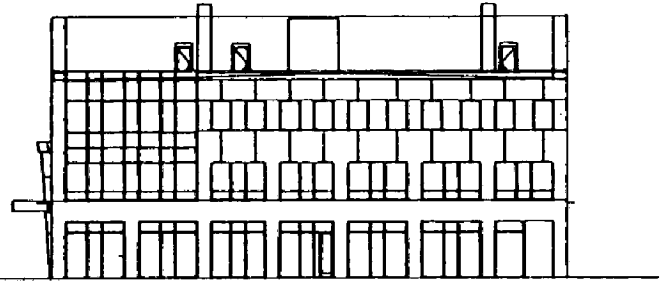
Vitiello + Associates, Inc.
Architects

1931 H Street
Sacramento, California 95814
(916) 446-0206

P 89195



④ NORTH ELEVATION



PROPOSED

② SOUTH ELEVATION

NORTH / SOUTH ELEVATIONS

3030

APRIL 25, 1989

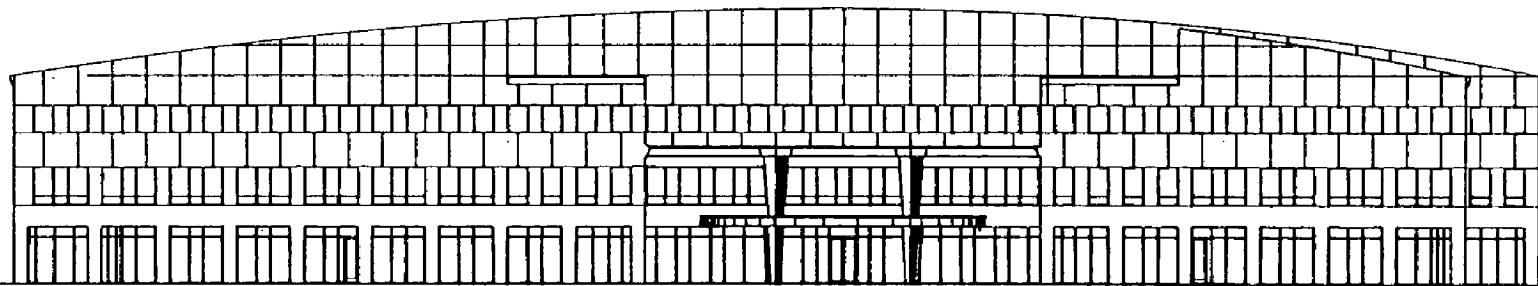
FARMERS MARKET
OFFICE BUILDING PHASE II
1820 ALHAMBRA BLVD
SACRAMENTO, CA



Vitello + Associates, Inc.
Architects

1931 H Street
Sacramento, California 95814
(916) 446-0206

P 89195



PROPOSED



EAST ELEVATION

EAST ELEVATION

3001

APRIL 25, 1989

**FARMERS MARKET
OFFICE BUILDING PHASE II**
1820 ALHAMBRA BLVD
SACRAMENTO, CA



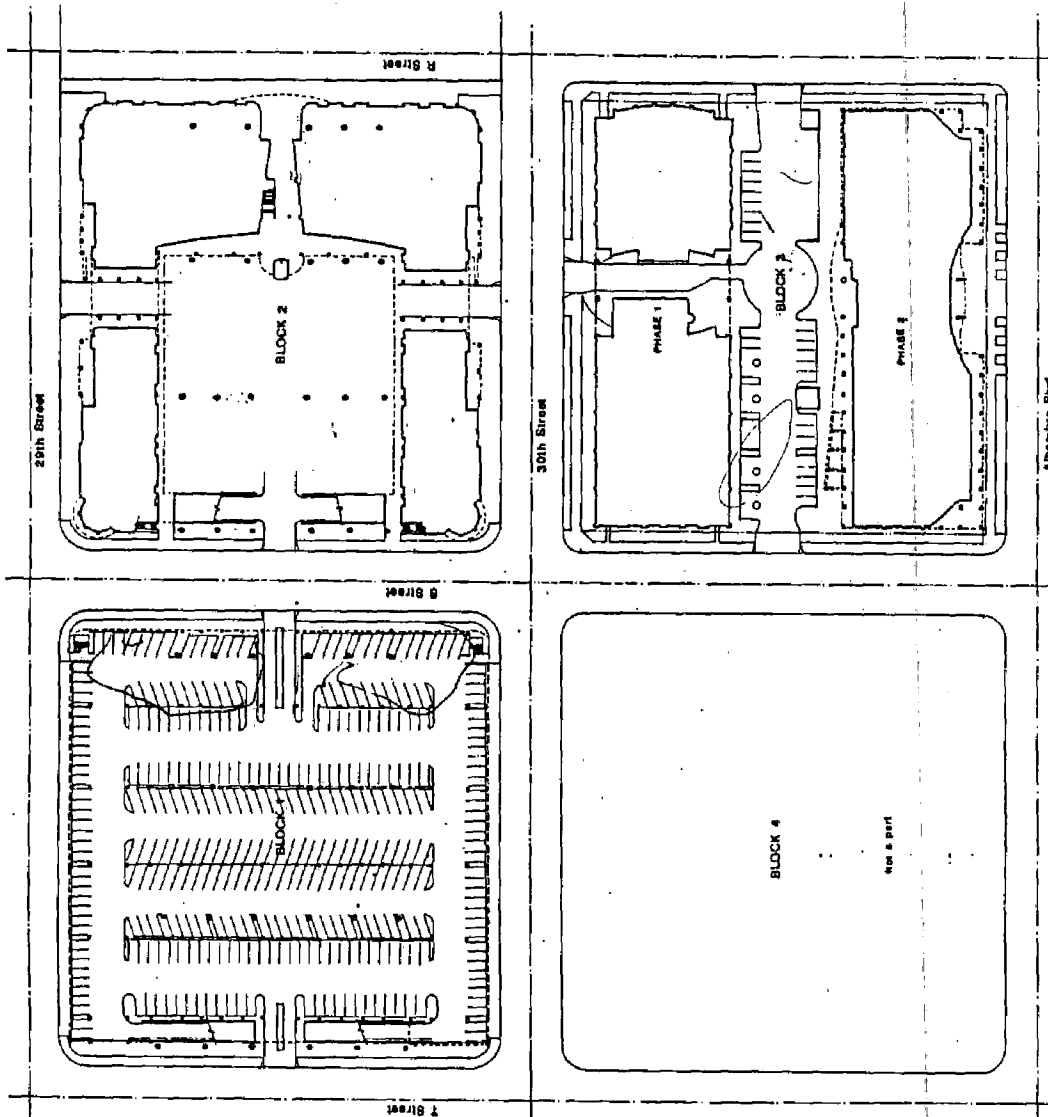
Vitello + Associates, Inc.
Architects

1931 H Street
Sacramento, California 95814
916/446-0206

59195 P

MASTER SITE PLAN

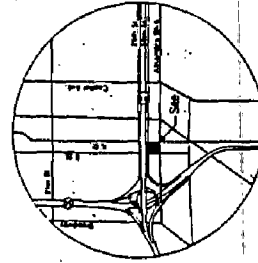
3037



PARKING TABULATION

Block	Area (sq ft)	Parking Required	Parking Provided	Net
BLOCK 1	1,200,000	600	600	0
BLOCK 2	1,200,000	600	600	0
BLOCK 3	1,200,000	600	600	0
BLOCK 4	1,200,000	600	600	0
TOTAL	4,800,000	2,400	2,400	0

MASTER SITE PLAN



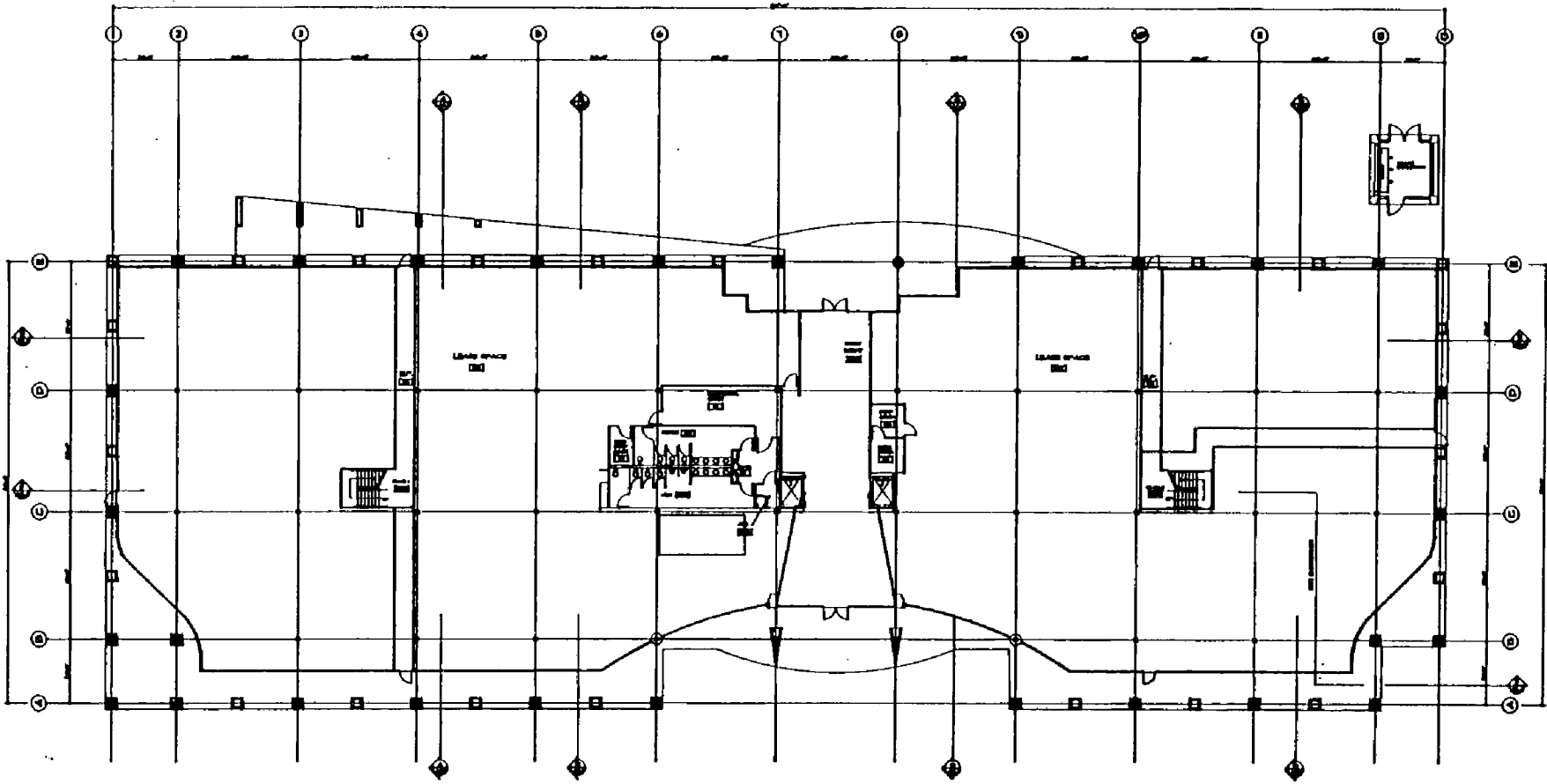
VICINITY MAP



STANDARD SPECIFICATIONS
 FOR THE CONSTRUCTION OF
 PAVEMENTS
 AND
 STRUCTURES
 IN
 CALIFORNIA
 1981 EDITION
 WITH 1988 SUPPLEMENTS

FARMERS
 MARKET
 COMPLEX
 SACRAMENTO,
 CALIFORNIA

P 89195 1

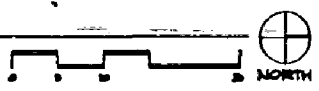


3020

1ST FLOOR PLAN

FIRST FLOOR PLAN

30,412 SQ. FT.



APRIL 25, 1989

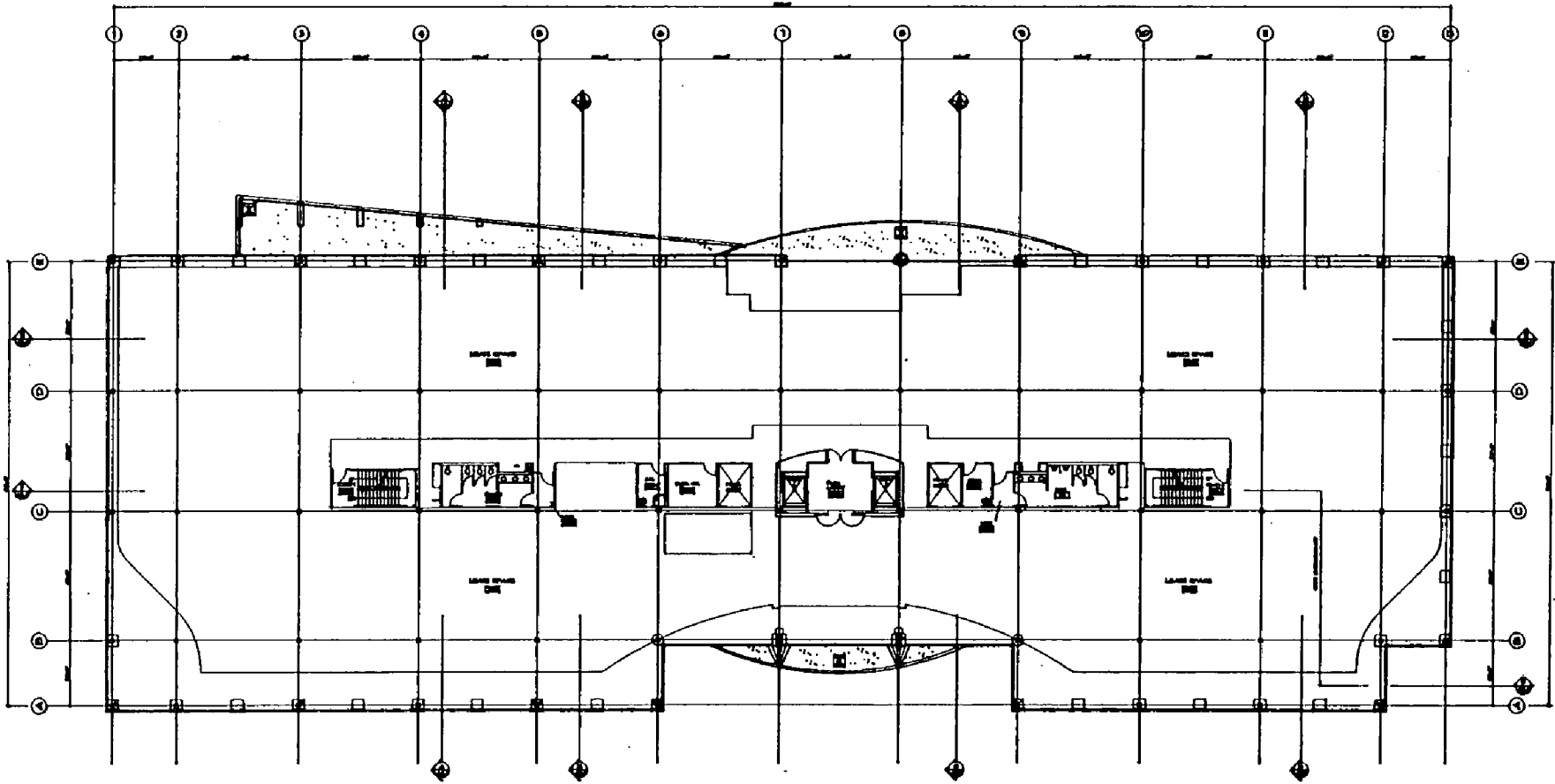
**FARMERS MARKET
OFFICE BUILDING PHASE II**
1820 ALHAMBRA BLVD
SACRAMENTO, CA



Vitello + Associates, Inc.
Architects

1931 H Street
Sacramento, California 95814
(916) 446-0206

P 89195

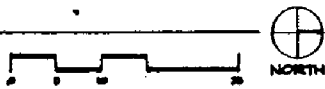


3021

2nd FLOOR PLAN

SECOND FLOOR PLAN

36,123 SQ. FT.



NORTH

APRIL 25, 1989

**FARMERS MARKET
OFFICE BUILDING PHASE II**
1820 ALHAMBRA BLVD
SACRAMENTO, CA

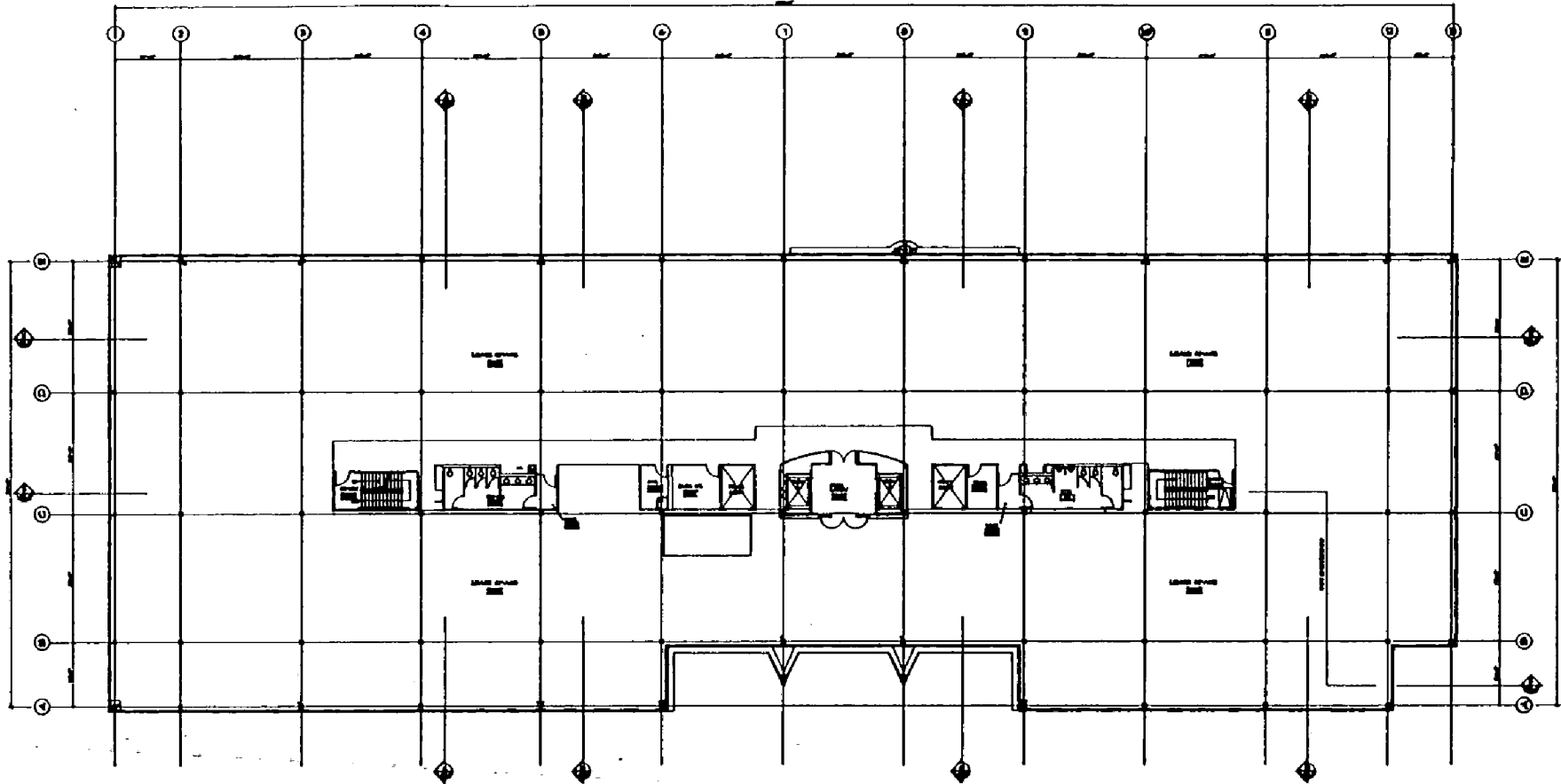


Vitello + Associates, Inc.
Architects

1931 H Street
Sacramento, California 95814
(916) 446-0206

P 89195 1

NO

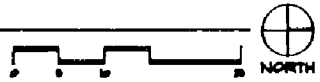


3022

3rd FLOOR PLAN

THIRD FLOOR PLAN

36,207 SQ. FT.



NORTH

APRIL 25, 1989

**FARMERS MARKET
OFFICE BUILDING PHASE II**
1820 ALHAMBRA BLVD
SACRAMENTO, CA



Vitello + Associates, Inc.
Architects

1931 H Street
Sacramento, California 95814
(916) 446-0206

FIRST AMENDMENT TO THE
DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF SACRAMENTO AND FARMERS MARKET PROJECT,
A CALIFORNIA LIMITED PARTNERSHIP, RELATIVE
TO THE DEVELOPMENT KNOWN AS FARMER'S MARKET PLACE

This amendment is made this _____ day of _____, 1988, by and between FARMERS MARKET PROJECT, a California Limited Partnership hereinafter "Developer", and the City of Sacramento, hereinafter "City", pursuant to the authority of California Government Code Section 65868, for the purpose of amending that certain Development Agreement by and between the City and Developer relative to the development known as Farmer's Market Place, identified as City Agreement No. 87095, dated October 21, 1987 and adopted by City Ordinance No. 87-102 (hereinafter the "Agreement").

Now, therefore, Developer and City hereby agree to the following amendment to the Agreement:

1. Section 2A of this Agreement is amended to add 90,000 \square feet of office to the previously authorized 176,400 square feet of office in the project. Other than this change in total office square feet permitted in the project, the provisions in Section 2A of the Agreement are retained without change.

2. Recital 7 of the Agreement is amended to add that the additional 90,000 square feet of office shall be subject to the conditions of approval imposed by the City on application P88-310.

Section 5

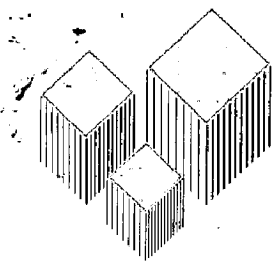
The City Clerk shall record said Amendment no later than ten (10) days after final execution by both parties of the Agreement as required by Government Code Section 65868.5.

ENACTED:
EFFECTIVE:

ANNE RUDIN, MAYOR

ATTEST:

CITY CLERK



MAR 1 1989

RECEIVED

SEPAROVICH/DOMICH

REAL ESTATE DEVELOPMENT

February 28, 1989

EXHIBIT A

Mr. Art Gee
Principal Planner
City of Sacramento
Current Planning Division
1231 I Street, Room 200
Sacramento, CA 95814

Dear Art,

The second phase of the Farmers Market Project, a 95,000 sq. ft. three story office building, was approved by the Planning Commission on September 22, 1988, Applc. No. P88-310. At that time our tenant, Caltrans, estimated they would need a total net square footage of 240,000 sq. ft. for both buildings. By the time our lease with Caltrans was signed in December 1988, their requirement grew to 246,000 square feet of office and 4,000 square feet of storage space. Enclosed is a copy of their requirement.

In order for us to accommodate their space we will need to make three changes to our original submittal.

1. Move the below grade parking off site to the block bound by S street, T street, 29th street, and 30th street. See enclosed plans.
2. Increase the size of the first floor by moving out the glass walls. See enclosed plans.
3. Add to the one story South elevation two floors. See enclosed plans.

We will be increasing the gross square footage by 9,395 feet, less than 10% of the second building's square footage, and only 3.5% of the total projects square footage.

	Gross Square Footage	Net Square Footage
Building One	176,400	160,900
Building Two	104,000	91,860
Total Square Footage	280,745	252,760

3075

~~0000~~

February 28, 1989
Art Gee, Principal Planner
Page 2 of 2

We feel that these three changes are minor in scope. Moving 111 cars from under the building to the freeway parking lot will allow us the drive way space for storage space, thus; eliminating auto traffic between the two buildings which was an issue at the Planning Commission meeting. Increasing the size of the first floor and increasing the second and third floors on the Southern end of the building does not change the design significantly.

We will agree to increase the Development Agreement square footage by the 9,395 square feet. This can be done in a letter form as we did on the Alhambra and L Street Medical Building. We would be happy to meet with your staff and work out any details that must be addressed.

Sincerely,



George Separovich

Dain J. Domich, Jr.

GS:DD/cas

Enclosures

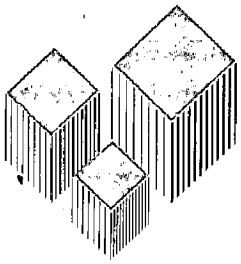


EXHIBIT B

SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

April 27, 1989

Mr. Marty Van Duyn
Planning Director
City of Sacramento
1231 I Street, Suite 300
Sacramento, CA 95814

RE: COMMITMENT OF FUNDING FAIR SHARE COSTS OF MITIGATION
MEASURES

Dear Mr. Van Duyn;

As you recall, one significant condition of approval of our project known as Farmers Market Project (identified as City agreement #87095 and 88101) was our commitment to fund a fair share of the costs of mitigation measures identified in the Alhambra Corridor EIR. Our Agreement with this condition was in exchange for early approval of our application.

I am now ready to obtain building permits for the project, but the Alhambra Corridor EIR is not yet certified. Mitigation measures contained in the EIR are neither certain nor approved. I stand ready and willing to pay my fair share, but that fair share has not been established.

This letter is intended to be a reaffirmation of my commitment to fund my fair share of mitigation measures identified in the Alhambra Corridor EIR. Our total square footage is 280,400 square feet. In exchange for this reaffirmation, I understand the City will issue building permits assuming all other permit requirements and conditions of approval are met. I understand that in reaffirming this commitment, the actual fair share costs are unknown but they may be substantial. I also understand that if I refuse or decline to pay my fair share costs, the City will not issue any occupancy permit for my building until such time as my fair share is paid.

Sincerely,

3073

George Y. Separovich

CITY PLANNING DEPARTMENT

GS/cs

2929 K Street
Suite 300
Sacramento, CA 95816
(916) 441-2680
FAX (916) 441-2786

APR 27 1989

RECEIVED