

REPORT AMENDED BY CPC 1-28-88
CITY PLANNING COMMISSION

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

APPLICANT James Loen, Architect - 648 Northfield Drive, Sacramento, CA 95833
OWNER John Gorman - 185 Cadillac Drive, Sacramento, CA 95825
PLANS BY James Loen, Architect - 648 Northfield Drive, Sacramento, CA 95833
FILING DATE 11-13-87 ENVIR. DET. Neg. Dec. 12-7-87 REPORT BY JP:sg
ASSESSOR'S-PCL. NO. 007-0214-001; 007-0213-03 (new APN as of 1-88: 007-0214-001, 003)

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to allow construction of a 30,000+ square foot office building and 42,000+ square foot parking structure in the C-2 zone and a portion of the Alhambra Corridor Study Area
 - C. Special Permit to exceed the 45 foot height limit in the C-2 zone (Withdrawn)
 - D. Variance to allow access to the 42,000+ square foot parking structure off-site through an adjacent parcel
 - E. Lot Line Adjustment

LOCATION: Northeast corner of Alhambra Boulevard and N Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 30,000+ square foot office building and a 42,000+ square foot parking structure on 0.95+ acres.

PROJECT INFORMATION:

1988 General Plan Designation: Regional Commercial/Office
Existing Zoning of Site: C-2
Existing Land Use of Site: One-story commercial building (vacant)

Surrounding Land Use and Zoning:

North: Retail & general commercial; C-2
South: Restaurant & single family ; C-2 & R-1
East: Retail & general commercial; C-2
West: Restaurant & motel; C-2

Parking Required: 74 spaces (office ratio 1:400)
Parking Provided: 135 spaces
Property Dimensions: Irregular
Property Area: 2.5+ acres
Square Footage of Building: 29,400+ sq. ft. office building
42,000+ sq. ft. parking structure
Height of Building: 3-stories, 39+' high
Height of Parking Structure: 5 levels; 42+' high to top of structure
Exterior Building Materials: Brick veneer

BACKGROUND INFORMATION: The subject site is located in what is known as the Alhambra Corridor Study Area. An environmental impact report (EIR) is currently being prepared for this area as directed by the City Council in May of 1987.

APPLC. NO. P87-471 MEETING DATE January 28, 1988 ITEM NO. 9

001810

On September 13, 1987 the City Council adopted an emergency ordinance which placed a moratorium on construction and demolition of non-residential buildings in the area bounded by Alhambra Boulevard, Granada Way/L Street, N Street and 33rd Street. The subject site is located within these boundaries. The purpose of the moratorium was so that planning staff could study development standards in commercial zones as directed by the City Council at the request of the East Sacramento Improvement Association. The enabling ordinance establishing the moratorium area indicated that no building permit would be issued for any non-residential building in the area unless a special permit had first been granted for the project. The moratorium expired on December 8, 1987.

On December 8, 1987 the City Council adopted Zoning Ordinance amendments creating new setback and height requirements for the Limited Commercial (C-1) and General Commercial (C-2) zones and a special permit requirement for buildings (including parking structures) in excess of 40,000 square feet in the C-1, C-2 and Office Building (OB) zones (Ordinance 87-115). The ordinance adopting the new requirements indicated that if a special permit for a project had been applied for prior to the adoption of the ordinance, the project was exempt from the regulations contained within the ordinance. The purpose of the special permit requirement was to evaluate any projects in the moratorium area that wished to go forward on a case by case basis. The new height setback and area requirements became effective City-wide on January 8, 1988.

On November 13, 1987 the applicant applied for a special permit, as required by the moratorium ordinance, and the other necessary entitlements to develop a 30,000+ square foot office building and 42,000+ square foot parking structure on the southern 0.95 acre lot. The applicant applied for the special permit prior to December 8, 1987; therefore, the project is exempt from the new C-2 zone setback requirements.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

A. Existing Land Use and Zoning

The subject site consists of two lots totaling 2.5+ acres in the General Commercial (C-2) zone. The two lots were previously separated by Kiesel Way. This public street was abandoned by the City Council on September 30, 1986 and now the common property line of the two lots is located down the center of this former public street. On the northern 1.5+ acre lot is a four-story medical office building. Located on the southern 0.95+ acre lot is a one-story retail commercial building (former location of Goodwin Cole). The commercial building is presently vacant. Surrounding land uses are retail and general commercial uses in the C-2 zone to the north and east, a restaurant and motel zoned C-2 to the west and a restaurant and single family residential in the C-2 and R-1 zones respectively to the south. The site is designated Regional Commercial/Office by the 1988 General Plan.

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to construct a 30,000+ square foot three-story office building and 42,000+ square foot five-level parking structure on the southern 0.95+ acre lot. These entitlements are: a special permit to construct the office building in a portion of the Alhambra Corridor Study Area and former moratorium area; a variance to allow access to the second through fifth levels of the proposed parking structure through the existing parking structure located off-site on the adjacent lot to the north;

and a lot line adjustment to relocate the common property line of the two lots so that the existing medical office building and parking structure are located on the northern lot and the proposed office building and parking structure are on the southern lot. The special permit to exceed the 45 foot height limit of the C-2 zone is not necessary and has been withdrawn. The height of the proposed office building is 39 feet to the plate line and the height of the parking structure is 42 feet.

C. Site Plan Design

The applicant's original proposal was to construct a three-story, 30,000+ square foot office building. This plan indicated no front or street side yard setback, only a five foot wide planter incorporated into the building at the ground floor level (Exhibits F-H).

Planning staff noted that the site is difficult to develop utilizing the new C-2 zone setbacks due to its triangular shape. Staff, however, indicated to the applicant that two of the objectives of the new Zoning Ordinance amendments are to provide for landscaped setbacks along the commercial corridors and to provide visual relief for the residents of residential neighborhoods adjacent to commercial areas. Planning staff recommended that the applicant revise the submitted plans to: 1) indicate a minimum five foot building setback along Alhambra Boulevard which would allow room for the existing street trees to grow and for landscaping at the building entrance; and 2) provide a greater landscape setback along that portion of N Street directly across from the existing single family residences (80 feet east of Alhambra Boulevard).

The applicant revised the submitted plans (Exhibits I-K) to indicate a five foot wide landscape setback along the west property line (Alhambra Boulevard). In addition, there are indentations between the building columns at the ground floor level along the west elevation and a 77 foot portion of the south elevation for four foot wide planters. Seventy-seven (77) feet east of Alhambra Boulevard a ten foot building setback is provided from N Street. This area across from the existing residences is proposed for landscaping. The revised site plan also indicates a larger open area along the eastern portion of the site than previously indicated. This triangular area will also be landscaped. Total square footage of the revised building is 29,400+ square feet.

Planning staff finds that the revised plans will accomplish the goals of providing necessary landscaped areas for the intensely developing commercial corridor on which this project is located and that the project will be aesthetically pleasing to adjacent residential uses. Staff recommends that a detailed landscape plan for the project be submitted to the Planning Director for review and approval prior to issuance of building permits. A trash enclosure is not indicated on the revised site plan. If a trash dumpster is used, the enclosure must meet Zoning Ordinance requirements.

D. Building Design

Proposed building materials for the office building and parking garage area are brick veneer. The ground floor has been designed with store-front, windows and entrances and 10 foot high ceilings so that if a retail commercial business

desired to locate on the first floor it could be accommodated. Planning staff finds the building design compatible with surrounding land uses. The subject site fronts on Alhambra Boulevard and is located in the Central City Design Review Area. The project, therefore, is subject to the review and approval of the City's Design Review/Preservation Board prior to issuance of building permits.

E. Parking and Circulation

The applicant is proposing to construct a 42,000+ square foot parking structure that will operate in conjunction with the existing medical office parking structure on the adjacent site. The entrance to the ground level parking is off of Alhambra Boulevard with the exit to the parking located off of N Street and possibly Alhambra Boulevards. Vehicle access to the second through fifth floors of the new structure, however, is achieved only by utilizing the existing parking structure. A vehicle may use either the Alhambra Boulevard or Folsom Boulevard driveway entrances to reach parking levels two through five. A variance for off-site access to these parking spaces is required. Planning staff has no objection to this parking access arrangement subject to the condition that reciprocal access agreements between the property owners of the two lots are signed and recorded prior to issuance of building permits. The site plan also indicates a reciprocal driveway area between the proposed office building site and the adjacent lot, developed with a service station, to the north. A reciprocal access agreement between the property owners of these two lots is also necessary or the driveway design will have to be revised to exclude the lot to the north.

The proposed parking structure and site plan was reviewed by the City Transportation and Engineering Development Divisions. They had no objections to the applicant's request.

The proposed building, whether utilized entirely as an office building or with 9,213+ square feet of ground floor retail and 20,206+ square feet of general office, requires a parking space ratio of one space per 400 gross square feet. Seventy-four (74) parking spaces are required. The applicant has indicated 139 parking spaces on the submitted plans. However, four of these spaces are parallel parking spaces and will need to be eliminated. The remaining 135 spaces will provide the required parking and may allow for additional required parking if a more intensive use locates in the building (i.e. medical office or restaurant). In addition, as a condition of abandonment for Kiesel Way the applicant is required to provide 10 public parking spaces on the subject site (City Agreement 86069-C). These ten public spaces should be clearly marked. The abandonment resolution indicates the 10 parking spaces may count towards required parking for building on the subject site.

F. Lot Line Adjustment

When Kiesel Way was abandoned by the City of Sacramento, the new property line of the two subject lots was located down the center line of the former public street. The applicant is requesting a lot line adjustment of this common property line so that the proposed office building and parking structure would be located exclusively on the southern lot and the existing medical office and parking garage would be located exclusively on the northern lot.

The proposed adjustment has been reviewed by the City Real Estate, Transportation, Engineering Development, and Planning Divisions. There were no objections to the applicant's request.

G. Neighborhood Comments

The applicant's proposal has been reviewed with members of East Sacramento Improvement Association and the applicant has attended two meetings of the Alhambra Corridor Citizen's Advisory Committee. These two community organizations have expressed no objections to the applicant's latest plans for a 29,400+ square foot three-story building. The Citizen's Advisory Committee has strongly indicated that they wish to see retail commercial uses occupy the ground floor of the building. The applicant redesigned the ground floor of the structure to accommodate commercial tenants if any such use desired to located in the building. However, the applicant does not wish for ground floor commercial to be a condition of approval for the project. Planning staff finds that there are sufficient retail and general commercial uses in the area surrounding the subject site and the size of the proposed building does not warrant a requirement for ground floor retail.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration subject to the following mitigation measure:

The applicant shall agree to pay his "fair share" of the costs of funding mitigation measures identified in the Alhambra Corridor EIR.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow construction of the 30,000+ square foot office building and 42,000+ square foot parking structure in the C-2 zone and Alhambra Corridor Study Area subject to conditions and based upon findings of fact which follow;
- C. Withdraw the Special Permit to exceed the height limit in the C-2 zone;
- D. Approve the Variance to allow access to the parking structure off-site subject to conditions and based upon findings of fact which follow; and
- E. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions

- 1. Landscape and irrigation plans shall be submitted to the Planning Director for review and approval prior to issuance of building permits. The landscape plans shall indicate 24-inch box trees in the landscape setback area along the south and east property lines.
- 2. The proposed office building shall maintain the minimum front and street side yard building setbacks indicated on the approved site

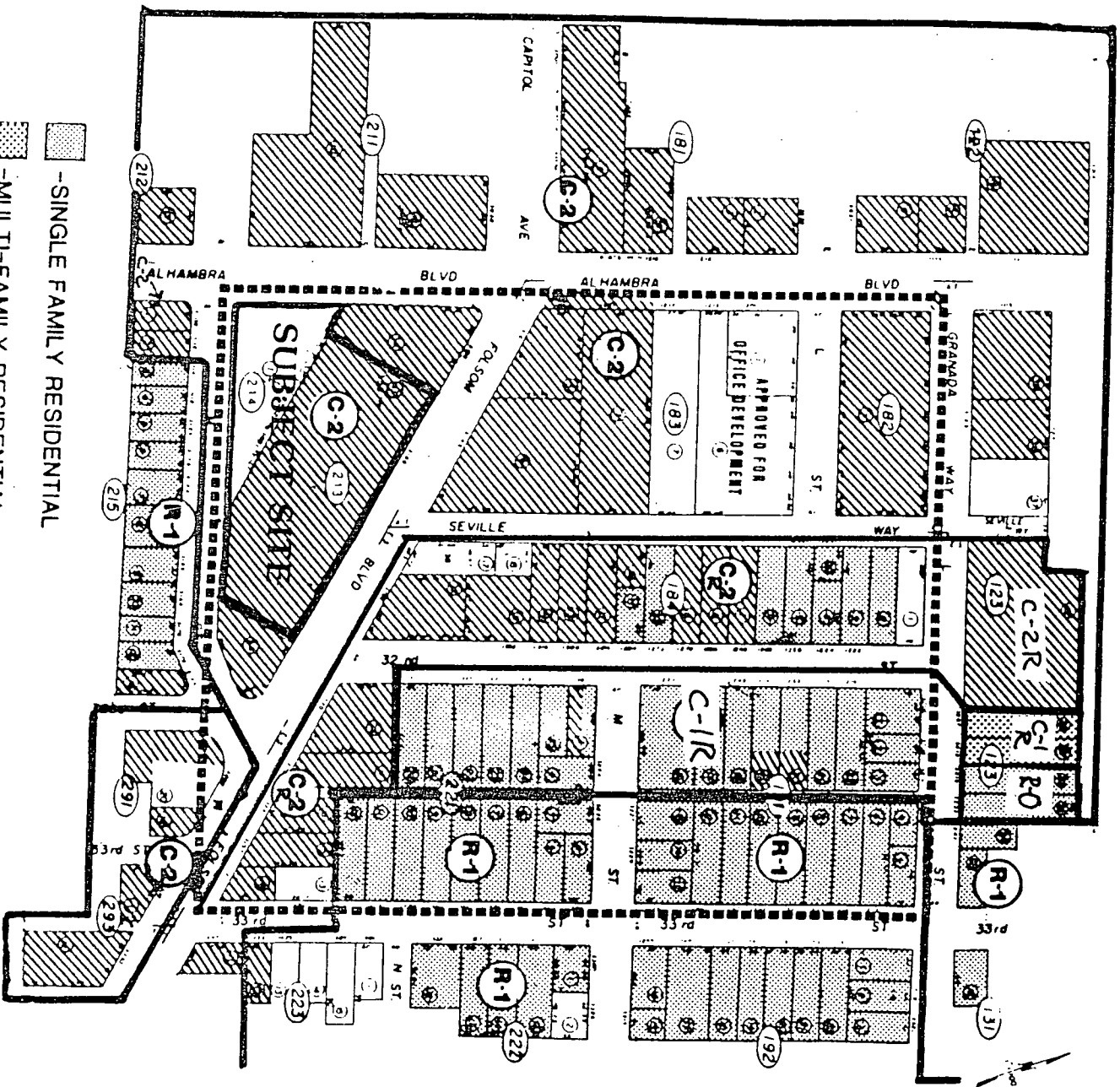
plan (Exhibits I-J). These setbacks are five feet along the west property line and 10 feet along the south property line beginning 77 to 80 feet east of the west property line.




3. The project is subject to the review and approval of the City's Design Review/Preservation Board prior to issuance of building permits.
4. The applicant shall finalize the circulation pattern for the parking structures and reciprocal access agreements between adjacent property owners shall be signed and recorded, subject to Planning Director review and approval prior to issuance of building permits. The 10 public parking spaces shall be clearly marked.
5. The applicant shall agree to pay his "fair share" of the costs of funding mitigation measures identified in the Alhambra Corridor EIR, subject to review and approval of the Environmental Coordinator, prior to issuance of building permits.
6. A lighting plan for the office building and parking structure shall be submitted for Planning Director review and approval prior to issuance of building permits. The applicant shall shield the lighting so that it does not directly shine into the adjacent single family residences.
7. A sign program shall be submitted for the building prior to issuance of sign permits. Illuminated signs shall not be permitted on the ~~south and east elevations~~. *Illuminated signs are permitted on the south elevation for the first 77' at the ground floor level only (from Alhambra Boulevard) and for commercial uses only. (CPC amended)*
8. *The Planning Commission encourages the applicant to make ground floor retail a high priority in the leasing plan for the building. (CPC added)*

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that adequate landscaped building setbacks will be provided for the commercial corridor.
2. The project, as conditioned, will not be injurious to the general public or surrounding properties in that:
 - a. adequate parking and landscaping will be provided; and
 - b. the proposed building design is compatible with surrounding land uses.

3. The proposed variance is not a special privilege extended to one individual property owner in that:
 - a. reciprocal access agreements for the parking structures will be provided; and
 - b. a variance would be granted to any other property owner facing similar circumstances.



-  -SINGLE FAMILY RESIDENTIAL
-  -MULTI-FAMILY RESIDENTIAL
-  -COMMERCIAL

P87-471

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1-28-88

Item 9.

LAND USE & ZONING MAP

February 13, 1987
File: 85 01 011

LEGAL DESCRIPTION

EXHIBIT B

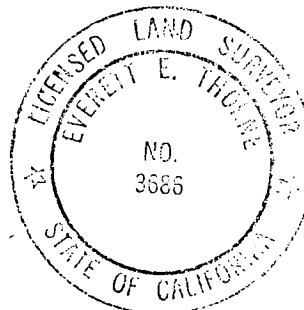
Lots 4 through 22,
Portion of Lots 23 through 27 & 35
and Portion of Proposed
Abandoned Kiesel Way
CASITA SUBDIVISION

All that certain real property situate in the City of Sacramento,
County of Sacramento, State of California, described as follows:

Lots 4 through 22 inclusive, portions of Lots 23 through 27 inclusive,
portion of Lot 35 and a portion of abandoned Kiesel Way, as said lots
and way are shown and so designated on the official "Plat of J. C. Carly
Co. Casita Subdivision" filed for record in the Office of the Recorder
of Sacramento County, in Book 16 of Maps, Map No. 52, described as follows:

Beginning at the most Northerly corner of said Lot 4; thence, from
said point of beginning, along the exterior boundary line of said Lots 4
through 17, the following three (3) bearings and distances: (1) along
the Southerly right-of-way line of Folsom Boulevard, South $42^{\circ}41'30''$ East
473.40 feet, (2) along the arc of a tangent curve to the right, concave
Westerly, having a radius of 24.43 feet, through a central angle of
 $125^{\circ}20'46''$, said arc being subtended by a chord bearing
South $19^{\circ}58'53''$ West 43.41 feet, (3) along the Northerly right-of-way
line of N Street, South $82^{\circ}39'16''$ West 71.95 feet; thence, continuing
along said Northerly right-of-way line of N Street and along the South
line of said Lots 17 and 18 and its prolongation Westerly to the South
line of said Lot 35 and along its South line, North $70^{\circ}25'54''$ West 252.86
feet to a point from which the intersection of the centerlines of N Street
and Alhambra Boulevard bears the following two (2) bearings and distances:
(1) South $19^{\circ}34'11''$ West 30.00 feet, and (2) along the centerline of
said N Street, North $70^{\circ}25'49''$ West 267.00 feet distant; thence, con-
tinuing North $19^{\circ}34'11''$ East 53.89 feet; thence, North $42^{\circ}41'30''$ West
30.26 feet; thence, North $47^{\circ}18'30''$ East 17.50 feet; thence,
North $42^{\circ}41'30''$ West 172.50 feet to a point in the Northwesterly line
of said Lot 27 from which the most Westerly corner thereof bears
South $47^{\circ}16'53''$ West 10.50 feet distant; thence, continuing along said
Northwesterly line of Lot 27 and along the Northwesterly line of Lot 4,
North $47^{\circ}16'53''$ East 149.75 feet to the point of beginning and contain-
ing an area of 1.687 acres of land, more or less.

Everett E. Thomas



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Item 9

February 13, 1987
File: 85 01 011

EXHIBIT C

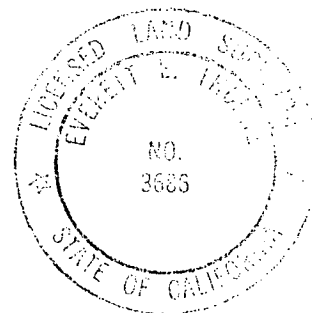
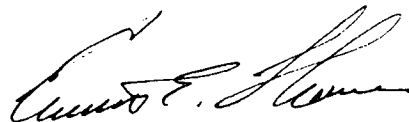
LEGAL DESCRIPTION

Lots 4 through 27
CASITA SUBDIVISION

All that certain real property situate in the City of Sacramento,
State of California, described as follows:

Lots 4 through 27 inclusive, as said lots are shown and so designated on the official "Plat of J. C. Carly Co. Casita Subdivision," filed for record in the Office of the Recorder of Sacramento County, in Book 16 of Maps, Map No. 52, described as follows:

Beginning at the most Northerly corner of said Lot 4; thence, from said point of beginning, along the exterior boundary line of said Lots 4 through 27, the following six (6) bearings and distances: (1) along the Southerly right-of-way line of Folsom Boulevard, South $42^{\circ}41'30''$ East 473.40 feet, (2) along the arc of a tangent curve to the right, concave Westerly, having a radius of 24.43 feet, through a central angle of $125^{\circ}20'46''$, said arc being subtended by a chord bearing South $19^{\circ}58'53''$ West 43.41 feet, (3) along the Northerly right-of-way line of N Street, South $82^{\circ}39'16''$ West 71.96 feet, (4) North $70^{\circ}26'00''$ West 120.34 feet to a point of curve, (5) along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 60.75 feet, through a central angle of $27^{\circ}44'19''$, said arc being subtended by a chord bearing North $56^{\circ}33'40''$ West 29.13 feet, and (6) along the Northeasterly right-of-way line of Kiesel Way, North $42^{\circ}41'30''$ West 316.85 feet to the most Westerly corner of said Lot 27; thence, along the West line of said Lots 27 and 4, North $47^{\circ}16'53''$ East 160.25 feet to the point of beginning and containing 1.640 acres of land, more or less.



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Item 9

February 17, 1987
File: 85 01 011

EXHIBIT D

LEGAL DESCRIPTION

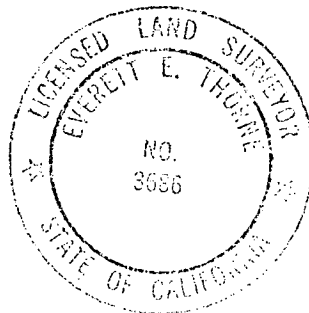
Lots 30 through 35
CASITA SUBDIVISION

All that certain real property situate in the City of Sacramento,
County of Sacramento, State of California, described as follows:

Lots 30 through 35 inclusive, as said lots are shown and so designated on the official "Plat of J. C. Carly Co. Casita Subdivision" filed for record in the Office of the Recorder of Sacramento County, in Book 16 of Maps, Map No. 52, described as follows:

Beginning at a point in the West line of said Lot 32 from which the Northwest corner thereof bears North 19°31'04" East 25.00 feet distant; thence, from said point of beginning, along the West line of said Lots 32, 31 & 30, and along the East right-of-way line of Alhambra Boulevard, North 19°31'04" East 111.06 feet; thence, along the arc of a tangent curve to the right, concave Southeasterly, having a radius of 9.05 feet, through a central angle of 117°47'26", said arc being subtended by a chord bearing North 78°24'47" East 15.50 feet to a point of tangent; thence, along the Northerly line of said Lots 30, 33, 34 and 35 and along the Southwesterly right-of-way line of Kiesel Way, South 42°41'30" East 262.32 feet to a point of curve; thence, along the arc of a tangent curve to the right, concave Westerly, having a radius of 3.70 feet, through a central angle of 152°15'41", said arc being subtended by a chord bearing South 33°26'20" West 7.19 feet to a point of tangent; thence, along the South line of said Lots 35, 34, 33 and 32, and along the Northerly right-of-way line of N Street, North 70°25'49" West 233.61 feet to a point of curve; thence, along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 10.01 feet, through a central angle of 89°56'54", said arc being subtended by a chord bearing North 25°27'22" West 14.15 feet to the point of beginning and containing an area of 0.401 acre of land, more or less.

Everett E. Thorne



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Item 9

March 13, 1987
File: 85 01 011

EXHIBIT E

LEGAL DESCRIPTION

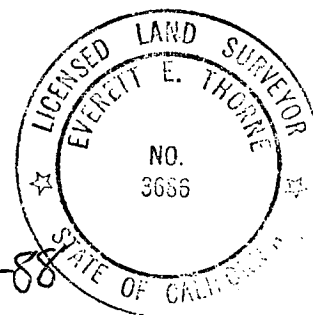
Lots 30 through 34,
Portions of Lots 23 through 27,
Portion of Lot 35 and
Portion of Proposed Abandoned Kiesel Way
CASITA SUBDIVISION

All that certain real property situate in the City of Sacramento,
County of Sacramento, State of California, described as follows:

Lots 30 through 34 inclusive, portions of Lots 23 through 27 inclusive, portion of Lot 35 and a portion of abandoned Kiesel Way, as said lots and way are shown and so designated on the official "Plat of J.C. Carly Co Casita Subdivision" filed for record in the Office of the Recorder of Sacramento County, in Book 16 of Maps, Map No. 52, described as follows:

Beginning at a point in the South line of said Lot 35 and the Northerly right-of-way line of N Street from which the intersection of the centerlines of N Street and Alhambra Boulevard, bears the following two (2) bearings and distances: (1) South 19°34'11" West 30.00 feet, and (2) along the centerline of said N Street, North 70°25'49" West 267.00 feet distant; thence, from said point of beginning, along the Southerly line of said Lots 35, 34, 33 and 32 and along said Northerly right-of-way line, North 70°25'49" West 217.03 feet; thence, along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 10.01 feet, through a central angle of 89°56'54", said arc being subtended by a chord bearing North 25°27'22" West 14.15 feet to a point of tangent; thence, along the Westerly line of Lots 32, 31, 30 and their prolongation Northeasterly, and along the Easterly right-of-way line of Alhambra Boulevard, North 19°31'04" East 148.67 feet to the point of intersection of the centerline of Kiesel Way; thence, along said centerline South 42°41'30" East 47.08 feet; thence, North 47°18'30" East 20.00 feet to the most Westerly corner of said Lot 27, being also the most Southerly corner of Lot 28 as shown on the aforesaid "Plat of J.C. Carly Co Casita Subdivision"; thence, along the Northwesterly line of said Lot 27 and the Southeasterly line of said Lot 28, North 47°16'53" East 10.50 feet; thence, leaving said Northwesterly and Southeasterly line, South 42°41'30" East 172.50 feet; thence, South 47°18'30" West 17.50 feet; thence, South 42°41'30" East 30.26 feet; thence, South 19°34'11" West 53.89 feet to the point of beginning and containing 0.646 acre of land, more or less.


Everett E. Thorne, L.S. 3686



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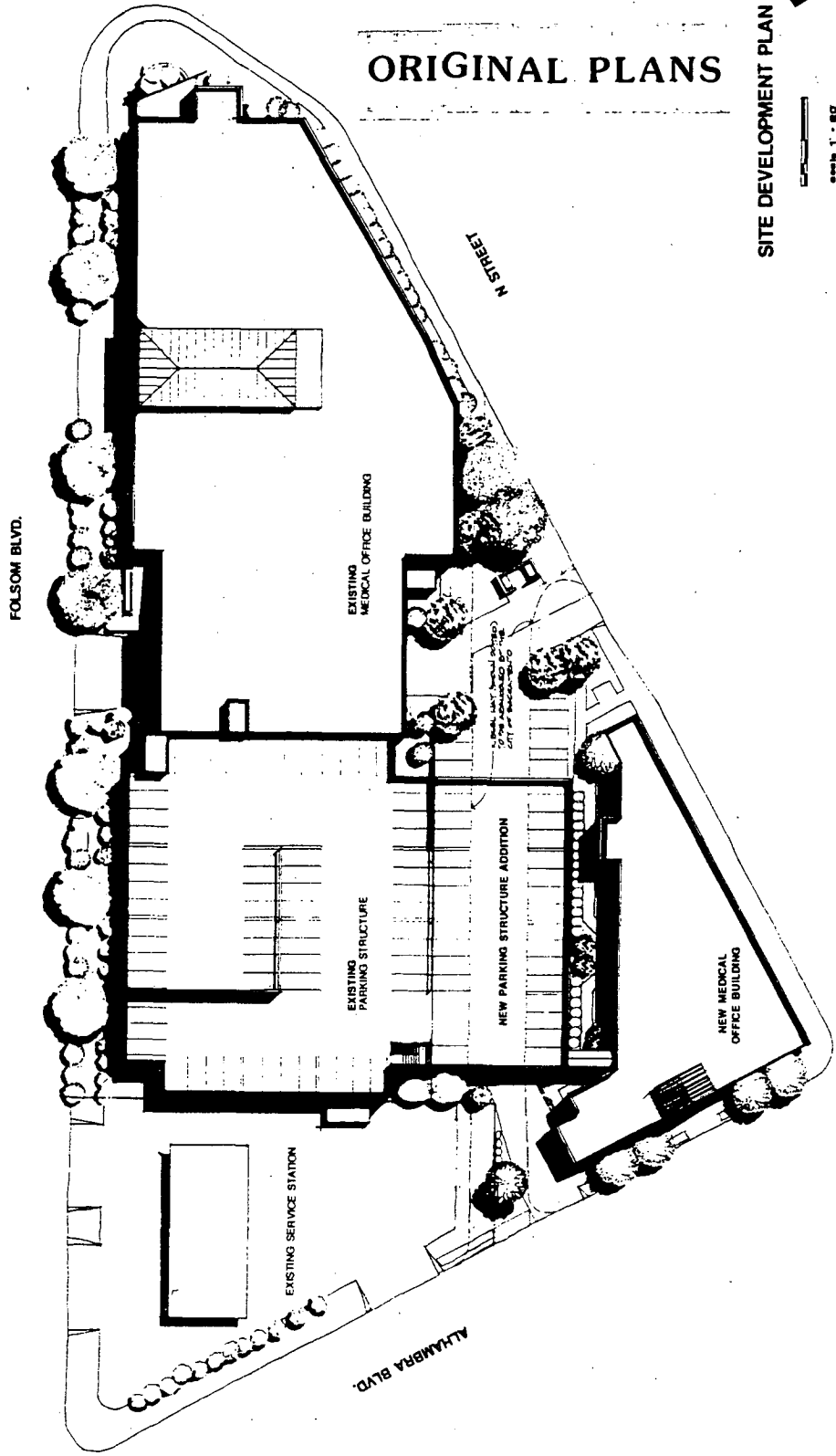
1-28-88

Item 9

SHEET NO. 1	DATE	11/2/88
	REVISION	1/22/87 2/6/87
SHEET TITLE		
ALHAMBRA MEDICAL OFFICE BUILDING		
1315 ALHAMBRA BLVD. SACRAMENTO, CALIFORNIA		
CONSULTANT		
JAMES R. LOEN ARCHITECT		
645 NORTHFIELD DRIVE, SACRAMENTO, CA. 95825 (916) 980-4811		

EXHIBIT F ORIGINAL PLANS

SITE DEVELOPMENT PLAN



001830

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Item 9

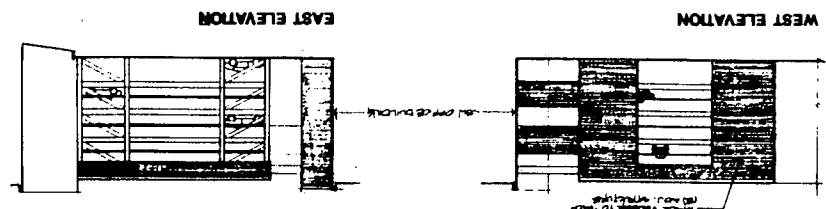
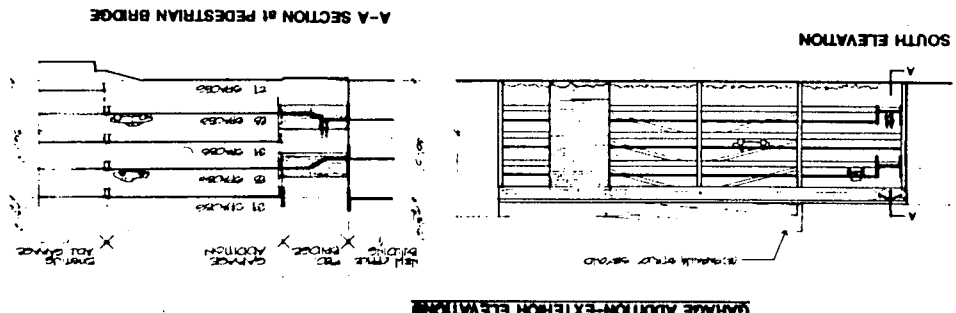
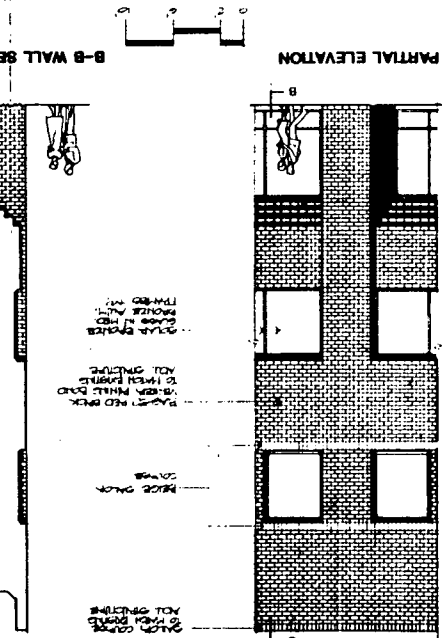
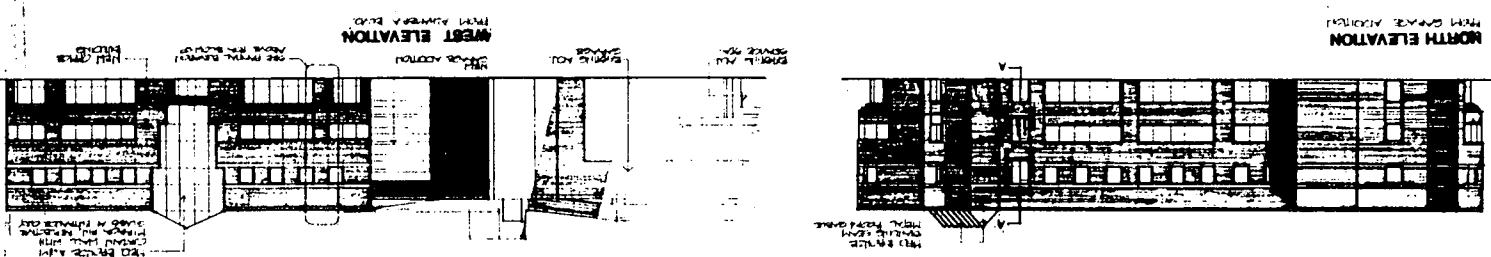
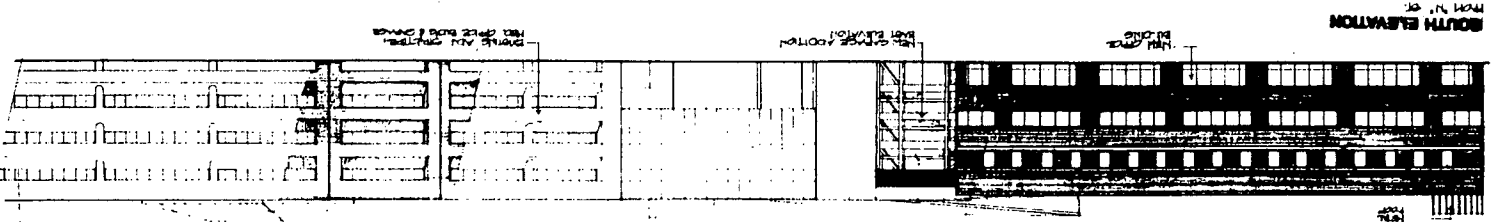
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ORIGINAL PLANS EXHIBIT H



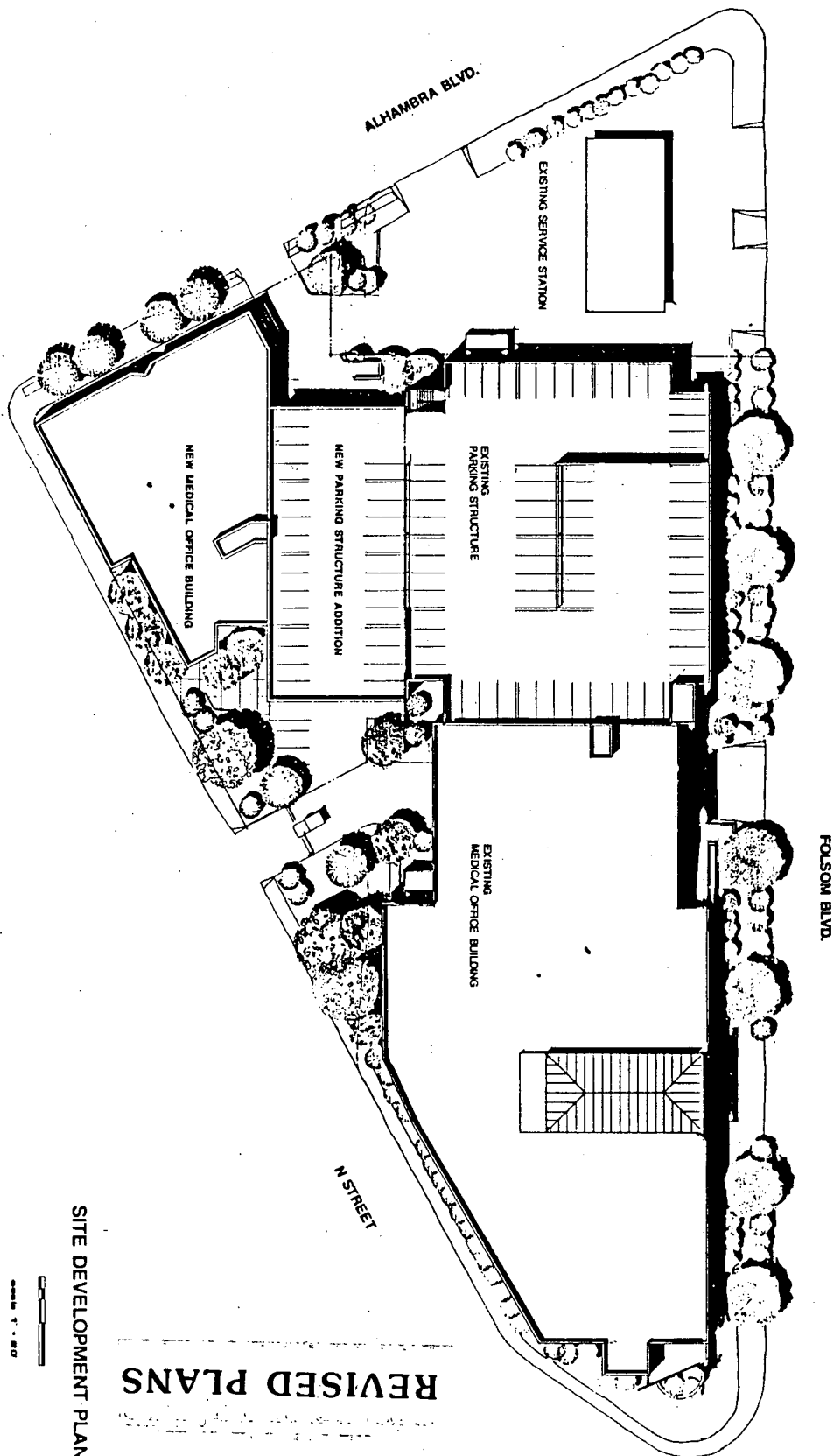
<p>DATE: 11/21/88</p> <p>REVISIONS: 1/8/87</p> <p>SHEET TITLE: ALHAMBRA MEDICAL OFFICE BUILDING</p> <p>3115 ALHAMBRA AVE., SACRAMENTO, CALIFORNIA</p>	<p>COMPILED BY: JAMES R. LOEN</p> <p>ARCHITECT</p> <p>348 MONTICELLO DRIVE, SACRAMENTO, CA 95822</p> <p>(916) 981-4711</p>
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114-188

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Item 9

001031



SITE DEVELOPMENT PLAN

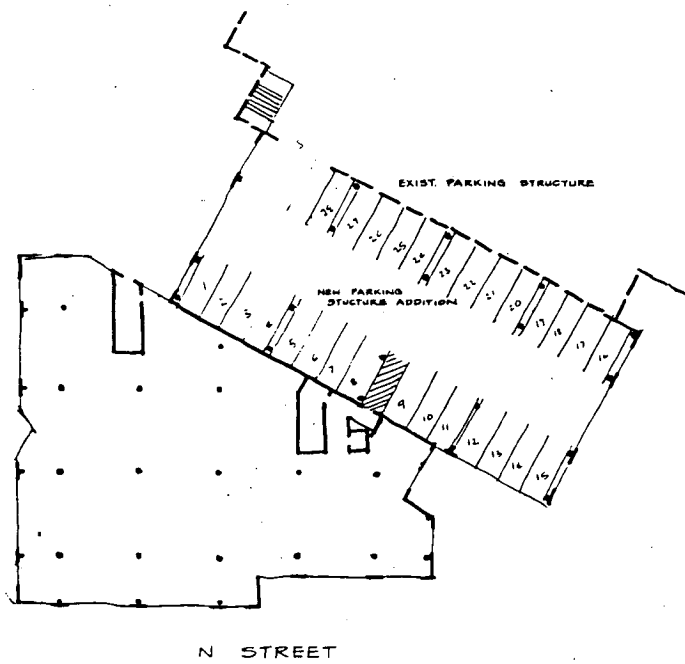
REVISED PLANS

EXHIBIT I

SHEET NO.	JOB	DATE	REVISIONS	SHEET TITLES	CONSULTANT	JAMES R. LOEN ARCHITECT
1		11/21/86	1/8/87 1/22/87 2/6/87 1/20/88	ALHAMBRA MEDICAL OFFICE BUILDING 1315 ALHAMBRA BLVD., SACRAMENTO, CALIFORNIA		848 NORTHFIELD DRIVE, SACRAMENTO CA. 95833 (916) 920-4811

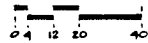
P87-471

1-28-88
ALHAMBRA



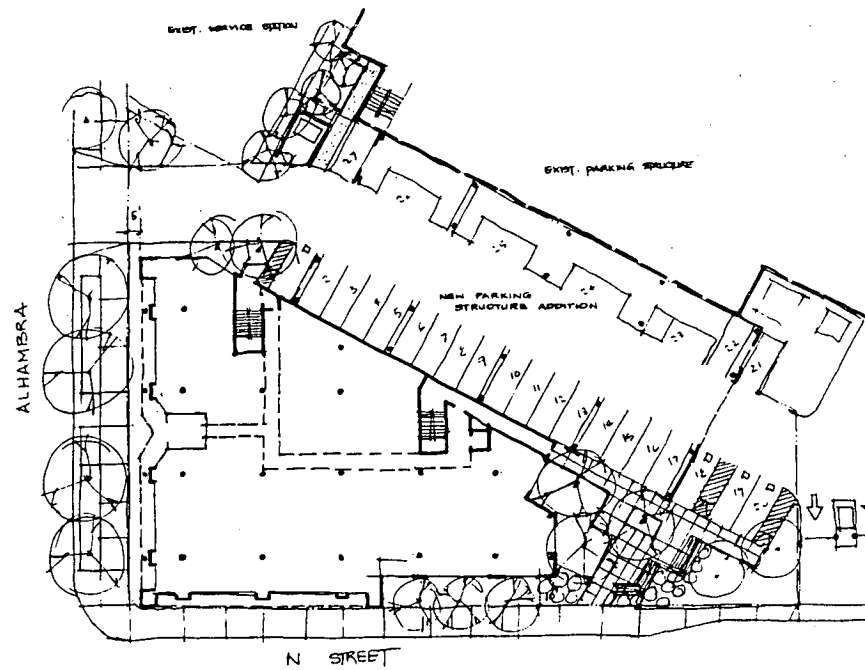
SECOND & THIRD FLOOR PLAN

SCALE 1/16"=1'-0"



Item 9

001832



FIRST FLOOR & SITE PLAN

SCALE 1/16"=1'-0"



PROJECT SUMMARY

AREA	
1st FLOOR	9213 sq. ft.
2nd FLOOR	10103 sq. ft.
3rd FLOOR	10103 sq. ft.
TOTAL	29419 sq. ft.

PARKING REQUIRED:	
4000 sq. ft. GEN.	
OFFICE SPACE AT	
400 sq. ft. PER SPACE = 10 spaces	
25419 sq. ft. MED.	
OFFICE SPACE AT	
200 sq. ft. PER SPACE = 128 spaces	
TOTAL REQUIRED	= 138 spaces

PARKING PROVIDED:	
GROUND LEVEL	= 27
2nd THRU 3rd LEVEL	
AT 28 SPACES EA	= 112
TOTAL PROVIDED:	= 139

REVISED PLANS EXHIBIT J

JAMES R. LOEN
ARCHITECT

948 NORTHFIELD DRIVE, SACRAMENTO CA. 95833
(916) 850-8111

CONSULTANT

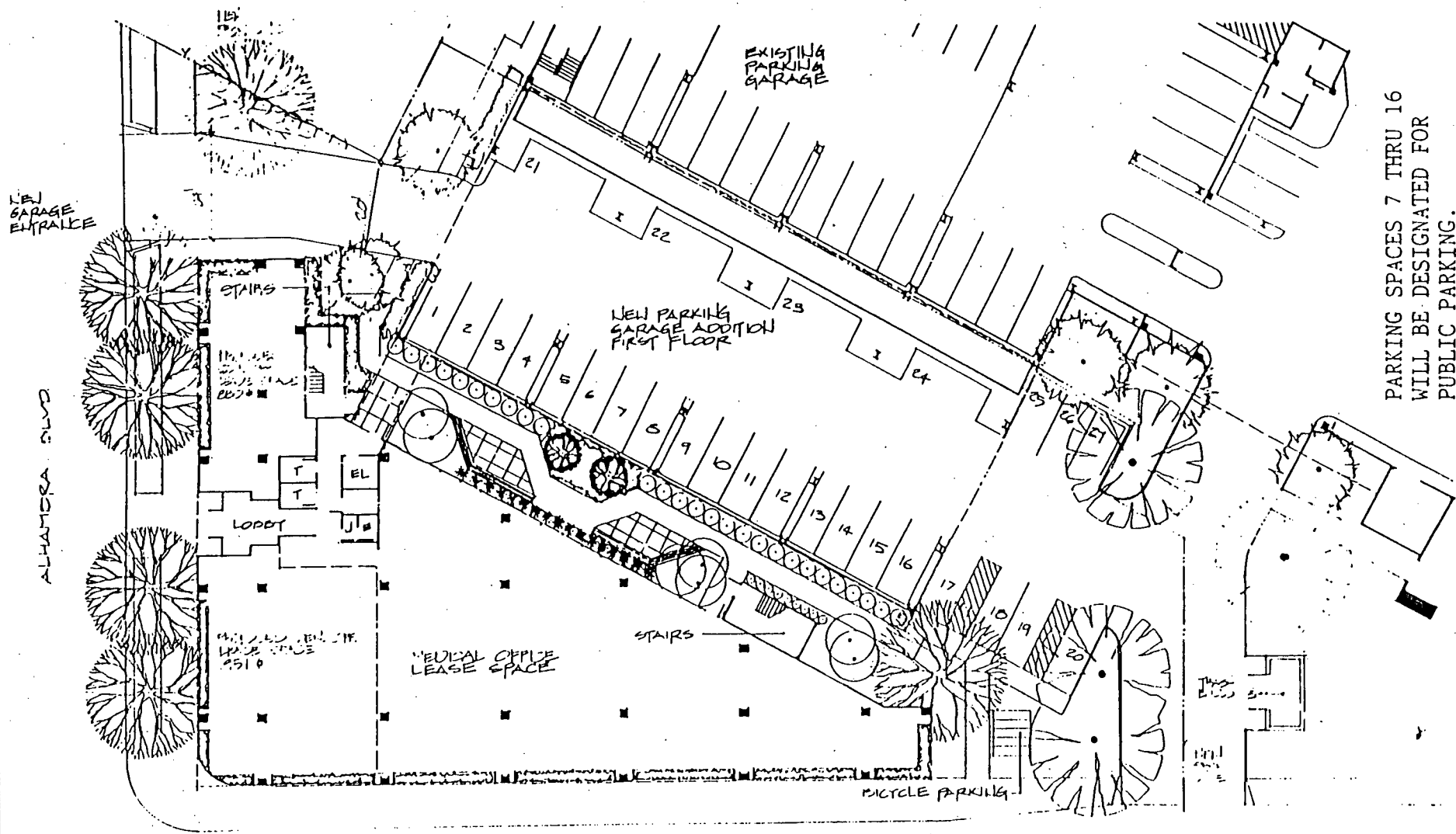
ALHAMBRA MEDICAL
OFFICE BUILDING
1315 ALHAMBRA BLVD.
SACRAMENTO, CALIFORNIA

SHEET TITLE

REVISIONS

DATE 1/20/88

SHEET NO. 2



PARKING SPACES 7 THRU 16
WILL BE DESIGNATED FOR
PUBLIC PARKING.

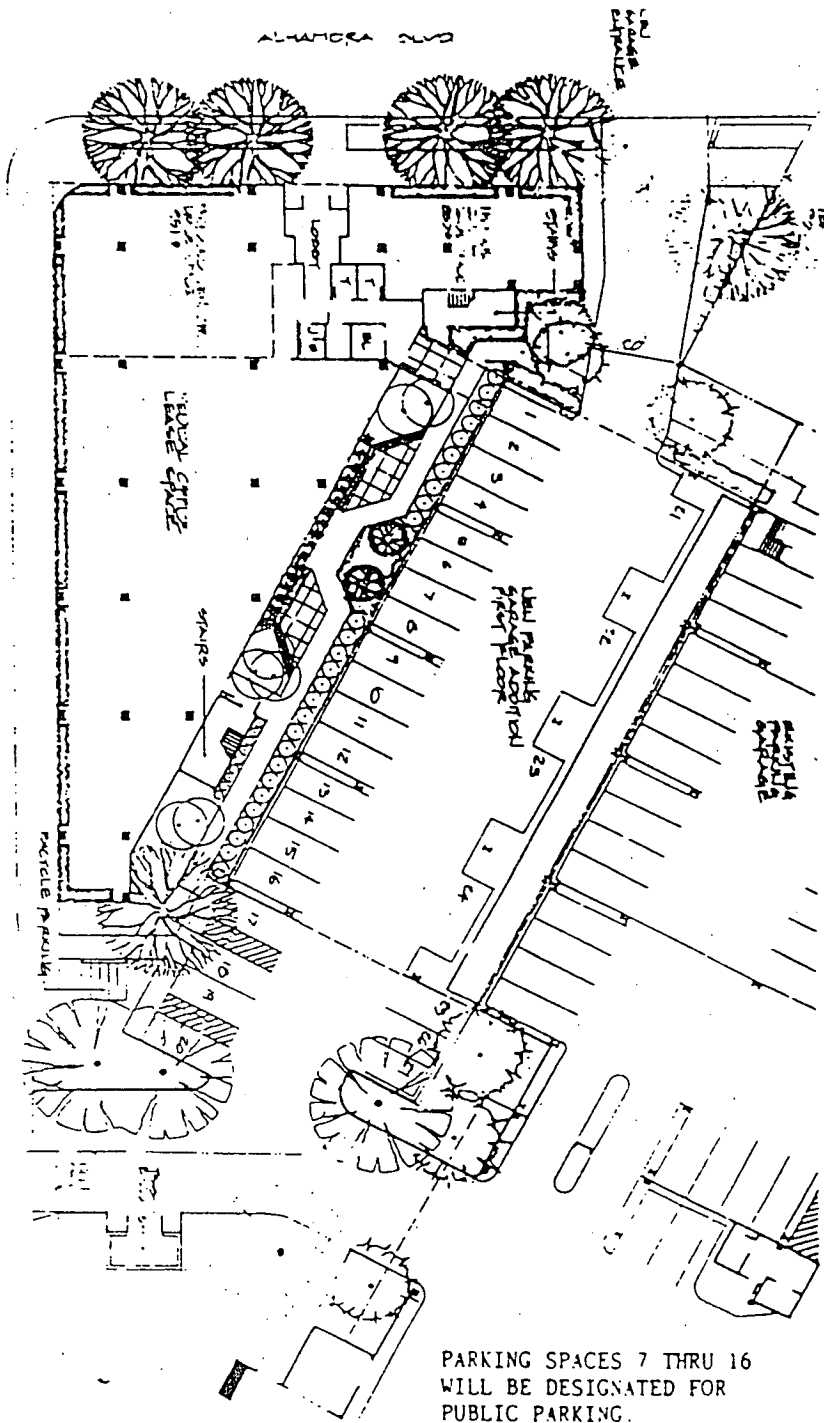
11 STREET
FIRST FLOOR and SITE PLAN
9,473 Sq.Ft. 0 5 10 20 40

001833

001034

11 SHEET
FIRST FLOOR and SITE PLAN
9,473 Sq. Ft.

0 5 10 20 40



BOOK PAGE
87 05 21 14 90

EXHIBIT A

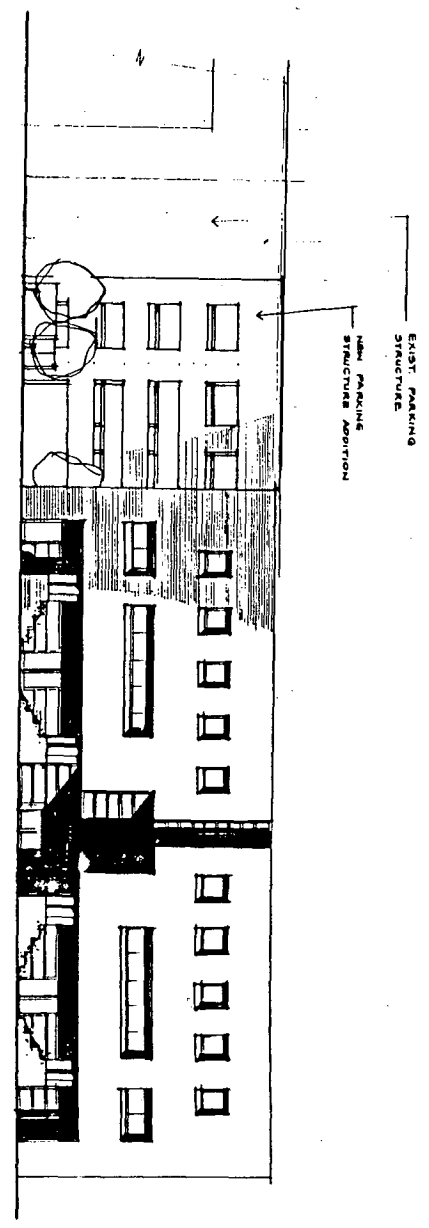
City Agreement No. 86069 - C

P87-471

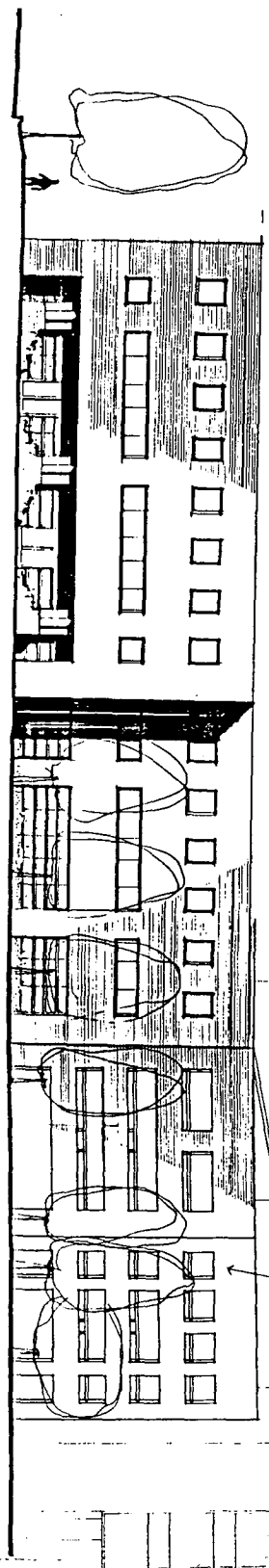
1-28-88

Item 9

001836



WEST ELEVATION (ALHAMBRA BLVD.)
SCALE 1/8"=1'-0"



EAST ELEVATION (N STREET)
SCALE 1/8"=1'-0"

REVISED PLANS
EXHIBIT K

SHEET NO.	JOB	DATE	REVISIONS	SHEET TITLE	ALHAMBRA MEDICAL OFFICE BUILDING 1315 ALHAMBRA BLVD., SACRAMENTO, CALIFORNIA	CONSULTANT	JAMES R. LOEN ARCHITECT 848 NORTHFIELD DRIVE, SACRAMENTO CA. 95823 (916) 820-4811
3		1/20/88					