

# CITY PLANNING COMMISSION

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

APPLICANT Arktegraf, Inc. 2929 K Street #310, Sacramento, CA 95816  
OWNER Thirtieth/S Project, 2929 K Street, #310, Sacramento, CA 95816  
PLANS BY Arktegraf, Inc. 2929 K Street #310, Sacramento, CA 95816  
FILING DATE 7/18/88 ENVIR. DET. Neg. Dec. REPORT BY PW:vf  
ASSESSOR'S PCL. NO. 010-0062-001; 010-0057-001

- APPLICATION:
1. Negative Declaration
  2. Special Permit to allow 100 percent office use in the C-4 zone.
  3. Variance to locate 27 required parking spaces off-site.

LOCATION: 1901 30th Street and block bounded by R, S, 29th and 30th Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 20,345 sq. ft., three story office building.

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: Vacant auto repair facility

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office; C-4	Front:	0'	5' min.
South: Commercial, Residential; C-4, R-0'	Side(Int):	0'	10'
East : Office; C-4	Side(St):	0'	5' min.
West : Freeway,; TC	Rear:	0'	10'

Parking Required: 51 spaces (20,345 sq. ft. at 1 space/400 sq. ft.)  
Parking Provided: 25 spaces on-site; 27 spaces off-site  
Property Dimensions: 80' x 160'  
Property Area: .29+ acres  
Square Footage of Building: 20,345 sq. ft.  
Height of Building: 42 ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Brick, glass  
Roof Material: Built up

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APPLC. NO. \_\_\_\_\_ MEETING DATE October 13, 1988 ITEM NO. 18

00677

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of .29+ acres in the Heavy Commercial (C-4) zone. Both the General Plan and the 1980 Central City Community Plan designate the site for heavy commercial uses. An existing vacant auto repair shop is located on the site. The auto shop will be demolished in order to develop the proposed office building. Surrounding land uses include a mix of commercial offices and some residential homes to the south along T Street. The area is characterized by a trend to predominately commercial and office uses taking advantage of Light Rail's close proximity.

B. Applicant's Proposal

The applicant proposes to develop a three story 20,345 sq. ft. office building on the subject site. The proposal includes parking for 24 spaces on-site and a request to locate 27 spaces off-site under the freeway. The on-site parking will be located on the 1st floor (grade) while the office space will be on the 2nd and 3rd floors.

C. Parking

The proposed project requires 51 parking spaces based on a 20,345 sq. ft. building at one space per 400 sq. ft. the site plan indicates 24 spaces on-site and 27 spaces provided off-site. The applicant originally proposed the off-site parking to be located under the freeway on the block between S and R Streets at the approved Farmers Market Station retail project. Because the Farmers Market Station is a retail project and the subject proposal is an office use; staff has suggested another location for the off-site parking. For the subject office proposal, staff recommends utilizing the approved parking structure located under the freeway on the block bounded by S and T Streets. This parking area is directly across 30th Street from the subject site and has been approved for off-site parking for the adjacent Farmers Market Plaza Office Complex (see Exhibit A). Staff's parking scenario would result in one off-site parking structure for primarily office users and another separate site for retail users. Separate parking sites based on specific users will result in a more efficient use of each structure and alleviate possible conflicts between all day office users and retail users that will be in and out frequently.

D. Setbacks/Landscaping

A minimum five foot setback is provided along S and 30th Streets. The building's curved design along the S and 30th Street frontages allows for an overall appearance of a much greater setback than the minimum

five foot provided. A five foot planter strip runs along the entire length of the curved section adjacent to the building. A large triangular planter is located at the S and 30th Street intersection with a walkway running along the curved planter. No detailed landscape plan was submitted with the proposal. Staff recommends shrubs for the five foot planters adjacent to the building and both shrubs and large trees for the larger triangular planter. A 10 foot setback is provided along the alley in the rear and along the site's eastern boundary. The site plan indicates 10 ft. planters with nine large trees proposed for the eastern side of the building. These planters are divided by two stairwells leading down to the subterranean parking. The trash enclosure is located in the rear setback adjacent to the alley. Staff recommends the applicant submit a detailed landscape plan to the Planning Director for review and approval prior to issuance of building permits.

E. Building Design/Use

The office structure is proposed to be 42+ feet high (three stories) and be constructed of brick and glass. Gross building area office use proposed is 20,345 sq. ft. No exterior building colors have been indicated but samples will be submitted. The predominant architectural feature of the building's design is a curvilinear building wall along 30th and S Streets. The design of this building facade lends architectural interest to the overall building and reduces the effect of the building's mass on the site plan.

The project will exceed the 25 percent office use allowed in the C-4 zone. The 100 percent office use is compatible with the surrounding area which is predominantly office and commercial uses. The Commission has approved 100 percent office use on surrounding sites in the C-4 zone.

H. Design Review

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

I. 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 sign permits.

J. Agency Comments

The proposed project was reviewed by the City's Traffic Engineer and Engineering Divisions, Sacramento Regional Transit, Child Care Coordinator, and the Old City Association. The following comments were received:

Traffic Engineering/Engineering

1. Standard improvements (curbs, gutters, sidewalks, street lights, alley improvements) shall be to city standards at time of building permit and may need to be upgraded.
2. Sewer in alley may need to be replaced to the satisfaction of the City Sewer and flood Control Division. Many sewers in the downtown area are deteriorating and in need of replacement. Staff notes that these requirements will be part of the building permit review process.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed, will not have a significant impact on 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 to allow 100 percent office use in the C-4 zone subject to conditions and based upon findings of fact which follow.
- C. Approve the variance to locate 27 required parking spaces off-site with conditions and based upon findings of fact which follow.

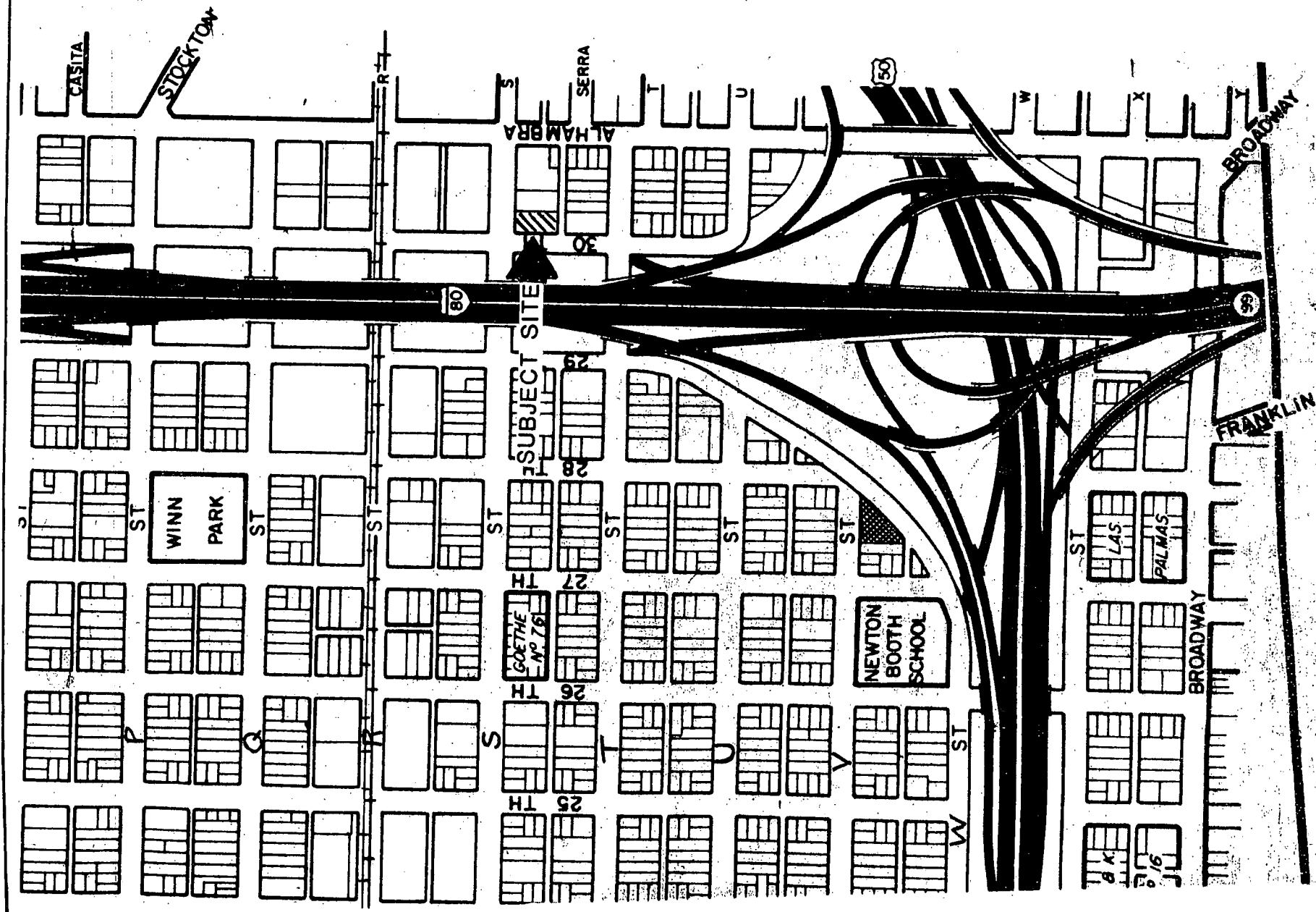
Conditions - Special Permit/Variance

1. The required 27 off-site parking spaces shall be located in the proposed parking structure under the freeway on the block bounded by 29th, 30th, S and T Streets.

2. The applicant shall submit detailed landscape plans to the Planning Director for review and approval prior to issuance of building permits.
3. A complete sign program shall be submitted for review and approval by planning staff prior to issuance of building permits.
4. The applicant shall submit complete development plans to the Design Review Board for review and approval prior to issuance of building permits.
5. The applicant shall record on the deed that 27 parking spaces are required to be located off-site on the block bounded by S. T, 29th and 30th streets. A copy of the recordation shall be submitted to staff.

Findings of Fact

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 a mix of office, commercial, residential 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 will provide adequate parking, landscaping, setbacks, and is in close proximity to Light Rail.
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 are allowed in the C-4 zone.
5. The proposed project is consistent with the General Plan and the 1980 Central City Community Plan in that the proposed building conforms with the plan designation.



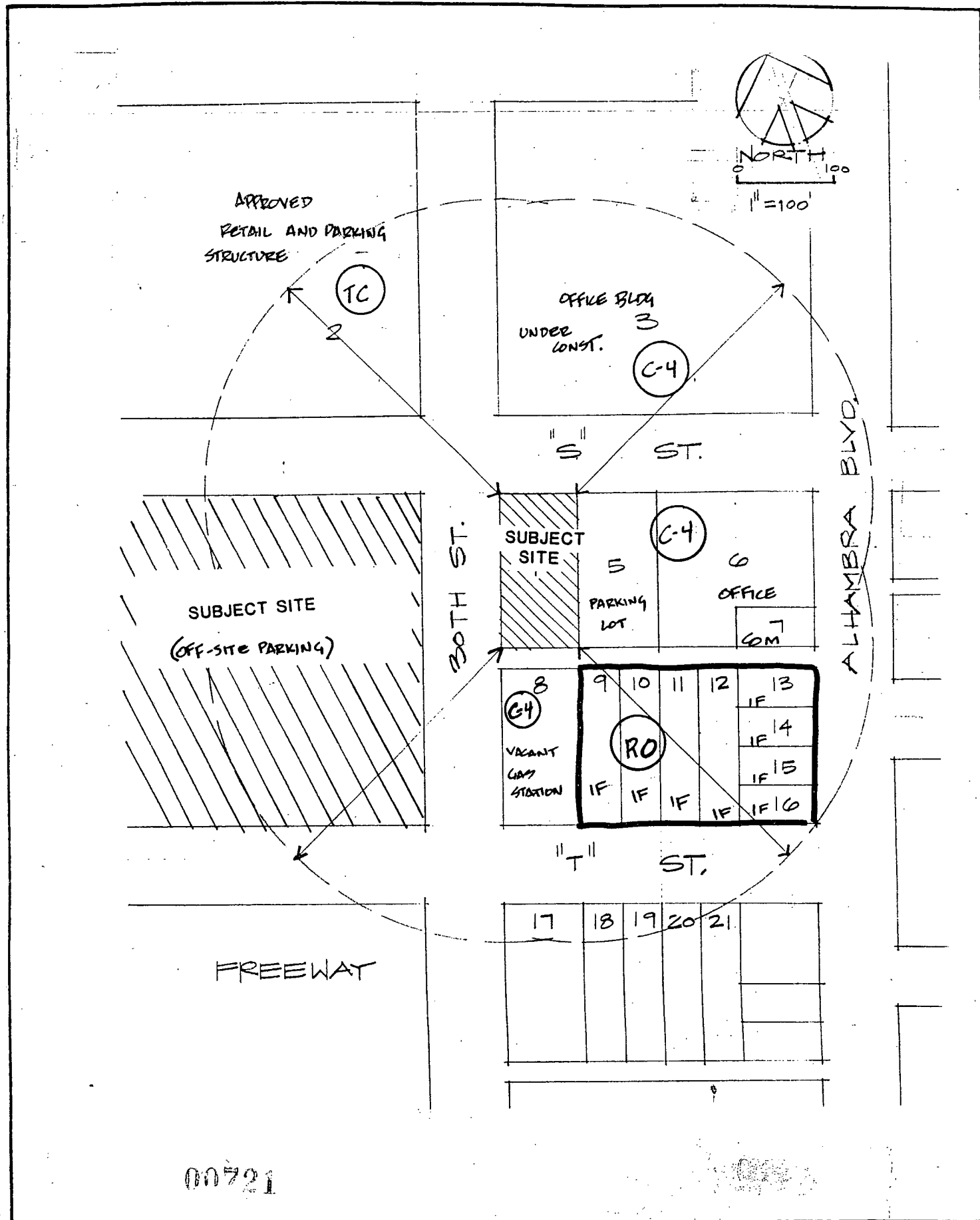
VICINITY MAP

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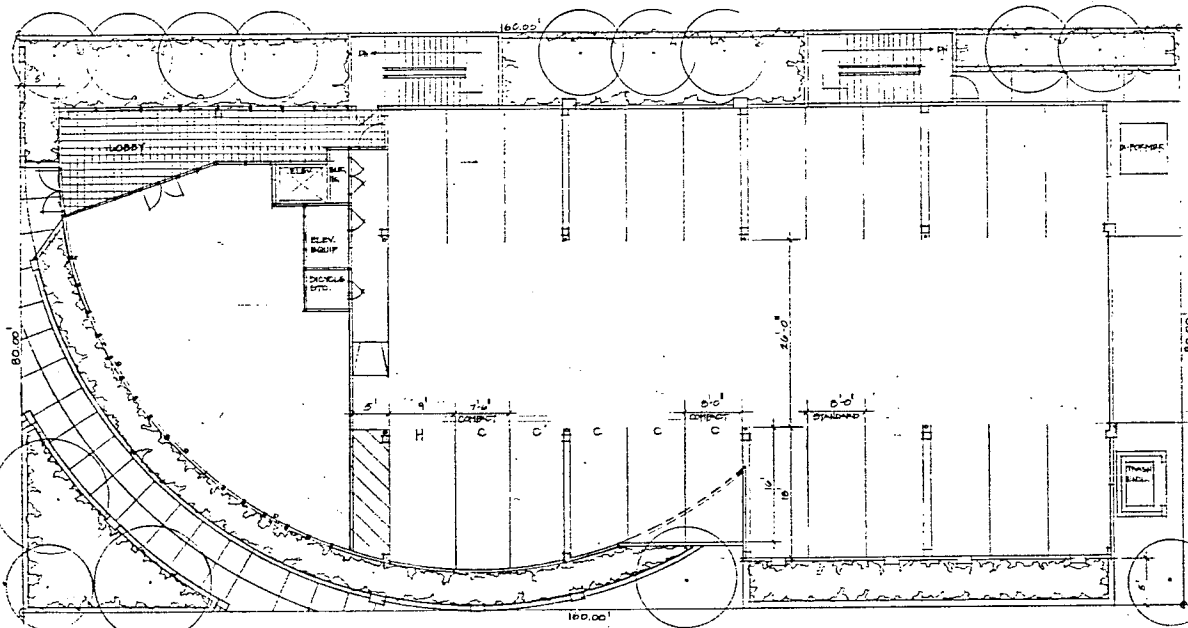
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## LAND USE & ZONING MAP

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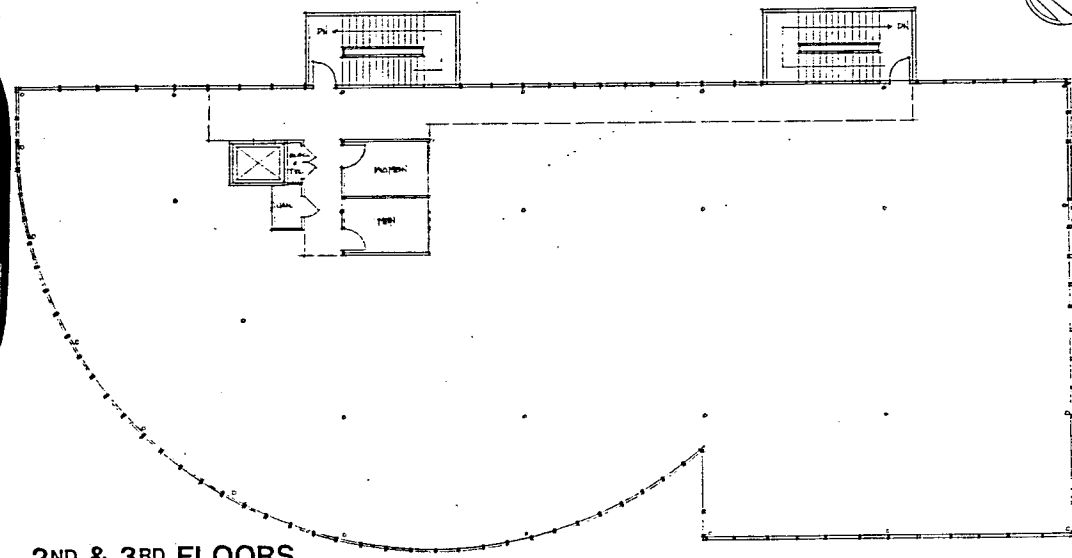


**SITE PLAN & 1ST FLOOR**

SCALE: 1/8" = 1'-0"  
 2339 SQ. FT. GROSS  
 1377 SQ. FT. NET LEASABLE

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**2ND & 3RD FLOORS**

SCALE: 1/8" = 1'-0"  
 2002 SQ. FT. GROSS  
 1221 SQ. FT. NET LEASABLE

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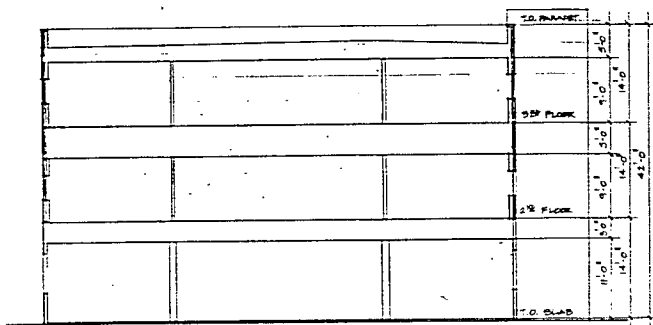
A.P.N. 8010-0047-001-0000

**SITE STATISTICS:**  
 Address: 3000 S Street  
 Sacramento, CA  
 Zone: C-4  
 Total Area of Site: 12,800 Sq. Ft.

**BUILDING STATISTICS:**  
 Building Code: 1985 U.B.C.  
 Building Occupancy: General Office (B-2), Office Parking Garage (B-1)  
 Construction Type: VIB  
 Basic Allowable Building Area: 8,000 SQ. FT.  
 Separation on Two Sides: 2 1/2  
 Reinforced Building: 1 2  
 3 Story Building: 2  
 Total Allowable Building Area: 48,000 Sq. Ft.  
 Gross Building Area: 20,345 Sq. Ft.  
 NET Leasable Building Area: 14,731 Sq. Ft.  
 Efficiency = 82.23%

Total Parking Required = 31 spaces (20,345 Sq. Ft. @ 1 space/600 Sq. Ft.)  
 Compact Spaces Allowed = 7 spaces (23 spaces @ 30%)  
 Handicap Provided On Site = 4 spaces  
 Parking Provided Off Site = 24 spaces  
 Standards = 18 spaces  
 Compact = 3 spaces  
 Handicap = 1 space  
 Parking Provided Off Site = 27 spaces  
 Bicycle Parking Required = 3 spaces (1 space/10 auto spaces) Class 1.  
 Bicycle Parking Provided = 3 spaces Class 1.

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**BUILDING SECTION**

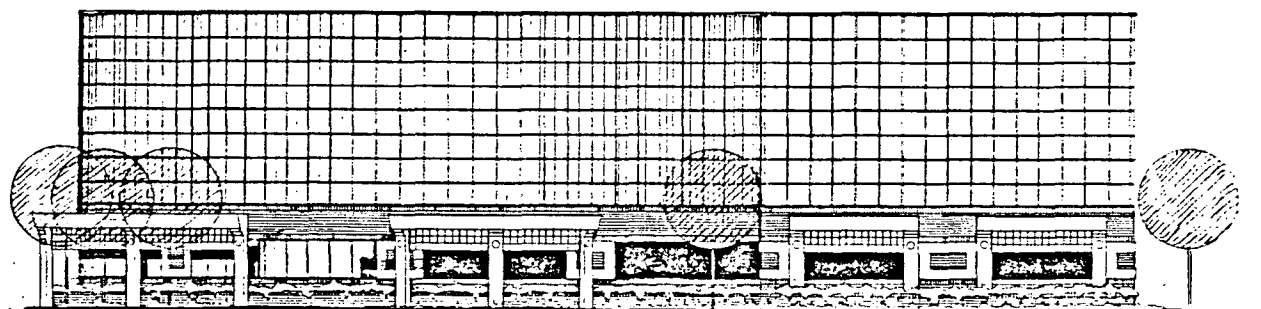
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ARKTEGRAE

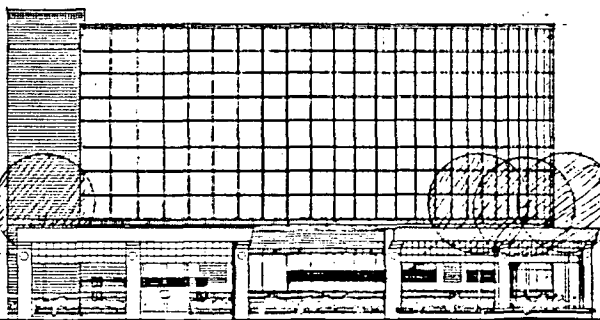
Project  
**30TH & S STREET OFFICE BUILDING**  
 1901 30TH STREET  
 SACRAMENTO, CA

**SITE PLAN**

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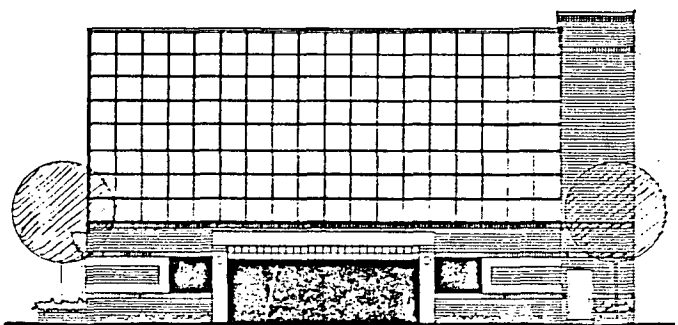
WEST  
SCALE: 1/8" = 1'-0"



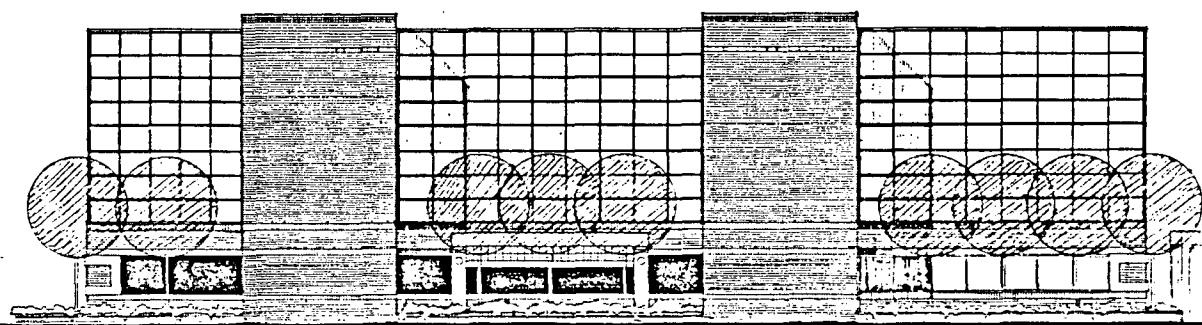
NORTH  
SCALE: 1/8" = 1'-0"

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SOUTH  
SCALE: 1/2" = 1'-0"



EAST  
SCALE: 1/8" = 1'-0"

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ARKTEGRAF

Project: 30TH & S OFFICE BUILDING  
1901 30TH STREET  
SACRAMENTO, CA

ELEVATIONS

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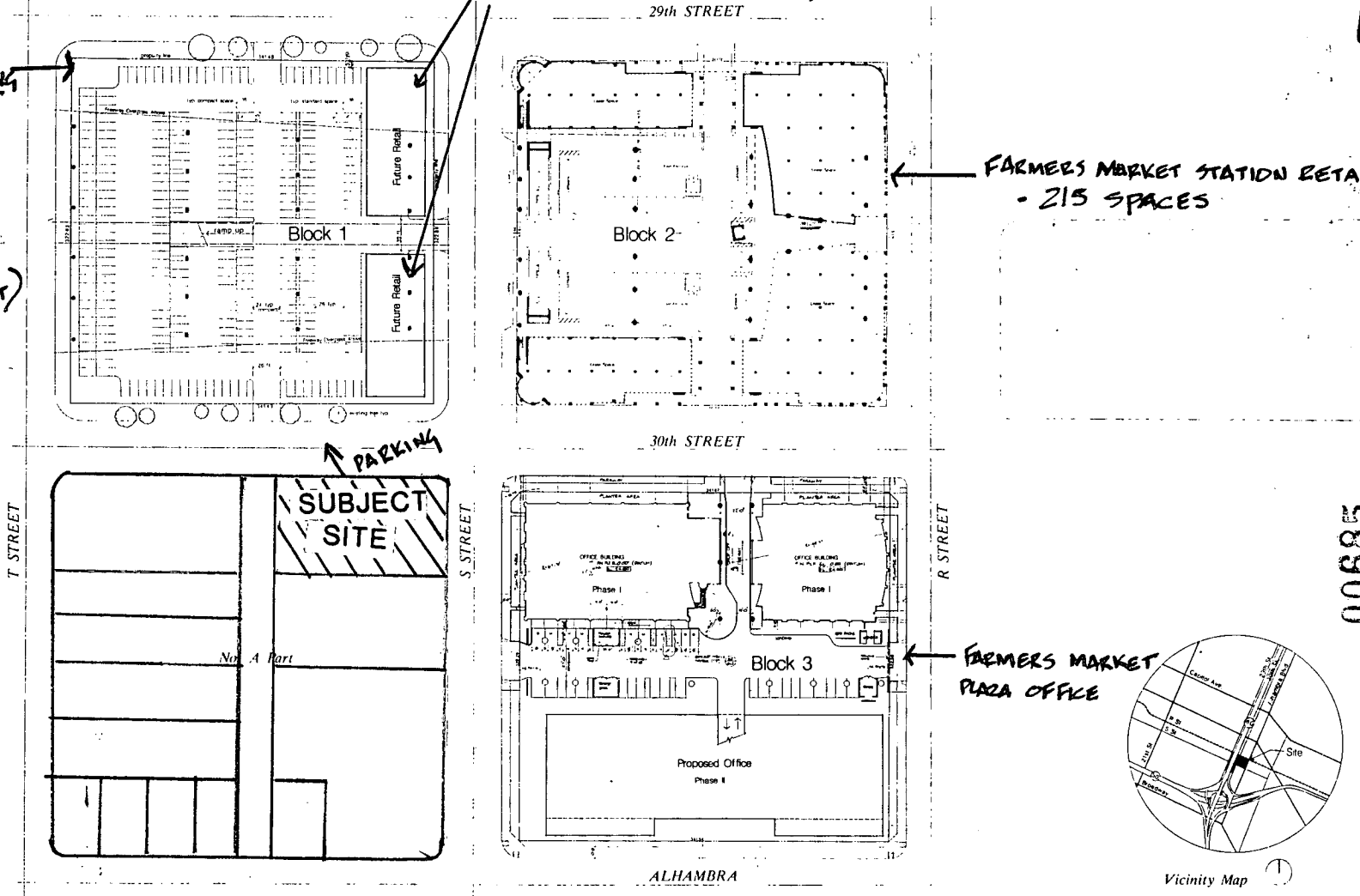
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FUTURE RETAIL WILL REQUIRE ADDITIONAL PARKING

- PROPOSED PARKING**
- 525 SPACES (FARMERS MKT)
  - 27 SPACES (30TH & S PROPOSED PROJECT)

FARMERS MARKET STATION RETAIL - 215 SPACES

FARMERS MARKET PLAZA OFFICE



Proposed Parking Plan

58800

EXHIBIT A

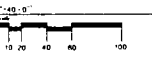
The Farmers' Market Plaza Phase II  
R Street at Alhambra Sacramento, California

Sacramento, California  
Developed by Separovich & Donich

Leason Pomeroy Associates

Master Plan

Wilson Center  
3780 Wilshire Blvd., Suite 300  
Los Angeles, CA 90010



88057.10  
15 July 1988

UNPLANNED DEVELOPMENT & SUBMIT TO  
APPLICABLE GOVERNMENT AGENCIES  
FOR REVIEW AND APPROVAL. THIS PLAN IS NOT TO BE USED FOR  
ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF  
LEASON POMEROY ASSOCIATES.