



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

**PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
TO FARMER'S MARKET OFFICE PLAZA PHASE II (P88-310)**

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

APN: 010-0061-003

ZONE: C-4

BACKGROUND INFORMATION: On September 22, 1988, the Planning Commission approved the necessary entitlements to construct a 95,000 square foot office building on the subject site (P88-310). The Zoning Ordinance allows the Planning Director the authority to approve changes to previously approved projects if such do not amount to substantial deviations from the plans submitted to the Planning Commission. The subject change to the proposed project amounts to an increase in gross floor area which is less than ten percent of the gross floor area approved by the Planning Commission. This change does not amount to a substantial deviation.

PROJECT PROPOSAL: The applicant has stated that since the approval by the Planning Commission on September 22, 1988, that the tenant, Cal-Trans has estimated a need for additional square footage of office and storage space (see exhibit A). The applicant is proposing to increase the square footage by 9,395 feet, less than 10% of the Phase II building square footage, and only 3.5% of the total Farmer's Market Office Plaza square footage.

In order to accommodate the increase, the building's elevations will require minor revisions. The expansion occurs primarily on the west side of the building by pushing out the walls and on the south side where an additional floor will be added. The revised elevations were reviewed by Design Review Staff and found to be acceptable.

PROJECT EVALUATION: Staff has no objections to the applicant's proposal. The proposed expansion represents a minor revision to the Phase II building as well as the overall project. The minor expansion will also require the relocation

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of 149 parking spaces to the off-site parking garage proposed by the same applicant. This off-site parking variance is scheduled for Planning Commission approval on June 8, 1989. Moving of the cars to the garage under the I-80 Freeway will allow additional driveway space between the two office buildings. The square footage increase should not adversely impact the area in that the additional required parking will be provided and the changes in the building design will not be significant.

RECOMMENDATION: Staff recommends that the Special Permit Modification be approved subject to the following conditions:

1. The applicant shall participate in the funding of fair share costs of mitigation measures identified in the Alhambra Corridor EIR (see exhibit B).
2. The applicant shall adhere to all applicable conditions of the original approval as listed in P88-310.
3. All necessary building permits shall be obtained.
4. The applicant shall be subject to the City's Transportation Systems Management Ordinance.
5. The applicant shall be subject to the requirements of the City's Housing Trust Fund Ordinance.

Report Prepared by:

Price Walker
Price Walker, Associate Planner

6/13/89
Date

RECOMMENDATION APPROVED BY:

Marty Van Duyn
Marty Van Duyn, Planning Director

6/15/89
Date

MVD:PW:ob

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