

CITY PLANNING COMMISSION

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

APPLICANT George Separovich, 2929 K Street, #300, Sacramento, CA 95816
OWNER Farmer's Market Project, 2929 K Street, #300, Sacramento, CA 95816
PLANS BY Vietello & Associates, 1931 H Street, Sacramento, CA 95814
FILING DATE 4/27/89 **ENVIR. DET.** N.D. 5/25/89 **REPORT BY** PW:kir
ASSESSOR'S PCL. NO. 010-0061-001, 002; 010-0058-001

APPLICATION:

- A. Negative Declaration
- B. Variance to increase the off-site parking from 519 to 668 parking spaces for the Farmer's Market Office Complex on 2.53 partially developed acres in the heavy commercial (C-4) zone

LOCATION: Blocks bounded by 29th, R, and S Streets and Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to complete construction of an office building

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Office
1980 Central City Community
Plan Designation: Heavy Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Office building under construction

Surrounding Land Use and Zoning:

North: Swimming Pool Supply; C-4
South: Food Co-Op, Vacant Lot; C-4
East: Commercial Distribution; M-1
West: Freeway, Parking Lot; TC

Parking Required: 701 spaces
Parking Provided: 33 spaces on site; 699 spaces off-site in proposed garage;
Total provided: 732 spaces
Property Dimensions: 341' x 322'
Property Area: 2.53+ acres
Square Footage of Building: 104,000 sq. ft.

BACKGROUND INFORMATION: On September 22, 1988, the Planning Commission approved the necessary entitlements to develop a 92,200 square foot office building on the subject site and a 519 space parking garage on the adjacent block. The project required a variance to locate the 519 required parking spaces off-site in the proposed garage (P88-310).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site totals 2.53+ acres and is located 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. A 176,400 square foot office building is located on the western half of the site and a 104,000 square foot office building under construction is on the eastern half. Surrounding land uses include a mix of commercial and office businesses.

B. Applicant's Proposal

The applicant is proposing to increase the amount of off-site parking for the Farmer's Market Plaza Office Project. The proposal calls for an increase from 519 spaces to 668 spaces to be located off-site in the adjacent proposed garage. The basis for this request is a proposed increase in the Phase 2 office building and modifications to the original approval (P88-310) to accommodate the tenant needs. The new proposal includes eliminating future retail and day-care developments on the adjacent parking garage site; relocating the day-care center to the office building site; a minor increase to the size of the office building, and transferring all but 33 parking spaces from the office site to the parking garage. The minor increase in the office building square footage is being processed with a Planning Director's Special Permit modification.

C. Staff Evaluation

The applicant's proposal involves increasing the number of parking spaces in the proposed parking garage from 519 spaces to 699 spaces. The increase to the parking garage is needed because of modifications to the Phase 2 office building which includes the elimination of subterranean parking, addition of a day-care center, and minor increase in office square footage. The following is the revised parking tabulations for the Farmer's Market Plaza Office development.

		Parking Required at 1:400	Parking <u>Provided</u>
Phase 1: Existing Building	176,400 sq. ft.	441	
Phase 2: Proposed Building	<u>104,000</u> sq. ft.	<u>260</u>	33 on-site
Total	280,400 sq. ft.	701 Spaces	<u>699</u> off-site 732 spaces
		Total Spaces Required	701
		Total Spaces Provided	732

Planning staff has no objections to the applicant's request. The tenant of the office building, Cal-Trans, has indicated a need for additional space to meet their specific internal configuration requirements. The applicant has entered into a long-term lease with Cal-Trans that guarantees both occupancy of the office buildings, but also ties in the accompanying parking garage for the Cal-Trans employees. The proposed parking garage is currently undergoing plan check in the Building Division which signifies that construction on the garage is about to begin. The loss of the on-site parking should not have a significant impact in that the garage is across the street and designated strictly for the use of Cal-Trans employees.

The original approval included a day-care center located on the garage site. The revised proposal relocates the day-care center to the office site which Planning staff finds to be a more appropriate location. The applicant has indicated to staff that a child care provider has been secured and will be leasing ground floor space in the Phase 2 building upon completion of the project.

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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

1. The applicant shall design the parking garage to maximize wall openings on all sides to facilitate natural ventilation of the parking garage. This design will include space reserved for a mechanical ventilation system.
2. The applicant shall contract through the City of Sacramento Environmental Planning section to provide a winter-period on-site air quality study to determine actual carbon monoxide levels inside and outside the garage.
3. If the results of the air quality study indicate that further or additional mechanical ventilation is required, such a system shall be designed for the appropriate levels of the garage to eliminate any air quality problems attributed in part to the garage.
4. The air quality study must be completed and accepted by the City of Sacramento and the mechanical ventilation system in place and functioning prior to any certificate of occupancy for the second office building. The air quality study shall include discussion of a transportation management plan, but will not be accepted as a replacement for the plan.
5. The applicant shall participate on a "fair share" basis in the cost of funding mitigation measures as identified in the 29th Street/Alhambra Corridor Study Area Program EIR and as adopted by the City Council.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Approve the Variance to increase the off-site parking from 519 to 668 parking spaces for the Farmer's Market Office Complex subject to conditions and based upon findings of fact which follow.

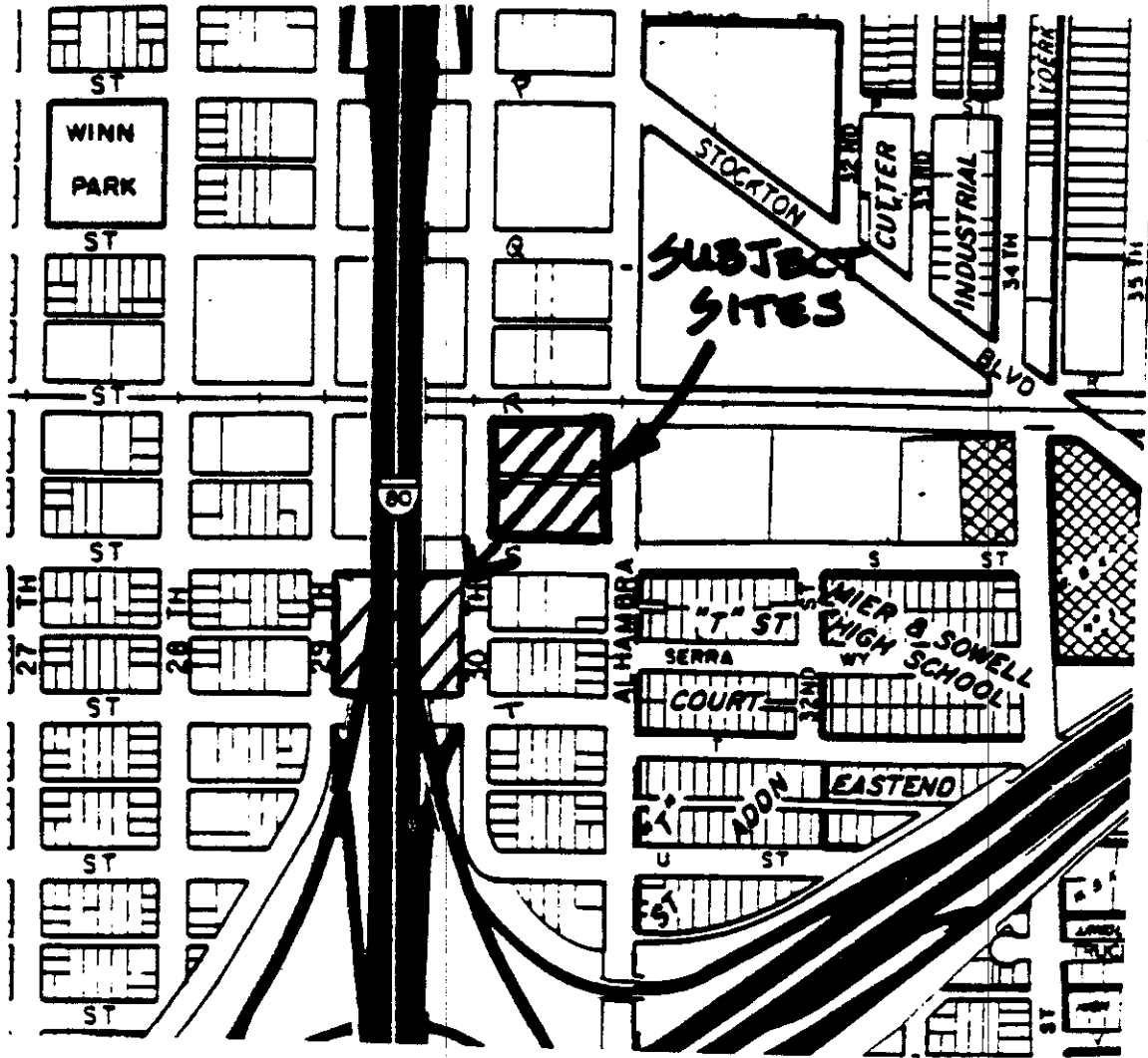
Conditions

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Findings of Fact

1. The project, as conditioned, will not be injurious to the public welfare, nor to property in the vicinity in that the parking garage provides adequate parking within close proximity to the proposed office complex.
2. Granting the variance does not constitute a special privilege extended an individual property owner in that similar off-site parking variances have been granted for similar uses.
3. The variance is not a use variance in that office buildings and parking garages are allowed in the C-4 and TC zones with a special permit.
4. The proposed project is consistent with the General Plan and 1980 Central City Plan in that the proposed office building and parking garage conforms to the plan designations.

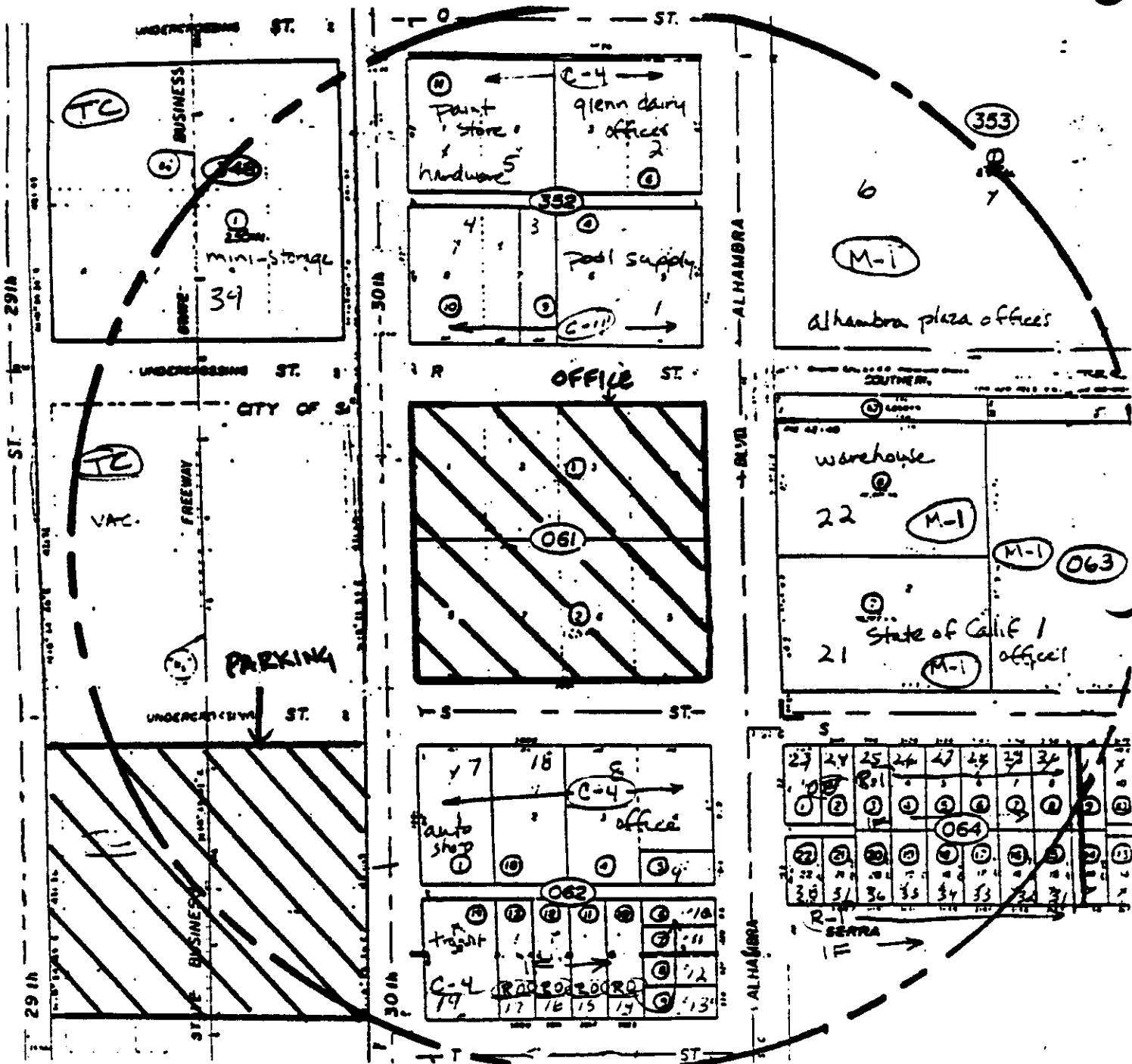


VICINITY MAP

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6/8/89

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LAND USE & ZONING MAP

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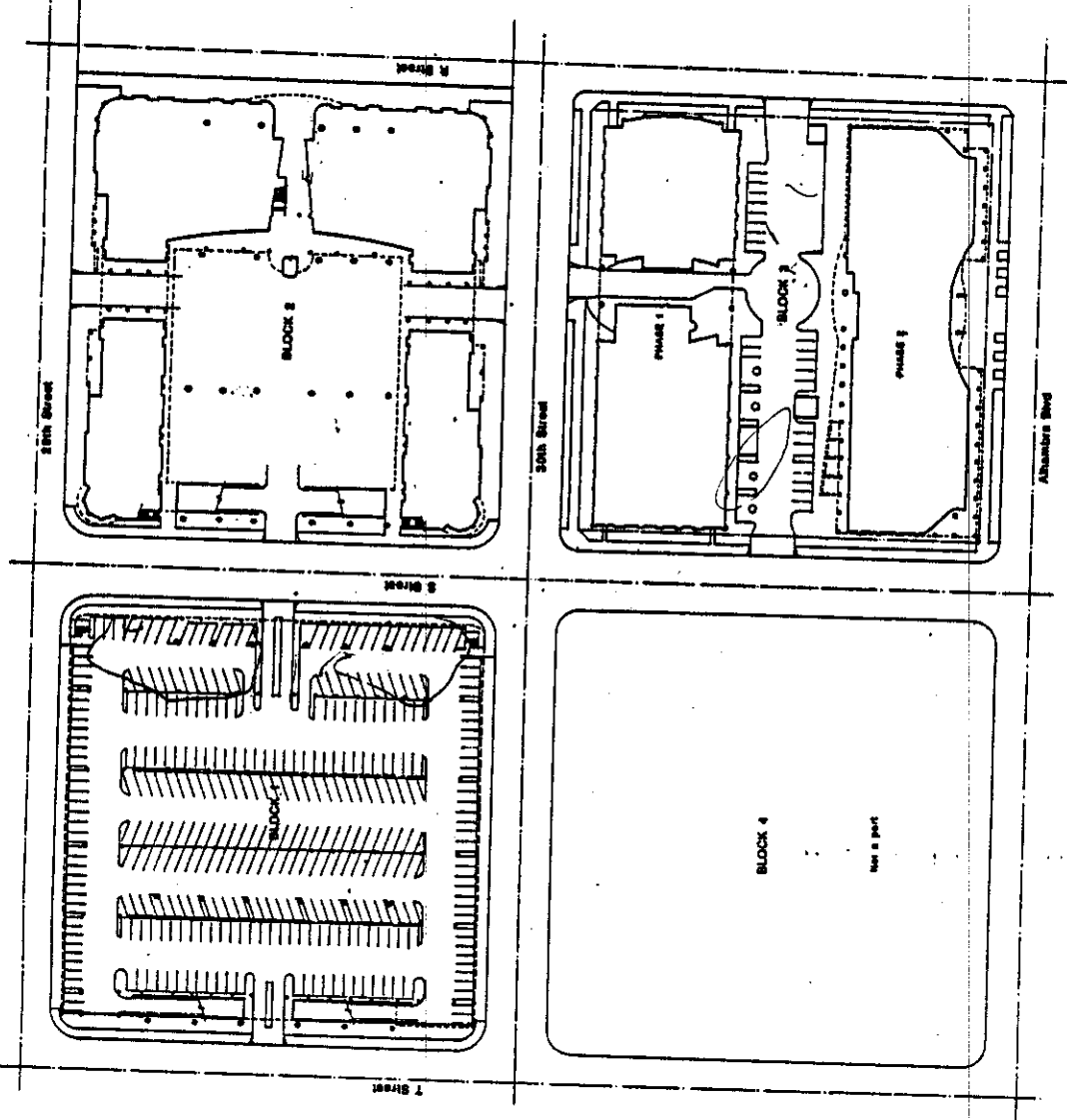
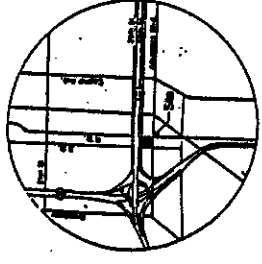
item

1. All work shall be in accordance with the City of Sacramento, California, and the State of California, and all applicable laws, codes, ordinances, rules, regulations, and standards.
 2. The contractor shall be responsible for obtaining all necessary permits and licenses from the appropriate authorities.
 3. The contractor shall be responsible for maintaining access to all existing utilities and structures on the site.
 4. The contractor shall be responsible for protecting all existing trees and vegetation on the site.
 5. The contractor shall be responsible for maintaining the site in a safe and secure condition at all times.
 6. The contractor shall be responsible for maintaining the site in a clean and orderly condition at all times.
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FARMERS
 MARKET
 COMPLEX
 SACRAMENTO,
 CALIFORNIA

MASTER SITE PLAN

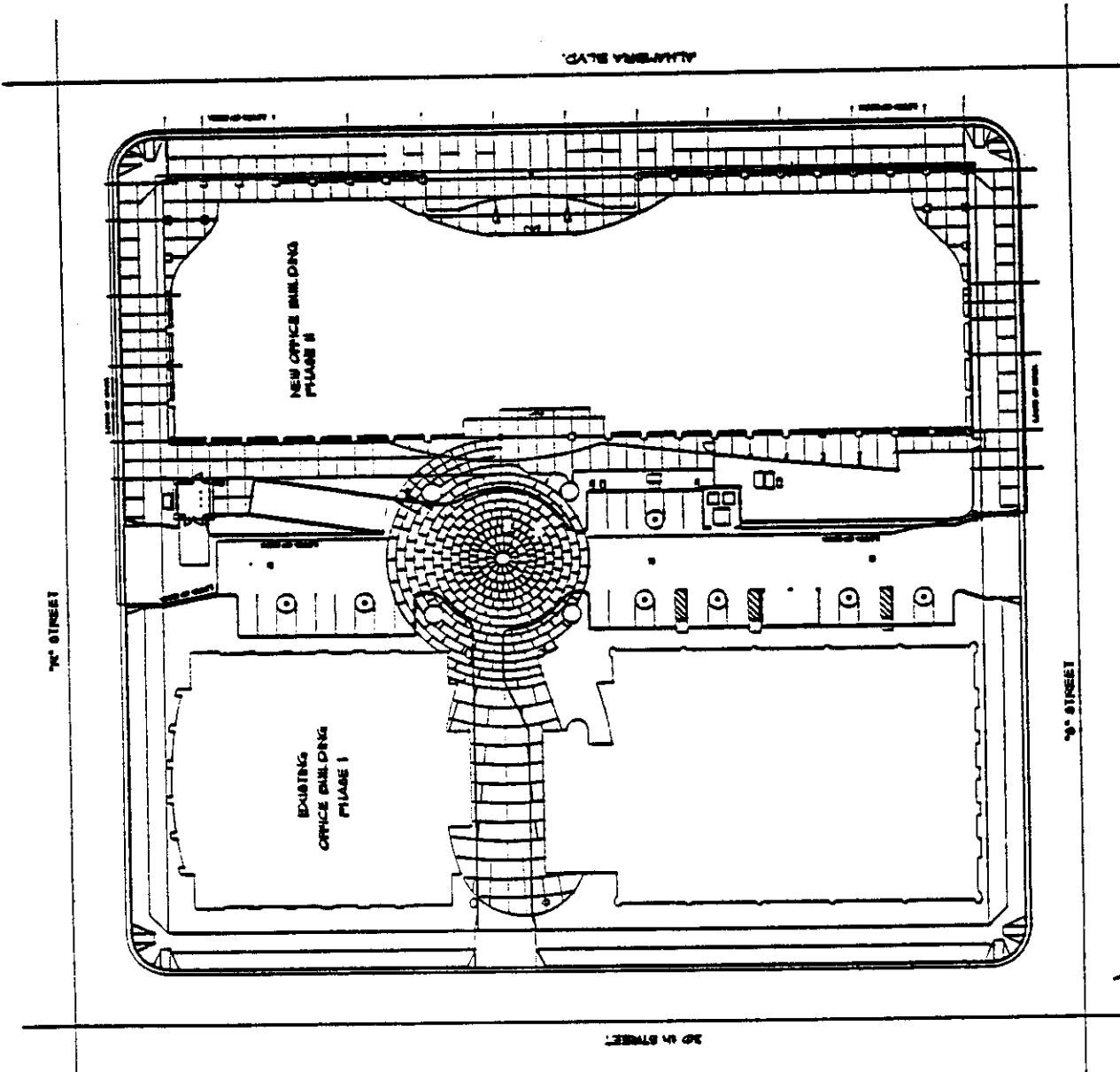
Block	Single level parking	Existing parking	Existing parking to be removed	Total
BLOCK 1	0	0	0	0
BLOCK 2	200	0	0	200
BLOCK 3	200	0	0	200
BLOCK 4	200	0	0	200
TOTAL	600	0	0	600



SITE PLAN

Villalobos + Associates, Inc.
Architects

1931 West
Sacramento, California 95814



SITE PLAN



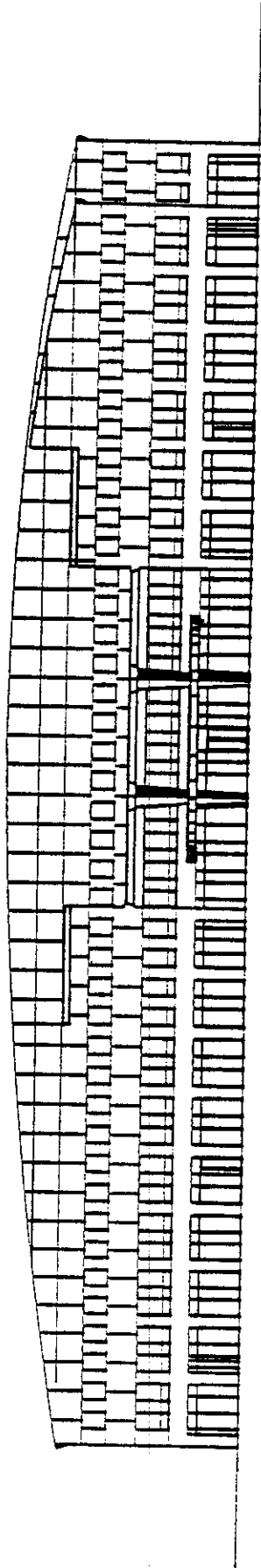
APRIL 25, 1989
**FARMERS MARKET
 OFFICE BUILDING
 PHASE II**
 1820 ALYMBRA BLVD

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EAST ELEVATION



① EAST ELEVATION

Vitello + Associates, Inc.
Architects

1931 H Street
Sacramento California 95814



APRIL 25, 1989

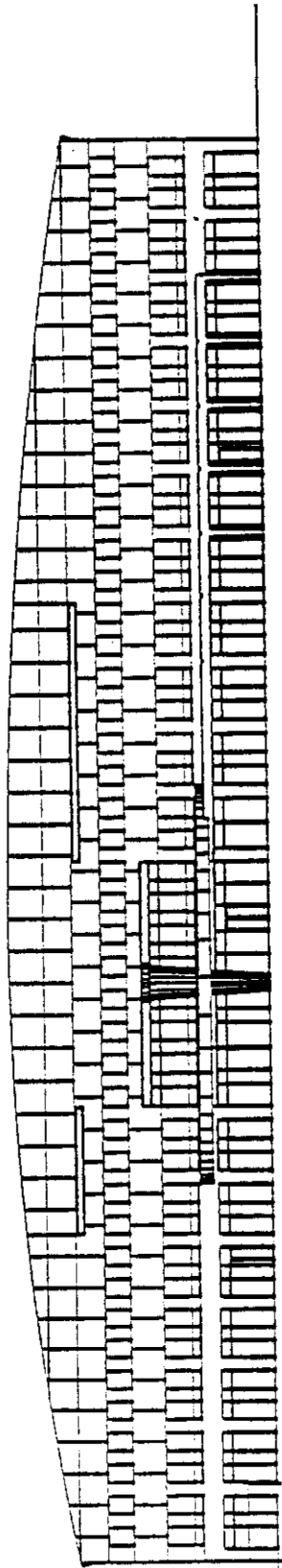
**FARMERS MARKET
OFFICE BUILDING PHASE II**
1820 ALHAMBRA BLVD
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WEST ELEVATIONS



3 WEST ELEVATION



Vitello + Associates, Inc.
Architects

1931 H Street
Sacramento, California 95814
(916) 448-0008



APRIL 25, 1989.

**FARMERS MARKET
OFFICE BUILDING PHASE II**

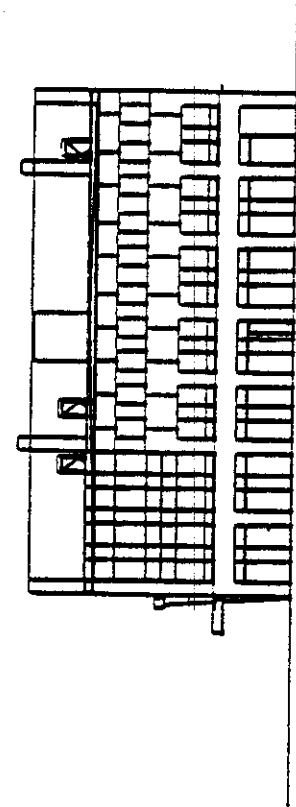
1820 ALHAMBRA BLVD
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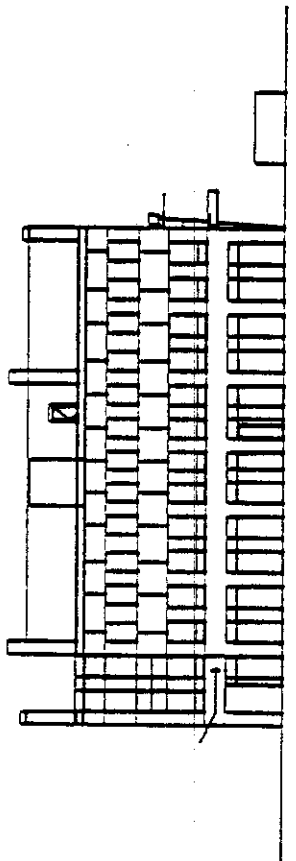
JUNE 8, 1989

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NORTH/SOUTH ELEVATIONS



2 SOUTH ELEVATION



4 NORTH ELEVATION

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Vitello + Associates, Inc.
Architects

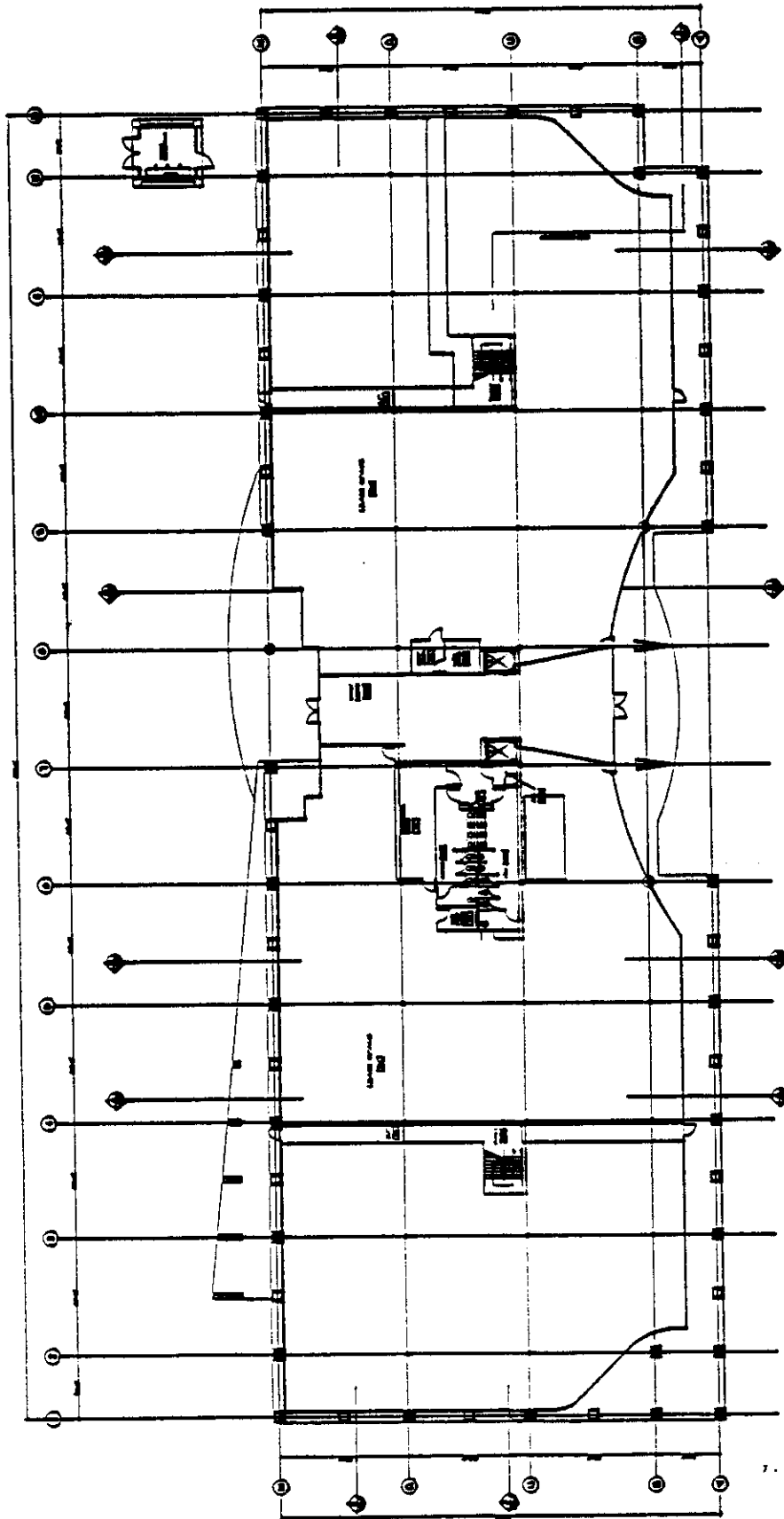
1831 H Street
Sacramento, California 95814
(916) 244-0704



#25 APRIL 25, 1989

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

1ST FLOOR PLAN



FIRST FLOOR PLAN
30,413 SQ. FT.



Villallo + Associates, Inc.
Architects
1931 H Street
Sacramento, California 95814
(916) 446-0206



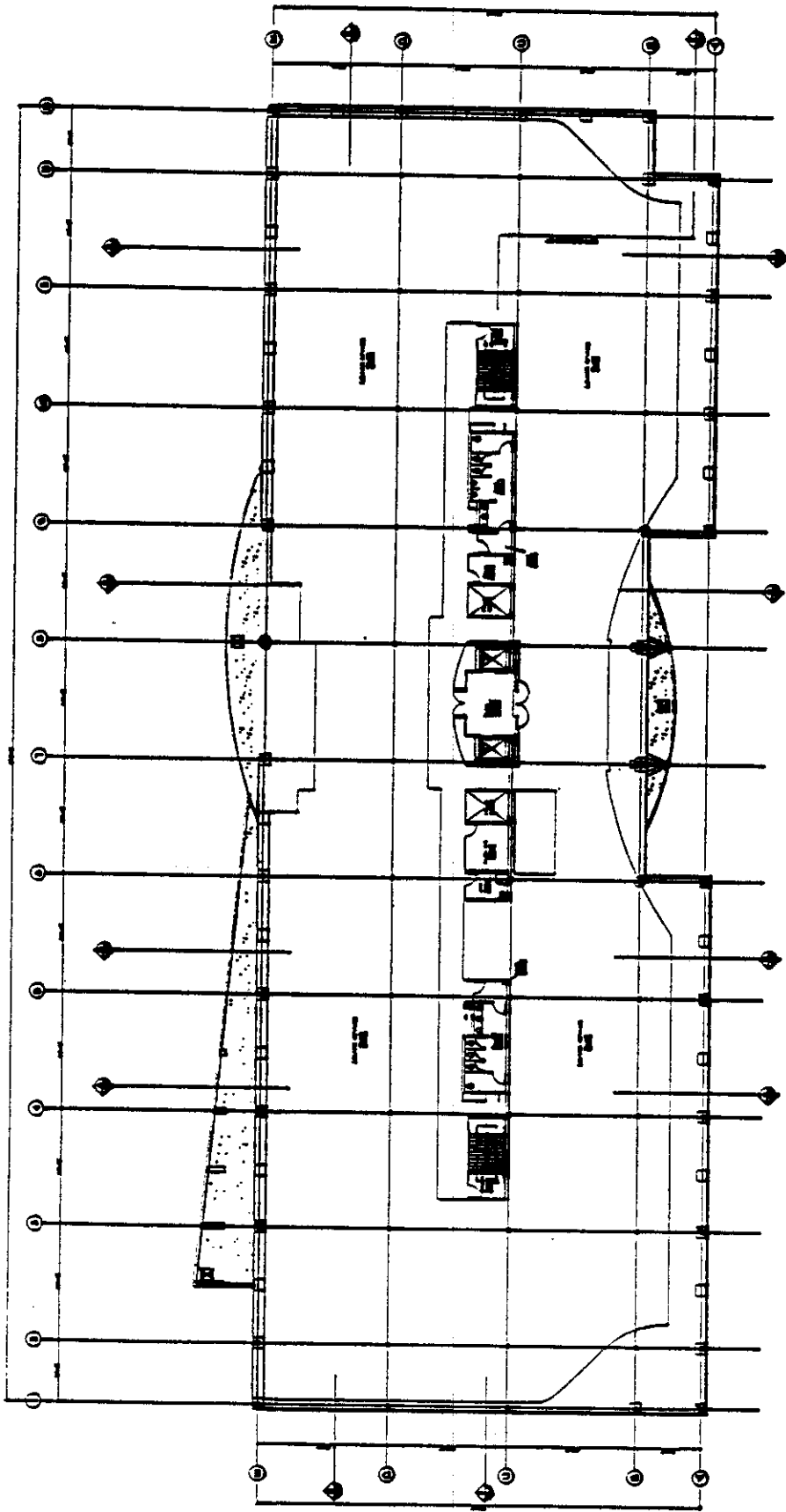
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2nd FLOOR PLAN



SECOND FLOOR PLAN

36,123 sq. FT.



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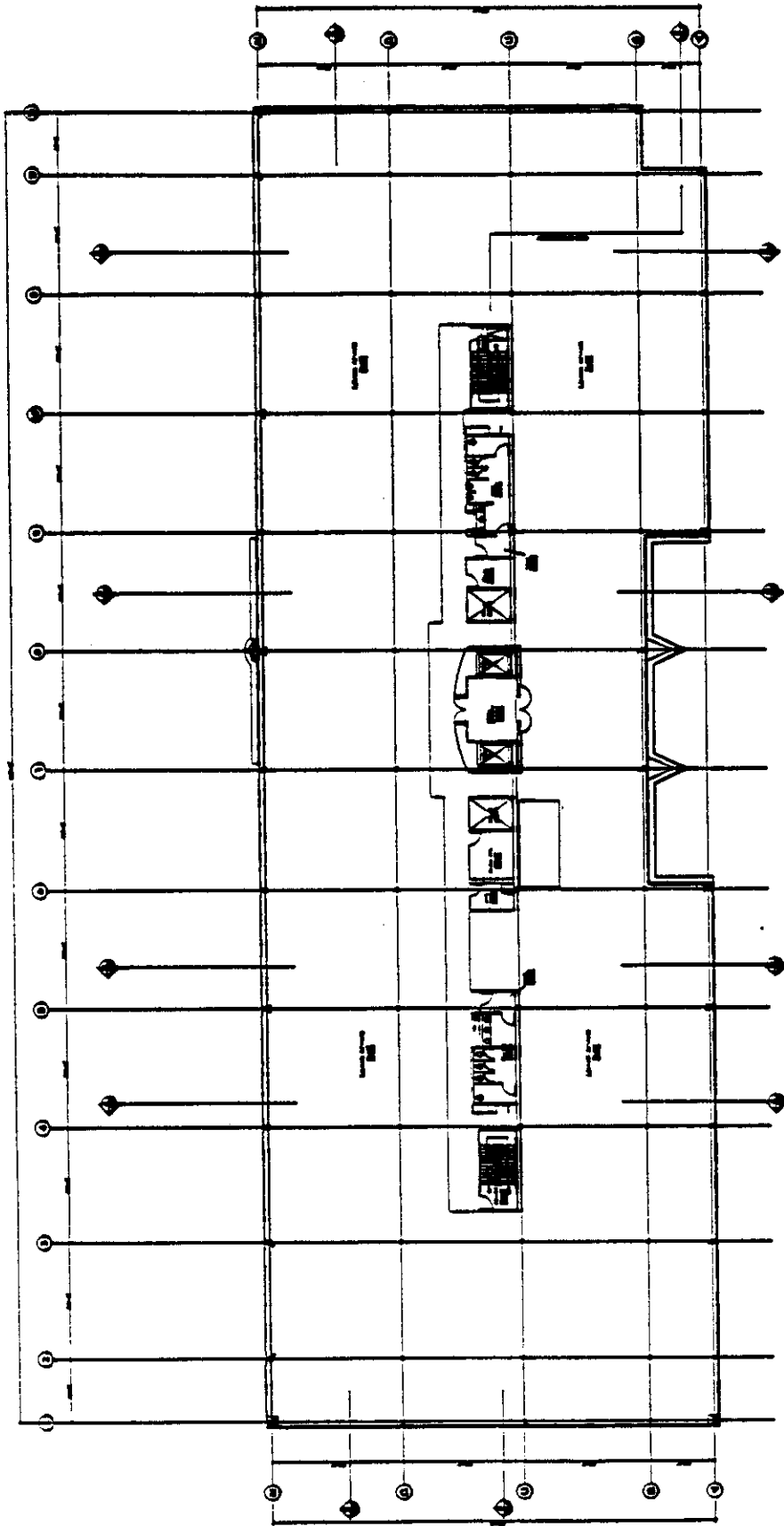
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1820 ALHAMBRA BLVD
SACRAMENTO, CA



Villojo + Associates, Inc.
Architects

1831 H Street
Sacramento, California 95814
(916) 446-0206

3rd FLOOR PLAN



THIRD FLOOR PLAN
36,707 SQ. FT.

Vitello + Associates, Inc.
Architects

1931 H Street
Sacramento, CA 95814
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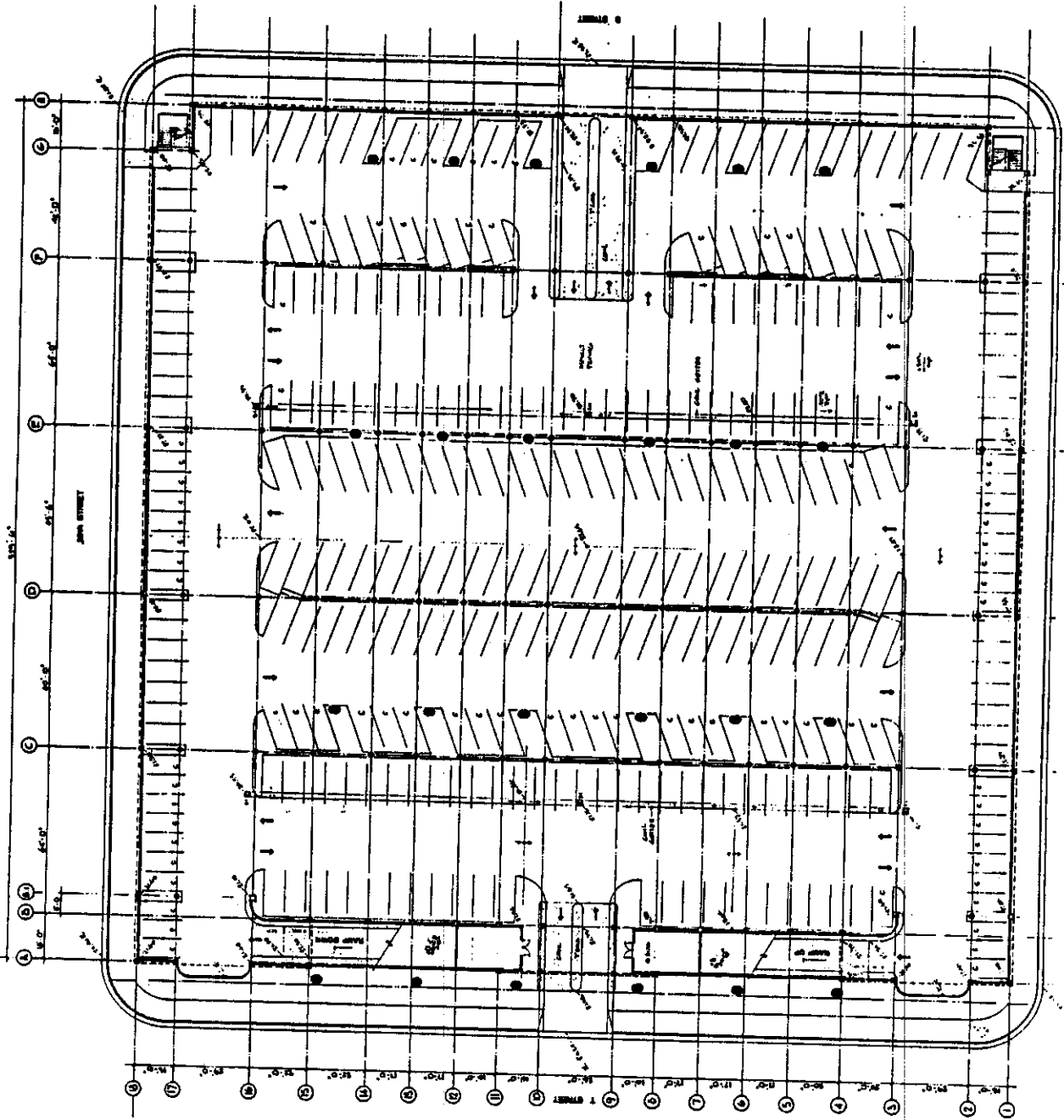
Yonkers & Associates, Inc.
 100 West 100th Street
 New York, N.Y. 10025
 (212) 351-1000



FARMERS
 MARKET
 PARKING

1ST FLOOR GARAGE PLAN

NO.	DATE	BY	CHKD.



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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