

CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday October 5, 1993 the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit, Parcel Merger, and Minor Deviation to Special Permit for the project known as Z93-058. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4. Parcel Merger Resolution is ZA93-015.

**Project Information**

- Request:
1. Zoning Administrator's Special Permit to allow a 35 stall parking lot on 0.29± acres in the General Commercial (C-2) zone for an existing 21,250 sq.ft. office/medical building that is located on a separate parcel.
  2. Parcel Merger of three lots into two lots totaling 1.17± acres in the C-2 zone in order to construct a 134,600± sq.ft. office building and a parking lot for an existing office building.
  3. Minor Deviation to Special Permit to relocate 6,890 sq.ft. of a previously approved 134,600± sq.ft. office building from the north to the west side of the building and add 32 parking spaces on the office building site in the C-2 zone.

Location: 1727 30th Street (proposed building), 1730 Alhambra Blvd.(proposed parking), and southwest corner Q St. & Alhambra Blvd. (existing office building known as the Glen Dairy Building)

Assessor's Parcel Numbers: 007-0352-004,006,009,010

Applicant:	NCHD Architects	Owner:	Separovich-Domich
Address:	2150 Capitol Avenue, #200 Sacto., CA. 95816	Address:	2929 K Street Sacto., CA. 95816

Owner (Glen Dairy Building): Elizabeth, Robert Jr. & Robert Peabody  
1700 Alhambra Blvd.  
Sacramento, CA 95816

General Plan Designation:	Community/Neighborhood Commercial & Offices
Central City Community	
Plan Designation:	General Commercial
Existing Land Use of Site:	Former office, parking lot, warehouse (pool supply)
Existing Zoning of Site:	General Commercial (C-2) zone.

## Surrounding Land Use and Zoning:

North: Commercial; C-2  
 South: Commercial; C-2  
 East: Commercial; C-2  
 West: Residential; C-2

Parking Required: Glen Dairy Building - See below  
 Farmer's Market III - 224 spaces, see File Z93-015

Parking Provided: Glen Dairy Building - 85 spaces, see breakdown below  
 Farmer's Market III - 224 off-site, 32 on-site

Property Dimensions: Glen Dairy Parking Lot - 160' x 69'  
 Farmer's Market III Lot - 160' x 251'

Property Area: 1.17 acres

Square Footage of  
 Farmer's Market III  
 Building: 134,600 square feet

Height of Building: Six stories (90± feet)

Project Plans: See Exhibits C and D (Legal Description Exhibits A and B)

Previous Files: Glen Dairy Building Parking: PB83-008 P87-290  
 P89-382

Farmer's Market III Building: Z93-015 P91-047  
 DR91-378 P89-195  
 P88-310

Additional Information:

On July 23, 1987 the Planning Commission approved a Special Permit to implement parking reduction measures for a 21,250 square foot office/medical building and variances to construct a 17 space off-site parking lot for the building (P87-290). This building is known as the Glen Dairy Building. The entitlements were requested in order to convert 7,600 square feet of the existing 21,250 square foot office building into medical office use. The parking lot was constructed, however, a parking reduction plan was never filed with the City's Transportation Management Plan coordinator.

On December 12, 1991 the Planning Commission approved the necessary entitlements to construct a 127,710 square foot office building, known as Farmer's Market III, at the northeast corner of 30th Street and R Street (P91-047). The Zoning Administrator approved a five percent (5%) increase in square footage (6890 square feet) for a total of 134,600 square feet on May 6, 1993 (Z93-015). The office building site includes the 17 space parking lot utilized by the Glen Dairy Building. Therefore, in order to construct the Farmer's Market III building, a new off-site parking location for the Glen Dairy Building is necessary.

The owners of the Glen Dairy Building propose to locate the new off-site parking lot at the northwest corner of Alhambra Blvd. and R Street. A pool supply warehouse is currently located at this site and will be demolished. The new parking lot is proposed to have 35 spaces. This increase in spaces will permit the owners of the building to convert 6,000 square feet of office square footage into medical office square footage. The Glen Dairy Building, when converted from a warehouse to an

office building, received a 16 space parking credit (PB83-008). When the parking lot is constructed the building will have a total of 85 parking spaces (16 space credit, 34 spaces on-site and 35 spaces off-site). This would permit approximately 13,600 square feet to be utilized for medical office use at a parking ratio of 1:200 (13,600 square feet  $\div$  200 = 68 parking spaces) and 7,650 square feet as general office at a 1:450 ratio (7650 square feet  $\div$  450 = 17 parking spaces).

The owners of the proposed Farmer's Market III building are requesting to relocate the 6,890 square foot expansion approved by the Zoning Administrator from the north side of the building to the west side of the building and construct a 32 space parking lot on the office building site. The previous approval did not have any on-site parking. The on-site parking is requested in order to provide handicapped parking, short-term visitor parking and secure vehicle parking for some of the office vehicles of the future building tenant (Cal Trans). Even though additional parking will be provided, the applicant/owner has agreed to provide parking reduction and trip reduction measures at the percentages required in the original staff report (P91-047). Planning Division staff believes this is necessary because the site is directly adjacent to a light rail station and alternatives to using single occupancy vehicles to arrive at the office complex need to be actively encouraged. The Zoning Administrator, therefore, can find that the proposed changes to the Farmer's Market III project do not result in a project that is substantially different from the originally approved project and can approve the requested changes as a minor deviation to the originally approved special permit.

The proposed lot line merger is requested to create the Farmer's Market III office site and the off-site parking lot for the Glen Dairy Building.

The project was reviewed by Transportation Division and Public Works - Development Division. There were no comments on the parking lot improvements. Public Works noted conditions of approval for the parcel merger that are included in the attached resolution.

The project was sent to the East Sacramento Improvement Association, Sacramento Old City Association (SOCA) and Midtown Business Association. Staff met with a representative from SOCA to review the project. No comments were received from these organizations.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(d)).

Conditions of Approval - Minor Deviation to Special Permit (Farmer's Market III)

1. The project will comply with the conditions of file P91-047. Required parking reduction and transportation management plans will be based upon a 134,600 square foot Phase II building. The applicant is still required to provide a parking reduction plan which indicates a 25% parking reduction for Phase I, a 25% parking reduction for Phase II, a 25% parking reduction plan for Phase III and a Major Project Transportation Management Plan (TMP) for all phases as indicated by the original conditions of approval #1, #2, and #3. These percentages are not being reduced as a result of parking being provided on the project site.
2. The size of the office building shall not exceed 134,600 square feet.

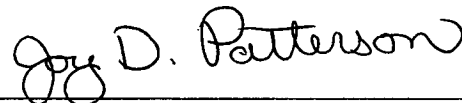
3. The revised site plan and elevations shall be subject to the review and approval of Design Review/Preservation Board staff prior to issuance of building permits. Their review shall include (but shall not be limited to) parking lot and building landscaping, trash enclosure design, and any fencing (if proposed by applicant).
4. The applicant shall provide a bicycle rack in a secure area outside the building that can be utilized by bike riders that are visiting the building (short-term bike parking).

Conditions of Approval - Special Permit For Off-Site Parking Lot (Glen Dairy Building)

1. The Glen Dairy Building and the off-site parking lot shall be under the same ownership. The owner shall record on the deeds to the two properties that the parking lot located at the northwest corner of Alhambra and R Streets provides the required parking for the medical office uses at 1700 Alhambra Blvd. Proof of ownership and recordation shall be provided prior to issuance of building permits for the parking lot.
2. The site and landscape plans for the parking lot shall be subject to the review and approval of Design Review/Preservation Board staff prior to issuance of building permits.

Findings of Fact - Off-Site Parking Lot

1. The project, as conditioned, is based upon sound principles of land use in that the parking lot provides required parking for the medical office uses located at 1700 Alhambra Blvd. and is within a short walking distance of the office building.
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 adequate landscaping will be provided.
3. The project is consistent with the General Plan and Central City Community Plan which designate the site for Community/Neighborhood Commercial & Office and General Commercial uses.



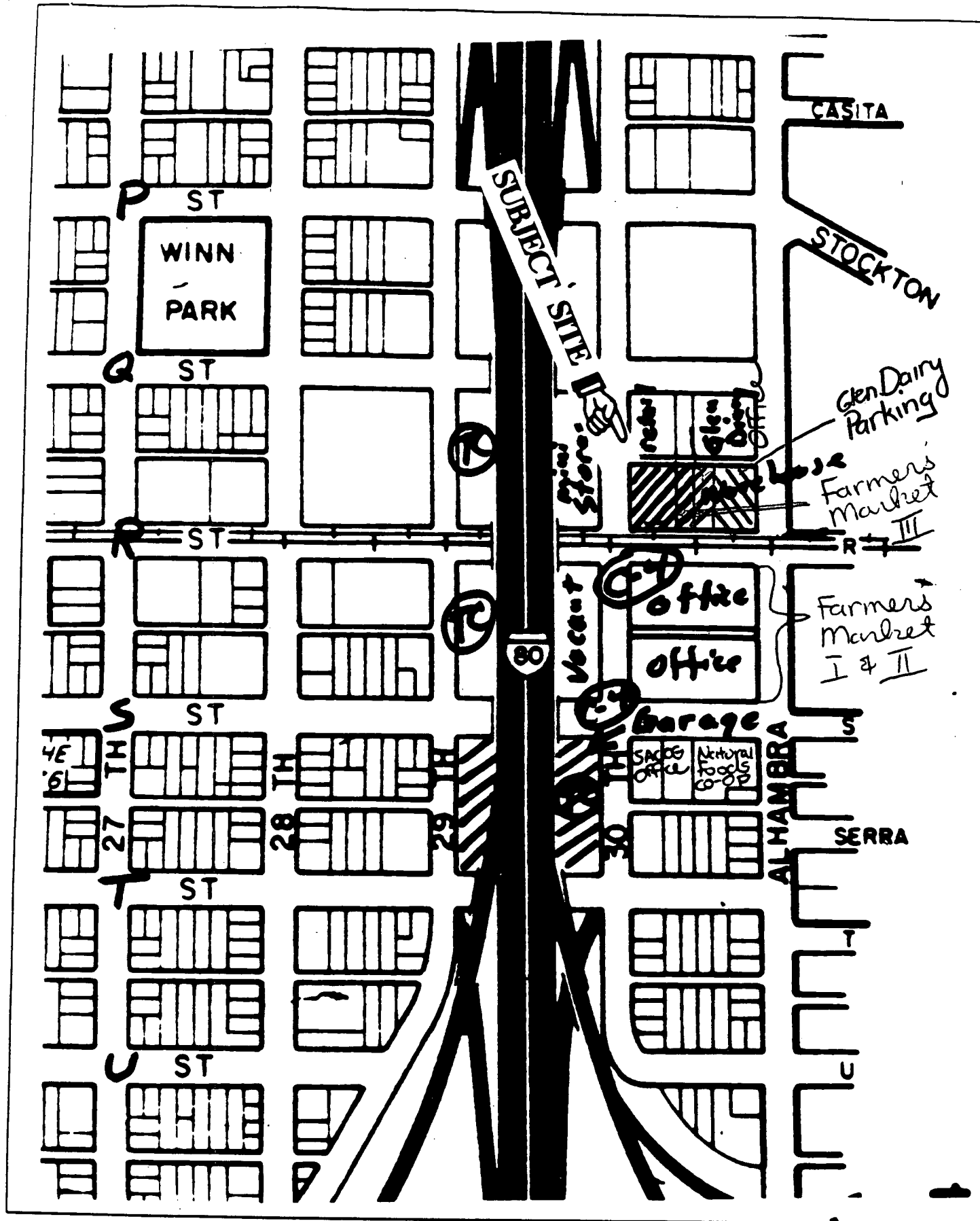
Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)  
Applicant  
Owners (Separovich-Domich & Robert Peabody Jr.)  
ZA Log Book  
ZA Resolution Book  
Public Works - Development Division  
Planning Division - Central Team (Art Gee)  
Design Review Staff (Dick Hastings)



LAND USE & ZONING MAP

Z93-058

10-5-93

#1

# Exhibit A

## LOT LINE ADJUSTMENT

### DESCRIPTION OF FARMER'S MARKET III

#### PARCEL AFTER ADJUSTMENT

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

Lots 5, 6, 7, and 8 in the block bounded by "R", "Q", 30th Street and Alhambra Street (formerly 31st Street) of the City of Sacramento, as shown on the official PLAT thereof, **Excepting** therefrom the easterly 69.00 feet.

Parcel consists of 40,791 square feet, more or less.

Prepared by: Sheldon Land Surveying  
6060 Sunrise Vista Drive, Suite 3450  
Citrus Heights, California 95610

August 13, 1993

293-058

10-5-93

#1

# Exhibit B

## LOT LINE ADJUSTMENT

### DESCRIPTION OF GLENN DAIRY

### PARCEL AFTER ADJUSTMENT

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

Lot 5 and a portion of Lot 6 in the block bounded by "R", "Q", 30th Street and Alhambra Street (formerly 31st Street) of the City of Sacramento, as shown on the official PLAT thereof, described as follows:

Beginning at the northeasterly corner of said Lot 5; thence North  $71^{\circ}29'18''$  West on the northerly line of said Lots a distance of 69.00 feet; thence South  $18^{\circ}27'54''$  West parallel with and 69.00 feet westerly of the easterly line of said Lot 5 a distance of 160.66 feet to the southerly line of said Lot 6; thence South  $71^{\circ}28'35''$  East on the southerly line of said Lots a distance of 69.00 feet to the southeasterly corner of said Lot 5; thence North  $18^{\circ}27'54''$  East 160.68 feet to the Point of Beginning.

Parcel consists of 11,086 square feet, more or less.

Prepared by: Sheldon Land Surveying  
6060 Sunrise Vista Drive, Suite 3450  
Citrus Heights, California 95610

August 13, 1993

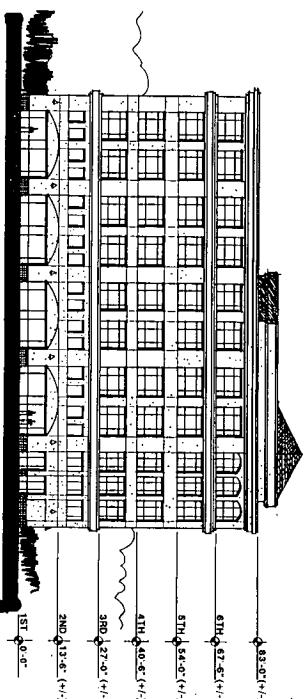
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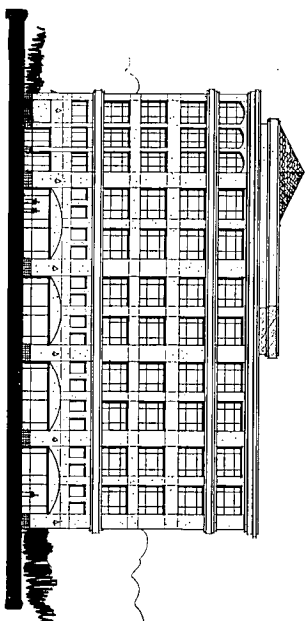


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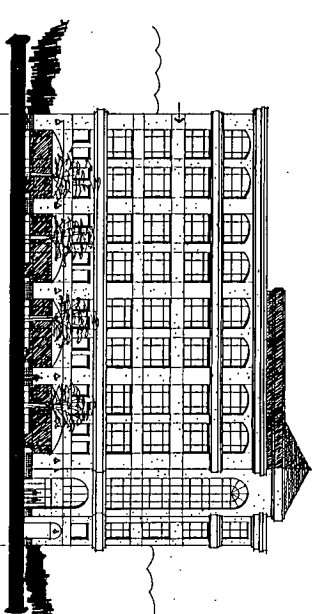


N. ELEVATION

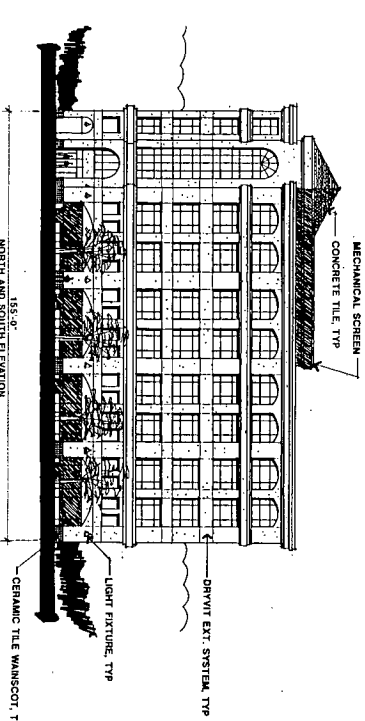
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E. ELEVATION



W. ELEVATION



S. ELEVATION

**NCIHP**  
 ARCHITECTS

 NIIVA  
 CALPO  
 HOM &  
 DONG

 ARCHITECTURE: INTERIOR DESIGN,  
 Planning  
 Schematic Planning  
 Preliminary Design  
 Construction Documents  
 2150 CAPITOL AVENUE, SUITE 200  
 SACRAMENTO, CA 95816  
 916/448-7741

CONSULTANT:

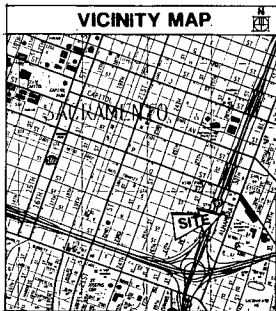
 PROJECT:  
 FARMERS  
 MARKET III/  
 OFF-SITE PARKING  
 FOR  
 GLENN DAIRY  
 BUILDING

 172  
 This drawing is the property of NCIHP Architects and shall not be used for any other project without the written consent of NCIHP Architects. The architect's liability is limited to the scope of the contract. The architect is not responsible for the accuracy of the information provided by the owner or other consultants. The architect is not responsible for the accuracy of the information provided by the owner or other consultants. The architect is not responsible for the accuracy of the information provided by the owner or other consultants.

Exhibit D

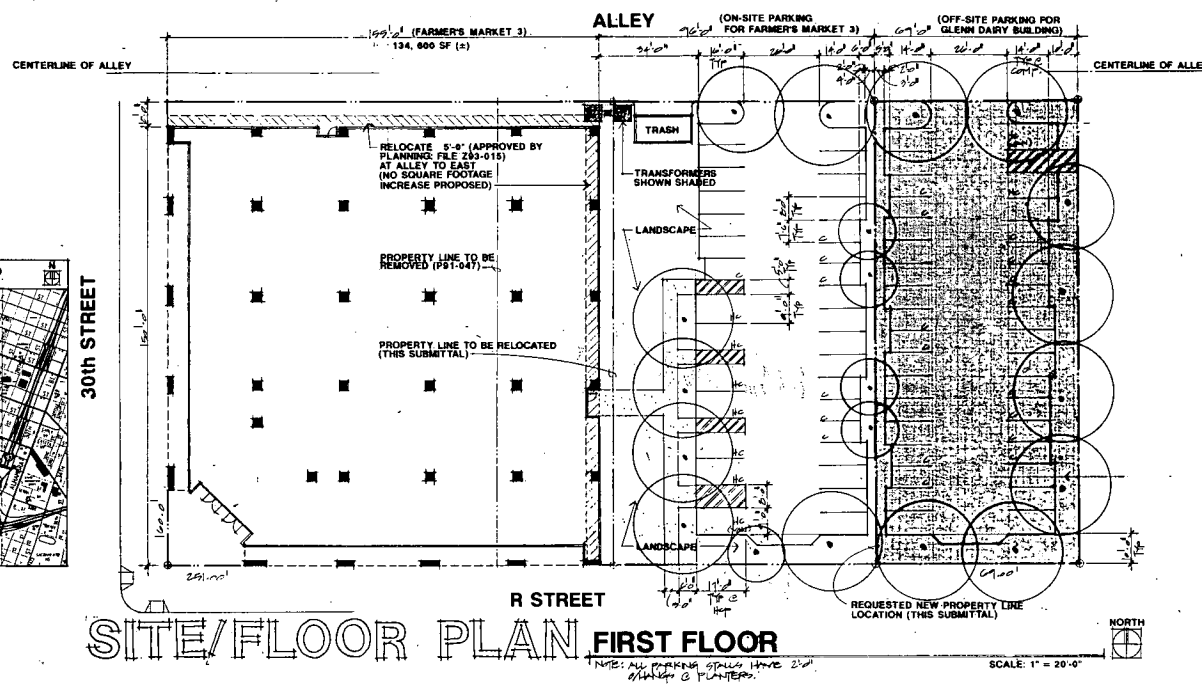
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 REVISIONS:  
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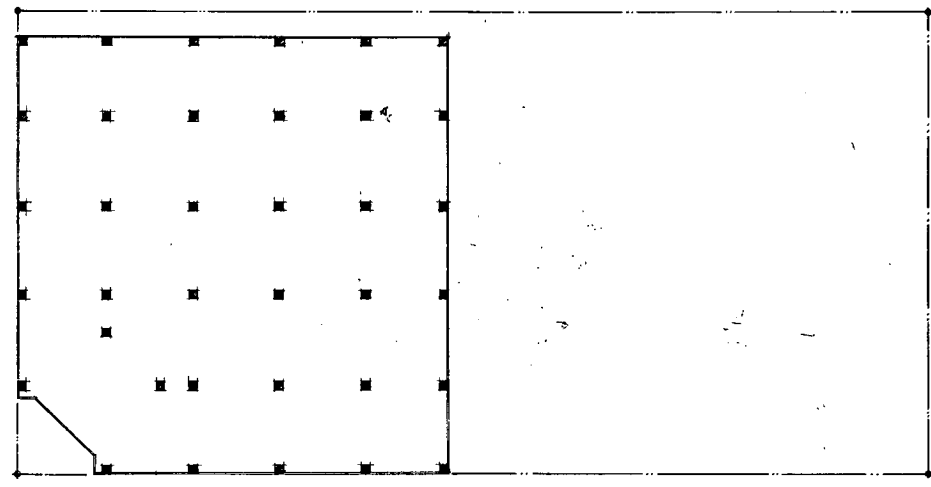


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# 1



SITE/FLOOR PLAN FIRST FLOOR



FLOOR PLAN SECOND - SIXTH FLOORS

### SHADING CALCULATION

SHADING FOR FARMERS MARKET 3 ON-SITE PARKING

TREE	25%	50%	75%
35' DIA	5@481- 2405	1@722- 722	
30' DIA		1@530- 530	
20' DIA	5@157- 785		
TOTAL SHADE IN 15 YEARS 4442			
TOTAL ASPHALT 8663			
% SHADE 51.3 %			

SHADING FOR GLENN DAIRY BUILDING OFF-SITE PARKING

TREE	25%	50%	75%
35' DIA	5@481- 2405	2@722- 1444	
30' DIA		1@354- 354	
TOTAL SHADE IN 15 YEARS 4183			
TOTAL ASPHALT 8200			
% SHADE 50.8 %			

### PARKING TABULATION

ON-SITE PARKING FOR FARMERS MARKET 3

- 7 HANDICAP STALLS (INCLUDING 1 VAN) MAINTAIN ALL REQUIRED HANDICAPPED PARKING FOR FARMERS MARKET 3 ON-SITE.
- 18 STANDARD STALLS
- 7 COMPACT STALLS
- 32 STALLS TOTAL

OFF-SITE PARKING FOR GLENN DAIRY BUILDING (SHOWN SHADED)

- 2 HANDICAP (INCLUDING 1 VAN)
- 19 STANDARD STALLS
- 14 COMPACT STALLS
- 35 STALLS TOTAL

### SITE TABULATION

PROJECT: FARMERS MARKET III  
CITY OF SACRAMENTO

APN: 007-0352-004, 10  
ZONING: C-4

PARCEL SIZE: 0.92 ACRES (ON-SITE PARKING FOR FARMERS MARKET 3)  
0.25 ACRES (OFF-SITE PARKING FOR GLENN DAIRY BUILDING)

PROPOSED USE: OFFICE BUILDING WITH ON-SITE PARKING;  
OFF-SITE PARKING FOR GLENN DAIRY BUILDING

PARKING REQUIREMENT RATIO: 1 SPACE/450 GROSS SF + 25% Reduction (SEE P91-047 AND 293-015)

PARKING PROVIDED:

- 697 STALLS IN PARKING GARAGE (SEE P91-047 & 293-015)
- 21 STALLS ON-SITE AT FARMERS MARKET 1 & 2
- 32 PROPOSED STALLS ON-SITE AT FARMERS MARKET 3

750 TOTAL STALLS PROVIDED

PARKING REQUIRED/ BUILDING:

FARMERS MARKET 1 (178, 400 sf ±):	294
FARMERS MARKET 2 (97, 999 sf ±):	173
FARMERS MARKET 3 (134, 000 sf ±):	224
TOTAL STALLS REQUIRED IN GARAGE FOR SACCOG LEASE:	27
TOTAL STALLS REQUIRED:	718

**NCHD**  
ARCHITECTS

**NIIYA CALPO HOM & DONG**

ARCHITECTURE: Planning, Design, Research  
INTERIOR DESIGN: Systems Planning, Space Planning, Tenant Improvement

2150 CAPITOL AVENUE, SUITE 200  
SACRAMENTO, CA 95816  
916/446-7741

CONSULTANT

PROJECT

**FARMERS MARKET III / OFF-SITE PARKING FOR GLENN DAIRY BUILDING**

1727 30th STREET

The undersigned architect does not warrant that these plans or the specifications in connection therewith, whether or not modified, are the ones for which they were specifically designed, nor does the architect assume any liability for errors or omissions in the drawings and conditions shown hereon.

This drawing is not to be used for any other project without the written consent of the architect and the owner. The architect and owner assume no liability for errors or omissions in the drawings and conditions shown hereon.

ARCHITECT: NCHD ARCHITECTS  
OWNER: NIIYA CALPO HOM & DONG

REVISIONS

NO.	DATE	BY

JOB NO: C90103.00 (EXTRA SERVICES)  
DATE: AUGUST 12, 1993  
DRAWING NO: 1

Exhibit C