

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	JTS Engineering Consultants, Inc. 1808 J Street, Sac., CA 95814		
<b>OWNER</b>	Dennis Gardemeyer, 1825 16th Street, Sacramento, CA 95814		
<b>PLANS BY</b>	E. M. Kado Associates		
<b>FILING DATE</b>	5/5/88	<b>ENVIR. DET.</b>	Neg. Dec. <b>REPORT BY</b> DCS:vf
<b>ASSESSOR'S-PCL. NO.</b>	009-0052-005,006,007,008,009 and 010		

- APPLICATION:
- A. Negative Declaration.
  - B. Time Extension of Special Permit to exceed the 35 foot height limit by four feet.
  - C. Variance to reduce to the side yard setback from five feet to 0 feet.
  - D. Variance to allow seven tandem parking spaces.

LOCATION: 304-328 S Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a three story, 30,800 square foot office building.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial/Office
1980 Central City Community Plan Designation:	Office
Existing Zoning of Site:	OB
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Industrial; C-4	Front:	5'	6'
South: Residential; R-3A, R-0	Side(Int):	5'	0' east side
East : Office, Residential, Restaurant, OB			87' west side
West : Vacant Commercial Bldg., OB	Rear:	5'	86'

Parking Required:	77 spaces
Parking Provided:	78 spaces
Property Dimensions:	Irregular
Property Area:	.71± acres
Square Footage of Building:	30,800 sq. ft.
Height of Building:	39' 4"
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Materials:	Scored block, synthetic plaster, tinted glass

PROJECT EVALUATION: Staff has the following comments:

A. Background Information:

In August 1986, the City Planning Commission approved entitlements to allow development of a three story office building on the subject site (P86-159 attached). Approved entitlements included:

1. Special permit to exceed 35 foot height limit by four feet.
2. Plan Review of a 30,800 square foot office building.
3. Variance to reduce the side yard setback from five feet to 0 feet.
4. Variance to allow seven tandem parking spaces.
5. Lot line adjustment to merge six lots.

The plan review and lot line adjustment approvals have not expired and are still valid. The special permit has a two year term and will expire in August, 1988, unless it is extended. The variances have a one year term and expired in August, 1987.

B. Applicant's Proposal:

The applicant is requesting a time extension for the special permit and to re-establish the previously approved variances.

C. Land Use and Zoning:

The subject site is now vacant; to the north is a large industrial building under construction; the other surrounding land uses include a mixture of residential, commercial and industrial uses. The site is designated for commercial and office uses by the General Plan and Central City Community Plan.

D. Height - Special Permit Time Extension:

A special permit is requested to exceed the 35 foot height limit allowed in the OB zone by four feet. This request is necessary as the approved special permit will expire in August, 1988, unless a building permit has been secured. The additional four feet is needed for a suspended ceiling, truss joists, roof and a portion of a parapet wall. The height increase provides for the location of functional elements of the building structure.

Since the approval of the original special permit, the City has adopted the Urban Design Plan, including regulations and policies to enhance development of the Central City core area. One regulation implemented via the Urban Design Plan was Ordinance No. 87-071 which restricts development through height limitations outside of C-3 zones.

The proposed project is not located in a C-3 zoned area. If it were a new application, approval of a special permit to exceed the height limits of the OB zone could not be supported because of Ordinance No. 87-071. Since the subject special permit is a time extension, staff can support the request.

E. Tandem Parking and Side Yard Setback - Variances:

In August, 1988, the Planning Commission approved two variances; one variance was for seven tandem parking spaces; the other variance was to reduce the side yard setback from five feet to zero feet.

Seven tandem parking spaces are needed in order to meet the required parking ratio. The setback reduction is needed to allow construction of the building on the property line. The Planning Commission approved both requests. These variances expired one year after they were approved. Approval of these variances is now necessary for development to proceed.

F. Design:

The project is subject to review and approval of the Design Review Board. A complete landscape and irrigation plan is also required to be submitted to and approved by the Planning Director prior to issuance of the building permit(s). These conditions were applied to the original entitlements; they are contained in this report as a remainder to the applicant and project evaluations.

G. Agency Review:

The proposed project has been reviewed by the City Engineer, Traffic Engineer, Building Inspections and others. The following comments were received:

City Engineer:

Alley improvements, on-site paving, drainage, and a driveway permit are required. In addition, off-site electrical may be required. Frontage improvements will also need to meet City standards.

City Traffic Engineer:

1. Reconstruct alley to City standards.

2. Request that tandem parking be denied.
3. Provide standard driveway on S Street.

The Traffic Engineer requests denial of the tandem parking. In the original staff report to the Commission, staff recommended denial of the request for tandem parking. Since the Planning Commission decided to approve the request as part of the original entitlements, staff will not oppose the request at this time.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a Negative Declaration based upon compliance with the following mitigation measure (which was also imposed upon the original entitlements).

The applicant shall be required to contribute his "fair share" of the cost of all applicable mitigation measures as identified in the R Street Corridor EIR (also known as the Golden State Towers/California Capitol Center EIR).

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration.
- B. Approve the special permit subject to conditions and based upon findings of fact which follow:
- C. Approve the variance to reduce the side yard setback based upon findings of fact which follow.
- D. Approve the variance to allow seven tandem parking spaces based upon findings of fact which follow.

Conditions:

1. The applicant shall be required to contribute his "fair share" of the cost of all applicable mitigation measures as identified in the R Street Corridor EIR/also known as the Golden State Towers/California Capitol Center EIR).
2. The applicant shall submit the development plans for this project to the Design Review Board for review and approval prior to the issuance of building permits.
3. The applicant shall submit a complete landscape and irrigation plan for review and approval by the Planning Director prior to the issuance of building permits.

2. Request that tandem parking be denied.
3. Provide standard driveway on S Street.

The Traffic Engineer requests denial of the tandem parking. In the original staff report to the Commission, staff recommended denial of the request for tandem parking. Since the Planning Commission decided to approve the request as part of the original entitlements, staff will not oppose the request at this time.

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- C. Approve the variance to reduce the side yard setback based upon findings of fact which follow.
- D. Approve the variance to allow seven tandem parking spaces based upon findings of fact which follow.

Conditions:

1. The applicant shall be required to contribute his "fair share" of the cost of all applicable mitigation measures as identified in the R Street Corridor EIR/also known as the Golden State Towers/California Capitol Center EIR).
2. The applicant shall submit the development plans for this project to the Design Review Board for review and approval prior to the issuance of building permits.
3. The applicant shall submit a complete landscape and irrigation plan for review and approval by the Planning Director prior to the issuance of building permits.

4. Alley improvements, on-site paving and drainage, and a driveway permit are required. In addition, off-site electrical may be required. Frontage improvements will also need to meet City standards.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with the surrounding office and heavy commercial uses.
2. The project, as conditioned, will not be injurious to the public welfare nor surrounding properties in that:
  - a. adequate off-street parking will be provided;
  - b. adequate landscaping will be provided; and
  - c. the side yards are adjacent to office business (OB) zoned properties and will not be adversely affected by a side yard reduction.
3. The requested variances, as conditioned, are not a special privilege extended to one property owner in that adequate off-street parking is provided for the proposed office use.
4. The proposed project, as conditioned, is consistent with the City's General Plan and 1980 Central City Community Plan Community Neighborhood Commercial/Office and Office designations.

2. Request that tandem parking be denied.
3. Provide standard driveway on S Street.

The Traffic Engineer requests denial of the tandem parking. In the original staff report to the Commission, staff recommended denial of the request for tandem parking. Since the Planning Commission decided to approve the request as part of the original entitlements, staff will not oppose the request at this time.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a Negative Declaration based upon compliance with the following mitigation measure (which was also imposed upon the original entitlements).

The applicant shall be required to contribute his "fair share" of the cost of all applicable mitigation measures as identified in the R Street Corridor EIR (also known as the Golden State Towers/California Capitol Center EIR).

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration.
- B. Approve the special permit subject to conditions and based upon findings of fact which follow:
- C. Approve the variance to reduce the side yard setback based upon findings of fact which follow.
- D. Approve the variance to allow seven tandem parking spaces based upon findings of fact which follow.

Conditions:

1. The applicant shall be required to contribute his "fair share" of the cost of all applicable mitigation measures as identified in the R Street Corridor EIR/also known as the Golden State Towers/California Capitol Center EIR).
2. The applicant shall submit the development plans for this project to the Design Review Board for review and approval prior to the issuance of building permits.
3. The applicant shall submit a complete landscape and irrigation plan for review and approval by the Planning Director prior to the issuance of building permits.

4. Alley improvements, on-site paving and drainage, and a driveway permit are required. In addition, off-site electrical may be required. Frontage improvements will also need to meet City standards.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with the surrounding office and heavy commercial uses.
2. The project, as conditioned, will not be injurious to the public welfare nor surrounding properties in that:
  - a. adequate off-street parking will be provided;
  - b. adequate landscaping will be provided; and
  - c. the side yards are adjacent to office business (OB) zoned properties and will not be adversely affected by a side yard reduction.
3. The requested variances, as conditioned, are not a special privilege extended to one property owner in that adequate off-street parking is provided for the proposed office use.
4. The proposed project, as conditioned, is consistent with the City's General Plan and 1980 Central City Community Plan Community Neighborhood Commercial/Office and Office designations.



# CITY PLANNING COMMISSION

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

APPLICANT	Dennis Gardemeyer - 1825 16th Street, Sacramento, CA 95814				
OWNER	Dennis Gardemeyer - 1825 16th Street, Sacramento, CA 95814				
PLANS BY	E. M. Kado Associates - 1661 Garden Highway, Sacramento, CA 95833				
FILING DATE	4-18-86	ENVIR. DET.	4-28-86	REPORT BY	EG:sg
ASSESSOR'S-PCL. NO.	009-052-05,06,07,08,09,10				

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to exceed 35 foot height limit by four feet
  - C. Plan Review of a 30,800 square foot office building
  - D. Variance to reduce the side yard setback from five feet to 0 feet
  - E. Variance to allow seven tandem parking spaces
  - F. Lot Line Adjustment to merge six lots

**LOCATION:** South side of S Street between 3rd and 4th Streets

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a three story office building.

**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial  
1980 Central City Community  
Plan Designation: Offices  
Existing Zoning of Site: OB  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Industrial; C-4	Front:	5'	6'
South: Residential: R-O, R-3A	Side(Int):	5'	0' - east side
East: Office, residential, restaurant: OB			87' - west side
West: Vacant building; OB	Rear:	5'	86'

Parking Required: 77 spaces  
Parking Provided: 78 spaces  
Property Dimensions: Irregular  
Property Area: 0.71+ acres  
Square Footage of Building: 30,800 sq. ft.  
Height of Building: 39'4"  
Topography: Flat  
Street Improvements: Existing  
Utilities: To be provided  
Exterior Building Materials: Scored block, synthetic plaster, tinted glass

**PROJECT EVALUATION:** Staff has the following comments regarding this project:

- A. The subject site consists of six vacant lots which are zoned Office Building (OB) and are designated for industrial uses in the General Plan and office uses in the 1980 Central City Plan. Surrounding uses include a mixture of residential, office and industrial businesses.

APPLC. NO. P86-159 MEETING DATE July 24, 1986 ITEM NO. 3

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B. The applicant is proposing to merge the six lots and develop a three-story, 30,800+ square foot office building with on-site parking. Staff has reviewed the site plan and has the following observations:

1. Building Height

The proposed building exceeds that 35 foot height limit by four feet. The additional height includes an area for a suspended ceiling, truss joists, roof and a portion of the parapet wall. This height increase provides for the location of functional elements of the building structure, therefore, based upon that fact, staff does not oppose the additional height.

2. Tandem Parking

Seven tandem parking spaces are proposed. A portion of the tandem spaces (six) are needed to meet required parking. The City and County do not accept tandem parking and staff finds no reason or hardship to warrant acceptance on this project. Tandem parking creates conflicts with cars coming and going. The applicant has indicated that the tandem spaces can be assigned to one tenant who can make arrangements between employees to resolve any parking conflicts. This is impossible for the City to police and as building ownership and tenants change, agreements regarding parking may not be followed, which may result in many of the occupants parking on-street.

The applicant has not indicated the hardship which makes this property unique from other properties in the vicinity or City and which would warrant the granting of a variance. The need is created by the oversizing of the building by approximately 2,400 square feet and for which parking cannot be provided on-site except with a variance.

3. Side Yard Setback

The proposed building would be constructed 10 feet from the east property line where it adjoins the Cape Verde Grill. The remainder of the building will be constructed with no setback along the east property line. The portion of the building constructed on the property line is adjacent to vacant and multi-family uses. The adjacent properties may convert to office uses sometime in the future since the lots are all zoned OB. The adjacent future office buildings would be set back 15 feet from the subject site, thus reducing the mass of the proposed building. Staff does not oppose the setback variance.

4. Design Review

The subject development is located in the Central City and must be reviewed and approved by the Design Review Board prior to the issuance of building permits. The Design Review staff will make comments and conditions as part of their review process which will be in addition to any conditions of approval the Commission places upon the application.

- C. The proposal has been reviewed by Public Works, Traffic, Fire, Water and Community Services. The following comments were received:

Public Works

May require new curbs, gutters and sidewalks at time of building permit. If an excessive crown exists the curb and gutter may have to be raised.

Community Services

Existing street trees to be analyzed by City Arborist. Preserve or remove as directed.

Traffic

Provide five bicycle parking spaces, 50% of which must be Class I facilities.

Provide access from parking lot to elevator for truck loading. Trucks must have access to loading in the parking lot.

Seven stalls are double-stacked - not acceptable.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposal and has filed a negative declaration based upon compliance with the following mitigation measure:

The applicant shall be obligated to contribute a proportional share of financing for measures identified by the City Traffic Engineer to mitigate traffic impacts in the "R Street Corridor". This contribution may be a condition of the building permit and/or may occur after-the-fact in the form of an assessment.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the negative declaration;
- B. Approve the special permit based upon findings of fact which follow;
- C. Approve the plan review, subject to conditions and based upon the findings of fact which follow;
- D. Approve the variance to reduce the side yard setback based upon findings of fact which follow;
- E. Deny the variance to allow seven tandem parking spaces based upon findings of fact which follow; and
- F. Approve the lot line adjustment by adopting the attached resolution.

Conditions - Plan Review

- 1. The applicant shall eliminate the seven tandem parking spaces.

2. The applicant shall submit the development plan to the Design Review Board for review and approval prior to the issuance of building permits.
3. The applicant shall be obligated to contribute a proportional share of financing for measures identified by the City Traffic Engineer to mitigate traffic impacts in the "R Street Corridor". This contribution may be a condition of the building permit and/or may occur after-the-fact in the form of an assessment.
4. The applicant shall submit a complete landscape and irrigation plan for review and approval by the Planning Director prior to the issuance of building permits.

Findings of Fact - Special Permit/Plan Review/Variance (Side Yard Setback)

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with office and heavy commercial uses.
2. The project, as conditioned, shall not be detrimental to the public health, safety or welfare nor create a nuisance in that:
  - a. adequate parking and landscaping will be provided, and
  - b. the four feet will screen rooftop equipment from public view.
3. The proposed variance does not constitute a use variance in that office buildings are allowed in the OB zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designed for office use in the 1980 Central City Community Plan and the proposed office use conforms with the plan designation.

Findings of Fact - Variance (Tandem Parking)

1. Granting the variance would constitute a special privilege extended to one property owner in that:
  - a. the applicant has not demonstrated an unusual circumstance or hardship which warrants waiver of the parking variance;
  - b. adequate space is available on-site to relocate the building;  
and
  - c. the building size can be reduced.
2. The variance will be injurious to the general public and surrounding properties in that the adjacent commercial use will not be given adequate light and air space setback from the proposed building.

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT SITE

PARCEL 1. APN: 009-0052-005

THE EAST 26 FEET OF THE WEST 73 FEET OF THE NORTH 65 FEET OF LOT 1 IN THE BLOCK BOUNDED BY "S" AND "T", 3RD AND 4TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF

PARCEL 2. APN: 009-0052-006

THE EAST 7 FEET OF THE NORTH 65 FEET OF LOT 1; THE EAST 8 FEET OF THE NORTH 69 FEET OF THE SOUTH 95 FEET OF LOT 1; THE EAST 7 FEET OF THE SOUTH 26 FEET OF LOT 1; AND THE WEST 1/2 OF LOT 2, ALL IN THE BLOCK BOUNDED BY 3RD AND 4TH, S AND T STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3. APN: 009-052-007

THE EAST 1/2 OF LOT 2, BLOCK BOUNDED BY S AND T, 3RD AND 4TH STREETS, OF CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF.

PARCEL 4. APN: 009-052-008

THE WEST 1/2 OF LOT 3 IN THE BLOCK BOUNDED BY "S" AND "T" AND 3RD AND 4TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT OR PLAN THEREOF.

PARCEL 5. APN: 009-0052-009

THE EAST 1/2 OF LOT 3, IN THE BLOCK BOUNDED BY "S" AND "T", 3RD AND 4TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF.

PARCEL 6. APN: 009-0052-010

THE WEST 1/2 ON THE NORTH 60 FEET OF LOT 4 IN THE BLOCK BOUNDED BY 3RD AND 4TH AND "S" AND "T" STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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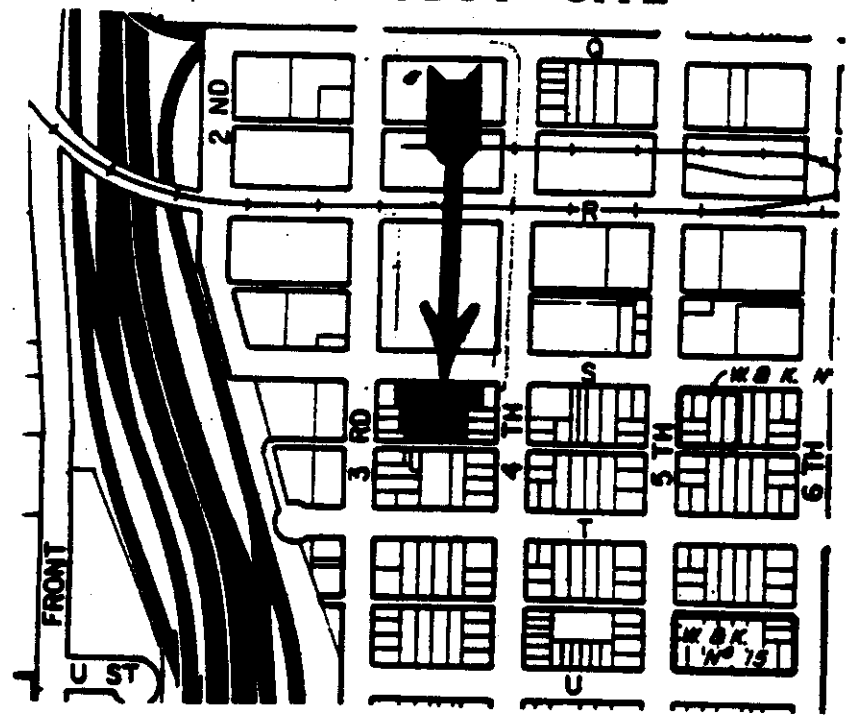
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SUBJECT SITE



VICINITY MAP

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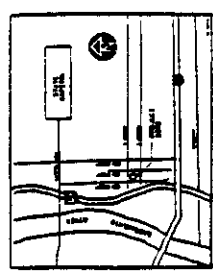
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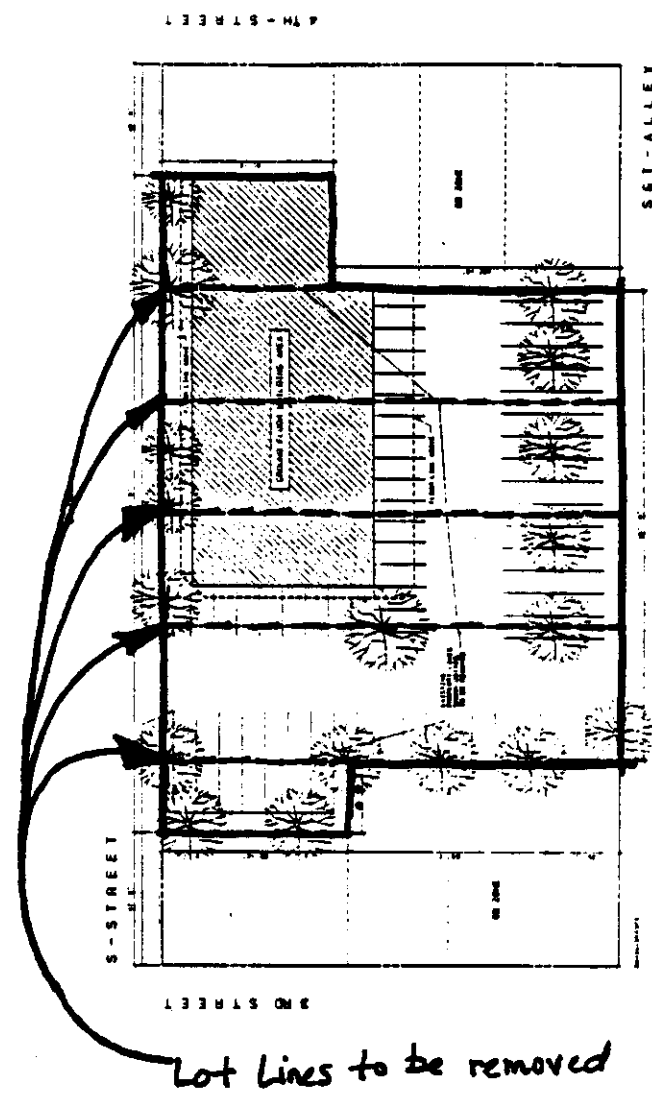




**EXHIBIT 'B'**



**VICINITY MAP**



**THREE LEVEL OFFICE BUILDING**

Overall Area	10,000	10,000
Building Area	6,000	6,000
Site Area	4,000	4,000
Lot Area	10,000	10,000
Lot Area	10,000	10,000
Lot Area	10,000	10,000

PARKING SPACES REQUIRED - 70  
 PROVIDED - 70

**SITE PLAN**

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**C.B. Bello**  
**ASSOCIATES - P.A. INC.**  
 ARCHITECTS  
 1000 J STREET  
 SACRAMENTO, CALIF. 95811  
 (916) 441-1111

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

NO. \_\_\_\_\_

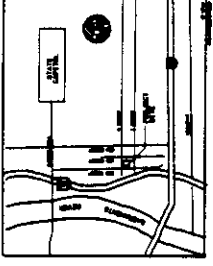
SCALE: \_\_\_\_\_

**3rd & S STREET  
 OFFICE  
 BUILDING  
 SACRAMENTO, CA.**

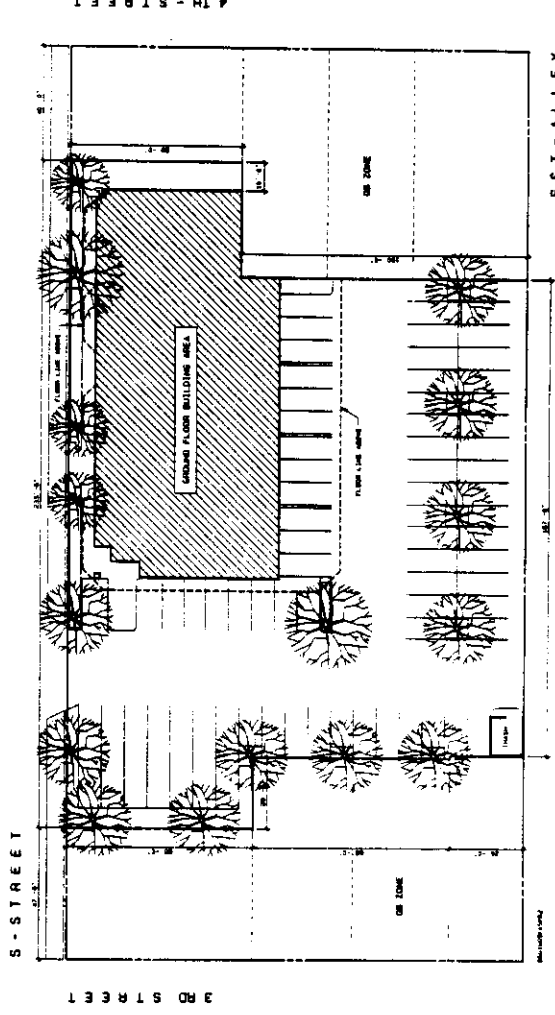
**GARDENEYER  
 DEVELOPMENT  
 1825-1845 ST  
 SAC., CA. 95811**

DATE: \_\_\_\_\_

**SK-1**  
 1 OF 1



**VICINITY MAP**



**THREE LEVEL OFFICE BUILDING**

BUILDING AREA	8,200	48	41
FIRST FLOOR	11,200	44	44
SECOND FLOOR	11,200	44	44
THIRD FLOOR	11,200	44	44
TOTAL	35,800	44	44

PARKING STALLS REQUIRED = 17, PROVIDED = 74, RESERVE = 1

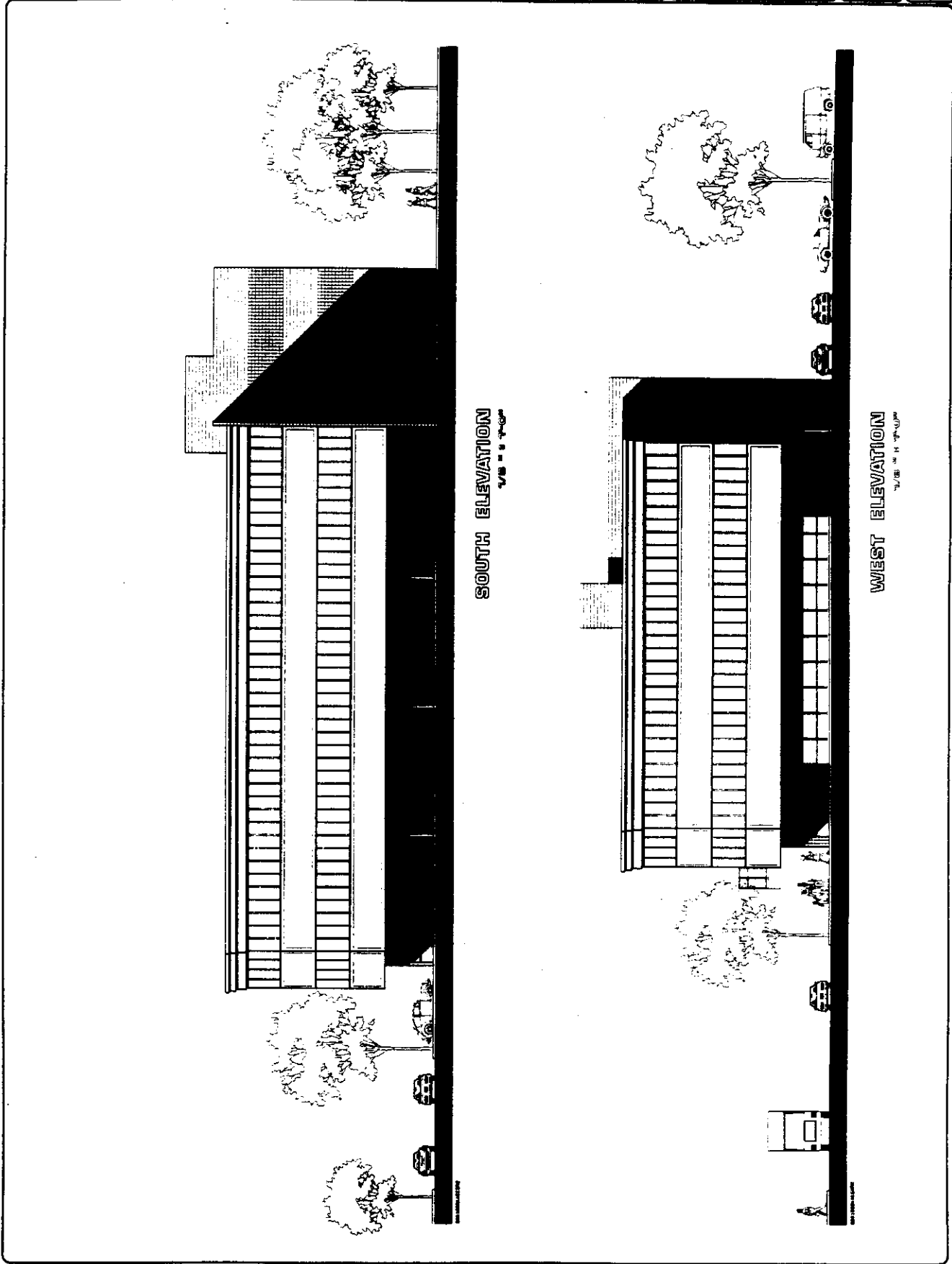
**SITE PLAN**

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 6-9-88

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<p><b>C.M. BOND ASSOCIATES - AIA, INC.</b>          ARCHITECTS          1000 J STREET, SUITE 100          SACRAMENTO, CA 95811          (916) 441-1100</p>					<p><b>3rd &amp; S STREET OFFICE BUILDING</b>          SACRAMENTO, CA</p> <p><b>GARDMEYER DEVELOPMENT</b>          1825-1811          SAC., CA.</p>	<p><b>SOUTH ELEVATION</b></p> <p><b>WEST ELEVATION</b></p>		<p><b>SK-7</b></p>
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C.M. Neale  
 ARCHITECTS - S.F., CALIF.  
 ARCHITECTS  
 1000 MARKET STREET  
 SAN FRANCISCO, CALIF. 94102  
 (415) 774-1100

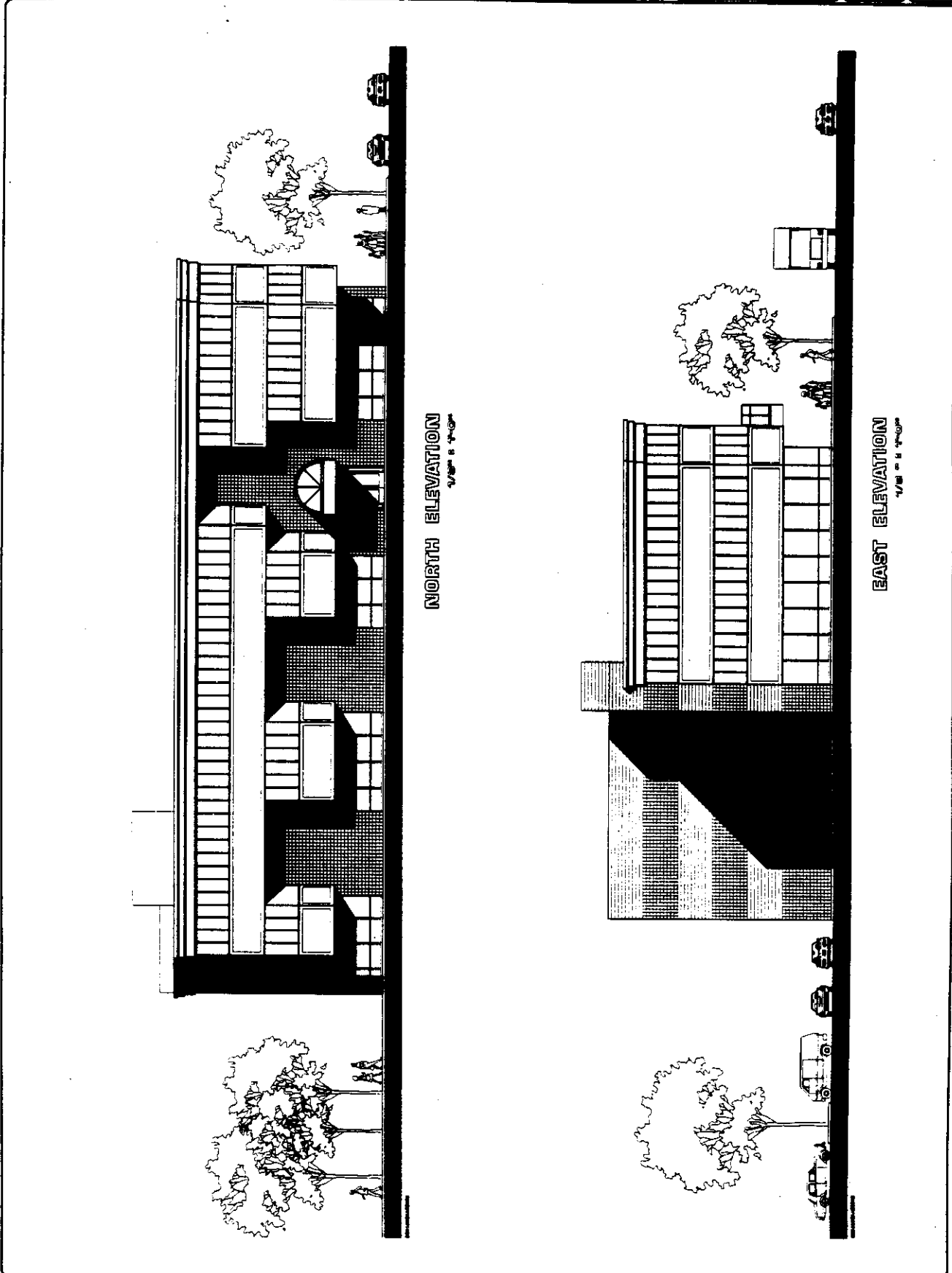
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3rd & S STREET  
 OFFICE  
 BUILDING  
 SACRAMENTO, CA

GARDEMEYER  
 DEVELOPMENT  
 1825-1840 ST.  
 SAC., CA. 95814

NORTH ELEVATION  
 EAST ELEVATION

SK-6  
 1 OF 7



NORTH ELEVATION  
 1/8" = 1'-0"

EAST ELEVATION  
 1/8" = 1'-0"

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 6-9-88

Item #  
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C.A. 1980  
 ASSOCIATES - INC.  
 ARCHITECTS  
 1000 J STREET  
 SACRAMENTO, CALIF. 95811  
 (916) 441-1000

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
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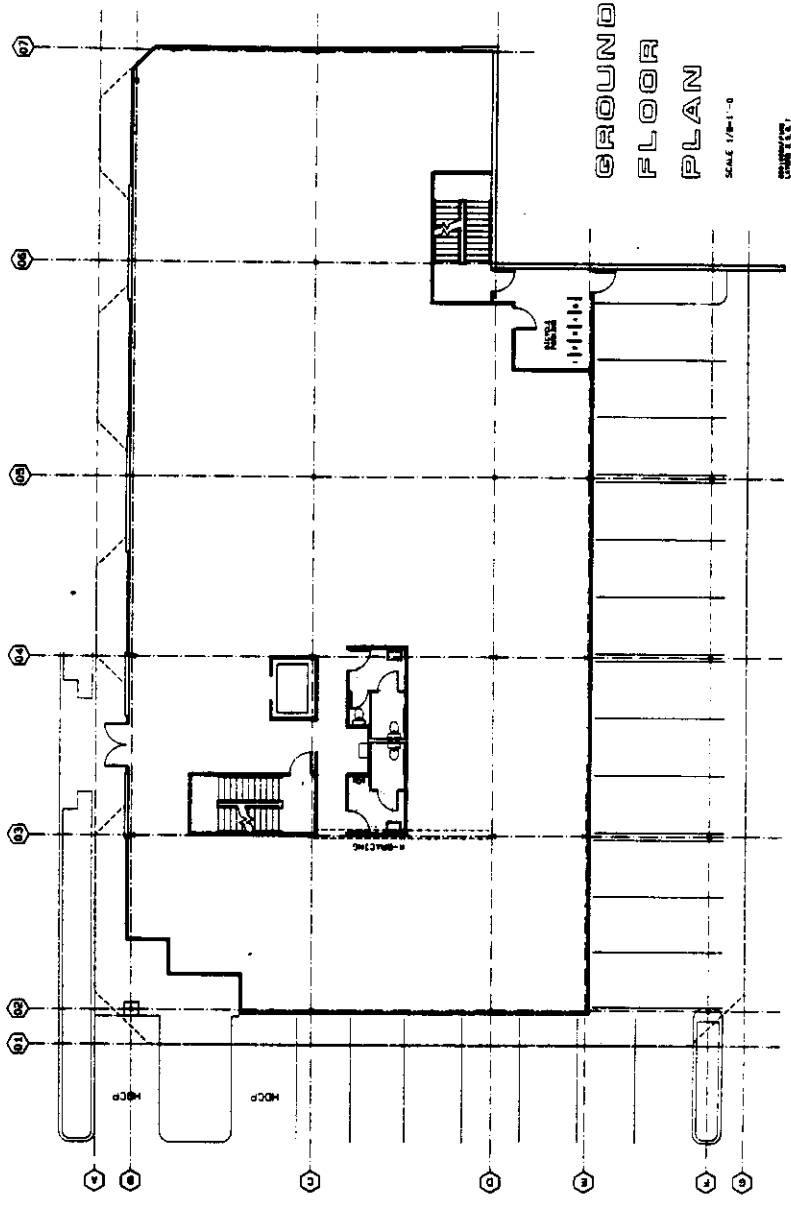
3rd & S STREET  
 OFFICE  
 BUILDING  
 SACRAMENTO, CA.

GARDEMEYER  
 DEVELOPMENT  
 1825-18th  
 SAC., CA. 5

GROUND FLOOR PLAN

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

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Item 24

C.M. Biele  
 ASSOCIATES - P.A., INC.  
 ARCHITECTS  
 1000 S. G ST.  
 SACRAMENTO, CA 95811  
 (916) 442-1000

DATE

DRAWN BY  
 CHECKED BY  
 APPROVED BY

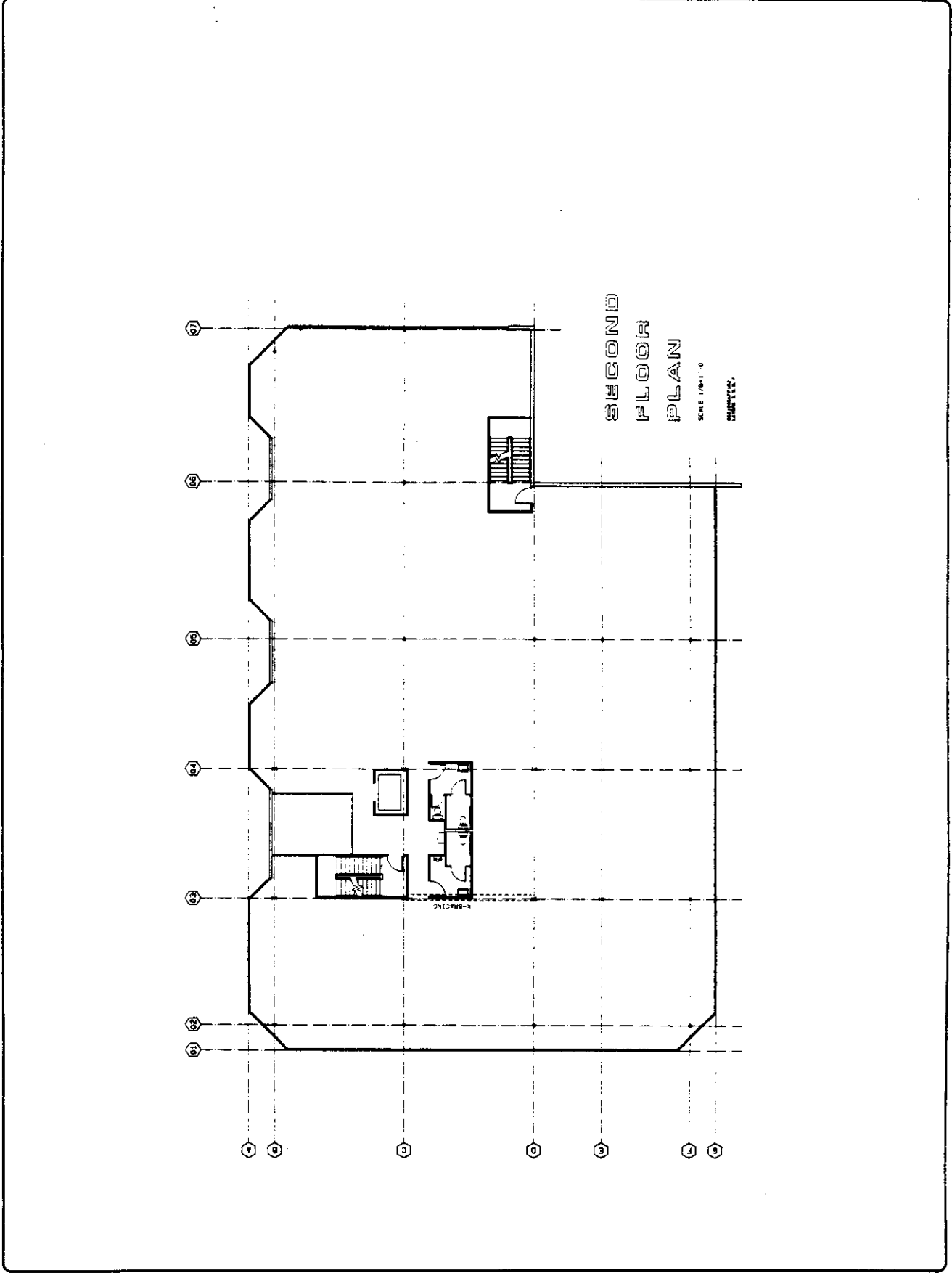
SCALE

3rd & S STREET  
 OFFICE  
 BUILDING  
 SACRAMENTO, CA

GARDMEYER  
 DEVELOPMENT  
 1825-1840 ST.  
 SAC., CA. 95811

DATE

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Item 24

C.A. Smith  
 ASSOCIATES - INC.  
 ARCHITECTS  
 1000 S. MARKET STREET  
 SACRAMENTO, CALIF. 95811  
 (916) 442-1000

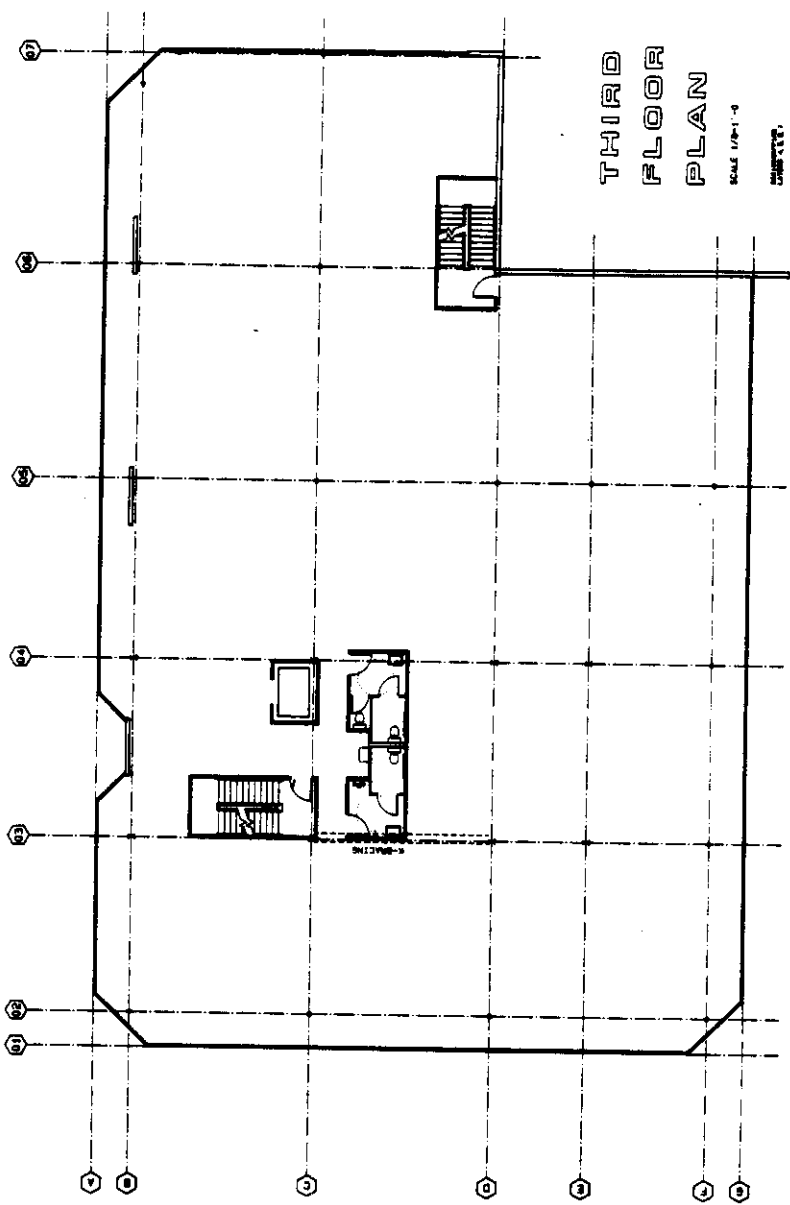


3rd & S STREET  
 OFFICE  
 BUILDING  
 SACRAMENTO, CA

GARDENEYER  
 DEVELOPMENT  
 1825-1855  
 SAC., CA. 95

THIRD FLOOR PLAN

SK-4  
 1 of 1



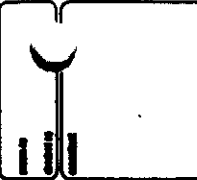
P86-159  
 P88-211

7-24-86  
 6-9-88

Item 084

**C.M. Bando Associates - AIA, Inc.**  
 ARCHITECTS  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CALIFORNIA 95811  
 (916) 441-1000

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_



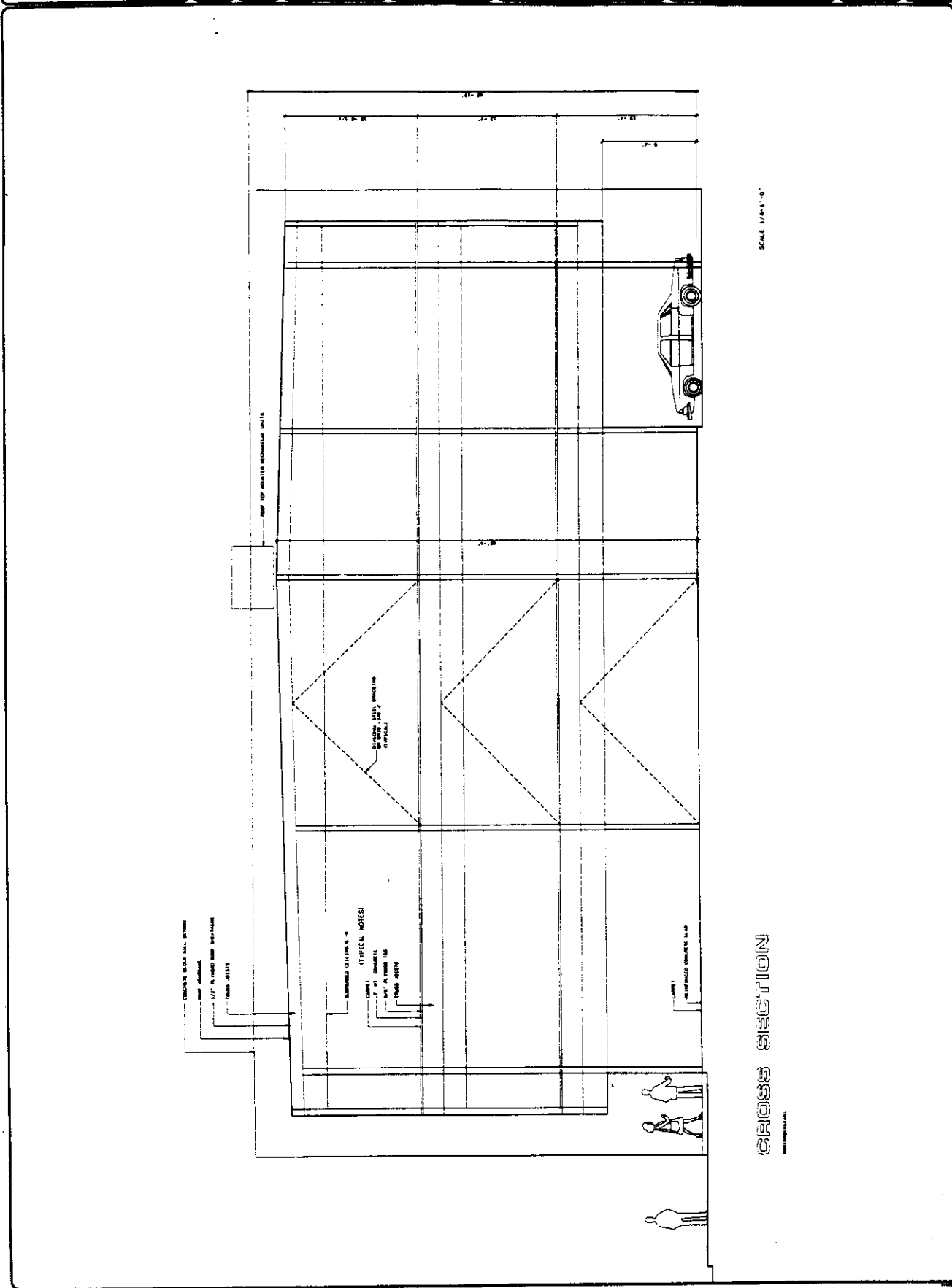
PROJECT: \_\_\_\_\_  
 LOCATION: \_\_\_\_\_

**3rd & S STREET OFFICE BUILDING**  
 SACRAMENTO, CA.

**GARDMEYER DEVELOPMENT**  
 1825-1829 ST. SACRAMENTO, CA.

SECTION: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

**SK-5**  
 1 OF 1



**CROSS SECTION**

P86-159  
 P88-214

724-86  
 6-9-88

Item 0  
 24