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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 7, 1983

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

APR 12 1983

OFFICE OF THE
CITY CLERK

intent to deny based on F. O. F. due 4-26-83

SUBJECT: Appeal of the City Planning Commission's denial of:

1. Special Permit to establish an office use in an existing 6,522 sq. ft. apartment building in the R-0 zone;
2. Variance to locate 5 of the required parking spaces off site;
3. Variance to allow the maneuvering room to cross property lines;
4. Variance to waive three parking spaces;
5. Variance to reduce the required maneuvering space from 25' to 24' for compact car spaces; and
6. Variance to increase the number of compact parking spaces from 30% to 35% (P83-009)(APN: 003-212-09,10,11)

LOCATION: 3024-3026 "G" Street

SUMMARY

The applicant is requesting the necessary entitlements to convert a 6,522 sq. ft. apartment building into office use in the R-0 zone. The Planning Commission, by split vote denied the project and the applicant appealed the Commission's decision.

BACKGROUND INFORMATION

The subject site is developed with a two-story, eight unit apartment complex that is presently occupied. The complex faces "G" Street, which is a one-way street going westbound, and the rear of the site abuts an alley.

The applicant is proposing to convert the complex into an office use and provide a portion of the required parking at the rear of the site with access from the alley. The special permit is necessary to allow the office use in the R-0 zone. The numerous variance requests are needed to allow substandard size parking and to waive three required spaces.

Both the staff and Planning Commission have concerns regarding the project. First, there is a concern with the waiver of parking spaces in this particular area because on-street parking demand is heavy. The waiver of any additional parking spaces will add to the parking problem in the area.

Second, the Commission expressed concerns with residential character of the block face between 30th Street and Alhambra Boulevard and the need to retain existing residential units in the Central City.

Third, a concern regarding displacement of the existing tenants was also expressed. The complex consisted of many elderly tenants that have resided at this location for a long period of time. Many appeared at the hearing and objected to the conversion. Some indicated that they did not receive any notice from the property owner regarding the conversion.

Several Commissioners felt that the mix of residential and office is sufficient in this area. They expressed a concern with the entire area being converted into office uses.

A petition was also filed by many residents in the area. They indicated opposition to the project based on parking congestion, tenant displacement, a lack of affordable units in the downtown area, and the large percentage of vacant office buildings.

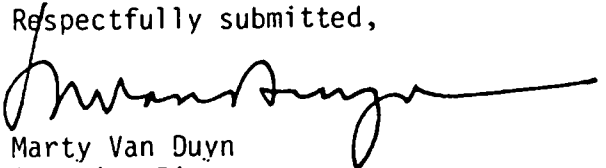
The applicant indicated in his appeal petition that the site was zoned OB when he purchased the site. Our records indicate that the site was previously zoned R-4 and was rezoned to R-0 in 1980 when the Central City Plan was adopted.

VOTE OF PLANNING COMMISSION

On February 24, 1983, the Planning Commission, by a vote of 6 ayes, 2 noes, 1 vacant, denied the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council deny the appeal based on findings of fact due on April 26, 1983.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P83-009

April 12, 1983
District No. 1

22

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: 3/1/1983

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of 2/24/83 when: (Date)

Rezoning Application Variance Application
Special Permit Application for Office Use

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) When I purchased the bldg. it was zoned O.B. The building was to allow for office expansion in the area of my existing office. The change in zoning to R.O. with subsequent use permit denial, frustrates previous expansion in the area. Certainly a compromise could be made for a mixed use.

PROPERTY LOCATION: 3024-3026 G STREET, SACRAMENTO CA 95816

PROPERTY DESCRIPTION: EAST 1/2 OF LOT 3 AND THE NORTH 1/2 OF LOT 4 IN BLOCK BOUNDED BY 30TH & 31ST, "G" AND "H" OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE EAST 1/2 OF THE NORTH 1/2 OF LOT 4.

ASSESSOR'S PARCEL NO. 003 - 212 - 0900

PROPERTY OWNER: Dean F. Unger

ADDRESS: 700 Alhambra Blvd. Sacto 95816

APPLICANT:

ADDRESS:

APPELLANT: (Signature) (Dean F. Unger) PRINT NAME

ADDRESS: 700 Alhambra Blvd. Sacto. 95816

FILING FEE:

by Applicant: \$105.00 RECEIPT NO.
by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF:

P-

SACRAMENTO CITY PLANNING COMMISSION

10 22

MEETING DATE February 24 1983 GENERAL PLAN AMENDMENT TENTATIVE MAP
 ITEM NO. 10A FILE NO. P-83-009 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 M- _____ REZONING ENVIRONMENTAL DET.
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation: Favorable Unfavorable Petition Correspondence
 LOCATION: 3024-3026 G Street

PROPOSERS	
NAME	ADDRESS
<u>Alvin F. Hinger</u>	<u>700 Alhambra Blvd. Sacramento, CA 95816</u>

OPPOSERS	
NAME	ADDRESS
<u>Alvin Hinger</u>	<u>3026 G St. Sacramento, 95816</u>
<u>Tom Lewis</u>	<u>3024 #2 G St. "</u>
<u>Margaret Stevenson</u>	<u>3026 " 1 G St. "</u>
<u>Mrs. Cape</u>	<u>3026 G St. "</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong		✓		
Holloway		✓		
Hunter	✓			
Larson	✓			
Muraki	absent			
Silva	✓		✓	
Simpson	✓			✓
Goodin	✓			

MOTION:

TO APPROVE

TO DENY

TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT

INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____

TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL

TO RATIFY NEGATIVE DECLARATION

TO CONTINUE TO _____ MEETING

OTHER _____

4

City Planning Department
927 10th Street, Suite 300
Sacramento, CA.

OPPOSITION TO APPLICATION FOR
SPECIAL PERMIT P83-009

P83-009

2/24/83 5

Item No 10

OPPOSITION TO APPLICATION FOR

SPECIAL PERMIT P83-009

WE THE UNDERSIGNED WHO LIVE AT OR IN THE IMMEDIATE VICINITY OF 3024 G STREET AND 3026 G STREET BOUNDED BY F, G, 30TH STREETS AND ALHAMBRA BLVD. ARE STRONGLY OPPOSED TO THE GRANTING OF SPECIAL PERMIT TO CONVERT AN EXISTING 8-UNIT APARTMENT COMPLEX ON 0.24+ ACRES INTO 6,522 SQ. FT. OF OFFICES IN THE RESIDENTIAL-OFFICE (R-O) ZONE. VARIANCE TO LOCATE 5 OF THE REQUIRED 16 PARKING SPACES OFF SITE. VARIANCE TO ALLOW THE REQUIRED MANEUVERING ROOM TO CROSS PROPERTY LINE. VARIANCE TO WAIVE 2 REQUIRED PARKING SPACES. VARIANCE TO REDUCE MANEUVERING SPACE FOR COMPACT SPACES FROM 25 FT. TO 24 FT. VARIANCE TO INCREASE THE NUMBER OF COMPACT PARKING SPACES FROM 30% TO 35%. LOC: 3024-3026 'G' STREET. APN: 003-212-09,10,11, AS ANNOUNCED ON MONDAY, FEBRUARY 14, 1983 IN PUBLIC NOTICE. (COPY ATTACHED)

Our opposition is primarily based upon the following points:

1. DISPLACEMENT OF RESIDENTS

Several elderly residents (average age is 71 years old) would find it extremely difficult to obtain suitable housing if they had to vacate the subject property where they have each resided for an average of 14 years. The other tenants have resided in the apartments an average of 5½ years each and would be facing a similiar problem in relocating. This apartment building is our home.

2. PARKING CONGESTION

There presently exists a severe shortage of parking spaces creating parking congestion in the vicinity, a condition which this project would aggravate.

3. AFFORDABLE HOUSING

The downtown Sacramento area has a serious problem in its lack of affordable housing. This project, at a time when a stated objective of elected officials is to create a "24 hour community" in downtown Sacramento would only compound this problem.

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dean F. Unger, 700 Alhambra Boulevard, Sacramento, CA 95816		
OWNER	Dean F. Unger, 700 Alhambra Boulevard, Sacramento, CA 95816		
PLANS BY	Dean F. Unger, 700 Alhambra Boulevard, Sacramento, CA 95816		
FILING DATE	12-29-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	2-14-83	EIR	ASSESSOR'S PCL. NO. 003-212-09,10,11

- APPLICATION:
1. Negative Declaration
 2. Special Permit to establish an office use in an existing 6,522 square foot apartment building in the Residential-Office (R-0) zone;
 3. Variance to locate five of the required parking spaces off site;
 4. Variance to allow the required maneuvering room to cross property lines;
 5. Variance to waive three required parking spaces;
 6. Variance to reduce the required maneuvering space from 25 feet to 24 feet for compact car spaces;
 7. Variance to increase the number of compact parking spaces from 30% to 35%.

LOCATION: 3024-3026 'G' Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an 6,522 square foot apartment complex into offices.

PROJECT INFORMATION:

1974 General Plan Designation: Residential-Office
 1980 Central City Community Plan Designation: Residential-Office
 Existing Zoning of Site: R-0
 Existing Land Use of Site: Eight-unit apartment

Surrounding Land Use and Zoning:

North: Residential, Offices, Church; R-0
 South: Residential, Offices; C-2, R-0
 East: Offices; R-0
 West: Residential; R-0

Parking Required: 16 spaces
 Parking Provided: 13 spaces
 Property Dimensions: Irregular (see site plan)
 Property Area: .24± acres
 Square Footage of Building: 6,522 (existing)
 Height of Structure: 25± feet (existing)
 Significant Feature of Site: Existing 8-unit apartment complex
 Exterior Building Colors: Red, white
 Exterior Building Materials: Stucco, brick, tile roof

BACKGROUND INFORMATION: The subject site is located within the Residential-Office (R-0) zoning district. The surrounding land uses consist of primarily office development on Alhambra Boulevard and residential uses on 'G' Street. McKinley Park is located due east across Alhambra Boulevard.

STAFF EVALUATION: Staff has the following comments relative to this application:

1. Upon adoption of the 1980 Central City Plan various portions of the block areas from 'H' Street to 'D' Street were rezoned from R-4 to R-0. Since 1980 approximately four of the 50 residentially occupied parcels have been approved for office or other non-residential uses (see Exhibit A). These approvals have resulted in the loss of seven dwelling units. The subject application, if approved, would increase the number of dwelling units lost to conversion to 15 for this area.

Staff is opposed to further conversion of the interior parcels between Alhambra Boulevard and 30th Street to non-residential uses unless there are special circumstances. This opposition is based on the current residential character of these interior parcels as well as the necessity to retain existing residential opportunities within the Central City.

2. The applicant is requesting several variances relative to parking for the proposed office use. These variances are requested because a portion of the parking lot crosses an existing property line, the width of the parcel is not enough to meet minimum dimensions, and the project is deficient by three spaces for an office use.

Staff is opposed to the waiver of any of the required parking spaces. Many of the surrounding office uses do not have any on-site parking. This lack of parking already impacts the adjacent office and residential uses. A waiver of any more parking spaces would further compound this problem. In addition, the inability to meet the other minimum dimension standards indicates further parking difficulties with the proposed on-site spaces.

In conclusion, staff finds that due to the inability of the current project to meet office development standards as well as the desirability to retain the existing residential character of this area, staff recommends against the requested entitlements.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Special Permit, based upon Findings of Fact which follow;
3. Denial of the Variance to locate five of the required parking spaces off site, based upon Findings of Fact which follow;
4. Denial of the Variance to allow the required maneuvering room to cross property lines, based upon Findings of Fact which follow;
5. Denial of the Variance to waive three of the required parking spaces, based upon Findings of Fact which follow;
6. Denial of the Variance to reduce the required maneuvering space from 25 feet to 24 feet for compact car spaces, based upon Findings of Fact which follow;
7. Denial of the Variance to increase the number of compact parking spaces from 30% to 35%, based upon Findings of Fact which follow.

Special Permit - Findings of Fact

- a. The special permit, if granted, would not be based upon sound principles of land use in that it would represent an intrusion of office uses into a primarily residential street;
- b. The special permit, if granted, would be inconsistent with the 1980 Central City housing goal to:

"Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic."

Variance - Findings of Fact

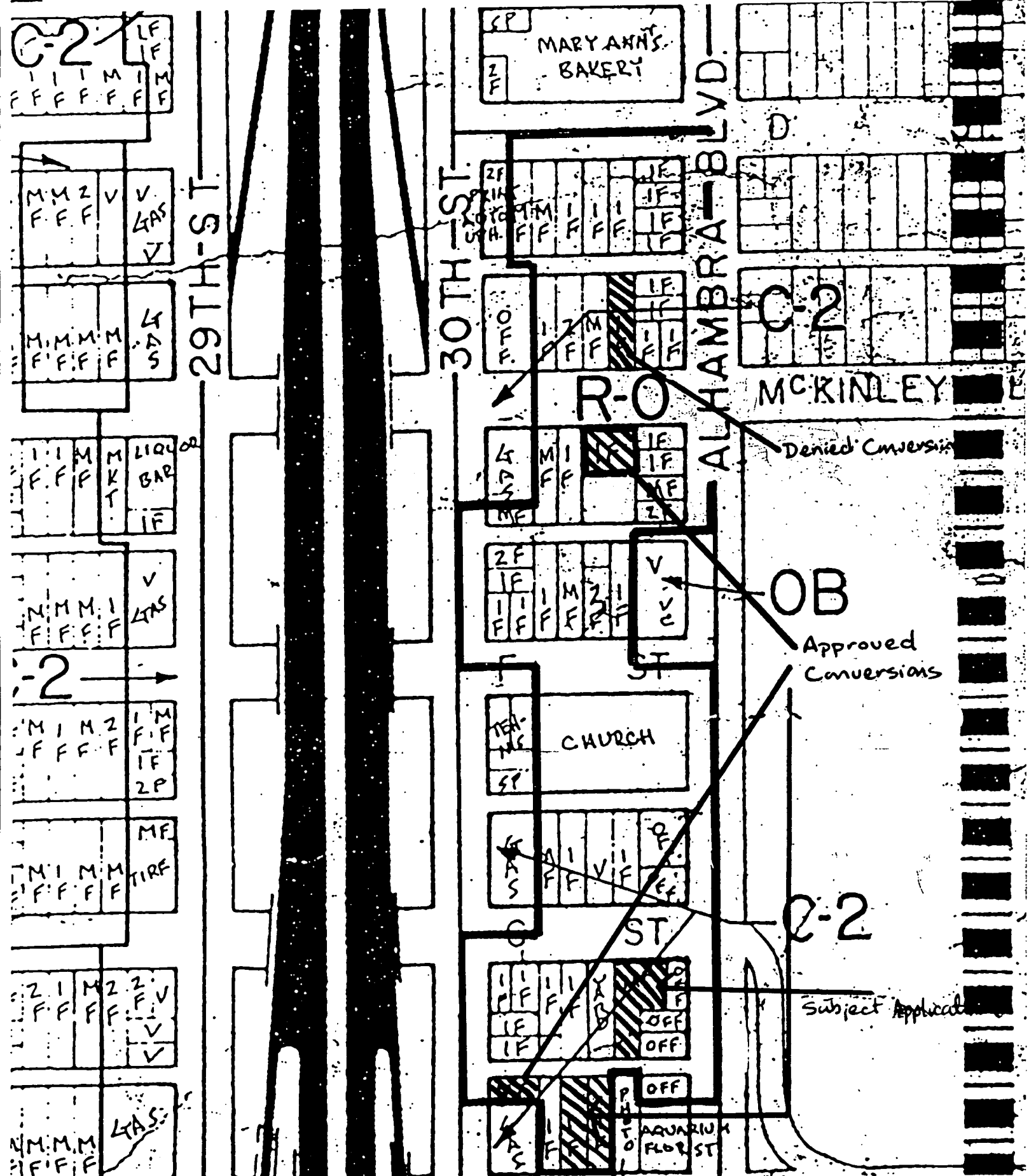
- a. The variances, if granted, would constitute a special privilege extended to one property owner in that such variances have not been granted in this area;
- b. The variances, if granted, could be injurious to public welfare in that there would not be sufficient space or area for the required parking dimensions and detrimental to property in the vicinity in that the waiver of three parking spaces would create further demand for on-street parking;
- c. The variances, if approved, would be inconsistent with the transportation goal of the Central City Plan to:

"Provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

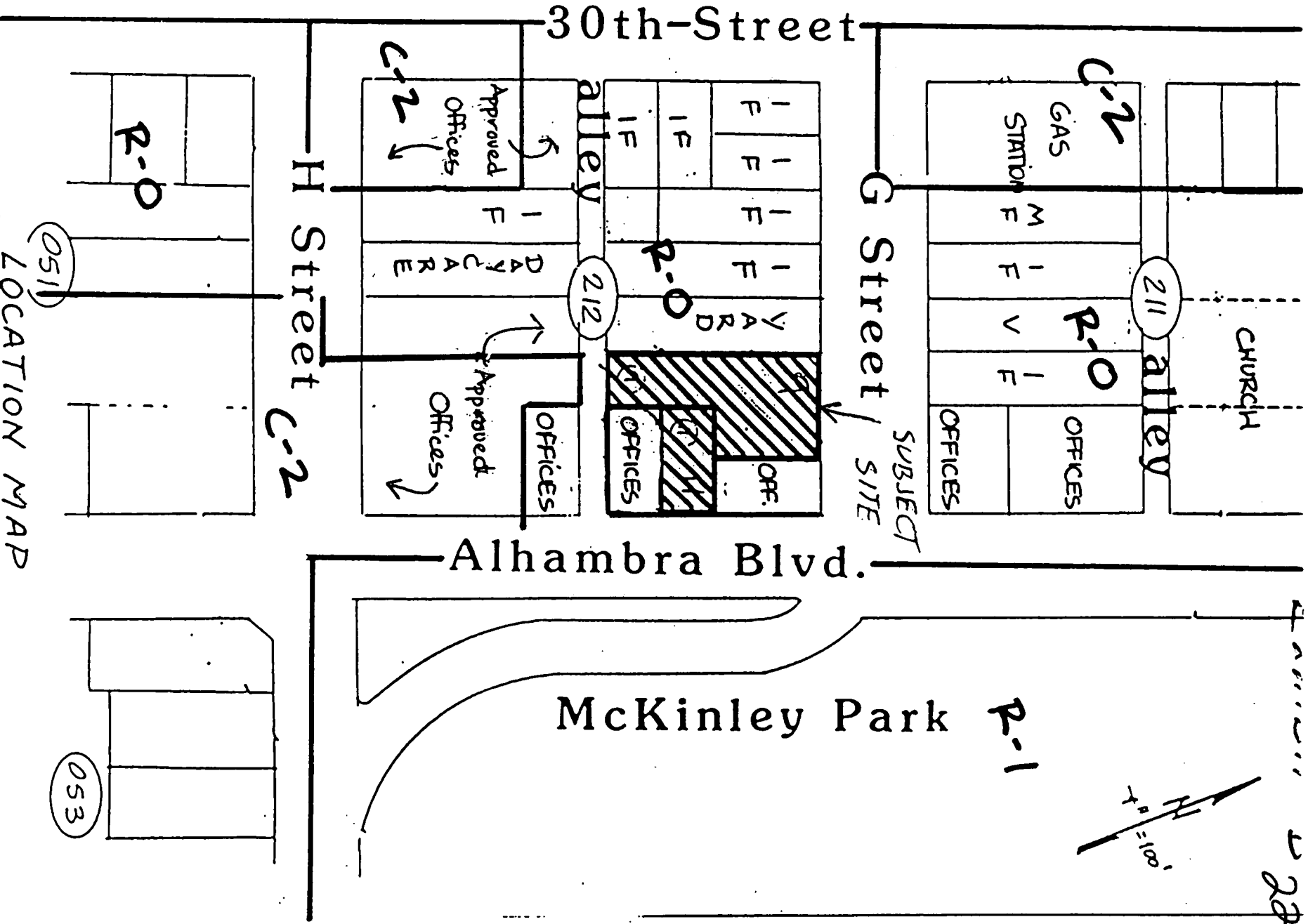
Exhibit "A"

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Conversions of Residential uses to office or other nonresidential uses



U.S.	Interstate	80	Freeway
	C-2		



LOCATION MAP
Surrounding Land Use & Zoning

P.B3.009

2/24/83 14

ITEM NO. 10

0511

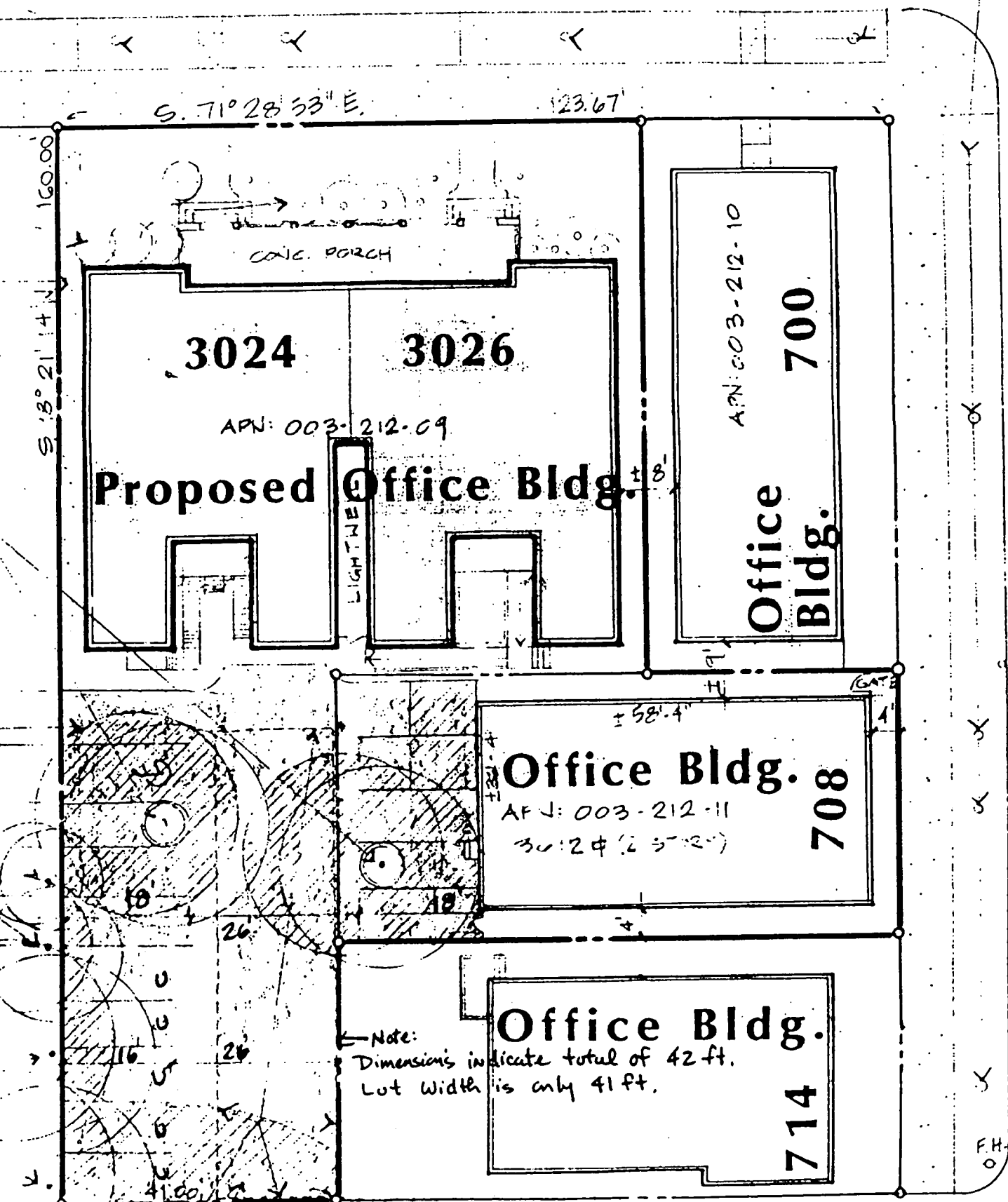
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G Street

EXHIBIT C

EXIST. STREET TREES



Alhambra Blvd.

P83-009

2/24/83 15

ITEM NO. 10

Alley

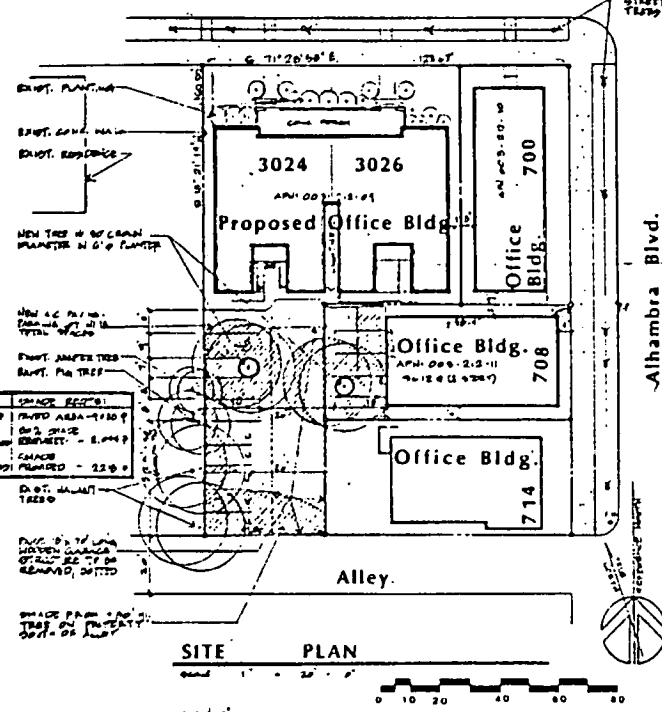
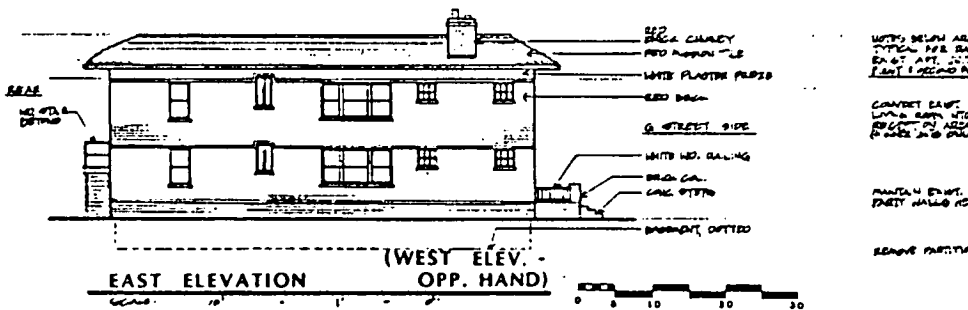
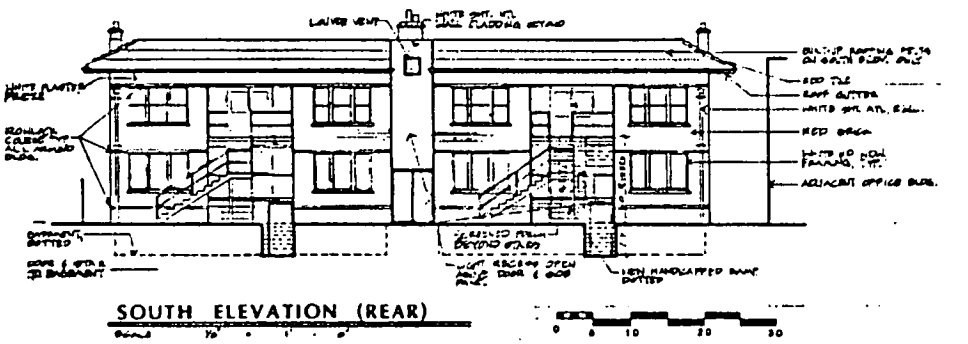
STREETS NORTH

P83-009
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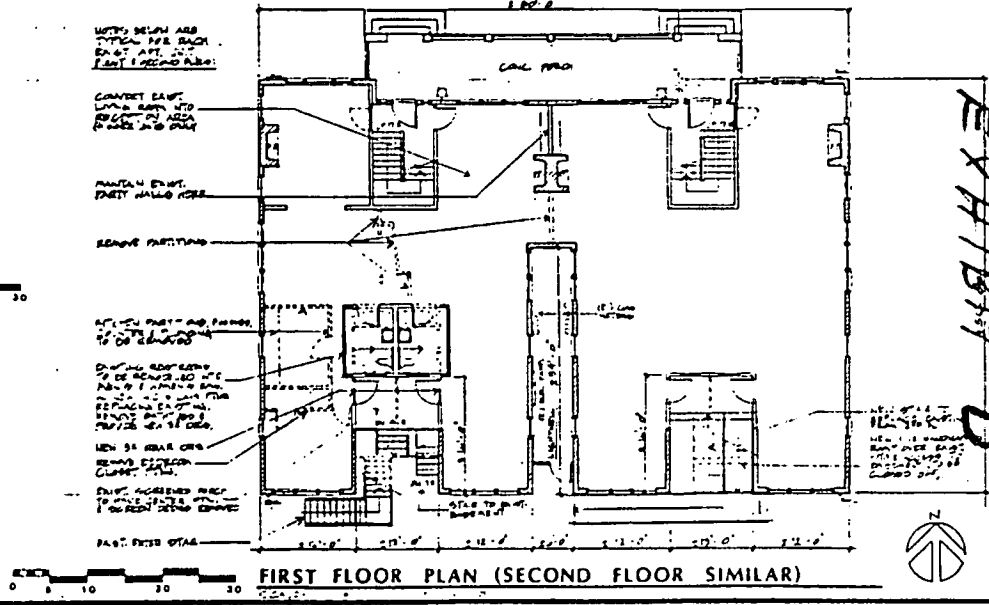
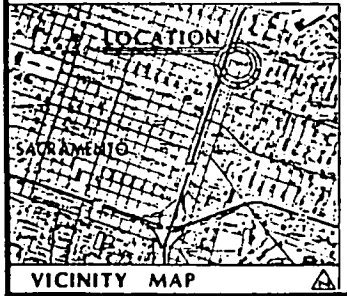
Office Bldg.

G Street

Alhambra Blvd.



EXISTING BLDG'S	SPACE REQ'D'S
BLDG. AREA - 1322 0	FLOOR AREA - 4130 0
FLOOR AREA - 1322 0	NO. OF UNITS - 11
BLDG. AREA - 1322 0	BLDG. AREA - 1322 0
FLOOR AREA - 1322 0	BLDG. AREA - 1322 0
FLOOR AREA - 1322 0	BLDG. AREA - 1322 0
FLOOR AREA - 1322 0	BLDG. AREA - 1322 0
FLOOR AREA - 1322 0	BLDG. AREA - 1322 0



DEAN FUNK
 AIA INC.
 ARCHITECTURE &
 ENVIRONMENTAL
 PLANNING
 700 Alhambra Blvd.
 Sacramento, Calif.
 95816 916 443 51

PROJECT NO. 83-009
**G STREET APARTMENTS
 OFFICE CONVERSION**
 3024-3026 G STREET

1:17
 This drawing is not
 to be used for
 construction until
 approved by the Architect
 architect
 drawn by [initials]
 checked by [initials]
 job no.
 date 4-9-83
 drawing no.

sheet title
 sheet no. 1
 of 1 sheets

22

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BUEHLER & BUEHLER ASSOCIATES
STRUCTURAL ENGINEERS, INC. (916) 443-5781
700 ALHAMBRA BOULEVARD, SACRAMENTO, CA 95816

RECEIVED
OFFICE OF THE MAYOR

April 8, 1983

APR 11 1983
AM PM
7 8 9 10 11 12 1 2 3 4 5 6

The Honorable R. Burnett Miller
and Members of the City Council
915 I Street, City Hall
Sacramento, Ca. 95814

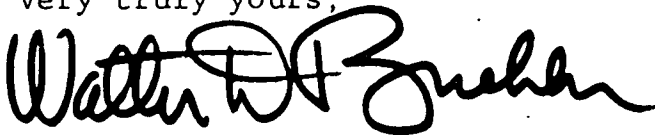
Dear Mayor Miller and Members of the City Council:

Mr. Dean F. Unger has filed an appeal of the denial by the ~~Planning Commission~~ of his request to convert an apartment house at 3024-3026 G Street into office space.

Both Mr. Unger and I have our offices in the building next door to the apartment house under consideration. Both of our facilities are overcrowded and very much in need of additional space. I have operated my engineering business on this block for 33 years and Mr. Unger has occupied the office in this building for approximately 13 years. Needless to say, neither of us desires to move from this location. Granting the necessary permit and variances to convert 3024-3026 G Street will enable us both to stay in business in this area. While the apartment house is now occupied by eight tenants, use as an office will favorably effect over twenty existing employees as well as providing enough space to increase our staffs, thereby generating several new jobs.

The hearing before the City Council on this matter is scheduled for April 12, 1983. I am very much in favor of granting Mr. Unger's requests and hope that you will agree.

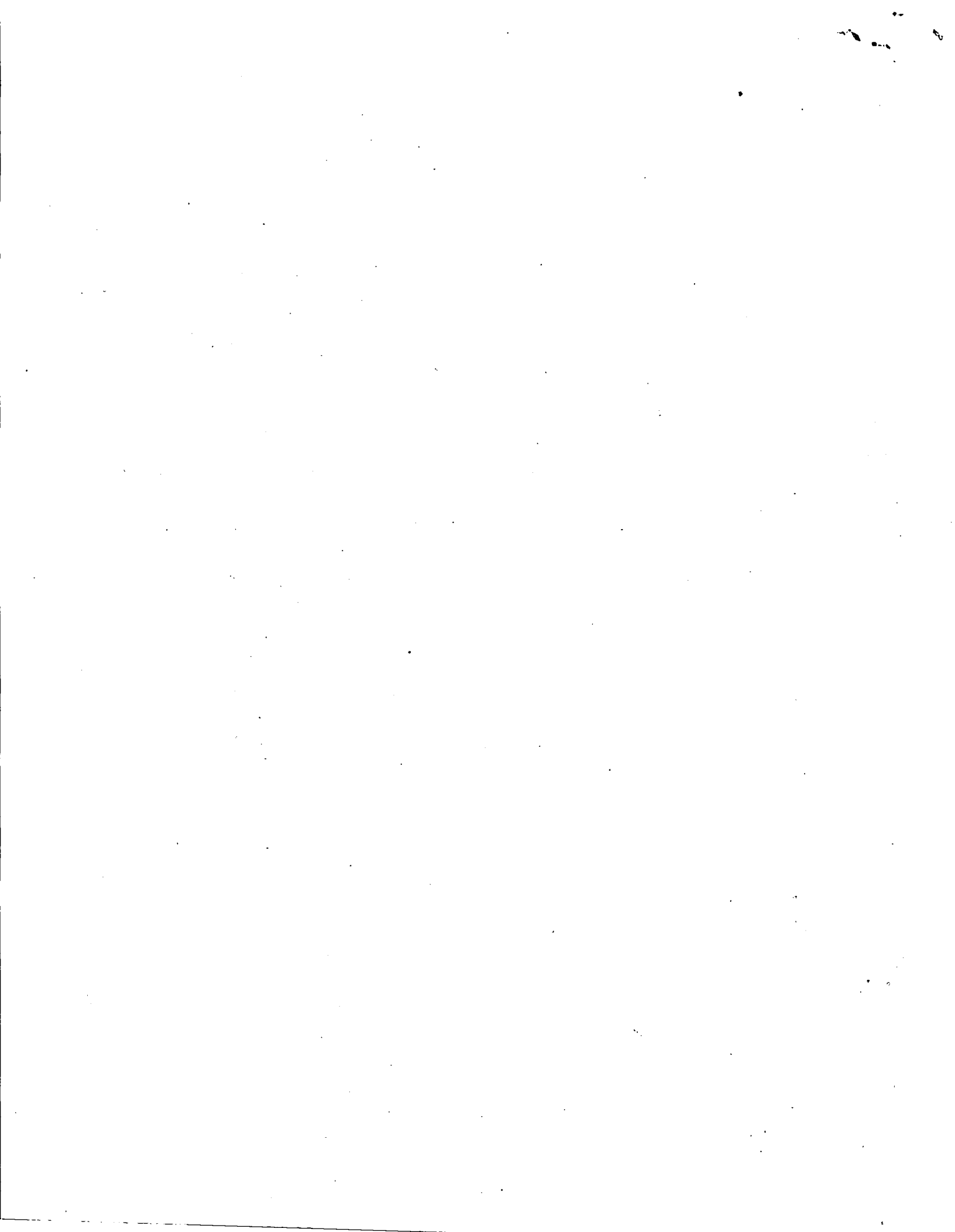
Very truly yours,



Walter D. Buehler
BUEHLER & BUEHLER ASSOCIATES
Structural Engineers, Inc.

WDB/cb

cc: Dean F. Unger



April 13, 1983

Dean F. Unger & Margaret Z. Unger
700 Alhambra Blvd.
Sacramento, CA 95816

Dear Mr. & Mrs. Unger:

On April 12, 1983, the Sacramento City Council heard your appeal from City Planning Commission action denial of requests for property located at 3024-3026 G Street. (P-83009).

The Council adopted by motion its intent to deny your appeal contingent on Findings of Fact which are due April 26, 1983.

Sincerely,

Lorraine Magana
City Clerk

LM/emm/22
cc: Planning Department

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