



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927-10th Street

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

August 12, 1981

APPROVED
BY THE CITY COUNCIL

AUG 18 1981

OFFICE OF THE
CITY CLERK

*intent to
grant appeal
based on
F. of F. due
9-1-81*

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission's approval of a tentative map, special permit, variances and subdivision modification to allow the development of a five-unit condominium project (P-9418)

LOCATION: 811 - 23rd Street

SUMMARY

This is a request for entitlements necessary to develop a five-unit airspace condominium project on a .3 acre site. The Planning Commission approved the project and it was subsequently appealed to the City Council.

BACKGROUND INFORMATION

The subject site is a 70' x 160' lot containing a single family dwelling, a four-plex structure, a duplex, garage and several accessory structures. The applicant is proposing to divide the parcel into three separate sites. Two sites (Parcels A & B) will be used to retain the single family dwelling and the four-plex structure. The remaining site (79' x 80') will be developed with a five-unit condominium complex.

The proposal necessitates numerous variances, including a variance to waive five parking spaces, to create substandard lots, to waive lot coverage requirements and to reduce the rear yard setback to five feet. Staff believes that there are no grounds to grant the variances because the applicant is creating a self-imposed hardship by developing a structure that does not meet the Zoning Ordinance requirement.

Generally, staff believes that proposed Parcel C, containing the five-unit condominium, is being overbuilt. The two-story structure will occupy 67 percent (4,320 square feet) of the lot and the amount of open space will be reduced significantly. There are no patios or common open space areas.

Several residents appeared before the Planning Commission and voiced opposition to the project. They were concerned with the waiver of the five parking spaces. They indicated that on-street parking was heavily used and the waiver of the parking spaces would impact the neighborhood. Also, they felt the site was being overbuilt.

VOTE OF PLANNING COMMISSION

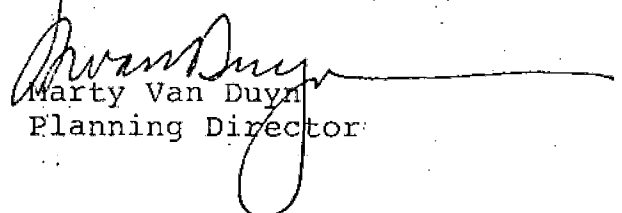
On June 25, 1981 the Planning Commission, by a vote of five ayes and four noes approved the project.

RECOMMENDATION

The Planning Commission recommends that the City Council deny the appeal; Ratify the Negative Declaration; and approve the project subject to conditions and Findings of Fact. The Resolution, including conditions and Findings of Fact, will be presented for the Council's consideration on September 1, 1981.

The Planning staff recommends that the appeal be granted; the Negative Declaration be Ratified; and the project be denied based on Findings of Fact due on September 1, 1981.

Respectfully submitted,


Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9418

August 18, 1981
District No. 4

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

DATE: July 13, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of July 19, 1981 when:
(Date)

 Rezoning Application X Variance Application
 Special Permit Application

was: X Granted Denied by the Commission

GROUNDS FOR APPEAL: We agree with the Planning Commission Staff's

original report which specifically states that points out that;
1) the variance would allow only 5 parking spaces for 10 dwelling
units (normally 10 would be required);

2) substandard side and rear yard setbacks and the
proposed structure is too large for the site; → (over)

PROPERTY LOCATION: 811-23rd St

PROPERTY DESCRIPTION: Southwest corner of 23rd & H Streets

ASSESSOR'S PARCEL NO. 007 - 025 - 01

PROPERTY OWNER: Martin L. and Karol K. Mehan

ADDRESS: 5852 Erwig Way, Sacto, Ca 95841

APPLICANT: Allied Engineering

ADDRESS: PO Box 2077 Citrus Heights, Ca 957610

APPELLANT: Charley Cartwright

(SIGNATURE)
ADDRESS: 820 23rd St. Sacto, Ca 95816

FILING FEE: \$60.00 RECEIPT NO. 266

FORWARDED TO CITY CLERK ON DATE OF: Council hearing August 18, 1981

P- 9418

- 3) The project is injurious to public welfare and surrounding properties;
- 4) The project is not in harmony with the Environmental Sub-goal of the 1980 Central Plan; and
- 5) There are no grounds to support the variance requests because the parcel is large enough to satisfy the setback, parking and lot coverage requirements. There is no special circumstance related to this site.

JUN 10 1981

Allied Engineering, Surveying & Planning

RECEIVED

DONALD E. FALLON
REGISTERED CIVIL ENGINEER

7944 AUBURN BOULEVARD
(P.O. BOX 2077)

CITRUS HEIGHTS, CALIFORNIA 95610
AREA CODE 916 - TELEPHONE 726-3375/969-7533

AUBURN OFFICE
2880 THIRD STREET
(DEWITT CENTER)
AUBURN, CALIF. 95603
TEL. 885-1122

#1555

DONALD L. CELLI
REGISTERED CIVIL ENGINEER

May 29, 1981

Sacramento City Planning Department
711 J Street
Sacramento, CA 95814

Attn: Gene Masuda

Gentlemen:

It has come to our attention that you are working on our application, P-9418, set for the Planning Commission hearing on June 11, 1981.

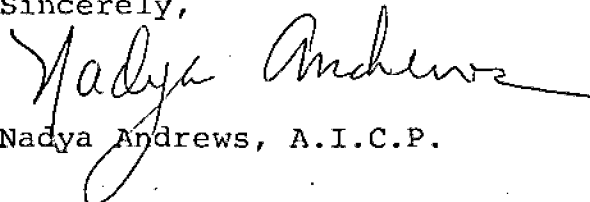
We would like to point out the existing situation on the property with regard to the parking variance requested. At the present time, there are seven (7) dwelling units and no off street parking. We are requesting a total of ten (10) dwellings with five (5) parking spaces.

While there is an old garage structure (4 spaces) presently on the site, it has not been used for automobiles for some time. The existing residents have been parking on the street. There appears to be ample on-street parking in this area at most times of the day and night.

We feel that a variance is warranted in this area because of the close proximity to downtown employment centers for walking or bike riding to work, as well as good bus service. In addition, the existing parking situation would be improved from zero parking to 50% parking, by the development of the new townhouse units (with garages). The existing single family and 4-plex are presently being rehabilitated and painted which will improve the streetscape along H Street.

If you have any questions, please call us.

Sincerely,



Nadya Andrews, A.I.C.P.

NA/ap

cc: Leo Mehan
Darrell Chin

In the matter of the decision of
the Planning Commission on Special
Permit and Variances related to
P-9418 to develop a 5-unit condo-
minium located at the southeast
corner of 23rd and H Streets

FINDINGS OF FACT

On June 25, 1981 the City Planning Commission indicated an intent to approve the Special Permit and Variance application based on findings of fact due July 9, 1981.

Based on documentary and oral evidence submitted at the public hearing on June 25, 1981 the Planning Commission approved the Special Permit and Variances to develop 5 airspace condominium units, waive 5 required parking spaces, reduce the rear yard setback from 15' to 5' for Parcel C, create lots substandard in width, depth and area and waive maximum lot coverage requirement of 50% for parcel C, based on the following findings of fact:

1. The granting of the variances would not be a special privilege granted to one individual property owner in that:
 - a. The site is unique because the structures presently exist with no off-street parking spaces currently available.
 - b. The condominium project incorporates unique design features such as enclosed garages and private balconies which require waivers and variances from the maximum lot coverage and setback standards.
2. The granting of the variances and special permit will not be injurious to the surrounding properties in that the proposed condominium units will not significantly change the characteristics of the area.
3. The granting of the special permit is based on sound principles of land use in that the proposed condominium units are compatible with other residential structures in the area.
4. The project is consistent with the 1974 General Plan and 1980 Central City Plan which designates the site for residential uses.
5. The Variance does not constitute a use variance in that condominiums are allowed in the R-3-A zone.

Suzanne Alimstad

Approved by the Planning Commission
on July 9, 1981 for the June 25,
1981 City Planning Commission meeting.

Charles E. Simpson
Chairman, City Planning
Commission

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 6-25-81
 ITEM NO. 17a FILE NO. P-7418
 M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER _____

Recommendation:

LOCATION: 23rd & H. (911 23rd STREET)

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS	
NAME	ADDRESS
<u>Naids Andrews</u>	<u>Allied Engineering</u>
<u>Marrell Chin</u>	<u>7238 Harbor St. W.</u>
<u>Mr. Mehan</u>	<u>2147 Beaso Camino, Fremont, CA.</u>

OPPOSERS	
NAME	ADDRESS
<u>Bill Camp</u>	<u>2222 H St. Sacramento</u>
<u>Mrs. McHenry</u>	<u>2170 H St. Sacramento</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta		✓		
Fong		✓		
Goodin	✓			
Holloway	✓			
Hunter		✓		
Tarson	✓			✓
Haraki	✓		✓	
Silva	✓			
Simpson		✓		

- appeared*
- 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 _____
- neg. dec*
Scope A

CITY PLANNING COMMISSION
915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Allied Engineering, P.O. Box 2077, Citrus Heights, CA 95610		
OWNER	Martin L., Karol L., Mehan, 5852 Esrig Way, Sac, CA 95841		
PLANS BY			
FILING DATE	May 7, 1981	50 DAY CPC ACTION DATE	REPORT BY: GM:lh
NEGATIVE DEC.	6/1/81	EIR	ASSESSOR'S PCL. NO. 007-025-01

- APPLICATION:
1. Environmental Determination
 2. Tentative map to divide .3± developed acres into 3 lots.
 3. Special Permit to develop 5 airspace condominium units on parcel C.
 4. Variance to waive 5 required parking spaces.
 5. Variance to reduce rear yard setback from 15 ft. to 5 ft. for Parcel C.
 6. Variance/Subdivision modification to create lots substandard in width, depth and area.
 7. Variance to waive maximum lot coverage requirement of 50% for Parcel C. (P-9418)

LOCATION: 811-23rd Street/ Southwest corner of 23rd & H Streets.

PROPOSAL: The applicant is requesting the necessary entitlements to divide a .3± acre lot in the Central City into three parcels. A 5 unit condominium development is proposed for Parcel C with existing structures on Parcels A & B to be rehabilitated and retained on site.

PROJECT INFORMATION:

1980 Central City Community Plan:	multiple-family
Existing zoning of site:	R-3-A
Existing land use of site:	

- Parcel A- a single-family (to be rehabilitated)
- Parcel B- a four-plex (to be rehabilitated)
- Parcel C- a duplex & detached garage with four spaces (to be removed)

Surrounding Land uses and Zoning:

- North: Multiple-family & R-3-A
- South: Multiple-family & R-3-A
- East: Single & multiple family & R-3-A.
- West: Multiple family & R-3-A.

Maximum Density Allowed in R-3-A zone:	36 dwelling units/acre
Density of proposed project:	36 dwelling units/acre
Building height of proposed condominium:	two story
Parking Required:	10
Parking Provided:	5

Property Area:

Parcel A- 3,120 sq. ft. (contains single-family structure)
 Parcel B- 3,200 sq. ft. (contains four-plex structure)
 Parcel C- 6,320 sq. ft. (site of proposed 5 unit condominium)
 12,640 sq. ft.

Existing Utilities: available to site
 Street Improvements: existing

BACKGROUND INFORMATION: The subject site is a .3+ acre parcel (79' X 160') with three principal structures located on site. The site contains a two-story, single-family house; a two-story, four-unit apartment building; and a two-story two-unit residence. A detached garage with four parking spaces is also located on the subject site adjacent to the alley. None of structures are listed on the City's Official Register of Priority & Essential Structures, however, the site is located in Preservation Area #5.

APPLICANT'S PROPOSAL: The applicants proposal is to subdivide the subject site into three parcels to accomplish the following:

- Parcel A- create a 39' X 80' (3,120 sq. ft.)parcel and retain and renovate the existing single family house.
- Parcel B- create a 40' X 80' (3,200 sq. ft.) parcel and retain and renovate the existing four-unit apartment building.
- Parcel C- create a 79' X 80' (6,320 sq. ft.) parcel; remove all existing structures which consists of a two-unit residence, a detached four car garage, and a free-standing grape arbor; and construct a new two-story, five-unit condominium project which includes a five-space enclosed garage on the ground floor adjacent to the alley.

STAFF EVALUATION: Staff has the following comments regarding this proposal. Major concerns relate to parking, building mass, lot coverage and lack of usable open space.

1. The total parking requirement for the subject project is 10 spaces based on a ratio of one space per dwelling unit. Five spaces are proposed for the new five-unit condominium, however, due to proposed parcel sizes, no parking spaces are planned for either the single family house nor the four-unit apartment building that are to be retained on parcels A & B.
2. Substandard side and rear yard setbacks are being established on all three parcels. Of particular concern is the ten foot rearyard setback proposed for Parcel B where the zoning code requires a minimum of 15 feet. Staff feels that the size of the backyard available for open space use is too small for the density of development (4 units) proposed for parcel B.

3. In the R-3-A zone, the maximum lot coverage requirement is 50%. The building coverage of the condominium structure proposed for Parcel C exceeds the maximum 50% requirement. The size of Parcel C is 6,320 sq. ft. (79' X 80'), therefore, the maximum building coverage of the new structure should not exceed 3,160 sq. ft. (50% of 6,320 sq. ft.). The proposed condominium encompasses approximately 4,320 sq. ft., or 67% of the site. The proposed building exceeds the maximum 50% lot coverage requirement by 1,065 sq. ft., or 17%.

Staff feels that the mass and lot coverage of the proposed building overwhelms the size of the lot. The project, as proposed by the applicant creates a tight living environment with no patios or common recreational amenities provided on site. The site would be over-built with the proposed structure.

In addition, the building coverage for Parcel B also exceeds the maximum 50% lot coverage requirement.

4. There are no grounds to support the variance requests because the parcel is large enough to satisfy the setback, parking and lot coverage requirements. There is no special circumstance related to this site.

STAFF'S ALTERNATIVE PROPOSAL: Staff offers the following alternative to develop the site with a ten-unit development as well as satisfy the concerns related to parking, lot coverage and usable open space. The alternative proposal is based on the five-unit condominium development located at 2412 G Street. This particular development was used as the prototype model under the Central City Plan to develop a 40' X 160' lot in the R-3A zone where the retention of an existing structure is involved (see Exhibit A).

The subject 80'± X 160' lot could be split into roughly two 40' X 160' lots. The structures located on the front portion of each lot could be modified into two unit residences if possible. A separate three-unit structure could then be constructed on the rear portion of the lot. By this approach, five units could be developed on each lot for a total of ten units for the entire subject site.

This form of development also satisfies the parking requirement by placing the required ten spaces along the alley (5 spaces per lot).

A development based on this concept would reduce the mass of the applicant's proposed structure and allow for a more interesting development. A patio and common recreational amenities could be located between the two structures.

The applicant should be encouraged to re-design the project to conform to staff's alternative development concept.

STAFF RECOMMENDATIONS: Staff recommends the following actions:

1. Denial of the tentative map to divide .34 acre parcel into three lots.
2. Denial of the Special Permit based on the findings of fact which follow.
3. Denial of the variance to waive five required parking spaces based on findings of fact which follow;
4. Denial of the variance to reduce rear yard setback from 15 ft. to 5 ft. based on findings of fact which follow.
5. Denial of the variance/subdivision modification to create lots substandard in width, depth, and area based on findings of fact which follow.
6. Denial of the variance to waive maximum lot coverage requirement of 50% for Parcel C based on findings of fact which follow.

Findings of Fact- Special Permit

- a. The proposed project is not based on sound principles of land use in that the size and mass of the proposed condominium project would not be in harmony with the residential character of the neighborhood.
- b. The project will be injurious to the public welfare and safety and surrounding properties in that:
 - i) inadequate off-street parking is provided on the subject site.
 - ii) appropriate setbacks and open space amenities are not provided between structures on site and adjacent properties.
- c. The proposal is not in harmony with an Environmental Sub-goal of the 1980 Central City Plan which states: "Develop urban design standards which provide open space, attractive landscaping, and encourage creative design features which are sensitive to urban forms, scales, and patterns found in the Central City".

Findings of Fact - Variance

- a. The variance request to create lots substandard in depth and area, and to reduce the rear yard setback would be a special privilege to one property owner in that:
 - i) the lot areas, depth and setbacks could be attained if only two parcels are created and the proposed structure is reduced

in size.

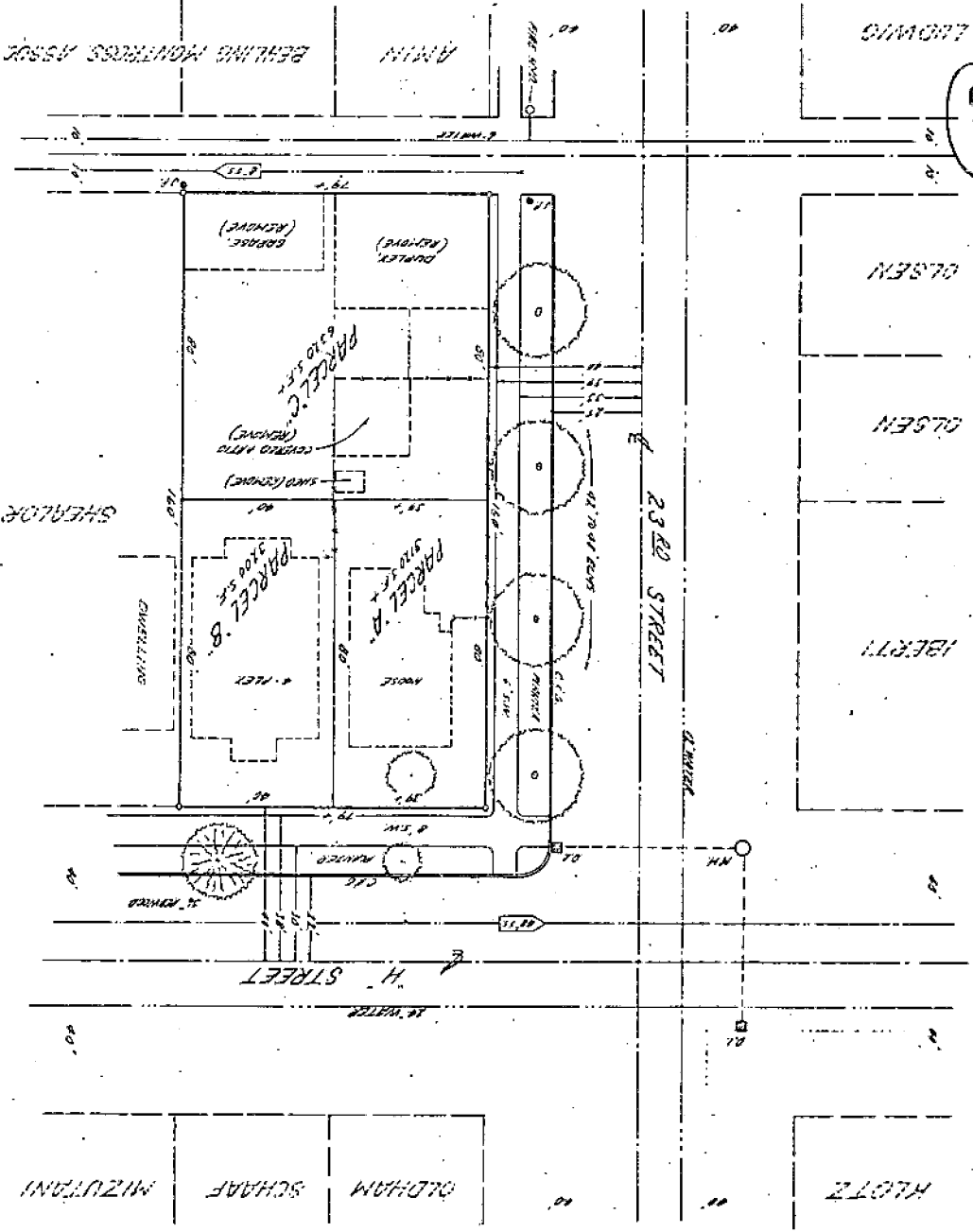
ii) the reduced setback would alter the character of the area.

- b. The project is injurious to the public welfare and surrounding properties in that the lack of off-street parking for Parcels A & B would create additional on-street parking congestion in the area.
- c. The proposal is not in harmony with the residential land use policy of the General Plan which states, "continue to make environmental quality an important consideration in all planning decisions related to implementation of residential development".

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Page 18



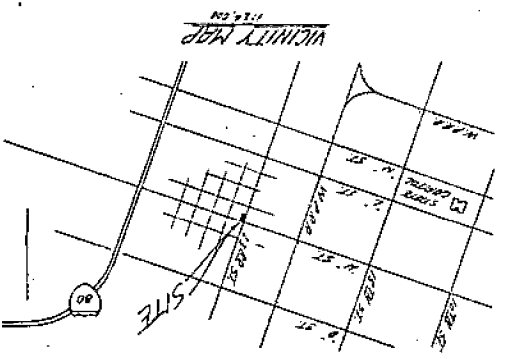
TENTATIVE PARCEL MAP

A PORTION OF LOT 1, IN THE BLOCK BOUNDED BY H & I AND 23RD & 24TH STREETS, CITY OF SACRAMENTO, CA
 APRIL 1951

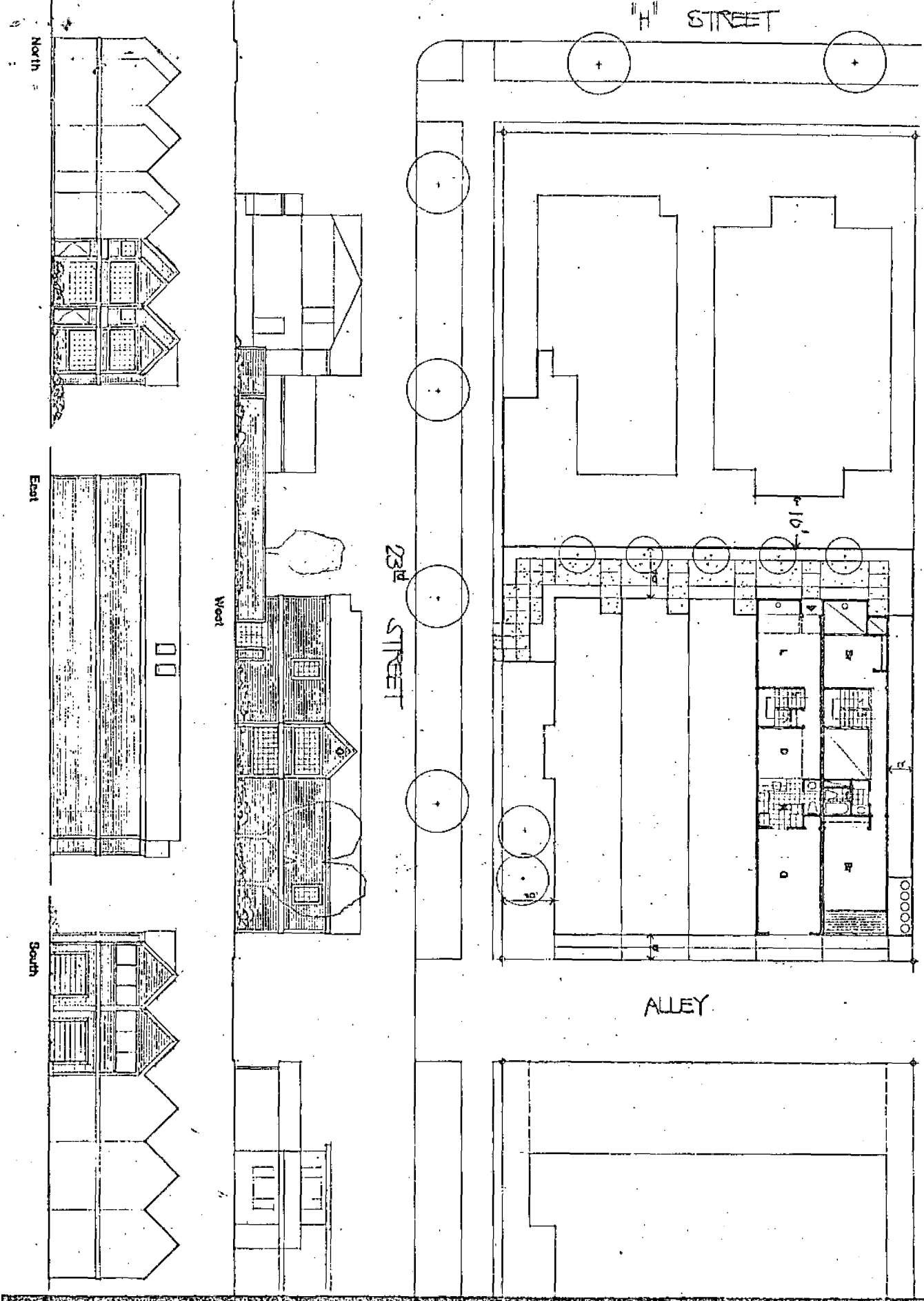
ALLIED ENGINEERING, SURVEYING & PLANNING
 400 BOX 1017
 SACRAMENTO, CALIF. 95810
 TEL. 521-2111

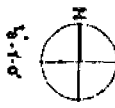
- PROPOSED USE: THREE RESIDENTIAL LOTS
- PRESIDENT USE: AS SHOWN HEREON
- GEN & PHED: AS SHOWN
- PART DIST: CITY OF SAC.
- FILE DIST: SACRAMENTO
- SCHOOL DIST: SACRAMENTO UNIFIED
- DRAINAGE: CITY OF SAC.
- SEWER: CITY OF SAC.
- WATER: CITY OF SAC.
- TOWNSHIP: 4 S 8
- RANGE: 7-025-01

ENGINEER: ALLIED ENGINEERING, SURVEYING & PLANNING
 400 BOX 1017
 SACRAMENTO, CALIF. 95810
 TEL. 521-2111



SCALE: 1" = 10'




 P-9418

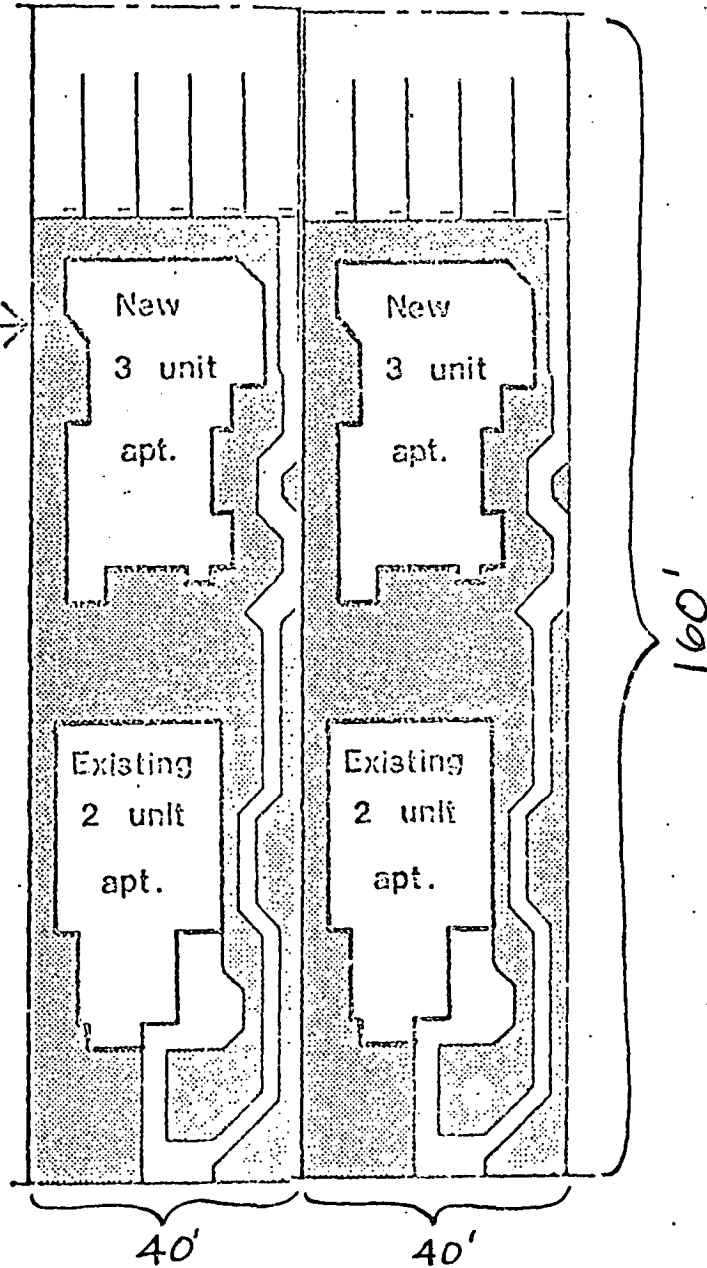
PROPOSED 5-UNIT CONDOMINIUMS
 TWENTY THIRD • STREET PLAZA

6-25-81

15

No. 17

PROPOSED
DEVELOPEMENT →
R-3-A ZONE
BEHIND EXISTING
STRUCTURE



16



PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY
PLANNING DEPARTMENT
725 J STREET
SACRAMENTO, CA. 95814
TELEPHONE (916) 449-5604

P No 9418

Application date _____

Project Location XM 811 23rd Street
 Assessor Parcel No. 007-025-01 Comm. Pln. Central City
 Owner Martin L. and Karol L. Mehan Phone No. _____
 Address 5852 Esrig Way, Sacramento 95841
 Applicant Allied Engineering Phone No. _____
 Address P. O. Box 2077 Citrus Heights, 95610
 Signature [Signature] CPC Mtg. Date 6-11-81, 6-25

REQUESTED ENTITLEMENTS

REQUESTED ENTITLEMENTS	Commission Action/Date	Council Action/Date	Filing Fees
<input type="checkbox"/> Environ. Determination: Neg. Dec. <u>X</u> , Exempt _____	_____	_____	\$ <u>90.00</u>
<input type="checkbox"/> General Plan Amend _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Community Plan Amend _____	_____	Res. _____	\$ _____
<input type="checkbox"/> Rezone _____	_____	Ord. _____	\$ _____
<input checked="" type="checkbox"/> <u>Tentative Map</u> to divide 0.3+ac., developed with a _____ (Recommend _____ Res. _____) \$ <u>375.00</u> <u>single family residence, 4-plex, duplex and detached garage into 3 lots; structures on Parcel C</u> (Approval 6/25/81)	_____	_____	\$ _____
<input checked="" type="checkbox"/> <u>Special Permit</u> to be removed in order to develop 5 airspace condo _____ \$ <u>290.00</u> <u>to develop 5 airspace condominium units in R-3A (Intent to</u> _____ <u>approve subject to</u> _____	_____	_____	\$ _____
<input checked="" type="checkbox"/> <u>Variance</u> to waive 5 required parking spaces. _____ \$ <u>200.00</u> <u>Variance to reduce rear yard setback from 15' to 5' for Parcel C</u> (Approved subject to Findings of Fact due 7-9-81)	_____	_____	\$ _____
<input type="checkbox"/> Plan Review _____	_____	_____	\$ _____
FINDINGS OF FACT APPROVED 7-9-81			
<input type="checkbox"/> PUD _____	_____	Res. _____	\$ _____
<input checked="" type="checkbox"/> <u>Other Subdivision Modification to create lots</u> (Recommend _____) \$ _____ <u>substandard in width, depth and area.</u> Approval 6/25/81	_____	_____	\$ _____

NOTIFICATION AND POSTING \$ 36.00
FEE TOTAL \$ 991.00

Permit Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Receipt No. 210
By/dote [Signature]

Key to Actions

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved w/Conditions
- AA - Approved w/Amended Conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval w/Conditions
- RAA - Recommend Approval w/Amended Conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition indicated on attached Staff Report

NOTE: There is a ten (10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any condition(s) will constitute grounds for revocation of this permit. Building permits are required in the event of any building construction. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Gold - applicant Receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P No 9418

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

DATE: July 13, 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of July 19, 1981 when:
(Date)

Rezoning Application Variance Application
 Special Permit Application _____

was: Granted _____ Denied by the Commission

GROUNDS FOR APPEAL: We agree with the Planning Commission Staff's
original report which specifically states that points out that;
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2) substandard side and rear yard setbacks and the
proposed structure is too large for the site; -----> (over

PROPERTY LOCATION: 811-23rd St

PROPERTY DESCRIPTION: Southwest corner of 23rd & H Streets

ASSESSOR'S PARCEL NO. 007 - 025 - 01

PROPERTY OWNER: Martin L. and Karol K. Mehan

ADDRESS: 5852 Everig Way, Sacto, Ca 95841

APPLICANT: Allied Engineering

ADDRESS: PO Box 2077 Citrus Heights, Ca 95610

APPELLANT: Charley Cartwright

(SIGNATURE)
ADDRESS: 820 23rd St. Sacto, Ca 95816

FILING FEE: \$60.00 RECEIPT NO. 266

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 9418

- 3) The project is injurious to public welfare and surrounding properties;
- 4) The project is not in harmony with the Environmental Sub-goal of the 1980 Central Plan; and
- 5) There are no grounds to support the variance requests because the parcel is large enough to satisfy the setback, parking and lot coverage requirements. There is no special circumstance related to this site.

816 23rd Street
Sacramento, Ca/ 95816
August 17, 1981

Phil Isenberg, Mayor
City Hall Building
Council Chamber - Second Floor
915 I Street
Sacramento, California 95814

Dear Mayor Isenberg:

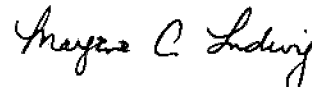
As an owner and resident of property located on 23rd Street between H and I Streets, I am extremely concerned about the recent parking variance granted by the City Planning Commission for the property located at 23rd & H. There is no off-street parking for the five existing units at the front of the parcel and the City Planning Commission's action would only worsen a congested situation, in that it would require a mere five parking spaces for the entire parcel, and these spaces would be enclosed, thereby making it unlikely that they would be used as parking spaces for the five condominium units.

I am opposed to the granting of this parking variance for the following reasons:

1. There is a 48-unit apartment complex across the alley from the proposed condominium project, for which only 16 parking spaces are provided. (These spaces are covered carports.)
2. There is a half-way house across the alley from my property with ten renters, many of whom have cars or boats, for which no off-street parking is provided. This half-way house is directly across the street from the proposed condominium.
3. Even the single family dwellings on the street do not have garages or carports, requiring owners to park on the street as well.
4. As a result of this congestion, I often have to park as much as a block away from my home in an area of town known for the activities of rapists and flashers.

As a concerned citizen and resident of 23rd Street, I respectfully request that the City Council review this proposed condominium project thoroughly, in view of current parking problems and the general safety of residents in the neighborhood at large, and recommend that the Staff Recommendation to the City Planning Commission be adopted, i.e. that 10 covered carports be provided at the back of the parcel on the alley to accommodate the 10 units at that location.

Sincerely yours,



Margene C. Ludwig
Owner and Resident
816 23rd Street



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 448-5426

LORRAINE MAGANA
CITY CLERK

Owner of Property:

Martin L. and Karol L. Mehan
5852 Esrig Way
Sacramento, CA 95841

On August 5, 1981, the following matter was filed with my office to set a hearing date before the City Council.

Various requests for property located at the southeast corner of 23rd and H Streets (D4)(P9418):

- A. Tentative map to divide 0.3+ acre into three lots in the R-3A Light Density Multiple Family Zone;
- B. Subdivision Modification to create lots substandard in width, depth, and area; and
- C. Appeal of Planning Commission's approval of Variance to waive five required parking spaces; Variance to reduce rear yard setback from 15 feet to 5 feet for Parcel C; Variance to waive maximum lot coverage requirement of 50 percent from Parcel C; Variance to create lots substandard in width, depth and area.

The hearing has been set for August 18, 1981, 7:30 P.M., Council Chamber, 2nd floor, 915 - I Street, Sacramento, California. Interested parties may appear and speak at the hearing.


Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above listed property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday before meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and request the continuance.

ANY QUESTIONS REGARDING THIS HEARING SHOULD BE REFERRED TO:

SACRAMENTO CITY PLANNING DEPARTMENT
725 - J STREET
SACRAMENTO CA 95814

TELEPHONE: 449-5604

Sincerely,


Lorraine Magana
City Clerk

LM:am

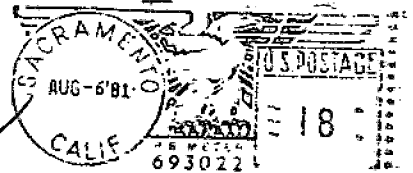
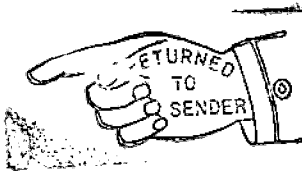
cc: Mailing List P-9418 (58) / Allied Engineering

06



OFFICE OF THE CITY CLERK
918 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 448-6426

*Address
number
171604*



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Sacramento, CA
APN: 007-026-08 37

NOTICE OF CITY COUNCIL HEARING



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

August 20, 1981

Charlsey Cartwright
820 - 23rd Street
Sacramento, CA 95816

Dear Mr. Cartwright:

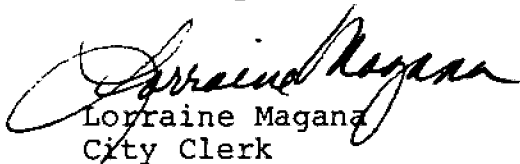
On August 18, 1981, the City Council heard your appeal from City Planning Commission action approving the following:

- A. Variance to waive five required parking spaces;
- B. Variance to waive maximum lot coverage requirement of 50 percent for parcel C.
- C. Variance to create lots substandard in width, depth, and area;
- D. Variance to reduce rear yard setback from 15 feet to 5 feet for Parcel C;

all variances for property located at the southeast corner of 23rd and H Streets (P-9418)

The Council adopted by motion its intent to grant your appeal contingent on Findings of Fact which are due on September 1, 1981.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/23

cc: Planning Department
Martin and Karol Mehan
Allied Engineering

August 14, 1981

Jeanne Shealor
2308 H Street
Sacramento, CA 95816

Anne Rudin
City Hall, Room 205
Sacramento, CA 95814

Dear Ms. Rudin:

I am the owner of a house at 2308 H Street, next to Mr. Mehan's proposed condominium development. Because I will not be able to attend the City Counsel meeting Tuesday night, I am writing this letter.

I am in favor of the project. It will be an improvement to the area. The duplex currently on the property is unsightly and provides no parking for the tenants. The condominium project will be attractive and will provide parking. I currently park on the street and have rarely experienced difficulty finding a space close to my house.

If you have any questions, please give me a call at 441-0184.

Sincerely,

Jeanne Shealor