



CITY OF SACRAMENTO

22

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

MARTY VAN DUYN
PLANNING DIRECTOR

July 7, 1983

APPROVED
BY THE CITY COUNCIL

JUL 12 1983

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of the Planning Commission's denial of a variance request to waive 13 of the required 35 parking spaces for an office conversion in the C-2 zone (P83-147)(APN: 002-164-10)

LOCATION: 1325 "H" Street

SUMMARY

This is a request to waive 13 of the required 35 parking spaces in order to convert a 12 unit apartment building into a 14,000 square foot office building in the C-2, General Commercial zone. The Planning Commission, based on staff's recommendation denied the requested variance and the applicant subsequently appealed the Commission's action.

BACKGROUND INFORMATION

The subject property is presently developed with a three-story, 12-unit apartment building. Seven on-site parking spaces are located at the rear of the structure with access from the alley.

The applicant proposes to convert the 12-unit apartment into a 14,000 square foot office building. To provide a portion of the required 35 parking spaces, the applicant proposes to raise the structure and excavate for a subterranean parking area for a total of 22 parking spaces.

In consideration of this project, the Commission and staff had concerns with the waiver of parking spaces in this area because on-street parking demand is heavy. The waiver of any additional parking spaces will add to the parking problem in the area.

The Commission also expressed concerns with the displacement of residents of the 12 unit apartment complex, especially during a time when there are few new apartment units available in the Central City.

Many residents of the apartment building appeared at the hearing and objected to the proposed conversion. In addition, a letter was received from an attorney's office on the subject block in opposition of the variance because of additional

①

traffic and parking problems that would be created.


VOTE OF PLANNING COMMISSION

On June 9, 1983 the Planning Commission, by a vote of seven ayes, two absent denied the request.

REOCMMENDATION

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

Respectfully submitted,

for 
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:cp
Attachments
P83-147

July 12, 1983
District No. 1

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

22

DATE: June 15, 1983

JUN 16 1983

TO THE PLANNING DIRECTOR:

RECEIVED

I do hereby make application to appeal the decision of the City Planning Commission of June 9, 1983 when:
(Date)

 Rezoning Application X Variance Application
 Special Permit Application

was: Granted X Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) In denying the parking variance appli-
cation, the Planning Commission did not appropriately consider the public interest in
preserving this beautiful old building. The only economically feasible basis for
restoring the building is to convert its use to offices (for which the property is
appropriately zoned). The developers are proposing to do everything in their power
to maximize the parking available, including building an underground garage.

PROPERTY LOCATION: 1325 H Street

PROPERTY DESCRIPTION: a 14,000 square foot building on a 60 x 160 parcel consisting
of 12 apartment units. The building is approximately 55 years old.

ASSESSOR'S PARCEL NO. 002- - 164 - 10

PROPERTY OWNER: 1325 H Street, Ltd.

ADDRESS: 2021 N Street, Suite B, Sacramento, CA 95814

APPLICANT: Michael Krambs, Theodore Johns - General Partners

ADDRESS: 2021 N Street, Suite B, Sacramento, CA 95814

APPELLANT: (*Michael Krambs*) (Michael Krambs)
(SIGNATURE) PRINT NAME

ADDRESS: 2021 N Street, Suite B, Sacramento, CA 95814

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. 757
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 83-147

5/82

(4 COPIES REQUIRED): MVD
HY
WW
CP
GMM - (Original)

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SACRAMENTO CITY PLANNING COMMISSION

22

MEETING DATE June 9, 1983
 ITEM NO. 32 FILE NO. P-53-147
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING ENVIRONMENTAL DET.
 SPECIAL PERMIT OTHER
 VARIANCE

Recommendation LOCATION: 1315 H Street

- Favorable
 Unfavorable Petition Correspondence
W/FF

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>
<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO.

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FINDINGS OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO MEETING
- OTHER

	YES	NO	MOTION	2ND
Augusta	<u>absent</u>			
Fong	✓			
Holloway	✓			
Hunter	✓		✓	
Ishmael	✓			✓
Larson	✓			
Silva	✓			
Simpson	<u>absent</u>			
Goodin	✓			

(4)

~~ASSOCIATES~~
ROBERT J. GRANUCCI
PETER G. FETROS

EMIL BERGER
ATTORNEY AT LAW
1318 G STREET
SACRAMENTO, CALIFORNIA 95814

AREA CODE 916
TELEPHONE 446-7511

June 3, 1983

CITY PLANNING DEPARTMENT

JUN 06 1983

RECEIVED

City of Sacramento
City Planning Department
927 Tenth Street, No. 300
Sacramento, CA 95814

re: P83-145/147
Property at 1325 H Street
APN 002-164-10
Waiver of Parking Requirements

Gentlemen:

I am a co-owner and occupant of the premises at 1318 G Street. Our parking lot, located behind our building on the alley-way, partially faces the above premises.

According to my viewing of the property, I find that there are only seven parking spaces located behind the applicant's building and there does not appear to be any additional space for parking.

The recent conversion to office use of the property located on the NE corner of 13th and H Streets, has already created some parking and traffic problems, although that building is not yet fully occupied. We have had at least two inquiries from prospective tenants of that building for the lease of parking spaces on our parking lot. I am also aware that the two apartments located on the south side of G Street between 13th and 14th, have been leasing some of their parking spaces to occupants of the commercial buildings in the neighborhood.

We have a constant problem with unauthorized parking on our parking facility. Tenants and visitors of the 1325 H Street property, as well as other properties in the area, park their vehicles on our lot and obstruct our ingress and egress.

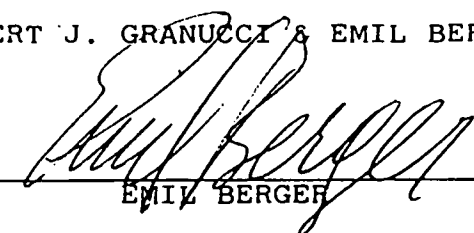
It would appear to me that with a public parking lot situated on the corner of 14th and H Streets, the owner of the property should be required to lease all parking spaces required by the Ordinance from the Parking Authority and not be permitted to shift the burden of having his premises served by parking upon adjoining properties

Your serious consideration to the contents of this letter will be greatly appreciated.

Very truly yours,

ROBERT J. GRANUCCI & EMIL BERGER

By



EMIL BERGER

EB:cl

P. S. After dictating this letter, I was informed by one of your staff members, that the owner intends to excavate or in some other manner to place some of his parking under the building with either a ramp or driveway serving such parking facility, and that four parking spaces would be available outside such parking facility. A field check of the premises will verify that there is insufficient space on the width of the lot to provide for a two-way ramp or driveway and park more than two vehicles behind the premises.

In addition, this alley-way is now almost as busy as G Street. Three apartment houses facing both G and H, as well as our building, are using the alley for ingress and egress. In addition, the garbage hopper for the apartment building on the SE corner of 13th and G is located right on the edge of the alley-way and is frequently moved or rolls partially into the alley-way. The garbage hopper for the commercial conversion building on the NE corner of 13th and H is frequently partially or completely in the alley-way, thus creating additional traffic hazards.

Please understand that I am not anti-development, however, I do feel that any property must bear its burden of providing adequate parking in order to maintain the integrity of the neighborhood. The natural instinct for people who are late for an appointment, or employees late for work, is to park in the first available parking space observed by them, whether or not that is on the street or on private property not serving that particular facility. We are well aware that this is so due to our past experiences with occupants of the 1325 H Street building, as well as other occupants and visitors in our area.

City Planning Department
Page Three
June 3, 1983

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re: P83-145 - Waiver of Parking
Requirement

In view of the prevailing conditions in our neighborhood, a 37% variance, which I suspect will grow to a 50% variance, is unwarranted and strongly opposed.

Thank you for considering my comments.


EMIL BERGER

CITY PLANNING COMMISSION

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

22

APPLICANT	Michael Krambs, Theodore Johns, 2021 'N' Street, 'B', Sacto., CA 95814				
OWNER	1325 'H' Street, Ltd., 2021 'N' Street, Suite B, Sacramento, CA 95814				
PLANS BY	Bob McCabe, 1809-19th Street, Sacramento, CA 95814				
FILING DATE	5-6-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	5-25-83	EIR		ASSESSOR'S PCL. NO.	002-164-10

- APPLICATION:
1. Environmental Determination
 2. Variance to waive 13 of the required 35 parking spaces for office conversion in the C-2 zone

LOCATION: 1325 'H' Street

PROPOSAL: The applicant is requesting necessary entitlements to convert a 12-unit apartment building to an office in the General Commercial (C-2) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Multi-family Residential (3-story)

Surrounding Land Use and Zoning:

North: Two-story multi-family residential; C-2
South: Office/Apartment; C-2
East: Apartment; C-2
West: Apartment/Office; C-2

Parking Required: 35 spaces
Parking Provided: 22 spaces
Ratio Required: 1:400
Ratio Provided: 1:636
Property Dimensions: 60' x 120'
Property Area: 7,200 square feet
Square Footage of Building: 14,000
Significant Feature of Site: Existing three-story apartment
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Color: White
Exterior Building Material: Wood

BACKGROUND INFORMATION: The existing structure is a three-story wood frame, 12-unit apartment built about 1930. The applicant proposes to convert the structure to office use. The structure is considered "supportive" to nearby structures on the City's Preservation List.

STAFF EVALUATION:

1. The subject property is located on the north side of 'H' Street, between 13th and 14th Streets.

The surrounding neighborhood can be characterized as containing mixed land uses namely: offices, commercial and multi-family residential. A two-story office building with on-site parking is located across the street ('H' Street) to the south; a two-story apartment complex is located across the alley to the north; a multi-family structure and a two-story converted office structure, with on-site parking, is located to the east, and the westerly property contains an apartment flat.

- 2. The existing three-story 14,000 square foot apartment is located on a 0.2± acre in the Central City in the General Commercial (C-2) zone. The applicant is proposing to convert the space to offices. The applicant proposes to raise the structure and excavate for a subterranean parking area for a total of 22 parking spaces. Access would be from the alley.
- 3. The proposed 14,000 square foot office space requires a total of 35 parking spaces. The compact space allowance is 30 percent, which would be 11 spaces, provided that all parking spaces are provided on site or off site. The submitted plans, however, indicate a total of 11 compact spaces. The submitted plans indicate a total of 22 parking spaces under the structure. Thirty percent of 22 spaces would only allow a maximum of seven compact spaces.

The width of the site, which is 60 feet, is inadequate to provide standard stalls and maneuvering space for 90° parking spaces - a minimum of 62 feet of width is required by the Zoning Ordinance for double 90° parking spaces and maneuvering area.

- 4. The on-street parking along H, G, 13th and 14th Streets is heavily congested. The Racquetball Club on the northeast corner of 14th and 'H' Streets, which has no on-site parking, generates a high demand for on-street parking. In addition, the new offices along 12th Street, I and H Streets generates demand for on-street parking.

Parking meters (2 hrs.) are located along 'H' Street, while the 13th, 14th and 'G' Streets area contains preferential parking. Therefore, staff believes the waiver of 13 parking spaces would further increase the on-street parking demand and congestion in this area and possibly adjoining residential neighborhoods.

- 5. Staff cannot find any justification which warrants the issuance of a variance to waive the 13 parking spaces. There are no hardships or unusual circumstances involved. The C-2 zoning category and the existence of a three-story structure on the property are not reasons for waiver of parking spaces. The structure was originally built for residential uses - not commercial uses.

A similar structure restoration and office conversion took place on the northeast corner of 13th and 'H' Streets. The applicant could not provide any parking on the site; however, in order to allow the office conversion, the Commission approved a variance to locate the required parking off site.

Some alternatives to the current proposal could be:

- a. Provide off-site parking for the 13 spaces;
- b. Design a mixed use (office/residential) and provide all on-site parking;
- c. Retain the entire structure for residential use.

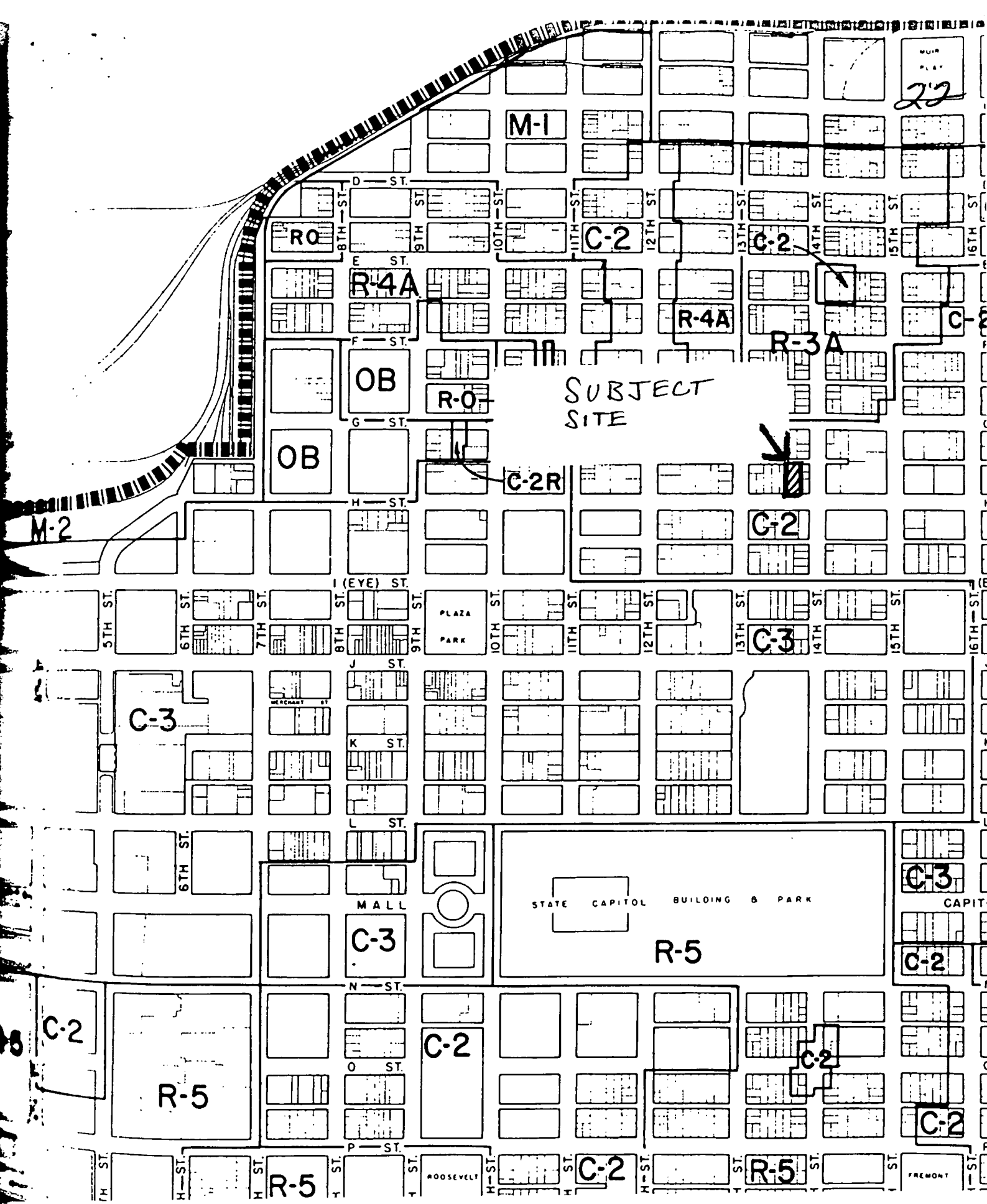
6. Residents of the 12 apartment units will be displaced at a time when there are few new apartment units becoming available and a great deal of housing within the Central City area is being converted to non-residential uses.

In conclusion, due to the existing parking problem in the area, the reduction of more rental units in the Central City and the inadequate space for proposed parking spaces under the structure, staff cannot support the variance for reduction of parking.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant environmental impact and filed a Negative Declaration on May 25, 1983.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Variance to waive 13 of the required 35 parking spaces, based on the following Findings of Fact:
 - a. The project as proposed would be injurious to the public welfare and to property in the vicinity of the applicant in that it would increase the on-street parking demand on already congested street parking areas. The project would also displace residents of the 12 existing rental apartment units.
 - b. The project would be a special privilege granted to one individual in that other office and residential uses, both new and office conversions, have provided off-street and off-site parking.
 - c. The project is not consistent with the goal of the Central City Plan which states: "Provide adequate off-street parking to meet the needs of shoppers, visitors and residents."



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SUBJECT
SITE

83-147

9 JUNE '83 (11)

No. 32

P 83147

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18'-0" STAIRWELL

24'-0"

16'-0" CORRAL

"ELEVATOR"

"HANDICAPPED"

BOB MCCABE • ARCHITECT

1000-17TH STREET • SACRAMENTO • 95816 • 447-4547

"CONCEPT PARKING PLAN"

"Hopkins House"

STRUCTURAL COLUMN
RETAINING WALL
CONC. PUMPER
PROP. LINE

"MECH./ELECT."

"STORAGE"

TRASH

RAVINE

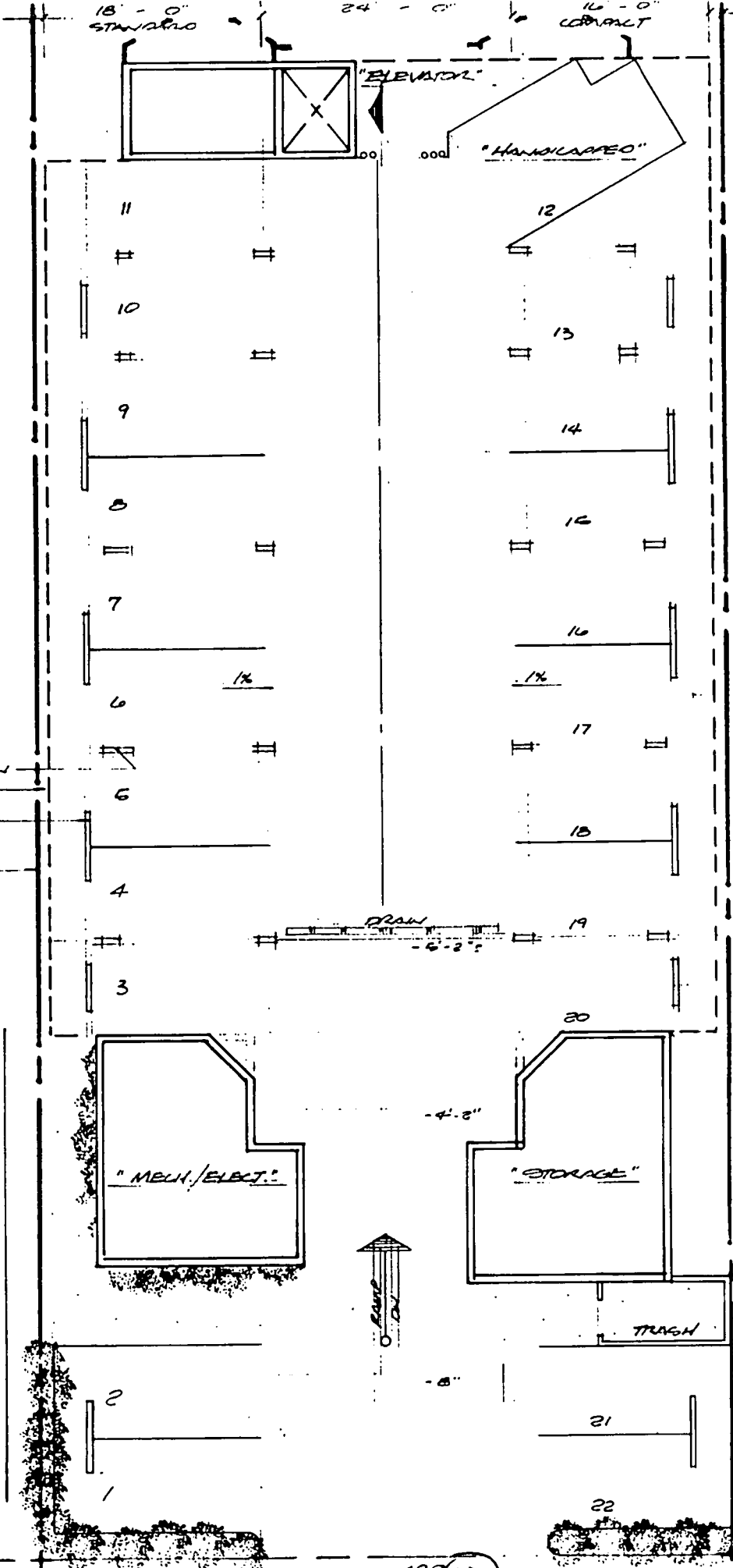
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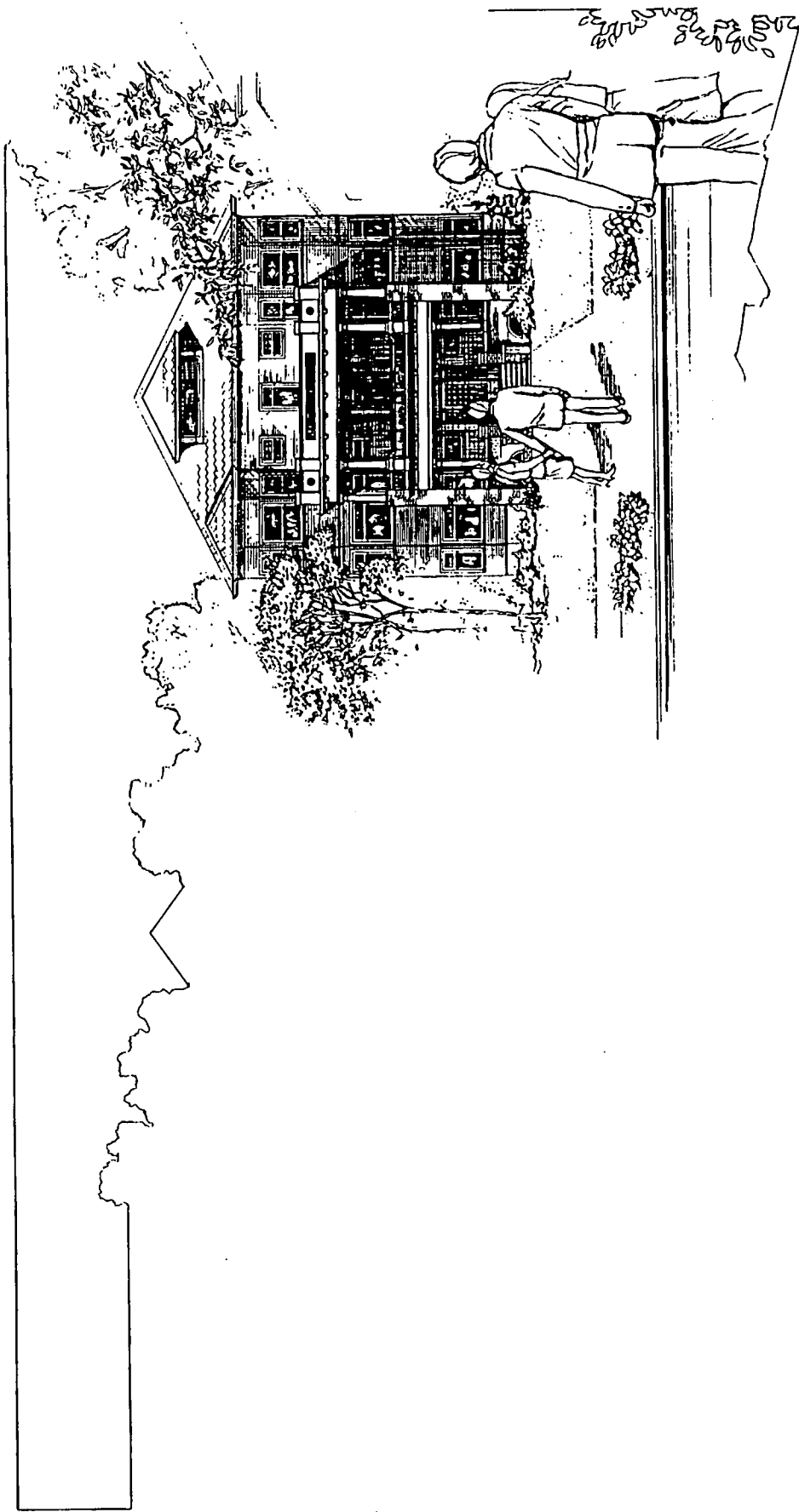
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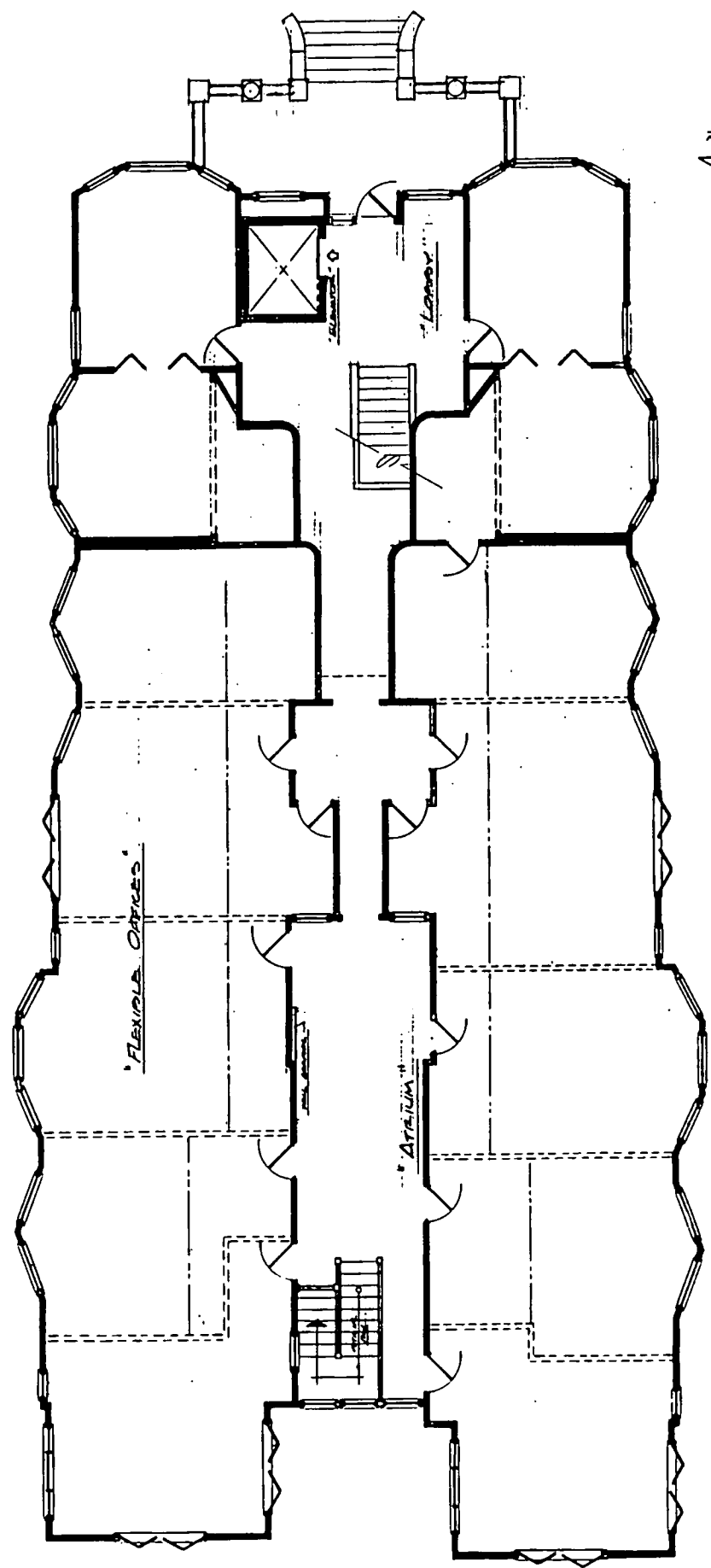
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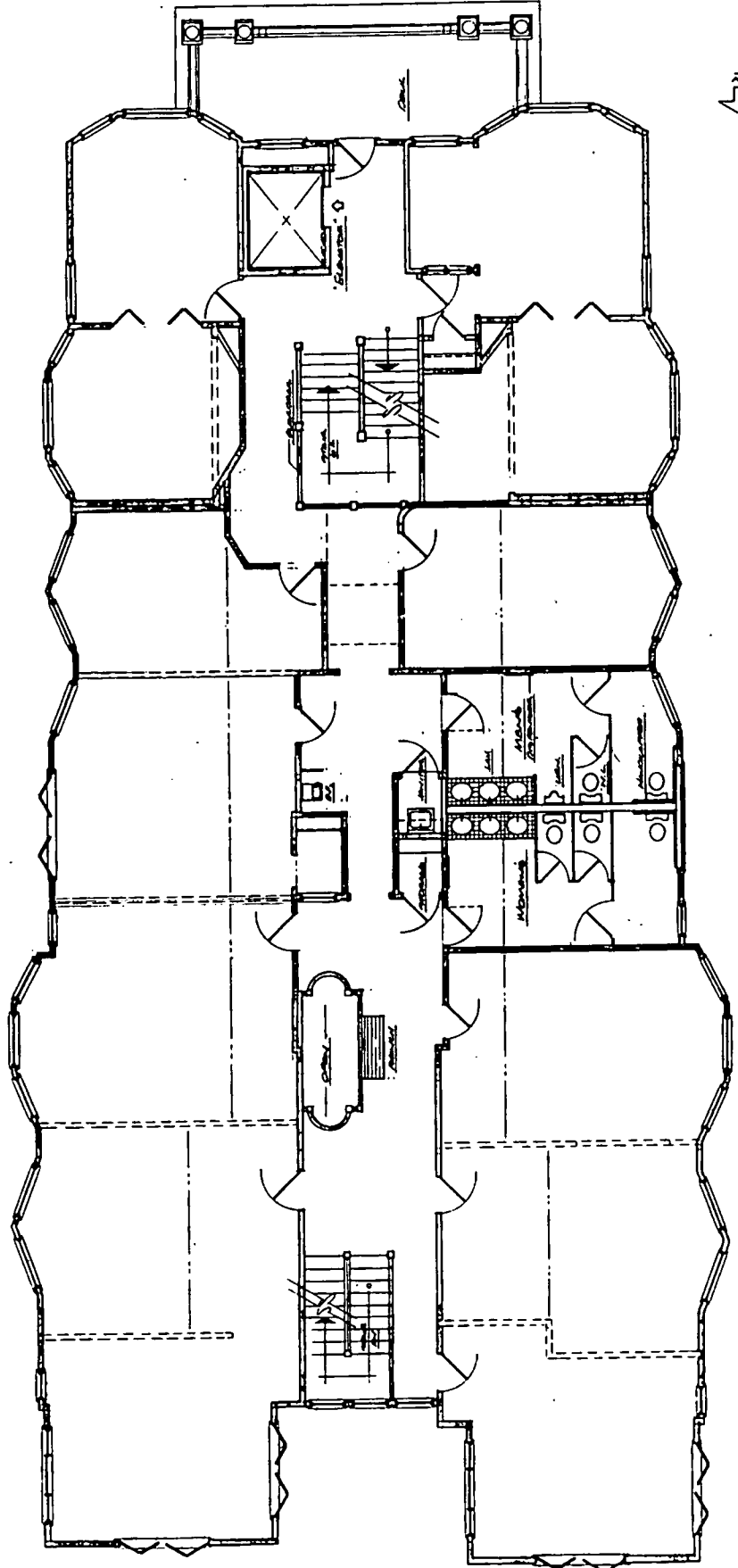
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"FIRST FLOOR PLAN"

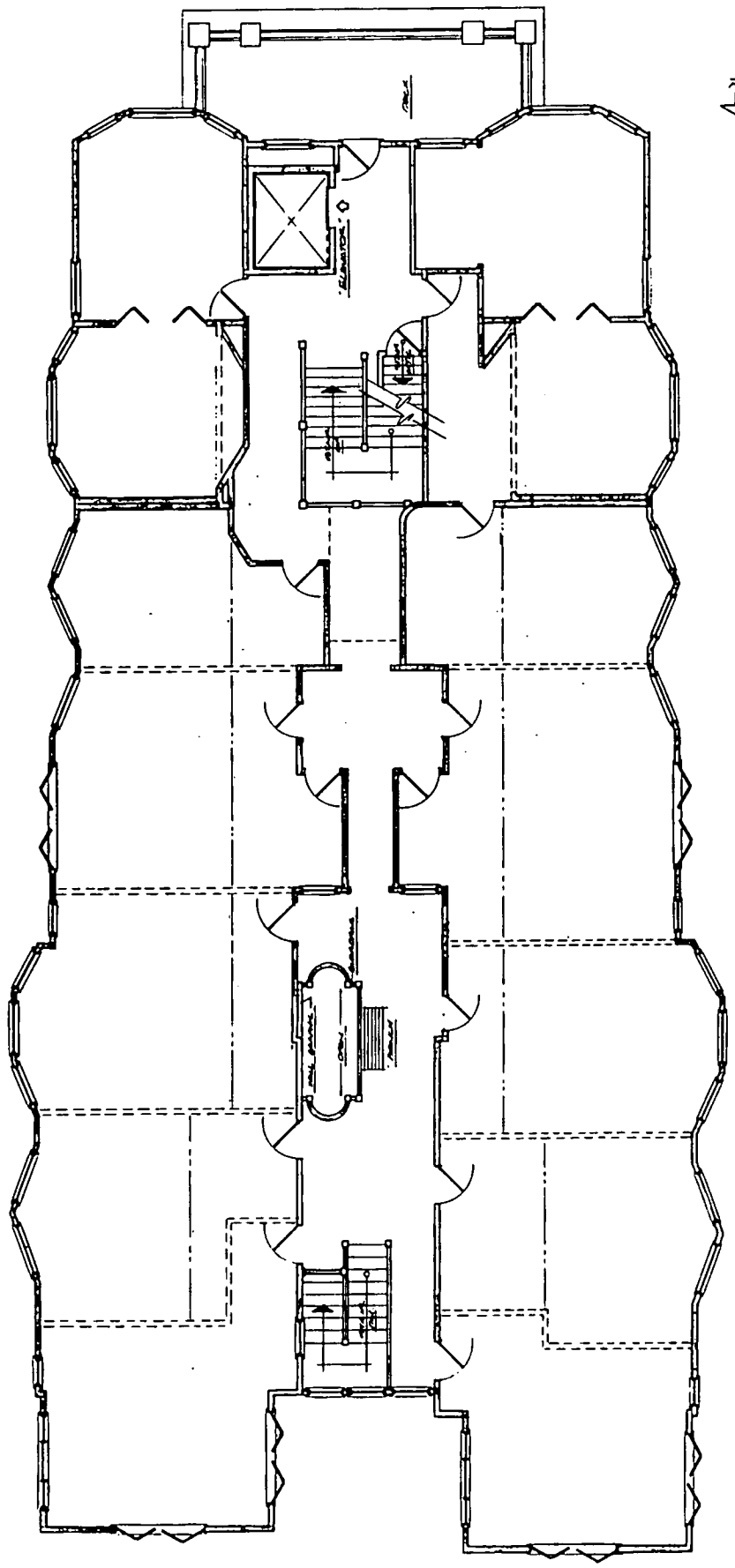
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"SECOND FLOOR PLAN"

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THIRD FLOOR PLAN

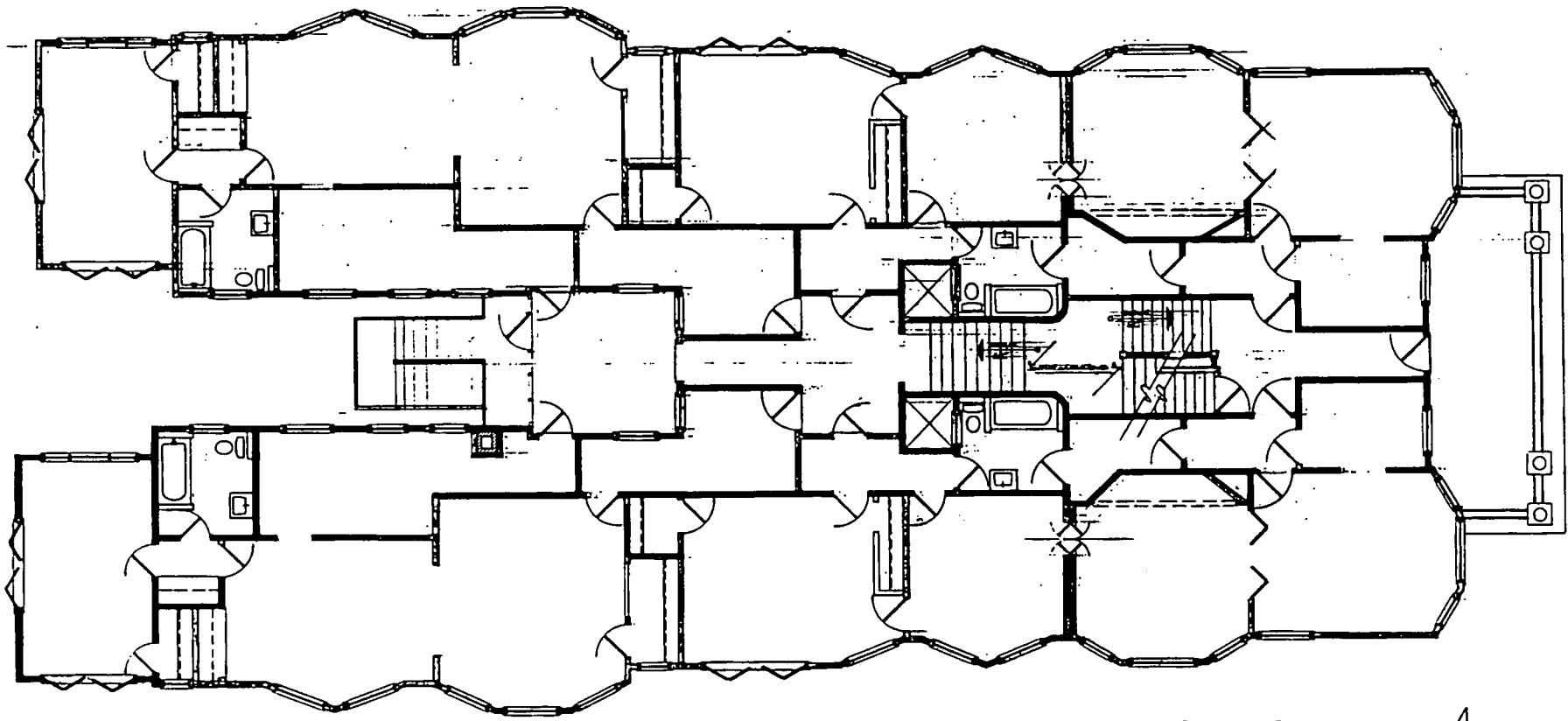
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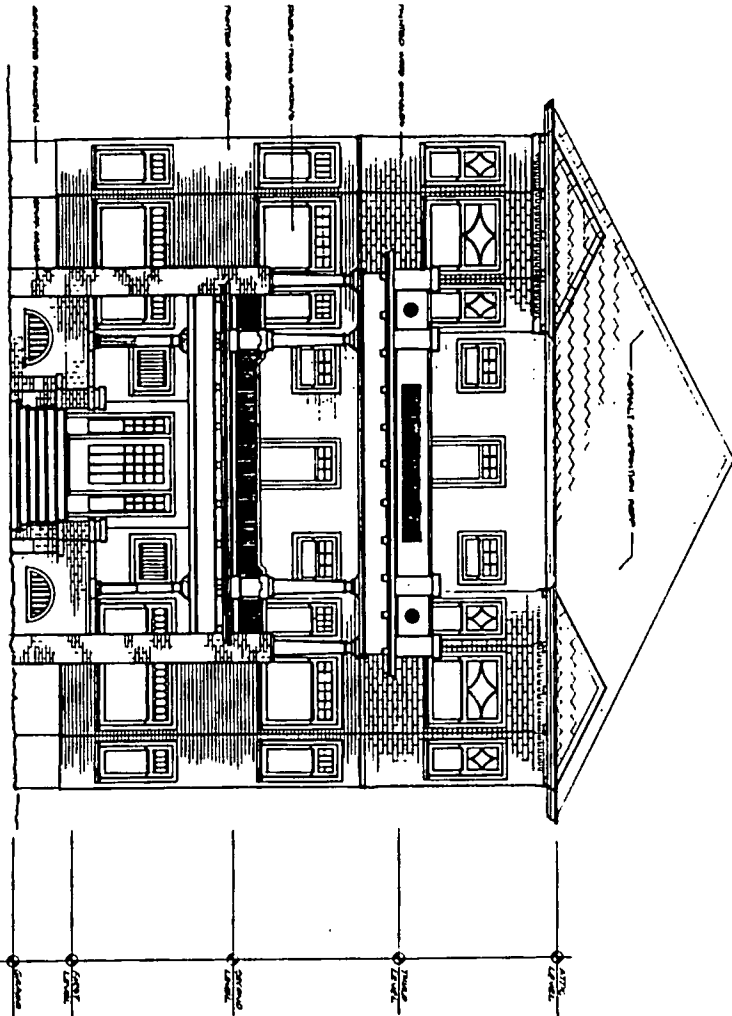


"AS BUILT - TYPICAL"

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BOB McCABE • ARCHITECT
 1980 • 1970 • 1960 • 1950 • 1940 • 1930 • 1920 • 1910 • 1900

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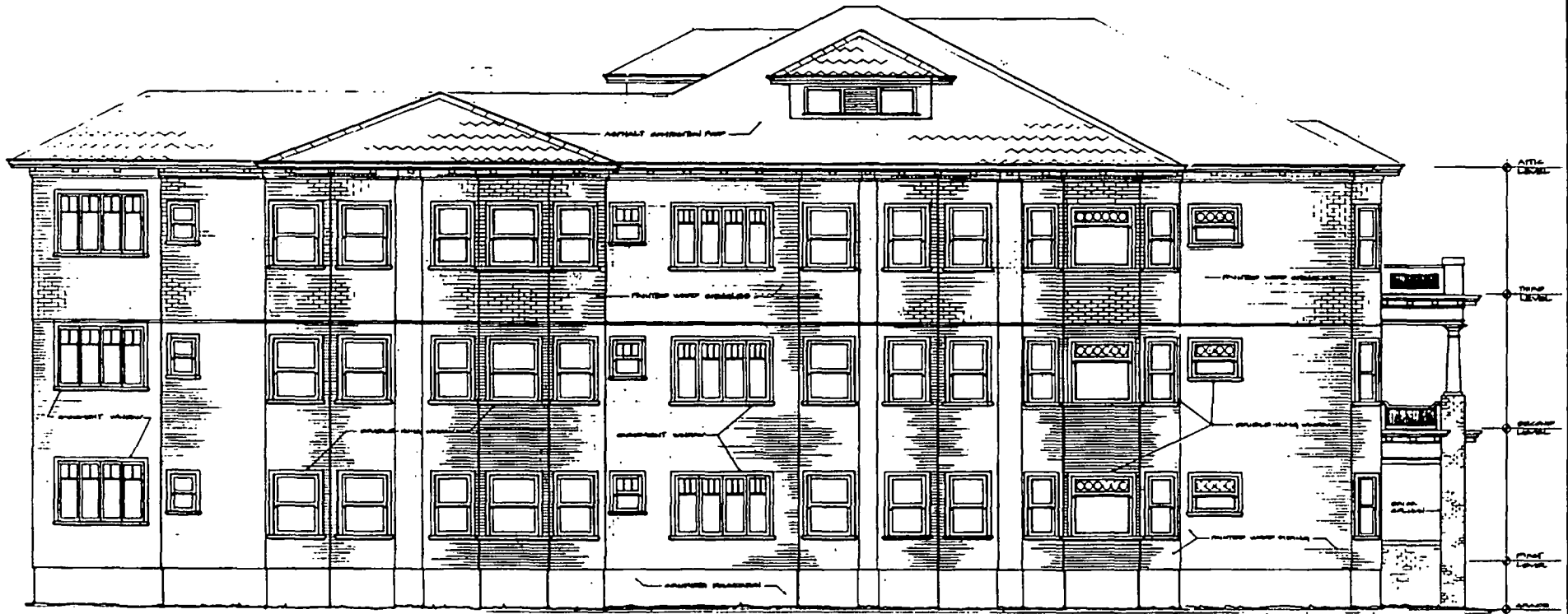
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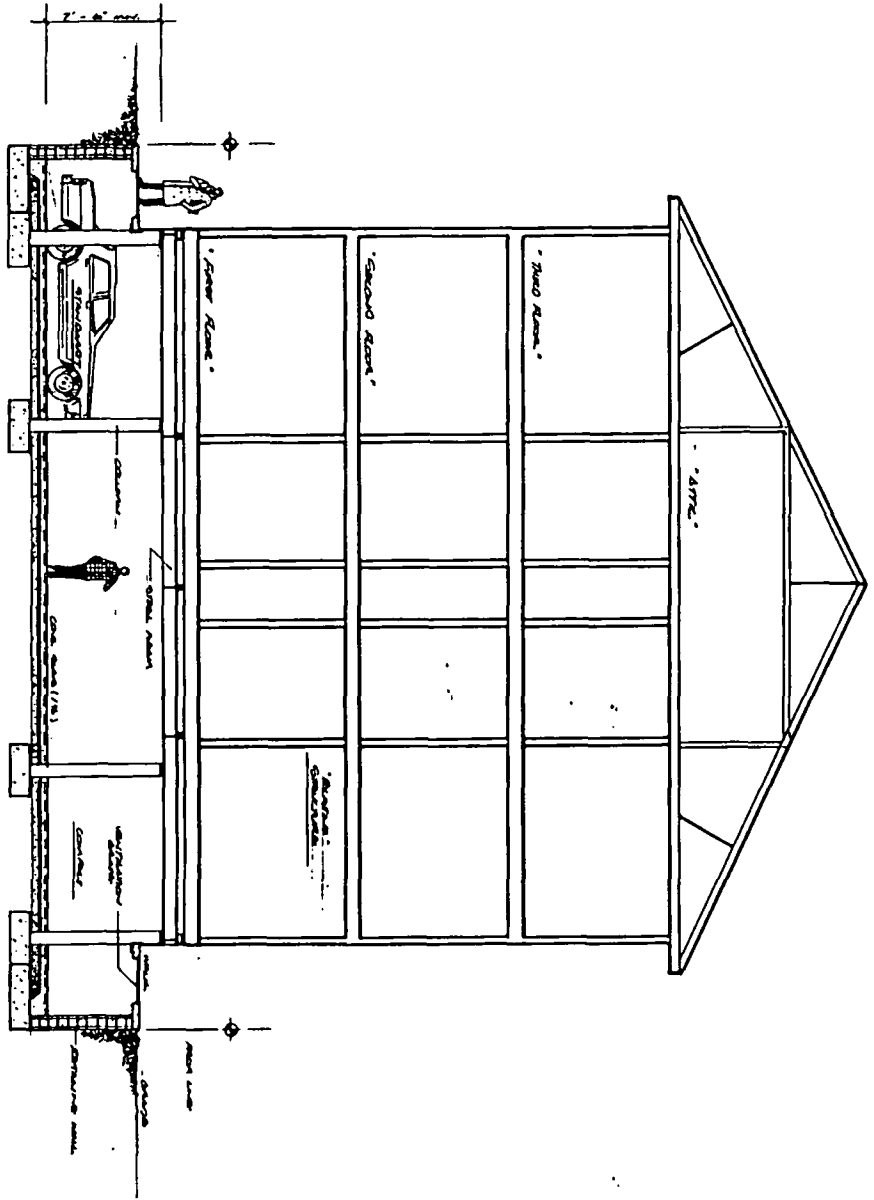


BOB McCABE - ARCHITECT
 1001 - 10th STREET • LAKESIDE, N. DAKOTA • 58501

Architectural Elevation Drawing

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SECTION

82 INCHES TOTAL

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