



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 9, 1982

APPROVED BY THE CITY COUNCIL
NOV 16 1982
OFFICE OF THE CITY CLERK
*intent to deny
appeal based
on F. of F.
due 11-30-82*

City Council
Sacramento, California

Honorable Members in Session:

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

1. Special Permit to establish a parking lot in the R-4A zone;
2. Variance to reduce the required maneuvering space for compact cars from 24 to 23 feet;
3. Variance to reduce the required 50% shading of surfaced area to 25%;
4. Variance to reduce the required four-foot landscaping planter to three feet and two feet;
5. Variance to waive the required six-foot bumper curb;
6. Variance to waive the required six-foot solid wall adjacent to residential uses;
7. Variance to allow a six-foot fence to project into the required front and street side yard setbacks;
8. Variance to allow the percentage of compact car spaces to exceed 30% (68%). (P82-219)

LOCATION: 1100 "G" Street

SUMMARY

This is a request for entitlements necessary to allow the completion of a partially developed parking lot located in the R-4A, Medium Density Multiple Family Zone. The parking lot contains 18 spaces and is proposed to be used in conjunction with the Christopher Center located at 1000 "G" Street. The Planning Commission denied the requests and the applicant appealed the Commission's decision.

BACKGROUND INFORMATION

The subject site is presently zoned R-4A and is designated as R-0, Residential-Office in the Alkali Flat Redevelopment Plan. It is located in an area consisting of residential and commercial uses. Also, there is a significant

amount of vacant land. The site, however, is situated at the end of a block face (south side of "G" Street between 11th and 12th Streets) containing all residential structures.

The applicant began construction of a parking lot for the site without the benefits of obtaining necessary permits. The Building Division "Red Tagged" the project and stopped any further construction until necessary permits were obtained.

The applicant indicated that the parking lot would provide additional parking spaces for employees of the Christopher Center located one block west of the site at 1000 "G" Street. He indicated that the 204 space parking lot behind the Christopher Center was not sufficient to meet the demands of the office building and, therefore, needed additional spaces. In addition, the applicant indicated that the parking lot would be used by residents located to the east in the evenings.

In consideration of the request, the staff and Commission felt that the site should be retained for residential use. There is concern with the additional loss of residential properties in the Alkali area. This particular site could accommodate seven dwelling units providing all zoning requirements are met. Previous actions of the Commission and Council eliminated a significant amount of residential sites.

As indicated earlier, the applicant stated that the 204 spaces in the Christopher Center is not sufficient to meet the needs of the office building. Staff believes that the shortage results from the fact that parking spaces are being leased out to employees of other office sites in the area. This is demonstrated by the attached letter (Exhibit "A" of Planning Commission report) which indicates a commitment for five parking spaces for a future office building site.

The proposed parking lot consisting of 18 spaces does not meet minimum requirements of the Zoning Ordinance. This is demonstrated by the seven variances that are necessary to allow the parking lot as proposed. Should the Council approve the appeal, staff would suggest an alternate parking layout as shown on Exhibit A-1. This design would eliminate the need for several variances and would improve vehicular access and circulation within the parking lot. It would also reduce the capacity of the lot to 12 vehicles.

During the Commission hearing, the applicant indicated that he would agree to a five year temporary parking lot. He indicated that he would be willing to enter into an agreement with the City to assure removal of the lot after five years.

VOTE OF PLANNING COMMISSION

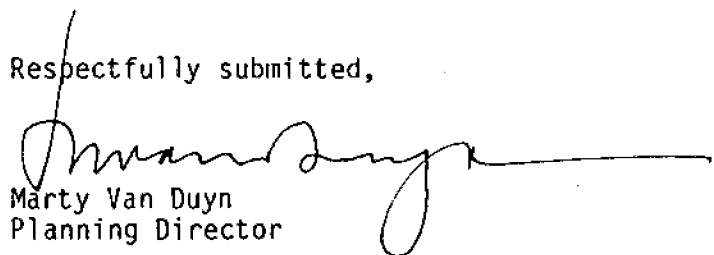
On October 14, 1982, the Planning Commission, by a vote of four ayes, three noes, two absent, denied the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council deny the appeal based on findings of fact due on November 30, 1982.

If the Council approves the appeal, staff recommends that the parking layout as shown on Exhibit A-1 be approved.

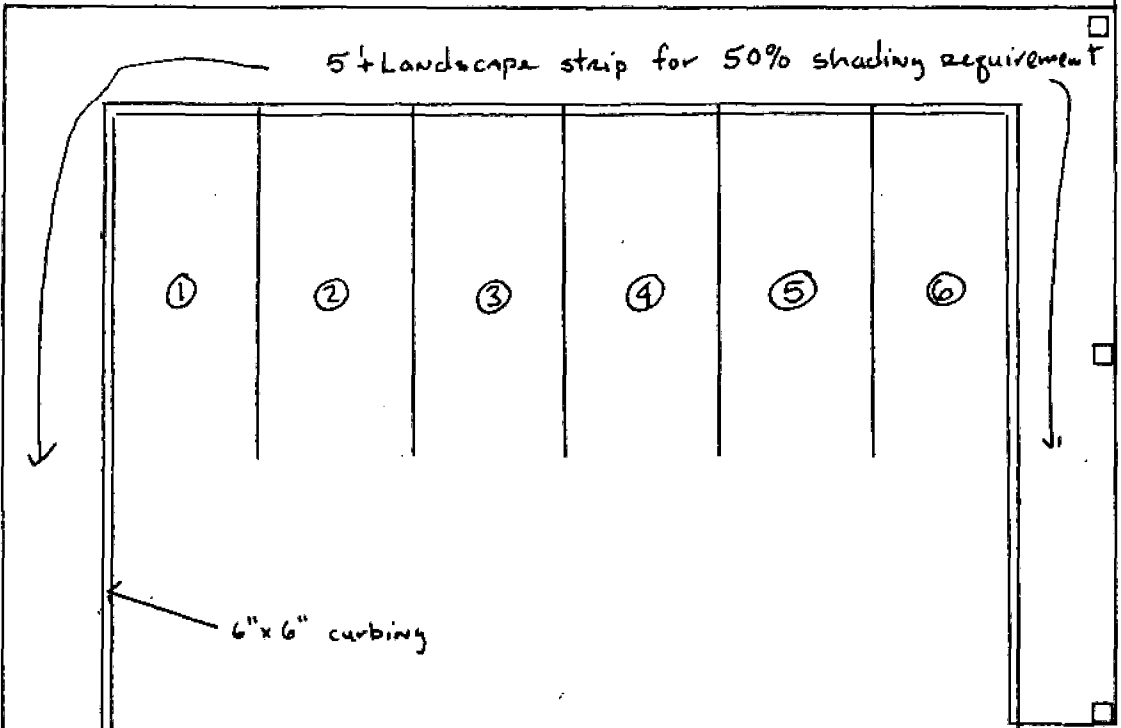
Respectfully submitted,


Marty Van Duyn
Planning Director

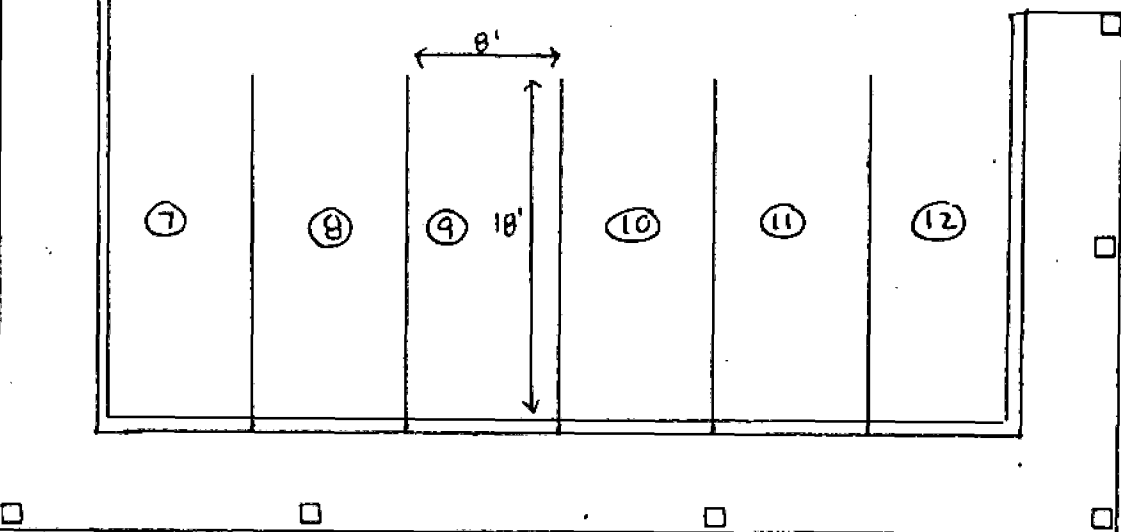
FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp/wp7j
Attachments
P82-219

November 16, 1982
District No. 1



BASIC LAYOUT OF PARKING -
WIDTH OF LANDSCAPING
STRIPS MAY VARY IN ORDER
TO MEET 50% SHADING
REQUIREMENT



15
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

TO: Sue Desmarais

DATE: 9/22/82

FROM: Bruce D. Pope

File No.

SUBJECT: Special Permit - 1100 "G" Street - P 82219

The subject site is located in the R-4-A zone with an R-O designated land use. It is our understanding that parking use is permitted with a special use permit in this zone and would therefore be consistent with the Redevelopment Plan for the Alkali Flat Redevelopment Project Area.

Staff is concerned with each of the proposed variances and requests that Planning staff and Commission carefully evaluate each for appropriateness.



BRUCE D. POPE
Chief, Redevelopment

BDP/MN/gf

SACRAMENTO CITY PLANNING COMMISSION

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MEETING DATE October 14, 1982

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

ITEM NO. 14a FILE NO. P-82-219
M- _____

Recommendation LOCATION: 100 H Street

- Favorable
- Unfavorable
- Petition
- Correspondence

NAME	PROponents	ADDRESS
<u>Anthony Camundson</u>	<u>- 1000 H Street, Sacramento, CA</u>	
<u>Alan Oshima</u>	<u>- 1723 J Street, Sacramento, CA</u>	
<u>Frank Johnson</u>	<u>- 1007 F Street, Sacramento, CA</u>	
<u>Theresa Knight</u>		
NAME	OPponents	ADDRESS
<u>Tim Quintero</u>	<u>(Dir. Alkali Flat PAC)</u>	

MOTION NO. _____

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

MOTION:

- TO APPROVE
- TO DENY
- TO ~~APPROVE~~ ^{deny} ~~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 _____

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SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SACRAMENTO

CITY OF SACRAMENTO, a)	
municipal corporation,)	
)	NO, 306032
Plaintiff,)	
)	
vs.)	DECLARATION OF JANIS PARASIDE
)	
ANTHONY D. OSMUNDSON,)	
Et. Al.,)	
)	
Defendants.)	

I, JANIS PARASIDE, declare as follows:

I am currently employed with the court reporting firm of Phillips and Westerberg, as a court reporter.

I have been put in charge of obtaining parking for the firm since we are about to move into the ground floor of the new Christopher Center at 1000 "G" Street.

I have talked to Mr. OSMUNDSON and he has promised me that if he is able to utilize the property at 11th & "G" Street for parking, he will make sufficient spaces available to our firm so that all the employees will have adequate parking. I have looked into the possibility of obtaining parking elsewhere

1 the vicinity of The Christopher Center and have learned that it
2 is virtually impossible to obtain.

3 Although we have some parking available in The
4 Christopher Center garage, it is not adequate for all of the
5 employees of our firm.

6 If the court grants the temporary restraining order
7 against Mr. OSMUNDSON in this case, we will have no where to
8 park when we occupy The Christopher Center offices within the
9 next two weeks.

10 I declare under penalty of perjury that the foregoing
11 is true and correct to the best of my knowledge.

12 Executed this 7 day of September, 1982 at
13 Sacramento, California.

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JANIS PARASIDE

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SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SACRAMENTO

CITY OF SACRAMENTO, a)	
municipal corporation,)	
)	NO. 306032
Plaintiff,)	
)	
vs.)	DECLARATION OF BETTY JO WARD
ANTHONY D. OSMUNDSON,)	
Et. Al.,)	
)	
Defendants,)	

I, BETTY JO WARD, declare as follows:

I am the administrator for the law firm of Weintraub Genshlea Hardy Erich & Brown. Within the last two weeks our firm has moved into its new law offices at 1000 "G" Street known as The Christopher Center. Our law firm occupies the entire third, and second floors, and a portion of the ground floor of that building. Although the Center has a large multi-storied parking structure, it is not able to accommodate the parking of all of our employees. Weintraub Genshlea Hardy Erich & Brown has the policy of providing parking for all of its employees.

Currently, we have reserved monthly parking in the

1 City owned lot at 10th & "H" Streets. This space has been
2 rented by us for a number of years. We have been on a waiting
3 list for any additional parking for several years, but due to the
4 fact that there is such a demand for parking in this area, we
5 have been unable to secure additional parking. We also have
6 parking at several other private lots in the Alkali Flat area.

7 We had made arrangements to park some 12 employees of
8 the Weintraub Genshlea Hardy Erich & Brown firm on the lot owned
9 by Mr. OSMUNDSON at 11th & "G" Streets, provided he was not
10 denied such use either by the court or the City.

11 In the event that these spaces are not available, we
12 will have to displace employees of other law firms on lots that
13 we have given up in anticipation of utilizing the 11th & "G"
14 site. As it appears, we may not be able to secure all the
15 spaces that we will be needing if we are unable to utilize the
16 11th & "G" site.

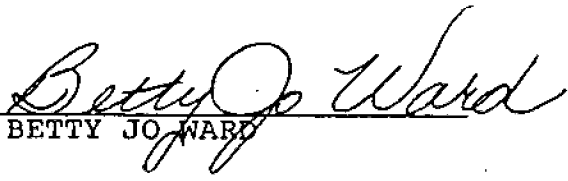
17 I have been in charge of obtaining parking for the
18 employees of the Hardy, Erich & Brown firm for the last ten years
19 and we have been located at 800 Ninth Street for that period.
20 From personal knowledge, parking is virtually unavailable and
21 extremely difficult to obtain.

22 I am also aware of the fact that the Bullen, McKone,
23 McKinley, Gay & Keitges law firm which occupies the fifth floor
24 of The Christopher Center is unable to fulfill all of its
25 parking needs within the Christopher Center parking structure
26 and is currently seeking parking in addition to The Christopher
27 Center parking. The same is true of the law firm of Greve,
28 Clifford, Diepenbrock and Paras which occupies the fourth floor

1 of The Christopher Center,

2 I declare under penalty of perjury that the foregoing
3 is true and correct to the best of my knowledge.

4 Executed this 7th day of September, 1982 at Sacramento,
5 California.

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7 BETTY JO WARD
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SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SACRAMENTO

CITY OF SACRAMENTO, a)
municipal corporation,)
Plaintiff,)
vs.)
ANTHONY D. OSMUNDSON,)
Et. Al.,)
Defendants.)

NO. 206032

DECLARATION OF VANCE VAN TASSELL

I, VANCE VAN TASSELL, declare as follows:

I am an attorney and I own the apartment building at 715 11th Street 40 feet south of the subject property and separated only by a vacant lot.

I have talked to Mr. OSMUNDSON and he has informed me that my tenants may park on the subject property after 5:00 p.m. and before 8:00 a.m., on weekends and holidays. My building does not have parking for all of the tenants and this will be a great benefit to us.

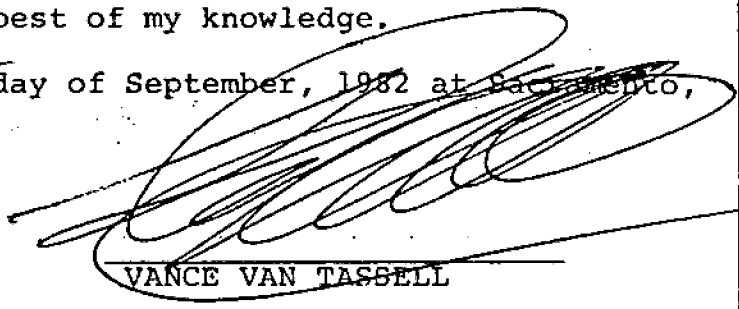
I am in favor of the utilization of the subject site at 11th & "G" for parking. Its present appearance is a vast improvement over the previously existing vacant lot overrun

1 with weeds.

2 I, therefore, urge the court to deny the temporary
3 retraining order preventing its use as a parking lot.

4 I declare under penalty of perjury that the foregoing
5 is true and correct to the best of my knowledge.

6 Executed this 17th day of September, 1982 at Sacramento,
7 California.



VANCE VAN TASSELL

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ENDORSED:

SEP 8 - 1982

J.A. SIMPSON, CLERK
By M. OTANI, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SACRAMENTO

CITY OF SACRAMENTO, a
municipal corporation,

Plaintiff,

vs.

ANTHONY D. OSMUNDSON,
Et. Al.,

Defendants.

NO. 306032

DECLARATION OF TERESA KNIGHT

I, TERESA KNIGHT, declare as follows:

I am the owner of the property at 1106 and 1112 "G" Street which is next to and two parcels to the east of the subject parking lot respectively. I am currently in the process of remodeling 1106 "G" Street for purposes of constructing a five unit apartment building. Because of certain Building Code exceptions, this building will provide no off-street parking for my tenants. I also have no off-street parking for my tenants in the building at 1112 "G" Street.

Prior to Mr. OSMUNDSON taking any action to improve the subject property, he talked to me about my feeling with regard to a parking lot. For security reasons and because this parcel

1 had simply been vacant, attracting bums and wineos, I was in
 2 favor of its improvement. He informed me that my tenants would
 3 be able to park on the subject site, if he were ultimately able
 4 to develop it as a parking lot, from 5:00 in the evening until
 5 8:00 in the morning, and all day on weekends or holidays. I
 6 advised him that since my tenants are working people, they
 7 probably would not have any need for parking anyway during the
 8 day.

9 I told him that I intended to erect brick pillars
 10 with wrought iron between them around the front of my property
 11 at 1112 and 1106 "G" Street, and that I had obtained the oral
 12 agreement of the property owner at 1108 "G" Stree to construct
 13 similar pillars in front of his property. I suggested to
 14 Mr. OSMUNDSON that it would certainly be nice if we could carry
 15 the theme of the brick pillars on around his parking lot similar
 16 to the brick and wrought iron fence around the County parking
 17 and the Victorian office building on "G" Street, one block to
 18 the east at the nort west intersection of 10th & "G". Although
 19 he indicated that it would be quite costly, he would be willing
 20 to do so in the interest of improving the appearance of the
 21 neighborhood.

22 Before Mr. OSMUNDSON began construction of any of the
 23 brick pillars on his property, I commenced and completed the
 24 construction of the pillars in front of my property at 1112 "G"
 25 Street. I had also completed, before he began construction, the
 26 foundations and the wrought iron steel reinforcements for the
 27 pillars in front of 1108 and 1106 "G" Street. This process of
 28 construction of my brick pillars took several weeks, and during

1 that time I had Building Inspectors at my property at 1106 on
 2 several occasions for purposes of making inspections, and they
 3 never once informed me that I would need a special permit for
 4 the pillars nor advised me that they were being constructed in
 5 violation of any Codes. At one point, Mr. OSMUNDSON asked me if
 6 I had obtained a permit for these pillars or if one was necessary.
 7 I informed him that due to the actions of the Building Inspectors,
 8 I did not feel that one was necessary. I was at all times
 9 unaware that I was in any way violating any zoning ordinance by
 10 constructing such pillars. These pillars are very common in the
 11 old city. In fact, I gained the idea from looking at several
 12 newly constructed properties in the general vicinity which had
 13 similar brick pillars. For instance, there is a church on the
 14 south west corner of 13th & "G" Street, two blocks from the
 15 subject site which has concrete block pillars and steel wrought
 16 iron in between.

17 I have no objection to the use of the property as a
 18 parking lot, and in fact feel that it will directly benefit my
 19 apartment buildings by making available parking which I do not
 20 have. I also have objected to the normal requirement of the
 21 construction of a brick wall to separate my property from the
 22 parking lot. For security reasons I have advised Mr. OSMUNDSON
 23 that I would rather construct an open type fence. I would prefer
 24 that he would not construct such a brick wall.

25 I declare under penalty of perjury that the foregoing
 26 is true and correct to the best of my knowledge.

27 Executed this 7 day of September, 1982 at Sacramento,
 28 California.

Teresa Knight
Teresa Knight
 TERESA KNIGHT

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SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SACRAMENTO

CITY OF SACRAMENTO, a municipal corporation,)	
)	NO. 306032
Plaintiff,)	
vs.)	DECLARATION OF JOHN BROWNSTON
ANTHONY D. OSMUNDSON, Et. Al.,)	
Defendants.)	

I, JOHN BROWNSTON, declare as follows:

I am an attorney licensed to practice in the State of California. My offices are located at 930 "G" Street, one block from the subject property.

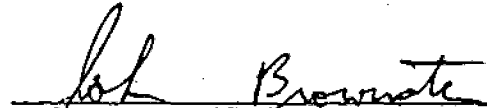
I am the owner of the 40 foot by 90 foot parcel, contiguous to and immediately to the south of the subject property. This is currently vacant.

Mr. OSMUNDSON has discussed with me whether I object to the use of the property as a parking lot and I have informed him that I do not. I feel that the present appearance of the property enhances the appearance of the neighborhood, and I can

1 see nothing detrimental to the neighborhood by utilizing it as
2 a parking lot.

3 I declare under penalty of perjury that the foregoing
4 is true and correct to the best of my knowledge.

5 Executed this 8th day of September, 1982 at Sacramento,
6 California.

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8 JOHN BROWNSTON

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CITY PLANNING COMMISSION

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

APPLICANT	Stacy & Anthony Osmundson, 5 Jenny Court, Sacramento, CA 95814		
OWNER	Stacy & Anthony Osmundson, 5 Jenny Court, Sacramento, CA 95814		
PLANS BY	U. Paul Nekrassoff Drafting Service, 2444 Glendale Lane, Sacramento, CA 95825		
FILING DATE	9-10-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	10-4-82	EIR	ASSESSOR'S PCL. NO. 002-156-13 and 14

APPLICATION:

1. Negative Declaration;
2. Special Permit to establish a parking lot in the Medium Density Multiple Family R-4A zone;
3. Variance to reduce the required maneuvering space for compact cars from 24 feet to 23 feet;
4. Variance to reduce the required 50% shading of surfaced areas to 25% ;
5. Variance to reduce the required four foot planter to three feet and two feet;
6. Variance to waive the required six-foot bumper curb;
7. Variance to waive the required six-foot solid wall adjacent to residential uses;
8. Variance to allow a six-foot fence to project into the required front yard street and side yard setbacks;
9. Variance to allow the percentage of compact car spaces to exceed 30% (68%).

LOCATION:

1100 G Street

PROPOSAL:

The applicant is requesting the necessary entitlements to complete construction of a partially developed parking lot located in the Medium Density Multiple Family R-4A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential-Office
1980 Central City Community Plan Designation:	Residential-Office
Alkali Flat Redevelopment Plan:	Residential-Office
Existing Zoning of Site:	R-4A
Existing Land Use of Site:	Partially improved parking lot
Surrounding Land Use and Zoning:	
North:	Parking lot; R-4A
South:	Vacant & Residential; R-4A
East:	Residential; R-4A
West:	Parking lot; R-4A

STAFF EVALUATION:

The applicant is requesting a special permit to develop a parking lot in a residential zone as well as numerous variances to waive certain development standards pertaining to parking lot improvements and fences.

The stated reason for the parking lot is to provide additional parking for 1000 G Street (Christopher Center) as well as overnight and weekend parking for residents in the adjacent area.

The stated reason for the variances is primarily related to decorative and environmental concerns.

Staff has the following comments on these requests:

Special Permit - The proposed (and partially constructed) parking lot is located on property zoned Medium Density Multiple Family R-4A with an R-0 overlay designation. Under the R-4A zoning it is permissible to develop seven dwelling units on these parcels providing that the parking requirements and other aspects of the Zoning Ordinance are met. Staff's primary concern relative to the special permit is that, if approved, it would preclude the development of residential units at this location and further erode the viability of the remaining residential uses in the area.

The Alkali Flat Redevelopment Plan sets forth numerous goals and policies which relate to the development of residential units within the project area. Specifically, under the implementation portion of the plan it is stated that:

"The intent of this Plan is to maintain and attempt to increase the number of existing dwelling units within the Project Area through new construction and rehabilitation."

Due to recent rezonings and approved conversions of residential structures into offices, and development of residentially zoned properties into parking lots, the project area has lost a significant number of dwelling units and potential dwelling units. The special permit, if approved, will add to this erosion process and be contrary to the implementation goal as stated above.

As indicated in the applicant's statement of intent, it is proposed that these parking spaces are necessary for day time use of the Christopher Center (1100 G Street) occupants. The Christopher Center office was approved by the Commission with a requirement of 204 parking spaces. Staff has discovered, in conjunction with another request, that if a shortage exists, it is due to the manager/owner of the center leasing out parking spaces. An example of this is evident by exhibit A, which indicates 5 spaces are currently leased out to the owner of 1022 G Street.

In addition, staff has surveyed the parking lot at the Christopher Center several times during peak usage (11 A.M. and 3 P.M.) and found an average of 70 spaces available out of 207 on-site spaces.

In summary, staff finds that a residential use would be far more desirable and consistent with the goals and strategies of the 1980 Central City Plan and the 1980 Alkali Flat Redevelopment Plan than would a substandard 18 car parking lot.

Also, staff finds that there is not the evidence which supports the contention of the applicant that the parking is necessary for the Christopher Center occupants. In addition, the subject area is a preferential parking area for residents, thereby on-street parking is available and reserved for area residents.

Variances - Parking Lot Improvement - The Zoning Ordinance sets forth approximately eight development standards which must be applied to development of a parking lot of this nature. Of these standards, the applicant is requesting that six be waived or modified.

These standards are necessary to assure public safety through proper functional design as well as aesthetic considerations. Other projects throughout the City have been required to adhere to these standards.

The Zoning Ordinance sets forth the following ground rules which govern the granting of a variance, specifically these rules state;

1. No special privilege: A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.
2. Use Variance prohibited: The consideration of "use variances" is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by Ordinance.
3. Disservice not permitted: A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.
4. Not adverse to General Plan: A variance must be in harmony with the general purpose and intent of the Zoning Ordinance. It must not adversely affect the General Plan or specific plans of the City, or the Open Space Zoning regulations.

No hardship has been demonstrated or facts offered which allow or justify the granting of a variance request given these rules, the fact that the applicant partially improved the lot unknowingly or knowingly of the required improvements does not justify the granting of the variances.

Variances - Fencing Requirement - The applicant is requesting two variances related to fencing requirements to allow a wrought iron fence instead of a masonry wall and to allow a fence over three feet high within the front yard and street side setback. Again, in reference to the standards for variance approval as set forth in the Zoning Ordinance, staff cannot find any justification for the granting of these variances.

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 reduce the required maneuvering area based upon findings of fact which follow;
4. Denial of the Variance to reduce the required shading of surfaced areas based upon findings of fact which follow;

5. Denial of the Variance to reduce the width of the four foot planter based upon findings of fact which follow;
6. Denial of the Variance to waive the bumper curb based upon findings of fact which follow;
7. Denial of the Variance to waive the required six foot masonry wall based upon findings of fact which follow;
8. Denial of the Variance to allow a six foot fence within the front yard street side yard setback based upon findings of fact which follow;
9. Denial of the Variance to allow the percentage of compact car spaces to exceed 30% (68%) based upon findings of fact which follow;

Special Permit - Findings of Fact

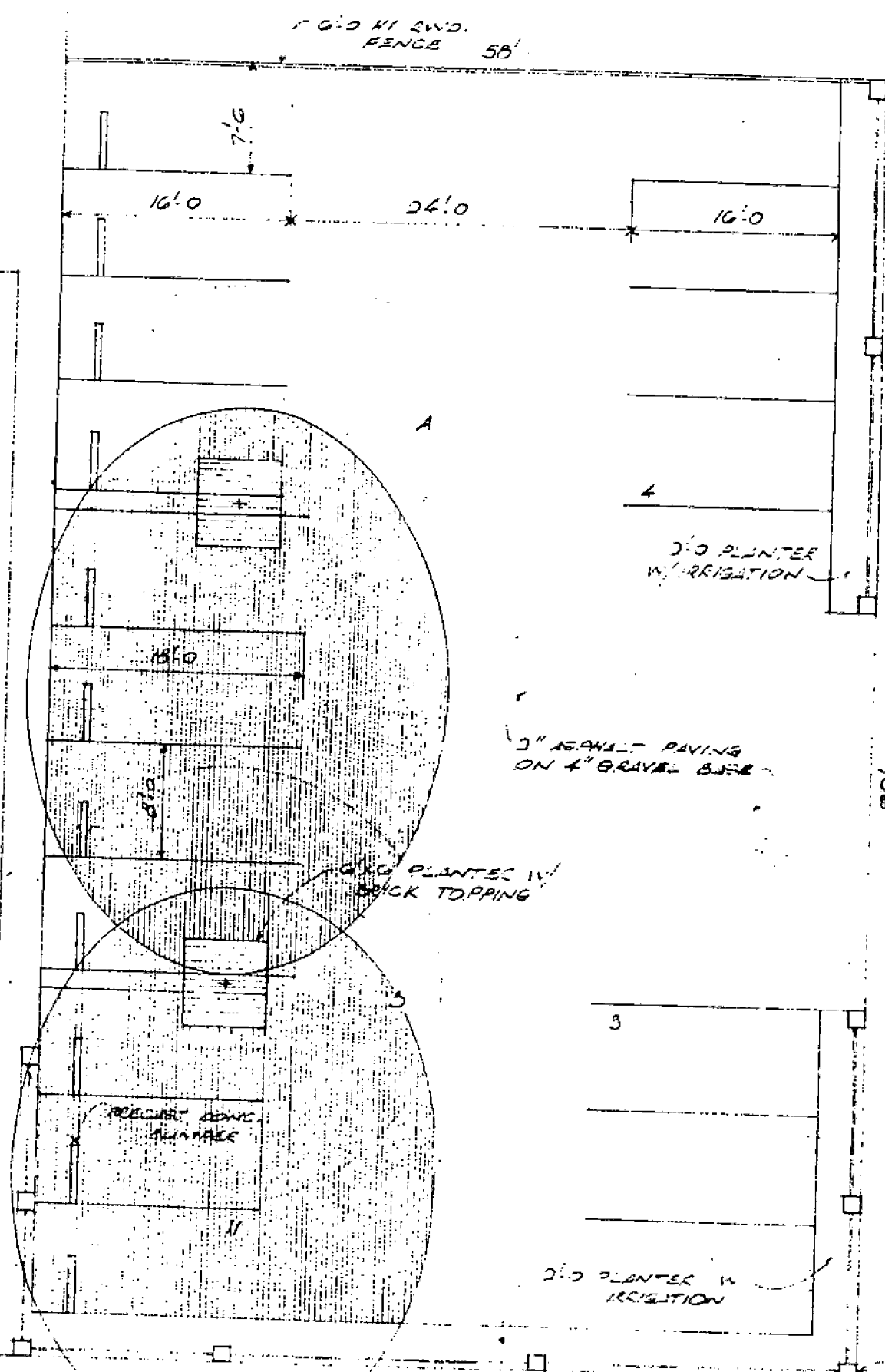
- a. The Special Permit is not based upon sound principles of land use in that, if approved, it would allow the development of a commercial parking lot in a residential zone adjacent to a residential use.
- b. The Special Permit, if granted, would be contrary to the following residential policy of the Land Use Element of the General Plan; "Prevent the intrusion of incompatible uses into residential area throughout the City".

Variances (Parking Lot Requirements) - Findings of Fact

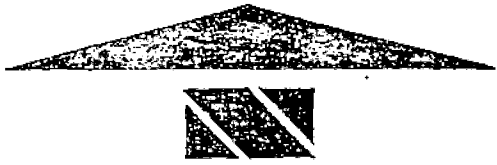
- a. These Variances, if granted, would constitute a special privilege extended to one property owner in that these standards are required of all parking lots.
- b. These Variances, if granted, would constitute a disservice to the general public in that the parking facility would lack the necessary improvements and therefore would not function properly due to restricted maneuvering room, lack of curbs etc. In addition, the facility, due to not meeting the required landscaping improvements, would present an eyesore to the general public.
- c. These Variances, if granted, would constitute a disservice to the general public in that the uniform improvements required of all such parking lots would be substandard or lacking for this site.
- d. These Variances, if granted, would be contrary to the General Plan goal as stated in the Circulation Element to; "Provide transportation facilities that insure safe, aesthetic, efficient and convenient movement of people and goods throughout the City".

Variances (Fencing Requirements) - Findings of Fact

These Variances, if approved, would constitute a special privilege being extended to one property owner in that the fencing projects into the required front yard and street side yard setback area.



EXISTING SIDEWALK



PARKING PAVING = 400 SF
 SHEDS 450' x 440' x 50% = 2010
 FULL SHADE TREES PROVIDED
 "A" TREES - QUERCUS AGROPHOLIA
 1 @ 80' = 80' SF
 "B" TREES - QUERCUS RUBRA
 @ 9'8" = 918 SF
 TOTAL SHADE = 1770 SF
 18 PARKING SPACES SHOWN
 (4 @ 8' x 18', 14 @ 7'6" x 10')

EXISTING TREE

MIN. 0'10"

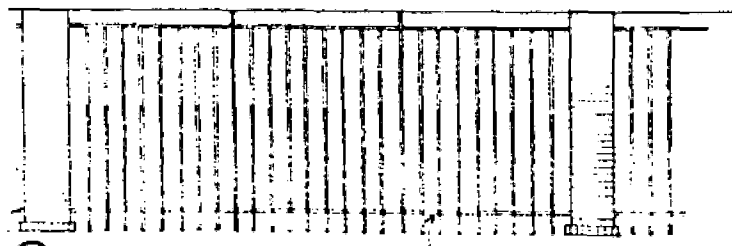
05'10" DRIVEWAY - NEW

EXISTING SIDEWALK

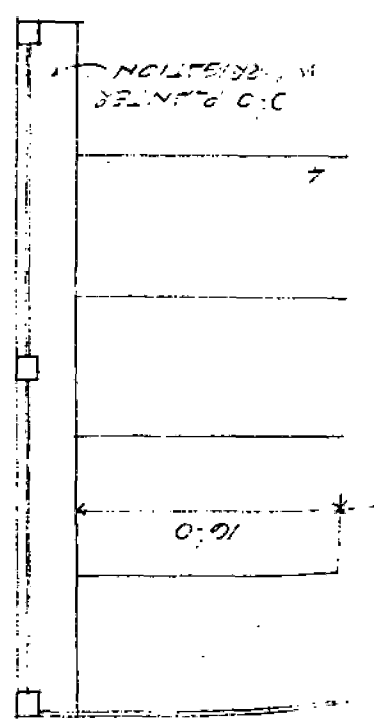
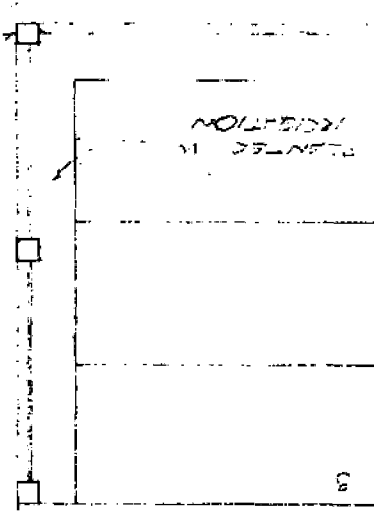
EXISTING TREE

11TH ST.

SCALE 1/4" = 1'-0"
FENCE DETAIL



90'



CHRISTOFER CENTRE
1000 G STREET • SUITE 100
SACRAMENTO, CALIFORNIA 95814
(916) 446-1123 6223

September 10, 1982

To whom it may concern.

Subject: Parking Christofer Centre, 10th & G Street
Mr. and Mrs. Dennis Grey

This is to advise any interested party that Mr. & Mrs. Dennis Grey have been assigned five parking spaces. Numbers 824 thru 828 in the Christofer Centre garage, and these spaces will be available to them on an indefinite basis or as long as they desire to rent them.

Very truly yours,

Christofer Centre
Potter, Taylor and Scurfield
Agents for owners

By

John E. Sawyer



CITY OF SACRAMENTO

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 26 1 18 PM '82

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 26, 1982

MEMORANDUM

PPF: 11-9-82
HRG: 11-16-82
FCA: 11-23-82

TO: Lorraine Magana, City Clerk

FROM: Connie Petersen

SUBJECT: Request to Set Public Hearings

1. P82-191 Various requests for property located at 1150 Larkin Way. (D4)
 - a. Tentative Map to divide 0.6+ ac. in R-2 zone into 6 townhouse lots and 1 common lot.
 - b. Subdivision Modification to waive cul-de-sac requirement.
2. P82-211 Various requests for property located at 1301 42nd Avenue and 6505 13th Street. (D4)
 - a. Rezone 0.3+ ac. from R-1 to R-1A.
 - b. Tentative Map to divide 0.3+ ac. into 2 parcels for halfplex development.
3. P82-179 Tentative Map to divide 58+ acres in M-2(S) zone for property located at 3910 Florin-Perkins Road. (D6)
4. P82-219 Appeal of denial of Planning Commission of various requests for property located at 1100 "G" Street. (D1)
 - a. Special Permit to establish 14 parking spaces on 0.12+ ac. in R-4A zone.
 - b. Variance to reduce maneuvering space for compact autos from 24' to 23'.
 - c. Variance to waive 6' masonry wall.
 - d. Variance to reduce 4' planter to 3' & 2'.
 - e. Variance to reduce 50% shading of surfaced parking area to approximately 25%.
 - f. Variance to waive 6' bumper curb.
 - g. Variance to allow 6' fence to project into front yard and side yard setbacks.
 - h. Variance to allow percentage of compact car spaces to exceed 30% (68%).

attachments

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 9-10-82

Project Location 1100 'G' Street P N 822169
 Assessor Parcel No. 02-156-13 & 14
 Owners Stacy & Anthony Osmundson Phone No. _____
 Address 5 Jenney Court, Sacramento, CA 95814
 Applicant Stacy & Anthony Osmundson Phone No. 443-8161
 Address 5 Jenney Court, Sacramento, CA 95814
 Signature _____ C.P.C. Mtg. Date 10-14-82

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

	Commission date	Council date		
<input checked="" type="checkbox"/> Environ. Determination _____	_____	_____	\$	_____
<input type="checkbox"/> General Plan Amend _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Community Plan Amend _____	_____	_____	\$	_____
() _____	_____	_____		
<input type="checkbox"/> Rezone _____	_____	_____	\$	_____
_____	_____	_____		
<input type="checkbox"/> Tentative Map _____	_____	_____	\$	_____
_____	_____	_____		
<input checked="" type="checkbox"/> Special Permit <u>to establish 14 parking spaces in R-4A zone on 0.12+ ac.</u>	DFF	_____	\$	_____
<input checked="" type="checkbox"/> Variances <u>to reduce maneuvering space for compact autos from 25' to 24'; to waive 6' masonry wall; to reduce 4' planter to 2'; to reduce 50% shading</u>	DFF (all)	_____	\$	_____
XXXXXX <u>Plan Review of surfaced parking area to approx. 25%</u>	_____	_____	\$	_____
<input type="checkbox"/> PUD _____	_____	_____	\$	_____
<input type="checkbox"/> Other _____	_____	_____	\$	_____

FEE TOTAL \$ 515.00
 RECEIPT NO. 341
 By/date TM 9-10-82

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

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Subject of Site (Parcels # 1 & 2)	Vance Van Tassel 917 G Street Sacramento, CA 95814 2-156-23	Redevelopment Agency 630 I Street Sacramento, CA 95814 2-153-24
Theresa Knight 1070 Sagamore Way Sacramento, CA 95822 APN 2-156-5 & 8	John Brownston 812 Dunbarton Cir. Sacramento, CA 95825 2-156-02	Joseph Mohamed 4405 College Oak Dr. Sacramento, CA 95841 2-153-10
Edward Silvia 1108 G Street Sacramento, CA 95814 APN 2-156-6	Whitworth College c/o Travelodge 4 Penn Center El Cajon, CA 2-154-14, 22	Edna Wohl 2173 Oakmont St. Sacramento, CA 95815 2-155-25
Harold Hoft c/o Porter Sprague 722- 12th St. Sacramento, CA 95814 002-156-09,13 & 21	Jay Rich 1019 H Street Sacramento, CA 95814 02-154-15	Elctrical App.Serv.Co. 290 Townsend St. San Francisco, CA 9410 2-155-26,4
Eugene Winther 4321 Lantzy Ct. Sacramento, CA 95825 002-156-10 & 12	John Virga 714 11th Street Sacramento, CA 95814 2-154-11	City of Sacramento 915 I Street Sacramento, CA 95814 2-155-22,23,24
LIL Development 3231 Fulton Ave. Sacramento, CA 95821 002-156-11	John Pedro 708 11th Street Sacramento, CA 95814 2-154-10	P-32-219
Sacto Legal Press 210 S. Spring St. LA, CA 90012 002-156-14, 22	Sue Adams 5911 New Man Ct. Sacramento, CA 95814 2-154-9	Stacy & Anthony Osmundson 5 Jenney Court Sacramento, CA 95814
Robert Harris 1111 H Street Sacramento, CA 95814 002-156-16, 17, 20	Dennis Grey 2814 I St. Sacramento, CA 95816 2-154-08	
John Virga 721 11th Street Sacramento, CA 95814 002-156-18, 19	Christofer Company 3025 S. El Macero Dr. El Macero, CA 95618 2-154-5,6,7	
		Roal Estate Division has reviewed the attached list of names and heroby certifies that it is true and correct as of <u>7-13-82</u> .
		By: <u>M. E. [Signature]</u>

Stacy & Anthony Osmundson
5 Jenney Court
Sacramento CA 95814

November 3, 1982

On October 26, 1982, the following matter was filed with my office to set a hearing date before the City Council:

P-82219 Appeal of denial of Planning Commission of various requests for property located at 1100 G Street. (D1).

- a. Special Permit to establish 14 parking spaces on 0.12+ ac in R-4A zone.
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- h. Variance to allow percentage of compact car spaces to exceed 30% (68%).

This hearing has been set for November 16, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to 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 property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

Lorraine Magana
City Clerk

LM/mlt
cc: Mailing List P-82219 (23)



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

Stacy & Anthony Osmundson
5 Jenney Court
Sacramento CA 95814

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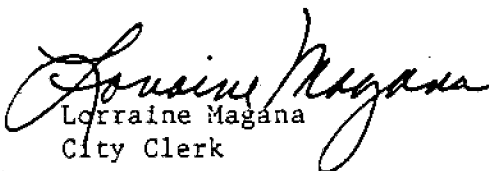
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City Clerk

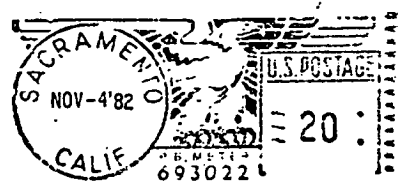
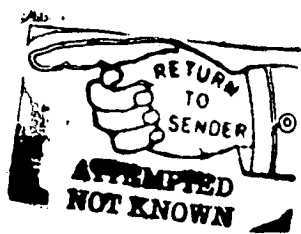
LM/mlt
cc: Mailing List P-82219 (23)

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CITY OF SACRAMENTO
NOV 8 8 13 AM '82

OFFICE OF THE CITY CLERK
SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 448-6428



Jay Rich
1019 Street
Sacramento, CA 95814
02-134-15

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) 449-5426

LORRAINE MAGANA
CITY CLERK

Stacy & Anthony Osmundson
5 Jenney Court
Sacramento CA 95814

November 3, 1982

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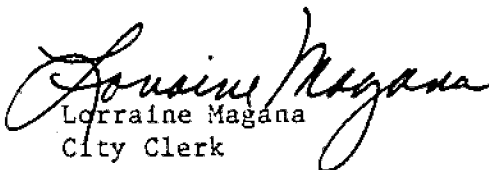
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Sincerely,


Lorraine Magana
City Clerk

LM/mlt
cc: Mailing List P-82219 (23)

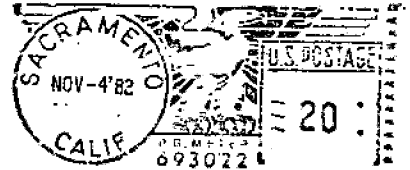


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 CITY OF SACRAMENTO
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THE CITY CLERK
 SACRAMENTO CALIFORNIA 95814
 TELEPHONE (916) 448-6426



NO SUCH NUMBER



~~NO SUCH NUMBER~~
 John Virga
 714 11th Street
 Sacramento CA 95814
 2-154-11

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) 449-5426

LORRAINE MAGANA
CITY CLERK

November 3, 1982

Stacy & Anthony Osmundson
5 Jenney Court
Sacramento CA 95814

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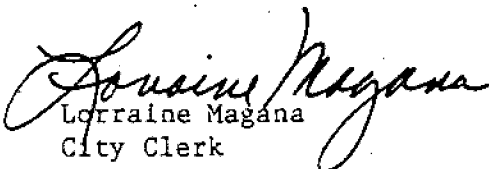
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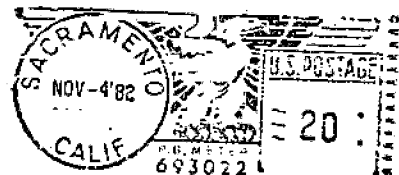
Sincerely,


Lorraine Magana
City Clerk

LM/mlt
cc: Mailing List P-82219 (23)

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CITY OF SACRAMENTO
NOV 8 8 13 AM '82

THE CITY CLERK
SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 448-6428



John Pedro
708 11th Street
Sacramento, CA 95814
2-154-10

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) 449-5426

LORRAINE MAGANA
CITY CLERK

November 3, 1982

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5 Jenney Court
Sacramento CA 95814

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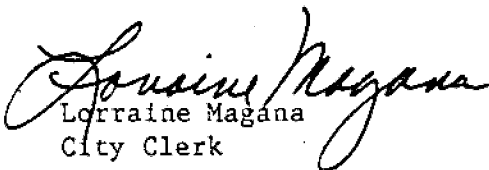
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Sincerely,


Lorraine Magana
City Clerk

LM/mlt
cc: Mailing List P-82219 (23)



OFFICE OF THE CITY CLERK
SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 445-6426

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CITY OF SACRAMENTO

Nov 9 10 27 AM '82

NOTICE OF CITY COUNCIL HEARING

FORWARDING ORDER EXPIRED



U.S. POSTAGE

20

693022

Order etyp T/168

Dennis Grey
2814 I St.
Sacramento, CA 95816
2-154-08

November 17, 1982

Stacy & Anthony Osmundson
5 Jenny Court
Sacramento, CA 95814

Dear Mr. & Mrs. Osmundson:

On November 16, 1982, the Sacramento City Council heard your appeal from City Planning Commission action on various request for property located at 1100 G Street (P-82219).

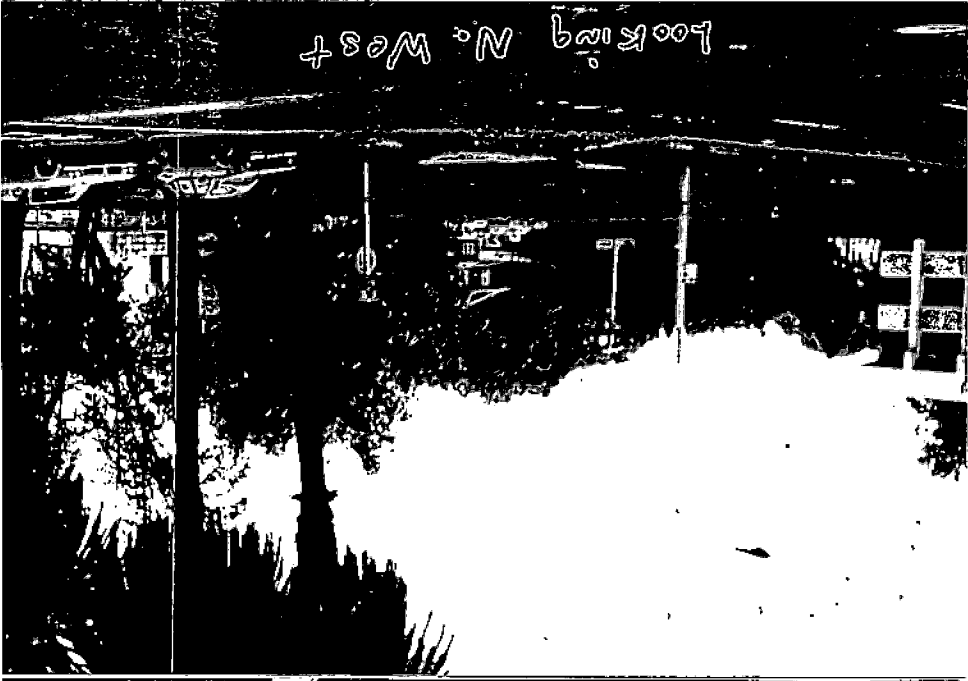
The Council adopted by motion its intent to deny your appeal contingent on Findings of Fact which are due November 30, 1982.

Sincerely,

Lorraine Magana
City Clerk

LM/emm/15
cc: Planning Department

Looking N. West



Looking West



Looking N.



51

15

