



PLANNING AND BUILDING
DEPARTMENT

PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998
916-264-5381
916-264-5543 FAX

MINOR MODIFICATION TO PREVIOUS APPROVAL

FILE NUMBER: Z04-275

PREVIOUS FILE NUMBERS: P01-118 & P00-115

SPECIAL PERMIT OR PLAN REVIEW

PROJECT ADDRESS: NE corner 14th & L; SE corner 15th & K and NE corner 15th & L

APN: 006-0116-013; 006-0122-010 & 012

APPLICANT'S NAME & ADDRESS:

Anthony R. Giannoni
1415 L St, Ste 250
Sacramento, CA 95814

PROPOSED PROJECT: The applicant is requesting to eliminate a condition that required the applicant to enter into an agreement with the City of Sacramento to allow the excess parking spaces in the parking structure at 15th & K to be used as short term parking and not monthly parking. (P01-118). The applicant has constructed the office project (P00-115) and proposes to submit for building permits for the hotel project at the corner of 15th & L. In calculating the actual spaces developed in the parking garage at 15th & K and the required parking for the hotel project and the office project, as well as the spaces required by the City to replace the loss of on-street parking with the partial abandonment of 14th St., only about 20 parking spaces remain as unrequired parking. The applicant would like to eliminate this requirement, since the 20 spaces do not result in sufficient excess parking to warrant an agreement with the city to utilize these spaces for short term use.

ANALYSIS & CONDITIONS: At the time the initial office project (P00-115) was being reviewed it was anticipated that approximately 200 parking spaces would be developed in excess of what was required by the office project. The applicant intended to construct additional parking spaces to accommodate the parking needs for a hotel at the corner of 15th & L Street. Since the applicant was unsure as to when the hotel project would be brought forward the project was conditioned to require the excess parking to be used for short term parking and not monthly parking.

In Dec. 2002, the hotel project was heard by the Planning Commission, based on parking needs for the hotel and the office it was anticipated that an excess of 50 parking spaces would be generated. The previous condition from P00-115 was modified requiring only the 50 excess

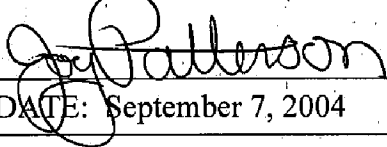
- Exhibits:
1. Approved Plans
 2. Notice of Decision of Previous Approval

parking spaces be utilized for short term parking and that the applicant would enter into an agreement with the City to assure that these 50 spaces would be used as short term parking P01-118).

The applicant has re-evaluated the actual number of parking spaces developed with the office development (on-site and off-site) and the actual needs of both developments (office and hotel) and has determined that there is only 20 excess parking spaces with the development of the office and hotel projects. Originally, P00-115 anticipated 600 parking spaces to be developed, 189 parking spaces on-site and 411 parking spaces off-site in a structure located at 15th & K Street. However, only 560 spaces were developed with the construction of the office building, 167 on-site parking spaces and 393 parking spaces constructed in the parking structure. Of the 560 parking spaces the office is required to have 373 spaces, the hotel, with 255 hotel units is required to have 129 spaces (1 per 2 guest room +1 for manager), for a total of 502 parking spaces. With the construction of the office project at 14th & L, the applicant requested and was approved for a partial abandonment of 14th Street, as a condition of the abandonment, the applicant was to provide 20 parking spaces to the City in the underground parking lot of the office building to replace the loss of on-street parking on 14th Street. Therefore, the total parking required for the office and hotel project is 522 spaces.

The applicant will be bringing forward a project that will incorporate condo units into the hotel project. The proposal will be for 30 condo units on the top three floors of the hotel structure. In adding residential to the hotel structure and additional 32 parking spaces will be required for the residential use, which the applicant will provide in the parking structure at 15th & K, resulting in 554 parking spaces required for the office, hotel, residential and the 20 spaces compensating the city. Since the actual parking demand for these projects will be 554 spaces and only 560 spaces are provided the applicant cannot provide the 50 short-term parking spaces as required by the condition E1 in P01-118. Staff therefore, supports the request to remove this condition, also, the six remaining spaces not sufficient to require an agreement with the City to provide these spaces as short-term parking.

APPROVED BY:



FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR

DATE: September 7, 2004

cc. Z Log Book
Applicant
File (Original)

Meridian Plaza / 15th and L Hotel
P00-115 / P01-118
Parking Requirement Review

Per Original P00-115	Modified Per P01-118	Current Actual Parking Counts w/o Hotel	Current Actual Parking Counts w/ Hotel
Parking Counts	Parking Counts	Parking Counts	Parking Counts
Parking Stalls - Meridian Plaza 189	Parking Stalls - Meridian Plaza 189	Parking Stalls - Meridian Plaza 167	Parking Stalls - Meridian Plaza 167
Parking Stalls - Parking Structure 411	Parking Stalls - Parking Structure 411	Parking Stalls - Parking Structure 393	Parking Stalls - Parking Structure 393
Total 600	Total 600	Total 560	Total 560
Parking Approved	Parking Approved	Parking Required	Parking Required
Per Application 400	Per Application 400	Per Application 400	Per Application 400
Hotel N/A	Hotel 150	Hotel 0	Hotel 150
		50% Stalls req'd for City Use 10	50% Stalls req'd for City Use 10
Excess Parking Stalls	Excess Parking Stalls	Excess Parking Stalls	Excess Parking Stalls
Per the Conditions of Approval 200	Per the Conditions of Approval 50	Actual 150	Actual 0
Condition of Approval	Condition of Approval	Condition of Approval	Condition of Approval
E/F9The applicant shall enter into an agreement with the City... that identifies the operation of the 200 excess parking spaces for short term use.	E/F9The applicant shall enter into an agreement with the City... that identifies the operation of the 200-50 excess parking spaces for short term use.	N/A	N/A

Z04-275
REC'D 08-25-2004

700 118 1001 113
 11/11/2013
 11/11/2013

Current Actual	Planned Actual	Planned For	Original
Planning Costs Planning Costs - Marketing Costs Planning Costs - Planning Costs Total	Planning Costs Planning Costs - Marketing Costs Planning Costs - Planning Costs Total	Planning Costs Planning Costs - Marketing Costs Planning Costs - Planning Costs Total	Planning Costs Planning Costs - Marketing Costs Planning Costs - Planning Costs Total
Planning Expenses Planning Expenses - Marketing Expenses Planning Expenses - Planning Expenses Total	Planning Expenses Planning Expenses - Marketing Expenses Planning Expenses - Planning Expenses Total	Planning Expenses Planning Expenses - Marketing Expenses Planning Expenses - Planning Expenses Total	Planning Expenses Planning Expenses - Marketing Expenses Planning Expenses - Planning Expenses Total
Planning Revenue Planning Revenue - Marketing Revenue Planning Revenue - Planning Revenue Total	Planning Revenue Planning Revenue - Marketing Revenue Planning Revenue - Planning Revenue Total	Planning Revenue Planning Revenue - Marketing Revenue Planning Revenue - Planning Revenue Total	Planning Revenue Planning Revenue - Marketing Revenue Planning Revenue - Planning Revenue Total
Planning Profit Planning Profit - Marketing Profit Planning Profit - Planning Profit Total	Planning Profit Planning Profit - Marketing Profit Planning Profit - Planning Profit Total	Planning Profit Planning Profit - Marketing Profit Planning Profit - Planning Profit Total	Planning Profit Planning Profit - Marketing Profit Planning Profit - Planning Profit Total