

# CITY PLANNING COMMISSION

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

APPLICANT	John K. Fox/George S. Henderson, 131 Aeolia Drive, Auburn, CA		
OWNER	Thomas & Janet Arnold, 3896 Exmoore Circle, Sacramento, CA		
PLANS BY	_____		
FILING DATE	8/8/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Exempt 15111	EIR	ASSESSOR'S PCL. NO. 006-053-20; 006-061-08,09

APPLICATION: Variance to locate nine required parking spaces off site on 0.5± acres in the C-2 zone, in conjunction with the conversion of a residence into office use.

LOCATION: 817-13th Street

PROPOSAL: The applicant is requesting the necessary entitlement to convert an existing three and one-half story, 3,500± square foot residential building into office use.

PROJECT INFORMATION:

1974 General Plan Designation:	General Commercial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	12-unit multi-family structure

Surrounding Land Use and Zoning:

North:	Multiple Family; C-2
South:	Commercial; C-2
East:	Office; C-2
West:	Parking Lot; C-2

Parking Required:	9 spaces
Parking Provided:	9 spaces (monthly leases)
Parking Ratio:	1:400 sq. ft.
Property Area:	2,580 square feet
Square Footage of Building:	3,500
Significant Feature of Site:	Priority Structure
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Yellow with white trim
Exterior Building Materials:	Lapped wood siding

BACKGROUND INFORMATION: The subject site is a 40' x 65' parcel zoned C-2 and developed with a three and one-half story Victorian residential structure. The house is identified as a Priority Structure on the City's Official Register.

The applicant proposes to convert the structure into office space and is requesting a variance to provide the necessary parking off site.

STAFF EVALUATION: Staff has the following concerns regarding this project:

1. The off-street parking requirement for the applicant's project is nine spaces (3,500 sq. ft. ÷ 400 = 9 spaces). Parking cannot be provided within the boundaries of the lot since the subject building nearby occupies the entire lot.

APPLC. NO. P83-262

MEETING DATE September 8, 1983

CPC ITEM NO. 12  
000802

The applicant proposes to lease nine spaces from Systems Parking Company at a garage located on the north side of 'I' Street between 15th and 16th Streets (across from Memorial Auditorium) on a monthly basis to satisfy the parking requirement.

2. Staff, however, cannot support the variance request based upon the provision of parking on a month-to-month lease arrangement. Variances for off-site parking have been granted in the past for applicant's who have secured long-term leases for parking (five to 10 year lease term). Under a monthly lease arrangement with a private parking lot operator, there is no assurance that the users of the subject office building will have access to permanent parking facilities on a long-term basis.
3. There are three City parking facilities located in the vicinity of the subject site: Lot F (temporary surface lot on the northwest corner of 13th and 'I' Street, Lot C (Music Circus parking lot on 14th-15th and 'H' Street, Lot E (the Community Center parking structure on 13th and J Streets). According to the City Parking Authority, no monthly parking passes are issued at any of these facilities with parking permitted on a daily first come basis only.
4. There are several private parking lot facilities in the vicinity of the subject site as well. However, many of these lots are operated as interim uses until the property is developed. Systems Parking Company, who operates many of the private lots in the core area, have short-term leases on the land and therefore restrict issuance of parking passes to monthly or daily users.

According to Systems Parking Company, the parking garage where the applicant is proposing to provide the nine off site spaces is leased for three years with a three-year renewal option from the land owner (see letter, Exhibit E). As a result, Systems Company is able to assign parking to the applicant only on a monthly basis as indicated in their letter.

5. The subject building is located in an area where on-street parking demand is critical. The on-street spaces immediately in front of the subject lot on 13th Street are unregulated; therefore, the spaces are normally tied up all day long by downtown commuters. The remainder of the on-street spaces on 13th Street, H and I Streets have two-hour meters or located within the residential preferential parking zone which limits on-street parking to non-residents to two hours.
6. The existing residential building is divided into 12 small efficiency apartment units which provide affordable housing to approximately 15 tenants (according to names listed on the mail box). If this building is converted to office space, it would displace tenants who appear to be in the low-moderate income category. The applicant has not indicated any measures to mitigate tenant displacement.
7. In conclusion, staff cannot support the variance request based upon the applicant's plan to provide the required parking on a month-to-month lease basis. As in other similar projects, staff recommends that the applicant secure off-street parking on a long-term basis (five to 10 year lease) in order to satisfy the parking requirement. Also, staff suggests that the applicant provide some means of relocation assistance to lessen the impact of tenant displacement on those currently residing in the subject building.

STAFF RECOMMENDATION: Staff recommends denial of the variance to provide nine parking spaces off site on a monthly lease arrangement based on the Findings of Fact which follow:

Findings of Fact

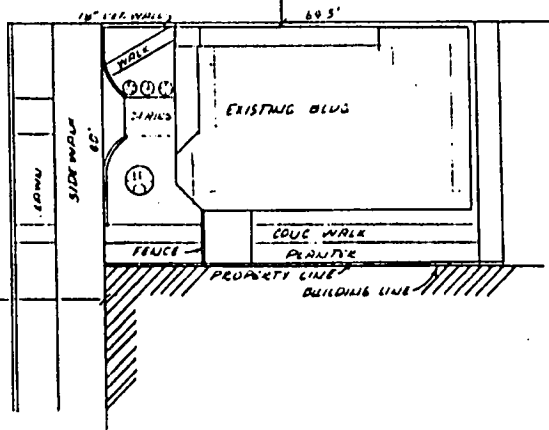
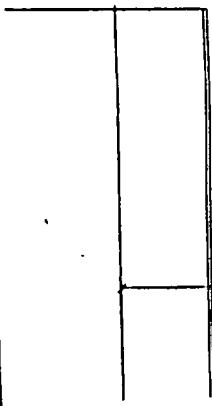
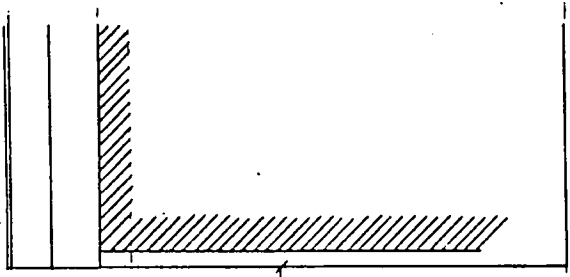
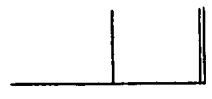
- a. Granting the request constitutes a special privilege in that the provision of off-site parking based on month-to-month leases does not guarantee the availability of long-term parking to the users of the office building;
- b. The project would be injurious to the public welfare and surrounding properties in that on-street parking demand would increase significantly;
- c. The project does not comply with the following goals of the Central City Plan:
  - 1) "Reduce the adverse impact of commuter parking on residential streets";
  - 2) "Provide adequate off-street parking to meet the needs of shoppers, visitors and residents."



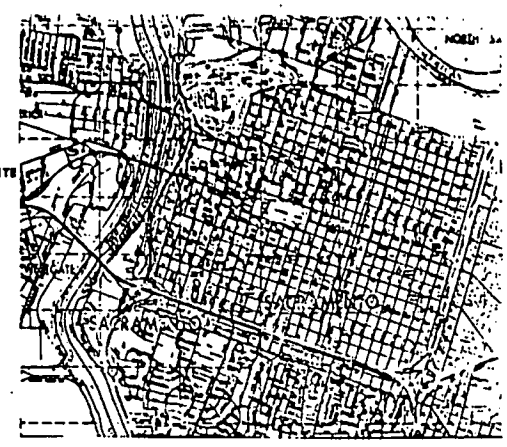
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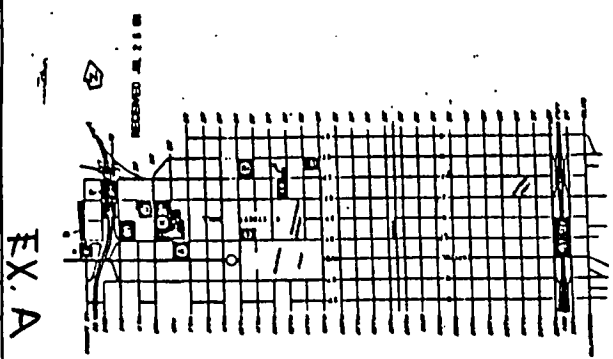
No. 12



PROPOSED SITE



VICINITY MAP



PARKING LOCATION MAP

EX. A

SITE PLAN

000811

ENGINEER DESIGN CONTRACTOR

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OWNER

TRADING INVEST HOLDING  
3400 STATE ST  
MIDDLETOWN, NY

SHEET INDEX

- COVER SHEET - SITE PLAN
- FLOOR PLAN
- ELEVATIONS
- ELEVATIONS

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- 4

DATE	
BY	
CHECKED	
SCALE	
<b>SITE PLAN</b>	
<b>817 13TH STREET RENOVATION PROJECT</b>	
NO.	
DATE	
BY	
CHECKED	
SCALE	

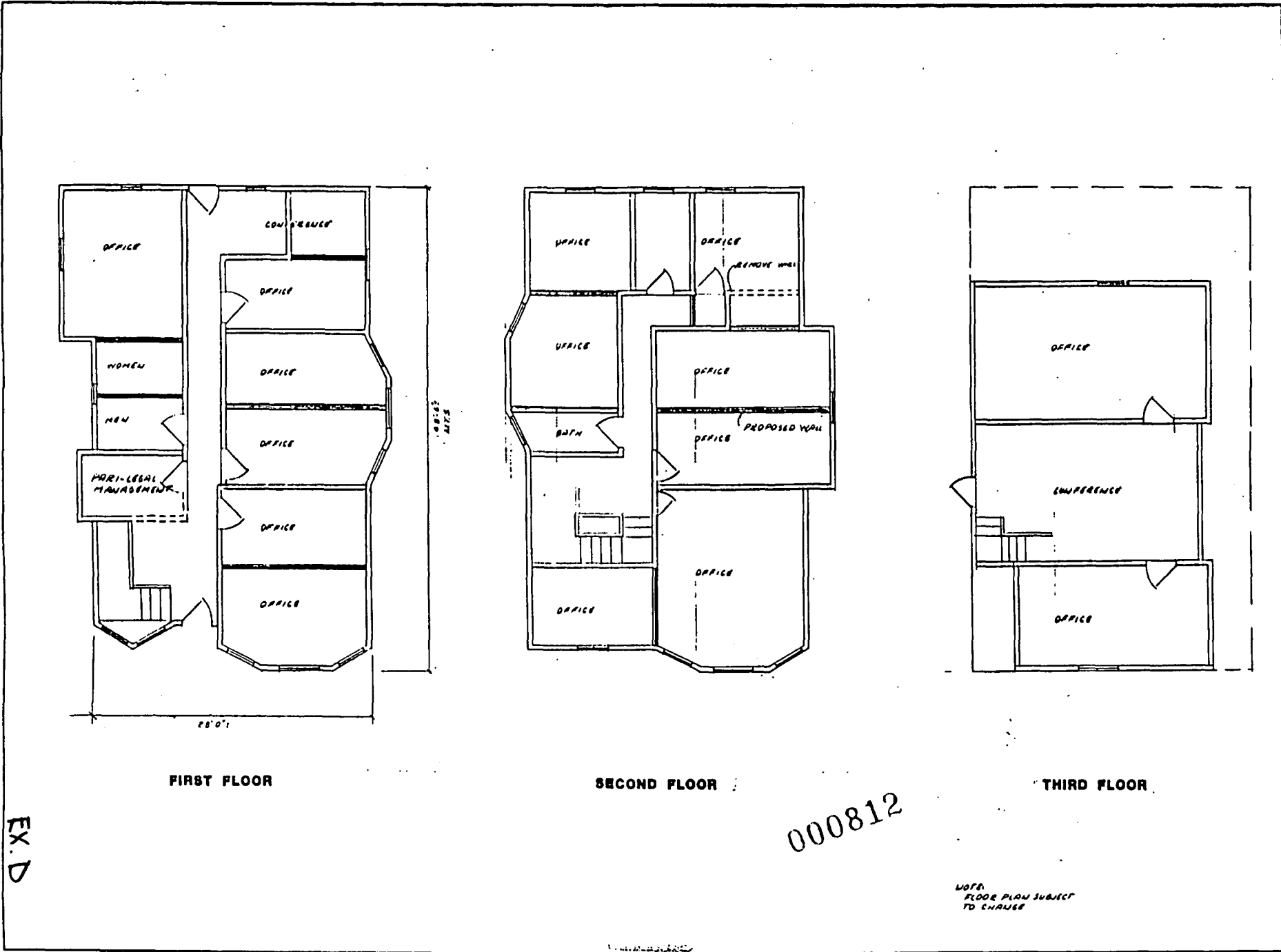




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EX. D

000812

FLOOR PLAN	
817 13TH STREET	RENOVATION PROJECT
1	1
2	2