

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Michael Krambs - 2021 N Street, Suite 301, Sacramento, CA 95814  
OWNER Michael Krambs - 2021 N Street, Suite 301, Sacramento, CA 95814  
PLANS BY Bob McCabe Architect - 1809 19th Street, Sacramento, CA 95814  
FILING DATE 2-14-89 ENVIR. DET. Negative Declaration REPORT BY BW:sg  
ASSESSOR'S PCL. NO. 002-0164-010; 002-0165-015 & 025

APPLICATION:

- A. Negative Declaration
- B. Special Permit to develop a 30 space parking lot on 0.2+ vacant acres in the Multiple Family (R-3A) and General Commercial (C-2) zones
- C. Variance to reduce the required vehicle maneuvering width to 20' and 24' for 17 parking stalls on 0.2+ vacant acres in the R-3A and C-2 zones
- D. Variance to allow 22 required parking spaces to be located off-site on 0.2+ acres for a proposed 14,000 square foot office/residential building on 0.22+ acres in the C-2 zone
- E. Lot Line Adjustment to merge 2 lots totaling 0.2+ vacant acres in the R-3A and C-2 zones

LOCATION: 1325 H Street (office site); northwest corner of 15th and G Streets (parking lot)

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing 12 unit apartment complex into a 14,000 square foot office building with six residential units in the C-2 zone.

PROJECT INFORMATION:

General Plan Designation: High Density Residential 30+ du/ac  
1980 Central City Community  
Plan Designation: Neighborhood, Commercial and Offices, and General Commercial, Multi-Family  
Existing Zoning of Site: C-2 and R-3A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-3A  
South: Music Circus; C-2  
East: Residential and art gallery; C-2  
West: Residential; R-3A

Parking Required: 29 spaces (1:400 office - 1 space per residential unit)  
Parking Provided: 37 spaces (7 on-site, 30 off-site)

00116

Property Dimensions:	office - 60' x 160; parking lot - irregular; parking lot - 0.2+ acres
Property Area:	Office - 0.22+ acres
Square Footage of Building:	14,000+ sq. ft. (9,334+ office/4,666+ apartments)
Height of Building:	3-story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On June 9, 1983 the City Planning Commission heard a request for a variance to waive 13 of 35 required parking spaces for the proposed conversion of the 14,000 square foot residential structure located on the subject site into an office building (P83-147). It was the intention of the applicant at that time to raise the structure located on the site and create a 22 space subterranean parking garage on the site. The Planning Commission denied the applicant's request to waive the 13 required spaces due to the existing parking problem in the area, the reduction of more rental units in the Central City and inadequate space for proposed parking under the structure. The applicant has since found that it would be economically unfeasible to raise the residential structure for parking.

On February 14, 1989 the applicant resubmitted an application requesting a variance to allow 28 required parking spaces to be located off-site (7 on-site) for the 14,000 square foot office building. The off-site parking spaces would be located on two lots, one block to the north (G Street) between 13th and 14th Streets in the R-3A zone. A special permit to develop a parking lot in the residential zone and a lot line adjustment to merge the two lots on G Street into one lot was also requested. Planning staff, however, indicated to the applicant that they would not support the use of the G Street site for a parking lot as this property is a prime residential site.

The applicant has since found an alternative site for 30 off-site parking spaces located on the northwest corner of 15th and G Streets (see zoning exhibit), between 14th and 15th Streets. The current application request reflects the subject site located on the northwest corner of 15th and G Streets.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site is a 0.22+ acre interior parcel located in the General Commercial (C-2) zone. A three-story, 12 unit apartment building, known as the Hopkins House, is located on the site. The Hopkins House was built in approximately 1930 and consists of 14,000 square feet. Land uses surrounding the subject site are: an apartment complex and law office located in the C-2 zone to the north; apartments and a racquet club in the C-2 zone to the south; two residential structures converted to office buildings and multi-family residential in the C-2 zone to the east; and multi-family residential in the C-2 zone to the west. The site is designated Community Neighborhood Commercial and Offices by the General Plan and General Commercial by the Central City Community Plan.

The off-site parking lot consists of two vacant parcels on 0.2+ vacant acres in the Multiple-Family (R-3A) and General Commercial (C-2) zones. Surrounding land uses are: residential to the north and west zoned R-3A; the Music Circus to the south zoned C-2; and residential to the east zoned C-2.

B. Applicant's Proposal

The applicant has indicated that the Hopkins House is in need of major modification and renovation to increase its operating and energy efficiency. The applicant has also stated that it is not economically viable to renovate the building and retain it as a residential use as it produces a negative cash flow. The applicant believes that an office use located on the subject site would be an economically viable land use. The applicant has indicated to staff that the revised proposal is a mixed use project consisting of six residential units on the third floor and an office use on the first and second floors. Due to the architectural integrity of the existing structure the applicant does not wish to tear down the Hopkins House and build a new office building. The C-2 zone allows office uses to be located on the site, however a 14,000 square foot office and residential development requires 29 parking spaces and there are only seven parking spaces located on the site. The applicant is requesting a variance to locate the remaining 22 required parking spaces on two lots located on the northwest corner of 15th and G Streets in the R-3A and C-2 zones (see exhibit A). The applicant is also requesting a special permit to develop a parking lot in the residential zone and a lot line adjustment to merge the two lots into one lot in order to develop the parking lot use.

Outlined below is the applicant's revised proposal:

<u>Revised Proposal</u>	<u>Bldg. Sq. Ft.</u>	<u>Parking Required</u>
1-2 floors office	9,334+	23
3rd floor, 6 units	<u>4,666+</u>	<u>6</u>
	Total 14,000	29 required
		on-site - 7
		22 required
		37 provided

C. Staff Evaluation

While Planning staff would prefer to see the Hopkins House remain in residential use, Planning staff does not object to the conversion of the structure into an office as it is located in the C-2 zone, provided that adequate parking in an appropriate location is provided for the use. Planning staff agrees with the applicant that it is preferable to retain the existing structure on the site rather than tear it down in order to construct a new office building. Planning staff, however, cannot support the development of a 30 space parking lot on residentially zoned property. The proposed parking lot site could accommodate up to five residential units under the R-3A zoning. In 1980, a tentative map

(P-8817) was approved for six condominium units on the proposed parking lot site. The tentative map has since then expired. The neighborhood surrounding the parking lot site is predominately residential with the exception of the Music Circus to the south. Staff did a field check of the area and found it to be a viable residential area. One of the main goals of the Central City Plan is to "Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic. The Plan also identified a strong need for housing due to downtown employment growth. To allow a parking lot on the subject site would be contrary to the Central City's goal which encourages retaining vacant land designated for residential.

Immediately west of the subject site is an existing parking lot on a residentially zoned lot. Additional parking lots in this area would only downgrade the neighborhood. Planning staff recommends that the Planning Commission deny the special permit and variance requests to allow a parking lot to be developed on the subject site.

D. Neighborhood Comments

The Sacramento Old City Association (SOCA) indicated that their position is to support the mixed use project of the Hopkins House but oppose the development of a parking lot on the northwest corner of 15th and G Streets. The previous variance request to locate off-site parking on 1317-1319 G Street was also opposed by SOCA. The association is concerned with retaining the residential housing stock downtown. SOCA, therefore, encourages staff to retain land zoned for residential in the area.

E. Lot Line Adjustment

The applicant is requesting a lot line adjustment to merge the R-3A and C-2 zoned lots into one in order to develop the proposed 30 space parking lot. Merging two lots with different zoning is discouraged in the City. As previously noted, the 80' x 80' residential lot can accommodate up to five units, therefore, a merger would not be necessary. In addition, merging two differently zoned lots may eventually require a rezoning of the larger lot fronting on the alley and 15th Street. Staff is opposed to the lot line merger. Development on a lot with two different zones does not allow for good planning and sound development on the site.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Deny the Special Permit to develop a 30 space parking lot on 0.2+ acres in the R-3A and C-2 zones based upon findings of fact which follow;

- C. Deny the Variance to allow 22 required parking spaces to be located off-site for a proposed 14,000 square foot office/residential building based upon findings of fact which follow; and
- D. Deny the Lot Line Adjustment to merge two lots into one on 0.2+ vacant acres based upon findings of fact which follow.

Findings of Fact

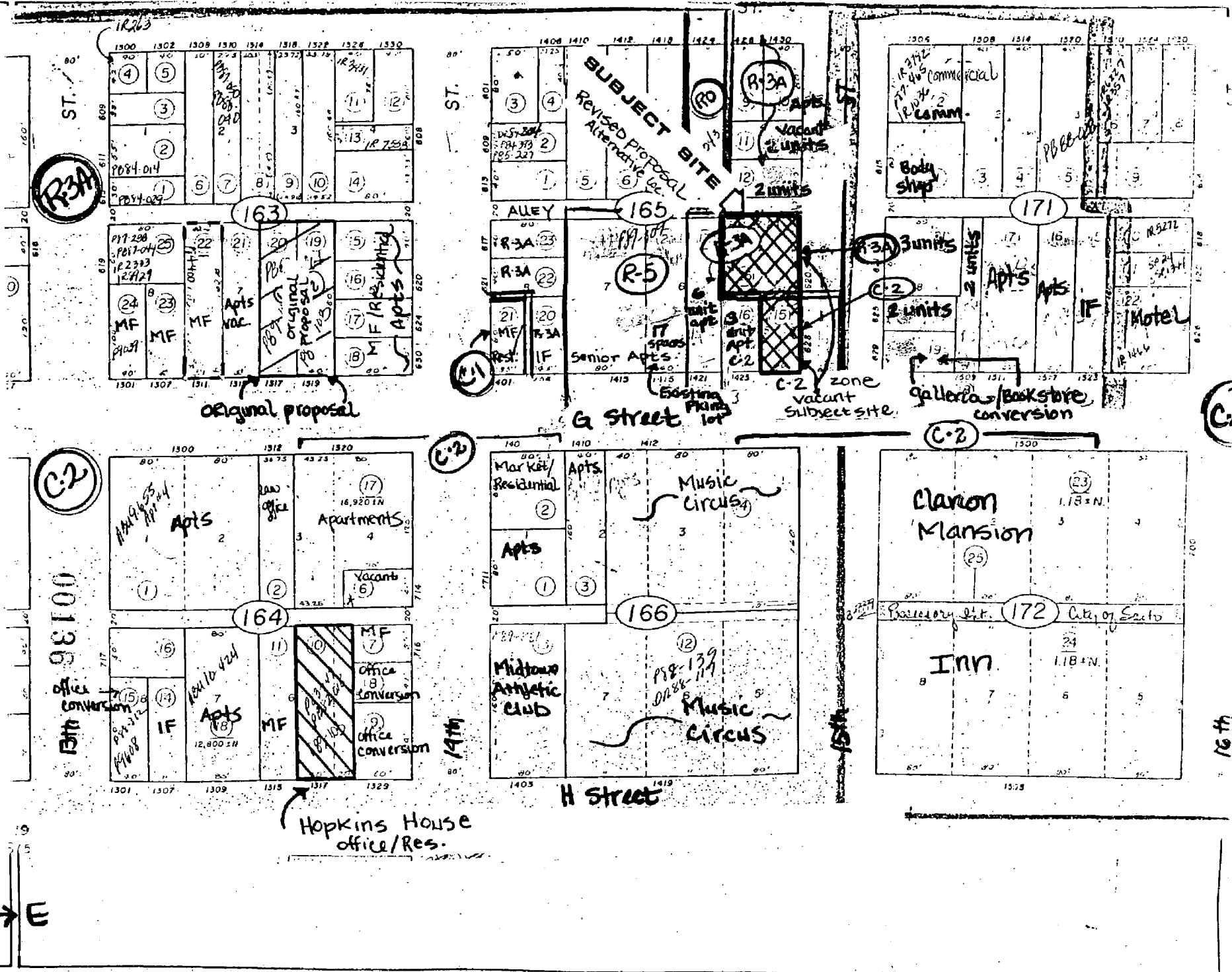
1. The proposed project, if approved, would be contrary to the stated goal of the 1980 Central City Plan to "Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic".
2. The proposed project, if approved, would not be based upon sound principles of land use in that the predominant uses along the block between 14th and 15th Streets are stable residential uses.
3. The lot line merger proposal would not allow for sound land use development on a lot with two different zones.
4. The variance requests will not preserve and improve the appearance of the City, in that the proposed off-site parking lot will destroy the residential character in the area and will be a visual distraction.
5. The variance request is not in harmony with the policy language in the Central City's Plan which is to retain vacant land designated for residential development.

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PR9-102

9-14-89

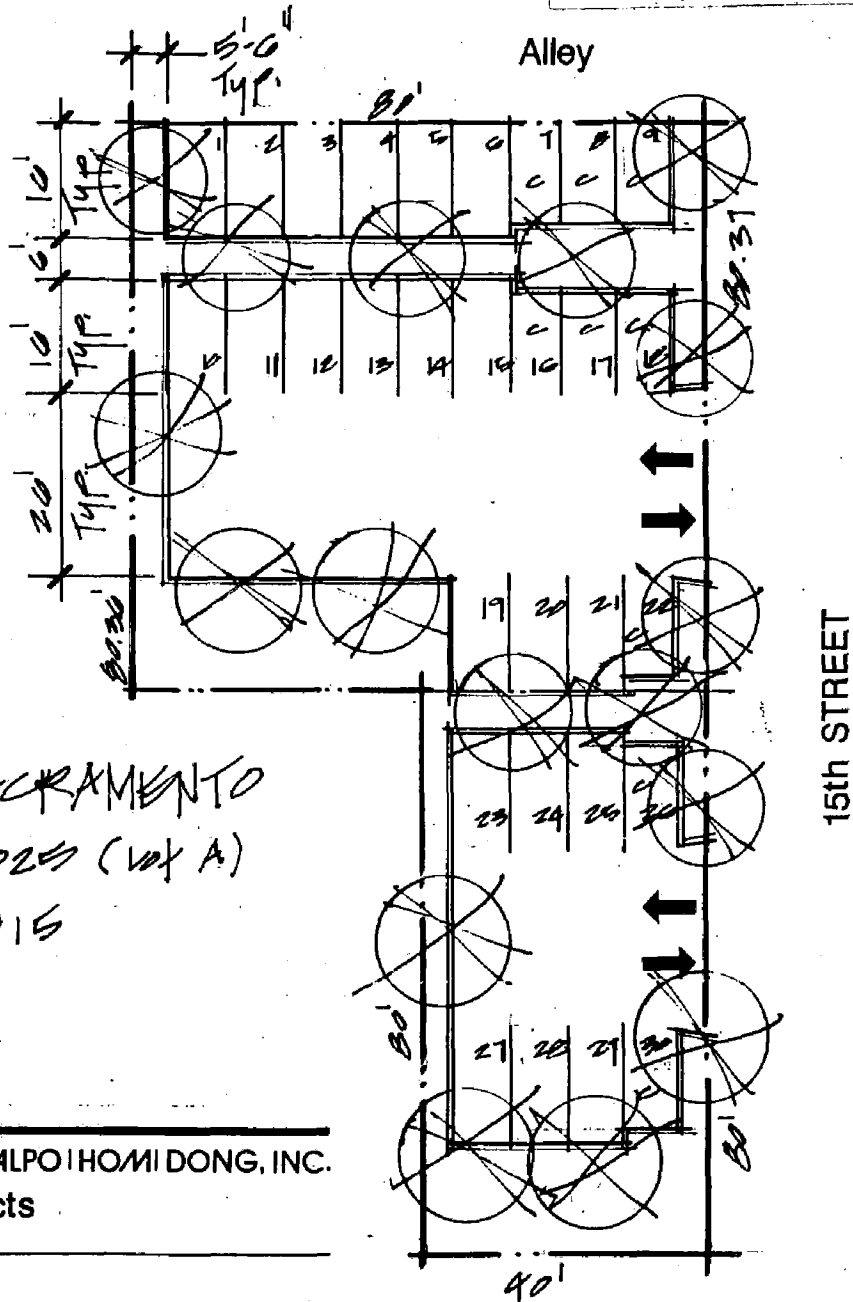
VICINITY - LAND USE - ZONING



36

16th

EXHIBIT A  
SITE PLAN



CITY OF SACRAMENTO  
 APN: 002-105-025 (Lot A)  
 : 002-105-015

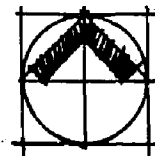
**NA** NIYAI CALPOI HONG, INC.  
 Architects  
 1700 I STREET, SUITE 220  
 SACRAMENTO, CA 95814  
 916/446-7741

*Rudy C.*

00138

G STREET

SITE PLAN



Aug. 29/89

50:1=10'

PARKING FOR 30 SPACES

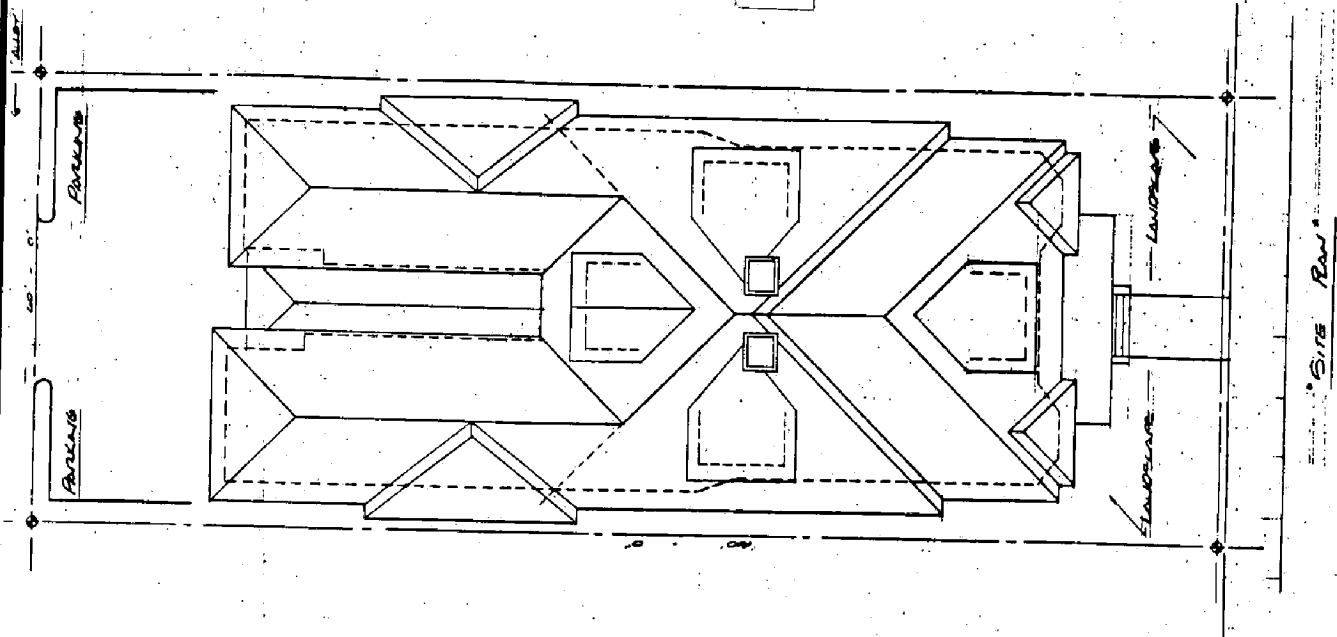
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# EXHIBIT B



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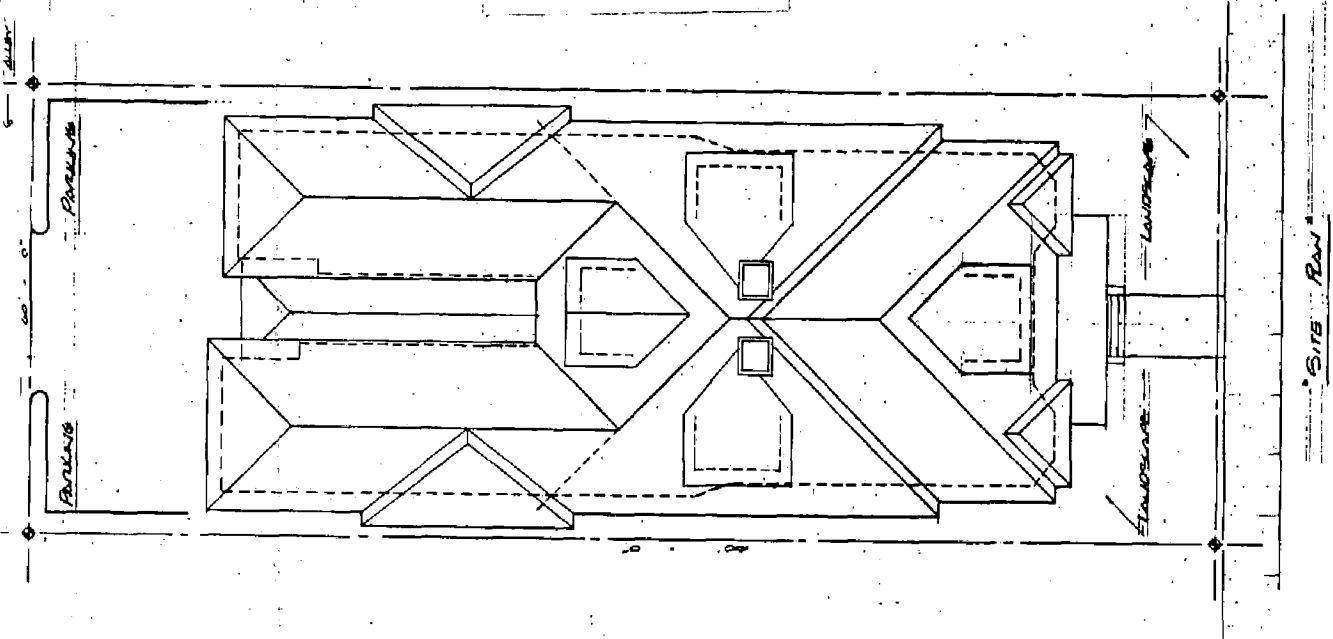
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EXHIBIT C



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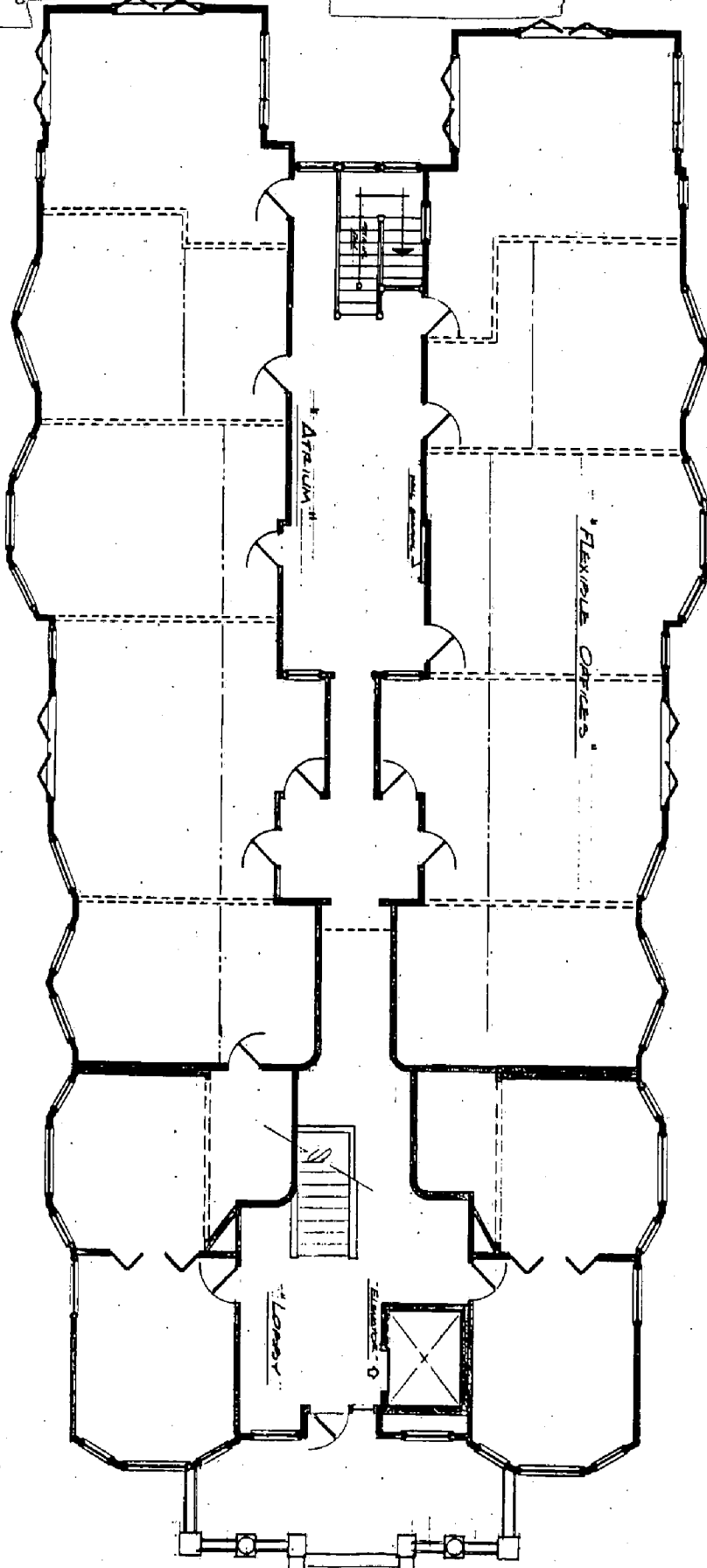


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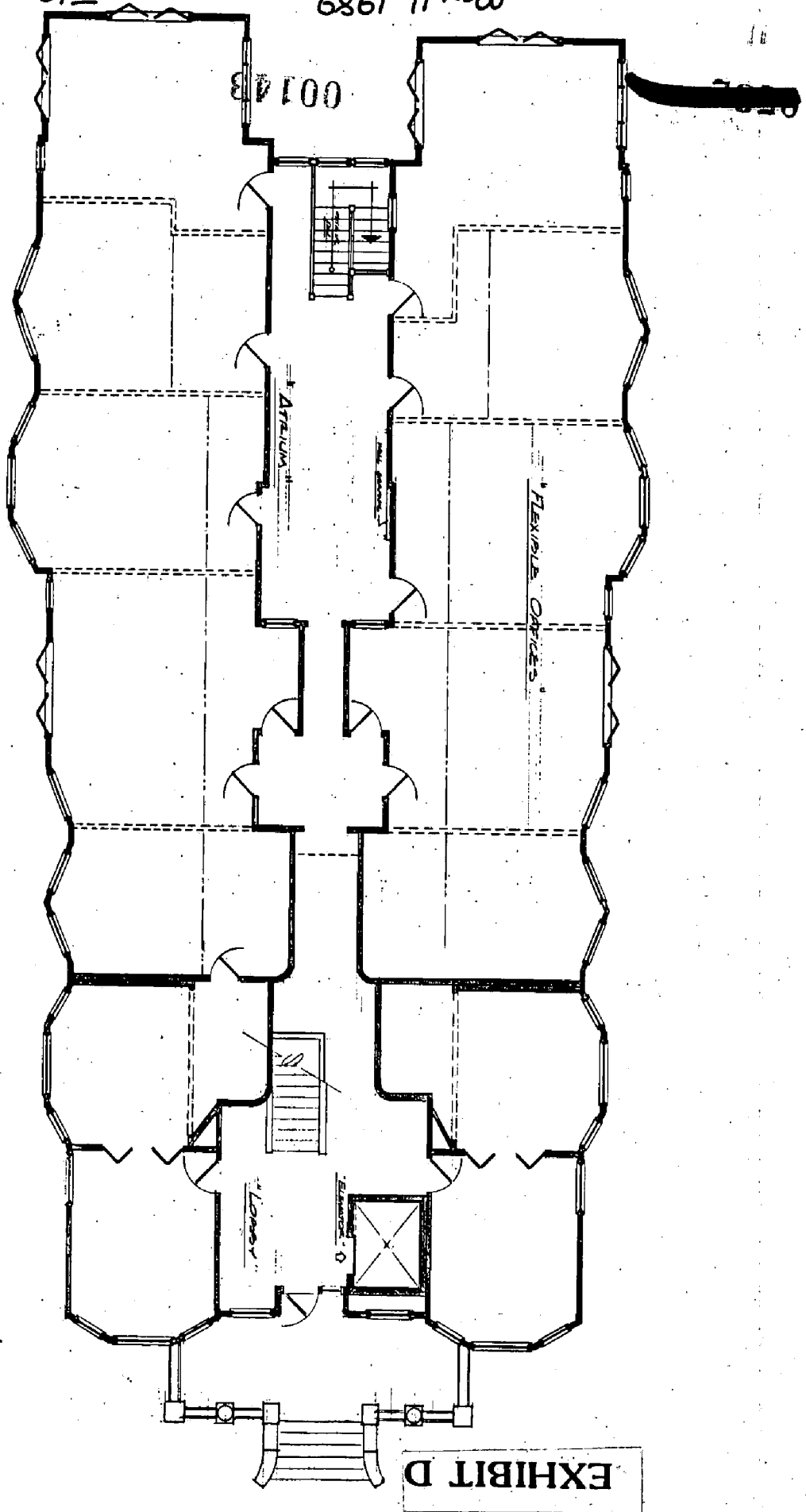
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"FIRST FLOOR PLAN"

EXHIBIT C





"FIRST FLOOR PLAN"

EXHIBIT D



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SECOND FLOOR PLAN

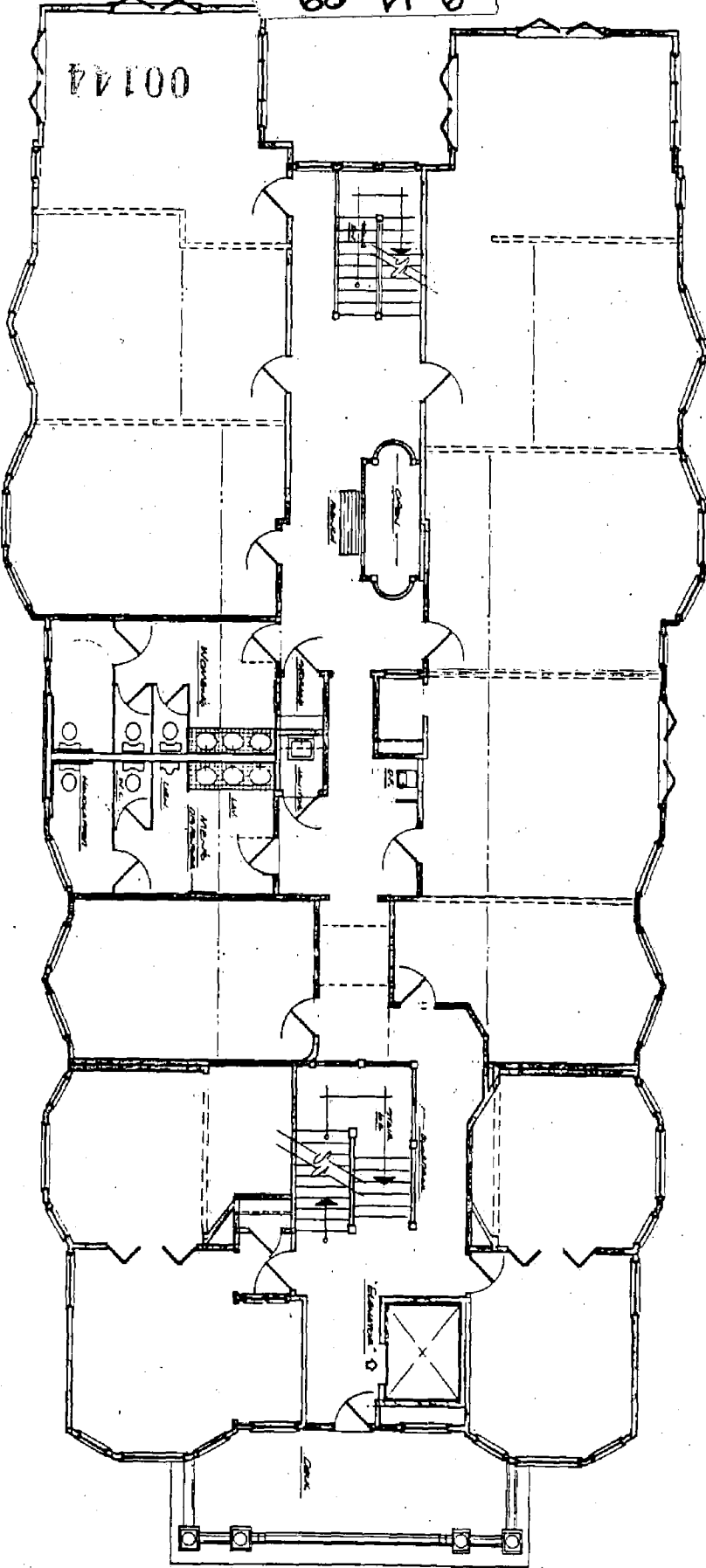


EXHIBIT D

3

PLANNING DEPT

COMMUNITY PLAN

BOB McCABE ARCHITECT

1000 - 17th STREET - SACRAMENTO - 95811 - 921-2247

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"SECOND FLOOR PLAN"

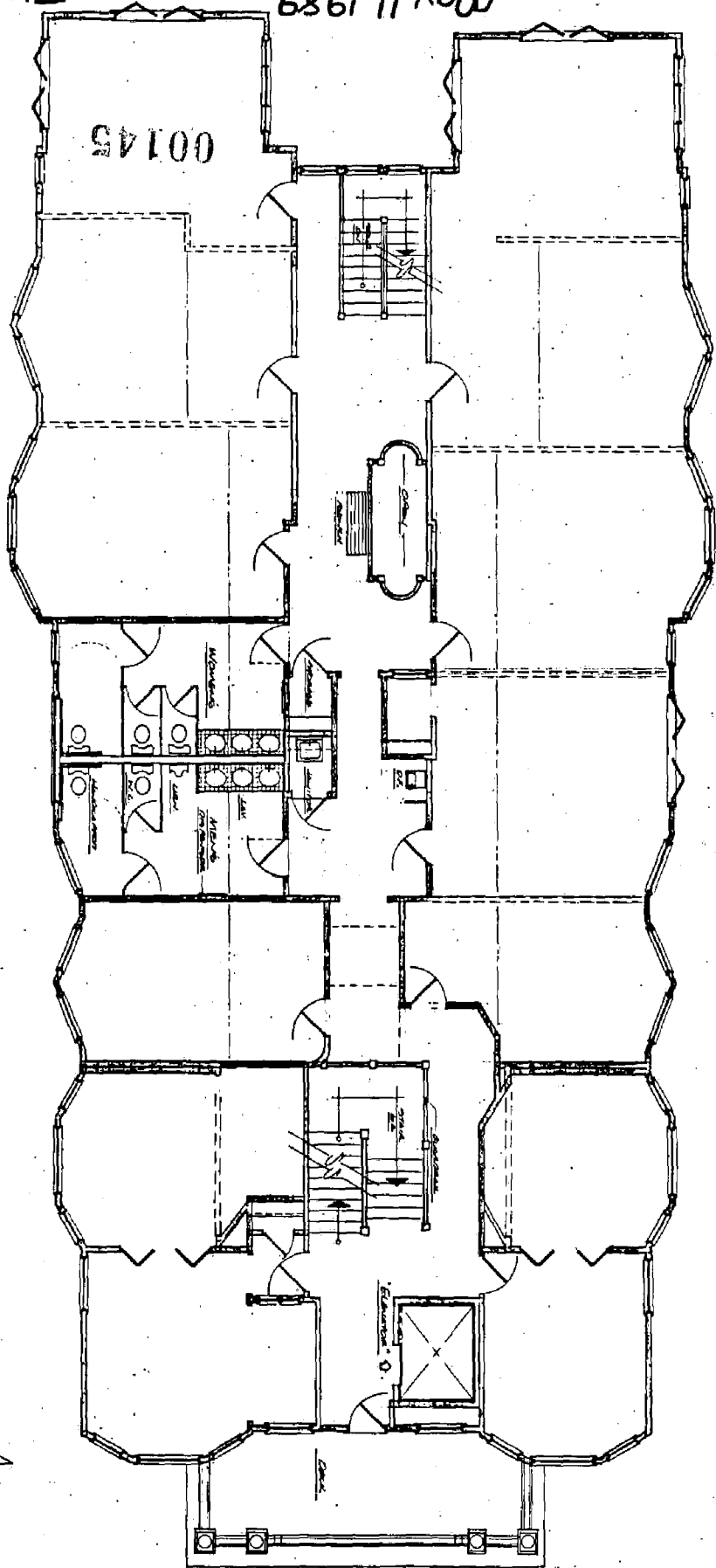


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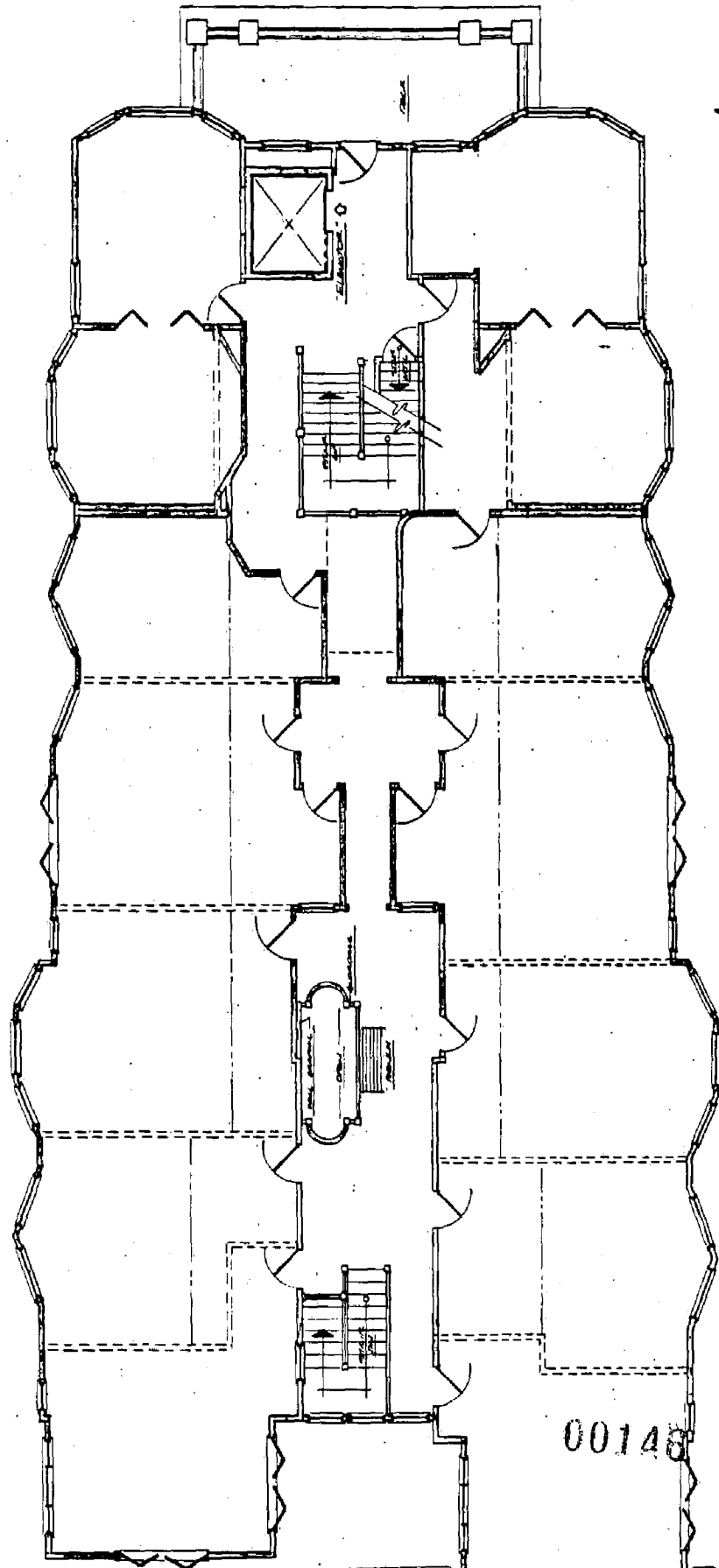
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BOB McCABE • ARCHITECT  
1000 17TH STREET • SAN FRANCISCO • 94104 • 415-441-1111

# EXHIBIT E



THIRD FLOOR PLAN

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THIRD FLOOR PLAN

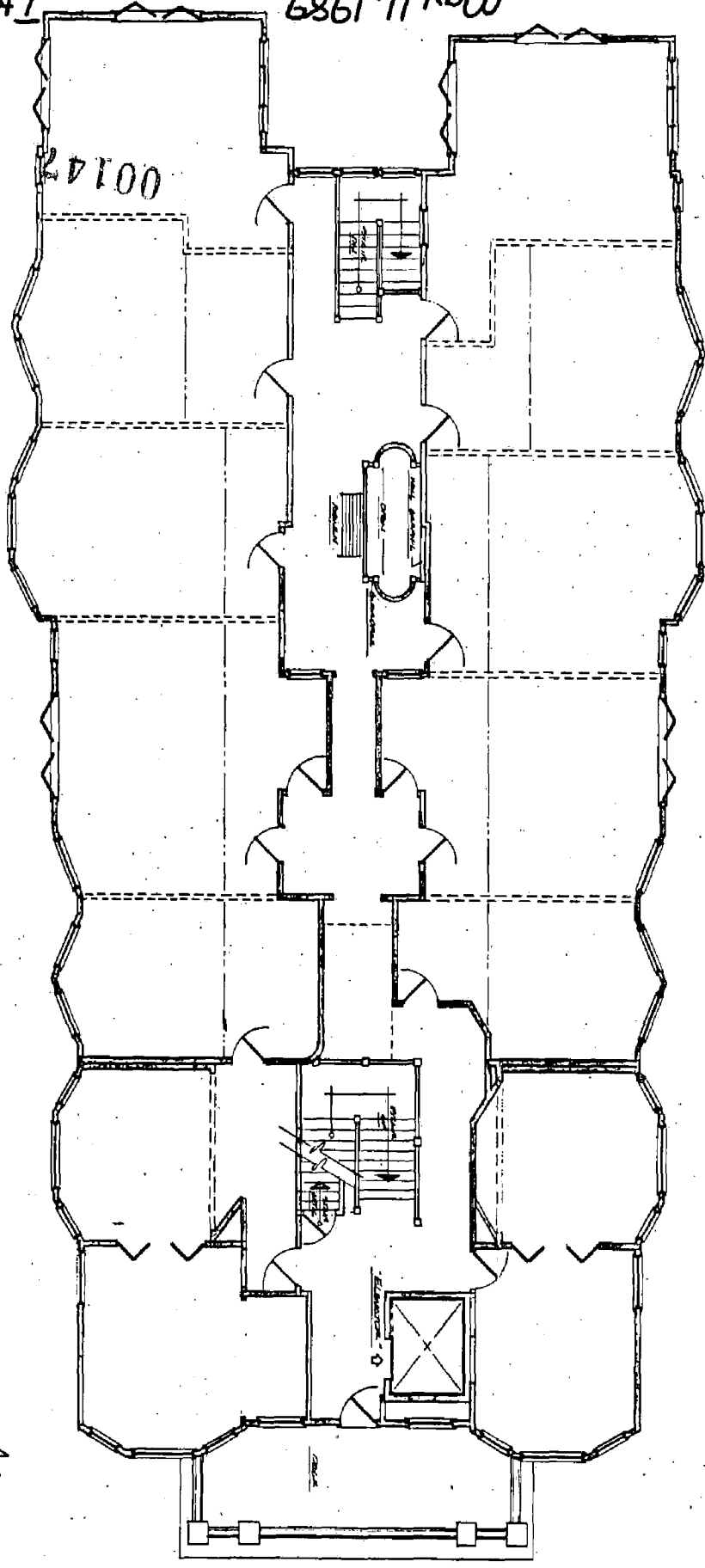


EXHIBIT F



HOPKINS HOUSE

THIRD FLOOR PLAN

BOB McCABE ARCHITECT

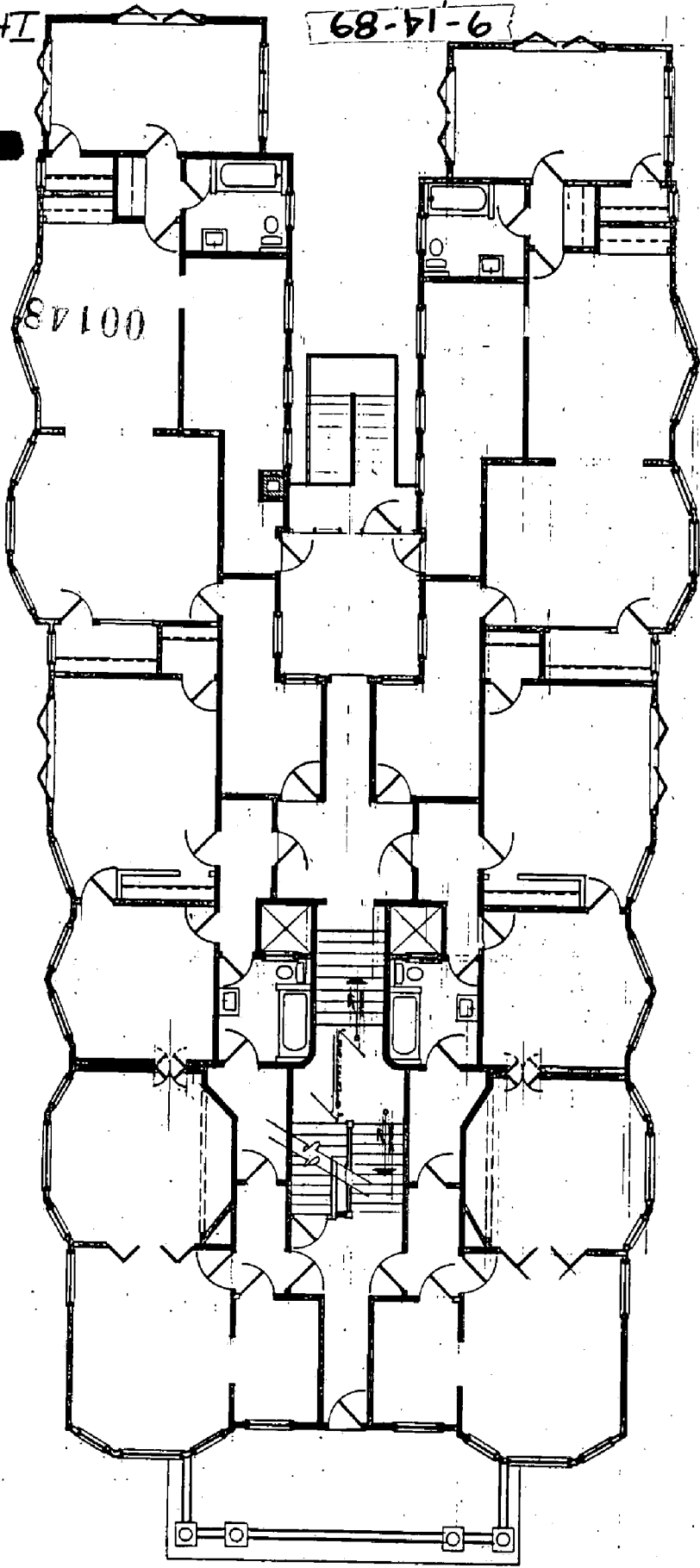
1000 - 10th Street • San Francisco • 94114 • 415-441-1111

DATE: 05/11/89

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Item 6



As BUILT - TYPICAL



Existing Apartments floor Plan

EXHIBIT F

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*Handwritten notes and lines, partially illegible.*

BOB McCABE • ARCHITECT

1200 1970 STREET • BARRINGTON • ILL. • 60015

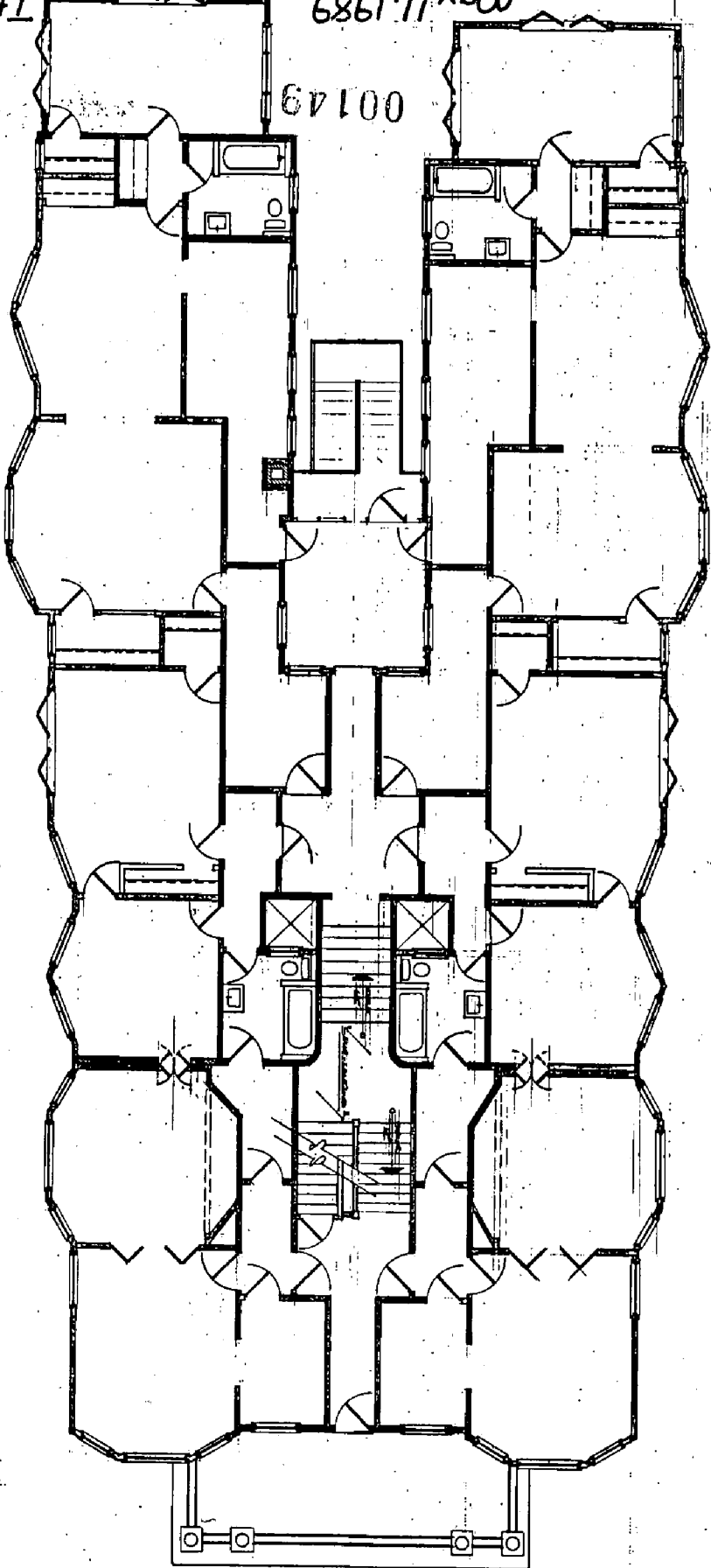


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Item 7

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As Built - Typical

Existing  
Apartments  
Floor Plan

EXHIBIT G

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1200 18TH STREET • SACRAMENTO • CALIF • 95811

DATE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_

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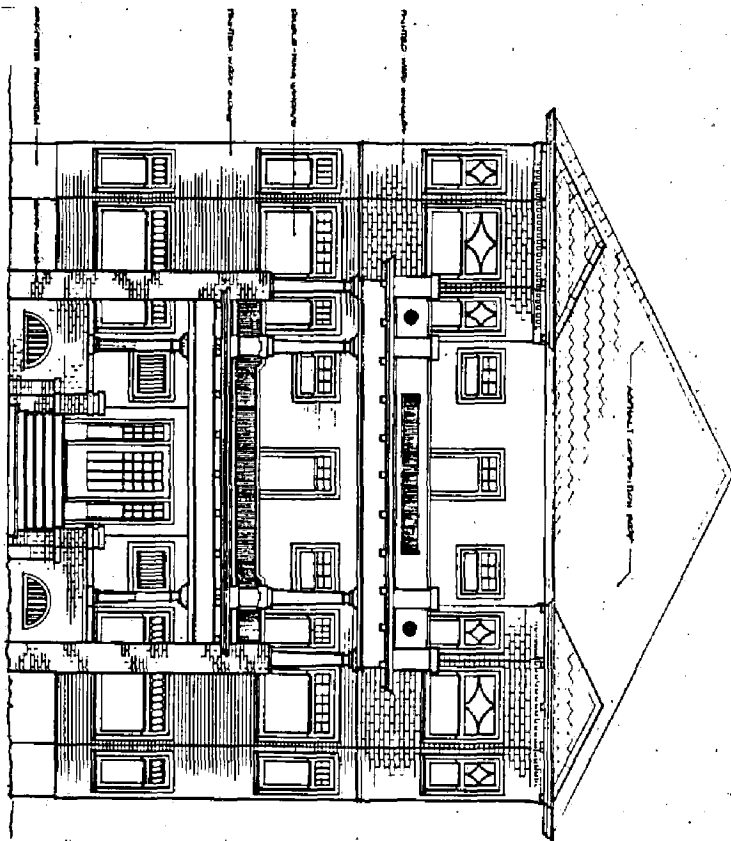


EXHIBIT G

7

WARRICK HOUSE

SOUTH ELEVATION

BOB McCABE ARCHITECT  
1000 1970 STREET • SUITE 100 • DALLAS • TEXAS

Item 7

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00151

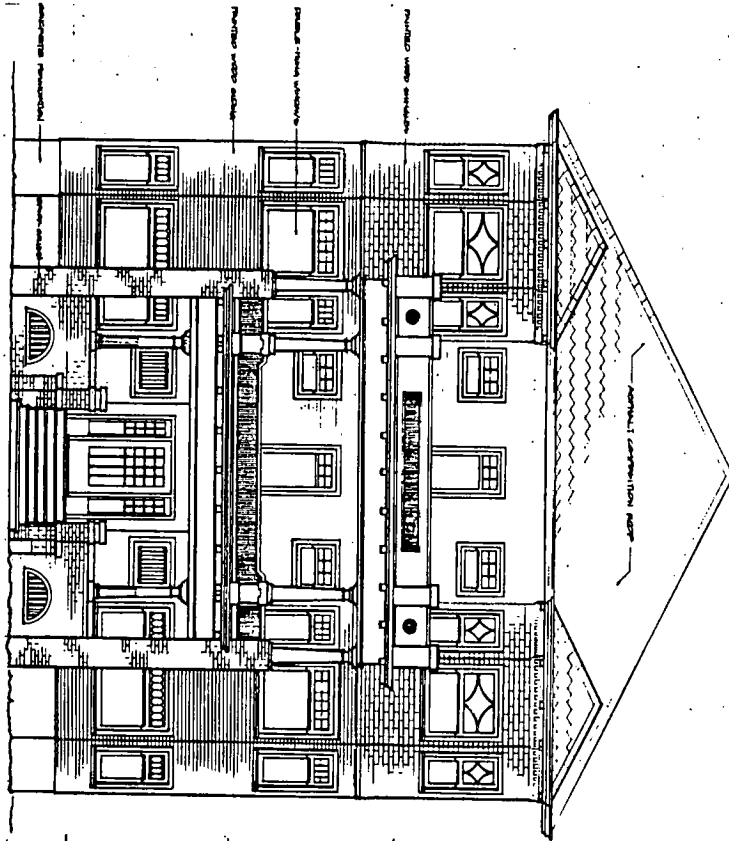
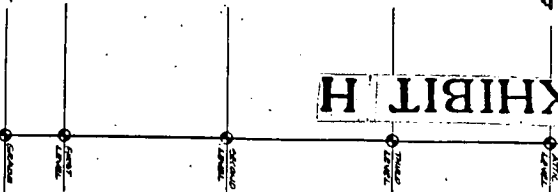


EXHIBIT H



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00152

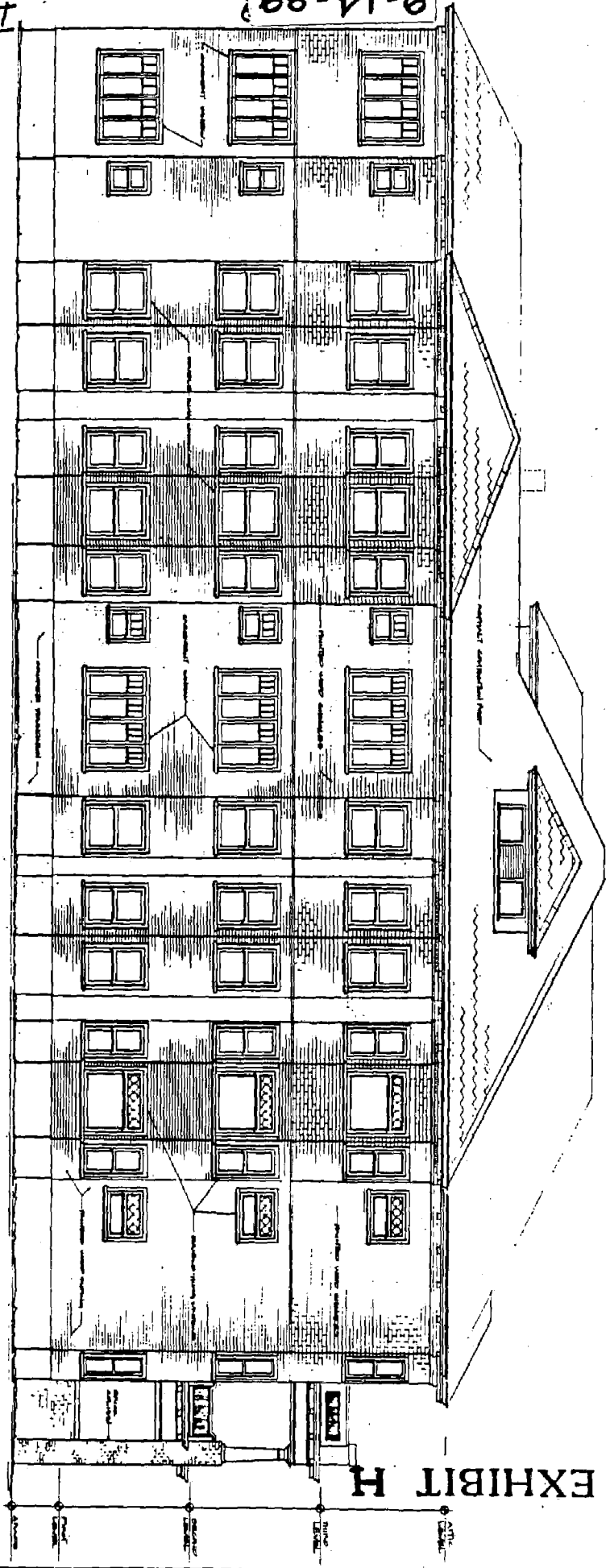


EXHIBIT H



WORKING HOUSE

WEST ELEVATION

BOB McCABE • ARCHITECT  
 1200-1275 STREET • BARRACLOUGH • WASH • DC 20004

00153

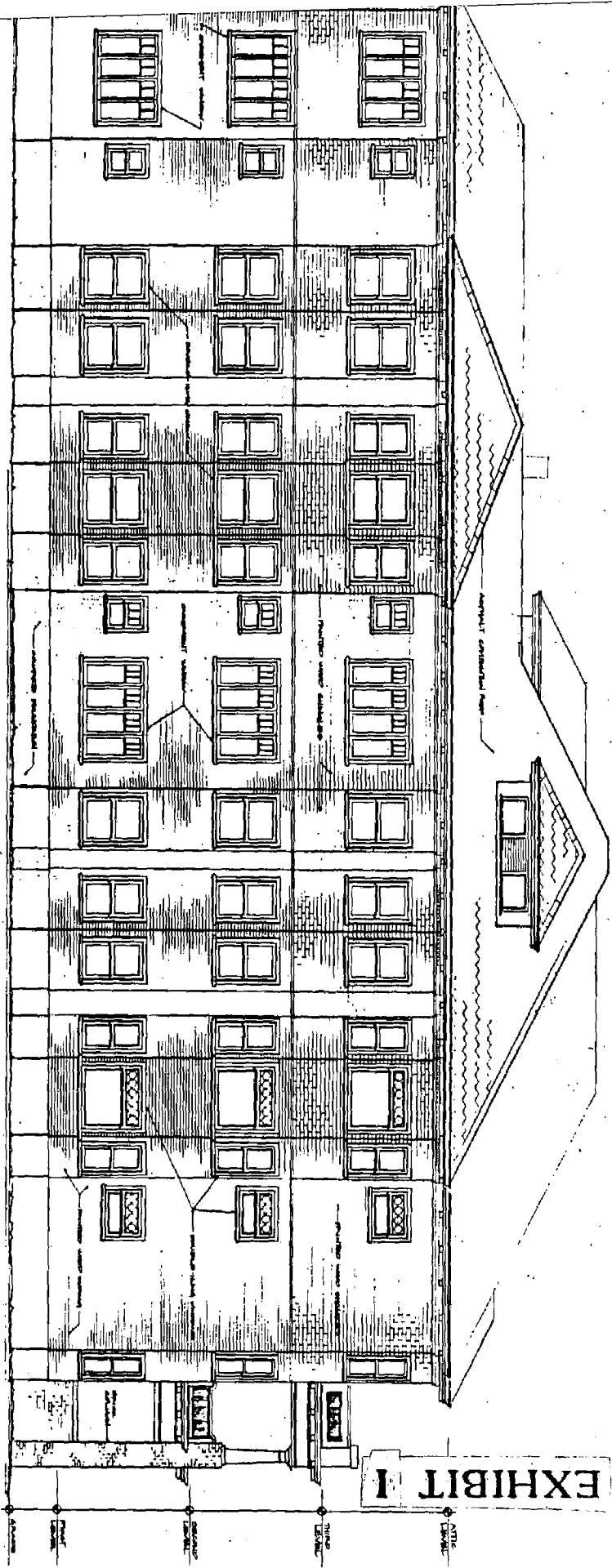


EXHIBIT I

# TREE SHADING ANALYSIS (50% WITHIN 15 YEARS)

NOTE = FINAL PLANTING PLAN AND SPRINKLER IRRIGATION PLAN WILL BE PREPARED UPON APPROVAL OF THE PRELIMINARY PLAN.

TREE	INTERIOR FULL (100%)		PERIMETER HALF (50%)	
CELTIS SINENSIS			8(481)	3,848
CERATONIA SILIQUA	1(707)	707	1(354)	354
TOTAL SHADE BY TREE'S	A	707	B	4,202
TOTAL ASPHALT PAVING				4,909 S.F.
PERCENT ASPHALT SHADED				8673 S.F. 56.60 %

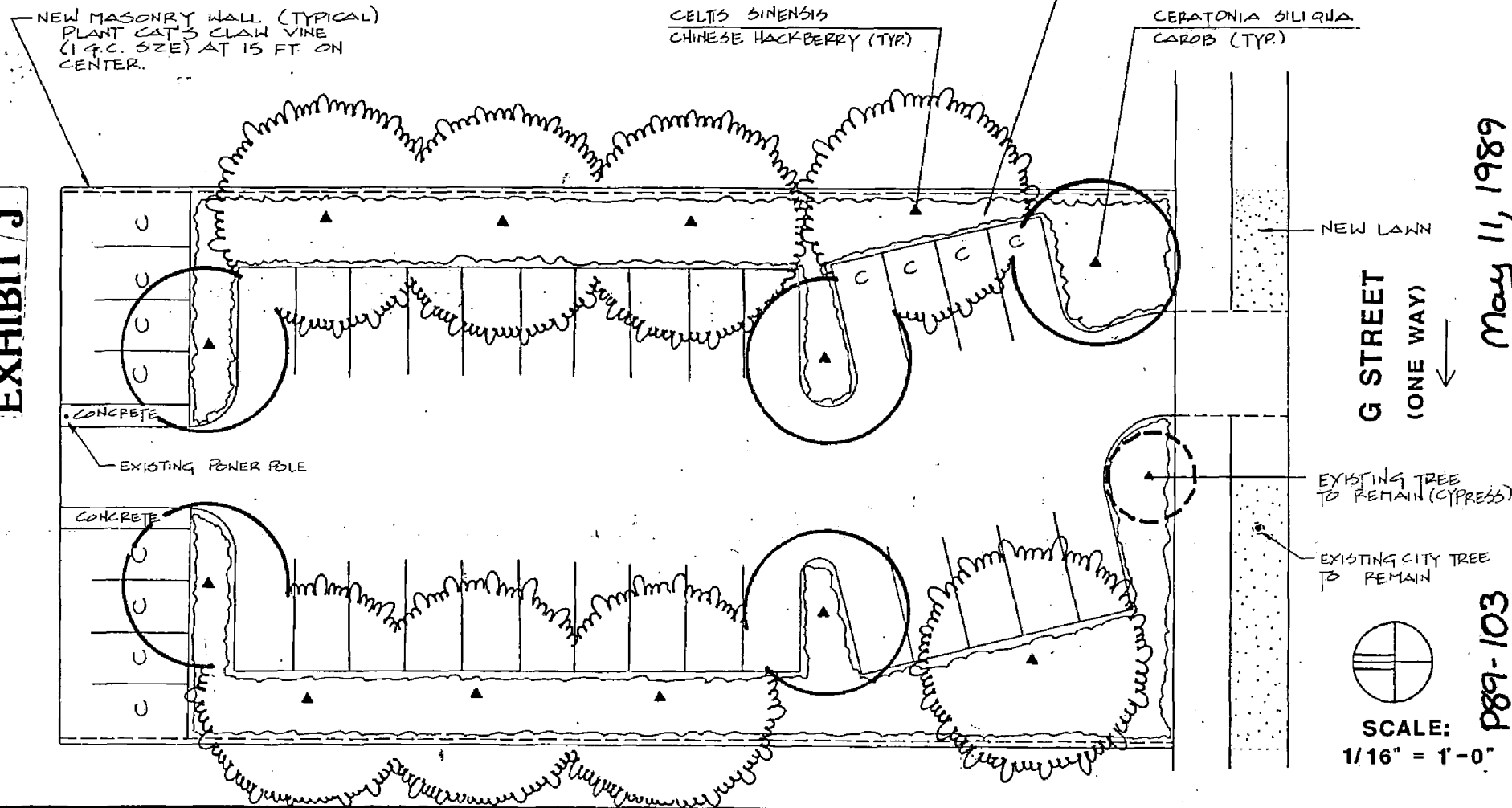
TYPICAL PLANTING AREA  
LOW SHRUBS AND/OR  
GRASS COVER

00155

Item 7

ALLEY  
EXHIBIT J

EXISTING



SCALE:  
1/16" = 1'-0"

May 11, 1989

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EXHIBIT A

Lot Line Adjustment Plan  
1317-1319 G Street

00150

