

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.	Neq. Dec.	REPORT BY	JP:sq
ASSESSOR'S PCL. NO.	002-0164-010; 002-0163-019,020				

APPLICATION:

- A. Negative Declaration
- B. Special Permit to develop a 36 space parking lot on 0.29+ vacant acres in the R-3A zone
- C. Variance to allow 28 required parking spaces to be located off-site on 0.29+ acres for a proposed 14,000+ square foot office building on 0.22+ acres in the C-2 zone
- D. Lot Line Adjustment to merge two lots

LOCATION: 1325 H Street (office site), 1317-1319 G Street (parking lot site)

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing 12 unit apartment complex into a 14,000+ square foot office building 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
Existing Land Use of Site:	12 unit apartment complex

Surrounding Land Use and Zoning:

G Street

North: Residential; R-3A
South: Apartments, law office; C-2
East: Residential; R-3A
West: Residential; R-3A

H Street

Apartments, law office; C-2
Apartments, racquet club; C-2
Office, residential; C-2
Residential; C-2

Parking Required:	35 spaces
Parking Provided:	43 spaces (7 on-site, 36 off-site)
Property Dimensions:	Office: 60' x 160' Parking lot: 80' x 160'
Property Area:	Office: 0.22+ acres Parking lot: 0.29+ acres
Square Footage of Building:	14,000+ square feet

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

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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.

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.

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 (Exhibit L). The applicant believes that an office use located on the subject site would be an economically viable land use. 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 requires 35 parking spaces and there are only seven parking spaces located on the site. The applicant is requesting a variance to locate the remaining 28 required parking spaces on two lots located one block to the north (G Street) in the R-3A zone. 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 on G Street into one lot in order to develop the parking lot use.

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 36 space parking lot on residentially zoned property. The G Street parking lot site could accommodate up to 10 residential units. The neighborhood surrounding the G Street site is predominately residential with the exception of a small law office to the south. A remodeling of an existing residential structure at the northeast corner of 13th and G Street and the construction of new multi-family units one block to the west on G Street between 12th and 13th Streets demonstrates that this area continues to be 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". To allow the G Street site to be developed as a parking lot would be contrary to this goal. To allow a parking lot on this site may also hinder the rehabilitation of the apartment structure directly to the west of the site which is currently vacant. Planning staff met with the applicant and suggested that he attempt to find off-site parking for the proposed office use which was close to the H Street site and not located in a residential zone. The applicant, however, was unsuccessful in his attempt to find an alternative parking lot site. Planning staff, therefore, recommends that the Planning Commission deny the special permit and variance requests to allow a parking lot to be developed on the G Street site.

D. Neighborhood Comments

The applicant's proposal has been reviewed by the Sacramento Old City Association (SOCA). SOCA indicated that they did not support the applicant's project as it eliminated 12 existing residential units and a housing site on G Street (Exhibit K). The applicant met with residents of SOCA and indicated that he would be willing to develop a mixed use project by only converting the first two floors of the Hopkins House to office use and converting the third floor of the structure into six, 700 square foot one-bedroom apartments. The applicant also stated that in order for the mixed use project to be economically viable he would still need to develop the vacant lots on G Street into a parking lot. SOCA indicated that while they could support a mixed use project on the H Street site they would continue to oppose the development of a parking lot on the G Street lots.

E. Lot Line Adjustment

As noted above the applicant is requesting a lot line adjustment to merge the two lots on G Street into one lot in order to develop the proposed 36 space parking lot. While Planning staff is opposed to the parking lot use, staff has no objection to the lot line adjustment request as merger of the two, 40' x 160' lots would most probably be necessary at some point in the future in order to develop a multiple family complex on the site. The lot merger request was also reviewed by the City Transportation, Building, Engineering Development and Real Estate Divisions. The following comments were received.

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500.00).

2. File a waiver of Parcel Map.

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 36 space parking lot on 0.29± acres in the R-3A zone base upon findings of fact which follow;
- C. Deny the Variance to allow 28 required parking spaces to be located off-site for a proposed 14,000 square foot office building based upon findings of fact which follow; and
- D. Approve the Lot Line Adjustment to merge two lots into one by adopting the attached resolution.

Findings of Fact

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".

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