

# CITY PLANNING COMMISSION

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

APPLICANT	Dean F. Unger, 700 Alhambra Boulevard, Sacramento, CA 95816		
OWNER	Dean F. Unger, 700 Alhambra Boulevard, Sacramento, CA 95816		
PLANS BY	Dean F. Unger, 700 Alhambra Boulevard, Sacramento, CA 95816		
FILING DATE	12-29-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	2-14-83	EIR	ASSESSOR'S PCL. NO. 003-212-09, 10, 11

- APPLICATION:
1. Negative Declaration
  2. Special Permit to establish an office use in an existing 6,522 square foot apartment building in the Residential-Office (R-0) zone;
  3. Variance to locate five of the required parking spaces off site;
  4. Variance to allow the required maneuvering room to cross property lines;
  5. Variance to waive three required parking spaces;
  6. Variance to reduce the required maneuvering space from 25 feet to 24 feet for compact car spaces;
  7. Variance to increase the number of compact parking spaces from 30% to 35%.

LOCATION: 3024-3026 'G' Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an 6,522 square foot apartment complex into offices.

PROJECT INFORMATION:

1974 General Plan Designation: Residential-Office  
1980 Central City Community Plan Designation: Residential-Office  
Existing Zoning of Site: R-0  
Existing Land Use of Site: Eight-unit apartment

Surrounding Land Use and Zoning:

North: Residential, Offices, Church; R-0  
South: Residential, Offices; C-2, R-0  
East: Offices; R-0  
West: Residential; R-0

Parking Required: 16 spaces  
Parking Provided: 13 spaces  
Property Dimensions: Irregular (see site plan)  
Property Area: .24± acres  
Square Footage of Building: 6,522 (existing)  
Height of Structure: 25± feet (existing)  
Significant Feature of Site: Existing 8-unit apartment complex  
Exterior Building Colors: Red, white  
Exterior Building Materials: Stucco, brick, tile roof

BACKGROUND INFORMATION: The subject site is located within the Residential-Office (R-0) zoning district. The surrounding land uses consist of primarily office development on Alhambra Boulevard and residential uses on 'G' Street. McKinley Park is located due east across Alhambra Boulevard.

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STAFF EVALUATION: Staff has the following comments relative to this application:

1. Upon adoption of the 1980 Central City Plan various portions of the block areas from 'H' Street to 'D' Street were rezoned from R-4 to R-0. Since 1980 approximately four of the 50 residentially occupied parcels have been approved for office or other non-residential uses (see Exhibit A). These approvals have resulted in the loss of seven dwelling units. The subject application, if approved, would increase the number of dwelling units lost to conversion to 15 for this area.

Staff is opposed to further conversion of the interior parcels between Alhambra Boulevard and 30th Street to non-residential uses unless there are special circumstances. This opposition is based on the current residential character of these interior parcels as well as the necessity to retain existing residential opportunities within the Central City.

2. The applicant is requesting several variances relative to parking for the proposed office use. These variances are requested because a portion of the parking lot crosses an existing property line, the width of the parcel is not enough to meet minimum dimensions, and the project is deficient by three spaces for an office use.

Staff is opposed to the waiver of any of the required parking spaces. Many of the surrounding office uses do not have any on-site parking. This lack of parking already impacts the adjacent office and residential uses. A waiver of any more parking spaces would further compound this problem. In addition, the inability to meet the other minimum dimension standards indicates further parking difficulties with the proposed on-site spaces.

In conclusion, staff finds that due to the inability of the current project to meet office development standards as well as the desirability to retain the existing residential character of this area, staff recommends against the requested entitlements.

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 locate five of the required parking spaces off site, based upon Findings of Fact which follow;
4. Denial of the Variance to allow the required maneuvering room to cross property lines, based upon Findings of Fact which follow;
5. Denial of the Variance to waive three of the required parking spaces, based upon Findings of Fact which follow;
6. Denial of the Variance to reduce the required maneuvering space from 25 feet to 24 feet for compact car spaces, based upon Findings of Fact which follow;
7. Denial of the Variance to increase the number of compact parking spaces from 30% to 35%, based upon Findings of Fact which follow.

Special Permit - Findings of Fact

- a. The special permit, if granted, would not be based upon sound principles of land use in that it would represent an intrusion of office uses into a primarily residential street;
- b. The special permit, if granted, would be inconsistent with the 1980 Central City housing goal to:

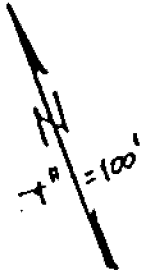
"Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic."

Variance - Findings of Fact

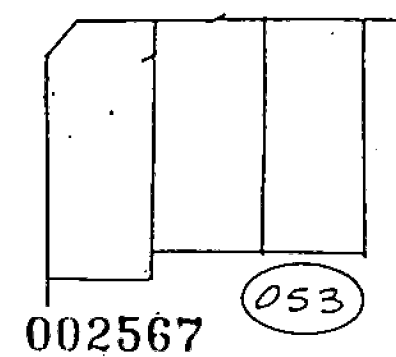
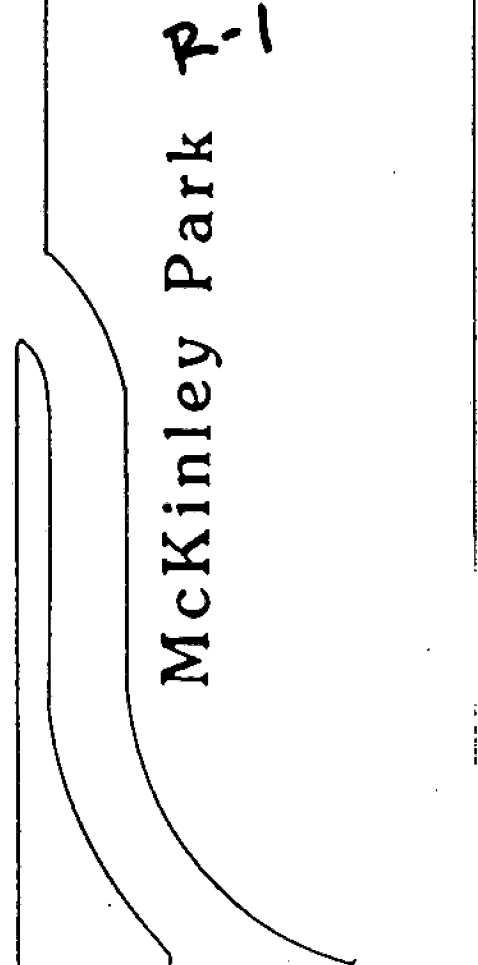
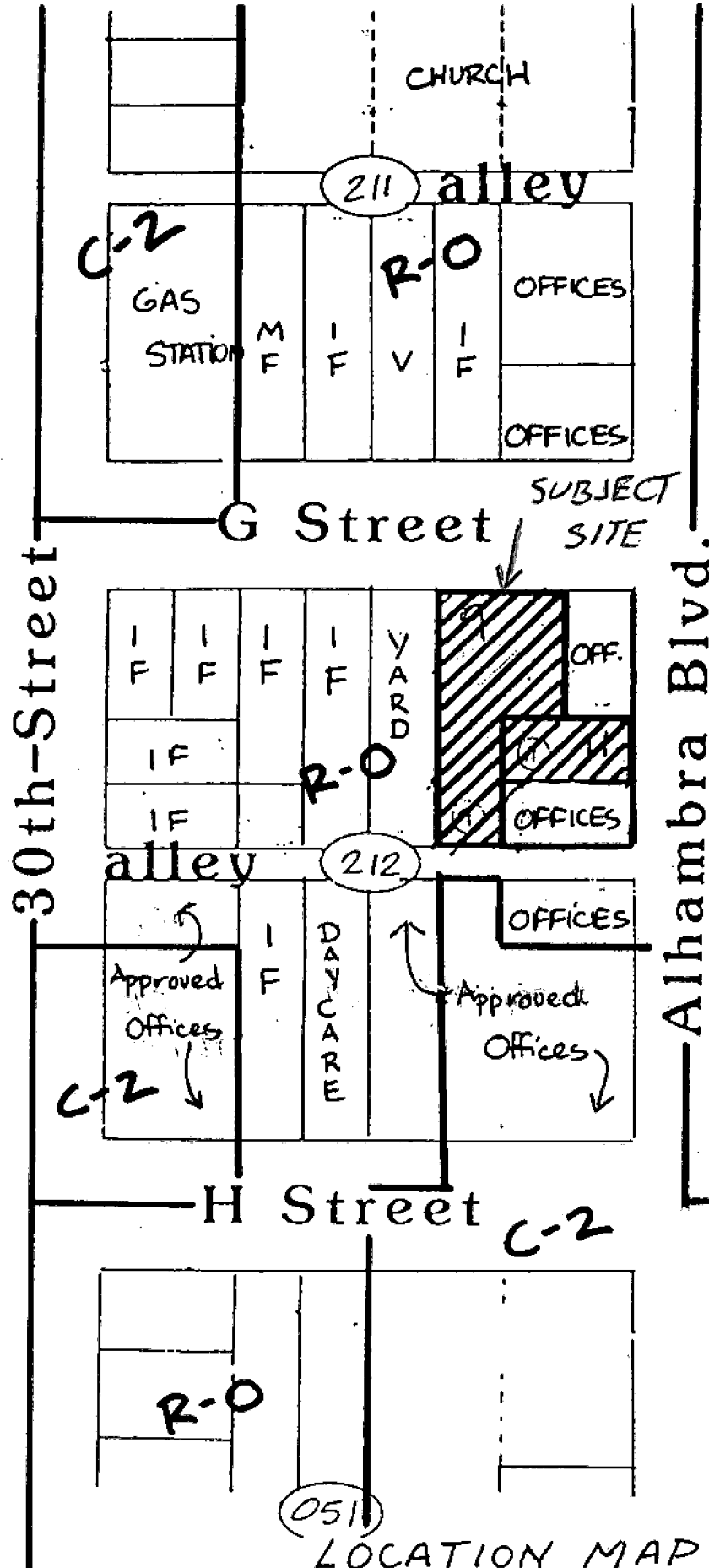
- a. The variances, if granted, would constitute a special privilege extended to one property owner in that such variances have not been granted in this area;
- b. The variances, if granted, could be injurious to public welfare in that there would not be sufficient space or area for the required parking dimensions and detrimental to property in the vicinity in that the waiver of three parking spaces would create further demand for on-street parking;
- c. The variances, if approved, would be inconsistent with the transportation goal of the Central City Plan to:

"Provide adequate off-street parking to meet the needs of shoppers, visitors and residents."





Freeway  
Interstate 80  
7C  
U.S.

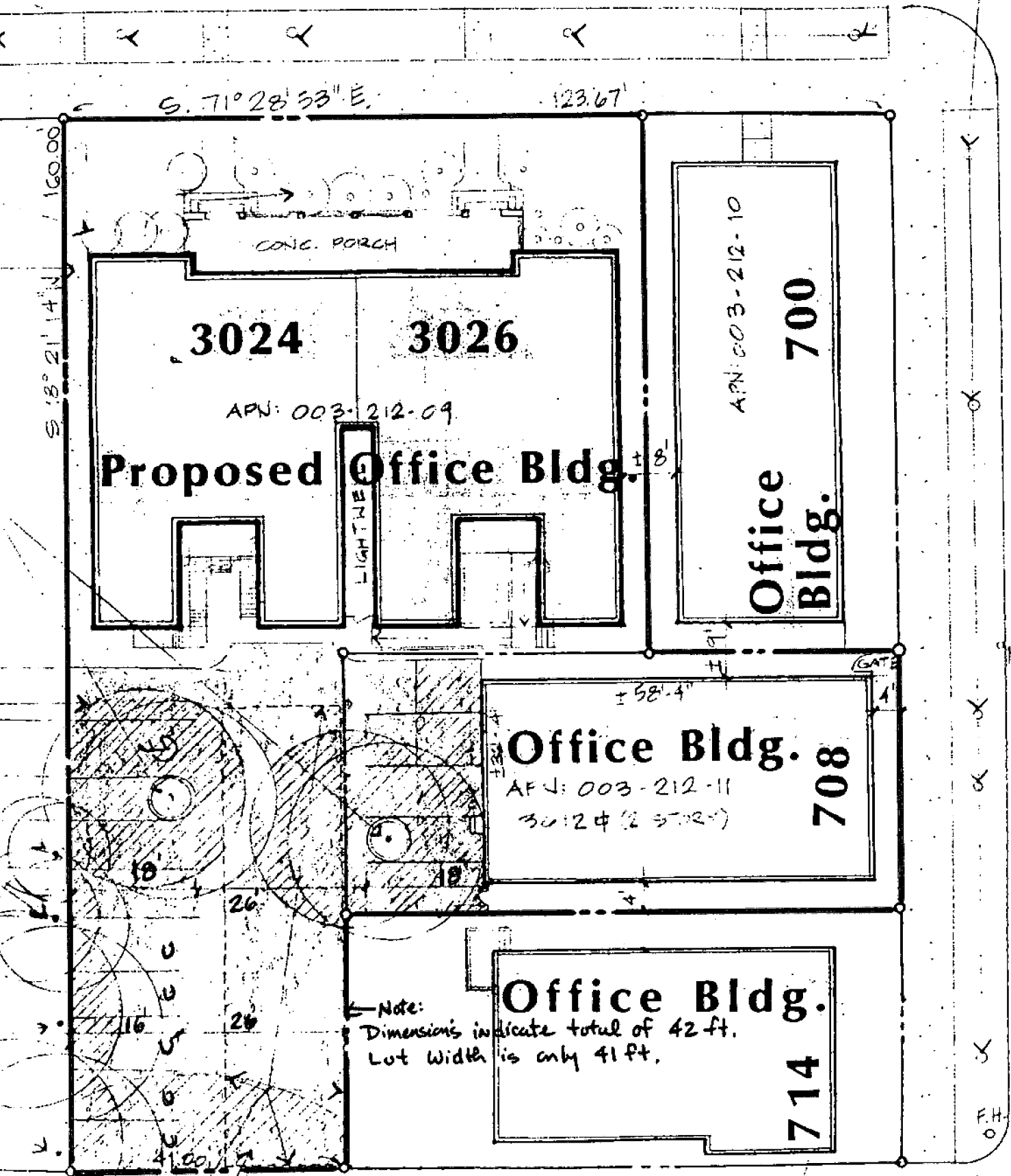


LOCATION MAP  
Surrounding Land Use & Zoning

G Street

EXHIBIT C

EXIST. STREET TREES



Alhambra Blvd.

Note: Dimensions indicate total of 42 ft. Lot width is only 41 ft.

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ITEM NO. 70

Alley

REFERENCE NORTH

P83-009

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80039-1

ITEM NO. 10

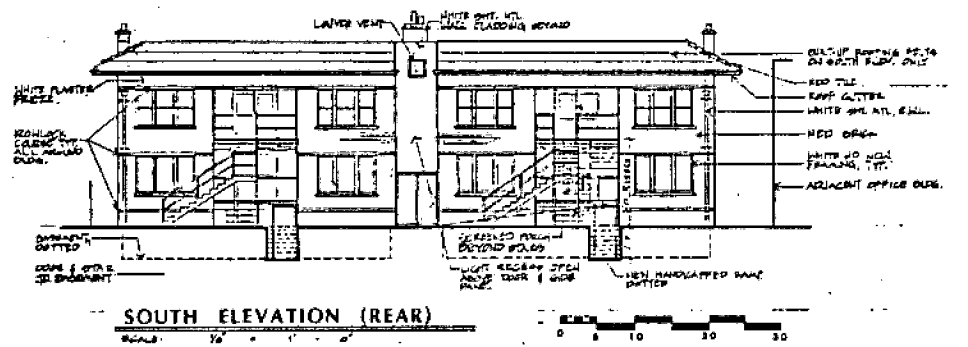
Office Bldg.

G Street

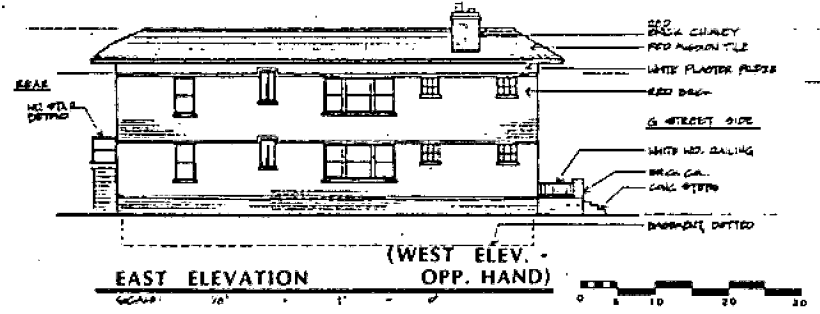
Alhambra Blvd.



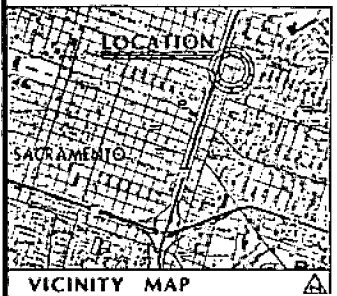
NORTH ELEVATION (ALONG G STREET)



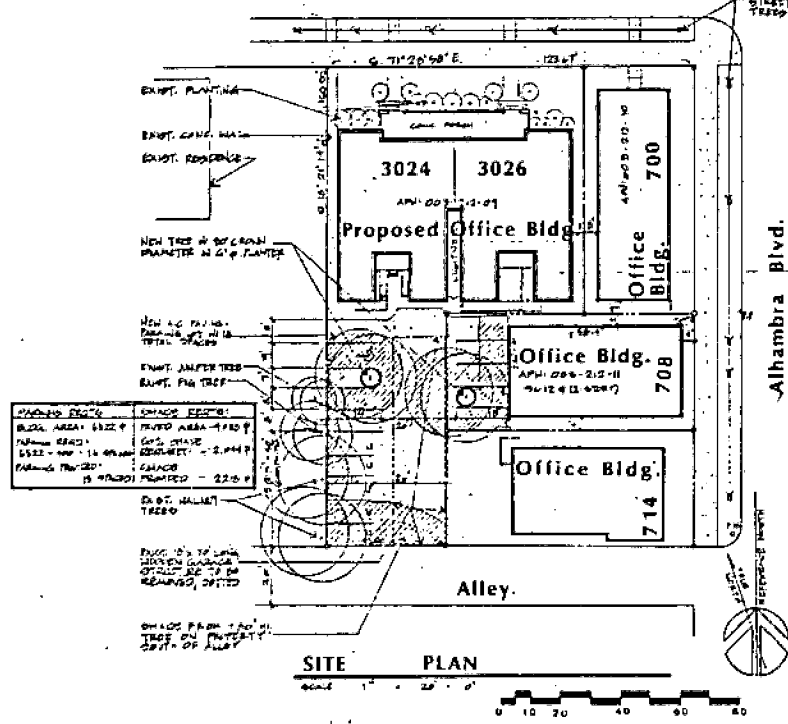
SOUTH ELEVATION (REAR)



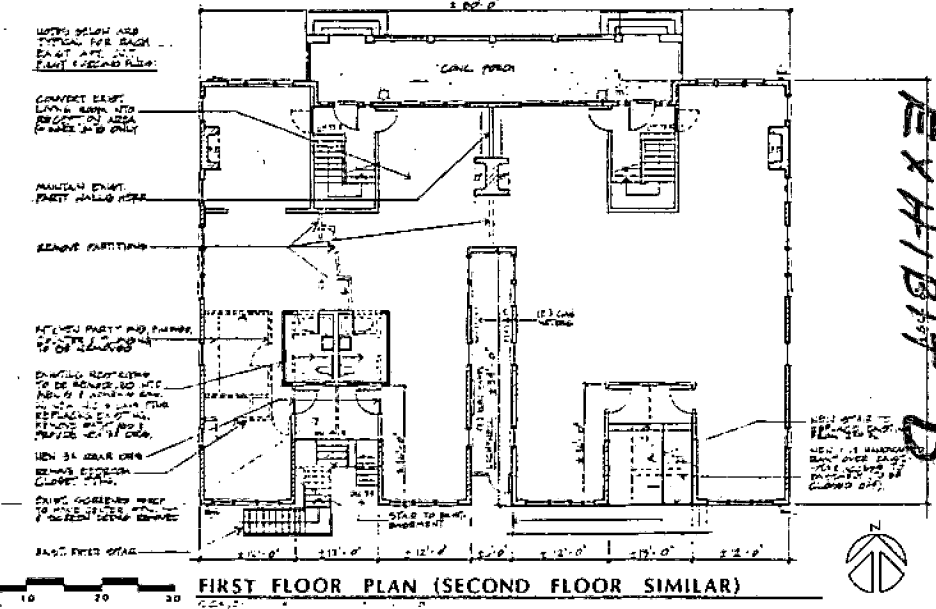
EAST ELEVATION (WEST ELEV. - OPP. HAND)



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SITE PLAN



FIRST FLOOR PLAN (SECOND FLOOR SIMILAR)

DEAN F. UNGER  
AIA, INC.  
ARCHITECTURE AND  
ENVIRONMENTAL  
PLANNING  
700 Alhambra Blvd.  
Sacramento, California  
95816 916 441 5247

DEAN F. UNGER  
G STREET APARTMENTS  
OFFICE CONVERSION  
3024-3026 G STREET  
SACRAMENTO, CALIFORNIA 95816

Revision: 4-17-83

This drawing is not final and is not to be used for construction until signed by the Architect.

architect

Drawn by: DPF

Checked by: DPF

job no.

Date: 4-9-82

drawing no.

Sheet title

sheet no. 1

of 1 sheets

City Planning Department  
927 10th Street, Suite 300  
Sacramento, CA.

OPPOSITION TO APPLICATION FOR  
SPECIAL PERMIT P83-009

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OPPOSITION TO APPLICATION FOR  
SPECIAL PERMIT P83-009

WE THE UNDERSIGNED WHO LIVE AT OR IN THE IMMEDIATE VICINITY OF 3024 G STREET AND 3026 G STREET BOUNDED BY F, G, 30TH STREETS AND ALHAMBRA BLVD. ARE STRONGLY OPPOSED TO THE GRANTING OF SPECIAL PERMIT TO CONVERT AN EXISTING 8-UNIT APARTMENT COMPLEX ON 0.24+ ACRES INTO 6,522 SQ. FT. OF OFFICES IN THE RESIDENTIAL-OFFICE (R-O) ZONE. VARIANCE TO LOCATE 5 OF THE REQUIRED 16 PARKING SPACES OFF SITE. VARIANCE TO ALLOW THE REQUIRED MANEUVERING ROOM TO CROSS PROPERTY LINE. VARIANCE TO WAIVE 2 REQUIRED PARKING SPACES. VARIANCE TO REDUCE MANEUVERING SPACE FOR COMPACT SPACES FROM 25 FT. TO 24 FT. VARIANCE TO INCREASE THE NUMBER OF COMPACT PARKING SPACES FROM 30% TO 35%. LOC: 3024-3026 'G' STREET. APN: 003-212-09,10,11, AS ANNOUNCED ON MONDAY, FEBRUARY 14, 1983 IN PUBLIC NOTICE. (COPY ATTACHED)

Our opposition is primarily based upon the following points:

1. DISPLACEMENT OF RESIDENTS

Several elderly residents (average age is 71 years old) would find it extremely difficult to obtain suitable housing if they had to vacate the subject property where they have each resided for an average of 14 years. The other tenants have resided in the apartments an average of 5½ years each and would be facing a similiar problem in relocating. This apartment building is our home.

2. PARKING CONGESTION

There presently exists a severe shortage of parking spaces creating parking congestion in the vicinity, a condition which this project would aggravate.

3. AFFORDABLE HOUSING

The downtown Sacramento area has a serious problem in its lack of affordable housing. This project, at a time when a stated objective of elected officials is to create a "24 hour community" in downtown Sacramento would only compound this problem.

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4. OFFICE BUILDING VACANCIES

At least six newly constructed office projects in the immediate vicinity are experiencing significant difficulty obtaining tenants. Recently published studies by Coldwell Banker Real Estate Co. have shown that Sacramento is presently experiencing a severe glut of office space which may take up to two years to be absorbed. What public policy would be served by exacerbating this problem? The last thing we need in this area is another office building!

DATE	NAME	ADDRESS
2/17/83	Brian Valencia	716 ALHAMBRA BLVD.
2/17/83	L. J. Gianforte	" " "
2/17/83	Adelle D. Monahan	" " "
2/17/83	Sarah Hunter	3015 H St. Sacto
2/17/83	Rebecca Judge	3015 H St. Sacto
2/17/83	Kathleen Galvan	3015 H St. Sacto
2/17/83	Jennifer Cummings	<del>716 Alhambra Blvd</del>
2/17/83	Walter Radosunde	716 Alhambra Blvd.
2/12/83	Gary B. Wagstaff	716 Alhambra Blvd.
2/17/83	Maryleigh Hennings	716 Alhambra Blvd.
2/17/83	Charlene H. Hannigan	718 Alhambra Blvd.
2/17/83	Jud Fry	718 Alhambra Blvd.
2/17/83	Fred S. Feld, Jr. M.D.	718 Alhambra Blvd.
2/17/83	Pat B. Con	716 ALHAMBRA BLVD.
2/12/83	Robert C. Karch	718 Alhambra Blvd.
2/17/83	Richard Paul Meloy	718 Alhambra Blvd
2/17/83	Betty White	708 Alhambra Blvd.
2/17/83	Nancy Lee	708 Alhambra Blvd
2/17/83	John B. ...	708 ALHAMBRA BLVD.
2/17/83	John D. ...	708 Alhambra Blvd.

DATE	NAME	ADDRESS
2/16/83	Mrs. Margaret Steppan	3026 G St #1
2/16/83	Thomas M Lewis	3026 G St #2
2/16/83	M A Havelock	3026 G St #4
2/16/83	Evelyn P Miles	3012 G St #5
2/16/83	Margaret Mellisser	3024 G St #5
2/16/83	Frank L Durrain	3023 - G St
2/16/83	Michael B. Jefferson	3024 G St #6
2/16/83	James K Marshall	3024 G St #6
2/16/83	Jim Trayer	3024 G St #8
2/16/83	David P. Proulx	3026 G St. No. 3
2/16/83	John P. Roberts	3010 G St. 95816
2/16/83	John S. Roberts	3010 G St 95816
2/16/83	Logan Leo Wickensham	3000 G Street 95816
2/16/83	William Smith	3011 G St #7 95816
2/16/83	Dani J. Johnson	3011 G St. #7 95816
2/16/83	Frank Smith	3011 G St #6
2/16/83	Stan R. Hulan	3011 G St #8
2/16/83	Hildegard M. Lazzari	3023 G St 95816
2/16/83	Susan Walsh	711-30th St. 95816
2/16/83	Thomas Smiley	3004 G St 95816
2/16/83	Clarene Lowrey	3004 G St. 95816
2-17-83	Gene Lewis	3024 G St. #7 95816
2/17/83	Red a Jagel	3024 G St #5 95816
2/17/83	Nancy R. Staley	714 Alhambra Blvd, 95816
2/17/83	Robert E. Foley	714 Alhambra Blvd. 95816
2/17/83	Mrs. Rose E. Foley	714 Alhambra Blvd 95816

DATE	NAME	ADDRESS
1/17/83	Evee Griffin	3011 "G" St. #5 Sacto, CA. 95816
	Thomas Griffin	3011 "G" St # 5 Sacto, Ca, 95816
	Kathleen Meyer	3011 G St # 3 Sacto, Ca 95816

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