

# 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:sg  
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

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".

AMENDED  
RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO  
MERGE LOT G IN THE BLOCK BOUNDED BY  
13TH AND 14TH, AND F AND G STREETS  
OF THE CITY OF SACRAMENTO ACCORDING  
TO THE OFFICIAL PLAT THEREOF  
(APN: 002-0163-019,020) (P89-103)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1317-1319 G Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan which designate the site for residential uses;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 1317-1319 G Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

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
3. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be

subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO  
MERGE LOT G IN THE BLOCK BOUNDED BY  
13TH AND 14TH, AND F AND G STREETS  
OF THE CITY OF SACRAMENTO ACCORDING  
TO THE OFFICIAL PLAT THEREOF  
(APN: 002-0163-019,020) (P89-103)

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WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan which designate the site for residential uses;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 1317-1319 G Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

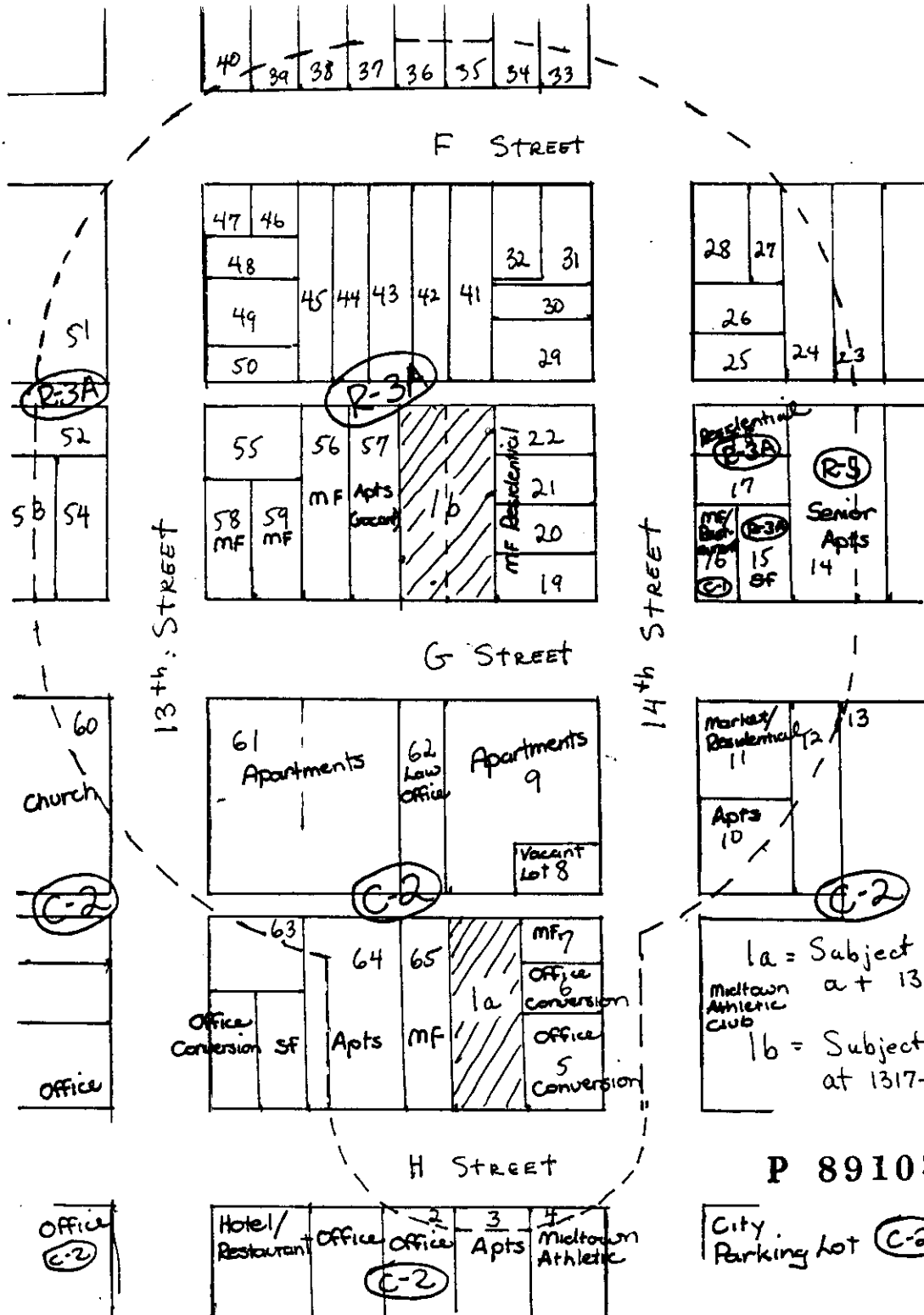
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500.00).
2. File a waiver of Parcel Map

*see amended resolution*

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION



P89-103

May 11, 1989

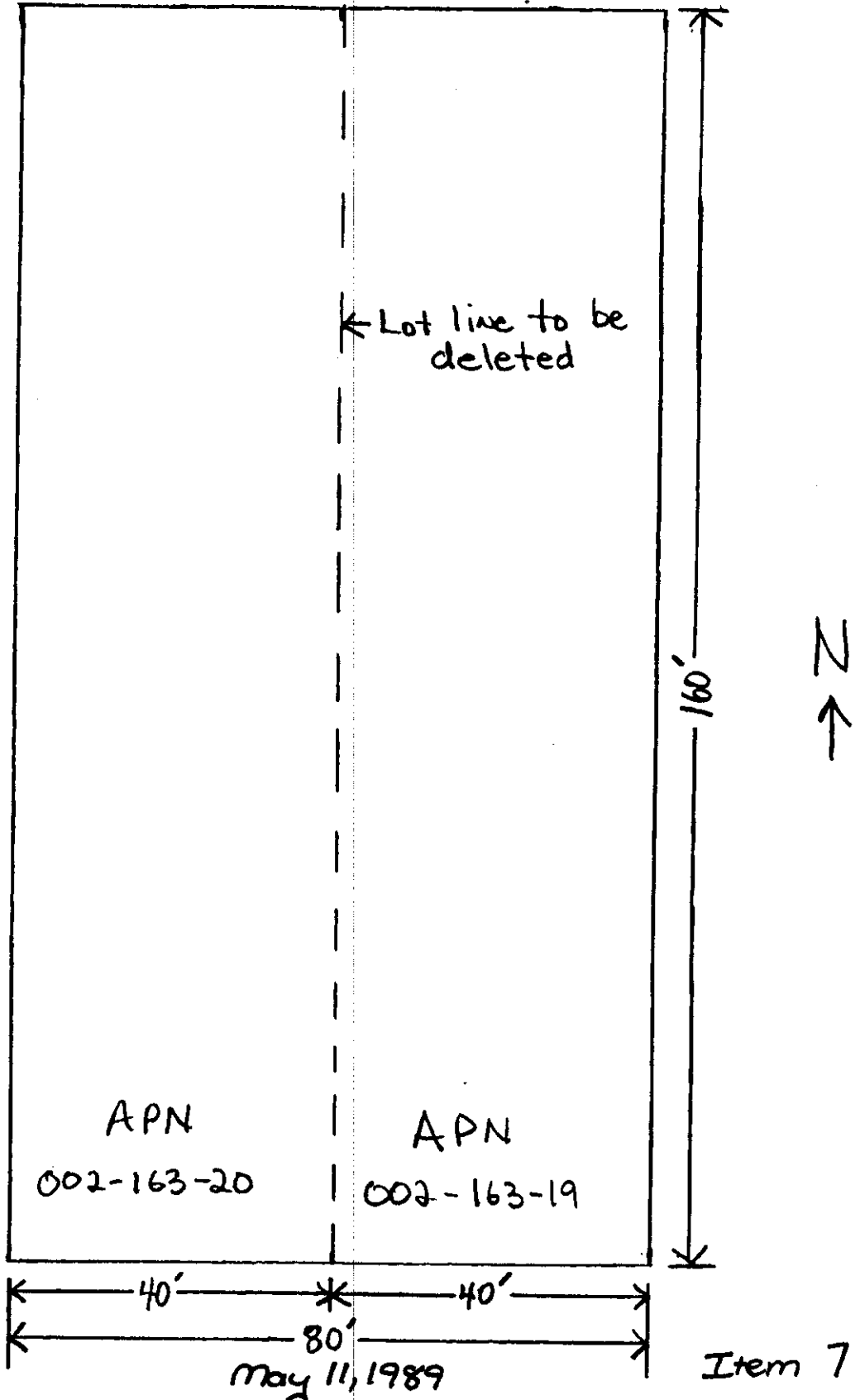
Item

**VICINITY - LAND USE - ZONING**



EXHIBIT A

Lot Line Adjustment Plan  
1317-1319 G Street



## EXHIBIT B

1317-1319 G STREET (NEW SINGLE PARCEL)

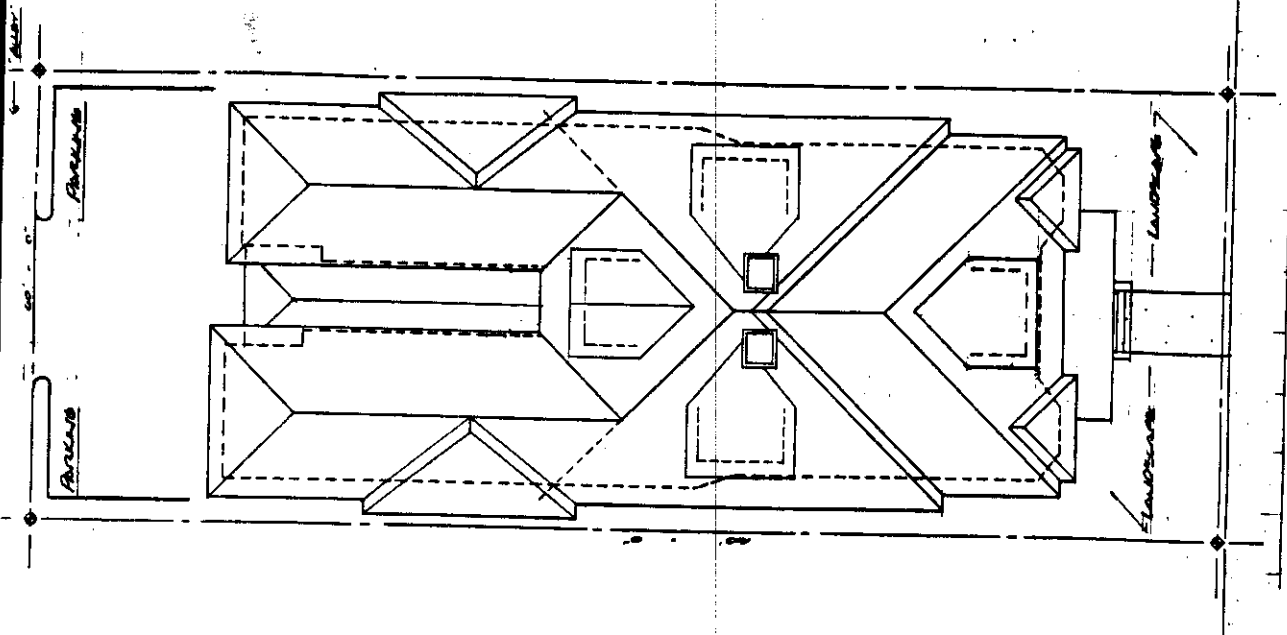
LOT 6 IN THE BLOCKS BOUNDED BY 13TH AND 14TH, AND "F" AND "G" STREETS  
OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.

P89-103

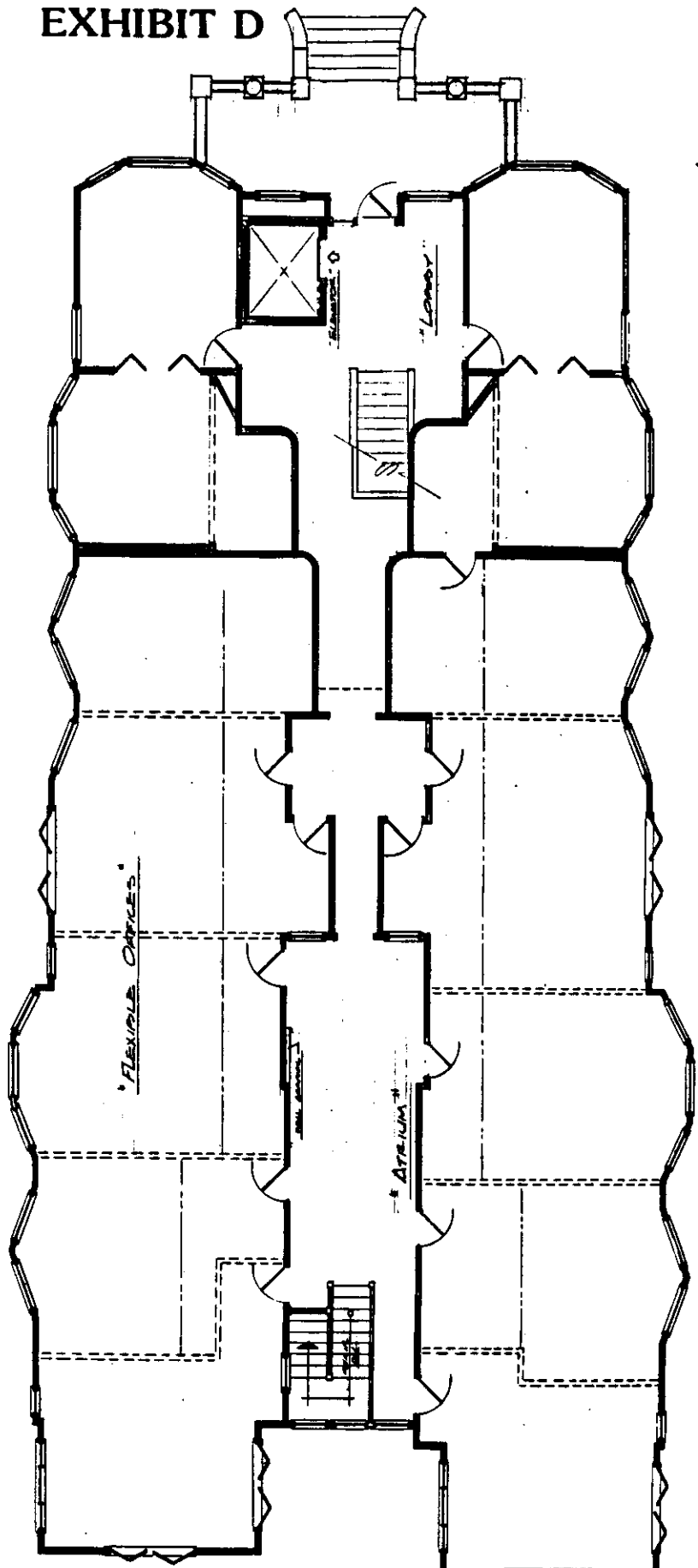
May 11, 1989

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# EXHIBIT C



# EXHIBIT D



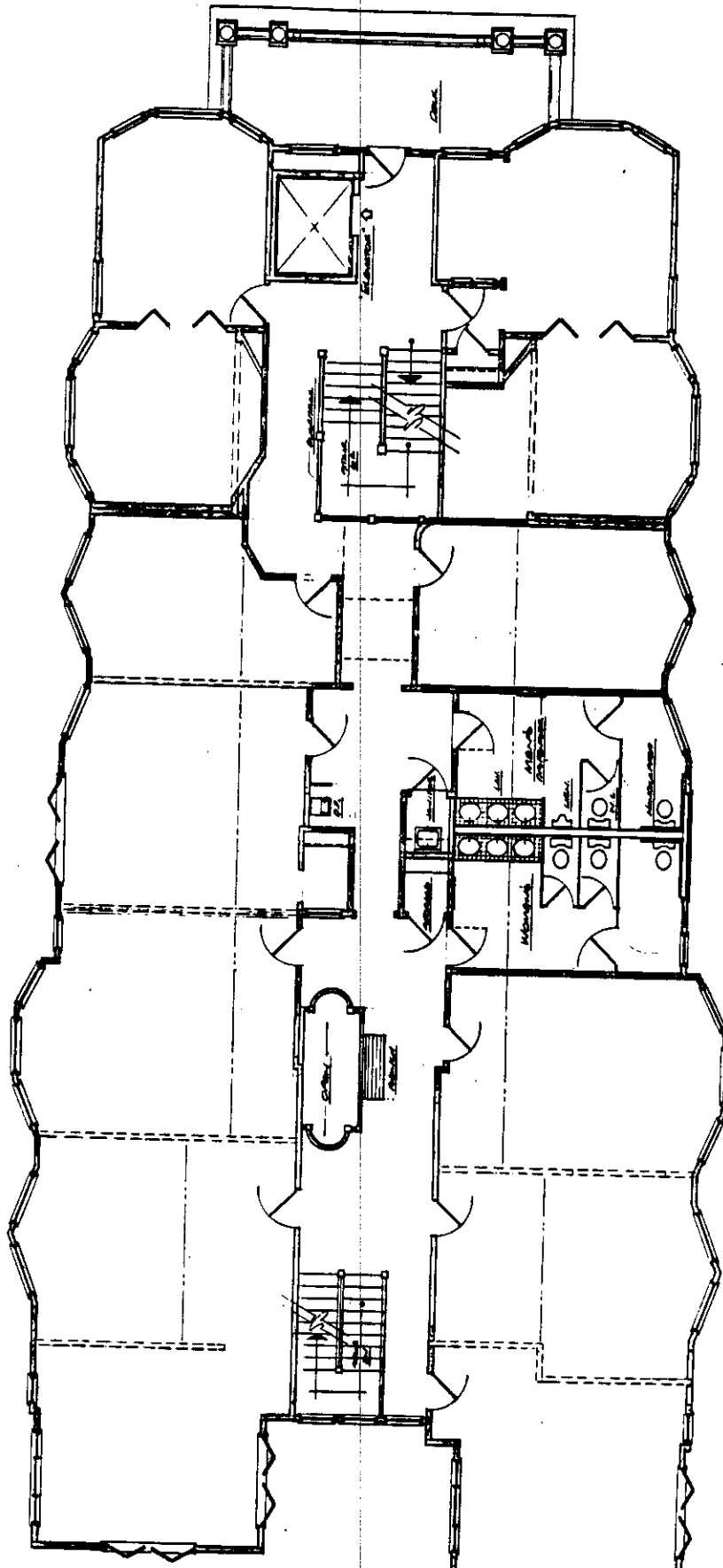
"FIRST FLOOR PLAN"

P89-103

May 11, 1989

Item 7

# EXHIBIT E



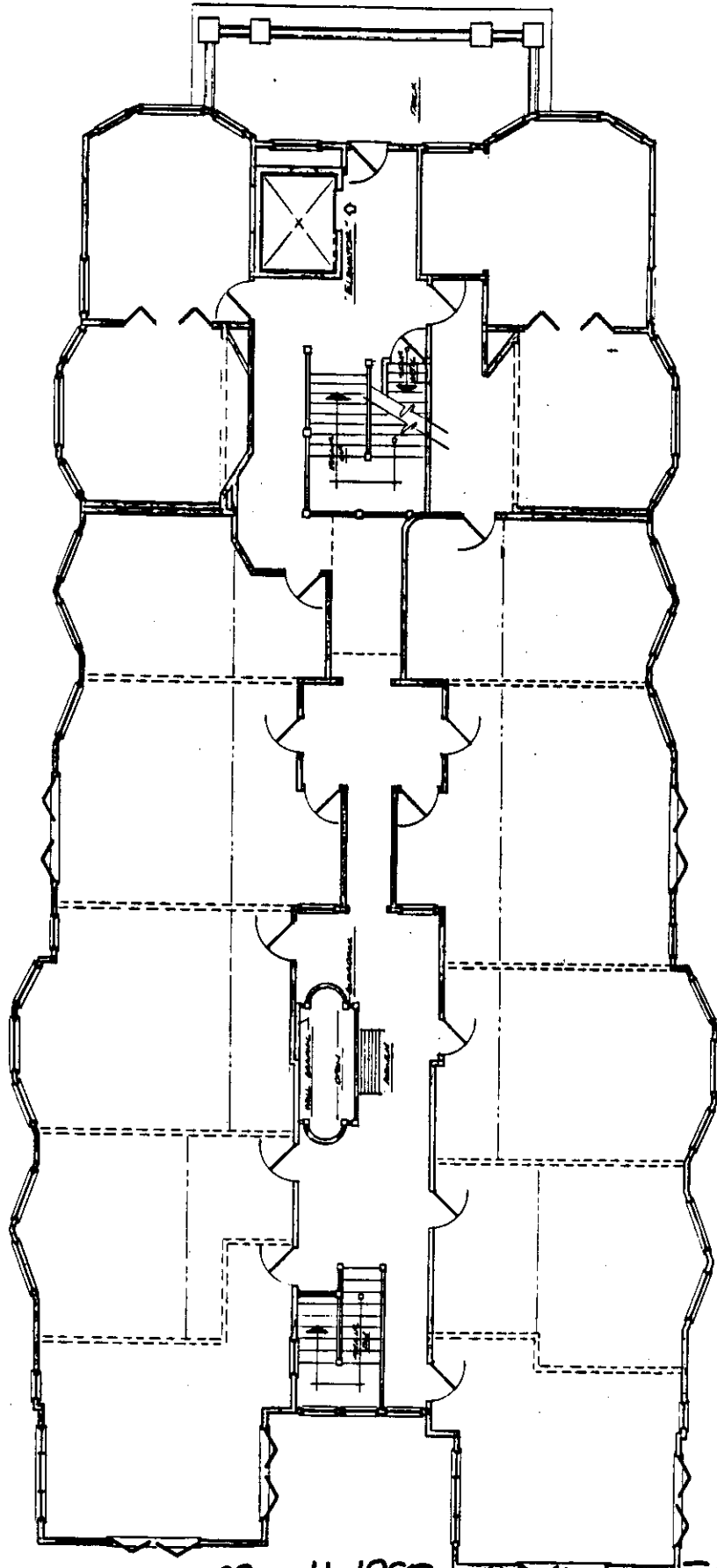
"SECOND FLOOR PLAN"

P89-103

May 11, 1989

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# EXHIBIT F



THIRD FLOOR PLAN

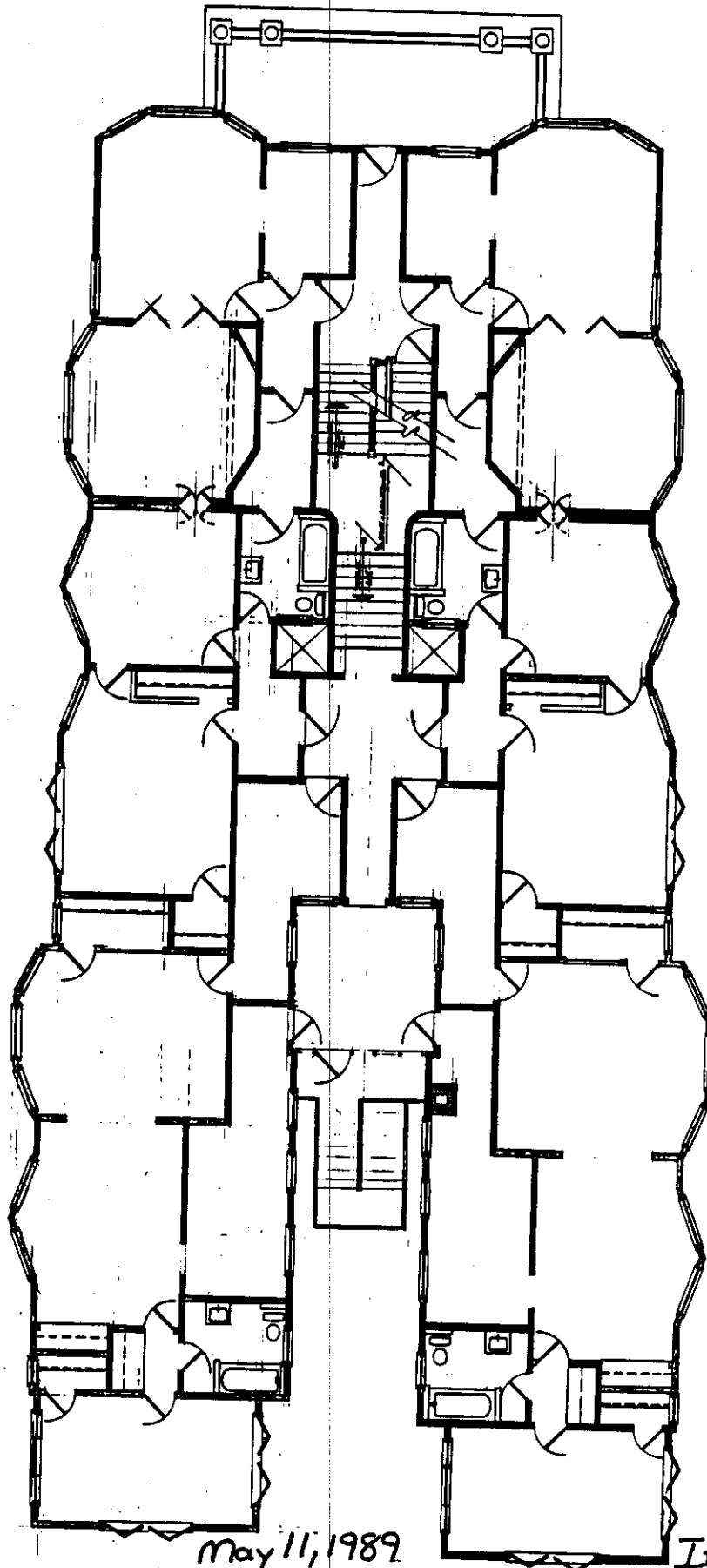
P89-103

May 11, 1989

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# EXHIBIT G

Existing  
Apartments  
Floor Plan



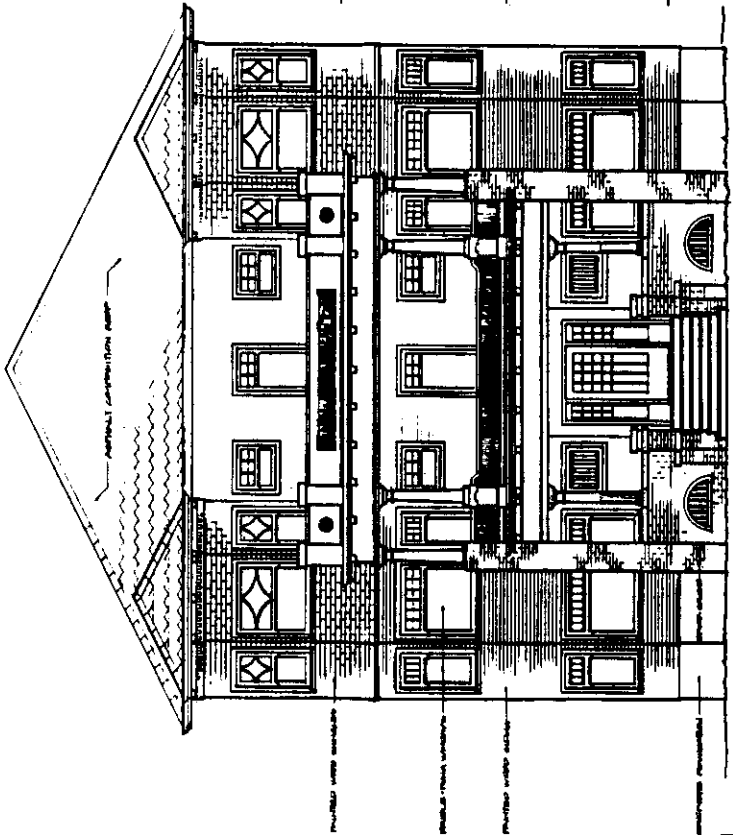
"AS BUILT • TYPICAL"

P89-103

May 11, 1989

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# EXHIBIT H



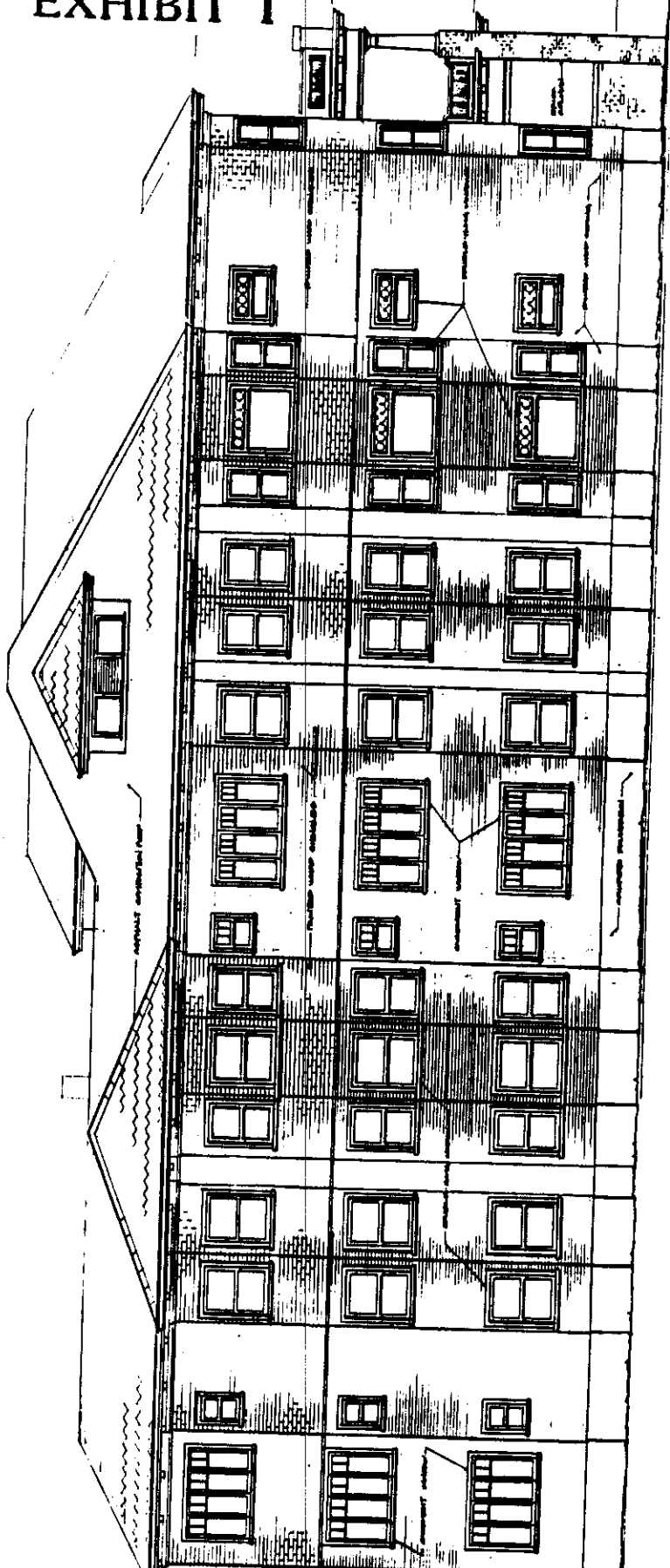
P89-103

May 11, 1989

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# EXHIBIT I



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**TREE SHADING ANALYSIS (50% WITHIN 15 YEARS)**

TREE	INTERIOR FULL (100%)	PERIMETER HALF (50%)
CELTI'S SINENSIS	1(707)	8(481) 3,848
CERATONIA SILIQUA	1(707)	1(354) 354
TOTAL SHADE BY TREES	A 707	B 4,202
TOTAL ASPHALT PAVING		4,904 S.F.
PERCENT ASPHALT SHADED		80.73 S.F. 56.60 %

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

TYPICAL PLANTING AREA  
LOW SHRUBS AND/OR  
GRASS COVER

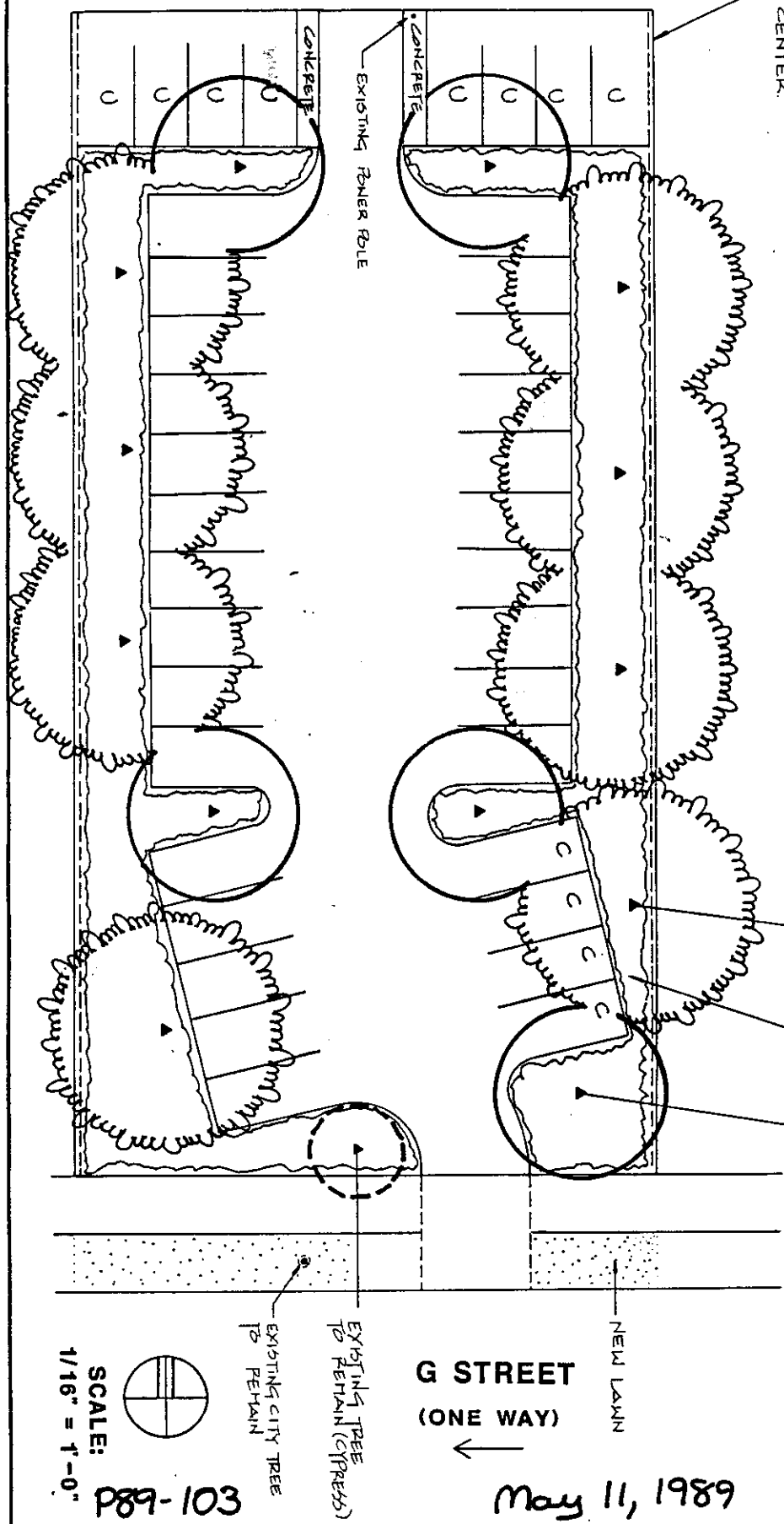
NEW MASONRY WALL (TYPICAL)  
PLANT CLAY'S CLAW VINE  
(1 1/2" C. SIZE) AT 15 FT. ON  
CENTER.

CELTI'S SINENSIS  
CHINESE HACKBERRY (TYP)

CERATONIA SILIQUA  
CAROB (TYP)

**ALLEY EXHIBIT J**

**EXISTING**



SCALE:  
1/16" = 1'-0"  
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STEVE SANDERS, President  
MARK WHISLER, Vice President  
PAM PHILLIPS, Secretary  
JONATHAN LEWIS, Treasurer  
LINDA K. WHITNEY, Membership Chair  
ROGER LATHE, Preservation Chair  
MARY FREEMAN, Editor



SACRAMENTO OLD CITY ASSOCIATION  
Post Office Box 1022, Sacramento, CA 95812

GREG GUAGNANO, Circulation  
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KATHLEEN LES, Member-at-Large  
DAVID J. MOGAVERO, Past President

Members  
Design Review & Preservation Board  
1231 I Street  
Sacramento, CA 95814

March 20, 1989  
CITY OF SACRAMENTO  
CITY PLANNING DIVISION  
MAR 22 1989

Re: P89-103, P89-004

RECEIVED

We wish to state our opposition to the proposed conversion of the Hopkins House (12 apartments, currently) from residential to commercial use. We also, concurrently, oppose the proposed construction of the inter-related parking facility at 1317-1319 G Street. Our reasons are as follows:

- (1) The conversion of the Hopkins House and the construction of its parking lot will contradict statements by the City that Downtown/Midtown need housing in the CBD, Alkali Flat, Southside, and other neighborhoods near the central city.
- (2) As stated many times before, but bears repeating again, Downtown housing provides, and will provide, opportunities for people who work downtown to live within walking and bicycling distance of their jobs, thus providing greater independence from their automobiles.
- (3) Such housing, of an affordable nature, will also provide the patronage necessary to support the restaurants, theaters, and nightclubs essential to our hoped for "24-hour Downtown."
- (4) West of the vacant lots at 1317-1319 G Street stands a gutted apartment complex. Should the parking facility be approved, the owner of this vacant building will continue to have no motivation to repair the building for housing, or to construct a new apartment building. In fact, the owner might become motivated to construct a parking lot on that site in order to rent to someone else desiring to convert a residential building to office use.

In summary, if P89-103 and P89-004 are approved, the public will perceive these messages on City policy:

- \*\*\* Eliminate housing from the Central City.
- \*\*\* Do not construct infill housing in the Central City.
- \*\*\* Encourage existing housing to deteriorate.
- \*\*\* Pave more residentially-zoned lots for parking lots.
- \*\*\* Increase traffic Downtown.

P89-103

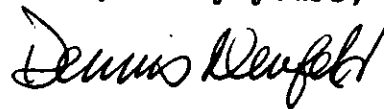
Cherishing Our Heritage — Planning Our Future  
May 11, 1989

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- \*\*\* Weaken the potential of Light Rail.
- \*\*\* Abandon plans for a "24-Hour" City.

SOCA proposes that the Hopkins House remain as apartments, and that the vacant lots at 1317-1319 G Street be utilized for infill housing.

Very truly yours,



Dennis Neufeld  
Planning Chair

cc: Mark Whisler, SOCA President  
Kay Knepprath, SOCA V.P. Planning  
David Vaszko, SOCA Planning Coordinator

# EXHIBIT L

MICHAEL KRAMBS  
2021 N Street, Suite 301  
Sacramento, CA 95814  
916/447-4660

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

APR 05 1989

RECEIVED

April 3, 1989

Members  
Sacramento City Planning Commission &  
Design Review and Preservation Board  
1231 I Street  
Sacramento, CA 95814

Re: Letter from Sacramento Old City Association dated 3/20/89 in opposition to my proposal in P89-103 (copy attached)

Dear Ladies and Gentlemen:

The Sacramento Old City Association raises many significant policy issues that must be addressed by you in rendering an appropriate decision with respect to my proposal. I suggest, however, that the issues raised by SOCA are selective, not comprehensive, and that when viewed in the broader perspective of optimal land use planning, are not persuasive. Good planning reflects a balanced consideration of all policy objectives, rather than the rigid application of selective objectives. I believe than when viewed from this vantage point, my proposal will be seen by you as the best alternative use for the subject property among the alternatives reasonably available.

In responding to SOCA's opposition to my proposal for the Hopkins House, I would first like to present you with some background information on the project, my arguments in support of the project, and finally my responses to the specifics of the SOCA letter.

## BACKGROUND

I am the owner of the Hopkins House, a 60-year-old, three-story, walk-up, wood frame building consisting of twelve one-bedroom apartment units, each in excess of 1,000 square feet in size. The property is located in a C-2 zone.

I am proposing to convert its use to general offices, and to locate its required parking off-site on what is now an unimproved parcel at 1317-1319 G Street, a "short-block" away.

In December, 1982, the building was acquired by a limited partnership, of which I was one of three general partners. The partnership sought to convert the building to office use at that time, and was seeking a variance to waive 13 of 35 required parking spaces, based on the idea of creating a 22 space subterranean parking garage on the site. This application (P83-147) was denied by the city in June, 1983. At the time, the alternatives suggested by staff were to: 1) provide off-site parking, or 2) design a mixed use for the building, or 3) retain the building for residential use. The partnership opted to pursue the latter alternative. Subsequent to 1983, I resigned from the partnership due to other business involvement and transferred my interest to one of the other general partners.

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The primary motivation for seeking the commercial conversion in 1983, as now, was that the building was in desperate need of major modification and renovation to increase its operating and energy efficiency and that there were no viable multi-residential alternatives for accomplishing this. Nevertheless, the partnership continued to operate the building as apartments through the fall of 1988, at which time, after losing over \$120,000 in negative cash flow from 1983 to 1988, the building went into foreclosure. As I was a personal guarantor on part of the initial financing for the building, I stepped back in during December, 1988, took over the property from the partnership, and cured the foreclosure of the property (including the payment of over \$18,000 in back property taxes).

The problems of the last several years have resulted directly from the fact that the building is not economically viable as an apartment building in its present condition (I will soon address whether the building can be made to be viable in a residential use). This is despite the fact that unit rents range from \$450 to \$490 per month, which is clearly top-of-the-market.

The building was built in 1930 for a different kind of market, in a different energy environment, and in a different regulatory environment. Present zoning, energy and building codes would absolutely preclude the replication of this building today. The building has virtually no insulation, its original galvanized plumbing is "shot", and the electrical system in the building is barely adequate to maintain current energy loads. The result is that the ongoing operating and maintenance costs for the building are two to three times that of modern, energy efficient structures.

At a minimum, the renovation of this building to meet current energy and building codes with minimal "cosmetic" improvement of the structure will require an additional investment of approximately \$300,000 (without any increase in parking). The additional investment for a first class commercial restoration of the building will be over \$500,000 (which I am prepared to commit to this project).

If the building is not renovated or restored, it will continue to deteriorate and will, therefore, be torn down. If I were to continue to own the building under such circumstances, I would apply to the City to demolish the building within one year in order to replace it with a moderate-cost office building of 8,000 to 10,000 square feet. This would be necessitated by the fact the building, as a residential structure, does not generate sufficient revenue to cover its operating costs and property taxes.

I should also point out that, because of the size of the building, it is not feasible to consider moving it to another location (even if a suitable location were available).

### IT IS IMPORTANT TO RETAIN THIS BUILDING

The Hopkins House is a beautiful structure architecturally which we will not see duplicated. If this structure were to be torn down and replaced, it would most likely be by a contemporary commercial building.

I sincerely believe that it is important to maintain a "fabric" of traditional structures interwoven with contemporary structures to maintain our cultural heritage as well as to provide variety in our current living experience.

This is truly the key question that you must decide: do you agree that it is important to retain this structure, and if so, under what conditions is it feasible to do so?

My position is that this building is important and what I seek to demonstrate is that the only feasible alternative for retaining it is to convert its use to commercial offices. If a residential renovation of this property were viable, I would do it. As will be shown, I have done a lot of successful apartment rehabs and have no bias against them!

## **THE RESTORATION WILL BE ONE OF WHICH THE CITY CAN BE PROUD**

The team that I have assembled for this project (Bob McCabe - Architect, Dennis Tsuboi - Landscape Architect, and Franco Colucci - General Contractor) are all highly experienced professionals in their fields, each of whom has a commitment to excellence in their work.

I, personally, have a lot of experience in successful renovations and restorations of both commercial and multi-residential properties within the city:

### **Commercial Projects:**

- 1) 2021 N Street - a 6,000 sq ft Victorian restoration
- 2) 2023 N Street - a new traditional-style 3,000 sq ft office building designed to be architecturally compatible with 2021 N Street
- 3) 1330 21st Street - rehab of 35-yr-old 14,000 sq ft building
- 4) 2418 K Street - updating of 30-yr-old 6,000 ft building

### **Multi-Residential Projects:**

- 1) 2526 G Street - 9-unit rehab
- 2) 2417 G Street - 9-unit rehab
- 3) 2618 27th Street - 6-unit rehab
- 4) 2230 34th Street - 10-unit rehab
- 5) 2615 V Street - 7-unit rehab
- 6) 2418 P Street - Demolition of "sleazy" bar and construction of new 6-unit apartment building
- 7) 2408 P Street - 10-unit rehab
- 8) 2412 P Street - 12-unit rehab
- 9) 1820 O Street - 10-unit rehab

I have demonstrated a commitment to improving the quality of buildings in the city, both residential and commercial. My personal objective is to be an influence for positive change within our city.

## **RESTORATION OF HOPKINS HOUSE AS APARTMENTS OR CONDOMINIUMS IS NOT FEASIBLE**

The restoration of Hopkins House as a twelve-unit apartment building would require monthly rent levels of at least \$.80 per square foot, or over \$800 per month for each unit. This is simply not supportable by current market conditions. Maximum rent levels for one-bedroom (or even two-

bedroom!) units do not exceed \$600 per month given the type of building and level of amenities available (i.e. no pool, spa, gym or parking).

Even a conversion of the existing building to more, smaller units (such as might result from cutting each unit in half and having 24 units each with 550 square feet) would require rents of \$.90 to \$1.00 per square foot, or over \$500 per month for a small one-bedroom unit, which is again not feasible in our market.

A third residential alternative would be to convert and market the building as twelve condominiums. To do so, however, would require sales prices in excess of \$100,000 per unit, which is not supported by the market as evidenced by Riverfront Plaza, Bridgeway Towers, and my own experience at 2418 P Street (which I originally developed as 6 condominiums, but ended up selling as a six-unit apartment building).

By way of contrast, a first class commercial restoration of the property will require rents of \$1.10 to \$1.25 per square foot per month, which is entirely in line with market conditions.

### **THE G STREET PARKING FACILITY WILL ENHANCE AND BEAUTIFY THE BLOCK**

The parcels at 1317-1319 G Street that will be developed into a parking facility are presently vacant. The parcels presently attract dumping as well as "camping" by transients in the area.

The parking facility designed by Mr. Tsuboi will be visually appealing from the street, will be well landscaped and maintained, and will be well lighted. The new 6-foot high masonry walls to be constructed on the east and west boundaries of the parcel will provide sound and light attenuation to residents of the adjacent apartment buildings.

The owner of the G Street parcels, Mrs. Helen Piperis, is a widow whose family has owned them since 1906. No one has made any firm residential development proposals to her for this property. The land lease agreement that I have with Mrs. Piperis is, of course, contingent upon city approval for use as a parking facility. Failure to approve my proposal will deny Mrs. Piperis an income from her property of at least \$750 per month, adjusted regularly for changes in the cost-of-living.

### **MY PROPOSAL DOES NOT CONTRADICT CITY POLICY**

SOCA contends that conversion of Hopkins House and the construction of the parking lot on G Street will contradict statements by the City that Downtown/Midtown needs housing in the CBD, Alkali Flat, Southside, and other neighborhoods near the central city. This is absolutely not true.

I, in fact, agree with the city's stated intention to encourage additional housing near the central city. What is true is that all policy objectives cannot always be achieved in every single project. As mentioned before, optimal planning involves a balancing of all policy objectives.

SOCA points out that downtown housing provides opportunities for people who work downtown to live within walking and bicycling distance of their jobs, thus providing greater independence from automobiles. Their point is well taken, and again I agree with it. As a matter of fact, if it were feasible to do a first-class restoration of the Hopkins House as apartments, I would do it! As noted before, I've rehabbed several apartment buildings in the City where it was viable to do so. It just isn't viable in this case (no matter how much we'd like for it to be!)

The conversion and improvements that I am proposing, while not directly resulting in more housing, will nevertheless make the area more attractive in general, and therefore make it more desirable as a



neighborhood in which to live. What the conversion will do is retain a quality traditional landmark that is far more complementary to surrounding residential structures than would be a contemporary building that would most likely replace it (even though a new building would be designed to be as compatible as possible with its environment). I should point out that the Hopkins House is immediately adjacent to one of the best known Victorians in Sacramento at the corner of 14th and H Streets (a law building formerly owned by Congressman Matsui).

#### **APPROVAL DOES NOT SIGNAL ABANDONMENT OF THE "24-HOUR DOWNTOWN" CONCEPT**

In referring to the Hopkins House, SOCA contends that "such housing, of an affordable nature, will also provide the patronage necessary to support the restaurants, theaters, and nightclubs essential to our hoped for '24-Hour Downtown.'"

It is already clear that under any residential restoration alternative, the Hopkins House would not be providing "affordable" housing! The only way that the Hopkins House can provide "affordable" housing is not to be maintained and permitted to degenerate into a "flophouse", of which Sacramento already has too many, and of which I will have no part. The people who are attracted to such "affordable" housing are not the people who are going to support restaurants, theater, nightclubs and all the other cultural aspects of a "24-hour downtown".

I will tear the building down long before it reaches the stage where that is the clientele that the building is attracting. And we're at the point right now where that is the decision that needs to be confronted.

#### **APPROVAL DOES NOT ENCOURAGE EXISTING HOUSING TO DETERIORATE**

SOCA asserts that approval of the project including the parking facility on G Street will fail to motivate the owner of the gutted apartment building adjacent on the west side of the parking site to repair or replace the apartment building. They, thus, draw the conclusion that approval of my application will send the message that it is City policy to encourage existing housing to deteriorate.

Right now, the 1317-1319 G Street parcel is unimproved and invites trash dumping and transients, as noted before. Development of a nice, well landscaped, well maintained parking facility will enhance, not detract, from the immediate neighborhood environs. But regardless of that fact, I am not sure that the owner of the 1317-1319 G Street parcel has the responsibility for providing the incentive or motivation for its neighbor to appropriately develop that parcel. The development of that parcel must be based on the independent facts and circumstances associated with it.

What I believe to be true here is that failure of the City to approve my application is tantamount to encouraging existing housing to deteriorate. Creating an economically viable traditional commercial environment will support increased employment and a higher property tax base for the City, while a denial of my present application will show a preference for retaining a deteriorating residential apartment building for which there is no hope of rehabilitating.

#### **APPROVAL WILL NOT INCREASE TRAFFIC DOWNTOWN OR WEAKEN LIGHT RAIL**

SOCA alleges that my proposal will increase traffic downtown and weaken the potential of Light Rail. As a matter of fact, just the opposite is true.

The building is located within 660 feet of Light Rail. Conversion of the building to commercial use will have the effect of encouraging the use of Light Rail and less reliance on autos, as compared to office buildings in other locations.

#### CONCLUSION

In conclusion, I want to reiterate my sincere belief that the project I have proposed will have an overriding positive effect on the City of Sacramento.

The City has before it the opportunity to save and restore a stately and gracious building by converting its use to general offices. As a residential building, the Hopkins House is not economically viable and simply will not survive in the longer term.

I am personally committed to responsible development of our community, both commercial and residential. My track record speaks for itself. Based upon my experience and my commitment, I believe that the proposal that I have put before you will provide the greatest benefit to our community among the alternatives reasonably available.

I, therefore, respectfully request that you approve my application.

Sincerely,



Michael Krambs

cc: Dennis Neufeld, Planning Chair  
Sacramento Old City Association