CAPITOL INVESTMENTS & PROJECTS
DEVELOPMENT - INVESTMENT
3112 "O" STREET, SUITE 10
SACRAMENTO, CALIFORNIA 95816

WALLACE F. CHIN, BROKER (916) 452-2687

Honorable Mayor of Sacramento
Members of the City Council
Mr. Marty Van Duyn, City Planning Director
915 I Street
City Hall
Sacramento, Ca.

Reference Nr. P-9324
2630 "H" Street, Sacramento, Ca.

12 May 1981

Dear Mr. Mayor
Members of the City Council
Dear Mr. Van Duyn:

After many hours of lengthy discussions with members of the City Planning Department and members of the City Council on the above mentioned project, I have decided to withdraw my hearing on my application for a time being and request that the item be referred back to the City Planning Commission for special comsideration because of the following reasons.

The special permit and variance will be reevaluated due to:

1. The special permit shall be applied only to the upper unit of the building for the conversion of a residential structure into office uses. Therefore the number of square foot for office use has been reduced from 3,000 to about 1,300 square foot for the upper unit, due to some unusable spaces, etc.

2. The variance to waive the original 8 required parking spaces has now been reduced to about 3 spaces because of the reduced square footage applied for office use. In addition, we have already obtained a permission from the owner to use the parking facilities at an alternate site for the required 3 parking spaces, if such parkings are needed and required. However, the site is about 2 city blocks away.

3. Therefore, the lower unit of the building shall be used solely for residential occupation purpose and not to be leased out for office use.

In light of these changes for the good of the community, many heighbors have expressed sympathy with the applicant and have since shown strong support for the project.

Request the petition for temporary withdrawal from the agenda be approved and request that the application be referred back to the City Planning Commission for consideration.

Sincerely,
Wallace Chin
Wallace F Chin
2630 H Street, Sacramento, Ca.

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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
725 "J" STREET SACRAMENTO, CALIF. 95814 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 29, 1981

FILED
PARKING AUTHORITY
CITY OF SACRAMENTO
Cont to 5-14-81
MAY 5 1981

~~APPROVED~~ BY THE CITY COUNCIL
MAY ~~25~~ 14 1981
OFFICE OF THE CITY CLERK
Withdrawn

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of Planning Commission's Denial of a Special Permit and Parking Variance in order to allow the conversion of a residential structure into offices (P-9324)

LOCATION: 2630 "H" Street

SUMMARY

This is a request for entitlements necessary to allow the conversion of an existing Victorian structure from residential to office use. The Planning Commission, in concurrence with staff recommendation, denied the request and the applicant subsequently appealed the action.

BACKGROUND INFORMATION

The subject site on the southwest corner of "H" and 27th Streets is zoned residential-office which allows office uses if a special permit is granted by the Planning Commission. In addition to the special permit request, the applicant is seeking a variance to waive the required eight parking spaces. Land uses to the north and east are residential. Medical offices and accompanying parking are located on adjacent properties to the south and west.

Field surveys conducted by staff indicates that on-street parking is very heavy and there are few available parking spaces. The Commission expressed a concern regarding the present parking situation. They felt that the waiver of the eight required spaces would result in increased parking and traffic congestion in the area. The Commission also received testimony from several area residents speaking in opposition to the proposed project.

VOTE OF COMMISSION

On March 26, 1981 the Planning Commission, by a vote of six ayes and three noes denied the requests.

RECOMMENDATION

The staff and Planning Commission recommend that the appeal be denied.

Respectfully submitted,

Howard Lee for
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MAY 2 1981

MVD:HY:bw
Attachments
P-9324

May 4, 1981
District No. 4

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE March 26, 1981
ITEM NO. 110 FILE NO. P- 9324
M-

GENERAL PLAN AMENDMENT ☐
COMMUNITY PLAN AMENDMENT ☐
REZONING ☐
SPECIAL PERMIT ☑
VARIANCE ☐

TENTATIVE MAP ☐
SUBDIVISION MODIFICATION ☐
EIR DETERMINATION ☑
OTHER

Recommendation:
☐ Favorable
☑ Unfavorable

LOCATION: 2630 H Street

☐ Petition ☒ Correspondence

PROPONENTS

NAME	ADDRESS
Wallace Chin	2704 Ripon Court, Sacramento 95826
Alex Chin	
Ina Chin	2704 Ripon Court, Sacramento 95826

OPPONENTS

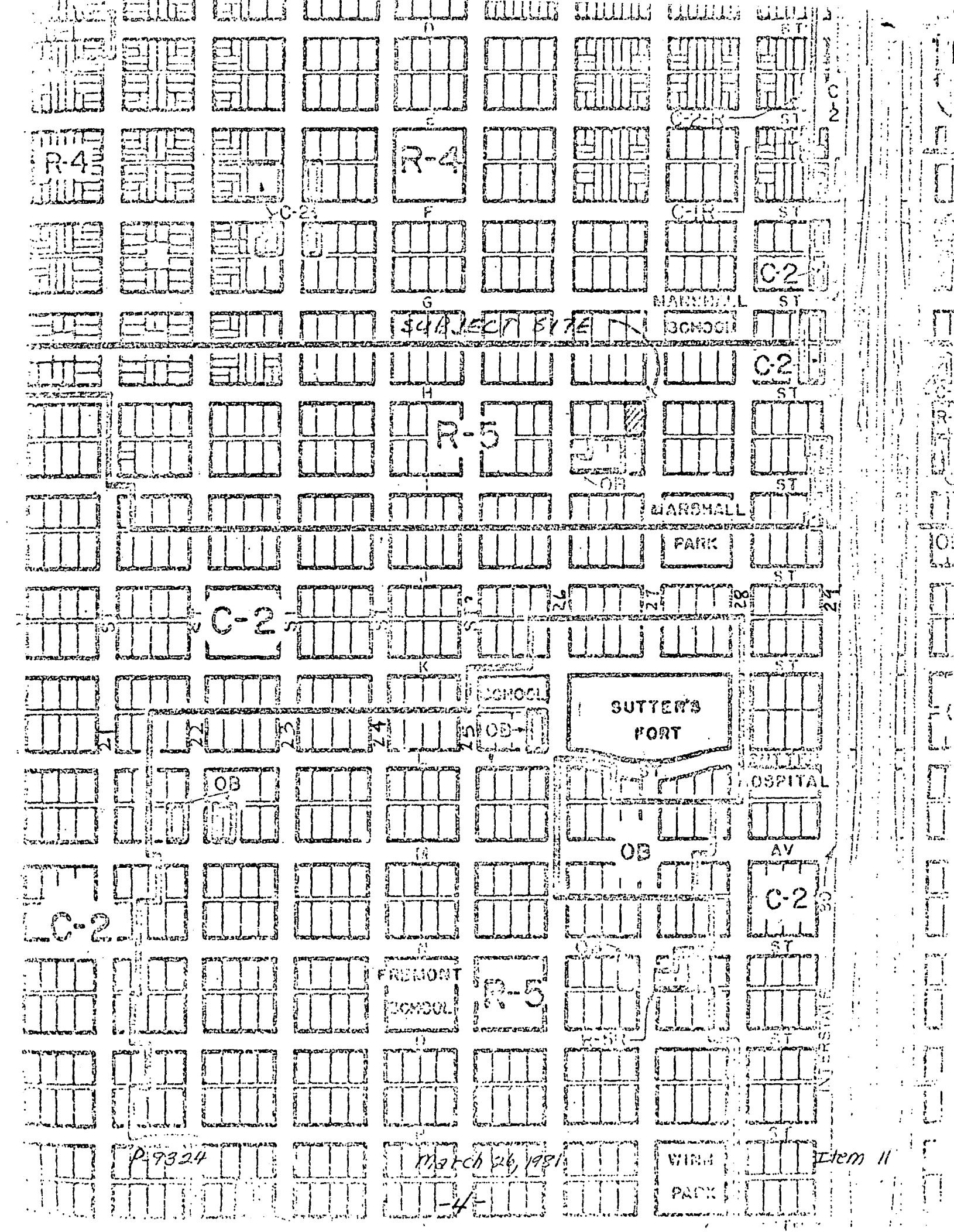
NAME	ADDRESS
Gus Marmis	905 23rd Street, Sacramento
Jim Macintelle	811 27th Street, Sacramento
Naomi Keller	2727 H Street, Sacramento
May Ellis	2611 H Street, Sacramento
Steve	817 27th Street, Sacramento

MOTION NO.

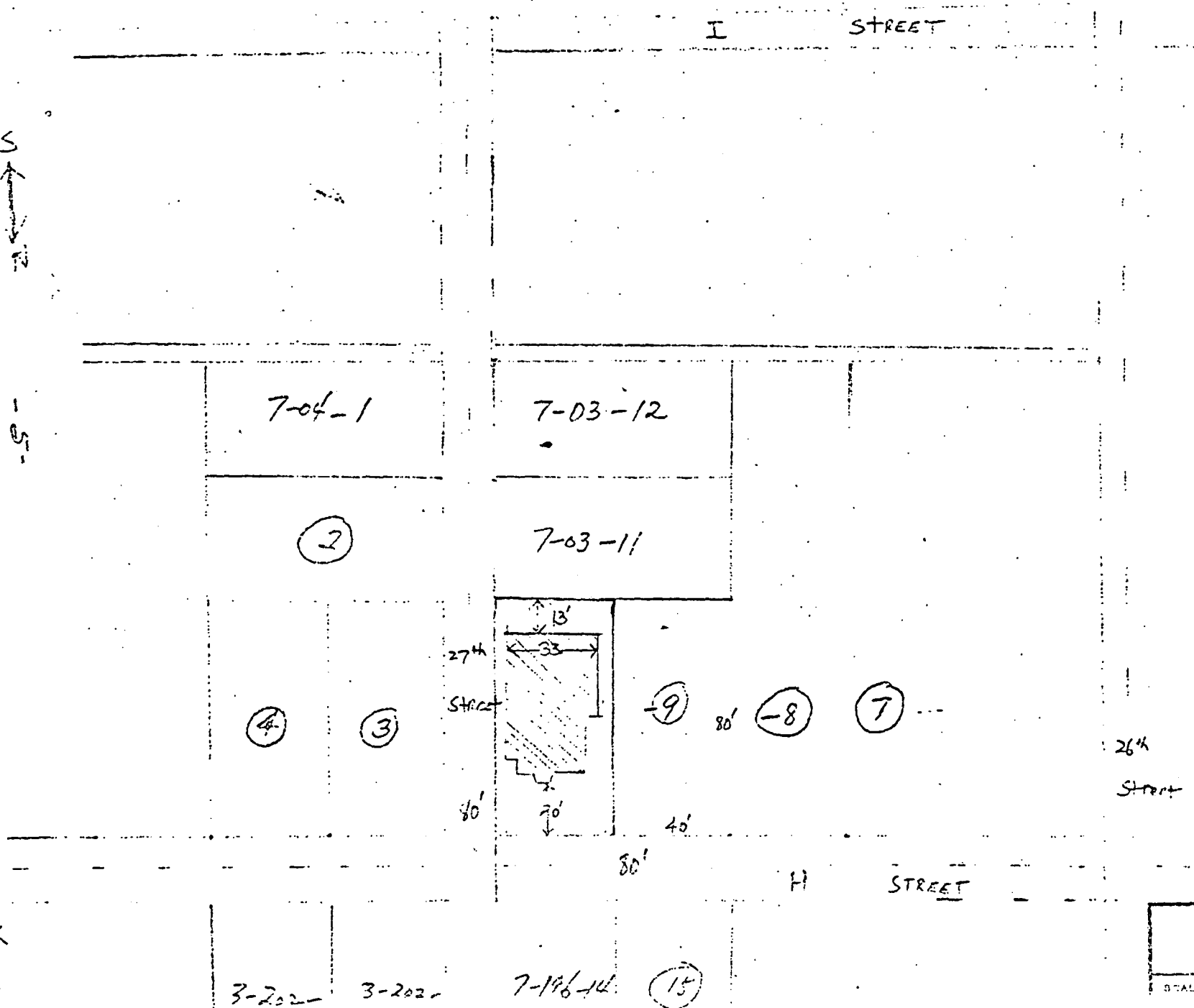
	YES	NO	MOTION	2ND
Augusta		✓		
Fong		✓		
Goodin	✓			
Holloway	✓			
Hunter	✓		✓	
Larson	✓			✓
Muraki		✓		
Silva	✓			
Simpson	✓			

MOTION:

☐ TO APPROVE
☐ TO DENY
☑ TO ~~APPROVE SUBJECT TO COND. &~~ deny BASED ON FINDINGS OF FACT IN STAFF REPORT
☐ INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE
☐ TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
☑ TO RATIFY NEGATIVE DECLARATION
☐ TO CONTINUE TO MEETING
☐ OTHER



P-9324 March 26, 1981 Item 11



REZONE 2630 H
SAC, CA.

CH

SCALE:

APPROVED BY:

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Wallace F. Chin, 2704 Ripon Court, Sacramento, CA 95826
OWNER Wallace F. Chin, 2704 Ripon Court, Sacramento, CA 95826
PLANS BY
FILING DATE 2/17/81 50 DAY CPC ACTION DATE 5-2-81 REPORT BY: DP:bw
NEGATIVE DEC. Exempt 15103(c) EIR ASSESSOR'S PCL. NO. 007-035-10

APPLICATION: 1. Special Permit to establish a 3,000 square foot office in the Residential-Office (R-0) zone

2. Variance to waive eight required parking spaces

LOCATION: 2630 "H" Street

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing Victorian structure from residential to office use

PROJECT INFORMATION:

General Plan Designation:	Residential-Office
Central City Community Plan Designation:	Residential-Office
Existing Zoning of Site:	R-0

Surrounding Land Uses and Zoning:

North:	Residential;	R-3A
South:	Parking lot;	R-0
East:	Residential;	R-3A
West:	Parking lot;	R-0

Parking Required:	8 spaces (1:400 sq. ft.)
Parking Provided:	0
Property Area:	3,200 sq. ft. (40' x 80')
Square Footage of Building:	3,000 sq. ft.
Significant Features of Site:	Existing structure listed on City's Official Register of historical structures
Street Improvements:	Existing
Utilities:	Provided

STAFF EVALUATION: The subject site is located on the southwest corner of "H" and 27th Streets. Land uses to the north and east are residential. Medical offices and accompanying parking are located on properties to the south and west. The site, a 40' x 80' lot, contains a 3,000 square foot, two-story Victorian structure.

Staff's primary concern regarding the applicant's proposal is the inability to provide the required on-site parking (8 stalls). Field surveys by staff indicate that the area is already impacted with on-street parking.

While staff foes not disagree that the site is suitable for the proposed use, the inability to provide parking on-site or within close proximity to the site makes an office use undesirable.

APPLC. NO. P-9324 MEETING DATE March 26, 1981 CPC ITEM NO. 11

STAFF RECOMMENDATION: Staff recommends that:

1. The special permit be denied subject to the findings of fact listed below;

2. The variance be denied subject to the findings of fact listed below:

Findings of Fact - Denial of Special Permit

1. The proposal is not based on sound principles of land use in that:

   a. adequate parking will not be provided on site;

   b. the area appears to be impacted with on-street parking presently.

2. The proposed project will result in the creation of a public nuisance as it will increase the demand for on-street parking in this area.

Findings of Fact - Denial of Variance

1. The variance will be injurious to residential property in the vicinity as it will increase the demand for on-street parking and add to the congestion.
2. The variance will not be consistent with the policy of the Central City Plan that calls for development to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: 30 March 1981

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of 26 March 1981 (Date) when:

____ Rezoning Application x Variance Application

x Special Permit Application ____ _____

was: _____ Granted x Denied by the Commission

GROUNDS FOR APPEAL: Although the building is suitable for office use, the inadequate parkings negate the issue. Parking spaces are plenty and will not create any shortages on the streets, e.g. spaces are available near 27th & G Streets and 28th & H Streets, one block from subject site. We have contacted many residents who have stated they can find parking spaces near these areas. We attempt to find parking spaces near 29th & G streets, a gas station or in the School

PROPERTY LOCATION: 2630 H Street, Sacramento, Ca. 95816

PROPERTY DESCRIPTION: A Historical 2-story Victorian home, in the preservation list, Property now, not in use. locate in the business establishment area and is ideally suitable for office uses.

ASSESSOR'S PARCEL NO. 007 - 035 - 10

PROPERTY OWNER: Wallace F Chin

ADDRESS: 2704 Ripon Court, Sacramento, Ca. 95826

APPLICANT: Wallace F Chin

ADDRESS: 2630 H Street, Sacramento, Ca. 95816

APPELLANT: Wallace F Chin
(SIGNATURE)

ADDRESS: 2630 H Street, Sacramento, Ca. 95816

FILING FEE: $60.00 RECEIPT NO. 5873

FORWARDED TO CITY CLERK ON DATE OF: 2 April 1981

P- 9324

7/80 (4 COPIES REQUIRED)

March 17-1981

Ref: P-9324
2630-H-ST.

Sacto. City Planning Commission
725-J-ST. SACTO. CA.
95814

Gentlemen:

I am opposed to the Special Permit request and variance request to waive parking requirements on above parcel.

We already have a major parking problem in this area for reasons listed below:

1- Overflow parking from Sacramento Medical Clinic, on to the streets. This parking lot faces H ST. in the 2600 Blk.

2- People parking in this area that work or have other endeavors on the metered and time limited parking streets such as I-J and K Sts.

3- Senior citizens taking Bus Tours from Senior Citizens Center park in this area to escape the meters & time limited sts. of I-J and K Sts.

Also this does not seem to conform with the theme of the New Plan For the Central City Community.

Sincerely.

D.K. Beckley
2617-H-ST. SACTO. CA 95816

APN: 3-196-17

P-9324 -79- March 26, 1981 Item 11

Ref: P-9324
2630 - H - ST.

Sacto. City Planning Comm.
725 - J - ST. Sacto. Ca.
95814

RECEIVED

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3 - Senior citizens taking Bus Tours from Senior citizen center park in this area to escape the meters & time limited sts. of J - J and K Sts.

Also this does not seem to conform with the theme of the New Plan For the Central City Community.

Sincerely.

D. K. Beasley
2617 - H - ST. Sacto. CA 95816

APN: 3-196-17

P-9324 March 26, 1981 Item 11

CITY PLANNING COMMISSION

MAR 26 1981

RECEIVED

Sacramento, Cal 95822
5121- Euclid Ave
March 20, 1981-

Sacramento Planning commission - P-9324

Sirs -

In regards to special permit to establish an office in the residential at 2630-H-street # P-9324 on your letter, Hearing 3/26/81 - 5:15 P.M.

We are very much opposed to it. There is nothing left as far as space it has all been sold to the medical center. As it stands the medical center hasn't enough parking the street is full too. Sometimes we can't park in front of our own house 2611-H-street. We certainly do not need anymore parking around here. Even it is getting down H-street people park here to not have to meter and walk, we have followed this. Can't even see how it could even have a hearing on such a matter. With city ordinances if they are followed out. No, no, no, should all be rejected.

Sincerely
Mr. & Mrs. Dale E. Ellis
Ida May Wilcoxon