

CITY PLANNING COMMISSION

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

APPLICANT	Michael Krambs, Theodore Johns, 2021 'N' Street, 'B', Sacto., CA 95814				
OWNER	1325 'H' Street, Ltd., 2021 'N' Street, Suite B, Sacramento, CA 95814				
PLANS BY	Bob McCabe, 1809-19th Street, Sacramento, CA 95814				
FILING DATE	5-6-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	5-25-83	EIR		ASSESSOR'S PCL. NO.	002-164-10

APPLICATION: 1. Environmental Determination
2. Variance to waive 13 of the required 35 parking spaces for office conversion in the C-2 zone

LOCATION: 1325 'H' Street

PROPOSAL: The applicant is requesting necessary entitlements to convert a 12-unit apartment building to an office in the General Commercial (C-2) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Multi-family Residential (3-story)

Surrounding Land Use and Zoning:

North: Two-story multi-family residential; C-2
South: Office/Apartment; C-2
East: Apartment; C-2
West: Apartment/Office; C-2

Parking Required: 35 spaces
Parking Provided: 22 spaces
Ratio Required: 1:400
Ratio Provided: 1:636
Property Dimensions: 60' x 120'
Property Area: 7,200 square feet
Square Footage of Building: 14,000
Significant Feature of Site: Existing three-story apartment
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Color: White
Exterior Building Material: Wood

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BACKGROUND INFORMATION: The existing structure is a three-story wood frame, 12-unit apartment built about 1930. The applicant proposes to convert the structure to office use. The structure is considered "supportive" to nearby structures on the City's Preservation List.

STAFF EVALUATION:

1. The subject property is located on the north side of 'H' Street, between 13th and 14th Streets.

The surrounding neighborhood can be characterized as containing mixed land uses namely: offices, commercial and multi-family residential. A two-story office building with on-site parking is located across the street ('H' Street) to the south; a two-story apartment complex is located across the alley to the north; a multi-family structure and a two-story converted office structure, with on-site parking, is located to the east, and the westerly property contains an apartment flat.

2. The existing three-story 14,000 square foot apartment is located on a 0.2± acre in the Central City in the General Commercial (C-2) zone. The applicant is proposing to convert the space to offices. The applicant proposes to raise the structure and excavate for a subterranean parking area for a total of 22 parking spaces. Access would be from the alley.
3. The proposed 14,000 square foot office space requires a total of 35 parking spaces. The compact space allowance is 30 percent, which would be 11 spaces, provided that all parking spaces are provided on site or off site. The submitted plans, however, indicate a total of 11 compact spaces. The submitted plans indicate a total of 22 parking spaces under the structure. Thirty percent of 22 spaces would only allow a maximum of seven compact spaces.

The width of the site, which is 60 feet, is inadequate to provide standard stalls and maneuvering space for 90° parking spaces - a minimum of 62 feet of width is required by the Zoning Ordinance for double 90° parking spaces and maneuvering area.

4. The on-street parking along H, G, 13th and 14th Streets is heavily congested. The Racquetball Club on the northeast corner of 14th and 'H' Streets, which has no on-site parking, generates a high demand for on-street parking. In addition, the new offices along 12th Street, I and H Streets generates demand for on-street parking.

Parking meters (2 hrs.) are located along 'H' Street, while the 13th, 14th and 'G' Streets area contains preferential parking. Therefore, staff believes the waiver of 13 parking spaces would further increase the on-street parking demand and congestion in this area and possibly adjoining residential neighborhoods.

5. Staff cannot find any justification which warrants the issuance of a variance to waive the 13 parking spaces. There are no hardships or unusual circumstances involved. The C-2 zoning category and the existence of a three-story structure on the property are not reasons for waiver of parking spaces. The structure was originally built for residential uses - not commercial uses.

A similar structure restoration and office conversion took place on the northeast corner of 13th and 'H' Streets. The applicant could not provide any parking on the site; however, in order to allow the office conversion, the Commission approved a variance to locate the required parking off site.

Some alternatives to the current proposal could be:

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- a. Provide off-site parking for the 13 spaces;
- b. Design a mixed use (office/residential) and provide all on-site parking;
- c. Retain the entire structure for residential use.

6. Residents of the 12 apartment units will be displaced at a time when there are few new apartment units becoming available and a great deal of housing within the Central City area is being converted to non-residential uses.

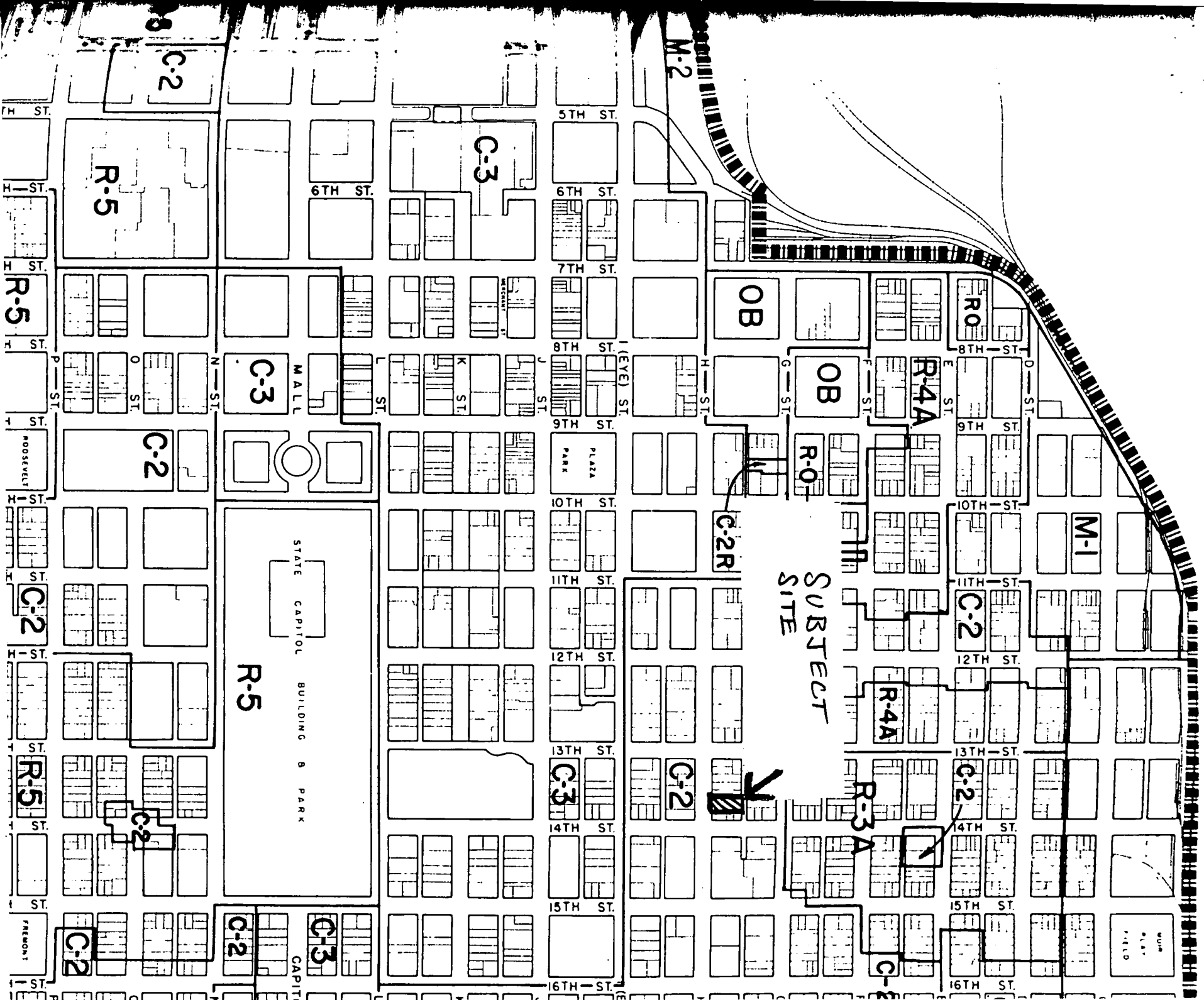
In conclusion, due to the existing parking problem in the area, the reduction of more rental units in the Central City and the inadequate space for proposed parking spaces under the structure, staff cannot support the variance for reduction of parking.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant environmental impact and filed a Negative Declaration on May 25, 1983.

RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Variance to waive 13 of the required 35 parking spaces, based on the following Findings of Fact:
 - a. The project as proposed would be injurious to the public welfare and to property in the vicinity of the applicant in that it would increase the on-street parking demand on already congested street parking areas. The project would also displace residents of the 12 existing rental apartment units.
 - b. The project would be a special privilege granted to one individual in that other office and residential uses, both new and office conversions, have provided off-street and off-site parking.
 - c. The project is not consistent with the goal of the Central City Plan which states: "Provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

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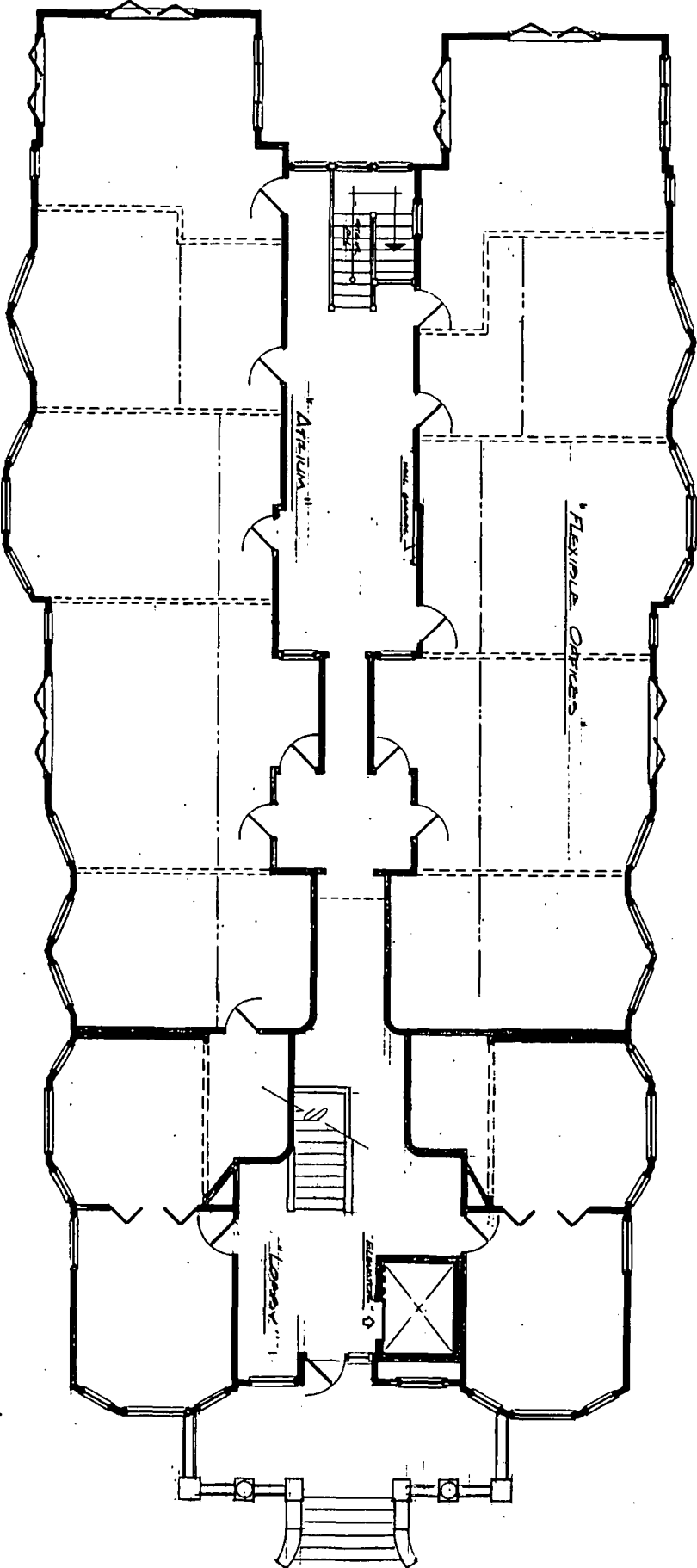


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FIRST FLOOR PLAN



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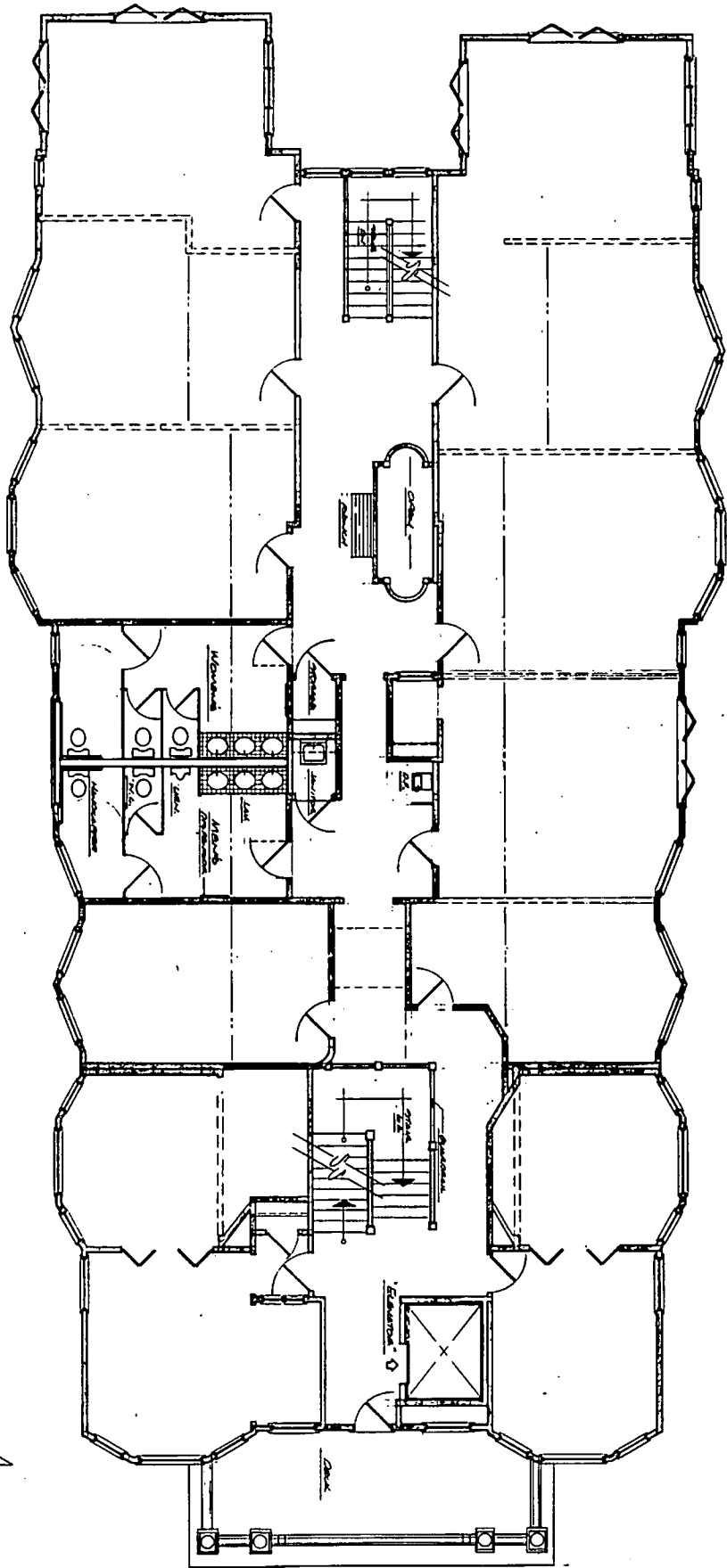
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"SECOND FLOOR PLAN"



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WORKING DRAWING

CONCEPT PLAN

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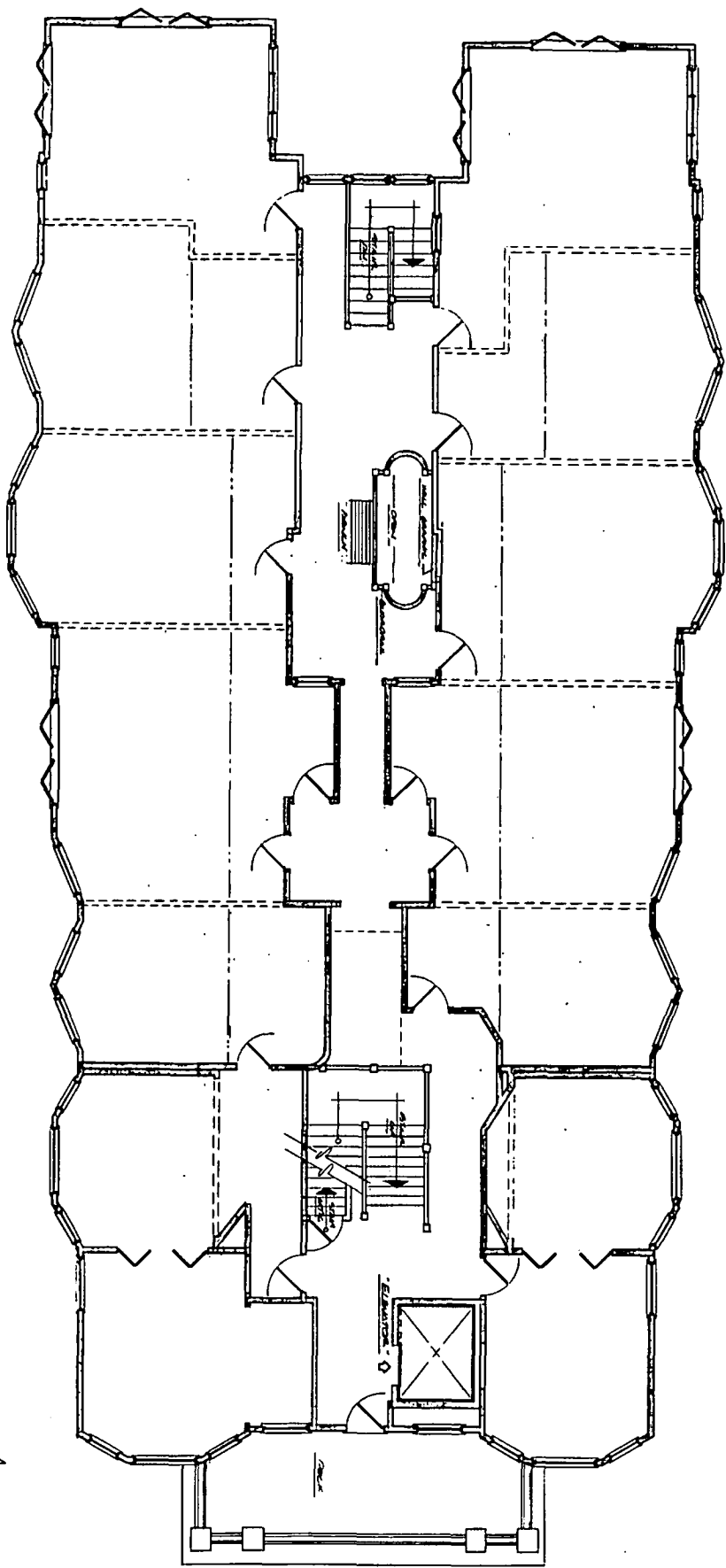
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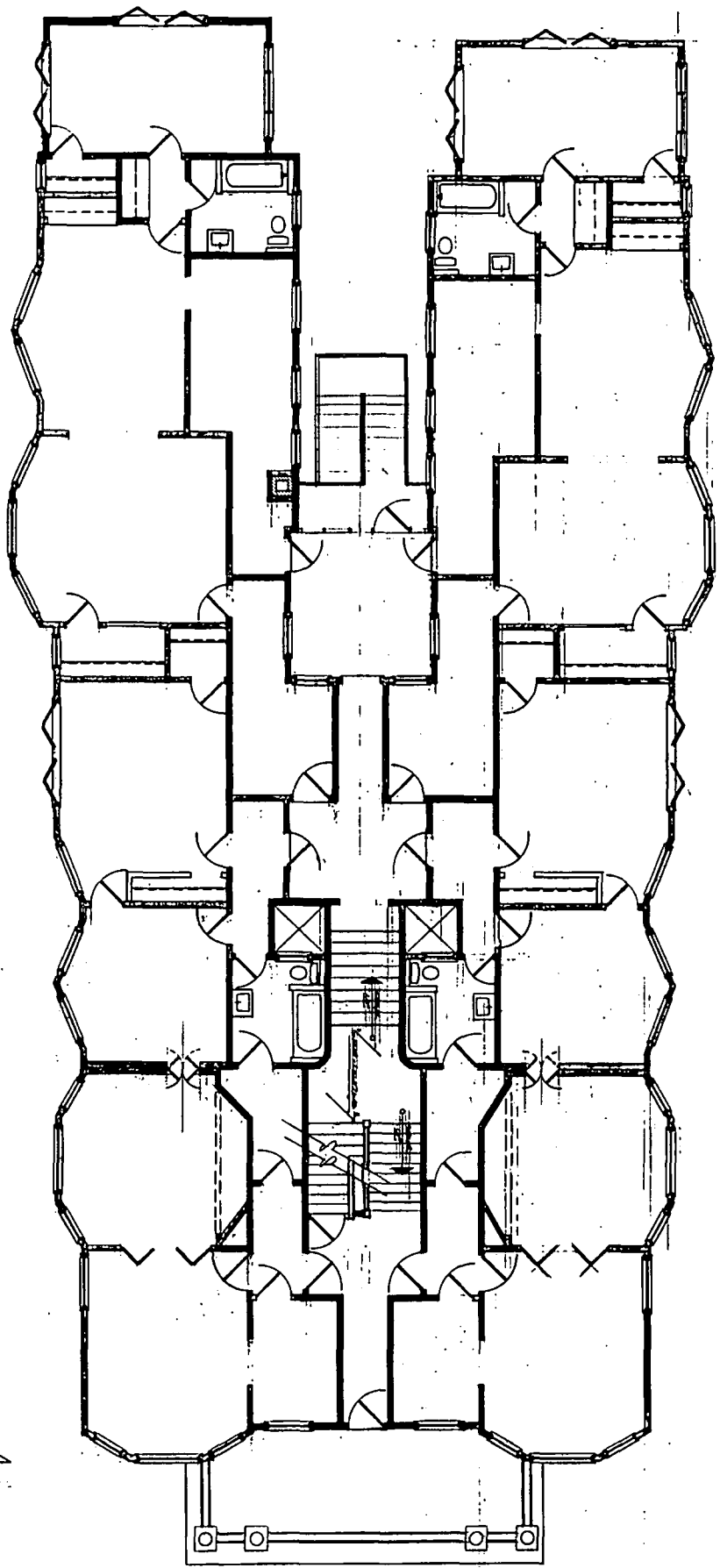


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THIRD FLOOR PLAN



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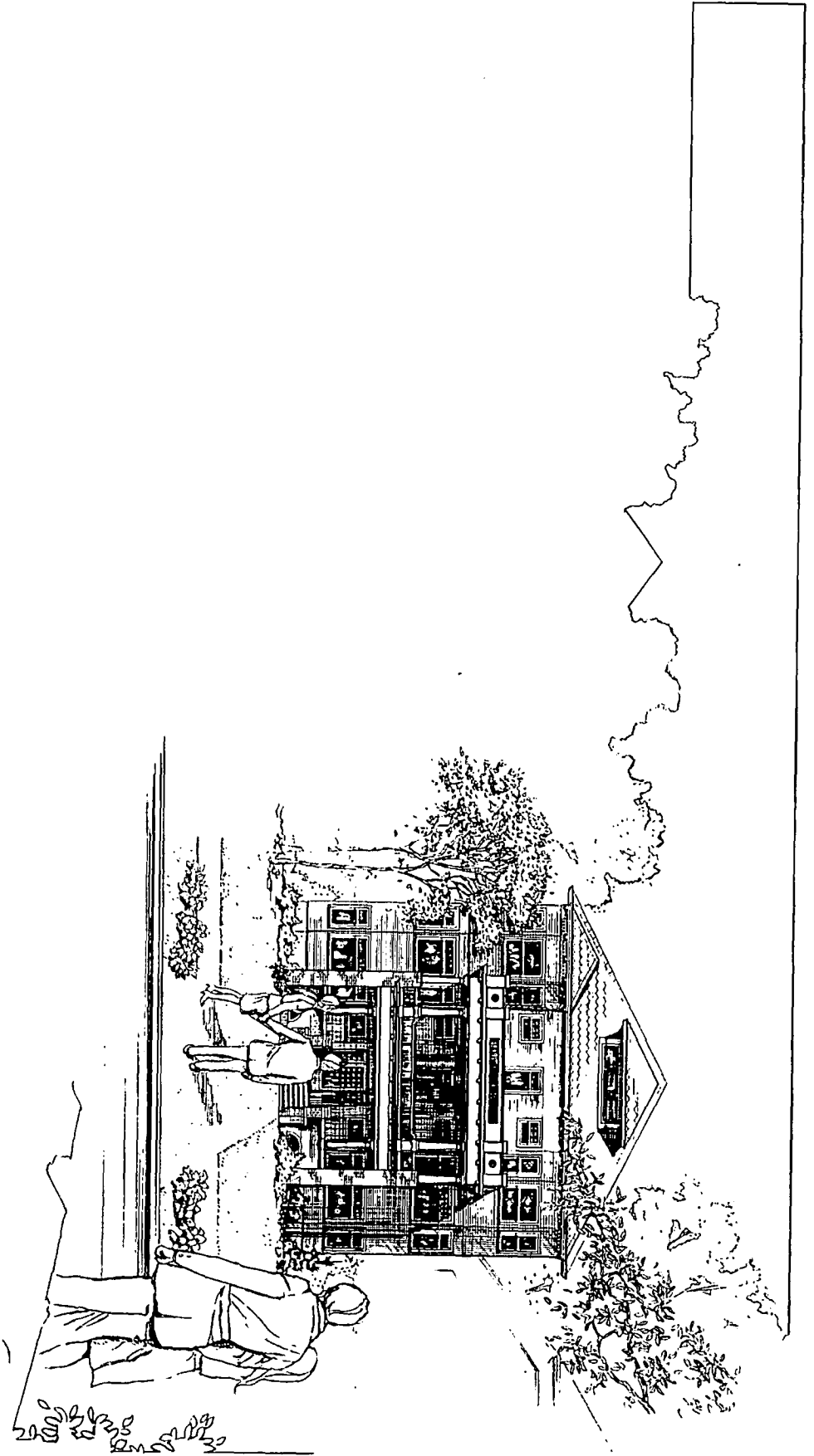


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"As Built - Typical"



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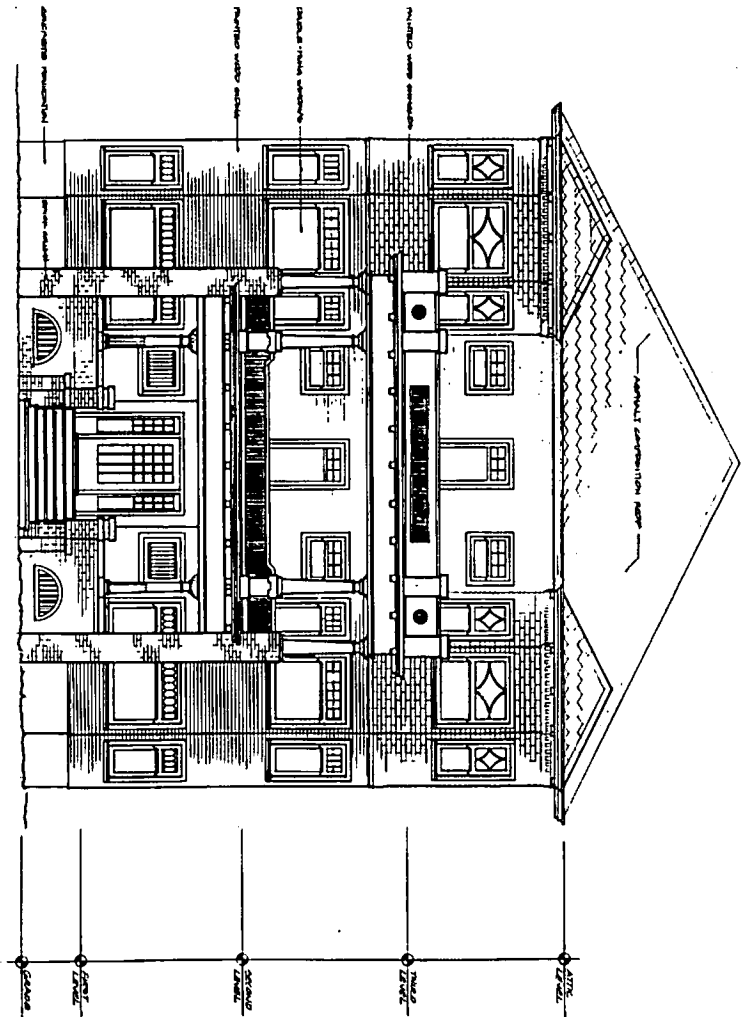
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	<p>WORKING HOUSE</p>	<p>SOUTH ELEVATION</p>	<p>BOB McCABE • ARCHITECT</p>	<p>1000 1070 STREET • SACRAMENTO • 95814 • 447-4847</p>
			<p>DATE</p>	<p>DRWG</p>

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WEST ELEVATION

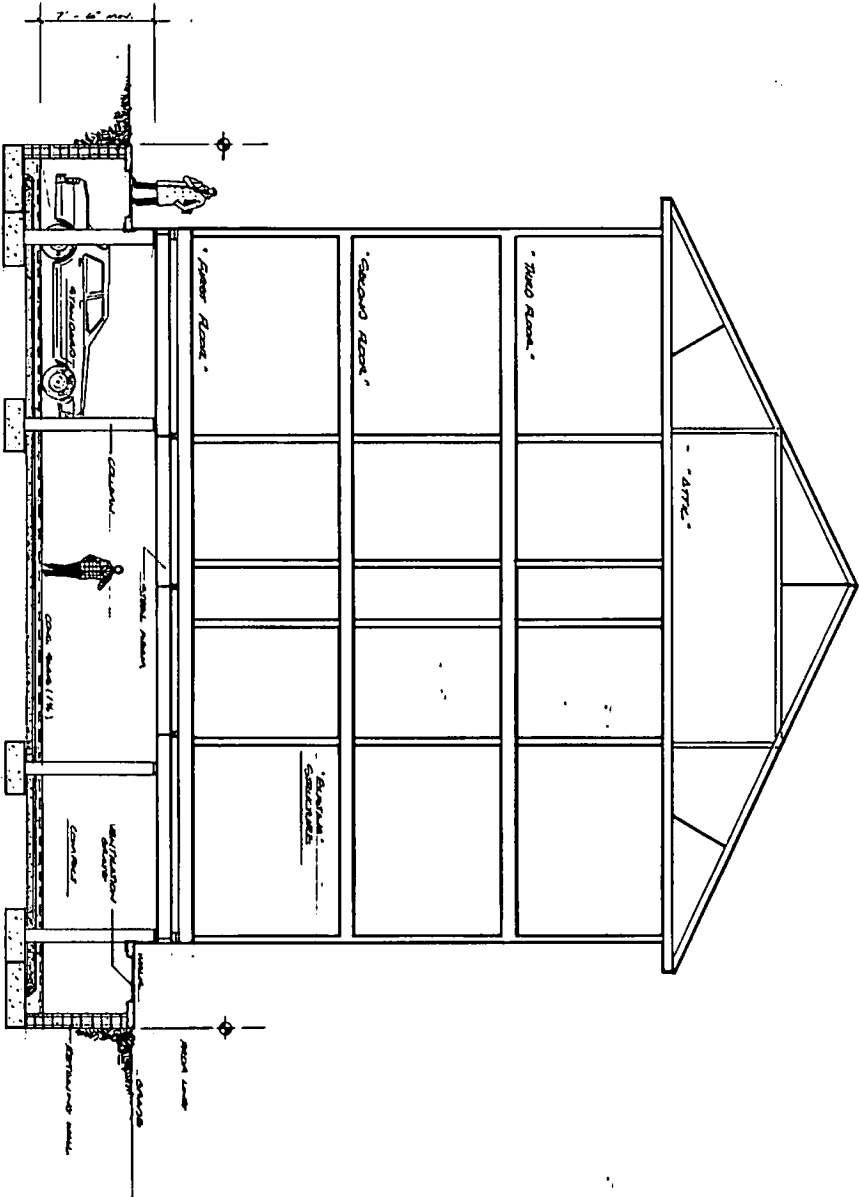
HOPKINS & DOVER

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SECTION

22 BRICK SPACES TOTAL



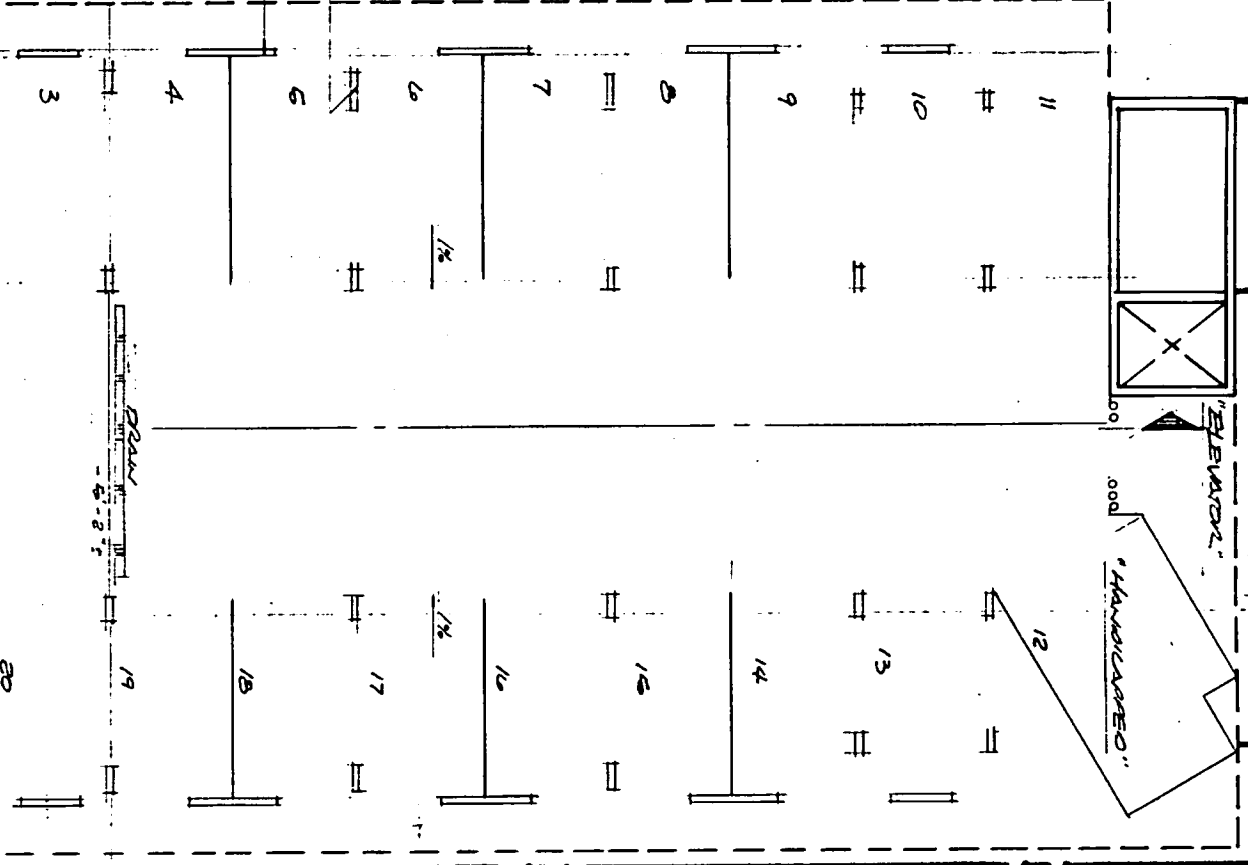
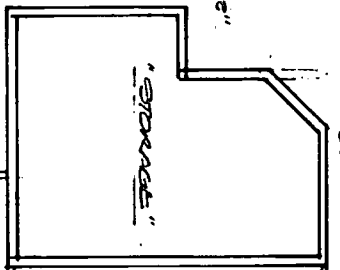
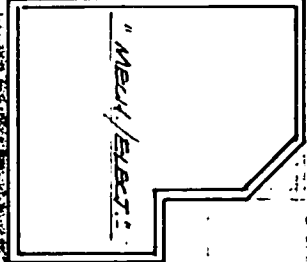
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25' - 0"

"HOPKINS HOUSE"

STRUCTURAL COLUMN
REMAINING WALL
CONC. PUMP
PROPR. WALLS



18' - 0" STANDARD

24' - 0"

12' - 0" CABINET

"ELEVATOR"

"HANDICAPPED"

"CONCEPT PARKING PLAN"

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001303

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