

25



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

FILED
PARKING AUTHORITY
CITY OF SACRAMENTO

April 29, 1981

*Cont to
5-14-81*

MAY 5 1981

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
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE

CITY MANAGER **1001 2 VAN**

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 TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

LOCATION: 2630 H Street

- Favorable
 Unfavorable Petition Correspondence

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

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

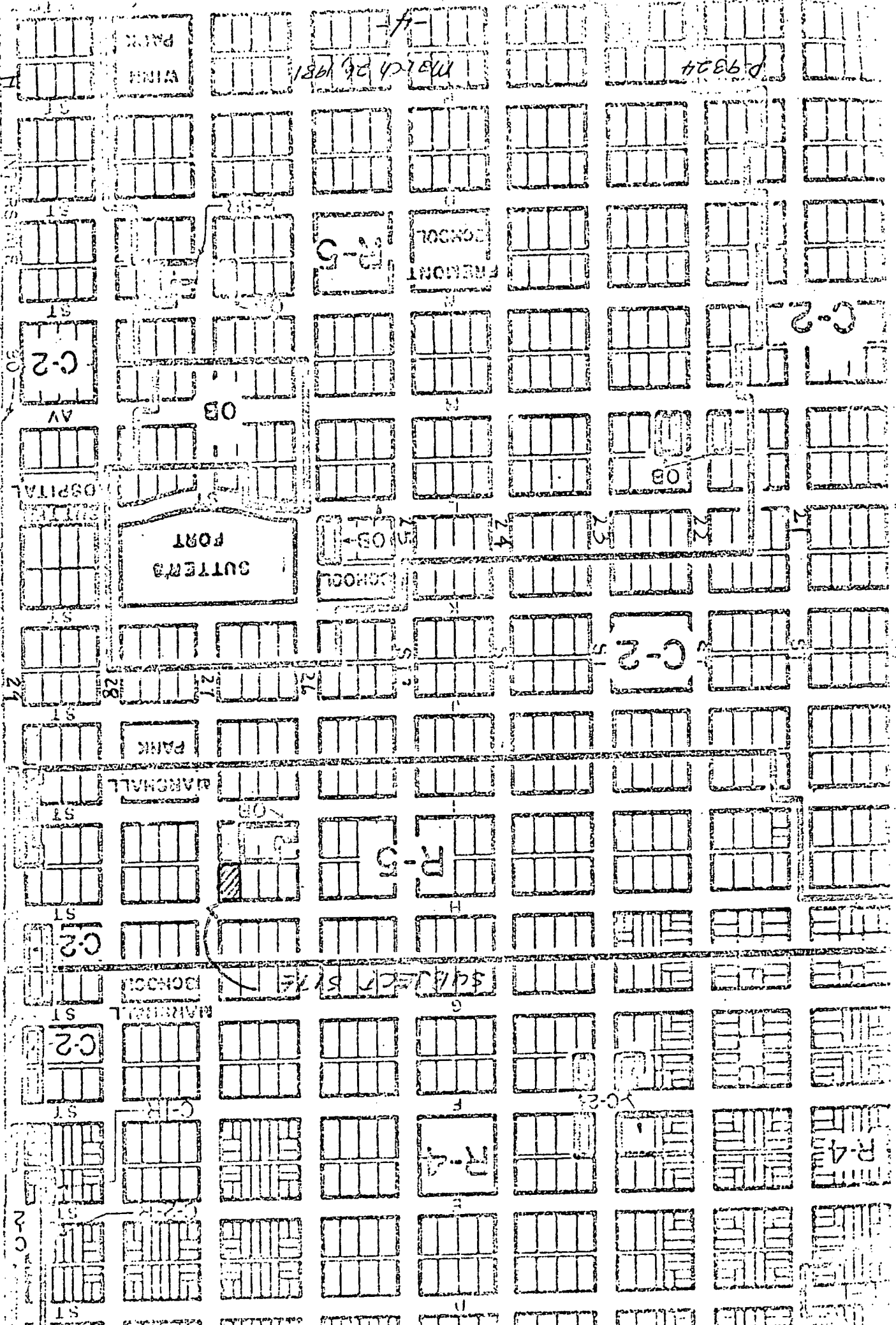
MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta		✓		
Fong		✓		
Goodin	✓			
Holloway	✓			
Hunter	✓		✓	
Lawson	✓			✓
M. Ki		✓		
Silva	✓			
Simpson	✓			

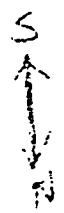
MOTION:

- TO APPROVE
 TO DENY
 TO APPROVE ^{denied} SUBJECT TO COND. & 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 _____

Item 11



3-202-81



-5-

I STREET

7-04-1

7-03-12

(2)

7-03-11

(4)

(3)

27'

Street

46'

13'

33'

70'

(9)

80'

(8)

(7)

26'

Street

80'

H

STREET

REZONING 2630 H
SAC, CA.

No. 11

3-202-

3-202-

7-196-14

(15)

SCALE	APPROVED BY
	CH
	FILE NO.

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 does 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 when:
(Date)

 Rezoning Application Variance Application
 Special Permit Application

was: Granted 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
now, not
to use.
PROPERTY DESCRIPTION: A Historical 2-story Victorian home, in the preservation list, located
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

March 26, 1951

P-9324

HPN: 3-196-17

2617-H-55 57-50.CA 95812

Dr. Beckley
Sincerely,

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

3 - Permit citizens taking bus tours from permit citizens Center park in this area to escape the meter & time limited sto of I-1 and H Sts.

2 - People parking in this area that work at fire other enterprises on the metered and time limited parking streets such as I-1 and H Sts.

1 - Direction parking from Sacramento Medical Clinic, on to the streets. The parking lot face H St in the 2600 Bldg.

Problem in this area for reasons listed below:
We already have a major parking parking requirement on above parcel.
I am opposed to the special permit request and variance request to waive

Problem:

2630-H-57

RECEIVED

MAR 29 1951

725-D-57 58-50.CA 95814

Sacto. City Planning Commission

March 17-1951

P.O. P-9324

