BLACKBIRD
ASSOCIATES

October 22, 2010

Planning Commission and Robert Williams
Community Development Department
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811-0218

Project: **Z10-053 Appeal of Cornerstone Restaurant Parking Waiver**
Subject: **Parking Waiver**

Dear Planning Commissioners and Robert Williams:

I will be attending an out-of-state family reunion and won't be able to attend the October 28 Public Hearing on the subject project. I would therefore like to share my thoughts on the parking conditions near 2301 K Street in letter form.

While it appears from the parking survey conducted by the applicant that there are generally street parking spaces available throughout the day, this only describes a single point in time. The coalition of business owners, residents and church members appealing the parking waiver are very concerned about the FUTURE of our block, not just last month's conditions. The economy is down right now and the availability of parking reflects this. For example with my firm, the number of staff is significantly reduced from that in the past during a normal market and we therefore don't need as many parking spaces. Some of the restaurants are currently vacant and the rest of the businesses are likely to be in a similar situation and thus there are extra spaces available on the street.

Through my involvement with this special permit process, I have discovered that it is the restaurants that request and receive the most waivers of parking. And I understand that to a degree this is intentional by the City in order to encourage businesses to reuse existing buildings and encourage alternate modes of transportation. However, at some point in time the lack of adequate parking will cause adjacent businesses and residents to leave, resulting again in vacant existing buildings. Our neighborhood is beginning to reach that point.

I've conducted a study of K Street and restaurants. The attached aerial photograph (from the Beach Hut request for parking waiver) shows restaurants highlighted in

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pink. There are 7 existing or approved restaurants between 21st Street and 28th Streets on K Street. In these 7 blocks, 5 of the restaurants are on the one block between 23rd and 24th Streets where the Cornerstone project is proposed. And 4 of the 5 received waivers of parking!

There is definitely a growing concentration of restaurants on this block and as the economy improves, their parking needs will cause a parking nightmare both for the customers as well as neighbors. The seating and parking tally follows.

Name	Address	Seats*	Parking Need	Parking Available	Missing Spaces
New Cornerstone	2301 K	79	26	0	26
Sugar Plum	2315 K	72	24	4	20
Hinas Replacement	2319 K	30	10	3	7
Ricks Dessert Diner	2322 K	64	21	4	17
Golden Bear	2326 K	46	15	0	15
Future Restaurant & apt	2328 K	51	17	0	21
Former Cornerstone	2330 J	120	40	0	40
TexMex	2326 J	121	40	4	36
TOTAL THIS BLOCK					182
Spaces both sides of entire street block					110
PARKING DEFICIT FOR RESTAURANTS					72

* Includes seating in the public right-of-way

Ignoring the parking needs of all other businesses, churches, and residents, there is already a deficit of 65% above the total of ALL available parking spaces on this block simply due to the restaurants alone. It is unfair to the existing businesses, churches and residents in the neighborhood for the City to impose more parking waivers when the current situation is so one-sided to the profitability of restaurants.

The decision that you make on the parking waiver today will last forever. The economy will ultimately improve; businesses will staff up, the restaurants will fill up and the tight parking conditions today will turn into untenable parking conditions in the future. Please consider carefully the impact that another parking waiver will have on this great midtown neighborhood.

Sincerely,

Franc Blackbird

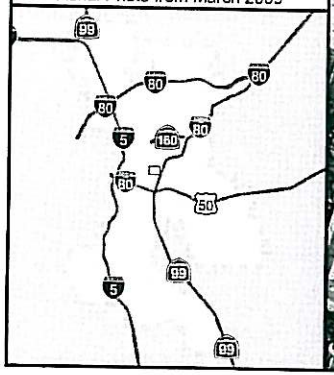
City Of Sacramento
Community Development
Department
Current Planning
Division

Z10-082

2408 & 2412 J Street
007-0101-002-0000 &
007-0101-003-0000
C-2-MC zone
Special Permit: Parking Waiver
Special Permit: Offsite Parking
Historic Landmark

Community Development

Aerial Photo from March 2009



Feet
100 50 0 100