

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Capitol Mall Management Corporation, 1990 Third Street, Sacramento, CA 95814		
OWNER Capitol Mall Management Corporation, 1990 Third Street, Sacramento, CA 95814		
PLANS BY Capitol Mall Management Corporation, 1990 Third Street, Sacramento, CA 95814		
FILING DATE 8-27-90	ENVIR. DET. Negative Declaration	REPORT BY CAS
ASSESSOR'S PCL. NO. 009-0052-001, 002, and 003		

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow a temporary parking lot on 0.15± vacant acres in the Office Building (OB) zone

LOCATION: East side of Third Street, 65± feet south of S Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a temporary parking lot to serve the employees and clients of an office building across Third Street to the west of the subject site.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices
1980 Central City	
Community Plan Designation:	Office Building
Existing Zoning of Site:	Office Building, OB
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant, OB
South:	Vacant, RO
East:	Office, OB
West:	Office, OB

Parking Required:	0 parking spaces, not required parking
Parking Provided:	22 parking spaces
Property Dimensions:	95' x 73'
Property Area:	0.15± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three parcels totaling 0.15± vacant acres in the Office Building, OB zone. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices and the 1980 Central City Community Plan designates the site as Office Building. The surrounding land use and zoning for the subject site is vacant, zoned OB to the north; vacant, zoned RO to the south; office, zoned OB to the east and west.

APPLC. NO. P90-059

MEETING DATE November 19, 1990

001374

ITEM NO. 28

B. Applicant's Proposal

The applicant is proposing to construct a temporary parking lot to serve the employees and clients of an office building across Third Street to the west of the subject site. The applicant is proposing 22 parking stalls with asphalt paving. A typical parking stall would be eight and a half feet wide by 20 feet deep. The required 26 foot maneuvering area is provided. Mature street trees are existing along Third Street to the west of the subject site. No additional landscaping is proposed.

C. Staff Analysis

The applicant is proposing a 22 stall temporary parking lot on three parcels totaling 0.15± vacant acres in the Office Building zone. The parking lot would serve the employees and clients of the Capitol Mall Management Corporation office building across Third Street to the west of the subject site. The vacant sites to the north and south of the subject site are currently being used for illegal parking lots. The subject site is currently posted with a "Tenant Parking Only" sign. Access to the proposed parking lot would be from the adjacent alley to the south of the site. The on-street parking surrounding the subject site is composed of ten hour parking meters and one and two hour free parking (see Exhibit B). Across S Street to the north of the site is a block of temporary parking.

The General Plan Circulation Element outlines several policies to encourage alternative modes of transportation including Goal B: "Make a special effort to maximize alternatives to single occupant vehicle use, such as public transit"; TSM Policy 1: "Encourage and support programs that increase vehicle occupancy"; and Central City Transportation Policy 1: "Encourage the use of light rail transit and other alternative methods of transportation to facilitate the circulation in the downtown core". Furthermore, employers are encouraged to consider carpool incentives and private purchase of transit passes for employees as possible means to encourage the use of alternative transit and discourage single occupancy vehicles. The close proximity of the site to public transit, including bus line 38 along Third Street and a light rail station within seven blocks, makes the use of public transit to and from this site very feasible. To allow a temporary parking lot with 22 additional spaces serves only to encourage the use of the single occupancy vehicle and discourage the use of public transit. Furthermore, staff recommends that barricades be placed along the right-of-way and property lines to discourage people from parking in the vacant lot.

The office building intended to be served by the temporary parking lot is across Third Street to the west. The 14,100 square foot, two story office building provides 36 on-site parking spaces, according to the building permit. At a ratio of one parking space to 400 square feet of office area, the number of required parking spaces for the office building is 35, so the required parking is met.

Staff recommends denial of the Special Permit to allow a temporary parking lot in that the required parking for the office building is already met and the proposed parking lot discourages the use of alternative modes of transportation by providing excessive parking.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspections, Water and Sewer, and Waste Removal. The following comments were received:

Engineering staff notes that the alley adjacent to the subject site should be improved to City standards since access is from the alley. The parking lot should also meet City parking lot standards for drainage, slope, striping, and surfacing. Staff further indicates that the lot is wide enough to provide landscaping adjacent to the property line and landscaping should be obtained now as it might be difficult to obtain later.

Traffic staff comments that not enough information is provided about who the parking lot will serve. The City does not support providing excess parking for existing structures that meet their parking requirements.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Deny the Special Permit to allow a temporary parking lot based upon the findings of fact which follow.

Findings of Fact:

1. The proposed project is not based upon sound principles of land use in that the project is proposing additional, unneeded parking in an Office Building, OB zone.
2. The project, if approved, would be detrimental to the public health, safety, or welfare in that:
 - a. employees and clients of the office building and adjacent areas are encouraged to drive single occupancy vehicles rather than choose alternative modes of transportation; and
 - b. public transit opportunities are available to the employees and clients of the office building in that bus line 38 runs along Third Street adjacent to the site and the closest light rail station is within eight blocks.
3. The project is not consistent with several General Plan policies that encourage alternative modes of transportation, including multiple occupancy vehicles and public transit.