

In the matter of the decision of the)
City Planning Commission to approve a)
Special Permit to establish a parking)
lot on 0.29± acres in the Heavy)
Commercial (C-4) zone located at 912)
20th Street. P91-134)

NOTICE OF DECISION
AND
FINDINGS OF FACT

On October 24, 1991, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Commission approved the Special Permit to establish a parking lot in the C-4 zone subject to additional conditions and based upon revised findings of fact which follow:

Conditions:

1. The applicant shall provide planters, landscaping and irrigation for the site.
2. The improvement plans shall be reviewed and approved by the Design Review staff.
3. The planters behind the sidewalk adjacent to I Street shall be align with the existing driveway.
4. The driveways along 20th Street shall be removed and the sidewalks, curb and gutter improved to the satisfaction of the Traffic Engineer.
3. The parking space in front of rest room shall be redesigned to include a six foot walkway or the parking stall shall be eliminated.

Condition Added by Planning Commission

4. The Special Permit shall be valid and effective for an initial period of five years from November 14, 1991, the date of approval. The special permit shall thereafter expire unless extended by the Planning Director upon the written request of the applicant or successor in interest filed during the period one year prior to the expiration date. The notice and appeal provisions of Section 15H (Planning Director's Special Permit) of the Zoning Ordinance shall be complied with, and shall apply to, a request for extension of the Special Permit. The Planning Director may, at his or her discretion, schedule for hearing and consideration by the Commission a request for extension of the Special Permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed parking facility is compatible with existing developments but may become incompatible once anticipated development or redevelopment of the area occurs. At this time, the City is considering whether to amend existing land use policies to designate more property in the area of the subject site for residential use.

2. The project, as conditioned, will not be detrimental to the public health, safety, and welfare nor result in the creation of a nuisance, in that the lot will be adequately landscaped.
3. The project is consistent with the General Plan and the 1980 Central City Plan which designate the site Community Neighborhood Commercial and Office and Heavy Commercial.

Chairperson

Secretary of Planning Commission

Approved by the Planning Commission
on November 14, 1991, for the
October 24, 1991, meeting.

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

APPLICANT System Parking, Inc., m 717 K Street, #307, Sacramento, CA 95814
OWNER Anne Hibbitt/Barbara Macaulay, 3301 Sierra Oaks Drive., Sacramento, CA 95864
PLANS BY System Parking of Northern California, Inc., 728 J Street, Sacramento, CA 95814
FILING DATE 6-7-91 ENVIR. DET. Negative Declaration REPORT BY Jeanne Corcoran
ASSESSOR'S PCL. NO. 007-0014-008

APPLICATION: A. Negative Declaration
B. Special Permit to establish a parking lot on 0.29± acres in the Heavy Commercial (C-4) zone.

LOCATION: 912 20th Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a permanent parking lot on the site.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices
1980 Central City
Community Plan Designation: Heavy Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Temporary Parking Lot

Surrounding Land Use and Zoning:

North: Parking Lot, Commercial, Office; C-2
South: Office, Restaurant; C-2
East: Commercial, Office; C-2
West: Railroad Tracks/Office/Parking; C-2

Parking Provided: 35
Property Dimensions: 80' X 160'
Property Area: 0.29± acres
Square Footage of Building: 8,000± sq. ft. (existing)
Height of Building: 20'±
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Block
Roof Materials: Metal

Background Information On May 23, 1989, the Planning Director approved a special permit to allow a temporary parking lot at this location. A temporary parking lot, once approved, is valid for two years and is non-renewable. At the end of the two year time period the site is to be improved for permanent, long term parking or the parking use terminated.

On October 17, 1990, the City Council adopted an interim parking ordinance relating to land use, parking and vehicle trip reductions. Under this interim ordinance a special permit is required to establish a parking lot in the C-4 zone.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.29± developed acres in the Heavy Commercial (C-4) zone. An existing cement block building approximately 8,000± square feet is located on the site. The building has historically been used as a truck repair shop, however, the last two years the building and site have been used for parking. The General Plan designates the site as Community/Neighborhood Commercial and Office. The 1980 Central City Plan designates the site as Heavy Commercial. The surrounding land use and zones are commercial and office to the east, zoned C-2; office and restaurant to the south, zoned C-2; parking lot and office, zoned C-2 to the north; and railroad tracks and office, zoned C-2 to the west.

B. Applicant's Proposal

The applicant is requesting to continue to use the site as a long term parking lot. The inside parking area, 24 spaces, is leased to the State of California. The remaining uncovered parking area, 11 spaces, will be for monthly parking.

C. Staff Comments

The site is located in a mixed residential/commercial area. Residential uses exist east of the site on the north side of I Street and along H Street. Commercial uses exist east of the site on the south side of I Street, west of the site and along J Street. Staff has reviewed the site and has determined that a need for parking in the area does exist. Currently, 24 of the parking spaces are leased by the State for the Mayflower Building located on the southwest corner of 20th and J Street. An application has been received by the Current Planning Section to locate off site parking on this site for the building at 1815 I Street (P91-255). The proposed use is consistent with the General Plan goal of providing adequate off-street parking for new development and reduce the impact of on-street parking in established areas. The Central City Housing Strategy Study is recommending the site to be rezoned for multi-family residential at a density similar to R-3. Staff has determined that this request will not preclude the future use of the site for another type of development, eg. residential, as envisioned by the proposed Central City Housing Strategy Study.

The site will be improved to provide planters, landscaping and irrigation per the minimum requirements of the Zoning Ordinance. The subject site is located in a Design Review area. The improvement plans are subject to review and approval by the Design Review Board/staff. Staff notes a parking space in front of the restroom and recommends that

a six foot walkway be installed between the restroom and the parking stall. By installing this walkway it will allow anyone using the restroom to enter and exit safely. Adequate stall depth and maneuvering will be provided for the two stalls on the south end of the site. Staff recommends that the parking lot facility be approved.

D. Agency Comments

The proposed plans have been reviewed by Traffic Engineering, Engineering Division - Development Section, Building Inspections, Electrical Engineering, Water & Sewer Division, County Environmental Health and Midtown Business Association. The following comments were received:

Traffic Engineer

1. Construct planters behind the sidewalk adjacent to I Street to align with the existing driveway.
2. Remove existing unused driveways (2 each) on 20th Street.
3. Eliminate parking space in front of rest room.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration, and
- B. Approve the Special Permit to establish a parking lot in the Heavy Commercial (C-4) zone subject to conditions and based upon findings of fact which follow.

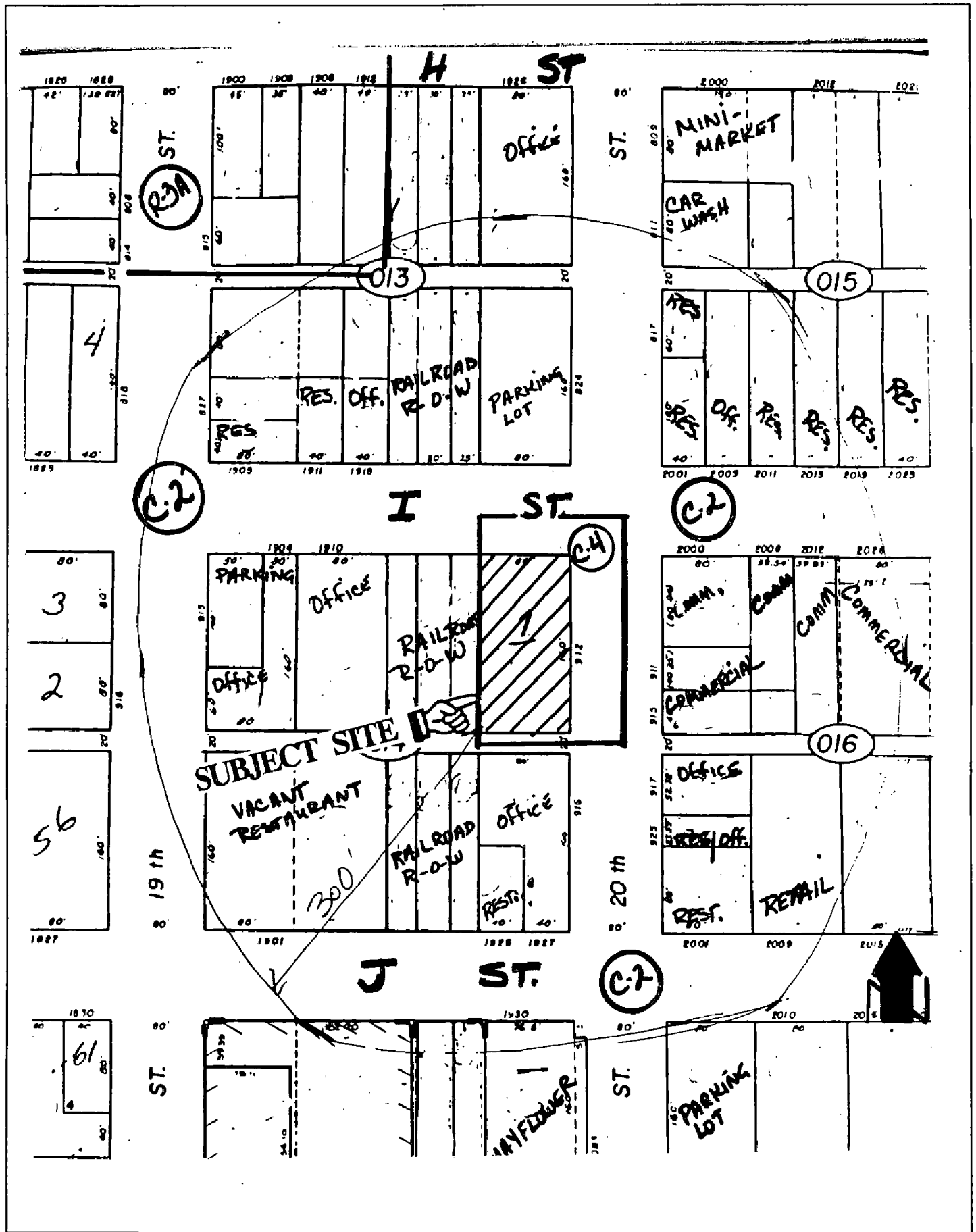
Conditions

1. The applicant shall provide planters, landscaping and irrigation for the site.
2. The improvement plans shall be reviewed and approved by the Design Review staff.
3. The planters behind the sidewalk adjacent to I Street shall be align with the existing driveway.
4. The driveways along 20th Street shall be removed and the sidewalks, curb and gutter improved to the satisfaction of the Traffic Engineer.
3. The parking space in front of rest room shall be redesigned to include a six foot walkway or the parking stall shall be

eliminated.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed parking facility is compatible with the existing zoning and surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety, and welfare nor result in the creation of a nuisance, in that the lot will be adequately landscaped.
3. The project is consistent with the General Plan and the 1980 Central City Plan which designate the site Community Neighborhood Commercial and Office and Heavy Commercial.



VICINITY, LAND USE AND ZONING MAP