

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 5, 2000, the Zoning Administrator approved with conditions a special permit to allow an off-site parking for adjacent retail uses for the project known as Z99-124. Findings of Fact and conditions of approval for the project are listed on pages 2-5.

Project Information

Request: **Zoning Administrator Special Permit** to allow off-site parking on a parcel within 300 feet of commercial buildings that require additional parking on 0.29± developed acres in the General Commercial, Urban Neighborhood Overlay (C-2) (UN) zone.

Location: 1708 J Street (D3, Area 1)

Assessor's Parcel Number: 006-0125-016, 001, 004

Applicant: Glen & Marilyn Vandeford
1209 41st Street
Sacramento, CA 95819

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Vacant

Existing Zoning of Site: General Commercial (C-2) (UN)

Surrounding Land Use and Zoning:

North: C-2(UN); Commercial

South: C-2(UN); Commercial

East: C-2(UN); Commercial

West: C-2(UN); Commercial

Property Dimensions: 80 feet x 160 feet

Property Area: 0.29± acres
Topography: Flat

Project Plans: See Exhibits A-C

Previous Files: None

Background Information: In early 1999, the City Council directed Code Enforcement to issue citations for all illegal downtown parking lots (M99-003). The proposed parking lot was cited for being an illegal parking lot without appropriate permits and not meeting the Zoning Ordinance, Building Code, and City Code development requirements. The applicant has applied to legalize the lot. Historically, the unimproved parking lot has been used by the adjacent retail uses to the east and west of the site.

Additional Information: The applicant is requesting to construct a 34 space parking lot to be used by existing adjacent retail and restaurant uses to the west and east respectively. The uses are located within 300 feet of the site under different ownership. The proposed site is an unimproved parking lot. The parking stalls will be accessed from J Street and the alley. A Zoning Administrator Special Permit is necessary for an off-site parking area that is within 300 feet of the use.

The site is located within the Boulevard Park Neighborhood Association area. The proposed plans were submitted to the neighborhood association. Staff received no comments from the association. The project has been noticed and staff received one call requesting more information about the project.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Public Works-Transportation and Engineering Planning Divisions, the Building Division, and the Police Department. The comments received pertaining to the project have been included as conditions.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15311(b)).

Conditions of Approval

1. The applicant shall comply with all Zoning Ordinance requirements pertaining to tree shading, stall dimensions, and maneuvering. The applicant shall revised the site plan to provide a four foot wide planter along the entire street frontage (except for driveway) in accordance with the Zoning Ordinance.
2. The parking lot shall comply with ADA and Title 24 requirements for handicap accessible spaces to the satisfaction of the Building Division. One van accessible parking space will be required.

which designate the subject site as Community/Neighborhood Commercial and Offices and General Commercial respectively.

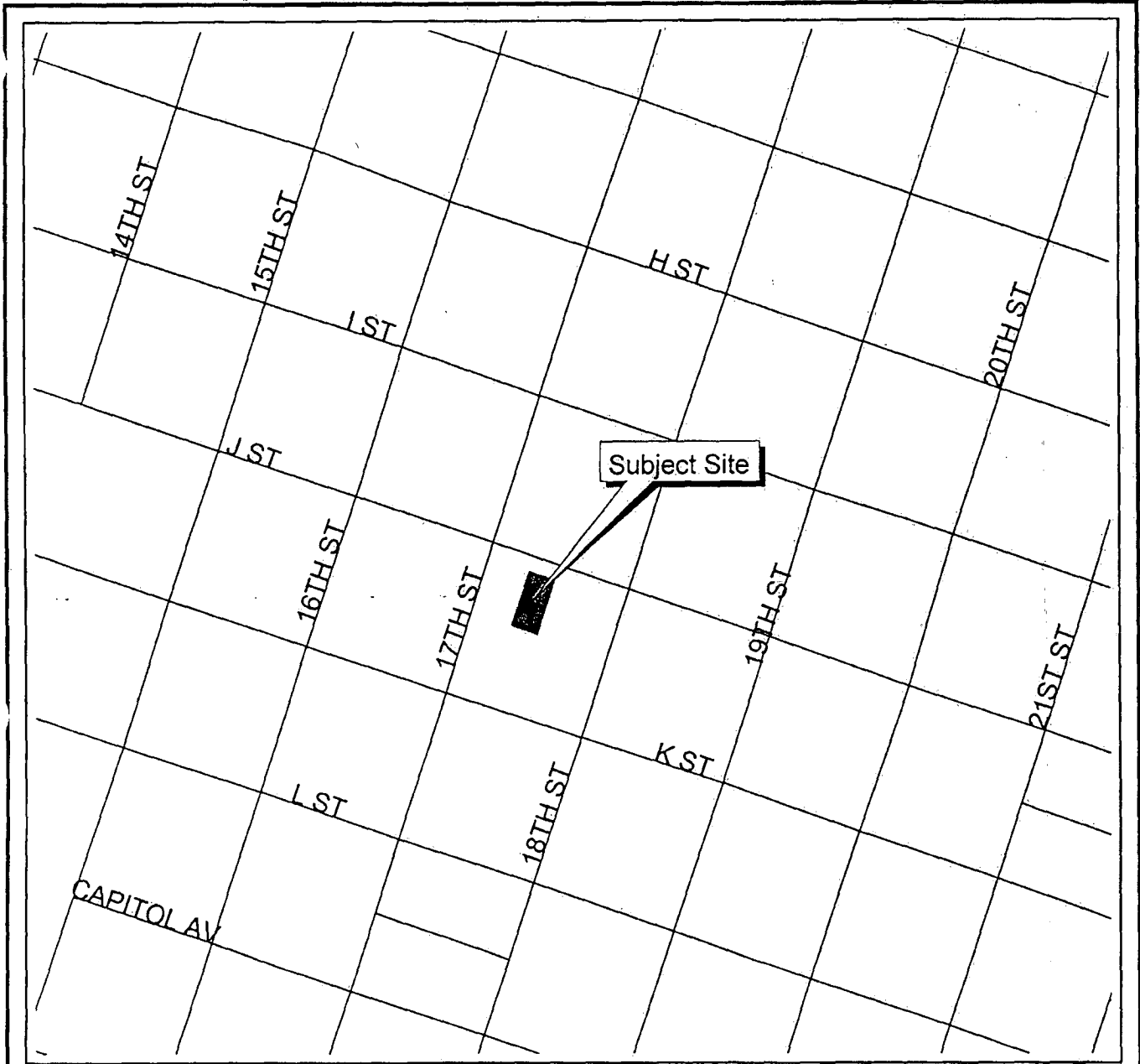


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

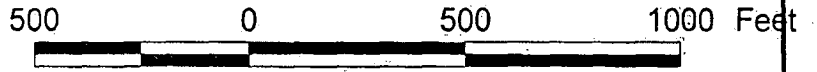
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book

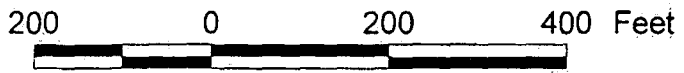
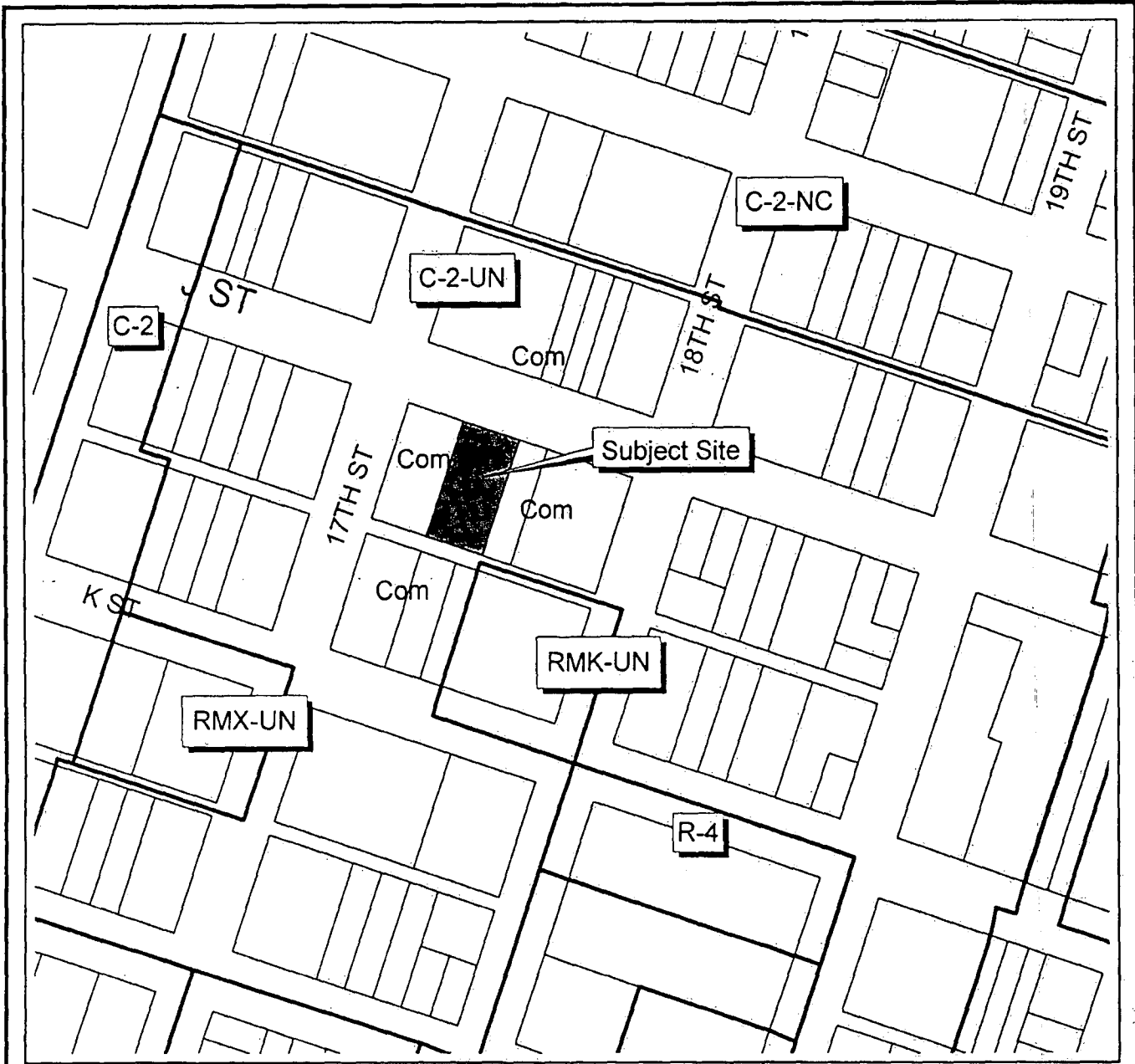


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



PROJECT TITLE: VANDERFORD PARKING LOT GARDEN

PROJECT NUMBER: 1175

DATE: 11/11/99

SCALE: 1/4" = 1'-0"

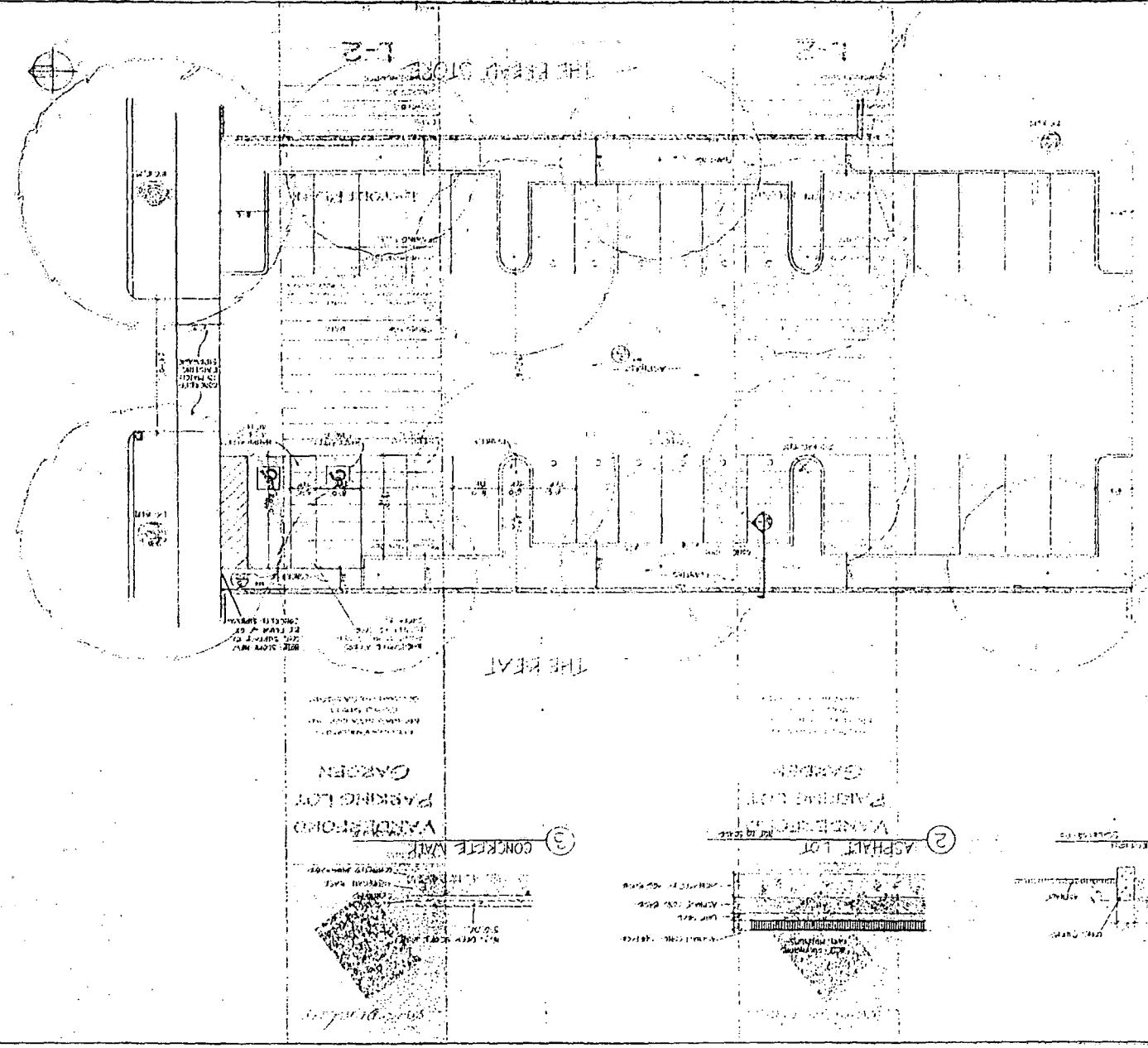
DATE: 21 JUN 1999

DESIGNED BY: JAL

CHECKED BY: DAI

DRAWING NUMBER: L-2

PAGE 2 OF 2



1 LANDSCAPING CURB

2 ASPHALT LOT

3 CONCRETE WALL

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