

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT COUNTY SUPERVISORS ASSOCIATION OF CALIFORNIA; 1100 K St.; Sac., CA 95814
OWNER Waltz Investment Co., 921 11th Street, Sacramento, CA 95814
PLANS BY Comstock Johnson Architects
FILING DATE 11/12/87 **ENVIR. DET.** Ex 15301 (c) **REPORT BY** GM:vf
ASSESSOR'S-PCL. NO. 006-0047-004

- APPLICATION:
1. Exempt 15301(c)
 2. Planning Director's Special Permit to establish an attendant parking facility in the Central Business District Special Planning District (C-3) zone. (P87-467)

LOCATION: 1122 I Street

PROJECT INFORMATION:

1980 Central City Plan Designation:	Multi-Use
Existing Zoning of Site:	CBD-SPD (C-3) zone
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North: Commercial; C-3
South: Surface Parking Lot; C-3
East : SRO Hotel, Liquor Store; C-3
West : Office Building; C-3

Parking Spaces Proposed: 28 spaces
Property Dimensions: 40 ft. x 160 ft. (0.13± ac.)

BACKGROUND INFORMATION: The subject site consists of 40 ft. x 160 ft. size parcel located on the south side of I Street between 11th and 12th Street. The parcel has been vacant for a long period of time and been used periodically for off-street parking in an unimproved condition. The site is bordered by a two story commercial building on the east occupied by a liquor store on the ground level and SRO Hotel above. A recently constructed three story office building is located to the west.

The subject site is being purchased by the County Supervisor's Association of California to provide off-street parking for its employees located in the 1100 K Street Building. Presently, employee parking is contracted among several parking structures in the downtown area.

PROJECT EVALUATION: The applicant proposes to improve the vacant lot and provide 28 parking spaces in a multi-stack design. Parking of vehicles will be operated by an attendant.

In most circumstances, staff would not support an off-street parking lot designed with seven deep parking served by only an eight foot wide maneuvering lane. However, this lot is being acquired by the County Supervisor's Association of California for the private use of its employees. No public parking is proposed.

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The lot will also be managed and operated by an attendant parking service. Therefore, maneuvering of cars in and out of the lot would occur primarily during the a.m. and p.m. commute periods and minimally occur throughout the day.

The proposed parking lot use for the site is also acceptable to the staff given that a permanent structure is unlikely to be constructed on a 40 ft. wide lot in the foreseeable future. The hotel structure to the east is to be rehabilitated for SRO housing and a new three story office building was constructed on the property to the west approximately 4+ years ago.

The applicant is proposing to upgrade the site and meet City requirements related to off-street parking facilities. The site plan proposes landscaping and a brick wall adjacent to I Street and shade tree planters within the parking lot.

The staff recommends approval of the requested Special Permit subject to design modifications described below:

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA pursuant to Section 15301(c) of the CEQA Guidelines.

STAFF RECOMMENDATION: Staff recommends that the requested special permit be approved subject to conditions and based upon the following findings of fact:

Conditions

1. The inside edge of existing sidewalk shall be repaired.
2. The brick wall parallel to I Street shall be a maximum four feet in height with decorative open metal (wrought-iron) fencing above to a maximum total height of six feet.
3. A narrow planter ($\pm 1-2'$) shall be installed along the outside edge of the brick wall along the west property line (facing the entry court of new office building). The planter strip shall be planted with climbing vines and/or small shrubs.
4. The tree planters within the parking lot shall be enlarged to a width of eight feet.
5. A wooden protective barrier shall be installed along the east elevation of the new office building to prevent damage to the concrete block wall.
6. The west elevation of the adjacent building shall be repainted if the property owner permits it.
7. All planter strips and tree wells shall have an irrigation system.

8. The planter strip adjacent to I Street shall be five feet in width (four ft. of soil) and planted with shrubs and small trees and climbing vines.
9. The parking lot shall be lighted subject to the approval of the Building Inspections Division Plan Checker.
10. An attendant shall be on duty during the period the lot is open.

Findings of Fact

1. The proposal is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial and Multi-Use in the 1980 Central City Community Plan and the proposed parking lot conforms with the Plan Designation.
2. The proposed project is based upon sound principles of land use in that the attendant lot will be used by employees of the County Supervisor's Association of California and operated by an attendant. Access to the lot is provided off the alley.
3. The project, as conditioned, will not be detrimental to public health, safety or welfare, nor result in the creation of a nuisance in that the lot will be screened by a decorative brick wall with landscaping.
4. The project is consistent with the 1980 Central City Community Plan, and the 1985 Redevelopment Plan and 1987 Urban Design Plan in that parking facilities are permitted in the Central Business District.

Staff Report Prepared By:

Gene Masuda
Gene Masuda, Associate Planner

11/25/87
DATE

STAFF REPORT APPROVED BY:

Marty Van Duyn
Marty Van Duyn, Planning Director

11-25-87
DATE

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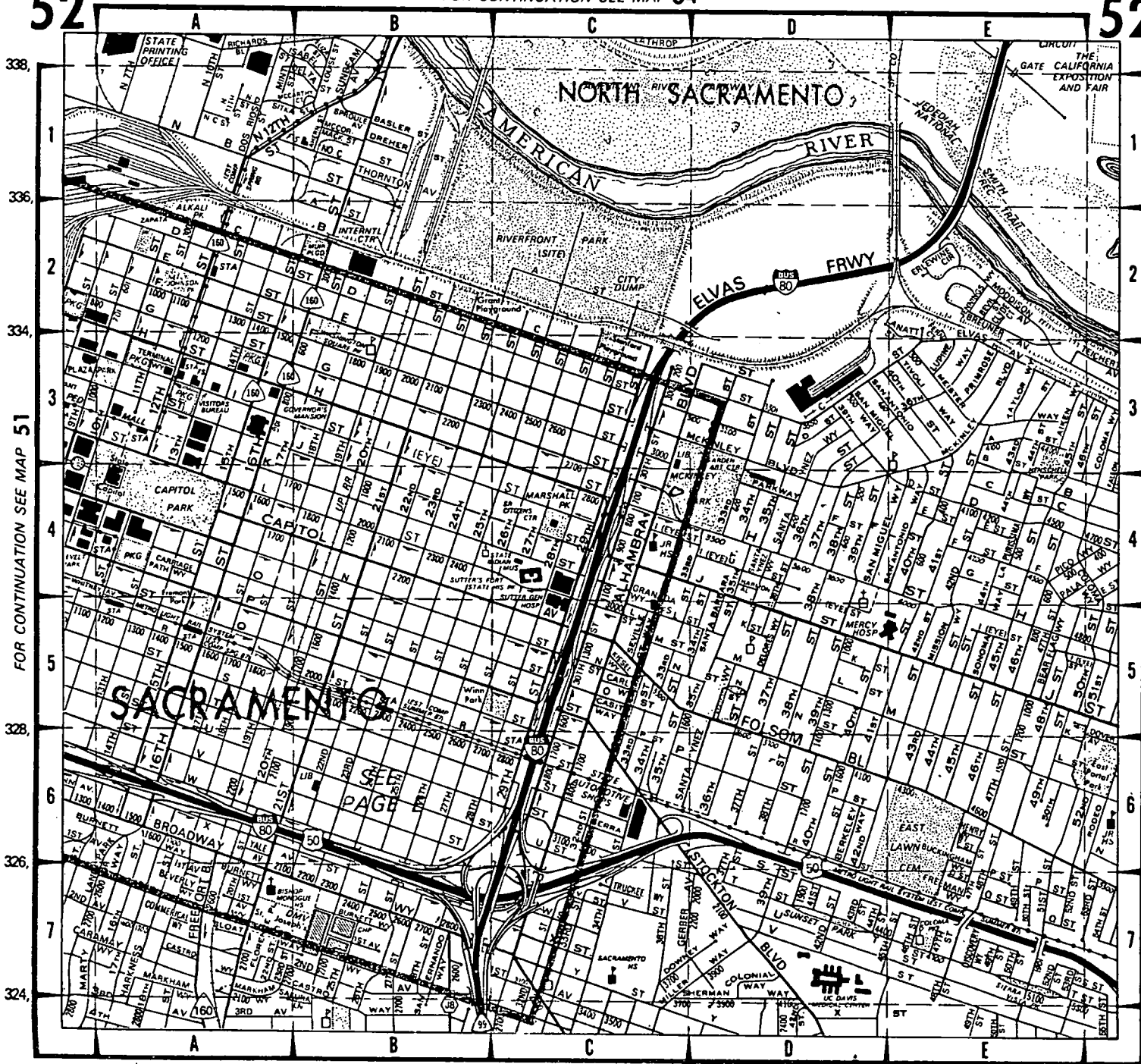
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52

FOR CONTINUATION SEE MAP 34

52



FOR CONTINUATION SEE MAP 51

FOR CONTINUATION SEE MAP 55

SACRAMENTO CO.

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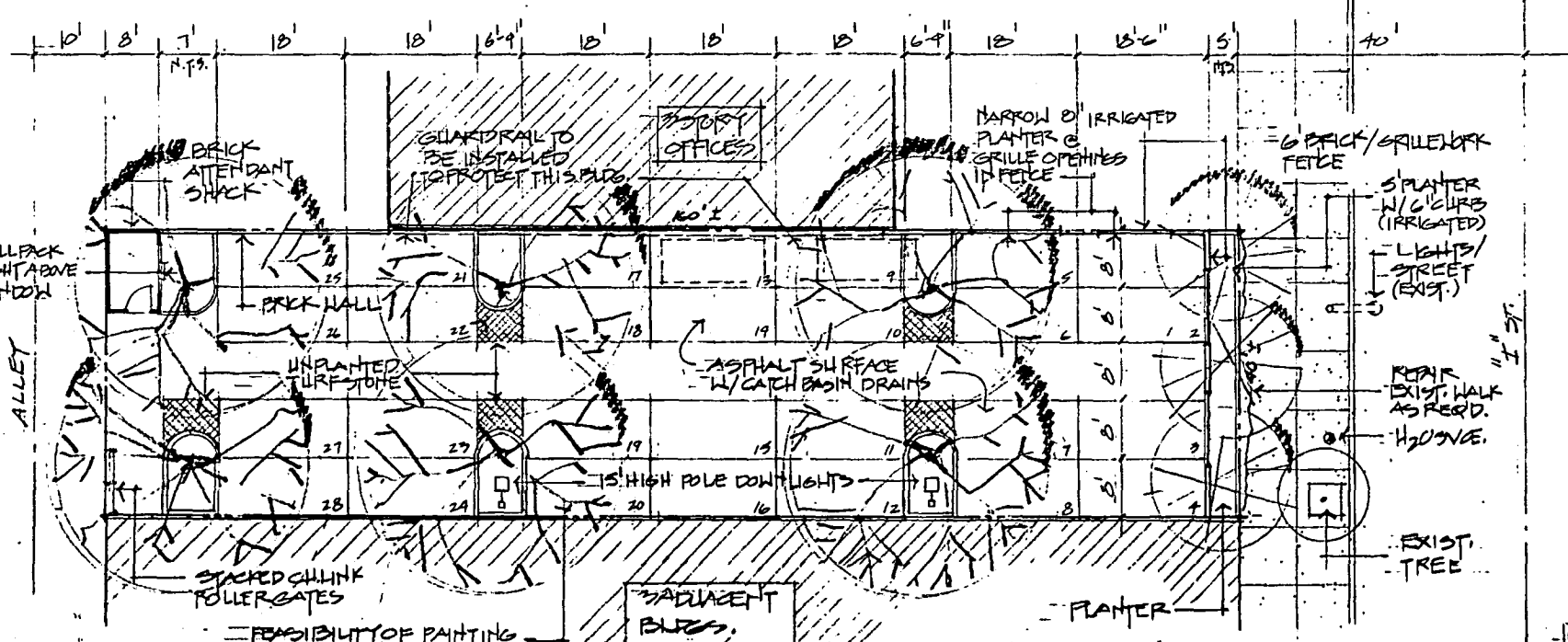
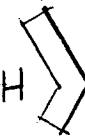
SITE PLAN

C. S. A. C. ATTENDANT PARKING LOT

1122 "I" ST.
SACRAMENTO, CALIF.
SCALE: 1/16" = 1'-0"

28 PARK SPACES

NORTH



FEASIBILITY OF PAINTING
THIS WEST WALL OF THESE
3 BLDGS. DISE DISCUSSED W/ OWNERS

COMSTOCK
JOHNSON
architects inc.
3212 Ramon Circle
Sacramento, California, 95827
(916) 9826303

10-13-87 27160.00
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C. S. A. C. ATTENDANT PARKING LOT

SCALE: 1/8" = 10'

28 PARK. SPACES

NORTH

