

# PLANNING DIRECTOR'S SPECIAL PERMIT

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

<b>APPLICANT</b>	System Parking of Northern California		
<b>OWNER</b>	728 J Street, Sacramento, CA 95806		
<b>PLANS BY</b>	System Parking of Northern California		
<b>FILING DATE</b>	4/7/89	<b>ENVIR. DET.</b>	Neg Dec. W/O MM
		<b>REPORT BY</b>	DCS:kjr
<b>ASSESSOR'S-PCL. NO.</b>	007-0014-008		

**APPLICATION:**

- A. Negative Declaration (without mitigation measures)
- B. Planning Director's Special Permit for a temporary parking facility 24 spaces to be located within one existing 8000± sq. ft. warehouse and 14 spaces to be located on the existing open surface parking area. Located on .29± partially developed acres in the C-4 zone.

**LOCATION:** Southwest corner of 20th and I Streets (APN 007-0014-008)

**PROPOSAL:** The applicant is requesting the necessary entitlements to operate a temporary (no more than 2 years) parking facility

## PROJECT INFORMATION:

**General Plan Designation:** Community/Neighborhood Commercial and Office

**Central City Community**

**Plan Designation:** Heavy Commercial  
**Existing Zoning of Site:** Heavy Commercial (C-4)  
**Existing Land Use of Site:** Warehouse

**Surrounding Land Use and Zoning:**

**North:** Vacant, Commercial; C-2  
**South:** Commercial; C-2  
**East:** Commercial; C-2  
**West:** RXR/Parking/Office; C-2

<b>Parking Provided:</b>	38 Spaces
<b>Property Dimensions:</b>	80 x 160
<b>Property Area:</b>	.29± acres
<b>Square Footage of Building:</b>	8,000± sq. ft. (existing)
<b>Height of Building:</b>	20'±
<b>Topography:</b>	Flat
<b>Street Improvements:</b>	Existing
<b>Utilities:</b>	Existing
<b>Exterior Building Materials:</b>	Block
<b>Roof Material:</b>	Metal

Staff has the following comments:

A. Land Use and Zoning

The subject parcel is 80' x 160'. The site is zoned Heavy Commercial (C-4). An existing cement block building approximately 8,000 sq. ft. is located on the site. The building has historically been used as a truck repair shop. To the north is I Street and a vacant commercial lot. To the east are commercial buildings. To the south is a commercial building. To the west is a parking lot and the railroad tracks. West of the tracks are small offices.

B. Applicant's Proposal

The applicant is requesting a temporary parking facility for 38 parking spaces; 24 would be located within the existing building, 14 spaces would be located on the open existing surfaced lot.

The C-4 zone allows a parking facility, garage, or lot without a special permit. However, such a use would be required to provide tree shading, other landscaping, and irrigation systems. The applicant is requesting the temporary lot to avoid having to install the required landscaping and irrigation until it is determined that a parking lot on the site is an economical use of the property.

If the applicant finds that the parking facility is a desirable long-term use for the site, the facility will be brought up to the standards for a long-term parking facility.

C. Staff Comments

Adjacent neighbors have been contacted. No comments in opposition have been received.

Staff has reviewed the site and found that the open surfaced area is being used for parking by neighboring office employees (without the permission of the property owner). This may indicate that there is a demand for parking in the area.

Staff found that several areas between the sidewalk and street are in weeds. A chain link fence on the westerly property line has not been maintained and barbed wire is hanging loose from its top.

Staff recommends that the temporary parking facility be approved. However, the parking areas should be maintained in a weed-free condition. The operator/owner is encouraged to plant and water shrubs in these areas. The fence shall be either removed or straightened. The barbed wire and metal barbed wire supports should be removed.

Wheel stops will be required that will prevent vehicles from extending into the City right-of-way (e.g. sidewalks) and prevent vehicles from running into the fence.

Appropriate sign permits will be required for all signs on the site.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has issued a negative declaration.

RECOMMENDATION:

Staff recommends approval of the Special Permit based on the conditions and findings of fact that follow:

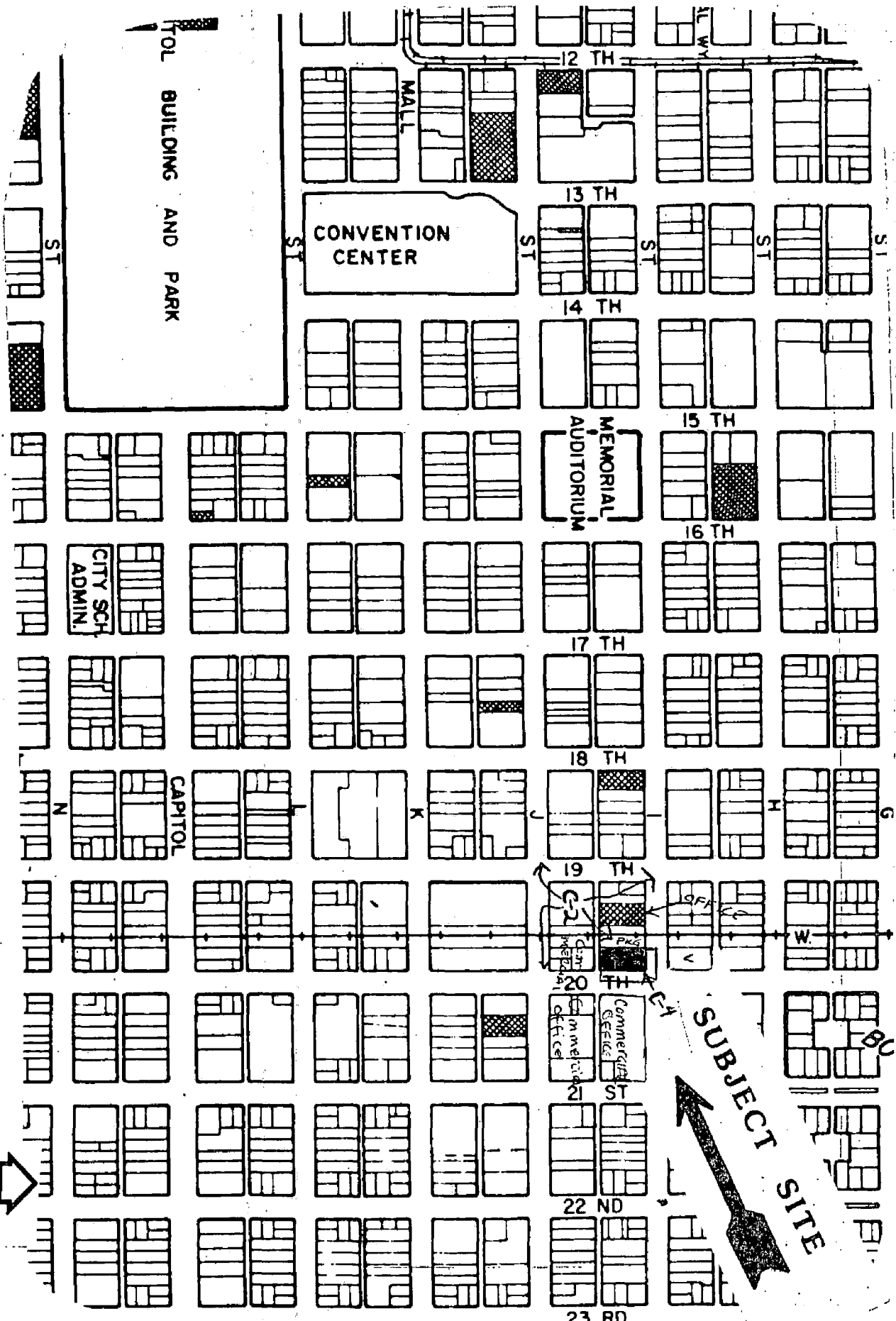
Conditions:

1. Parkway areas (area between the sidewalk and streets) shall be kept in a weed-free condition. It is recommended that these areas be planted with shrubs and maintained in a living condition.
2. The existing chain link fence on the westerly property line should be removed or at a minimum straightened. Barbed wire and the barbed wire supports along the top of the fence shall be removed.
3. The parking facility shall be improved to the standards specified in Ordinance 88-045 for temporary parking lots. The temporary parking lot permit agreement shall be signed by the property owner, operator, and Planning Director prior to beginning operation of the lot.
4. Appropriate sign permits shall be secured for any signs. (See the City Nuisance Abatement Division for forms.)

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 maintained in a weed-free condition and existing fencing will be improved.
3. The project is consistent with the General Plan in that the site is designated Community Neighborhood Commercial and Office.

# VICINITY - LAND USE - ZONING



TOL BUILDINGS AND PARK

CONVENTION CENTER

MEMORIAL AUDITORIUM

CITY SCH ADMIN

CAPITOL

SUBJECT SITE



ST

ST

ST

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J

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22 ND

23 RD

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15 TH

16 TH

17 TH

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22 ND

23 RD

MALL

Commercial Office

Commercial Office

Commercial Office

Commercial Office

Commercial Office

Commercial Office

Commercial Office

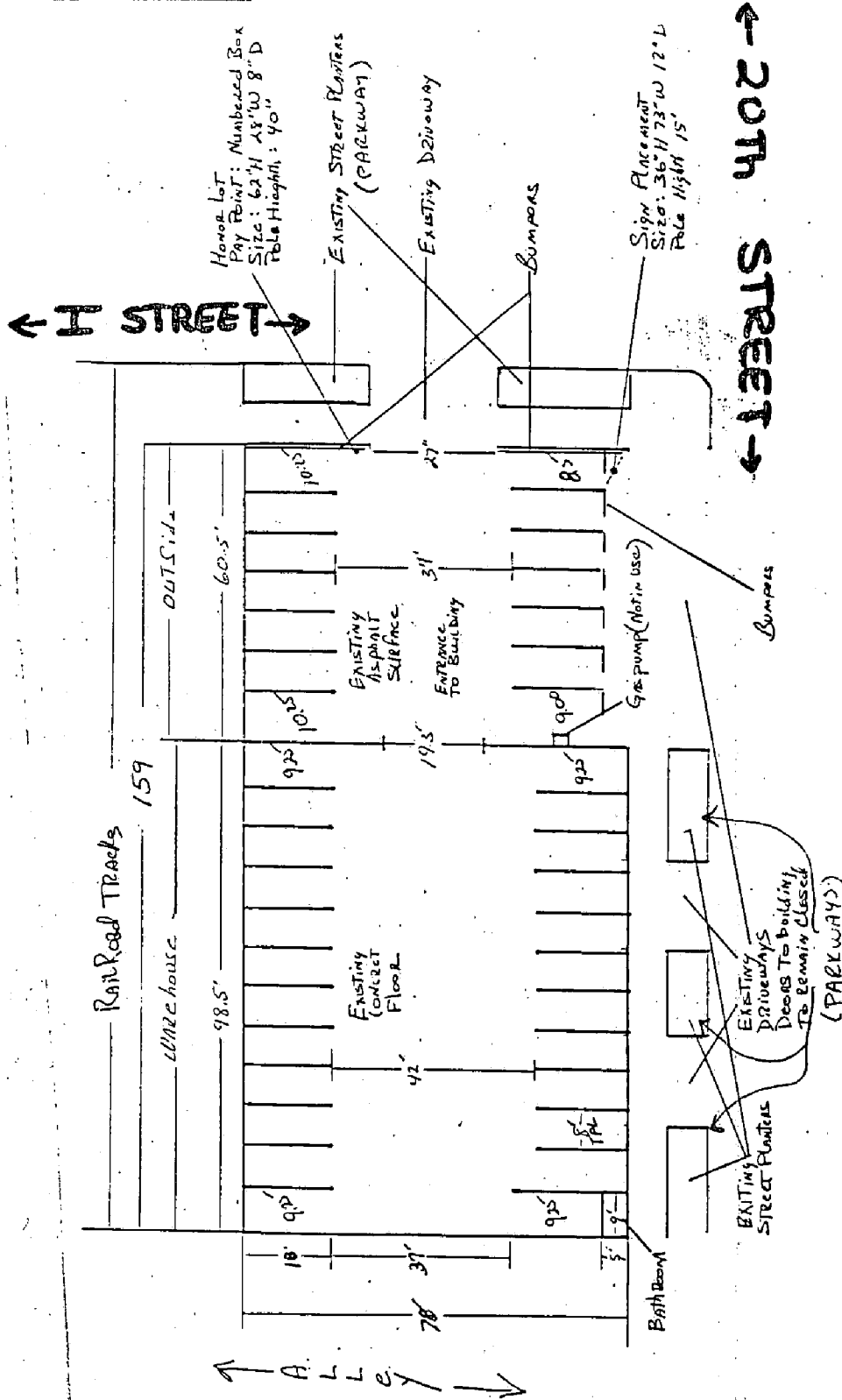
Commercial Office

Commercial Office

Commercial Office

Commercial Office

Commercial Office

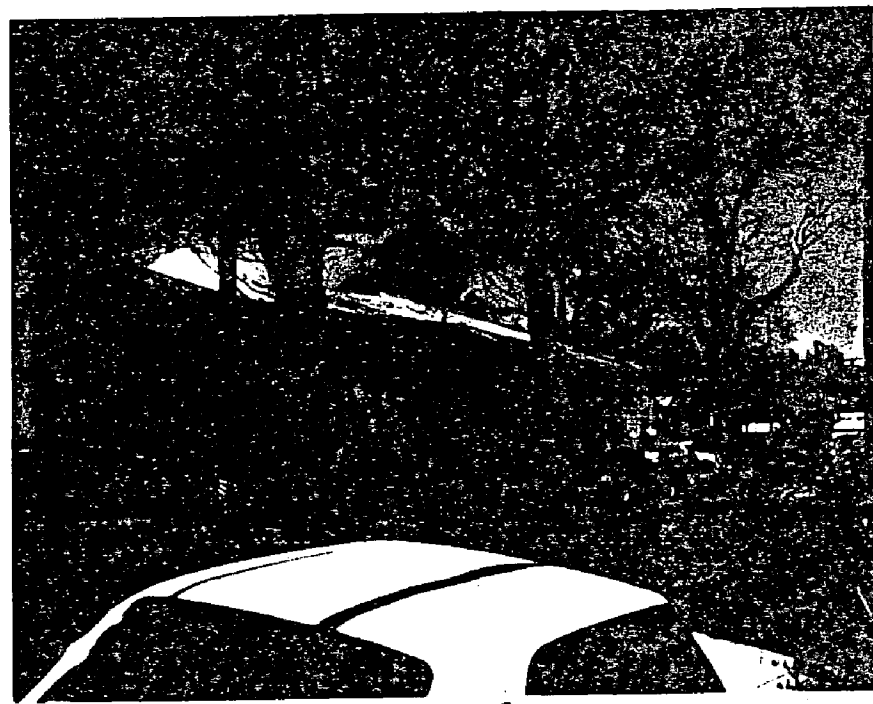


# SITE PLAN



Project: LOCATION  
 912 20th STREET  
 APN 007-014-08  
 Scale 1/8" = 1'

Submitted by:  
 SYSTEM PARKING of Northern California, Inc.  
 228.5' STREET  
 SACRAMENTO, CA. 95814  
 MICHAEL T. MADRYCZ  
 DIVISION MANAGER



SITE PHOTOS

P89.173