

CITY PLANNING COMMISSION

927-10th Street SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carson Development, 1126-2nd Street, Sacramento, CA 95814		
OWNER	State of Calif.(Cal-Trans)Attn: J. M. White, 703 B Street, Marysville, CA 95901		
PLANS BY	Alan Oshima, 1723 J Street, Sacramento, CA 95814		
FILING DATE	1-22-82	60 DAY CPC ACTION DATE	REPORT BY:JIT:bw
NEGATIVE DEC.	2-12-82	EIR	ASSESSOR'S PCL. NO. 006-243-04

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop 0.2+ acres with a 33-space parking lot in the Transportation Corridor (TC) zone
 3. Variance to locate required four-foot landscaped planter and parking spaces in the City right-of-way

LOCATION: West side of 2nd Street, near "R" Street

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1980 Central City Plan Designation: Transportation Corridor
Existing Zoning of Site: TC, Transportation Corridor
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Condominium (Riverfront Plaza); R-4-R
South: Warehouse (Thompson-Diggs); C-4
East: Office-Warehouse; C-4
West: Interstate 5 freeway; TC

Parking Provided: 33 spaces
Property Dimensions: Irregular
Property Area: 0.23 acres
Significant Feature of Site: State of California right-of-way
Topography: Sloping
Street Improvements: Existing
Utilities: Available to site

BACKGROUND INFORMATION: The applicant proposes to develop a portion of a landscaped area adjacent to Interstate 5 freeway into a 33-space parking lot. The applicant proposes to lease the property from the State of California (Cal-Trans). The applicant is also requesting use of a portion of the City right-of-way for the required landscaped area and parking spaces.

STAFF EVALUATION: Staff has the following comments:

1. The subject property is zoned Transportation Corridor (TC). All uses in the TC zone require issuance of a special permit by the Planning Commission. The staff has no objection to the proposal in that the proposal will reduce on-street parking demand.

APPLC. NO. P-82-013

MEETING DATE March 11, 1982

CPC ITEM NO. 7

002367

2. The applicant must submit a parking shading plan indicating 50 percent shading of the parking area to staff for review and approval prior to the issuance of a permit.
3. The City Engineer and Traffic Engineering have the following concerns regarding the design of the overall project:
 - a. The applicant is requesting use of a portion of the City right-of-way (r-o-w) for a landscape area and parking spaces. The City Engineer requires that the applicant improve the full-length of the street frontage with curb and gutter on Second Street. At the present time, the curb and gutter stops about 20 feet south of the existing driveway.
 - b. To comply with the City Engineer requirement that a minimum five-foot setback be provided to insure adequate space for a future sidewalk and comply with the four-foot wide planter requirement, the applicant has revised his parking site design to provide a nine-foot landscape strip between the street frontage and proposed parking lot.
4. Comments were received from Pacific Gas and Electric Company indicating that a 12-inch high pressure gas line is located in the proposed nine-foot wide landscape planter area. Therefore, PG&E requires that the trees be planted a minimum of five feet away from this gas line. The applicant should be aware that the elimination of trees in the front planting area could require redesigning the parking lot with 45 degree spaces in order to comply with the 50 percent shading requirement.
5. In order to provide screening of the parked cars, staff suggests that five-gallon shrubs and ground cover be planted in the nine-foot wide planting strip along Second Street.
6. The applicant should be aware that a revocable encroachment permit is required from the City Engineering Department to locate the landscaping and parking spaces in the right-of-way.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to develop a parking area subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Variance to locate required four-foot landscaped planter area and parking spaces in the City right-of-way, based upon Findings of Fact which follow.

Conditions - Special Permit

- a. The applicant shall submit a 50 percent parking shading diagram to the staff for review and approval prior to the issuance of the Special Permit;

- b. The applicant shall submit a detailed landscape and irrigation plan to the staff for review and approval prior to the issuance of the special permit. Ground cover and five-gallon shrubs shall be planted in the front nine-foot wide planter to provide screening.

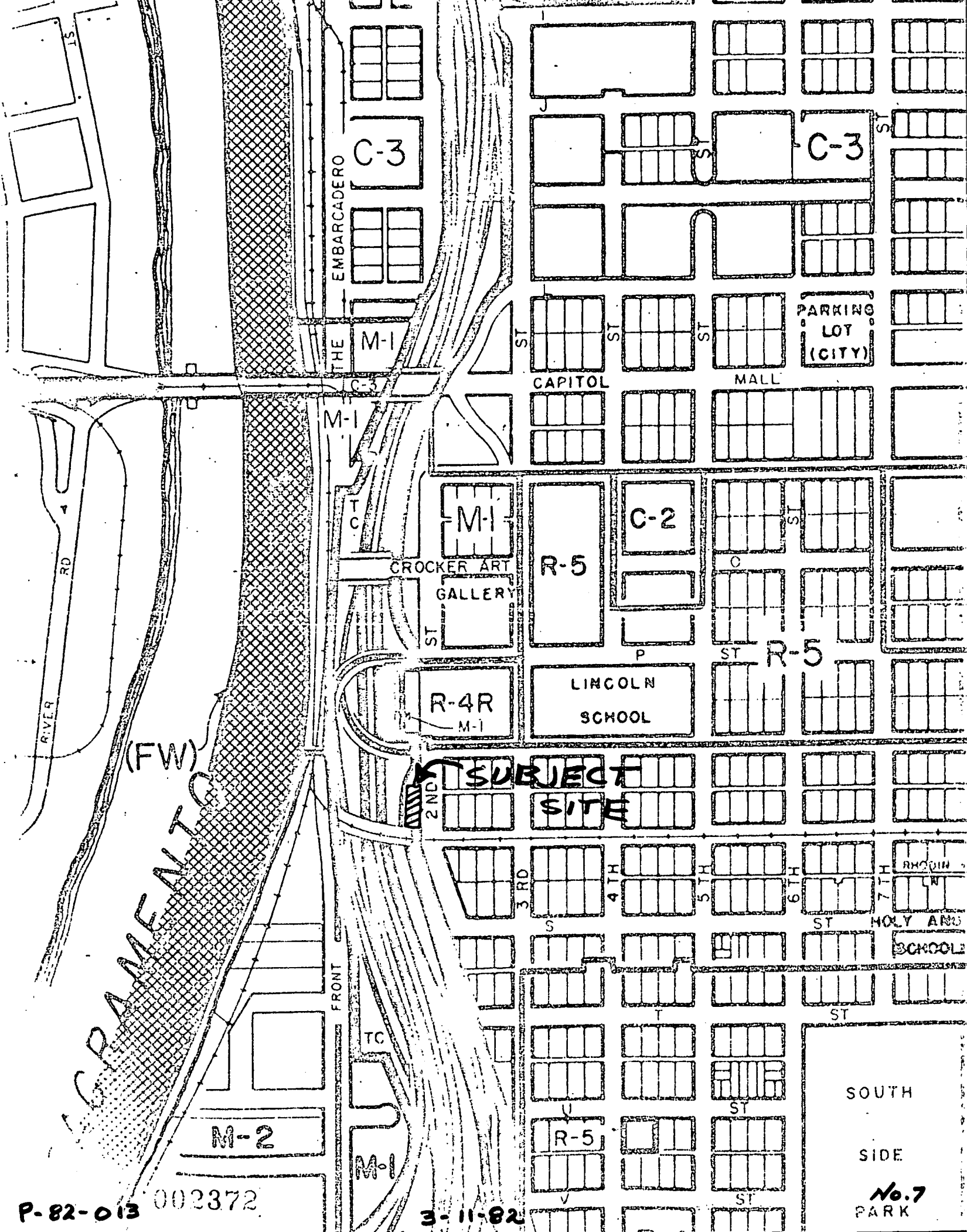
Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of the land use in that:
 - 1) the site is within a commercial zoned area;
 - 2) the site is a vacant parcel, which is next to the existing Interstate 5 freeway, which is not used by Cal-Trans;
 - 3) the parking area will be compatible with the surrounding commercial uses.
- b. The project will not be detrimental to the public health, safety and welfare in that:
 - 1) the parking area will provide additional parking for the office-warehouse use to the east and reduce on-street parking demand in the area;
 - 2) considerable landscaping is being provided to screen the parking area.
- c. The proposal conforms to the 1974 General Plan and the 1980 Central City Plan in that parking areas are allowed by special permit in the TC (Transportation Corridor) zone.

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that:
 - 1) the subject site is of irregular shape and would be a hardship without using a portion of the City right-of-way;
 - 2) the parking area use would not alter the character of the surrounding area.
- b. The project would not be injurious to the public welfare and surrounding properties in that:
 - the off-street parking lot will reduce the on-street parking demand in the area.
- c. The project complies with the following goals of the Central City Plan:
 - 1) provide adequate off-street parking to meet the needs of shoppers and visitors;

- 2) reduce the adverse impact of commuter parking;
- 3) improve vehicular circulation and reduce traffic congestion in the area.



C-3

C-3

THE EMBARCADERO

M-1

PARKING LOT (CITY)

CAPITOL MALL

M-1

M-1

C-2

CROCKER ART GALLERY

R-5

R-5

R-4R
M-1

LINCOLN SCHOOL

SUBJECT SITE

RIVER RD
GRAMMENTO (FW)

M-2

M-1

R-5

SOUTH

SIDE

No. 7
PARK

P-82-013 002372

3-11-82



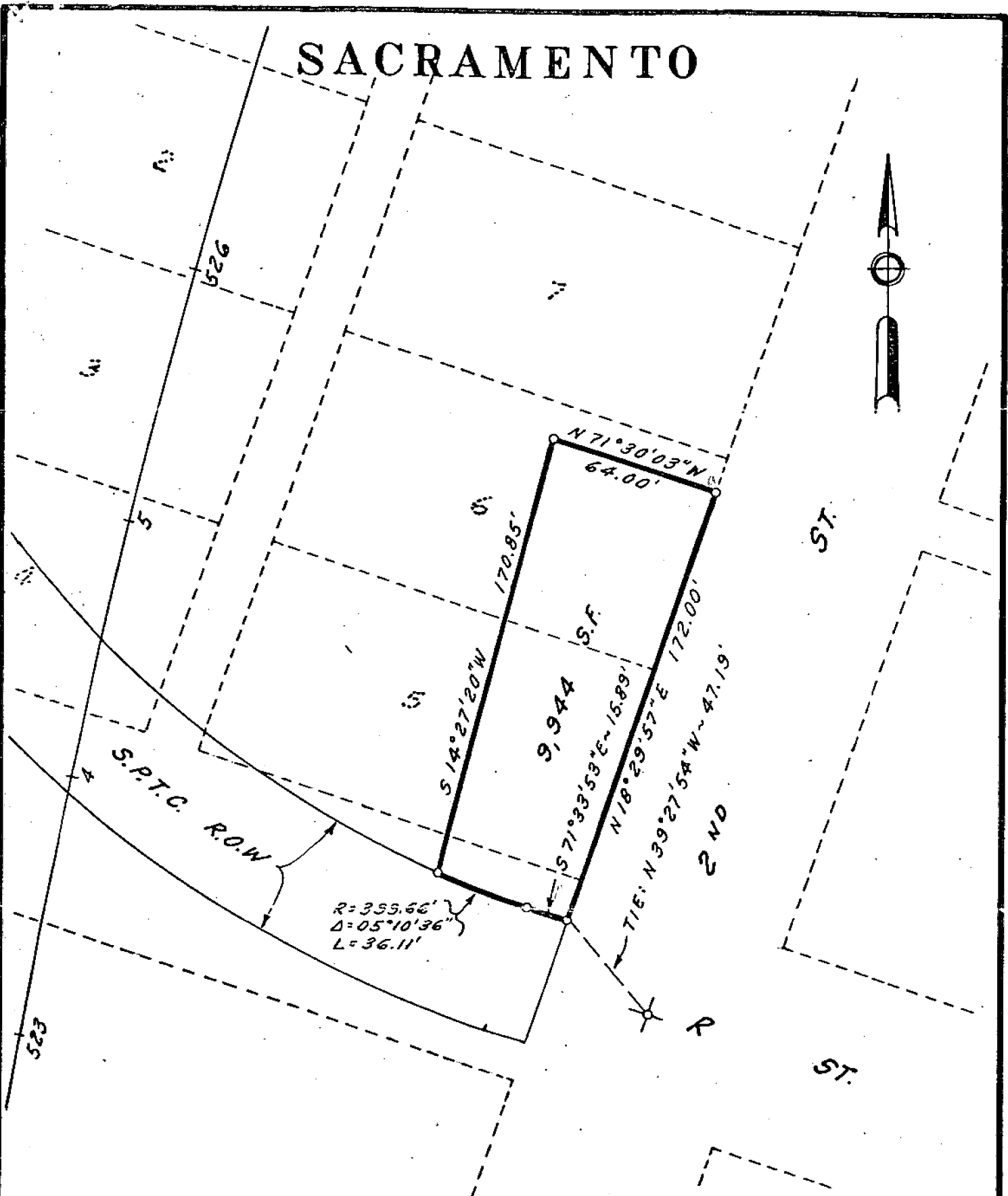
SACRAMENTO

LEASE SITE

LEASE MAP
 PAR. NO. 17852
 DIST CO RTE PM
 03 SAC 5 23.3

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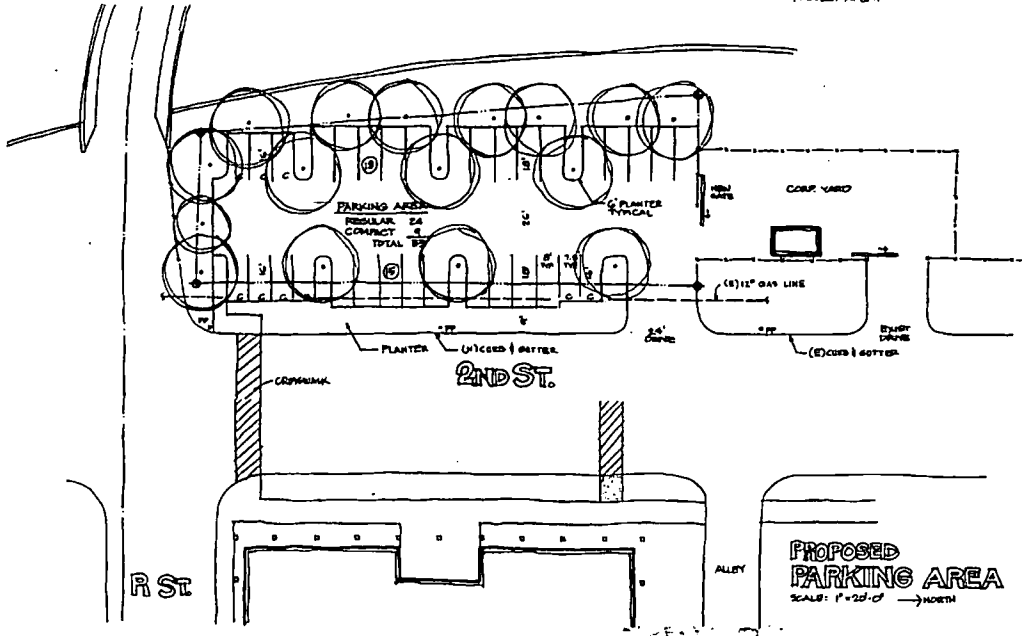
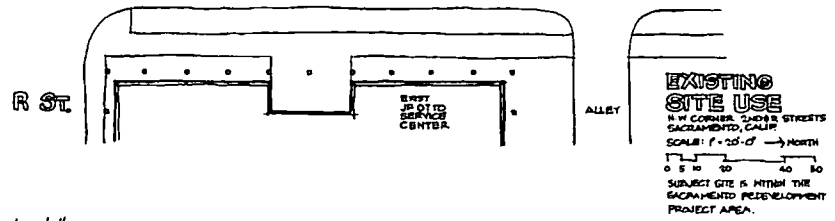
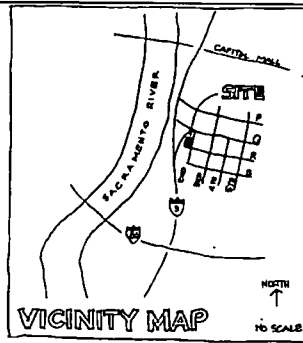
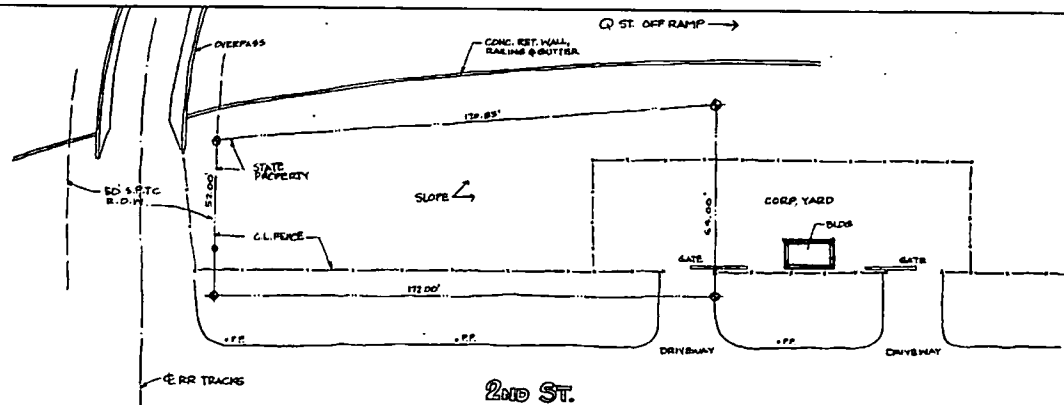
SACRAMENTO



DETAIL
Scale 1"=50'

002374

LEASE MAP			
PAR NO. 17852			
DIST	CO	RTE	PM
03	SAC	5	23.3



ALAN GEHRING ARCHITECTS 1720 J STREET SACRAMENTO, CA 95814 (916) 443-8911	
ALAN GEHRING (CM7)	
CONSULTANTS	
CARSON DEVELOPMENT 1126 - 2ND ST SACRAMENTO, CA	
PROPOSED PARKING AREA 2ND & R STREETS	
SACRAMENTO CALIFORNIA	
DATE: 8/1/82 REVISIONS:	
DATE: 19 JAN 82	
9411	

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