

## CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

009-0180-80  
Interstate Freeway

APPLICANT	Richard Buckley - P.O. Box 13007, Sacramento, CA		
OWNER	State of California, Cal Trans - 703 B St., Marysville, CA		
PLANS BY	Richard Buckley - P.O. Box 13007, Sacramento, CA		
FILING DATE	2-16-79	50 DAY CPC ACTION DATE	REPORT BY: NW:sg
NEGATIVE DEC.	3-12-79	EIR	ASSESSOR'S PCL. NO 8th, W & X Streets

- APPLICATION:
1. Environmental Impact Determination.
  2. Special Permit to operate a weekend crafts fair in the TC Transportation Corridor Zone.

LOCATION: City blocks bounded by 6th, 8th, X and W Streets

BACKGROUND INFORMATION: On January 11, 1979 the Planning Commission denied a Special Permit request to operate a craft fair under the freeway between W, X, 23rd and 24th Streets. This site consisted of one City block.

Because of the existing residential uses surrounding the property it was determined the use could create adverse impacts (excessive noise, parking congestion, and improper circulation) on the residential neighborhood. In addition, the proposed 195 parking spaces were determined to be inadequate in serving the needs of the fair and therefore would create adjacent on-street parking problems.

PROJECT INFORMATION:

General Plan Designation:	Freeway		
Old City Community Plan:	Parks and Open Space		
Existing Zoning of Site:	TC Transportation Corridor		
Existing Land Use of Site:	State Parking Lot		
Surrounding Land Use & Zoning:			
North:	Southside Park; R-4		
South:	Baseball & Soccer Field; R-4		
East:	Freeway Embankment; TC		
West:	Freeway Embankment; TC		
Parking Required:	220	Parking Provided:	575
Property Dimensions:	340' x 720'	Area:	200,000 Sq.Ft.
Sq. Ft. of Open Sales Area:	20,000 Sq. Ft.		
Total Number of Employees:	6		
Hours of Operation:	10:00 AM to 5:00 P.M. - Saturdays & Sundays Only		
Street Improvements:	Full Improvements		

The applicant proposes to operate a crafts and cultural fair from June 2, 1979 to December 31, 1979 (seven months). Two City blocks bounded by 6th, 8th, W and X Streets that are currently used as a parking lot by the State General Services would be utilized for the craft fair operation. The majority of the block is located under an elevated freeway (I-80 Freeway).

The proposed activity area would be located on the west half of the subject parking lot and the parking would be located on the east half. The existing driveway entrances and exits on X, W and 8th Streets would be utilized. The entire site is surrounded by a four foot wire woven fence and a planting strip consisting of shrubs, ground cover, and trees.

The activity area would consist of approximately 140 booths for selling craft goods and demonstrating craft techniques; these booths or spaces average 10' x 10' in size. There would also be ten 10' x 20' food concession booths or spaces. In addition, seating would be designed to provide a forum for dance groups, theater companies, musicians, comedians, and school groups to perform. The following is a breakdown of the type of booths and numbers proposed:

Original Handicrafts: 100 Spaces - All items must be hand-made. All work must be approved by the Craft Review Committee.

Community Booths: 20 Spaces - Open to local schools, clubs and organizations for exhibits and public awareness presentations.

Food Concessions: 10 Spaces - All food must be unusual, nutritious, and not readily available elsewhere in Sacramento. All food concessions must conform to County Health Department requirements for Itinerant Restaurant Facilities, and be approved by the Food Committee.

Plant Booths: 5 Spaces - All plants must be locally grown and meet County requirements for sale to the public.

Produce Booths: 5 Spaces - All produce must be locally grown. No prepackaged produce. Flowers and dry flower arrangements will be permitted. All booths subject to approval by the Food Committee.

The weekend craft fair and cultural center would operate from 10:00 AM to 6:00 PM Saturdays and Sundays only. Sunday evenings would be reserved for professional cleaning of the parking lot.

PROPOSED IMPROVEMENTS: Metered City water would be installed on the property for restroom facilities and clean-up operations. This would be connected from the 6th Street water line.

An electrical service pole would be installed at the southwest corner of the property.

A self-contained portable restroom facility would be used during fair hours. This facility would meet all State requirements for sanitation and is designed to accommodate constant use. Refuse containers would be provided throughout the property. A large dumpster will be brought in each weekend for removal of bulk waste.

All restaurant and restroom facilities would comply with County Health Department regulations. The applicant has indicated the County Health Department has given tentative approval of the restroom facilities. Security is to be provided by uniformed fair personnel.

STAFF EVALUATION: Currently the I-50, I-80, and I-99 Freeway right-of-way in the Central City is zoned Transportation Corridor (TC). In this zone the only permitted uses are freeways, highways, and public streets. All other uses are conditional uses subject to the issuance of a Special Permit by the Planning Commission.

The Central City Study Committee, in investigating the various use potentials for freeway right-of-ways, developed the following criteria. The criteria is suggested for use in considering a request for a Special Permit in the TC zone.

1. Existing land uses and zoning across the street from a site and the potential impact of a proposed use on the adjacent properties..
2. Site development standards proposed, i.e., setbacks, landscaping, parking arrangement, visual appearance, etc.
3. Traffic circulation around site and characteristics of trips generated by a proposed use.
4. Environmental factors.
5. Others.

In addition to the above criteria, the following specific consideration should be given to individual sites in the Central City. A map of site locations is shown below.

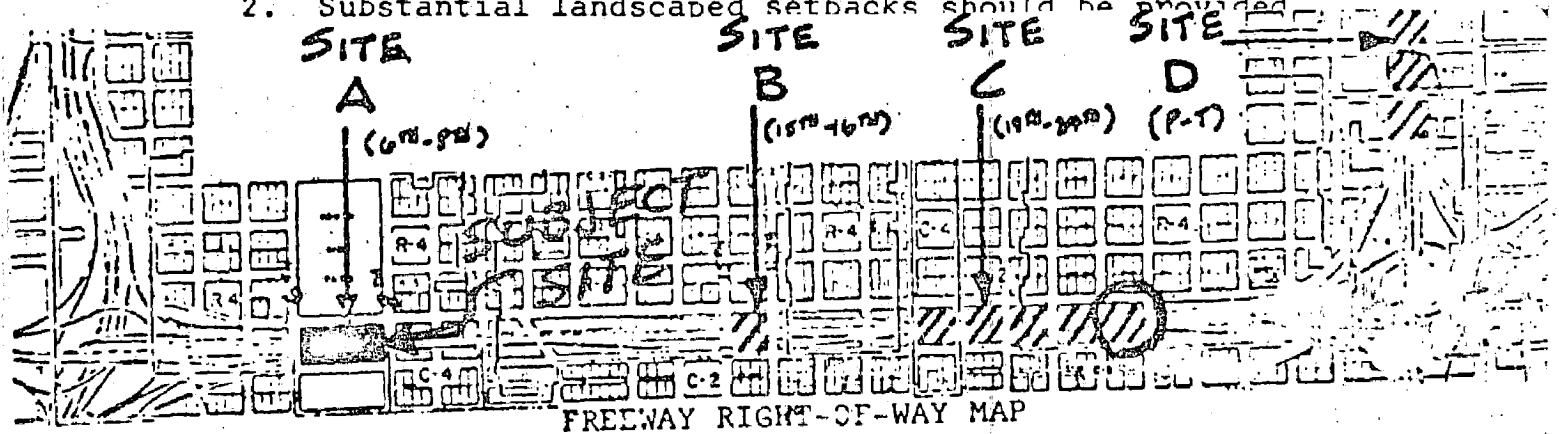
- SITE A:
1. Important to maintain visual contact between portions of park north and south of site - no large permanent structures.
  2. Multiple use of site (weekday and weekend) desirable - i.e., recreational uses.
  3. Landscaping critical to a compatible appearance with park.

- SITE B:
1. Less emphasis on maintaining visual openness.
  2. Extremely high traffic volume and freeway access point suggests low activity use more desirable.

- SITE C:
1. Less emphasis on maintaining visual openness on sites between 19th and 21st.
  2. Uses on site across from residential areas should have:
    - a. Restricted access and exposure on W and X Streets with access on numbered streets.
    - b. Activities of a low-key nature.
    - c. Visual openness maintained.
    - d. Substantial landscaped setbacks from X and W Streets.

- SITE D:
1. Less emphasis on maintaining visual openness.
  2. Others.

- SITE E:
1. Visual openness should be maintained.
  2. Substantial landscaped setbacks should be provided.



The staff inspected the subject site and surrounding properties and has the following observations:

Existing Land Use and Zoning: The property to the north across W Street consists of Southside Park, specifically the lake and tennis courts; properties to the northeast consist of a medical office and single family residences, properties to the northwest consist of a church and commercial uses. W Street is a westbound, one-way street.

The property to the south across X Street consists of a City-owned baseball and soccer field. The peak season of soccer is between October and April. Other uses to the southeast and southwest consist of retail and commercial uses such as restaurant supply distributor, auto repair, machine shop, market, etc. X Street is an eastbound, one-way street. Sixth and Eighth Streets are two-way streets.

The majority of surrounding land uses consist of retail and commercial uses and parks. In addition, since the main activity area is located on the westerly portion of the property, the use would have less of an impact on the residential uses to the northeast. The potential noise, parking congestion, and increase in traffic volume would not substantially impact the residential properties in the immediate neighborhood.

The criteria listed in the proposed Central City Plan indicates that the subject property is:

1. Important to maintain visual contact between portions of park north and south of site - no large permanent structures. Only the west 130 feet would be utilized with temporary and movable booths. The visual contact would remain.
2. Multiple use of site (weekday and weekend) is desirable - i.e. recreational uses. The property is used as a parking lot on week days and would be used as a craft-cultural fair on weekends.
3. Landscaping is critical to a compatible appearance with park. The entire perimeter of the property consists of a planting strip with shrubs and trees.

Additional staff observation:

Parking and Circulation: The existing parking lot provides adequate access on W, X and 8th Streets. The proposed use would increase traffic volume in the area. However, since the use is surrounded by two major one-way streets (W and X Streets) and a major two-way street (Broadway) one block to the south, the additional traffic would not substantially impact the circulation of the neighborhood.

The proposed fair use has also been reviewed by the City Recreation and Parks Department, Traffic Engineering, Fire Department, and the City Police Department.

The Recreation and Parks Department and Traffic Engineering have no comments.

The City Police Department has indicated opposition to the craft fair operation. The craft fair would create additional police problems such as racial disturbances, youth disturbances, alcohol on property, parking congestion, and traffic hazards. See attached memorandum from the City Police Department. The Police Department has also identified some of the problem areas and how they should be rectified should the proposed fair be approved. The items include:

1. Southside Park Cultural Programs: Possibly close the fair on these dates to avoid problems and conflicts the cultural programs generate, or move the programs to Miller Park.
2. Operating Season: Define all dates the fair will be open. Also, what will occur on three-day weekends and mid-week holidays.
3. Waste Disposal: There should be no beverages or food sold in hard containers such as cans, pots, bottles, etc.- use paper-type plates, cups, and soft plastic eating utensils only.
4. Parking and Traffic Control:
  - a. Emergency vehicle parking spaces should be set aside.
  - b. Traffic control should be limited to ingress and egress on the lot itself and no-one in the street.
5. Security:
  - a. Security uniforms should be appropriate and not the T-shirt variety.
  - b. Their security should patrol both the exhibit area and their parking lot.
6. Sale of Alcohol: The sale of alcohol on the property should be prohibited.

The applicant, Mr. Buckley, has met several times with the City Police Department to discuss the fair operation and the police problems that could occur. The applicant has agreed to cooperate and comply with the police department's concerns in order to avoid potential police problems.

The major objection to the fair operation is from the City Police Department's concern for security. The staff agrees there could be some police problems from the fair operation, however, if the applicant works with the Police Department and complies with their requirements, the potential security problems could be reduced.

In regard to land use, the property is located in a commercial-park area; and the fair use would not adversely impact the residential uses to the northeast and northwest. In addition, the existing parking area would be adequate to serve the potential demands.

STAFF RECOMMENDATION: The staff recommends approval of the Special Permit to operate a weekend fair subject to the following conditions and based on findings of fact:

Conditions

1. The Special Permit shall be valid from June 1, 1979 to January 1, 1980 (seven months).
2. The fair shall operate only on Saturdays and Sundays between 10 AM and 6 PM.
3. The outside perimeter of the property, including public streets, shall be kept clean of debris, i.e. bottles, cans, papers, etc.
4. The sale of alcoholic beverages on the property is prohibited.
5. The applicant shall comply with requirements of the City Police Department to avoid potential security problems. *(CPC deleted)*.
6. The Planning Department, Fire Department, Police Department, and County Health Department shall monitor the operation every two months and ensure compliance with Special Permit and Ordinance requirements.
- \*7. If the operation generates substantial neighborhood complaint or police problems, the Special Permit may, at any time, be subject to revocation subject to public hearing by the Planning Commission. The Commission may revoke the Special Permit for show of cause.
8. The applicant shall submit all sign proposals to staff for approval, prior to issuance of operation license.
- \*9. Applicant shall secure a clearance from the City Police Department relative to concerns expressed in their comments included in this report prior to issuance of operation permits for the activity.

Findings of Fact

1. The project is based on sound principles of land use in that:
  - a. The proposed use, as conditioned, will be compatible with the surrounding commercial and park uses.
  - b. Adequate parking exists on the property.
  - c. The property is located on major streets and adequate vehicle access is provided.
  - d. The proposed use operates only on Saturdays and Sundays.
2. The project will not be detrimental to the public health, safety, and welfare in that:
  - a. The parking area is adequate to serve the needs of the fair and therefore will not create off-street parking problems for neighboring residential properties to the north and on adjacent public streets.
  - b. The project has an existing landscape planter strip and four foot high wire woven fence on the perimeter of the property.

\*see page 7

*\*Conditions amended by Commission to;*

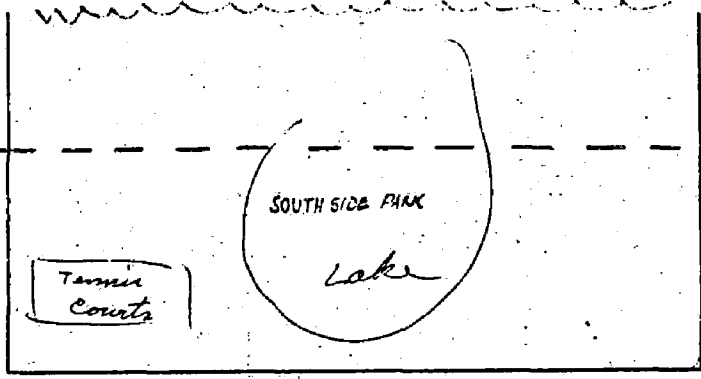
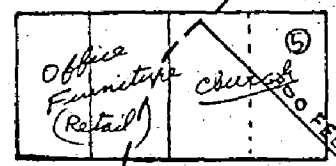
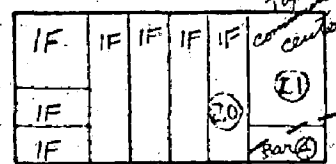
- 7. If the operation generates substantial neighborhood complaints or police problems, the Special Permit may, at any time during the seven month term, be subject to revocation subject to public hearing by the Planning Commission. The Commission may revoke the Special Permit for show of cause.*
- 9. Applicant shall secure a clearance from the City Police Department relative to concerns as contained in items 2 through 5 on page 5 of the staff report prior to issuance of operation permits for the activity.*



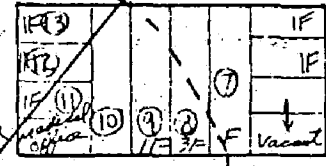
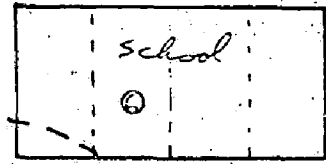


IF Rep

V STREET

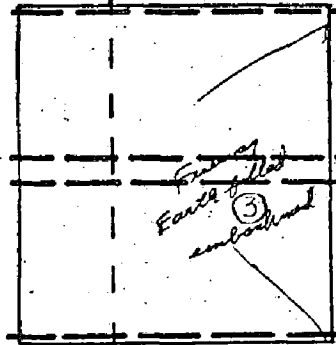


V STREET

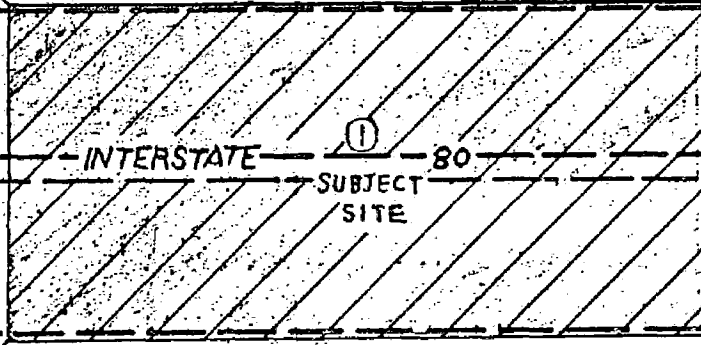


W STREET

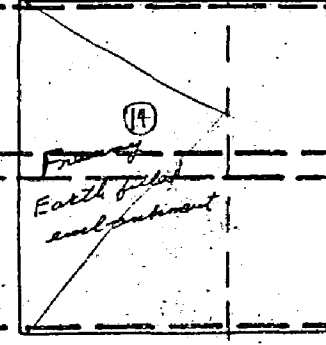
5TH STREET



GTH STREET

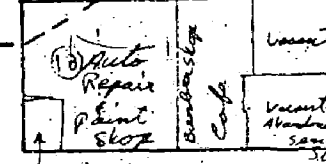
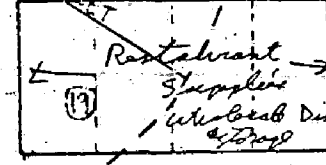
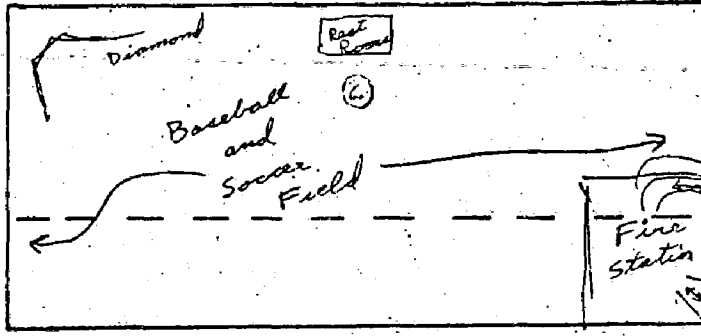
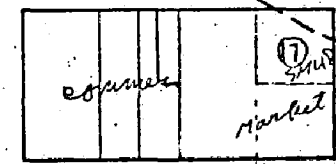
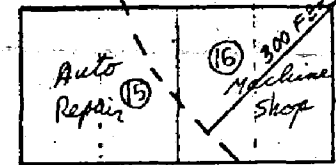


8TH STREET

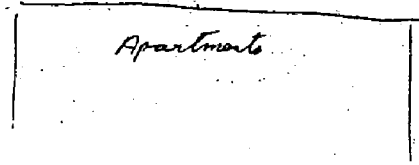
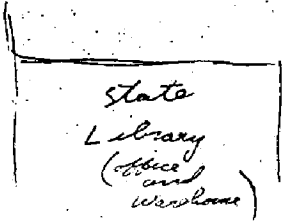


9TH STREET

X STREET



BROADWAY



Drive by Homburg Stand

1 INCH = 100 FEET  
100'

RICHARD BUCKLEY  
716 - 452-9517



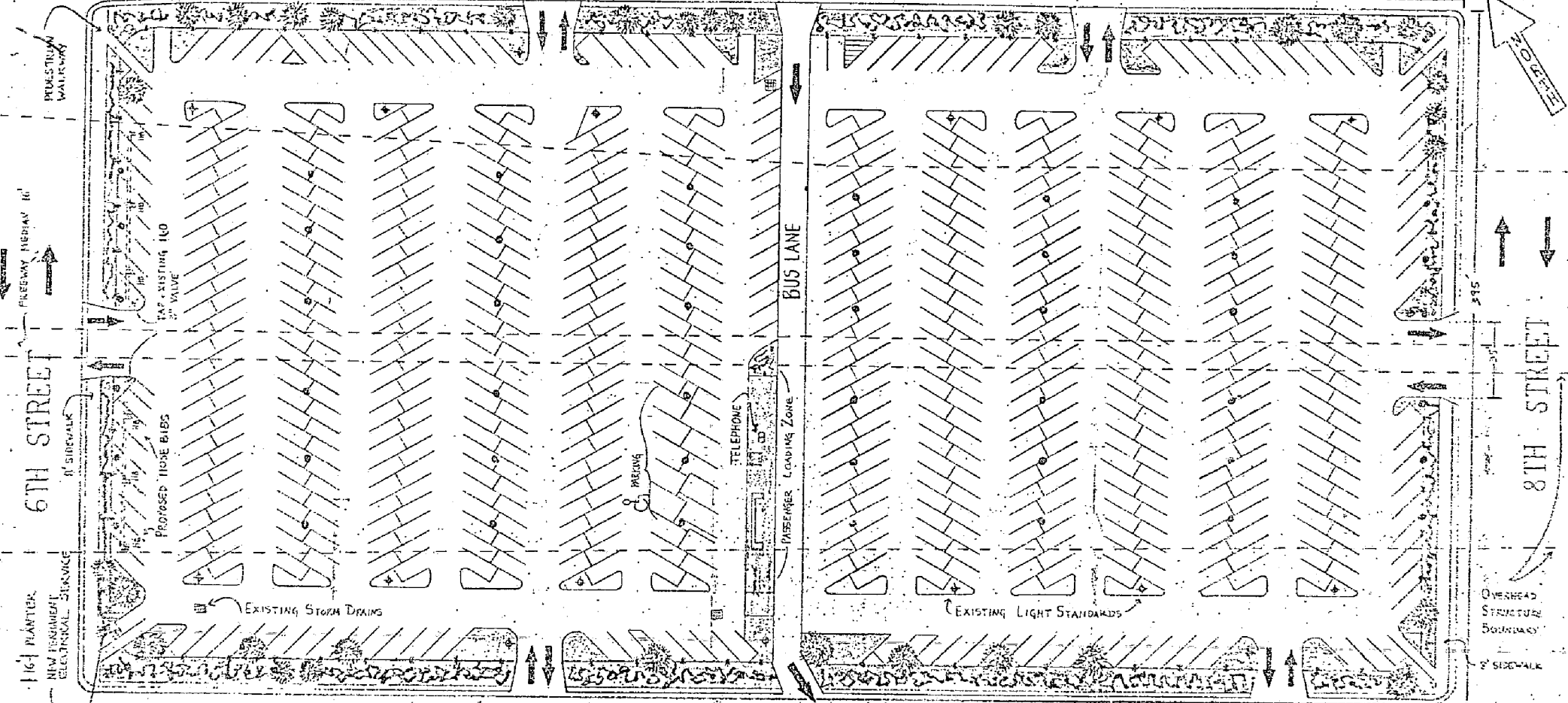
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W STREET

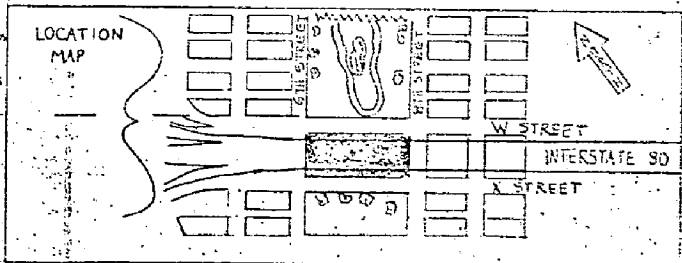
DRAWN BY: KENNETH HAZELL  
 DATE: 6-10-80  
 INK SEAL  
 6' SPEED LIMIT  
 15' AC QUALIFIED FOR THIS PROJECT  
 PAGE 2 OF 2 PAGES

370  
 800

25'  
 DRIVE



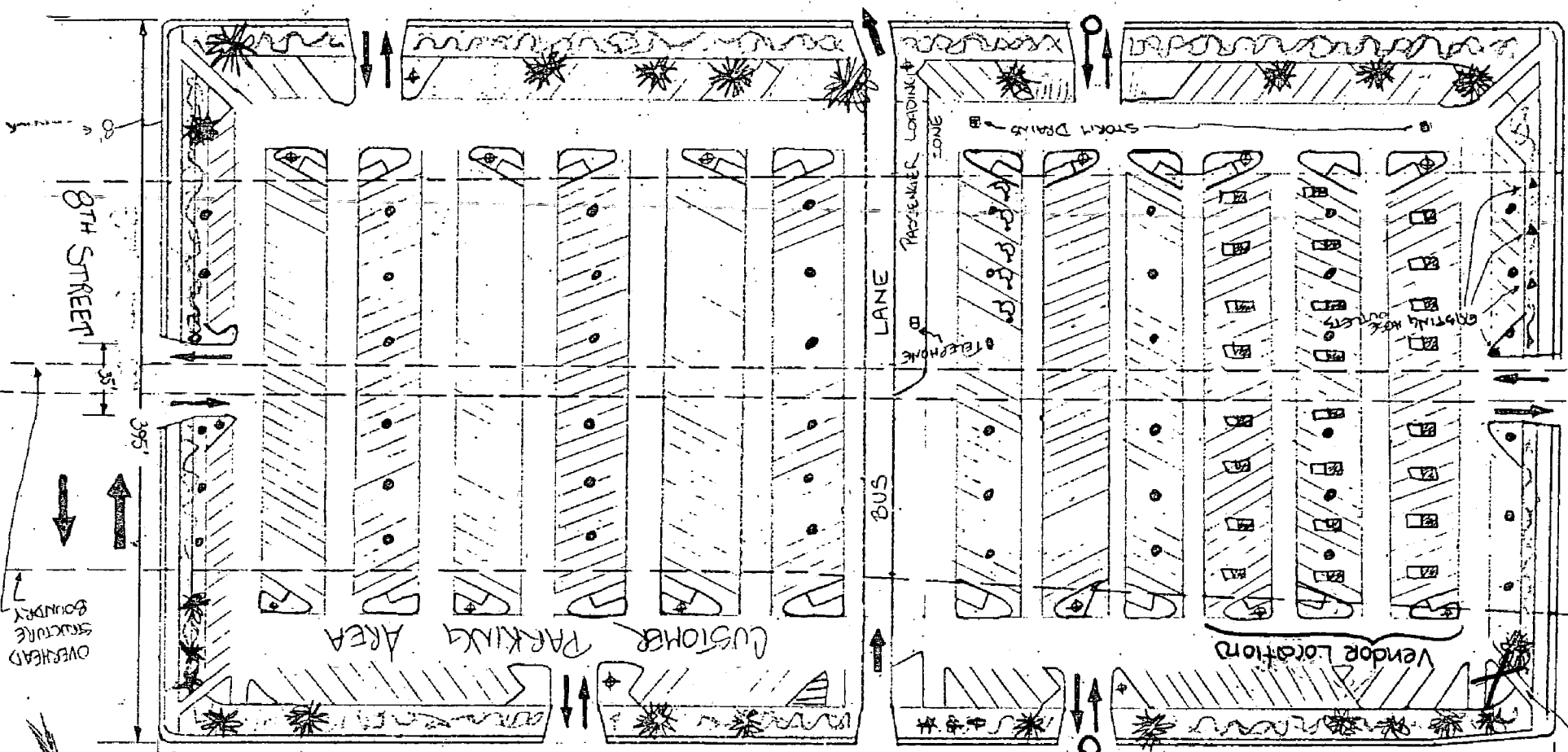
- LEGEND:
- 1. NEW ELECTRICAL
  - 2. EXISTING LIGHT STANDARDS
  - 3. NEW WATER TAP
  - 4. HOSE BIBS
  - 5. EXISTING STORM DRAINS
  - 6. SUPPORT STRUCTURES
  - 7. TRAFFIC CIRC.
  - 8. HANDICAP



001873

# PROPOSED PROJECT SITE

SCALE/FEET  
 0 1 2  
 0 1 2  
 INCHES  
 0 25 50  
 FEET



- ▲ WATER OUTLET
- ⊕ EXISTING LIGHT STANDARDS
- ⊞ EXISTING STORM DRAINS
- SUPPORT STRUCTURES
- ♿ HANDICAP PARKING
- ↑ TRAFFIC FLOW

X = Location of banner  
 O = Location of cube signs

001874

X STREET

8TH STREET

6TH STREET

W STREET

LANE

BUS

OVERHEAD  
 STRUCTURE  
 BOUNDARY

CUSTOMER PARKING AREA

Vendor Location

PEDESTRIAN  
 WALKWAY

OSB 172 AM J

P-9009-D