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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

June 21, 1988

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

Transportation and Community Development Committee
Sacramento, California

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members in Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

SUBJECT: Report Back, Temporary Parking Lots
M88-067

SUMMARY

At the direction of Transportation and Community Development Committee, staff has developed an Ordinance and an Applicant Agreement which will establish a Planning Director's Special Permit for Temporary Parking Lots in the Old City. Attached is the Ordinance and the Applicant Agreement to be completed prior to issuance of a Temporary Parking Lot Permit. The Agreement will assure compliance with minimum improvements, maintenance of improvements, and agreement to the two-year term.

BACKGROUND

At the request of Councilmembers in December, 1987, a report was reviewed by Transportation and Community Development Committee at their February 2, 1988, meeting. The Committee approved the concept of temporary parking lots with some restrictions and directed staff to incorporate those restrictions into an ordinance and report back prior to sending on to full Council.

Staff has worked with Planning Division, Nuisance Abatement Division, City Attorney's Office, Public Works Department, Parks and Community Services Department, Housing and Redevelopment Agency, and Alkali Flat PAC in developing this ordinance.

ORDINANCE

The attached ordinance allows for establishment of temporary parking lots in the Old City only with a Planning Director's Special Permit. That temporary parking lot special permit will be a non-renewable and non-transferrable permit valid for up to two years maximum.

ZONING

For application purposes, properties in the following zones in the Old City would be eligible to apply notwithstanding other conditions. The zones include O-B, C-2, C-3, C-4, M-1, and M-2. A recent survey indicated a total of 208 vacant lots within the Old City area falling in the above-listed zones.

REVIEW

The Planning Director will be responsible for the review of each application with regard to the necessary standards of Planning, Public Works, and Parks and Community Services. A maintenance requirement has been included. The continued eligibility of the permit during its two-year life is contingent upon maintenance of the required improvements.

AGREEMENT

The attached agreement is to be completed prior to issuance of a Temporary Parking Lot Special Permit. The Agreement will further clarify the limited life of the Special Permit and the maintenance of improvements requirements.

FISCAL CONDITIONS

The establishment of this Special Permit and the review and enforcement create additional unanticipated work load in the Planning and Development Department. The establishment of a special permit fee for Temporary Parking Lots is addressed in a separate report and is intended to partially offset the cost of such activity.

ENVIRONMENTAL ASSESSMENT

The Ordinance as presented will not have a significant affect on the environment and a Negative Declaration has been filed. Each Planning Director's Special Permit Application will receive individual review for environmental assessment.

Transportation and Community Development Committee
June 21, 1988
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RECOMMENDATION

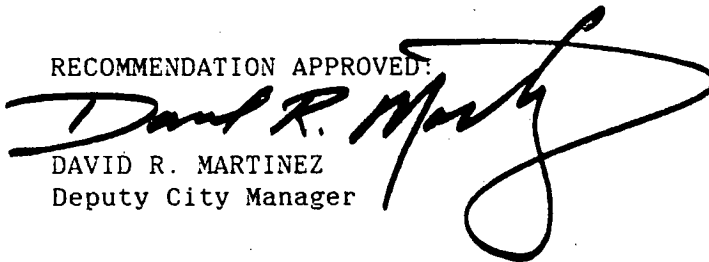
That the Transportation and Community Development Committee recommend to the full City Council adoption of the attached agreement and Ordinance, amending the Zoning Ordinance, and establishing a Special Permit for Temporary Parking Lots.

Respectfully submitted,



Michael M. Davis, Director,
Planning and Development

RECOMMENDATION APPROVED:



DAVID R. MARTINEZ
Deputy City Manager

June 21, 1988
Districts 1, 4

M88-067

TEMPORARY PARKING LOT PERMIT

AGREEMENT

I/we the undersigned, (owner, lessee, property manager, etc.) of property located

at _____, parcel number _____

within the City of Sacramento, which is to be used as a temporary parking lot,

agree to the following Permit conditions:

That the Permit is valid for only 2 years from the date of its issuance.

That the Permit will terminate on _____.

That on the date of termination, we will cease all parking lot use, remove the parking lot surface, markings, wheel stops, and barricade access.

That the Temporary Parking Lot Permit is not renewable nor transferable.

In the event that we wish to develop the property as a permanent parking lot, we must apply for and receive approval for a permanent Parking Facility Permit prior to the termination date of the Temporary Parking Lot Permit.

That no portion of the property shall be used as a temporary parking lot until all the required improvements have been completed.

That we will maintain the required improvements during the life of this Permit. We understand that failure to do so may be grounds to revoke said Permit.

DATE

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

CITY OF SACRAMENTO

PLANNING DIRECTOR

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE
OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH
SERIES AS AMENDED) RELATING TO TEMPORARY PARKING LOTS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

Section 22A-97 is hereby added to the Zoning Ordinance to read as follows:

Temporary Parking Lot. Temporary Parking Lot is defined as any property within the Old City to be used temporarily, for a period not to exceed two (2) years, for the parking of motor vehicles, and which meets the specific criteria and standards set forth in 6-D-20.

SECTION 2.

Section 6-D-20 is hereby added to the Zoning Ordinance to read as follows:

6-D-

20. Notwithstanding any other provision of this ordinance to the contrary, a Planning Director's Special Permit may be issued for a temporary parking lot in the Old City for property zoned OB, C-2, C-3, C-4, M-1 or M-2, subject to the following requirements and conditions:

- (a) Period of validity, non-renewability, non-transferability. The permit shall be valid for two (2) years from the date of its issuance, shall terminate on the second anniversary date, shall not be renewable, and such permit shall not be transferable.
- (b) Surface. The surface of the parking lot shall be double chip seal over four inches (4") of rock with soil preparation.
- (c) Markings. All parking spaces shall be marked by striping.

- (d) Wheel stops. Wheel stops with anchors shall be installed adjacent to the public right-of-way.
- (e) No variances. No variance from the provisions of subparagraphs (a) through (d) of this subsection 20 shall be granted.
- (f) Trees. No tree shall be removed unless specifically approved in writing by the Planning Director.
- (g) Other conditions and requirements. The Planning Director may impose such conditions or requirements relating to driveways, drainage, landscaping and irrigation, and such other conditions and requirements as may be necessary to protect the public health, safety or general welfare.
- (h) Maintenance. The temporary parking facility shall be properly maintained. Notwithstanding any other provision of this ordinance, failure to properly maintain the facility, including but not limited to the parking surface, wheel stops, striping, trees and vegetation, shall be grounds for revocation of the permit.
- (i) Violation. In the event any person, firm or corporation should violate this section, the same is hereby declared a public nuisance and the City Attorney is authorized to bring and prosecute an action in any court of competent jurisdiction to enjoin such person, firm or corporation from continuing such violation. In addition thereto, any person, firm or corporation who violates this section is liable for a civil penalty of not less than \$100 nor more than \$1,000 for each day, or part thereof, such violation occurs.

SECTION 3

Section 2-C-67 is added to the Comprehensive Zoning Ordinance, as follows:

Read Across:

	R E	R 1 A	R 1 B	R 2 A	R 2 B	R 3 A	R 3 B	R 4 A	R 4 B	R 5 A	R 5 B	O C	H C	S C	C 1	C 2	C 3	C 4	M-1 M-1 (S)	M-2 M-2 (s)
67. Temporary Parking Lot												43				43	43	43	43	43

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK