

P95-102 - CREEKSIDE OAKS PUD

- REQUEST:
- A. Special Permit Modification to locate a temporary parking lot off-site for overflow parking (81 spaces) for an existing health club on 3.6± vacant acres in the Office Building Planned Unit Development (OB-PUD) zone.
 - B. Variance to waive permanent parking lot requirements for a temporary parking lot.

LOCATION: Natomas Park Drive
274-0410-020
South Natomas Community Plan
Council District 1

APPLICANT:	Charles Sumner, (916) 381-1225 7919 Folsom Blvd. Ste. 300 Sacto. CA 95826
OWNER:	Bannon Investors LTD 7919 Folsom Blvd. Ste. 300 Sacto. CA 95826
APPLICATION FILED:	October 26, 1995
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY: The applicant proposes to continue the usage of an existing temporary parking lot for users of the Natomas Racquet Club, across the street from the parking lot. The temporary parking lot is located on 3.6± vacant acres in the Creekside Oaks Planned Unit Development. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are the continued use of a temporary parking lot and the waiver of required parking lot improvements.

RECOMMENDATION

Staff recommends approval of the project. This recommendation is based on; 1) the parking lot's consistency with City guidelines for a temporary parking lot; 2) available parking to alleviate unsafe overflow conditions along the street; 3) the lot's compatibility with surrounding parking in the area; and 4) the long term solution of providing reciprocal parking with the future office buildings.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial & Offices
Community Plan Designation:	Office/Office Park
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	OB-PUD

Surrounding Land Use and Zoning:

North:	Apartments & Health Club; R-2B(PUD)
South:	Vacant; OB-PUD
East:	Apartments; R-2B(PUD)
West:	Vacant; OB-PUD

Property Dimensions:	Irregular
Property Area:	3.6± gross acres
Parking Provided:	81 parking spaces
Square Footage of Parking Lot:	22,500 sq.ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION:

On January 23, 1992, the City Planning Commission approved a Special Permit Modification and Variance to locate overflow parking off-site and waive parking lot improvement standards in order to operate a temporary parking lot with 81 parking spaces (P91-291). The temporary parking lot was developed for overflow parking for an existing health club. A condition of approval for the above entitlements required that the temporary parking lot be allowed to operate for a two year period and discontinue its usage at the end of the term (January 23, 1994). The condition also required that the existing paving be removed or a permanent parking lot for office development be constructed. At present, the temporary parking lot is still being used for overflow parking for persons visiting the health club and the 3.6± acre site remains vacant. The applicant has indicated that there is presently no office market to construct office development on the site. A lease agreement has been established between the health club and the owner of the office site to utilize the site for a temporary parking lot.

Because the January 23, 1994 date has expired, the applicant is requesting a new Special Permit Modification and Variance to continue the usage of the temporary parking lot until an office building is constructed on the site with permanent parking.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed temporary parking lot will not be in conflict with existing policies in the South Natomas Community Plan and the overall intent for development in the Creekside Oaks Planned Unit Development. Additionally, parking lots are allowed uses in the OB-PUD zone and the existing land use designations in both the General Plan (Regional Commercial and Offices) and South Natomas Community Plan (Office/Office Park) for the site. Policy language in the Community Plan relative to traffic, indicates that appropriate mitigation measures should be implemented to minimize traffic congestion and impacts. The temporary parking lot alleviates potential parking problems on the street and provides off-street parking which frees up on-street parking for persons residing in the neighborhood.

B. Conditions of Existing Health

On February 23, 1989, the City Planning Commission approved a request to construct the health club on the north side of Natomas Park Drive in the Creekside Oaks PUD (P88-476). The existing health club (Natomas Racquet Club) across the street from the temporary parking lot was approved with 160 parking spaces. The hours of operation are from 5:30 a.m. to 11:00 p.m. Monday through Thursday, 5:30 a.m. to 10:00 p.m. on Friday and from 7:00 a.m. to 10:00 p.m. on weekends. Peak member usage at the club occurs on weekdays from 5:00 p.m. to 8:00 p.m. and on weekends. During these periods, on-site overflow parking blocks the health club's traffic aisles and fire lanes, while off-site overflow parking occurs along the Natomas Park Drive frontage where parking is prohibited due to striped bicycle lanes. The existing temporary parking lot has helped to alleviate many of the previous problems that occurred as a result of the health club business.

C. Temporary Parking Lot/ Zoning Ordinance Requirements

1. Zoning Ordinance Requirements

The existing parking lot is across the street from the Natomas Racquet Club (see Exhibit C-1). The existing parking lot has been paved according to City standards for temporary parking lots and contain 81 parking spaces. The temporary paving consists of a minimum 2" asphalt concrete on 4" aggregate base and drainage is provided. The City's Zoning Ordinance requires that all parking lots be landscaped with trees to ensure that, within

fifteen years after establishment of the parking lot, at least 50 percent of the lot will be shaded. The applicant is requesting that the landscaping requirement be deferred until a permanent parking lot is constructed on the subject site.

The temporary parking lot will be replaced with a permanent parking area, when development of the two office buildings take place. At that time, the applicant has indicated that the overflow parking from the racquet club will remain on the subject site and/or be relocated to a nearby office lot with approved permanent parking spaces. The applicant wishes to continue to use 81 parking spaces on the 3.6± acre site or on an adjacent office site, since the peak demand (5:00 p.m. - 8:00 p.m. and weekends) for the health club exists when the office building would likely not be utilized at the full capacity.

The applicant also believes that the extension of Light Rail to South Natomas and implementation of shuttle bus service by the South Natomas Transportation Management Association (TMA) will provide commute mode alternatives that will lessen the parking demand impact on the health club.

2. Parking Lot & Circulation

Access to the temporary parking lot is off of Natomas Park Drive. One (1) 30 foot wide driveway serves the parking lot (Exhibit C-2). As previously noted above, a total of 81 parking spaces are located on the site. Four of the 81 spaces are compact parking spaces. The parking spaces are 8 feet wide by 18 feet in depth. There is adequate maneuvering and circulation on the temporary parking lot.

3. Landscaping

A twenty five (25) foot landscape setback is provided along Natomas Park Drive. The temporary parking lot is located behind the existing landscape setback area which staff believes softens the impact of the asphalt lot. The existing landscape setback is, therefore, adequate for the parking lot.

PROJECT REVIEW PROCESS:

A. Environmental Review

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15304).

B. Neighborhood Association Comments

The proposed project was routed to the Natomas Community Association for review and comment. The association by phone, informed City staff that they were not opposed to the proposed temporary parking lot.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. No written comments were received. City staff was informed by the Building Division that the parking lot meets City standards for a temporary parking lot.

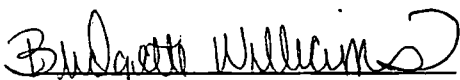
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve the Special Permit Modification and Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

Adopt the attached Resolution approving the Special Permit Modification and Variance to waive standard parking lot requirements for a temporary parking lot on 3.6± vacant acres in the Office Building Planned Unit Development (OB-PUD) zone.

Report Prepared By,

Report Reviewed By,



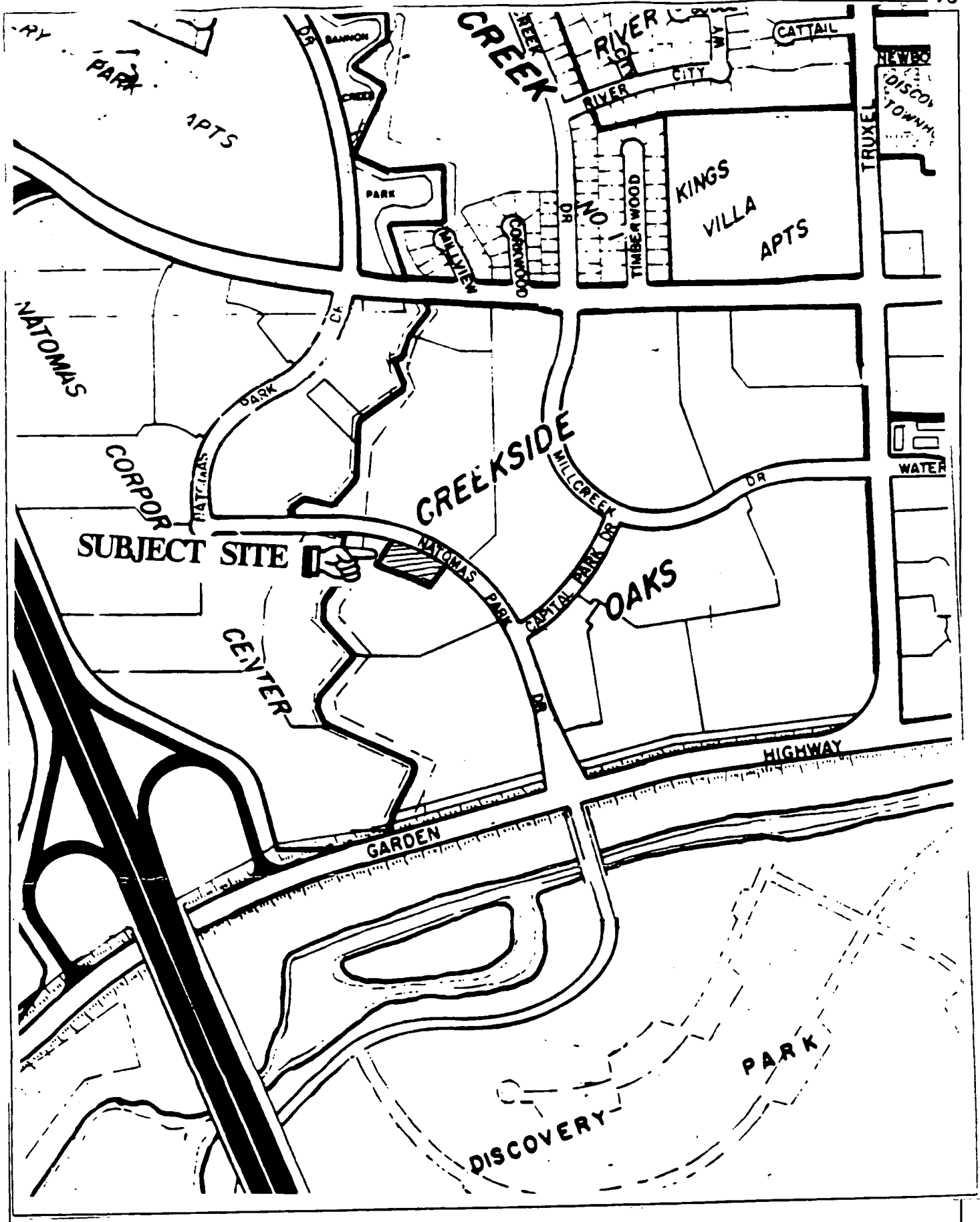
Bridgette Williams, Associate Planner



Scot Mende, Senior Planner

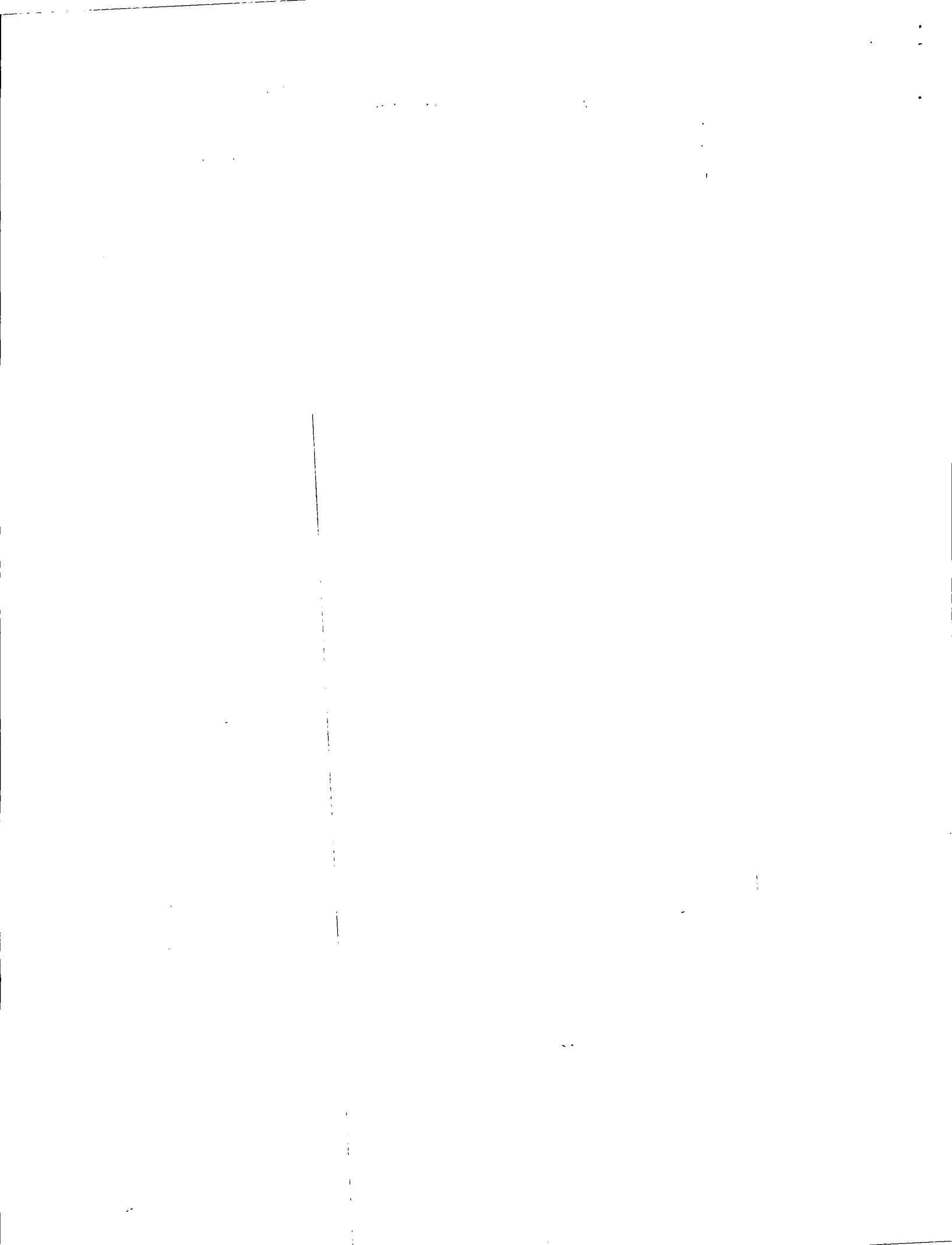
Attachments

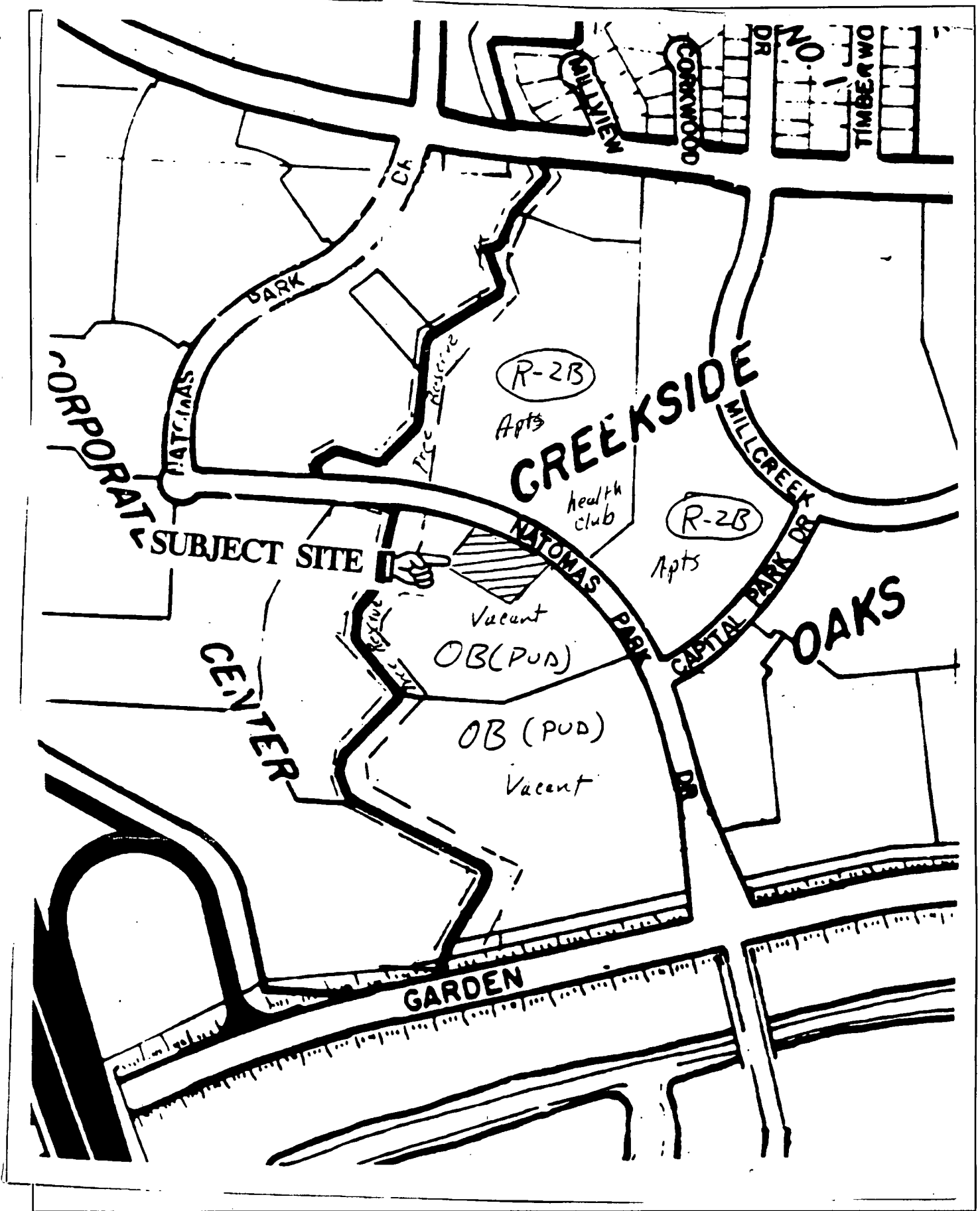
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Special Permit Modification & Variance
Exhibit C-1	Site Plan of Racquet Club & Temporary Parking Lot
Exhibit C-2	Temporary Parking Lot



VICINITY MAP

PN





LAND USE & ZONING MAP

RESOLUTION NO.1911

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF FEBRUARY 22, 1996

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT MODIFICATION AND VARIANCE TO WAIVE STANDARD PARKING LOT IMPROVEMENTS FOR A TEMPORARY PARKING LOT FOR PROPERTY LOCATED ON NATOMAS PARK DRIVE IN CREEKSIDE OAKS PLANNED UNIT DEVELOPMENT.

(P95-102) (APN:274-0410-020)

WHEREAS, the City Planning Commission on February 22, 1996, held a public hearing on the request for approval of a Special Permit Modification and Variance to waive standard parking lot improvements for a temporary parking lot for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of an exemption pursuant to State EIR Guidelines, CEQA Section 15304;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit Modification and the Variance to waive standard parking lot improvements for a temporary parking lot is hereby approved, subject to the following conditions and findings of fact:

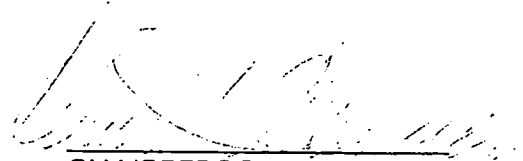
Conditions

- a. The temporary parking lot shall be maintained. Failure to do so shall be grounds for revocation of the permit.

- b. If overflow parking is relocated as a result of office development on the 3.6± acre site, the applicant shall obtain a new Special Permit Modification and Variance prior to relocating the temporary parking lot.
- c. Paving on the 3.6± acre site shall comply with City standards when office development occurs.

Findings of Fact

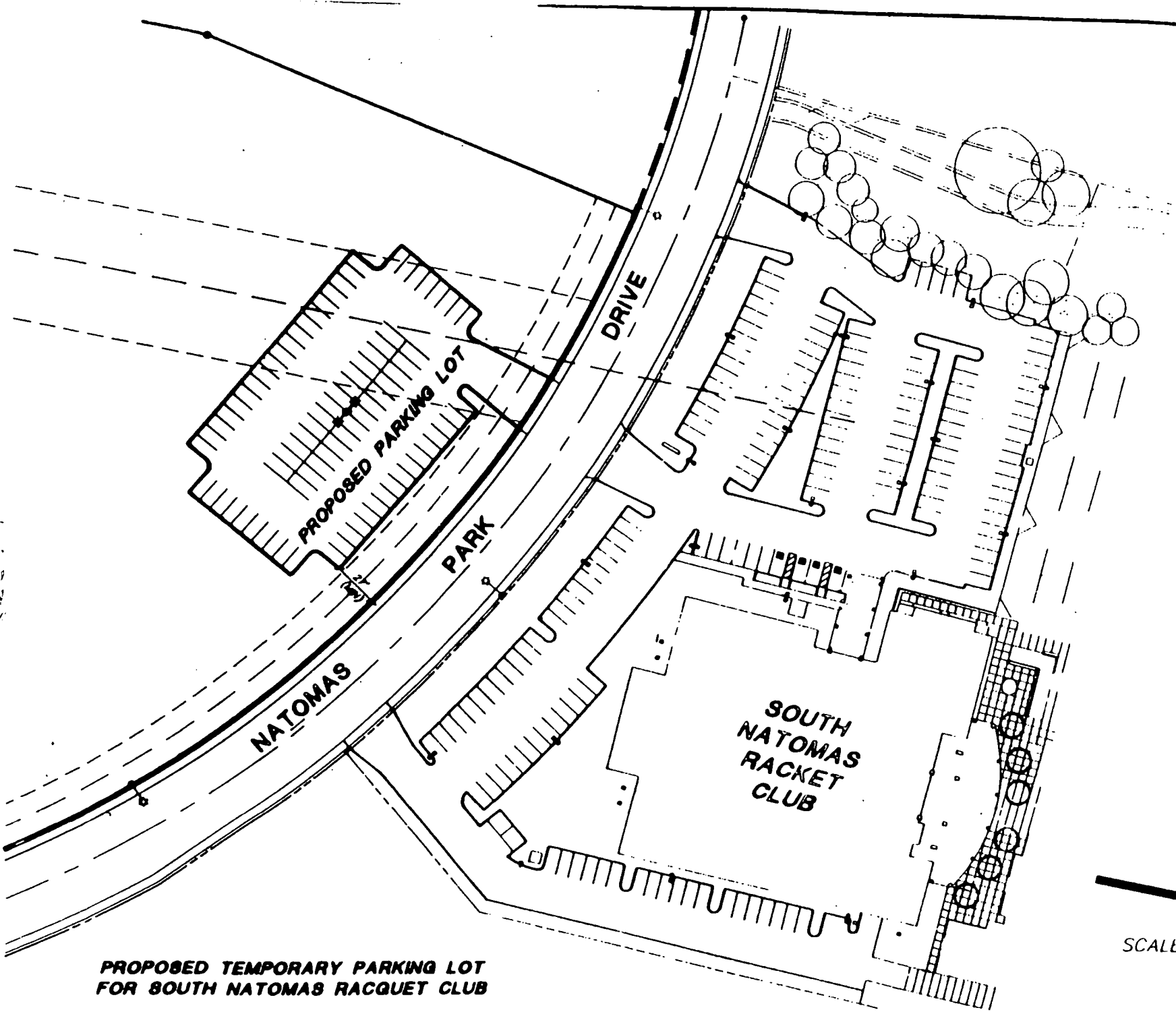
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the temporary parking lot complies with City standards; and
 - b. overflow parking for the health club would be continued after office development takes place on the 3.6± acre site or within close proximity of the health club.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that, the unsafe illegal overflow parking has been eliminated.
3. Granting the Variance does not constitute a special privilege extended to an individual property owner in that:
 - a. the temporary parking lot relieves unsafe parking conditions; and
 - b. a Variance would be granted to other property owners facing similar circumstances;
4. Granting the Variance does not constitute a use Variance in that parking lots are allowed in the OB-PUD zone.
5. Granting the Variance will not be detrimental to the public health, safety, or welfare, in that, adequate paving, maneuvering and access is provided on the temporary parking lot;
6. Granting the Special Permit Modification and Variance is consistent with the City's General Plan and South Natomas Community Plan which designates the site for office and business uses.



CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION



**PROPOSED TEMPORARY PARKING LOT
FOR SOUTH NATOMAS RACQUET CLUB**

N
SCALE: 1"=80'

**EXHIBIT
SITE PLAN**

NOLTE and ASSOCIATES
ENGINEERS / PLANNERS / SURVEYORS
HOUSTON OFFICE (713) 784-1111

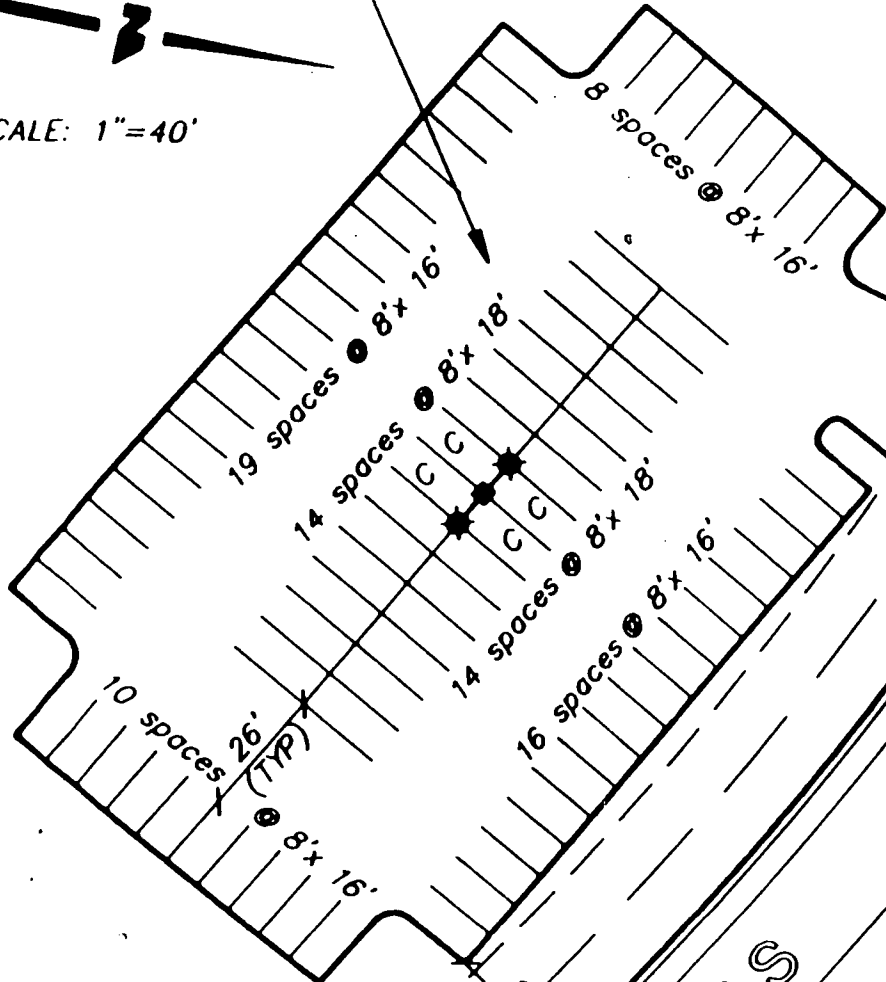
Item 9 Pg 11
C-1



ENTIRE PARKING LOT
SHALL BE SURFACED
w/DOUBLE CHIP SEAL
OVER 4" A.B. OVER
COMPACTED SUBGRADE



SCALE: 1"=40'



DRIVE

PARK

NATOMAS

PROPOSED 36'
WIDE DRIVEWAY

EXISTING DRIVEWAY

NOTE: PARKING LOT TO BE CONSTRUCTED
IN COMPLETE COMPLIANCE WITH
CITY ORDINANCE 6-D-20 (a-i)

PROPOSED TEMPORARY
PARKING LOT FOR
SOUTH NATOMAS RACQUET CLUB

 NOLTE and ASSOCIATES

EXHIBIT C-2
SITE PLAN

