

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Zoning Ordinance Amendment to allow Temporary Parking Lots in the  
Transportation Corridor Zone - Commission Information Only  
(M-89-025)

SUMMARY:

Staff is proposing to follow up with an amendment to recent revision to the Zoning Ordinance to allow temporary parking lots in the OB C-2, C-3, C-4, M-1, M-2, M-1(S), and M-2(S) zones by adding the Transportation Corridor Zone (TC Zone). Temporary parking lots are allowed subject to Planning Director's Special Permit review and compliance with specific requirements in the above zones.

BACKGROUND INFORMATION:

The City Council amended the Zoning Ordinance on June 28, 1988, to allow temporary parking lots in specific zones subject to securing a Planning Director's Special Permit and complying with specific criteria (Ordinance Number 88-045). This Ordinance, however, did not include the Transportation Corridor (TC) zone. The proposed ordinance amendment adds the TC Zone to the previously approved zones. (Refer to attached ordinance.)

Staff notes that temporary parking lots should be a compatible use in the TC Zone since historical uses under and adjacent to elevated freeways have included vehicle parking and storage.

This Ordinance is tentatively scheduled for the April 18, 1989, City Council Hearing. This item is presented to the Commission for information only. No action is necessary.

Respectfully submitted,



Will Weitman  
Senior Planner

WW/DE/kjr

Attachments - Draft Ordinance

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 in the Transportation Corridor Zone.

Be it enacted by the City Council of the City of Sacramento:

SECTION 1:

Section 2.5.08 is hereby added to the Zoning Ordinance to read as follows:

Section 2.5.08 Temporary Parking Lots

The Planning Director may issue a special permit for temporary parking lot pursuant to Section 6-D-20 of the City Zoning Ordinance in the TC Zone.

SECTION 2:

Section 6-D-20 is hereby amended to read as follows:

6-D-20

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, M-2 or TC, 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 amended to the Comprehensive Zoning Ordinance, as follows:

Read Across:

	R	R	R	R	R	R	R	R	R	R	R	R	O	R	H	S	C	C	C	C	M-1	M-2	T
	E	1	A	B	2	A	B	3	A	1	A	S	B	O	C	C	1	2	3	4	M-1	M-2	C
																					(S)	(s)	
Temp. Pkg. Lot													43					43	43	43	43	43	43

SECTION 4:

Section 2.E.43 is hereby amended to read as follows:

2.E.

43. 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 and TC Zone; subject to the following requirements and conditions stated in Section 6-D-20.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

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MAYOR

ATTEST:

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CITY CLERK