

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 4, 1996, the Zoning Administrator approved with conditions, a special permit to allow a recreation vehicle storage facility for a project known as Z96-130. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to allow a recreation vehicle storage lot on a 1.41± acre parcel in the Transportation Corridor (T-C) zone.

Location: East side of 19th Street, between W and X Streets, under the Capital City Freeway (Highway 50)

Assessor's Parcel Number: 010-0154-017 plus an additional state owned parcel without an Assessor's Number

Applicant: Carson Development Co.
P.O. Box 2590
Sacramento, CA 95812

Property Owner: State of California
P.O.Box 911
Marysville, CA 95901

General Plan Designation: Heavy Commercial or Warehouse
Central City

Community Plan Designation: Transportation Corridor

Existing Land Use of Site: Parking Lot

Existing Zoning of Site: Transportation Corridor (T-C)

Surrounding Land Use and Zoning:

North: C-4; Office

South: C-4; Commercial

East: T-C; Freeway/ Railroad Under Freeway

West: T-C; Freeway/ Parking Under Freeway

Property Dimensions: 174' X 355'

Property Area: 1.41± acres

Parking Provided: 60+ spaces

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibits A through C

Additional Information: The applicant is requesting approval to convert an existing parking lot into a recreation vehicle parking lot to be located on the east side of 19th Street, between W and X Streets, under the Capital Freeway (Highway 50). As proposed the recreation vehicle parking lot would provide 60 or more spaces for recreation vehicles, trailers, boats, etc. The parking configuration will vary to include more or less spaces as needed. The area has been surfaced and was a parking lot for state office workers. The lot is fairly isolated from other active land uses. There are one story offices north of W Street and commercial uses south of X Street. To the east are north/ south railroad tracks which have periodic rail traffic through the day. Property to the west is used for parking of state construction equipment and other vehicles.

Portions of the surfaced area on the project site are broken and are in need of repair. A condition of approval will require repair and improvement of the surfacing to city standards.

Comments Received

Because the subject site is located within the Central City Design Review District, the project was reviewed and approved by Design Review staff as proposed.

The City Police Department has reviewed the subject proposal and commented that there should be adequate lighting of the facility between dusk and dawn.

The Transportation and Engineering Division of Public Works recommended that gates be placed 20 feet or more in from 19th Street to allow recreation and other vehicles adequate room to pull off the street. A condition for a 30 foot gate setback will be required to allow large recreation vehicles, trailers, etc. to pull off the street while entering the facility.

The Utilities Department did not have any comments.

Project was sent to local community groups in the area. No comments were received.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301 and 15303(c)}.

Conditions of Approval

1. The Special Permit provides for a recreation vehicle storage facility within the area as identified on Exhibit C. This permit is for the storage of recreational vehicles only. No repair or sale of vehicles is permitted on-site.
2. All broken and unpaved areas of the lot shall be repaired to city standards prior to commencement of the recreation vehicle storage operation.
3. Entry gate shall be installed and setback from the property line a minimum of 30 feet (see Exhibit C).
4. Security lighting shall be provided and placed in a manner as to not reflect on surrounding residential properties.
5. Planter areas within the project boundaries, specifically adjacent to all public street frontages, are to be improved. All dead and dying plants are to be removed and replanted. Additional landscaping shall be provided as necessary. All irrigation lines and equipment shall be repaired, maintained and improved as necessary. Zoning Administrator staff shall review and approve landscaping prior to initiation of the recreation vehicle storage facility.
6. Signs shall require sign permit(s) and are limited to two signs that do not exceed 48 square feet individually. Any detached sign will be a monument type sign not to exceed 6 feet in height. Detached signs are required to be 10 feet from any property line or driveway. All other Zoning and Sign Ordinance requirements shall apply.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the site is an existing parking facility located under the freeway. The recreational vehicle storage lot is a similar land use and will result in fewer vehicle trips to the site.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed recreational vehicle storage lot is buffered between other land uses by streets and vacant properties; and,
 - b. there will be adequate setback for the gate to reduce traffic conflicts.

3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Heavy Commercial or Warehouse and Transportation Corridor respectively.

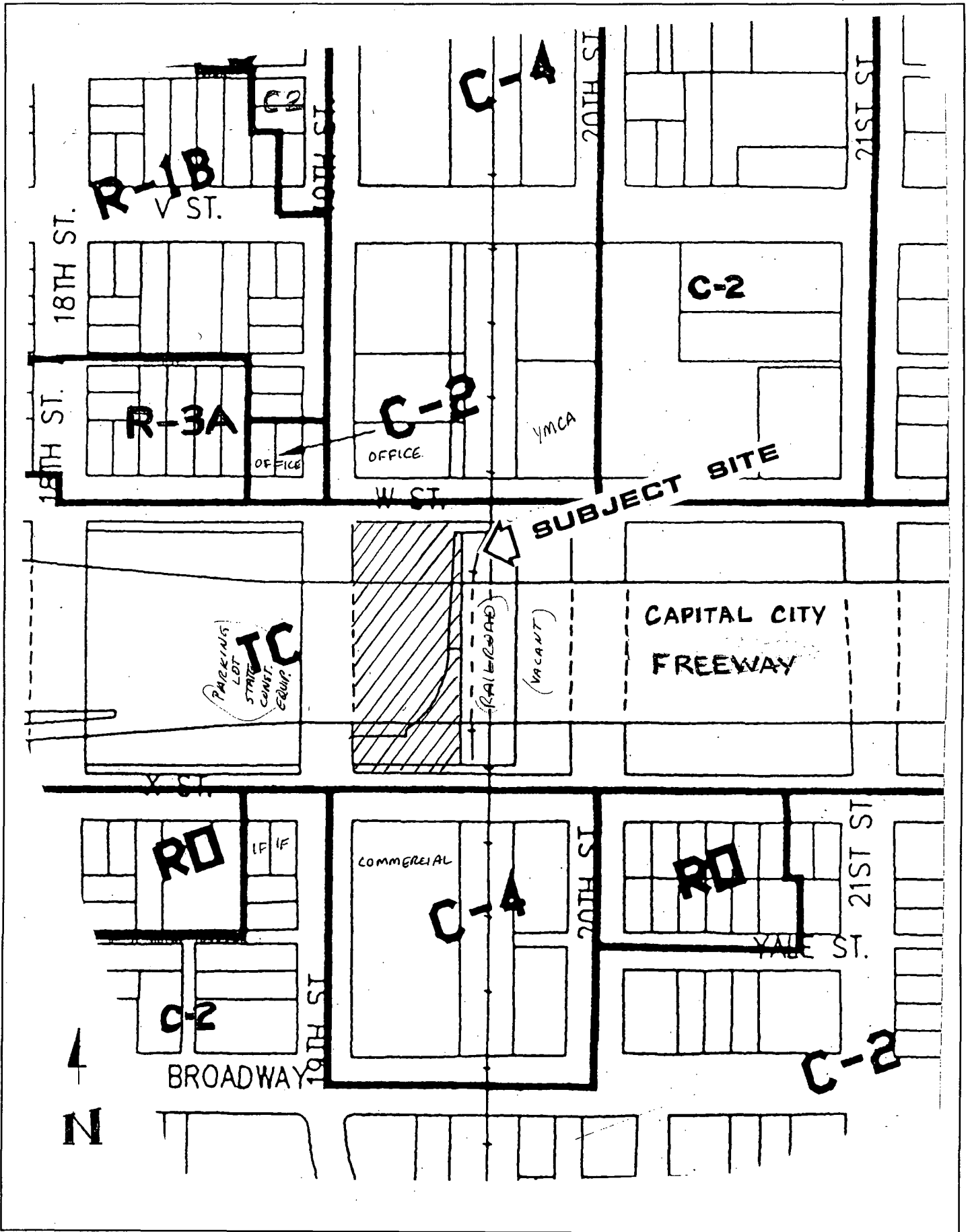
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓
Applicant-Carson Development ✓
Owner-State of California ✓
ZA Log Book ✓



LAND USE & ZONING MAP

