

P99-004 - 14th and I Street Parking Lot

NOTICE OF DECISION:

- A. Environmental Determination: Exempt 15311(b)
- B. Special Permit to establish a stand alone, 54 space parking lot, on .44 acres in the Central Business District (C-3[SPD]) zone.

LOCATION:                   1400-1408 I Street  
                              APN 006-0056-001,002  
                              Central City Community Plan Area  
                              Council District 1

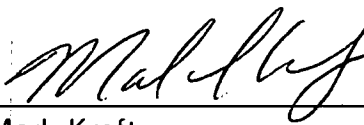
**BACKGROUND:** On May 27, 1999, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Planning Commission passed an intent motion to deny the entitlement for the above referenced project.

**RECOMMENDATION:** Given the Planning Commission's intent motion to deny the project, staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision approving the Environmental Determination: Exempt 15311(b);
- B. Adopt the attached Notice of Decision and Findings of Fact denying the Special Permit to establish a stand alone, 54 space parking lot, on .44 acres in the Central Business District (C-3[SPD]) zone.

Report Prepared By,

Report Reviewed By,



Mark Kraft  
Associate Planner

Steve Peterson  
Senior Planner

Attachments

Attachment A    Notice of Decision  
Exhibit A-1    Site Plan

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**ATTACHMENT A**  
**NOTICE OF DECISION AND FINDINGS OF FACT FOR**  
***(14<sup>th</sup> and I Parking Lot),***  
**LOCATED AT 1400-1408 I STREET**  
**SACRAMENTO, CALIFORNIA IN THE**  
**CENTRAL BUSINESS DISTRICT (C-3[SPD]) ZONE. (P99-004)**

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At the regular meeting of May 27, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Approved the Environmental Determination: Exempt 15311(b);
- B. Denied the Special Permit to establish a stand alone, 54 space parking lot, on .44 acres in the Central Business District (C-3[SPD]) zone.

These actions were made based upon the following findings of fact:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15311(b) of the CEQA Guidelines.
- B. The Special Permit to establish a stand alone, 54 space parking lot, on .44 acres in the Central Business District (C-3[SPD]) zone is hereby denied, based on the following findings.
  - 1. The project is not based upon sound principles of land use in that:
    - a. If the site is to be used for parking, it should be combined with the adjoining site, and developed with a structured parking facility, to meet long term need for parking for the Convention Center and Memorial Auditorium.
    - b. The use of the site for surface parking may preclude the development of the site for higher and better use in the future.
  - 2. The project will be detrimental to the public welfare and result in the creation of a public nuisance in that:

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- a. Enforcement of the 5 year limit on the term of the parking lot may be difficult and may result in the presence of surface parking on the site for a longer term.
  - b. Surface parking lots have a negative aesthetic impact, which is contrary to the pedestrian scale, urban style of development envisioned for this area.
3. In providing a stand alone parking facility, not intended to meet requirements of an associated building, the project is inconsistent with General Plan Goals and policies which:
    - a. Support actions/ordinances/development agreements that reduce peak hour trips.
    - b. Encourage the use of light rail transit and other alternative methods of transportation to facilitate circulation in the downtown core.
    - c. Promote a well designed and heavily patronized light rail and transit system.
    - d. Encourage the providing of expanded Central City perimeter and suburban park-and-ride lots in order to promote alternative transportation and reduce traffic congestion within the core business area and in other areas of the City.
  4. The project is inconsistent with the City's Surface Parking Interim Use Policy, in that:
    - a. The project is located on a corner lot, at a key intersection.
    - b. The project is located adjacent to an existing surface parking lot.

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CHAIRPERSON

ATTEST:

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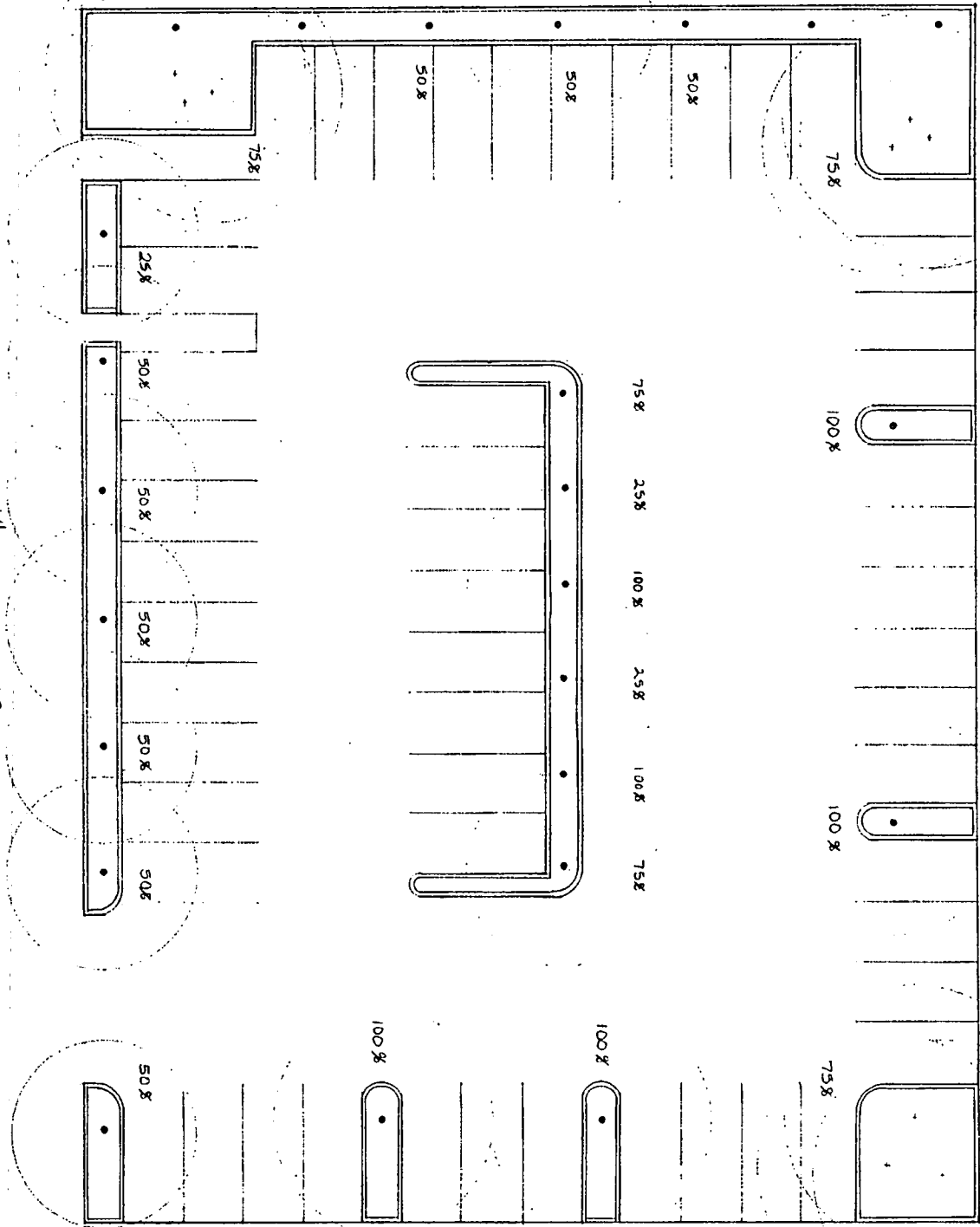
SECRETARY TO CITY PLANNING COMMISSION

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DATE (P99-004)

EXHIBIT A-1

14TH STREET



TREE SP.	DIA	25%	50%	75%	100%	SHADE CREDIT BY SP.	TOTAL 55% PERCENT SHADE
QUERCUS LOBATA (NATIVE)	35			3 = 216*		2166 SQ. FEET	16,776* 9295* 55% SHADE
KOELREUTERIA PANICULATA	30				4 = 2828*	2828 SQ. FEET	
PRUNUS CARASIFERA 'ATROP'	25	3 = 569*	9 = 2214*	2 = 736*	2 = 982*	4351 SQ. FEET	
TOTALS BY AREAS OVERALL = 19200 PAVED = 16,776 PLANTED = 2424 TOTAL SHADE CREDIT 9295							55% SHADE

Job # 288-A-94  
Date 5-12-99  
Scale 1" = 10'-0"  
Sheet 5B

ALLRIGHT PARKING  
708 10TH STREET #104  
SACRAMENTO CA 95814

SHADING PLAN  
RALPH LOT, SACRAMENTO CA.

REVISIONS BY