

Howard - please
OK

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

OK

APPLICANT	SYS Parking of No. Calif Inc. - 725 J Street, Sacramento, CA 95814		
OWNER	James & John Naify - 1106 4th Avenue, Sacramento, CA 95818		
PLANS BY	SYS Parking of No. Calif Inc. - 725 J Street, Sacramento, CA 95814		
FILING DATE	1-21-83	50 DAY CPC ACTION DATE	2-24-83
		REPORT BY:	SC:sg
NEGATIVE DEC.	Ex.15111b	EIR	ASSESSOR'S PCL. NO. 006-115-03

APPLICATION: Special permit to develop a parking facility containing 16 spaces in the C-3 zone.

LOCATION: 1414 J Street

PROPOSAL: The applicant is proposing to develop a parking lot in the central city on a parcel that was previously developed with a theater which has been demolished.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial
1980 Central City Community Plan Designation:	Multiple use/central city
Existing Zoning of Site:	C-3
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North:	Commercial; C-3
South:	Commercial; C-3
East:	Commercial; C-3
West:	Commercial; C-3
Parking Required:	None
Parking Provided:	16 spaces
Property Dimensions:	40' x 160'
Property Area:	.15± acres
Square Footage of Lot:	6,400
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: The subject site is located in the Central City business district and is bordered with an existing commercial structure on the west and a surfaced parking lot east of the site. A theater was recently demolished on the subject site leaving it vacant for the proposed parking lot development.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The applicant has indicated that the proposed parking lot will be used on an interim basis pending future development plans. Although the use is proposed to be temporary, the parking facility will require permanent landscaping and irrigation for the purpose of meeting shading requirements. The Zoning Ordinance does not recognize temporary parking facilities.
2. The driveway for the proposed surface parking lot will be provided through a reciprocal access easement from the adjacent parking lot east of the site.

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3. The City Traffic Engineer reviewed the proposal and requested the driveway be widened to 24 feet to allow for two-way traffic.

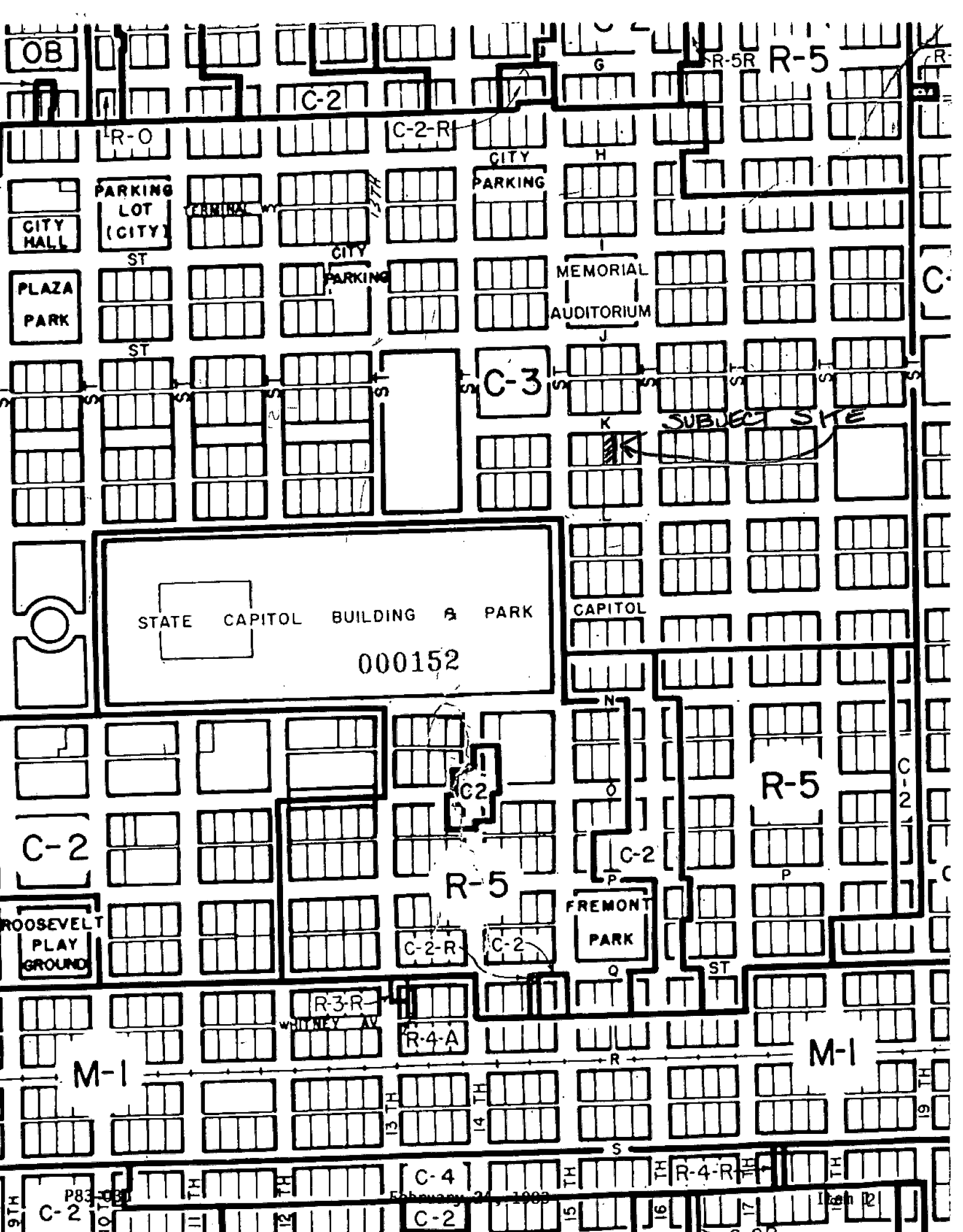
STAFF RECOMMENDATION: Staff recommends that the Commission approve the special permit to develop a parking lot in the Central Business District (C-3) zone subject to the following conditions and based on findings of fact to follow:

Conditions - Special Permit

1. Subject to approval of a parking facilities permit by the Planning Director.
2. The applicant shall submit landscape, irrigation and shading plans for Planning Director review and approval prior to issuance of a parking facilities permit.
- * 3. The applicant shall widen the existing 15 foot driveway on the adjacent parking lot to 24 feet/and provide reciprocal access to the subject site.
or other alternative acceptable to Planning Staff.

Findings of Fact - Special Permit

1. The proposed project is based upon sound principles of land use in that the proposed parking lot is compatible with the adjacent commercial and office uses.
2. The proposed parking lot will not be detrimental to public health, safety or welfare or result in the creation of a nuisance as conditioned in that adequate shading, landscaping and irrigation will be provided for the parking lot use and the driveway will be enlarged to accommodate traffic.
3. The special permit for the parking lot complies with the General Plan and the Central City Plan which designates the site for commercial purposes.



OB

R-5R R-5

C-2

R-0

C-2-R

CITY

H

CITY HALL

PARKING LOT (CITY)

ST

PLAZA PARK

PARKING

MEMORIAL AUDITORIUM

ST

C-3

SUBJECT SITE

STATE CAPITOL BUILDING & PARK

000152

CAPITOL

C-2

R-5

R-5

ROOSEVELT PLAY GROUND

C-2-R

C-2

FREMONT PARK

ST

R-3-R

WHITNEY AV

R-4-A

M-1

M-1

C-4

R-4-R

C-2

February 24, 1983

18th 12

9TH C-2

11TH

12TH

13TH

14TH

15TH

16TH

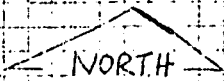
17TH

18TH

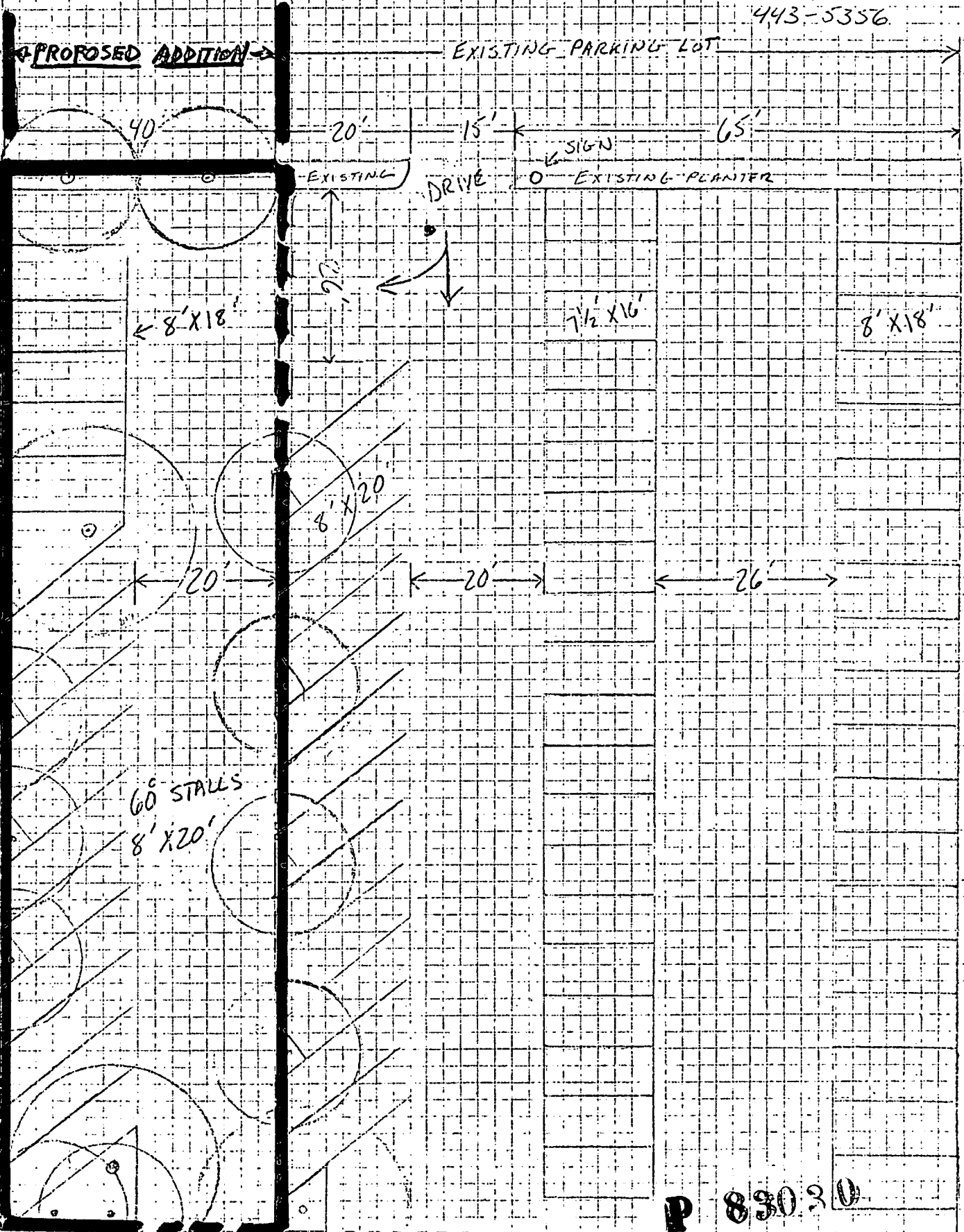
19TH

SITE 1414 J STREET
APN 006-115-03

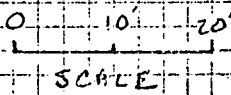
SYSTEM PARKING INC.
728 J Street
Sacramento, CA 95814
443-5356



0 5 10
BAR SCALE



P 83030

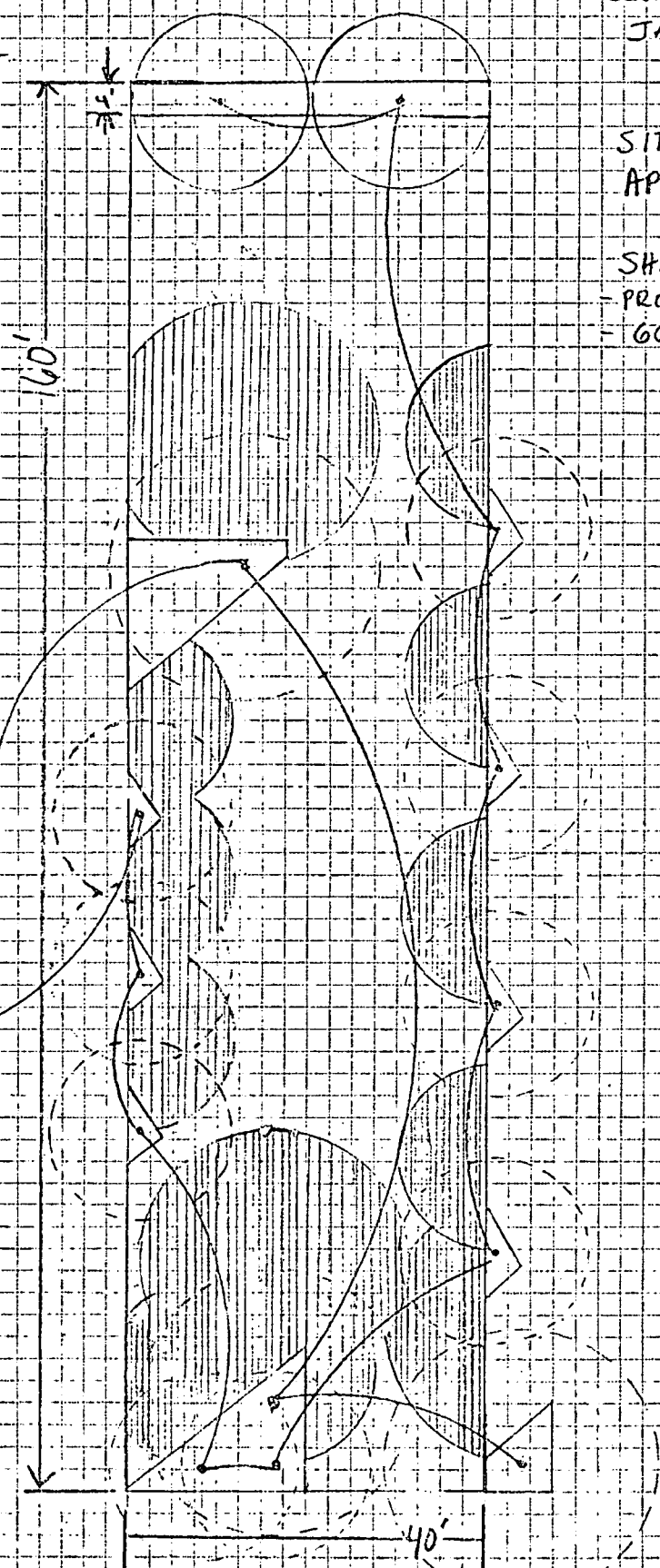


SYSTEM PARKING INC.
728 J Street
Sacramento, CA 95814
JAMES HORNBACK
443-5356

PAVING TOTAL
6090 sq. Ft.
SHADED AREA
TOTAL 3052 sq. Ft.
50% SHADED

SITE: 1414 J ST
APN: 006-115-03

SHADOW LINE
- PROJECTED
- 60° SUN L



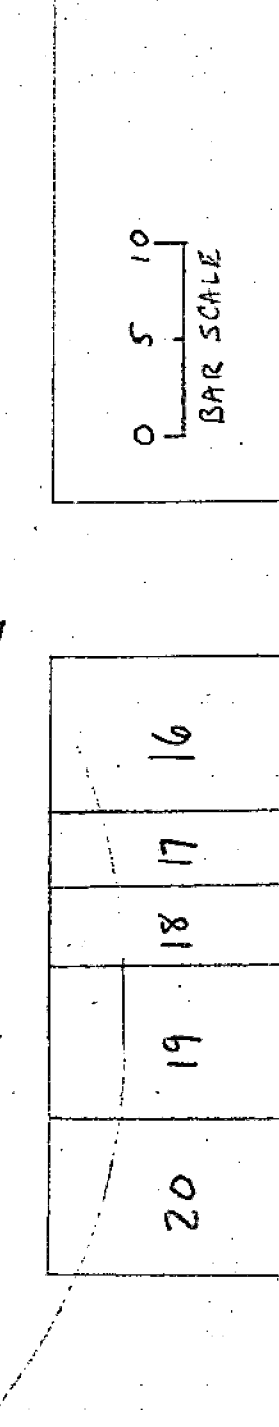
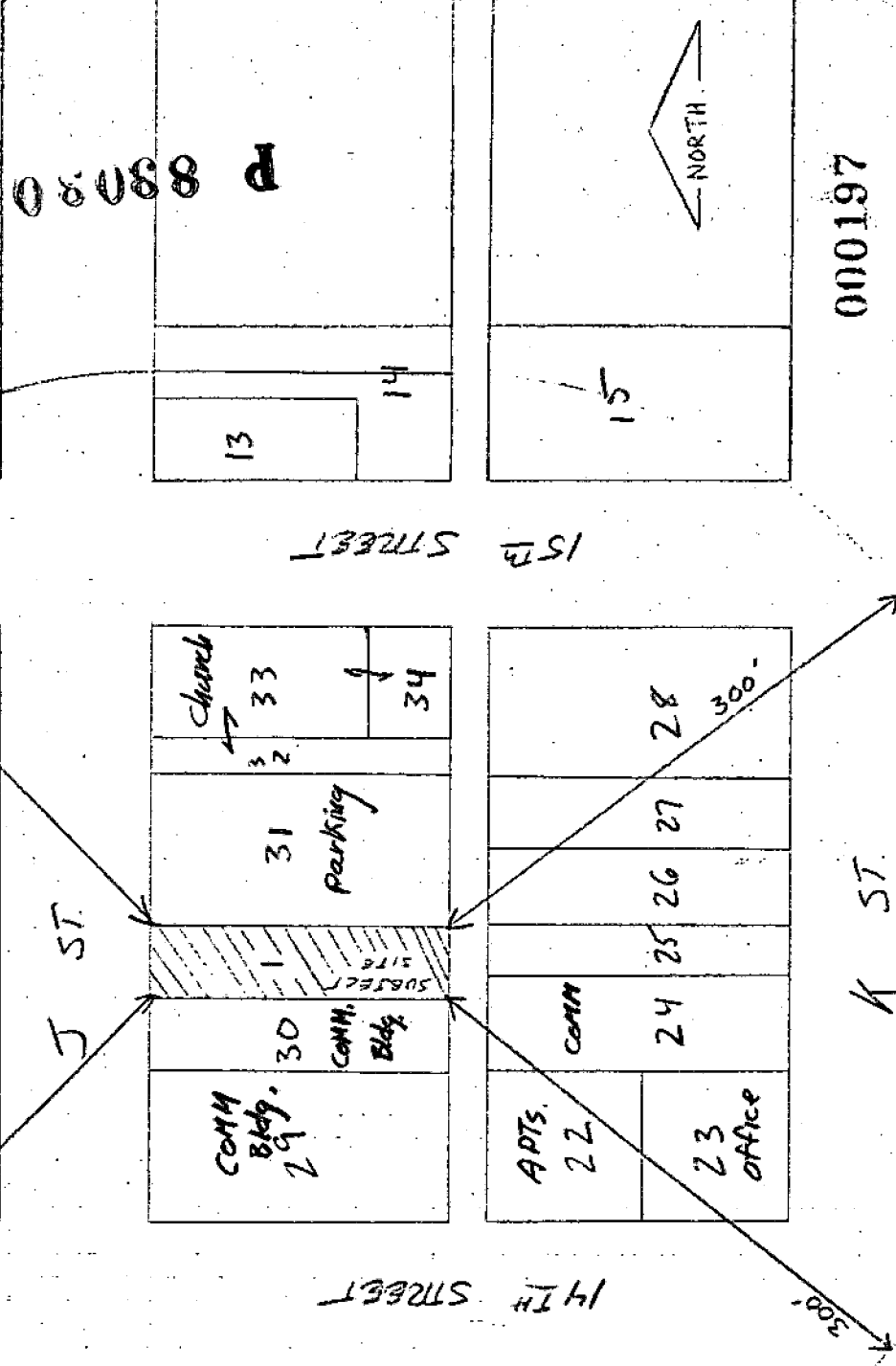
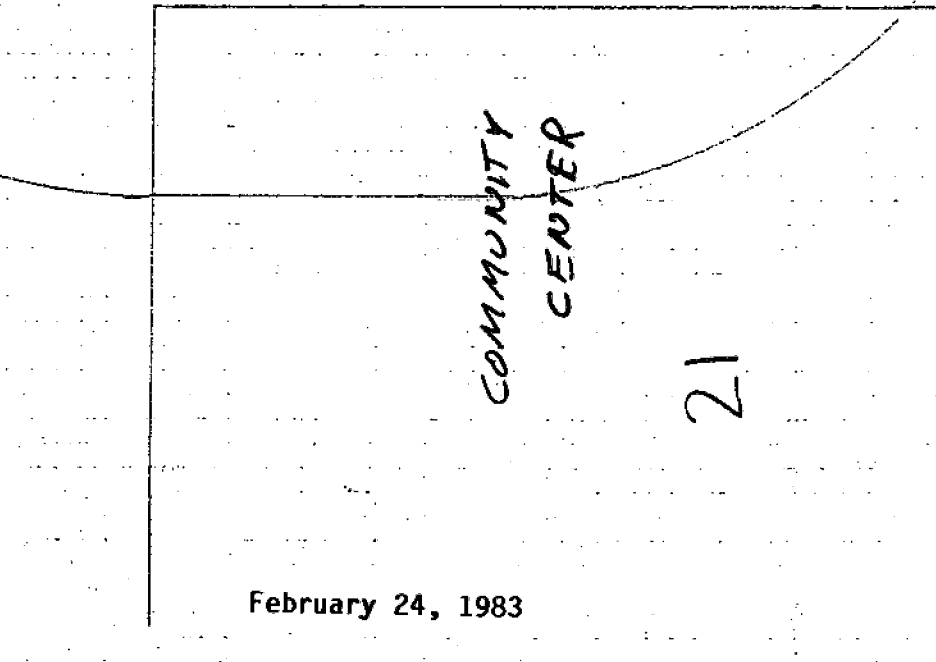
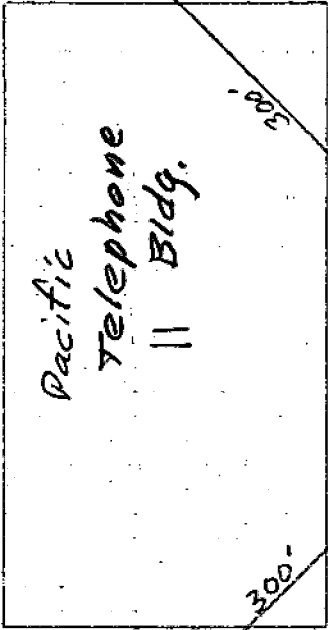
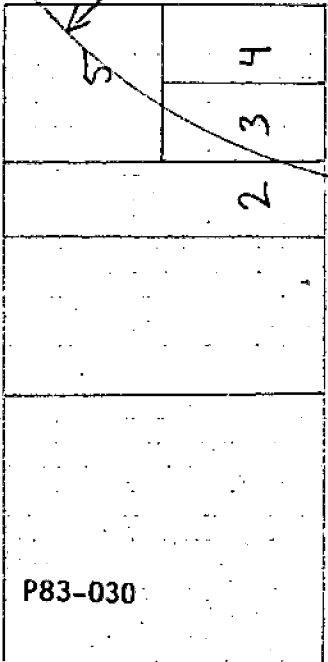
3 COAST LIVE OAK
(QUERCUS AGRIFOLIA)
30' HT. 30' CROWN

11 GRECIAN LAUREL
(LAURUS NOBILIS)
25' HT. 20' CROWN

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P 8.90.80

6 7 8 9 10



P83-030

February 24, 1983

Item 12

Pacific Telephone Bldg.

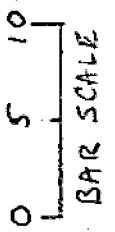
Church

Parking

COMMUNITY CENTER

21

08088 d



000197

12

13

14

15

15TH STREET

14TH STREET

J ST.

K ST.

16

17

18

19

20

COMM Bldg. 29

COMM Bldg. 30

APTS. 22

23 office

COMM 24

25

26

27

28

31

32

33

34

SUBJECT SITE

300-

300-

300-