



CITY OF SACRAMENTO

CITY PRESERVATION BOARD

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 448-3604

MEMO TO: City Planning Commission

FROM: Design Review/Preservation Board Staff

SUBJECT: Parking Lot - Southwest corner of 13th & F Streets, 1226 F Street,
APN: 002-161-21 (P87-334)

BACKGROUND: The Design Review/Preservation Board reviewed this item for comment at the meeting of September 2, 1987. The Board had reviewed the area when it was considered for listing as the Washington District Preservation Area on the City Official Register and again reviewed the site before the meeting of September 2nd.

BOARD COMMENTS AND RECOMMENDATIONS:

1. The Board found the area to be residential.
2. The board found that residential buildings to the north and east have been extensively rehabed.
3. The Board found that a parking lot would be an unacceptable intrusion in the preservation area.
4. The Board voted unanimously to recommend the Planning Commission that "in no way should a parking lot be allowed at this location".

City Planning Commission
Sacramento, California

Members in Session:

Subject: Special Permit to develop a 71 space parking lot, and a lot line adjustment to merge three lots, on 0.5± vacant acres in the Multiple Family R-3A zone.

Location: Southwest corner of 13th Street and F Street

BACKGROUND INFORMATION: This item was heard by the Commission on August 27, 1987, (see attached staff report). Staff requested that the item be continued until the findings of the Alkali Flat Parking Study, by TJKM consultants, could be reviewed. The review was in reference to future parking needs in Alkali Flat Area due to proposed development along 12th Street (see Figure 1). The parking study has not yet been approved by the City Council.

The amount of future parking needed over a 10 year period is shown in Figure 2. These calculations were based on 4.5 spaces required for each 1,000 square feet of office and commercial use. The City Zoning Ordinance currently requires 2.5 spaces per each 1,000 square feet.

Three possible locations were considered as potential parking structure sites after the entire area was surveyed in detail by the consultant (see Figure 3). These areas are as follows:

1. The Casa Sanchez property located at the northwest corner of 12th and E Streets.
2. The southwest corner of 12th and F Streets which consists of several small businesses and vacant property.
3. The northeast corner of 12th and D Streets, which is the old City Center Motel property.

After evaluating all of these locations and discussing this matter with the City Parking Division Manager, it was determined that the most efficient development for off-street parking would be a single location with a large enough area for developing a three or four level parking structure.

Since the Casa Sanchez property is the more centrally located of the three sites, it was determined that this should be the recommended location for a new parking structure (see Figure 3). The parcel is approximately 160 feet by 120 feet in size, and by adding the cleaning facility located to the west, the area for parking development would be 160 feet of frontage on 12th Street and an equivalent amount of frontage on E Street. It is estimated that a four level structure could produce 290 spaces, which would more than meet the 265 needed spaces as projected in the report.

It is recommended that new off-street parking constructed in Alkali Flat be maintained and operated by the City's Parking Division, unless the parking facilities are located on private property and controlled by a business development. It is estimated that the development of off-street parking

facilities in Alkali Flat will cost about \$8,000.00 including the amount and cost of acquiring property. The recommended parking structure to be located at 12th and E Streets eventually should be attendant operated. Table III summarizes the possible revenue sources to finance a multi-level parking structure.

The Design Review/Preservation Board reviewed this proposal on September 2, 1987, in order to provide their comments to the Commission. The Board voted unanimously in opposition to the project as it would be incompatible with the surrounding area, (see attached letter from Design Review Director).

On September 3, 1987, Planning staff informed the applicant (Roy Jeske of Allright Parking) of the Alkalai Flat Parking Study findings. It was staff's recommendation to the applicant that he contract the Redevelopment Agency and discuss the possibility of providing parking in a location that is specified in the parking study.

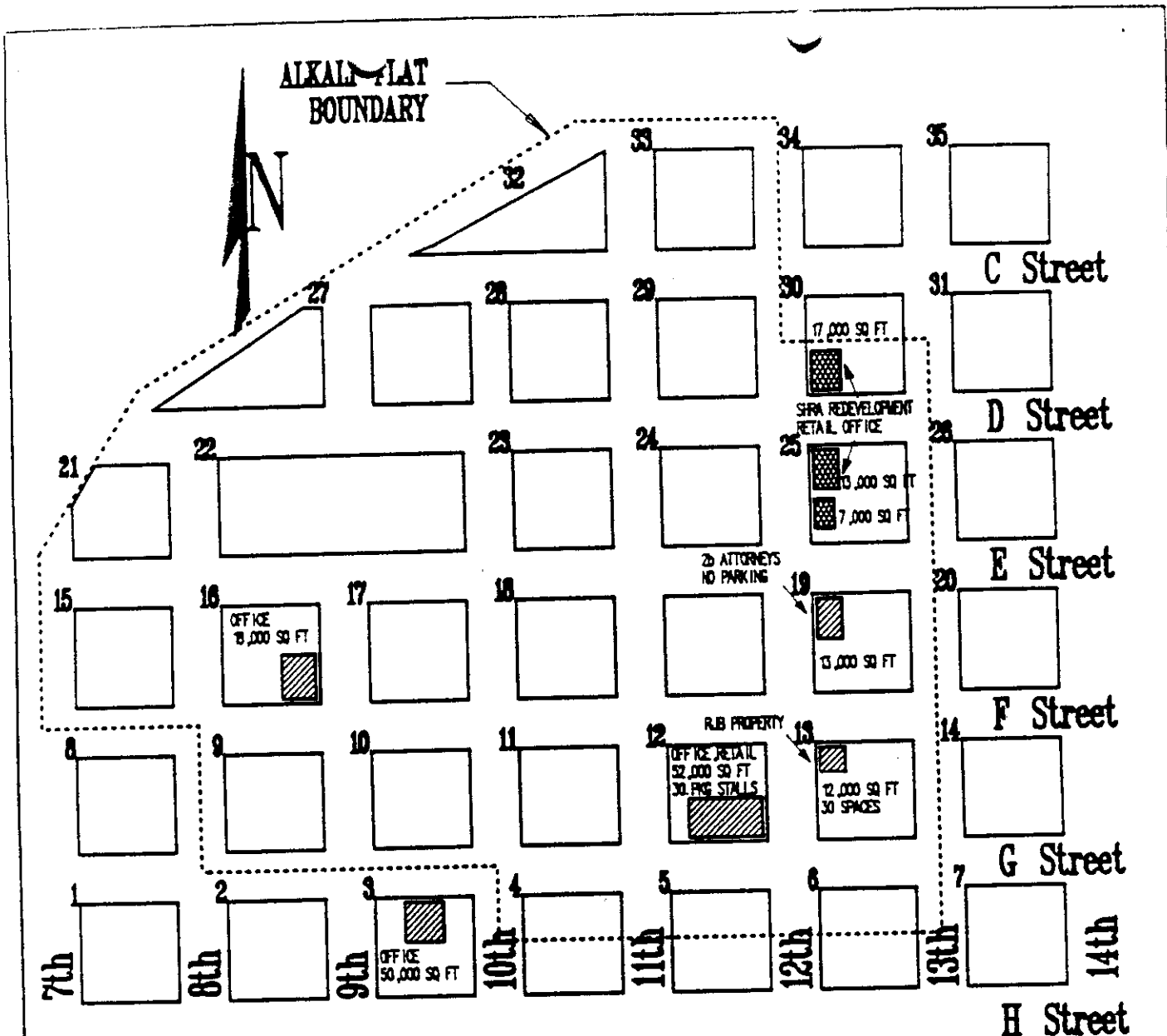
In conclusion, staff cannot support the applicant's request for a Special Permit due to the recommendation of the Parking Study and due to the inconsistency with the Alkali Flat Redevelopment Plan.

RECOMMENDATION: Staff recommends that the Planning Commission deny the Special Permit and Lot Line Adjustment based upon the finding of fact specified in the attached August 27, 1987, staff report.



Respectfully submitted,


Art Gee
Principle Planner

AG:CS:tc



LEGEND:

-  5 YEAR PROPOSED DEVELOPMENT
-  10 YEAR PROPOSED DEVELOPMENT

ALKALI FLAT PARKING STUDY

PROPOSED FUTURE DEVELOPMENT
FOR ALKALI FLAT

PREPARED BY
JKM

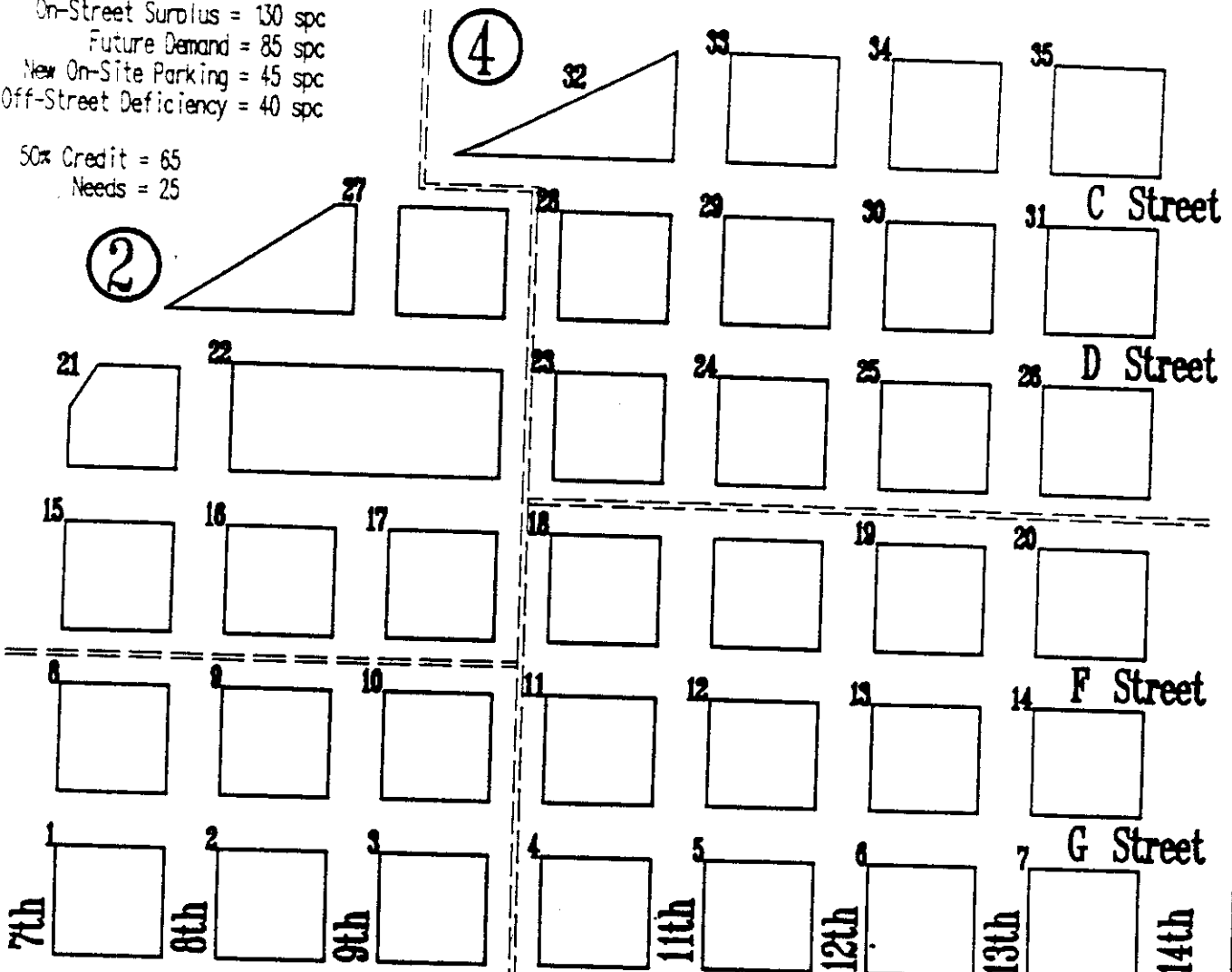
Figure 1

On-Street Surplus = 130 spc
 Future Demand = 85 spc
 New On-Site Parking = 45 spc
 Off-Street Deficiency = 40 spc

50% Credit = 65
 Needs = 25

On-Street Surplus = 225 spc
 Future Demand = 170 spc
 Off-Street Deficiency = 170 spc

50% Credit = 115
 Needs = 55



On-Street Surplus = 70 spc
 Future Demand = 225 spc
 New On-Site Parking = 125 spc
 Off-Street Deficiency = 100 spc
 50% Credit = 35 spc
 Needs = 65 spc

On-Street Surplus = 160 spc
 Future Demand = 350 spc
 New On-Site Parking Demand = 60 spc
 Off-Street Deficiency = 290 spc
 50% Credit for On-Street Surplus = 80 spc
 Additional Off-Street Needs = 210 spc

LEGEND:

==== Boundary of the 4 future parking areas

On-Street Surplus Parking = 590 spc
 Future Demand = 830 spc
 New On-Site Parking = 230 spc
 Off Street Deficiency = 600 spc
 Credit For On-Street Surplus (50% of 590) = 295 spc
 Additional Off-Street Parking Needed = 305 spc

ALKALI FLAT PARKING STUDY

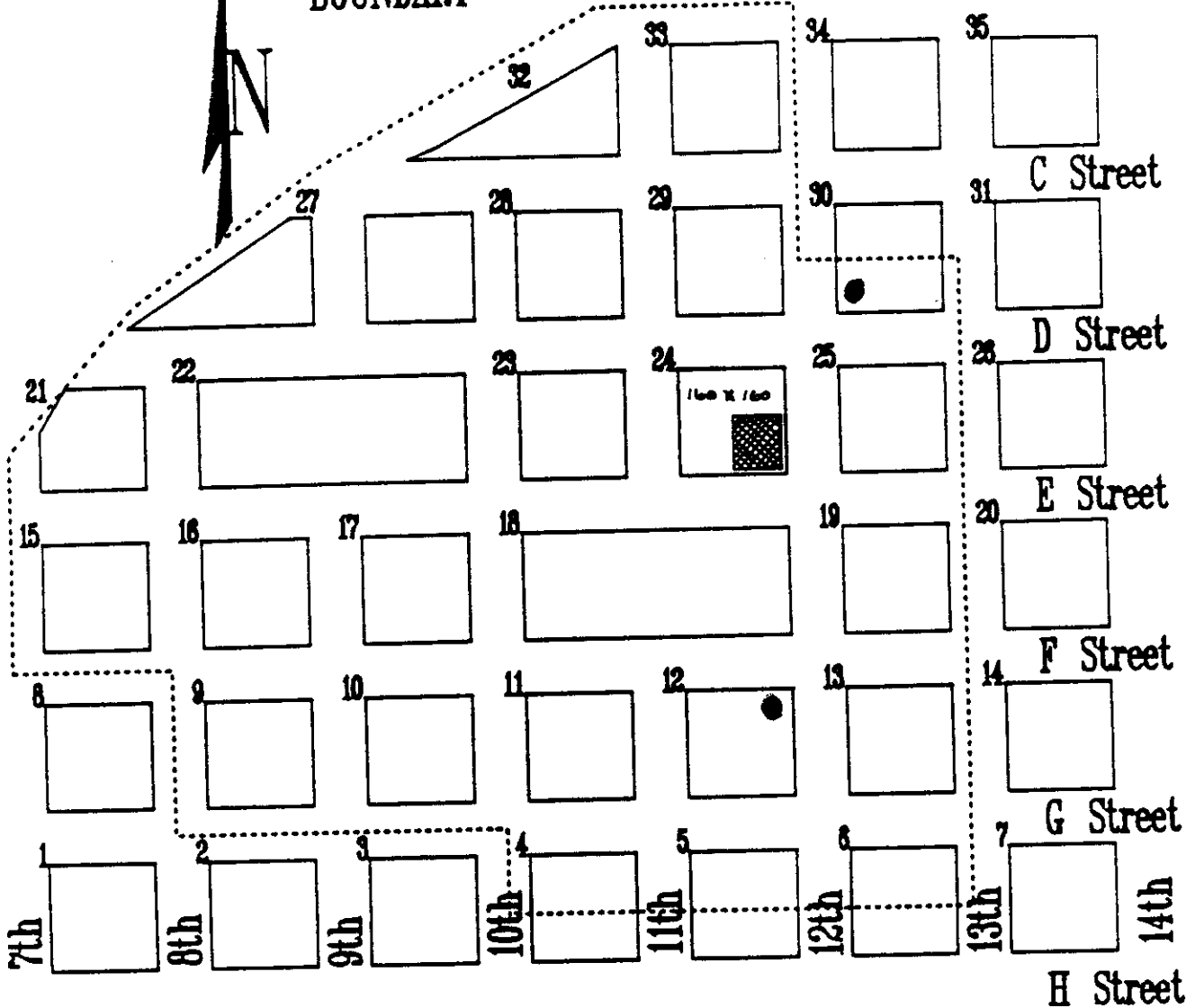
FUTURE PARKING DEMAND AND DEFICIENCY
 SUMMARY FOR ON STREET PARKING

PREPARED BY

JKM

Figure 2

ALKALI FLAT
BOUNDARY



LEGEND:



RECOMMENDED PARKING LOCATION
Spaces Provided : 290



Other recommended locations

ALKALI FLAT PARKING STUDY

RECOMMENDED LOCATION
FOR PARKING

PREPARED BY

JKM

Figure 3

TABLE III
 REVENUE SOURCES FOR FINANCING PARKING STRUCTURE

| <u>SOURCE</u> | <u>ESTIMATED ANNUAL REVENUE</u> |
|----------------------------|---------------------------------|
| 1. Off-Street Revenues | \$ 150,000.00 |
| 2. On-Street Meter Revenue | 146,000.00 |
| 3. Parking Mitigation Fee | 35,000.00 |
| 4. SHRA Parking Fund* | <u>38,000.00</u> |
| Total Estimated Revenues | \$ 369,000.00 |

*Revenues from the SHRA Parking Fund would be dependent upon increased payment from the City.

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200. SACRAMENTO, CA 95814

| | | | |
|----------------------------|---|--------------------|------------------------------------|
| APPLICANT | WONG AND ASSOCIATES, 1211 H Street, Suite #F, Sacramento, CA 95814 | | |
| OWNER | James W. Burpo, 960 Fulton Avenue, Sacramento, CA 95825 | | |
| PLANS BY | Allright Planning Division, 1919 Smith, Suite 1200, Houston, TX 77002 | | |
| FILING DATE | 7/24/87 | ENVIR. DET. | Ex. 15303 e REPORT BY CS/vs |
| ASSESSOR'S-PCL. NO. | 002-161-005,006,021 | | |

APPLICATION:

- A. Special Permit to develop a parking lot in the R-3A zone.
- B. Lot Line Adjustment to merge three lots.

LOCATION: Southwest corner of F and 13th Streets.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 71 space non-attended public parking lot in the Multiple Family Residential (R-3A) zone.

PROJECT INFORMATION:

| | |
|---|-----------------------------|
| 1980 Central City Community Plan Designation: | Multiple Family Residential |
| Existing Zoning of Site: | R-3A |
| Existing Land Use of Site: | Vacant |

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|---|------------|----------|----------|
| North: Residential (2 to 6 units); R-3A | Front: | 5' | 4' |
| South: Single-Family, 2F, vacant; R-3A | Side(Int): | 5' | 0' |
| East: Residential (2 to 4 units); R-3A | Side (St): | 5' | 5' |
| West: Single-Family, Auto Repair; R-3A | Rear: | 6' | 0' |

| | |
|----------------------|-------------|
| Parking Provided: | 71 spaces |
| Property Dimensions: | 160' x 160' |
| Property Area: | .58± acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of .58± acres in the Multiple Family Residential (R-3A) zone. The site has been vacant since structures were demolished in 1986. The previous use was the La Raza Bookstore, Performing Arts Center and residential units on upper levels. The site is often used illegally for parking. Surrounding land uses include single-family residential and auto repair to the east, single-family, two-family and a vacant lot to the south (across the alley), two two-family, a three family and four family residential to the east and three four-family and a six family residential uses to the north. The site is designated for residential in the 1974 General Plan and Residential in the Alkali Flat Redevelopment Plan. The site is also located in the Washington District Preservation Area. Several Priority structures are located nearby along F and 13th Streets.

B. Applicant's Proposal

The applicant is proposing to merge three lots in order to construct a 71 space parking lot. Access is proposed from the alley and F Street. Thirty percent of the 71 stalls will be compact. The site plan indicates that 30 stalls are proposed at 90 degree angles and of the remaining 41 stalls three will utilize parallel parking and 38 stalls will be at a 60 degree angle. A six foot high masonry wall is provided along the west property line to buffer the parking lot from adjacent residential use.

Staff has concerns over the use of a parking lot in this location. The proposed project is located in the Alkali Flat Redevelopment area and is not in conformance with the Alkali Flat Redevelopment Plan. The plan indicates that no parking shall be permitted in the residential land use areas unless used wholly for residential purposes. (see SHRA comment section).

Staff does not support the proposed parking lot in this location as it is incompatible with several existing structures along F and 13th Street that are architecturally, historically, and culturally significant. The area along F Street between 12th and 16th is considered to have the finest row of high basement buildings, with a diversity of architectural styles in the City. Therefore, preserving the streetscape in this area is vitally important. The design guidelines of the City Preservation Area Plan indicates that new construction within a Preservation Area should be compatible with and even enhance the character of the individual area. Staff finds that a residential development made to resemble single-family homes would be the most appropriate use of the subject site. This concept is utilized along F Street by apartment complexes. The best example is at 1221-1223 F Street by apartment just north of the proposed project. Under R-3A zoning a maximum of 21 units could be accommodated on site.

In reference to parking areas adjacent to public streets, the Preservation Area Plan indicated that parking be screened from street view with earth berms, shrubs, fences or walls. These types of amenities are not provided, therefore, the project does not meet Preservation Area Plan design criteria.

The site plan is inconsistent with several Zoning Ordinance requirements. These inconsistencies are listed below:

- a. A six foot setback is required along the alley and a five foot setback from the west property line.
- b. The Zoning Ordinance does not allow for the three parallel parking spaces. The 60 degree compact spaces must have an 18 foot depth verses 16 feet.
- c. All trees must be shown contained within a planter.
- d. Landscape planters must be a minimum of six feet wide in order to utilize the two foot parking overhang.

- C. The proposal has been reviewed by the Sacramento Housing and Redevelopment Agency, the Alkali Flat PAC, Engineering, Traffic Engineering, and Real Estate. The following comments were received.

SHRA

The SHRA recommends denial of the special permit as it is inconsistent with Section IV.B.b (408) of the Alkali Flat Redevelopment Plan. This section cites that "No parking for purposes other than wholly residential shall be permitted in the residential land use area."

Alkali Flat PAC:

At their August 5, 1987 regular business meeting the PAC adopted a motion recommending that the Special Permit be denied in accordance with the provisions of the Redevelopment Plan by a unanimous vote.

Traffic Engineering

- a. Do not allow driveway access from F Street. Use the alley for all access.
- b. Replace any curb, gutters, or sidewalks in need of repair.

Engineering

- a. Construct handicap ramps at 13th and F Streets.
- b. Provide plans for grading and drainage.
- c. Remove the existing driveway on 13th Street.
- d. Pavement to be two inch concrete on four inch aggregate base rock.

Real Estate

No problem with lot line merger.

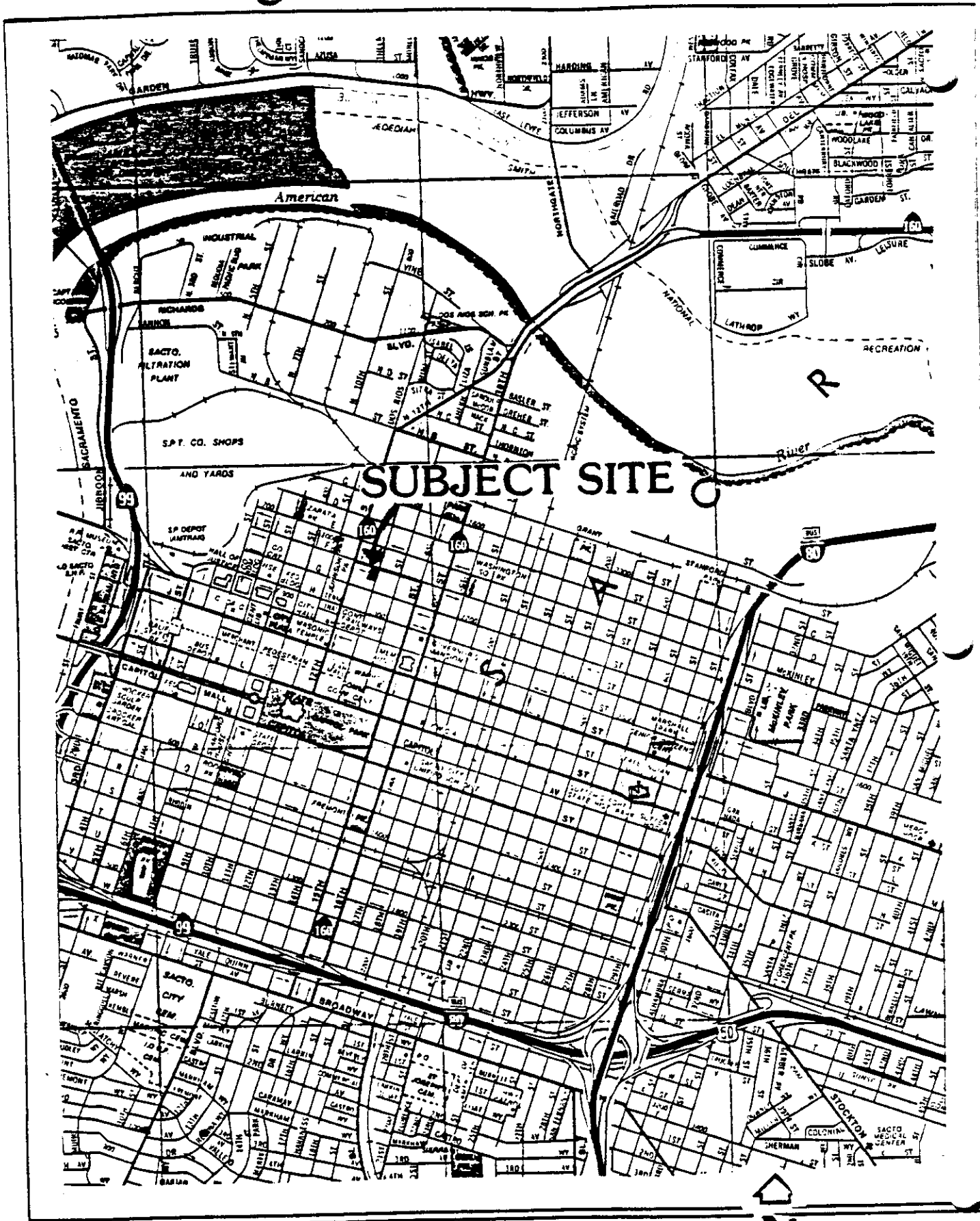
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA Section 15503 e).

RECOMMENDATION: Staff recommends the following actions:

- A. Deny the Special Permit based upon the findings of fact which follow:
- B. Recommend denial of the lot line merger.

Findings of Fact

1. The project, as proposed, is not based upon sound principles of land use in that:
 - a. Several aspects of the site plan are inconsistent with zoning Ordinance requirements, including interior side and rear (alley) setbacks.
 - b. The proposed site plan does not meet design criteria for parking areas as specified in the City Preservation Area Plan.
 - c. The proposed project will disrupt the consistent residential character of the 13th and F streetscapes.
2. The proposed project will result in the creation of a nuisance to surrounding properties in that the project use is incompatible with surrounding residential land use and does not enhance the protection of several priority structures along F and 13th Street as well as other nearby properties.
3. The proposed project is inconsistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1984 Alkali Flat Redevelopment Plan and the proposed parking lot does not conform to the plans designation.



SUBJECT SITE

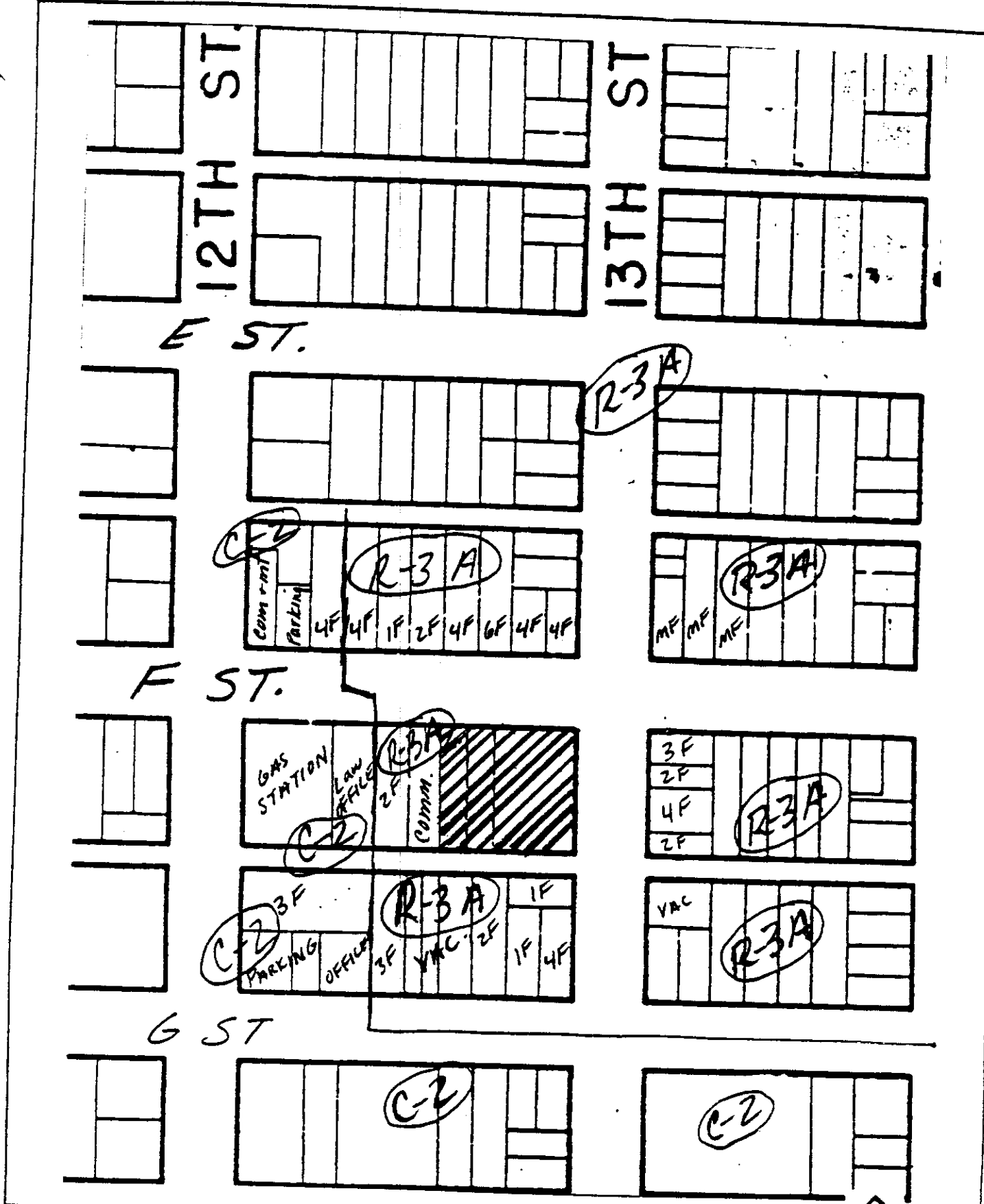
VICINITY MAP



P87-334

Aug. 29, 1987
Sept 10, 1987

Item 14



LAND USE & ZONING MAP N

PB7-334

Aug 27 1987
9-10-87

Item 14

THIS PLAN IS THE PROPERTY OF ALRIGHT PLANNING DIVISION, INC. IT IS TO BE USED FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM WITHOUT THE WRITTEN PERMISSION OF ALRIGHT PLANNING DIVISION, INC.

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REVISIONS

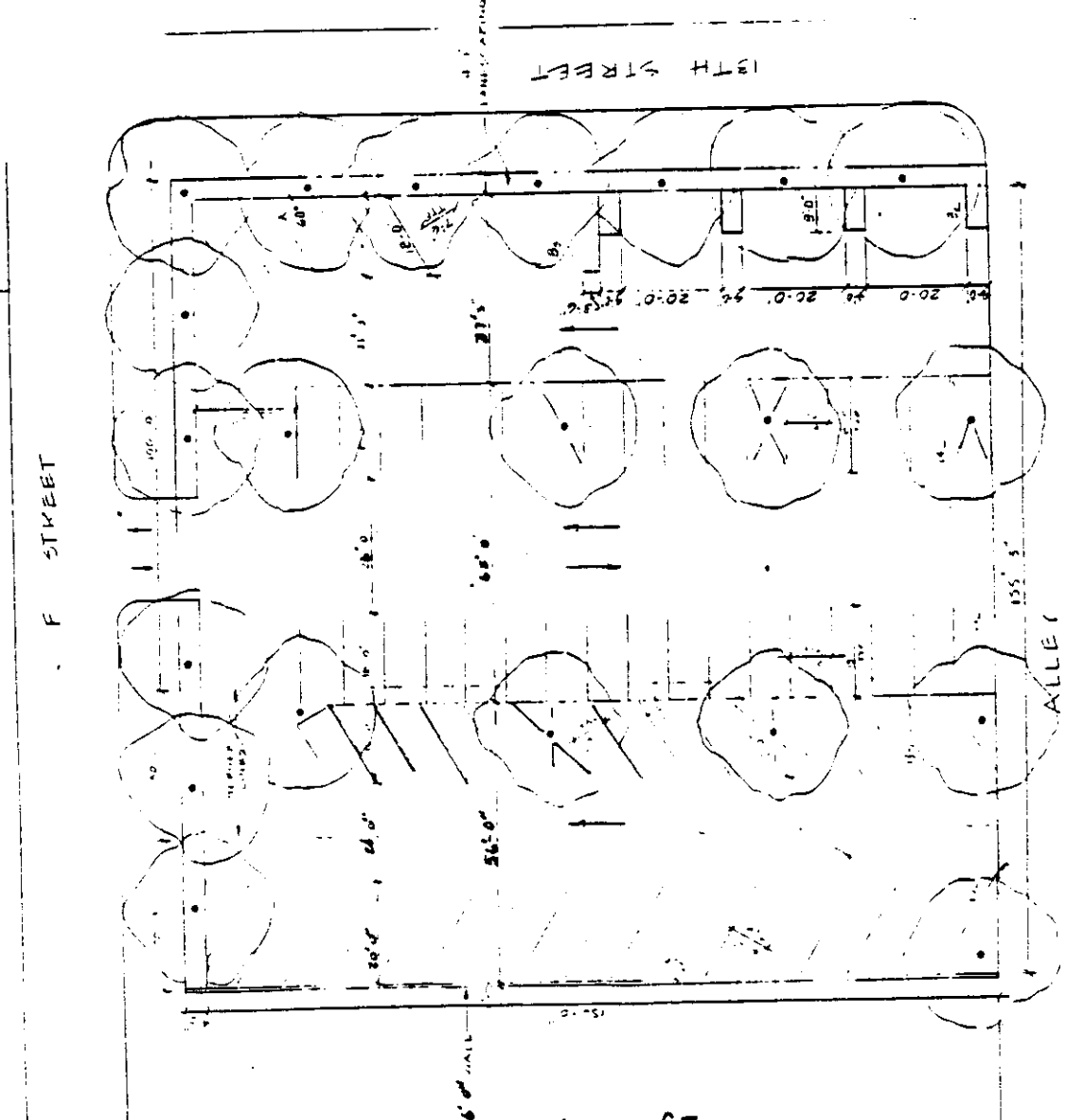
| NO. | DATE |
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| 1 | 2-3-87 |

JOB NO. 283 B
 SCALE: 1" = 40'
 DATE: 5/25/87
 DRAWN: [Signature]
 CHECKED: [Signature]

EXHIBIT A
SITE PLAN

CAR CAPACITY
 50 CARS (30%)
 215 CARS (50%)
 71 CARS (10%)

NOTE: 21 TRUCKS & 50 "C" CITIES ARE PROVIDED FOR 15 MINS OF TRAFFIC FOR AREA UP TO 3000 FT (50%)



P87-334

Sept 10, 87
 Aug 27, 1987

Item 10

SITE PLAN
 SCALE 1" = 40'



