

P98-007 - Republic Parking Lot

- NOTICE OF DECISION:   A.   Environmental Determination: Exempt 15311 (b)
- B.   Special Permit to construct a 46± space stand alone parking lot on 0.42± vacant undeveloped acres in the General Commercial (C-2) zone.

LOCATION:                   1611 J Street  
                                  APN: 006-0064-011 & 006-0064-012  
                                  Central City Community Plan Area  
                                  Council District 3

APPLICANT:	Jerry Pollard, Republic Parking Northwest Inc., 917 8 <sup>th</sup> Street, Sacramento, CA 95814 916-442-2217
OWNER:	Eugene Lehe / Barbara Fischer 1331 41 <sup>st</sup> Street, Sacramento, CA.
APPLICATION FILED:	January 26, 1998
STAFF CONTACT:	Brad Shirhall, 916-264-7483

**BACKGROUND:** On July 9, 1998 the Planning Commission heard and considered public testimony regarding the above entitlements. Based on verbal and documentary evidence presented at said hearing, the Commission approved an intent motion to deny the Special Permit. This Notice of Decision presents the findings of fact necessary for the Planning Commission to formally deny the Special Permit.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny items A, and B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

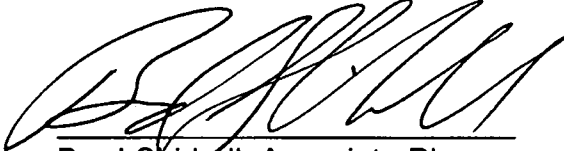
Staff recommends the Planning Commission take the following actions:

- A.   Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15311(b).

- B. Adopt the attached Notice of Decision and Findings of Fact denying the Special Permit to construct a 46± space stand alone parking lot on 0.42± vacant undeveloped acres in the General Commercial (C-2) zone.

Report Prepared By,

Report Reviewed By,



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Brad Shirhall, Associate Planner



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Steve Peterson, Senior Planner

Attachments

Attachment 1      Notice of Decision & Findings of Fact

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
REPUBLIC PARKING LOT, LOCATED AT 1611 J STREET SACRAMENTO,  
CALIFORNIA IN THE GENERAL COMMERCIAL (C-2) ZONE. (P98-007)**

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At the regular meeting of July 23, 1998, 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. Environmental Determination: Exempt as per CEQA Section 15311(b)
- B. Denied the Special Permit to construct a 46± space stand alone parking lot on 0.42± vacant undeveloped acres in the General Commercial (C-2) 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 construct a 46± space stand alone parking lot on 0.42± vacant undeveloped acres in the General Commercial (C-2) zone is denied based on the following findings of fact:
  - 1. The project is not based upon sound principles of land use in that the intended use does not represent an appropriate long-term use for this prominent corner in the Central City and there is no means available to assure that the use does not become permanent.
  - 2. The project is inconsistent with several Goals and Policies found in the General Plan relating to decreased dependence on the automobile as a means of travel.
  - 3. The project is inconsistent with the City's vision for the Memorial Auditorium area as a mixed use entertainment retail district, and the City's 16th Street Public Improvements Study which discourages auto related uses along 16th Street.
  - 4. Prior to establishing such a land use the City needs a comprehensive parking program to address the needs of the Downtown and midtown area.

  
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CHAIRPERSON

ATTEST:

  
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SECRETARY TO CITY PLANNING COMMISSION

7.24.98  
DATE (P98-126)