REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Public Hearing
December 18, 2007

Honorable Mayor and
Members of the City Council

Title: Surface Parking Lots in the Central City (M06-055)

Location/Council District: Central City, Council Districts 1, 3 and 4

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** approving the Environmental Exemption per the California Environmental Quality Act Class 1, Section 15301(c) and Class 11, Section 15311(a); 2) adopt an **Ordinance** amending Title 17 of the Sacramento City Code (The Zoning Code) relating to new temporary surface parking lots in the Central City, and 3) adopt the proposed new **Ordinance** relating to creating a temporary surface parking lot program for existing lots in the Central City.

Contact: Chris Dougherty, Assistant Planner, (916) 808-5680; Sandra Yope, Senior Planner, (916) 808-7158

Presenters: Chris Dougherty, Assistant Planner; Howard Chan, Parking Services Manager

Department: Development Services, Department of Transportation

Division: Current Planning, Parking

Organization No: 4885

Description/Analysis

Issue: Based on Council direction and to implement the Central City Interim Surface Parking Lot Policy, staff has prepared two separate ordinances. One ordinance deals with the establishment of *new* temporary, stand-alone surface parking lots. The other ordinance deals with *existing* stand-alone surface parking lots that are now operating without having obtained a special permit as required by the current Zoning Code.

The first ordinance amends the Zoning Code to allow for new temporary, stand-alone parking lots upon issuance of a temporary surface parking lot permit. These surface parking lots must meet specified development standards and may be located either (1) outside of the Merged Downtown Redevelopment Project Area in a "high parking need" area (as determined by Parking Services), or (2) inside the Merged Downtown Redevelopment Project Area on a lot for which the

permit applicant has on file a complete application for development of the site and is actively progressing through the City of Sacramento's development process, as approved by the City Manager. This permit is good for two years, and renewable, if the parking lot is located outside of the Merged Downtown Redevelopment Project Area. If located inside of the Merged Downtown Redevelopment Project Area the permit is good for one year, renewable for a maximum of three years. The development standards required for these temporary surface parking lots are less stringent than for permanent stand-alone surface parking lots that operate under a special permit.

The second ordinance allows the owners of existing stand-alone surface parking lots that are currently operating without having obtained a special permit as required by the current Zoning Code to apply for an existing temporary surface parking lot permit. This permit will be issued if the parking lot is made to conform with specified development standards. This permit is good for two years, but is subject to renewal if the surface parking lot continues to conform to the development standards. The development standards required for these existing temporary surface parking lots are less stringent than for new temporary surface parking lots and for permanent stand-alone surface parking lots that operate under a special permit.

Policy Considerations: The proposed zoning code amendment allows new temporary stand-alone parking lots under certain conditions in the Central City with a ministerial permit, and a companion ordinance to provide a process to allow for a temporary stand-alone permit for existing surface parking lots that are currently operating without a valid special permit. The Surface Parking Lot Ordinance amends the current City Code to outline new design standards, eligibility and procedures. Temporary surface parking lots can provide a short-term solution for identified parking needs in the Central City. The intent is not to require a major investment because the public and property owner will realize a greater benefit from development of the underlying land.

Additionally, the proposed zoning code amendment and temporary stand-alone surface parking permit program are consistent with the City's Strategic Plan Focus Areas of Economic Development, Public Safety and Sustainability and Livability. The proposed ordinance also supports the City's recently adopted Parking Master Plan.

Committee/Commission Action: The proposed City Code amendment was reviewed by Planning Commission on February 22, 2007 and they voted 7 ayes, 0 noes and 2 absent to recommend approval to the City Council. The Planning Commission also expressed their comments and concerns to Parking Services staff regarding administration of the temporary surface parking lot permits. These concerns were noted by staff and will be taken into consideration as they develop the permit program. Additionally, the proposed City Code amendment was reviewed by the Development Oversight Commission on March 5, 2007 who voted to recommend approval to the City Council.

On June 5th, 2007 this item was heard by the Law and Legislation Committee.

Staff was directed to make some minor modifications to the ordinance, notice the property owners of the impacted lots, and to go back out to the community to address the changes. On August 22nd, 2007 staff held the second community meeting with stakeholders and property owners. On September 18th, 2007 this item was back before by the Law and Legislation Committee but was continued to October 16th, 2007 due to the absence of Council Member Cohn. At the October 16th, 2007 Law & Legislation Committee the proposed City Code amendment was recommended to be forwarded to City Council by a vote of 3 ayes and 1 no.

Environmental Considerations: The Environmental Services Manager has reviewed the Ordinance establishing a Temporary Surface Parking Lot Permit Program for the Central City and amending the Sacramento City Code and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301(c) and Class 11, Section 15311(a) of the CEQA Guidelines. Projects exempted under Class 1, Section 15301(c), consist of the operation, repair, or minor alteration of existing highways, streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities involving negligible or no expansion of use. Projects exempted under Class 11, Section 15311(a), consist of the construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs.

Rationale for Recommendation: Creating the Temporary Stand-Alone Surface Parking Lot Program can prevent the institutionalization of parking lots on land that can be developed. The City Council directed less onerous development standards for temporary or interim parking lots, but requirements that will create consistency in operations, development, safety and aesthetics. Temporary surface parking lots can provide a short-term solution for identified parking needs in the Central City. The intent is not to require a major investment because the public and property owner will realize a greater benefit from development of the underlying land.

Financial Considerations: None

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: _____
David Kwong
Planning Manager

Respectfully Submitted by: _____
Howard Chan
Parking Manager

Approved by: _____
William Thomas
Director of Development Services

Approved by: _____
Jerry Way
Director of Transportation

Recommendation Approved:

_____
for Ray Kerridge
City Manager

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Attachment 1

Background

On September 19, 2006 the City Council adopted the Central City Parking Master Plan and Interim Surface Parking Lot policy. Staff was asked to return with an amendment to the Zoning Code to implement the Interim Surface Parking Lot Policy.

Currently stand-alone parking lots (defined as lots not intended to meet the requirements of an associated building by an unrestricted or exclusive use) require a special permit from the Planning Commission. Based on Council direction, staff has prepared an amendment to the Zoning Code to allow new temporary stand-alone parking lots under certain conditions in the Central City with a ministerial permit. A companion ordinance was also prepared to provide a process to allow existing surface stand-alone parking lots that did not obtain the required permits at the time they were established and are currently out of compliance with existing City codes to also apply for a temporary parking lot ministerial permit.

One of the impetus for the policy stems from Central City residents who felt that not enough was being done to bring existing illegal surface parking lots into compliance. They pointed to examples of lots that were poorly lit, unsafe and poorly maintained. Some owners of stand-alone lots had made substantial investments in property lighting, drainage, and accessibility for their lots and met codes requirements while other owners had not. The City's enforcement of the illegal lots was intermittent.

Instead of citing all illegally established lots, Parking Services staff worked with Development Services Department staff to look at ways to require fewer improvements for existing illegal non-conforming stand-alone parking lots if the owners of the lots wished to apply for a permit for a temporary stand-alone surface parking lot. Staff also developed improvement standards and procedures for new temporary stand-alone parking lots.

Parking Services and Development Services updated a surface parking lot inventory in April 2007. Two-hundred (200) surface parking lots were identified in the Central City. Development Services staff conducted an entitlement search of each surface parking lot to verify the legitimacy of the lots. Out of the original 200 parking lots, 133 did not have a permit to operate as a stand-alone parking lot.

Parking Services conducted a field survey of the lots in question. In this survey staff recorded the number of stalls and the condition of the lots in regards to the design standards. The results of this survey found that there were a total of 2,725 parking spaces in the 133 lots studied.

Upon notification of the owners of the surveyed parking lots, staff realized that many of the lots in question do not fit into the city's definition of a stand-alone parking lot but may have been established as an off-site parking lot associated with an existing

building and/or use. Staff is working with the owners of the surveyed lots to assist them in determining whether or not their parking lots are legal and in applying for the necessary planning entitlements in order to legalize these lots. Staff estimates that approximately half of the parking lots in the inventory will fall in this category.

A comprehensive land use study was conducted in 1978 in conjunction with the adoption of the 1980 Central City Community Plan. This study delineated the land use of each parcel in the Central City. If a parcel was designated as a stand-alone surface parking lot in this study, staff deemed the lot a legal surface parking lot. There are 53 surface parking lots that meet this requirement. Removing these lots from list of 133 lots leaves 80 surface parking lots that do not appear to have any permits to operate as parking lots.

Two ordinances have been prepared to implement the Central City Interim Temporary Surface Parking Lot Policy. One, the Temporary Surface Parking Lot Ordinance, amends the current Sacramento City Code to create a process to allow new temporary stand-alone parking lots in the Central City (Attachment 4) These lots would be permitted in designated parking high need areas or "hot spots" and in the Merged Downtown Redevelopment Area (MDRA) with City Manager approval on properties where an applicant has on file a complete application for development of the site. The ordinance outlines design standards, eligibility and procedures for this temporary permit. The red-lined version is attached as Attachment 3.

The second ordinance establishes temporary stand-alone parking lot program for existing stand-alone parking lots in the Central City that: were in existence on January 1, 2006; are not operating under a valid special permit for a stand-alone parking lot; and have been in continuous operation since January 1, 2006. (Attachment 5) This ordinance also outlines design standards, and procedures for this temporary permit. On September 19, 2006 the City Council adopted the Central City Parking Master Plan and Interim Surface Parking Lot policy. Staff was asked to return with an amendment to the Zoning Code to implement the Interim Surface Parking Lot Policy.

Eligibility

The three types of lots that are eligible for the temporary stand-alone surface parking program are as follows:

- New temporary stand-alone surface parking lots outside the Merged Downtown Redevelopment Area but in a high need area or "hot spot". (Attachment 3)

- New temporary surface parking lots inside the Merged Downtown Redevelopment Area if a development application for the properties is actively progressing through the City's development process & exempted by the City Manager. (Attachment 3)

- Existing stand-alone surface parking lots, without the necessary special permit within the Central City that have been in continuous operation on and since January 1, 2006. (Attachment 4)

Procedures for obtaining a temporary stand-alone surface parking lot permit:

1. The applicant will go to Department of Transportation Parking Services to obtain an application and verify that the existing lot is eligible for a temporary surface stand-alone parking lot permit.

2. The applicant will go to the Development Services Department to obtain a building permit and perform necessary improvements to existing parking lot.

3. The applicant will then go back to Department of Transportation Parking Services to complete the parking permit application and be issued a temporary stand-alone surface parking lot permit once the building permit is finaled.

Renewals

Type of temporary surface parking lot application	Length of Time Permit is Valid	Renewable?
1) Existing out-of-compliance lots in operation on and since 1-1-06.	2 years	Biennially renewable.
2) New temporary surface parking lots outside the MDRA in a high need area.	2 years	Biennially renewable if location is still a high-need area.
3) New temporary surface parking lots inside the MDRA (with City Manager exemption.)	1 year	Renewable once a year for two years.

Design Standards

The program will require fewer improvements of all existing lots in operation as of January 1, 2006, within the Central City if an operator chooses to apply for a temporary stand-alone surface parking lot permit. Under the policy, applicants will be asked to make some basic upgrades in signage, surface, lighting, drainage, accessibility and stall dimensions. New parking lots that wish to participate in the temporary program will also be required to meet a set of design standards. Design standards for all the temporary stand-alone surface parking lots are as follows:

- Provide a 2' X 2' area sign at the lot entrance displaying parking lot permit number and owner information.
- Provide average lighting area (minimum level of 0.2 foot-candle over the area of the parking lot) with appropriate shielding to prevent uplighting.
- Meet paving and striping, maneuvering area, stall dimension, and vehicle overhang standards as set forth in Section 17.64.030 of the City Code.
- Provide accessible parking per the California Building Code.
- Provide driveways constructed to City Standards and meeting current ADA standards.
- Drainage shall comply with the requirements of the Utilities Department.

In addition, new lots have the following development standards:

- Temporary surface parking lots containing 25 or fewer parking stalls shall provide street frontage screening.
- Screening shall consist either of landscaping and irrigation with a minimum 2 foot planter or up to a 3½ foot high ornamental fence consisting of painted tubular steel along all street frontages.
- Temporary surface parking lots containing 25 or more parking stalls shall provide landscaping and irrigation along the street frontage.

If the design standards cannot be met a Zoning Administrator Special Permit will be required to modify or waive any applicable development design standard for the temporary stand-alone surface parking lot.

Public/Neighborhood Outreach and Comments

The Department of Transportation, Parking Services and Development Services Department, Current Planning held a community and stakeholder meeting at the City's Convention Center on January 29, 2007 to review the proposed amendments to the Zoning Code. Prior to the meeting staff notified 1,300 people via email and approximately 50 people attended the meeting. Staff made a presentation of the proposed changes and answered questions related to the procedures of the new ordinance, concerns about infrastructure improvement costs, and enforcement of standards. Staff also met with the Midtown Business Association who shared concerns about a reduction in parking spaces in the central city.

Additionally, staff notified the same list of stakeholders about Planning Commission and Development Oversight Commission. There were no speakers at Planning Commission, but several people spoke at the Development Oversight Commission.

On June 5th, 2007 this item was heard by the Law and Legislation Committee. They directed staff to make some minor modifications to the ordinance, notice the property owners of the impacted lots, and to go back out to the community to address the changes. On August 22nd, 2007 staff held the second community meeting with

stakeholders and property owners at the Central Valley Train Station. Staff noticed 1,300 stakeholders and all of the property owners of impacted lots. Approximately 50 people attended the meeting. Again, staff gave a presentation and included the background of the temporary surface parking ordinance and how it would affect the property owners. Most of the questions were about individual parcels and the impacts of the proposed ordinance upon them. There was a request to have the inventory of the parking lots posted on the City's web site. Staff has accommodated that request and will keep the content of the web site up to date during the remainder of this process.

Attachment 2

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (ZONING CODE AMENDMENT RELATING TO TEMPORARY SURFACE PARKING LOTS IN THE CENTRAL CITY (M06-055))

BACKGROUND

A. On February 22, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Surface Parking Lots in the Central City (M06-055).

B. On December 18, 2007 the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.208.010, and received and considered evidence concerning the Surface Parking Lots in the Central City (M06-055).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Class 1, Section 15301(c) and Class 11, Section 15311(a) of the California Environmental Quality Act Guidelines as follows:

1. The factual basis for the finding of exemption is as follows:

> Class 1, Section 15301(c), consist of the operation, repair, or minor alteration of existing highways, streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities involving negligible or no expansion of use. Projects exempted under Class 11, Section 15311(a), consist of the construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. However, specific projects requiring entitlement approval will be brought back to the Zoning Administrator for authorization to proceed with actual construction/development plans of the proposed project. At the time of final action, appropriate CEQA environmental review documentation will also be completed for each specific project and brought forward to the Zoning Administrator.

Attachment 3

Redlined
ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AMENDING SECTIONS 17.16.010, 17.24.050, 17.64.010 AND 17.64.030 OF, AND ADDING SECTIONS 17.64.070, 17.64.080, AND APPENDIX A TO CHAPTER 17.64 OF, TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO TEMPORARY SURFACE PARKING LOTS IN THE CENTRAL CITY (M06-055)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Section 17.16.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.16.010 is amended by adding the definition of "parking lot, garage, or facility" to read as follows:

"Parking lot", parking garage", or "parking facility" means an off-street designated vehicle parking area and includes the following:

1. A parking facility intended to serve a particular building or use to satisfy, in whole or in part, the parking requirements established by this title, which parking facility may be either on-site or off-site as provided in Chapter 17.64 of this title.

2. A parking facility not intended to serve a particular building or use, including temporary surface parking lots; also known as a "stand alone parking facility".

3. A temporary parking facility; also known as a "temporary surface parking lot".

B. Section 17.16.010 is amended by adding the definition of "Merged Downtown Redevelopment Project Area" to read as follows:

"Merged Downtown Redevelopment Project Area" means the Merged Downtown Sacramento Redevelopment Project Area consisting of four constituent redevelopment project areas that were merged in 1986, as depicted on the map in Appendix A, set out at the end of Chapter 17.64 of this title.

C. Except as specifically amended in this Section 1, section 17.16.010 shall remain unchanged and in full force and effect.

SECTION 2. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 43 of section 17.24.050 is amended to read as follows:

43. Stand-Alone Parking Facilities. ~~Any new parking facility (parking lot or parking structure) not intended to meet requirements of an associated building by an unrestricted or exclusive use, shall require a special permit. Prior to the approval of the special permit, the planning commission shall consider the potential impact that the additional parking spaces might have on commute patterns (i.e., a shift to single occupancy vehicles).~~ Stand-alone parking facilities are allowed in this zone subject to compliance with the provisions of Chapter 17.64.

B. Except as specifically amended by the amendments to footnote 43, section 17.24.050 shall remain unchanged and in full force and effect.

SECTION 3. Section 17.64.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection C of Section 17.64.010 is amended to read as follows:

C. ~~Development Standards.~~ Reserved.

~~Parking facilities, including on-site, off-site, and stand-alone facilities, shall comply with the development standards outlined in Section 17.64.030 of this chapter. A variance pursuant to Chapter 17.216 of this title is required if the proposed parking facility does not comply with any of the required development standards.~~

B. Subsection G of Section 17.64.010 is amended to read as follows:

G. Stand-Alone Parking Facilities.

~~A stand-~~Stand-alone parking ~~lot or structure not intended to serve an associated building~~facilities shall ~~be required to~~ comply with the ~~applicable land use regulations in Section~~provisions of Sections 17.~~24~~64.030 ~~"parking lot/garage" of this title~~, 17.64.070, and 17.64.080.

C. Except as specifically amended by the amendments to subsections C and G, section 17.64.010 shall remain unchanged and in full force and effect.

SECTION 4. Section 17.64.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The introductory paragraph of Section 17.64.030 is amended to read as follows:

~~All off-street~~Except as provided in Section 17.64.080 with respect to temporary surface parking lots, all parking facilities shall be developed pursuant to the following standards:

B. Except as specifically amended by the amendments to the introductory paragraph, section 17.64.030 shall remain unchanged and in full force and effect.

SECTION 5. Section 17.64.070 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.64.070 Stand-alone parking facilities.

A. Stand-alone parking facilities that are not temporary surface parking lots are permitted in the zones indicated in Section 17.24.030 subject to approval of a planning commission special permit. In considering a special permit for a stand-alone parking facility under this subsection (A), the planning commission shall consider the potential impact that the additional parking spaces might have on commute patterns and the use of single-occupancy vehicles.

B. Notwithstanding the provisions of Section 17.24.030 and subsection (A) of this section, stand-alone surface parking facilities that are not temporary surface parking lots are not allowed in the Merged Downtown Redevelopment Project Area.

C. Stand-alone surface parking facilities that are temporary surface parking lots are allowed only in the central city and are subject to section 17.64.080.

SECTION 6. Section 17.64.080 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.64.080 Temporary surface parking lots-Central city.

A. Purpose and Intent.

As recognized in the Central City Parking Master Plan (adopted by City Council Resolution No. 2006-697 on September 19, 2006), surface parking lots can provide a short-term solution for parking needs in the Central City, but are rarely the best use of valuable Central City property. The livability of the Central City is enhanced by continuous activities along the commercial streets and is harmed by parking lots breaking up the continuity of commercial development. Temporary use of vacant lots for surface parking shall be permitted in the Central City only where there is a demonstrated short-term parking deficiency so that the long-term plan for development of the property for a higher use is promoted.

B. Definitions.

In addition to the definitions in Chapter 17.16 of this title, the following definitions shall apply for purposes of this section:

"Parking high need area" means areas where the on-street parking is occupied at eight-five percent (85%) or greater as determined by the parking manager under subsection (E) of this section.

C. Temporary Surface Parking Lot Permits.

1. Temporary surface parking lots are allowed in the Central City, subject to the issuance and continuing validity of a temporary surface parking lot permit under this subsection (C). Temporary surface parking lot permits may be issued only for locations within a parking high need area, or within the Merged Downtown Redevelopment Project Area subject to subsection (D).

2. Application for a temporary surface parking lot permit shall be submitted to the city parking manager on a form provided by the city and shall include all of the following:

a. Evidence satisfactory to the parking manager that the location of the proposed temporary surface parking lot is either (i) located in an area designated as a parking high need area as determined by the parking manager, or (ii) located in the Merged Downtown Redevelopment Project Area and written findings required under subsection (D)(1) have been certified by the city manager;

b. Improvement plans, specifications, and other information as needed to bring the parcel into conformance with the temporary surface parking lot development standards set forth in subsection (C)(5); and

c. Evidence of a current business license tax certificate for the temporary surface parking lot operation.

3. The parking manager shall issue a temporary surface parking lot permit upon submittal of a complete application, completion of all improvements necessary to comply with the temporary surface parking lot development standards set forth in subsection (C)(5), and, for locations within the Merged Downtown Redevelopment Project Area, written findings required under subsection (D)(1) certified by the city manager.

4. Except as provided in subsection (D)(2) for locations within the Merged Downtown Redevelopment Project Area, a temporary surface parking lot permit shall be valid for two years from date of issuance and shall not be subject to extension or renewal.

5. Temporary surface parking lots shall comply at all times with the following development standards. No other development standards, including the parking lot tree shading standards shall apply. A zoning administrator special permit shall be required to modify or waive compliance with these development standards:

a. A sign with the name and telephone number of the parking lot owner and the temporary surface parking lot permit shall be displayed at the site.

b. Minimum lighting level of 0.2 foot-candle with appropriate shielding to prevent uplighting and unnecessary spillage on adjacent properties shall be provided.

c. The development standards relating to use, functionality, paving and striping, maneuvering area, stall dimension, and vehicle overhang as set forth in Section 17.64.030 shall apply.

d. The development standards relating to curbs and barriers and to surfacing and drainage as set forth in sections 10.44.140 and 10.44.150 of this code shall apply.

e. Temporary surface parking lots containing twenty-five or fewer parking stalls shall provide street frontage screening. Screening shall consist either of landscaping and irrigation within a minimum two foot planter or a three to three and a half foot high ornamental fence consisting of painted tubular steel along all street frontages. Temporary surface parking lots containing more than twenty-five parking stalls shall provide landscaping and irrigation along the street frontage. All temporary surface parking lot screening shall comply with sight distance specifications as required by this code.

f. All applicable construction standards and building permit procedures in Title 15 of this code shall apply.

g. All applicable standards and driveway permit procedures in Chapter 18.08 of this code shall apply.

D. Temporary Surface Parking Lots Permits for Locations Inside of the Merged Downtown Redevelopment Project Area-Findings-Term.

1. A temporary surface parking lot permit for a location in the Merged Downtown Redevelopment Project Area shall not be issued unless and until the city manager reviews the application and makes all of the following findings:

a. That the permit applicant has on file a complete application for development of the site;

b. That the permit applicant has on file evidence of ownership of the

site or of intent to lease or buy the site; or, if the applicant is not the owner of the site and has no intent to lease or buy the site, the applicant has provided the city manager (1) a copy of a "due diligence" agreement or equivalent document between the applicant and the owner of the site relating to the timely processing of the development application or (2) a copy of a joint venture agreement between the permit applicant and a development company for development of the site; and

c. That the permit applicant has on file a schedule of performance that details the actions to be taken by and at the direction of the applicant over the ensuing twelve-month period relating to the development of the site.

2. Notwithstanding the provisions of subsection (C), a temporary surface parking lot permit for a location in the Merged Downtown Redevelopment Project Area shall not be limited to parking high need areas, shall be valid for one year from date of issuance, and may be renewed two times for a period of one year each. Application for a renewal shall be made and processed in the same manner as the initial application for a temporary surface parking lot permit under subsections (C) and (D).

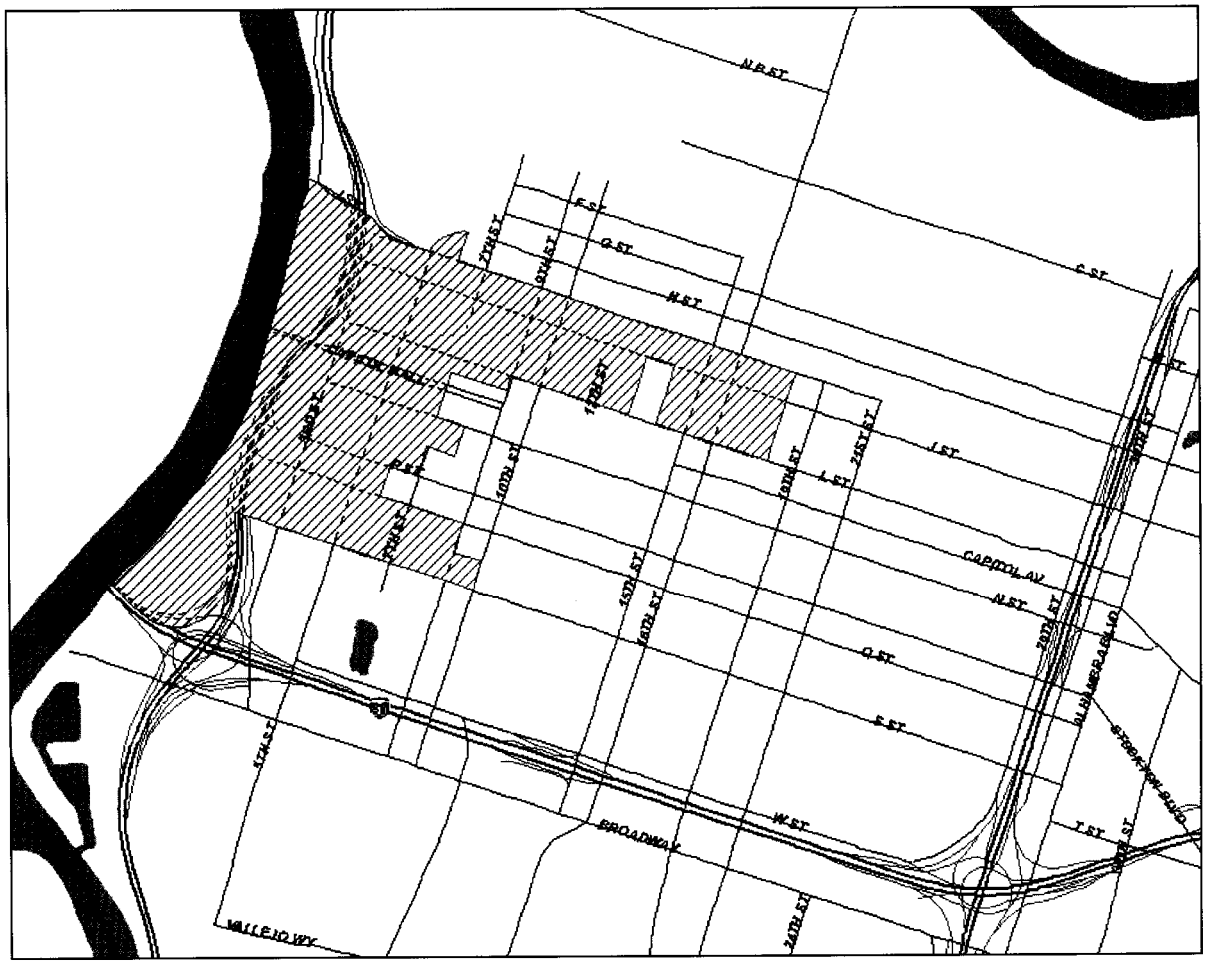
E. The parking manager shall determine and make available for continuous public inspection a map showing those areas of the Central City he or she has determined are high parking need areas.

SECTION 7. Chapter 17.64 of Title 17 of the Sacramento City Code (the Zoning Code) is amended by adding Appendix A: Merged Downtown Redevelopment Project Area to the end of the Chapter, as shown in the attached Exhibit A to this ordinance.

Exhibit A

Appendix A

Merged Downtown Redevelopment Project Area



Attachment 4

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AMENDING SECTIONS 17.16.010, 17.24.050, 17.64.010 AND 17.64.030 OF, AND ADDING SECTIONS 17.64.070, 17.64.080, AND APPENDIX A TO CHAPTER 17.64 OF, TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO TEMPORARY SURFACE PARKING LOTS IN THE CENTRAL CITY (M06-055)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Section 17.16.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.16.010 is amended by adding the definition of "parking lot, garage, or facility" to read as follows:

"Parking lot", parking garage", or "parking facility" means an off-street designated vehicle parking area and includes the following:

1. A parking facility intended to serve a particular building or use to satisfy, in whole or in part, the parking requirements established by this title, which parking facility may be either on-site or off-site as provided in Chapter 17.64 of this title.

2. A parking facility not intended to serve a particular building or use, including temporary surface parking lots; also known as a "stand alone parking facility".

3. A temporary parking facility; also known as a "temporary surface parking lot".

B. Section 17.16.010 is amended by adding the definition of "Merged Downtown Redevelopment Project Area" to read as follows:

"Merged Downtown Redevelopment Project Area" means the Merged Downtown Sacramento Redevelopment Project Area consisting of four constituent redevelopment project areas that were merged in 1986, as depicted on the map in Appendix A, set out at the end of Chapter 17.64 of this title.

C. Except as specifically amended in this Section 1, section 17.16.010 shall remain unchanged and in full force and effect.

SECTION 2. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 43 of section 17.24.050 is amended to read as follows:

43. Stand-Alone Parking Facilities. Stand-alone parking facilities are allowed in this zone subject to compliance with the provisions of Chapter 17.64.

B. Except as specifically amended by the amendments to footnote 43, section 17.24.050 shall remain unchanged and in full force and effect.

SECTION 3. Section 17.64.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection C of Section 17.64.010 is amended to read as follows:

C. Reserved.

B. Subsection G of Section 17.64.010 is amended to read as follows:

G. Stand-Alone Parking Facilities.

Stand-alone parking facilities shall comply with the provisions of Sections 17.64.030, 17.64.070, and 17.64.080.

C. Except as specifically amended by the amendments to subsections C and G, section 17.64.010 shall remain unchanged and in full force and effect.

SECTION 4. Section 17.64.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The introductory paragraph of Section 17.64.030 is amended to read as follows:

Except as provided in Section 17.64.080 with respect to temporary surface parking lots, all parking facilities shall be developed pursuant to the following standards:

B. Except as specifically amended by the amendments to the introductory paragraph, section 17.64.030 shall remain unchanged and in full force and effect.

SECTION 5. Section 17.64.070 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.64.070 Stand-alone parking facilities.

A. Stand-alone parking facilities that are not temporary surface parking lots

are permitted in the zones indicated in Section 17.24.030 subject to approval of a planning commission special permit. In considering a special permit for a stand-alone parking facility under this subsection (A), the planning commission shall consider the potential impact that the additional parking spaces might have on commute patterns and the use of single-occupancy vehicles.

B. Notwithstanding the provisions of Section 17.24.030 and subsection (A) of this section, stand-alone surface parking facilities that are not temporary surface parking lots are not allowed in the Merged Downtown Redevelopment Project Area.

C. Stand-alone surface parking facilities that are temporary surface parking lots are allowed only in the central city and are subject to section 17.64.080.

SECTION 6. Section 17.64.080 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.64.080 Temporary surface parking lots-Central city.

A. Purpose and Intent.

As recognized in the Central City Parking Master Plan (adopted by City Council Resolution No. 2006-697 on September 19, 2006), surface parking lots can provide a short-term solution for parking needs in the Central City, but are rarely the best use of valuable Central City property. The livability of the Central City is enhanced by continuous activities along the commercial streets and is harmed by parking lots breaking up the continuity of commercial development. Temporary use of vacant lots for surface parking shall be permitted in the Central City only where there is a demonstrated short-term parking deficiency so that the long-term plan for development of the property for a higher use is promoted.

B. Definitions.

In addition to the definitions in Chapter 17.16 of this title, the following definitions shall apply for purposes of this section:

"Parking high need area" means areas where the on-street parking is occupied at eight-five percent (85%) or greater as determined by the parking manager under subsection (F).

C. Temporary Surface Parking Lot Permits.

1. Temporary surface parking lots are allowed in the Central City, subject to the issuance and continuing validity of a temporary surface parking lot permit under this subsection (C). Temporary surface parking lot permits may be issued only for locations within a parking high need area, or within the Merged Downtown Redevelopment Project Area subject to subsection (D).

2. Application for a temporary surface parking lot permit shall be submitted to the city parking manager on a form provided by the city and shall include all of the following:

a. Evidence satisfactory to the parking manager that the location of the proposed temporary surface parking lot is either (i) located in an area designated as a parking high need area as determined by the parking manager, or (ii) located in the Merged Downtown Redevelopment Project Area and written findings required under subsection (D)(1) have been certified by the city manager;

b. Improvement plans, specifications, and other information as needed to bring the parcel into conformance with the temporary surface parking lot development standards set forth in subsection (C)(5); and

c. Evidence of a current business license tax certificate for the temporary surface parking lot operation.

3. The parking manager shall issue a temporary surface parking lot permit upon submittal of a complete application, completion of all improvements necessary to comply with the temporary surface parking lot development standards set forth in subsection (C)(5), and, for locations within the Merged Downtown Redevelopment Project Area, written findings required under subsection (D)(1) certified by the city manager.

4. Except as provided in subsection (D)(2) for locations within the Merged Downtown Redevelopment Project Area, a temporary surface parking lot permit shall be valid for two years from date of issuance and shall not be subject to extension or renewal.

5. Temporary surface parking lots shall comply at all times with the following development standards. No other development standards, including the parking lot tree shading standards shall apply. A zoning administrator special permit shall be required to modify or waive compliance with these development standards:

a. A sign with the name and telephone number of the parking lot owner and the temporary surface parking lot permit shall be displayed at the site.

b. Minimum lighting level of 0.2 foot-candle with appropriate shielding to prevent uplighting and unnecessary spillage on adjacent properties shall be provided.

c. The development standards relating to use, functionality, paving and striping, maneuvering area, stall dimension, and vehicle overhang as set forth in Section 17.64.030 shall apply.

d. The development standards relating to curbs and barriers and to

surfacing and drainage as set forth in sections 10.44.140 and 10.44.150 of this code shall apply.

e. Temporary surface parking lots containing twenty-five or fewer parking stalls shall provide street frontage screening. Screening shall consist either of landscaping and irrigation within a minimum two foot planter or a three to three and a half foot high ornamental fence consisting of painted tubular steel along all street frontages. Temporary surface parking lots containing more than twenty-five parking stalls shall provide landscaping and irrigation along the street frontage. All temporary surface parking lot screening shall comply with sight distance specifications as required by this code.

f. All applicable construction standards and building permit procedures in Title 15 of this code shall apply.

g. All applicable standards and driveway permit procedures in Chapter 18.08 of this code shall apply.

D. Temporary Surface Parking Lots Permits for Locations Inside of the Merged Downtown Redevelopment Project Area-Findings-Term.

1. A temporary surface parking lot permit for a location in the Merged Downtown Redevelopment Project Area shall not be issued unless and until the city manager reviews the application and makes all of the following findings:

a. That the permit applicant has on file a complete application for development of the site;

b. That the permit applicant has on file evidence of ownership of the site or of intent to lease or buy the site; or, if the applicant is not the owner of the site and has no intent to lease or buy the site, the applicant has provided the city manager (1) a copy of a "due diligence" agreement or equivalent document between the applicant and the owner of the site relating to the timely processing of the development application or (2) a copy of a joint venture agreement between the permit applicant and a development company for development of the site; and

c. That the permit applicant has on file a schedule of performance that details the actions to be taken by and at the direction of the applicant over the ensuing twelve-month period relating to the development of the site.

2. Notwithstanding the provisions of subsection (C), a temporary surface parking lot permit for a location in the Merged Downtown Redevelopment Project Area shall not be limited to parking high need areas, shall be valid for one year from date of issuance, and may be renewed two times for a period of one year each. Application for a renewal shall be made and processed in the same manner as the initial application for a temporary surface parking lot permit under subsections (C) and (D).

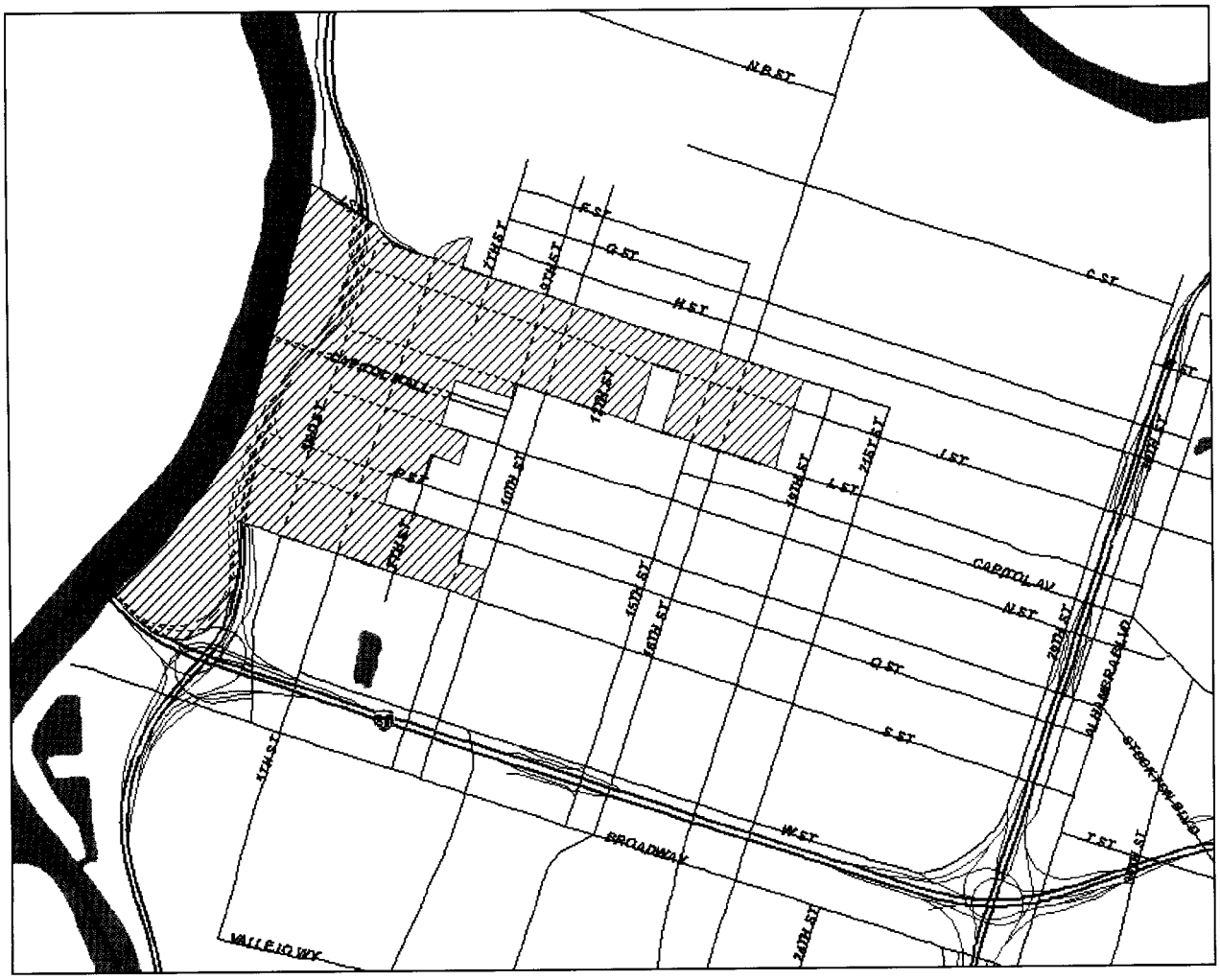
E. The parking manager shall determine and make available for continuous public inspection a map showing those areas of the Central City he or she has determined are high parking need areas.

SECTION 7. Chapter 17.64 of Title 17 of the Sacramento City Code (the Zoning Code) is amended by adding Appendix A: Merged Downtown Redevelopment Project Area to the end of the Chapter, as shown in the attached Exhibit A to this ordinance.

Exhibit A

Appendix A

Merged Downtown Redevelopment Project Area



Attachment 5

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

ESTABLISHING AN EXISTING TEMPORARY SURFACE PARKING LOT PERMIT PROGRAM FOR THE CENTRAL CITY

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. The Central City Parking Master Plan is a comprehensive On-Street and Off-Street parking strategy that was adopted on September 19, 2006 by City Council Resolution No. 2006-697.

The specific objectives of the Parking Master Plan are to:

A. Ensure sufficient parking to achieve the City's economic and infill development goals and boost Smart Growth principles;

B. Ensure parking supply and rates support transit, other alternative modes and air quality;

C. Evaluate rate structures supportive of a comprehensive parking strategy;

D. Provide a two-year, five-year and longer term outlook of parking supply versus demand and identify opportunities for meeting that demand;

E. Guide daily operations of the City's on-street and off-street parking facilities; and

F. Incorporate community stakeholders concerns.

As part of the Master Plan, specific recommendations related to Surface Parking Lots were made to address issues surrounding the appropriate use of surface parking lots within the central city. This ordinance will implement those recommendations.

SECTION 2. Notwithstanding the provisions of Title 17 of the Sacramento City Code (the Zoning Code), existing temporary surface parking lots, as defined in this Ordinance, shall be permitted in the Central City subject to issuance of an existing temporary surface parking lot permit under this Ordinance.

A. An existing temporary surface parking lot is a stand alone surface parking lot located in the central city that is not operating under a valid special permit and that

was in existence on January 1, 2006 and has been in continuous operation from January 1, 2006 to the effective date of this Ordinance.

B. No person shall operate an existing temporary surface parking lot unless, within six months of the effective date of this Ordinance, the owner or operator of the existing temporary surface parking lot applies for and obtains an existing temporary surface parking lot permit and thereafter maintains in effect a valid existing temporary surface parking lot permit.

C. An application for an existing temporary surface parking lot permit shall be submitted to the parking manager on a form provided by the City and shall include all of the following:

1. Evidence satisfactory to the parking manager that the subject of the application is an existing temporary surface parking lot as defined in this Ordinance;

2. Improvement plans, specifications, and other information as needed to bring the existing temporary surface parking lot into conformance with the existing temporary surface parking lot development standards set forth in subsection (F) of this section; and

3. Evidence of a current business license tax certificate for the temporary surface parking lot operation.

D. The parking manager shall issue an existing temporary surface parking lot permit upon submittal of a complete application and completion of all improvements necessary to bring the existing temporary surface parking lot into conformance with the existing temporary surface parking lot development standards set forth in subsection (F).

E. An existing temporary surface parking lot permit shall be valid for two years from date of issuance and may be renewed biennially. Application for a renewal shall be made and processed in the same manner as the initial application for an existing temporary surface parking lot permit under subsections (C) and (D). If the existing temporary surface parking lot is in compliance with the development standards set forth in subsection (F), the temporary surface parking lot permit shall be reissued.

F. Existing temporary surface parking lots shall comply at all times with the following development standards. No other development standards, including the parking lot tree shading standards, shall apply. A zoning administrator special permit shall be required to modify or waive compliance with these development standards:

1. A sign with the name and telephone number of the parking lot owner and the existing temporary surface parking lot permit shall be displayed at the site.

2. Minimum lighting level of 0.2 foot-candle with appropriate shielding to

prevent uplighting and unnecessary spillage on adjacent properties shall be provided.

3. The development standards relating to use, functionality, paving and striping, maneuvering area, stall dimension, and vehicle overhang as set forth in Section 17.64.030 of the City Code shall apply.

4. The development standards relating to curbs and barriers and to surfacing and drainage as set forth in Sections 10.44.140 and 10.44.150 of the City Code shall apply.

5. All applicable construction standards and building permit procedures in Title 15 of this code shall apply.

6. All applicable standards and driveway permit procedures in Chapter 18.08 of this code shall apply.

G. Violation of this ordinance shall be subject to the administration and enforcement provisions of Chapter 17.232 of the City Code.