



# REPORT TO PLANNING COMMISSION City of Sacramento

# 7

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
**July 22, 2010**

Members of the Planning Commission

**Subject: Seven Lakes Planned Unit Development Guidelines Amendment.** A request to amend the Seven Lakes Planned Unit Development (PUD) Guidelines to reduce the required parking for commercial land uses for those parcels within the Seven Lakes PUD. (P10-035)

A. **Environmental Determination:** Exempt per CEQA Guidelines Section 15305.

B. **Planned Unit Development Guidelines Amendment** to change the required parking for commercial land uses within the Seven Lakes PUD.

**Location/Council District:**

49 Bicentennial Circle, Sacramento, CA 95826

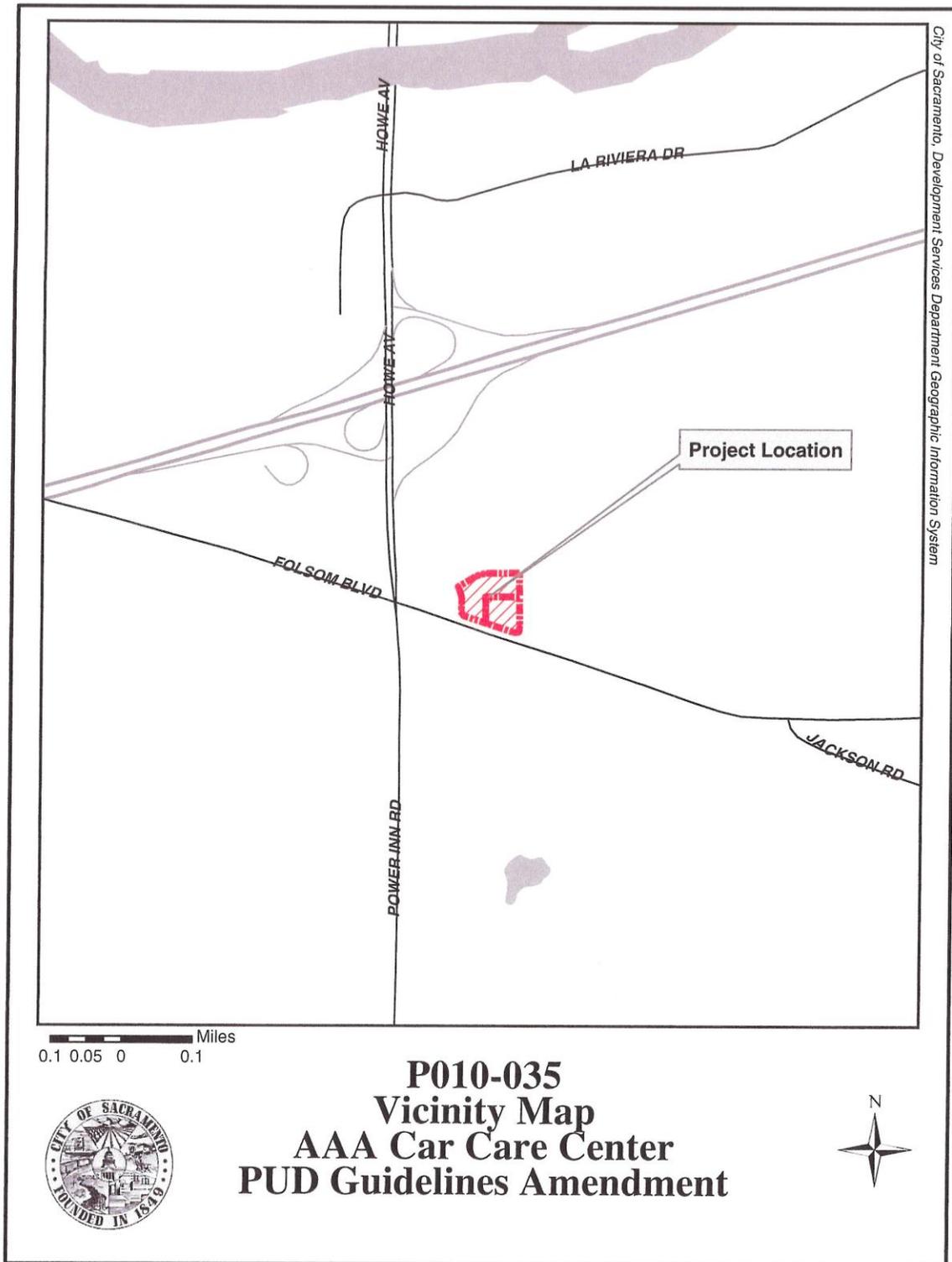
Assessor's Parcel Numbers: 079-0420-019

Council District 6

**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above, and its decision may be appealed to City Council.

**Contact:** Heather Forest, Associate Planner, (916) 808-5008 and Stacia Cosgrove, Senior Planner, (916) 808-7110

**Applicant:** Peter Shutts, A.I.A., 4133 Mohr Avenue, Suite H, Pleasanton, CA 94566, (925) 484-0903



**Owner:** Patricia Morris, AAA Northern California, Nevada, & Utah, 3055 Oak Road, Walnut Creek, CA 94597, (925) 279-4190

**Summary:** The applicant is requesting the approval of a PUD Guidelines Amendment to change the required parking for commercial land uses to conform with the parking standards as set forth in the Zoning Code, within the Seven Lakes PUD. At the time of writing the report, **there are no outstanding issues associated with the project.**

<b>Table 1 Project Information</b>
<b>General Plan designation:</b> Urban Corridor Low
<b>Existing zoning of site:</b> General Commercial (C-2-PUD)
<b>Existing use of site:</b> AAA Car Care Center and Office
<b>Property area:</b> 2.6± acres

### **Background Information:**

The Seven Lakes Planned Unit Development (PUD), associated PUD Guidelines, and PUD Schematic Plan were approved by the Planning Commission on June 23, 1977. The original PUD was comprised of residential, commercial, and office land uses, with the subject site zoned for Office uses.

In 1999, the California State Automobile Association (hereafter, AAA) received approvals of a Rezone to General Commercial (C-2-PUD), a Special Permit to construct a 14,666 square foot auto service and repair center (AAA Car Care Center), and a Variance to reduce the required parking for the Care Care Center from 73 to 69 spaces (File # P99-116).

Currently, the AAA site consists of two parcels: one 1.5 acre parcel developed with the AAA office building, and the other a 2.3 acre parcel developed with the AAA car care center. The previous project (P99-116) was conditioned to provide an access easement for parking and maneuvering between the two parcels. The applicant would like to adjust the lot line between the two parcels resulting in insufficient parking for the Car Care Center use. The Seven Lakes PUD guidelines require substantially more parking for commercial uses (1:200), e.g. the Car Care Center, than does the general City Code (1:500).

### **Public/Neighborhood Outreach and Comments:**

The project was routed to the College Glen Neighborhood Association and all property owners within a 500-foot radius of the project site. The College Glen Neighborhood Association stated that they had no comments regarding the proposed project and City staff has not received any other comments regarding the project.

**Environmental Considerations:**

The City of Sacramento's Environmental Planning Services (EPS) has determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA Section 15305) as the project involves a minor alternation in land use limitations that does not result in any changes to land use or density.

**Policy Considerations:**

***2030 General Plan***

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Urban Corridor Low, which is defined as:

"Urban Corridor Low includes street corridors that have multistory structures and more-intense uses at major intersections, lower-intensity uses adjacent to neighborhoods, and access to transit service throughout. At major intersections, nodes of intense mixed-use development are bordered by lower-intensity single-use residential, retail, service, and office uses. Street-level frontage of mixed-use projects is developed with pedestrian-oriented uses. The streetscape is appointed with landscaping, lighting, public art, and other pedestrian amenities. (p. 2-88)"

The allowed uses within the Urban Corridor Low designation as described in the 2030 General Plan includes service and office uses, which exist on the project site. The shared access easement between the two parcels ensures that the following General Plan policy is supported:

- *Shared Parking, Driveways, and Alley Access:* The City shall encourage the creation of shared parking and driveways as alleys along arterial corridors in order to minimize driveways and curb cuts. (Policy LU 6.1.9)

The proposed project meets the intent of the 2030 General Plan land use designation of Urban Corridor Low as the site is already developed and a change to the parking ratios does not impact the existing conditions or site operations.

**Project Design:**

Land Use/Zoning:

*PUD Guidelines Amendment*

The applicant is requesting to amend the parking standards for commercial land uses within the Seven Lakes Planned Unit Development Guidelines. When adopted in 1977, the Seven Lakes PUD Guidelines stipulated at least one (1) parking space per 200 square feet of gross floor area for commercial uses. The Car Care Center is the only commercially developed site within the Seven Lakes PUD. The site was developed

using the original standards and thus, the 14,788 square foot car care site has 69 on-site parking spaces (four of the required spaces were waived with the original entitlements in 1999). City Zoning Code section 17.64.020 stipulates a minimum 1 parking space per 500 square feet of gross floor area for auto uses. The applicant is requesting to amend the PUD parking standards to that of the City Zoning Code, so that a 1 space per 500 gross square feet is the required minimum, and thus 30 on-site parking spaces are required, as shown in the table below:

<b>Table 2</b>					
<b>Parking Requirement Analysis</b>					
<b>Use</b>	<b>Building Size</b>	<b>Current Parking Requirements</b>		<b>Proposed Parking Requirement</b>	
		<u>Required</u>	<u>Provided</u>	<u>Required</u>	<u>Provided</u>
Office	19,937 sqft	50 spaces= 1:400 minimum	88 spaces	No change proposed	114 spaces  (addition of 26 spaces due to lot line adjustment)
Car Care Center	14,788 sqft	69 spaces*= 1:200 minimum	69 spaces	30 spaces= 1:500 minimum	43 spaces= 1:343  (reduction of 26 spaces due to lot line adjustment)

\* Previous entitlement approved to allow parking reduction from 73 to 69 spaces (P99-116)

City staff supports the requested PUD Guidelines Amendment as the original parking standards resulted in an overabundance of parking for commercial land uses. In addition, since the adoption of the Seven Lakes PUD, the Regional Transit Light Rail has begun service directly across the street from the PUD, providing an alternative means of transportation from the automobile to and from the project site. Staff visited the subject site mid-week during morning business hours and did not observe the parking lot adjacent to the office building being more than 60% occupied. Staff also noted that the car care center parking lot is inaccessible and vacant at this time, as AAA no longer operates within the building.

**Recommendation:**

Staff finds that the proposed PUD Guidelines Amendment is consistent with the 2030 General Plan Designation, and will bring the site parking ratio in conformity with the commercial standards as set forth in the Zoning Code, which will be adequate to service this location. Furthermore, the site and existing operations will not change as a result of the amendment.

Respectfully submitted by:   
HEATHER FOREST  
Associate Planner

Recommendation Approved:

  
STACIA COSGROVE  
Senior Planner

Recommendation Approved:

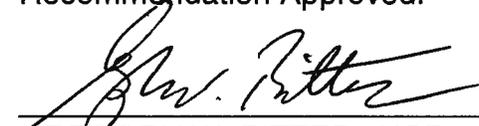
  
GREGORY W. BITTER, AICP  
Principal Planner

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**Attachment 1  
Recommended Findings of Fact and Conditions of Approval  
Seven Lakes Planned Unit Development Guidelines Amendment**

**Findings Of Fact**

**A. Environmental Determination: Exemption**

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 Planning Commission finds that the Project is exempt from review under CEQA Guidelines Section 15305, Class 5, Minor Alterations to Land Use as follows:

This project consists of a minor alteration in land use limitations that does not result in any changes in land use or density, including minor lot line adjustments.

**B. The PUD Guidelines Amendment** to change the required parking for commercial land uses within the Seven Lakes PUD is **approved** based on the following Findings of Fact:

1. The PUD amendment conforms to the General Plan goals and policies related to Urban Corridor Low land use designation;
2. The PUD amendment does not change the type or intensity of land use on the subject property or within the PUD;
3. The PUD amendment meets the purposes and criteria stated in the City Zoning Ordinance to promote an integrated and well-designed development; and
4. The PUD amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development in that any new development will be subject to all applicable development standards within the Zoning and Building codes.

**Conditions of Approval:**

**B. The PUD Guidelines Amendment** to change the required parking for commercial land uses within the Seven Lakes PUD is approved subject to the following conditions:

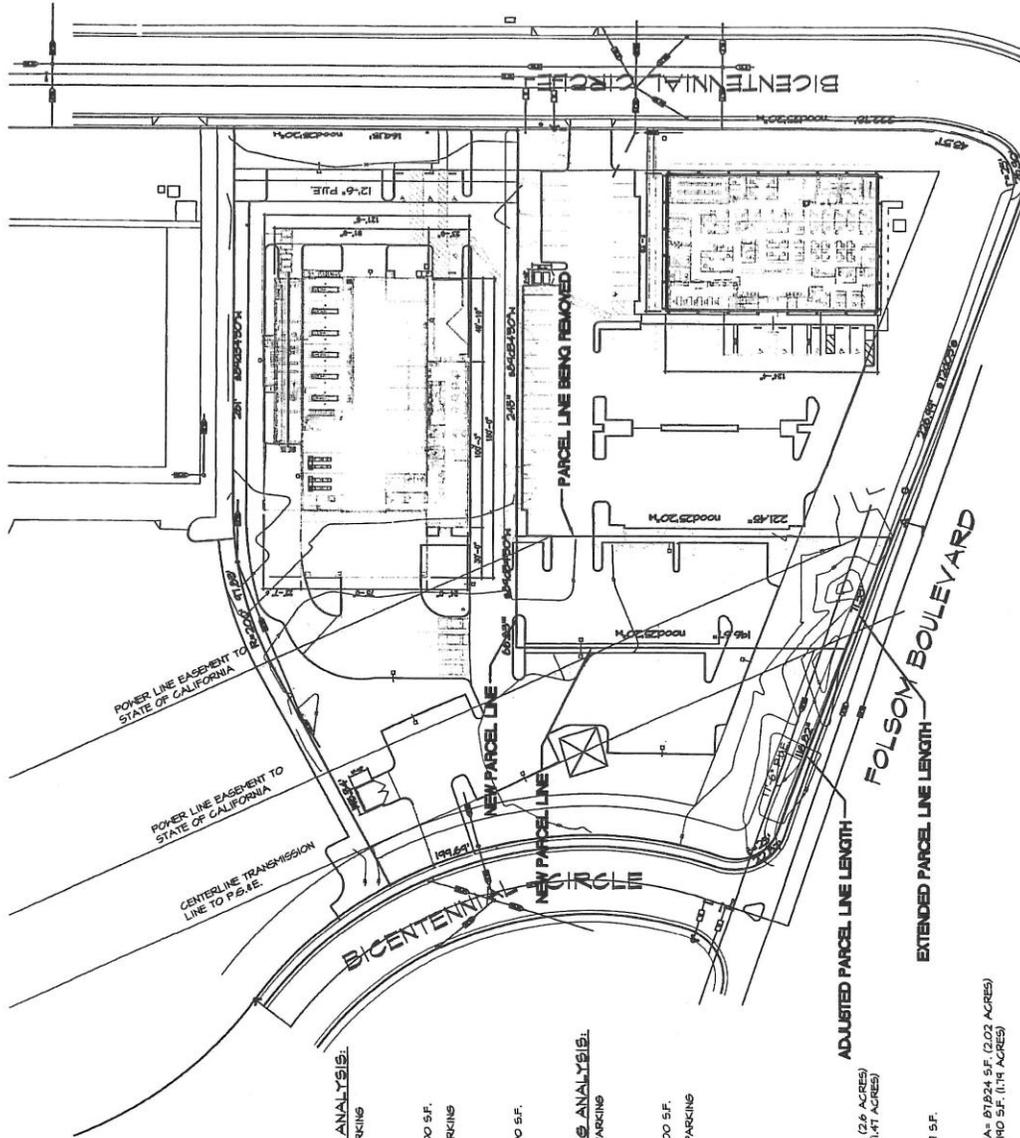
1. This approval constitutes an amendment to the Seven Lakes PUD Guidelines to defer to the parking requirement for Commercial Services set in the City Code, Title 17.

**ADVISORY NOTES – PLANNING:**

1. The applicant shall record the property line adjustment as shown on the attached exhibit.

Exhibit A – Site Plan

P10-035  
MAY 17, 2010



**EXISTING PARKING ANALYSIS:**

12-42-HR EXISTING PARKING  
STANDARD 60 SPACES  
COMPACT 9 SPACES  
HANDICAP 4 SPACES  
TOTAL 73 SPACES  
PARKING RATIO=1:319 S.F.  
MAX AREA 64X200=12,800 S.F.  
A.P.N. 78-42-11 EXISTING PARKING  
STANDARD 66 SPACES  
COMPACT 11 SPACES  
HANDICAP 4 SPACES  
TOTAL 81 SPACES  
PARKING RATIO=1:226 S.F.  
MAX AREA 58X225=12,900 S.F.

**PROPOSED PARKING ANALYSIS:**

12-42-HR PROPOSED PARKING  
STANDARD 140 SPACES  
COMPACT 0 SPACES  
HANDICAP 4 SPACES  
TOTAL 144 SPACES  
PARKING RATIO=1:305 S.F.  
MAX AREA 12X500=36,000 S.F.  
A.P.N. 78-42-11 PROPOSED PARKING  
STANDARD 92 SPACES  
COMPACT 16 SPACES  
HANDICAP 4 SPACES  
TOTAL 112 SPACES  
PARKING RATIO=1:117 S.F.

**PARCEL AREAS:**

A.P.N. 78-42-15-101,805 S.F. (2.6 ACRES)  
A.P.N. 78-42-11-64,201 S.F. (1.47 ACRES)

DISTRICT OFFICE  
FIRST FLOOR=10,216 S.F.  
SECOND FLOOR=4,721 S.F.  
TOTAL FLOORING=14,937 S.F.  
GAR. CAR. AREA=14,864 S.F.

REVISED A.P.N. 78-42-11 AREA= 87,824 S.F. (2.02 ACRES)  
REVISED A.P.N. 78-42-11= 19,140 S.F. (1.14 ACRES)

**Exhibit B – PUD Guidelines Amendment Text**

The Seven Lakes Planned Unit Development Guidelines shall be amended as follows:

*Section 3(D)(1): Parking Area Standards shall have the “Commercial” parking requirement eliminated/deleted from the text.*

**Attachment 2 – Land Use & Zoning Map**

