

Item No. 9

Supplemental Material
For
City of Sacramento
Planning and Design Commission
Agenda Packet

For the Meeting of: September 13, 2012

- Additional Material
- Revised Material

Contact Information: Greg Sandlund, Associate Planner, 916-808-8931

Project Name: Zoning Code Parking Update (LR11-005)

- Revisions to draft ordinance relating to parking in the Union Pacific right-of-way.
- Revisions to draft ordinance relating to adaptive reuse of historic resources.
- Letters received by staff after the report was completed.

Recent changes to the proposed ordinance would legalize offsite parking lots along Union Pacific's railroad right of way in specified areas of the Central City in order to create an opportunity for additional offsite parking resources in an area with high on-street parking demand.

Staff has most recently amended the proposed ordinance language to not require development standards for these parking lots do to the unique nature of the Union Pacific Right-of-Way, which has been subject to heavy industrial uses for over a hundred years. These amendments are listed below.

Amend Table 17.24.040B by adding Footnote 63 in the C-2 zone under the land use "Railroad ROW, use of"

Amend 17.24.050.63 as follows:

63. Conditions on Use of Railroad Rights-of-Way. A railroad right-of-way may be used for railroad tracks of spur tracks. Loading and unloading platforms or structures may be located on a railroad right-of-way ~~only~~ if: (i) the abutting property is located within a C-4 or M zone, and (ii) no residential zoning is within three hundred (300) feet of said facility on the same side of the right of way. Railroad right-of-way located in the central city between B Street on the north, the north side of the R Street light rail tracks on the south, 19th Street on the west, and 20th Street on the east may be used for surface off-street vehicle parking facilities. The development standards in section 17.64.040, chapter 17.68, or in any other section of this title shall not apply to surface off-street vehicle parking facilities located in railroad right-of-way in this area.

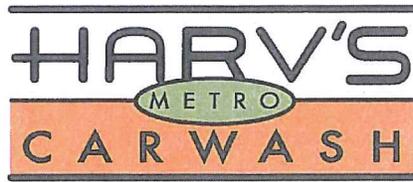
Amend proposed section 17.64.040 as follows:

~~A. Union Pacific Railroad right-of-way. Off-street vehicle parking facilities located within Union Pacific Railroad right-of-way are exempt from the tree shading requirement in subsection I of this section and chapter 17.68, and the exterior lighting requirement in subsection J of this section.~~

Revisions to Section 17.64.020 J Relating to Adaptive Reuse

The following proposed section of the ordinance has been amended in order to allow the adaptive reuse provision to apply to historic resources, which include “those properties determined to be a historic resource or cultural resource under CEQA or NEPA, under any other provision of California law, or listed or nominated for listing on the Sacramento register,” as defined by the City’s Zoning Code. This was informed by outreach to the Sacramento Old City Association after the staff report was finalized.

- J. Exemptions for adaptive reuse. Off-street parking is not required for those portions of **listed** historic resources that are converted from nonresidential uses to residential uses.



September 11, 2012

Greg Sandlund
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
gsandlund@cityofsacramento.org

Re: Union Pacific Parking Area- Letter of Support

Dear Sir,

Harv's Carwash, established in 1968 has exclusively used the Union Pacific parking for over 25 years. This parking lot is integral to our carwash operation. We employ over 39 fulltime staff and a reduction in our operating and parking area will have a significant and detrimental effect on our business.

These are very challenging times for any retail or service business in the City of Sacramento. With the pending sales tax increase, I would hope that Staff and the Planning Commission minimize the impacts of these parking ordinances on the businesses of Midtown.

I encourage the City of Sacramento to maintain the historical parking use and allow Harvs Carwash to utilize these lots for the benefit of the community during and after business hours for valet and special event parking.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Joel Gonzalez". The signature is written in a cursive style.

Joel Gonzalez
Manager

September 11, 2012

RE: Parking Regulations on Union Pacific Right of Way

Dear Members of the Planning Commission and City Staff:

On behalf of the Midtown Business Association (MBA), I am writing to address an issue you are considering in the Midtown Property Based Improvement District (PBID). It has come to the MBA's attention that the City of Sacramento Planning Commission is considering grandfathering existing use parking lots along the Union Pacific (UP) parking right of way.

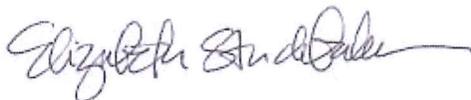
MBA supports the new parking arrangement between UP and Safety Rail Park because it provides new parking options for businesses and residents of Midtown. Additional benefits to consider include:

- Many business and development projects in Midtown have satisfied their off-street parking requirements by using UP parking lots. The Spaghetti Factory, one of Sacramento's most iconic and successful restaurants, has used these lots since 1978.
- The unique business partnership between UP and Rail Safety Park has resulted in professional parking management that provides access, public safety, and affordable all-day parking for visitors of Midtown.
- UP contributes approximately \$19,000 annually in PBID assessments that are reinvested into improvements to Midtown's commercial corridor.
- UP has already begun a partnership with MBA on a major public art project to enhance the pedestrian experience by showcasing our local artists and decreasing graffiti on adjoining structures.

We strongly encourage staff to work with UP and Safety Rail Park to ensure the existing parking is protected and maximized. MBA has recently negotiated an employee parking program that provides daily parking to any MBA member business for \$1 per day. This agreement will open up over 50 on-street parking spaces for employee parking, decreasing parking congestion in the Central City. This opportunity to create affordable off-street parking for our community may be lost if UP removes parking that has been in existence for decades.

If you have questions or need additional information, I can be reached by phone at 916-442-1500.

Sincerely,



Elizabeth Studebaker
Executive Director



Mailing Address:
Sacramento Bicycle Kitchen
P.O. Box 2747
Sacramento, CA 95812-2747

Physical Location:
1915 I Street
Midtown Sacramento

Phone: (916) 538-2735
E-Mail: info@sacbikekitchen.org

President: Shannon Southwood
Secretary: Steve Melvin
Treasurer: Ryan Drobek

Mr. Greg Sundland
Associate Planner 300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: UP Right of Way Benefits SBK

The Sacramento Bicycle Kitchen is a community bicycle shop Sacramento since 2006. Our mission is to promote cycling as a low-cost, alternative form of transportation by enabling self-sufficiency through knowledge of bike maintenance and promoting bicycle safety through education and classes.

Union Pacific and Safety Rail Park donates access and use of the parking lot located at 19th and I St. The value of their in-kind donation is over \$5,000 annually.

Our facility entrance opens directly on Union Pacific Property and the loss of this access would be detrimental to the operation of our shop and potentially for us to relocate to another facility.

Since this new parking program was initiated by Safety Rail Park, the cleanliness and patrol presence on the right of way has drastically improved. Previously we had problems with trash, weeds, homeless campers, and abandoned cars in the area directly outside of our shop entrance. Safety Rail Park has addressed these issues and we see their service as a significant improvement over the previous lack of management.

We encourage City Staff to work with Union Pacific and Safety Rail Park to continue the mutually beneficial access to this historical use.

Sincerely,

Paul Droubay
Sacramento Bicycle Kitchen



September 12, 2012

RE: Parking Considerations in Midtown (Handle District)

Dear Members of the Planning Commission and City Staff:

On behalf of the Handle Business Improvement District (HBID), I am writing to address an item you will be discussing that is of particular interest to the Handle District. In the coming days you will be considering the grandfathering parking lots along the Union Pacific (UP) parking right-of-way.

Addressing parking conditions is a top priority of our board. In addition to securing parking for our employees at the East End Garage (evenings and weekends), we have continued to seek solutions to address increased demand. We believe that the UP ROW will also be a key component of our parking program, only possible because of the new parking arrangement. Some benefits to consider include:

- Local businesses (employees/customers) have, and will continue to use the lots, allowing for more parking for downtown visitors.
- The new management arrangement provides continued access, addresses public safety, and affords customers an all-day parking option in Midtown.
- The new management arrangement continues to support ongoing efforts to address graffiti, litter and other negative impacts on our neighborhood.

We strongly encourage staff to work with UP and Safety Rail Park to ensure that the existing parking in the UP ROW is protected and maximized. This is very important to our current and future plans to address parking in the Handle District as we explore expanding our employee parking program. The UP ROW is one of the few options in our district.

You can contact Seann Rooney, HBID Executive Director, at (916) 447-1960 if you have any additional questions.

Sincerely,

Jimmy Johnson, President

paesanos

P I Z Z E R I A

1806 Capitol Avenue
Sacramento, CA 95814
tel. 916-447-8646
fax 916-446-6997

September 11, 2012

gsandlund@cityofsacramento.org

Mr. Greg Sandlund
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

Re: Parking Ordinance – Letter of Support

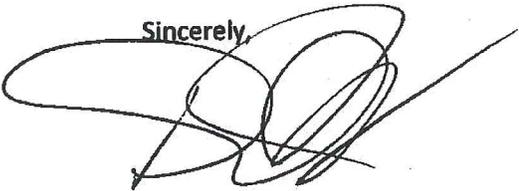
Dear members of the Planning Commission and Staff:

On behalf of Peasanos Restaurant, I am writing to **SUPPORT** the ordinance and **SUPPORT** the Union Pacific right of way parking use.

We strongly encourage staff to allow for the continued and historical use of the Union Pacific right of way. Peasanos employees are now provided off street parking at a reasonable cost. The result has positively affected our neighborhood by reducing on street parking demand and ensures employees do not park in the residential areas. This is a win win for all parties.

Thank you for your time and consideration.

Sincerely,



Dave Virga

paesanos