



S. Fremont Street

Vacant Lot, Special Use Permit for
Off-Site Construction Staging
(PA-2021-073)

Planning Commission Public Hearing
July 26, 2022

Linda Ly, Associate Planner

Community Development Department



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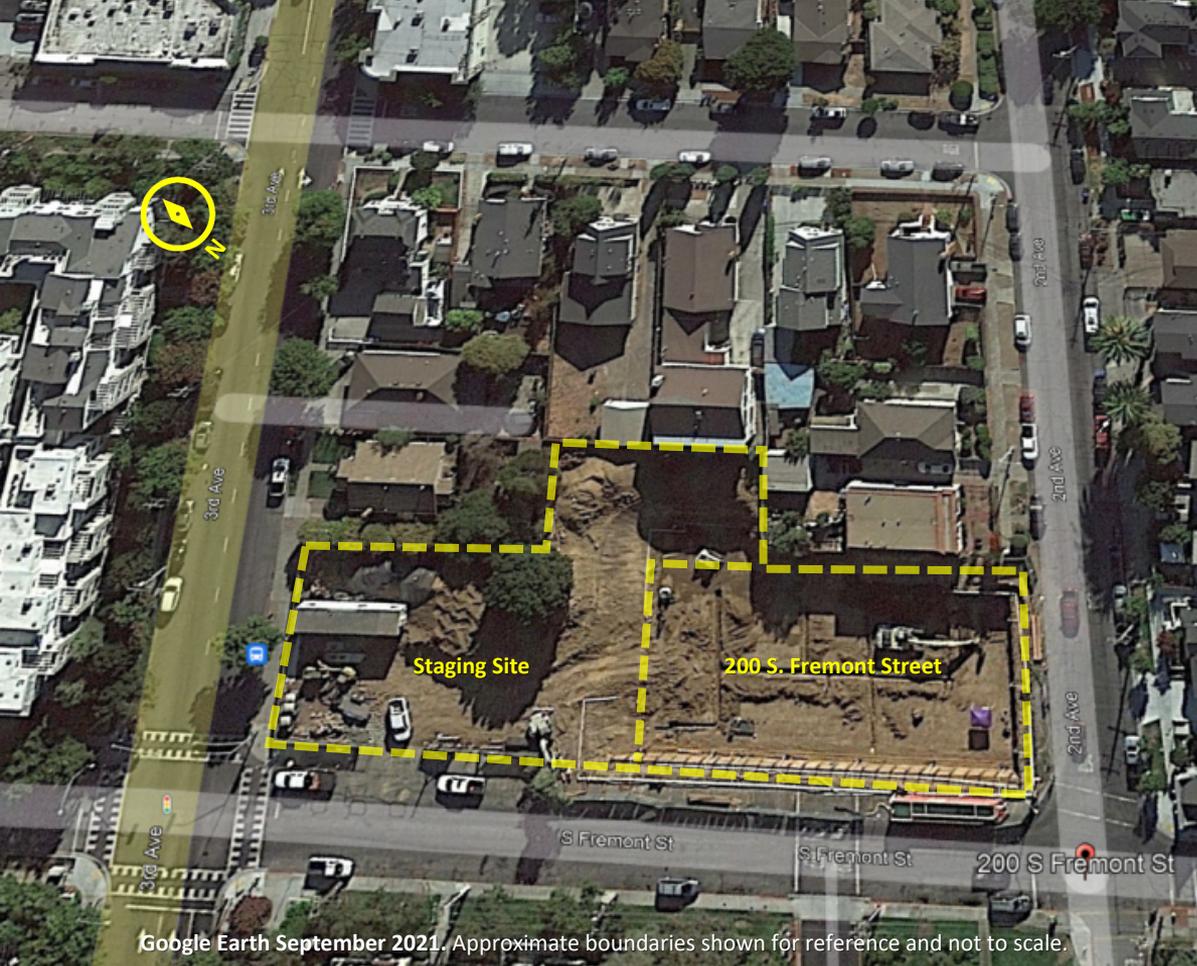
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PROJECT SITE

- 1 Parcel (20,134 sq. ft.)
- Vacant Lot – former Gas Station
- General Plan Land Use – Multiple Family Dwellings for Downtown, Medium High Density
- Zoning District – R4-D
- Adjacent Uses – Single- and Multi-Family Residential



Google Earth September 2021. Approximate boundaries shown for reference and not to scale.

CODE AND POLICY REVIEW

- **R4-D Zoning District**

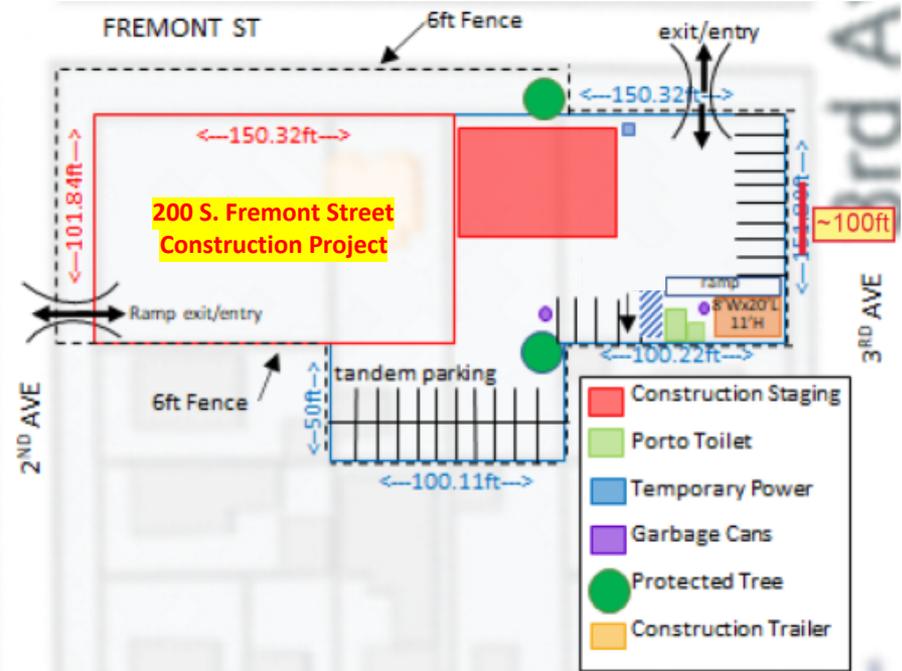
- Off-site construction staging is not specified as an allowed or special use
- R4-D incorporates other permitted and special uses in the R1, R2 and R3 Districts
- R1 District allows temporary buildings for construction purposes not to exceed project duration

- **Special Use Permit (SUP)**

- Planning Commission is authorized to grant an SUP for non-designated uses that are similar to any allowed use in the district or if the project involves unresolved city policies or public controversy

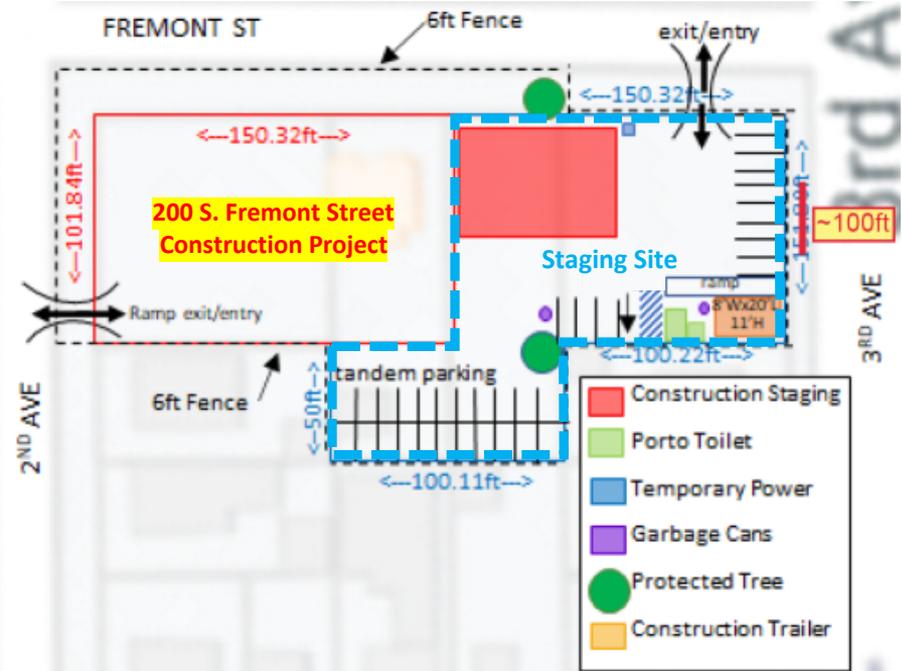
PROJECT BACKGROUND

- Staging associated with adjacent 200 S. Fremont St. construction project
- Timeline:
 - Summer 2021 – Use began unpermitted
 - Summer/Fall 2021 – Applicant directed to obtain SUP. Complaints to City about site conditions (soil stockpile, tree protection, unpermitted structure)
 - January-February 2022—Use of subject site paused for site condition corrections and subject SUP application submitted to the City
 - May 2022—Construction resumes on 200 S. Fremont. Vacant lot pending SUP approval.



PROJECT DESCRIPTION

- Proposed off-site construction staging activities:
 - 35 Construction Worker Parking Stalls
 - 1 Office Trailer
 - Storage of Construction Materials and Stockpile Soil
 - Temporary Power Pole
- Estimated completion: May 31, 2023



Site Photos



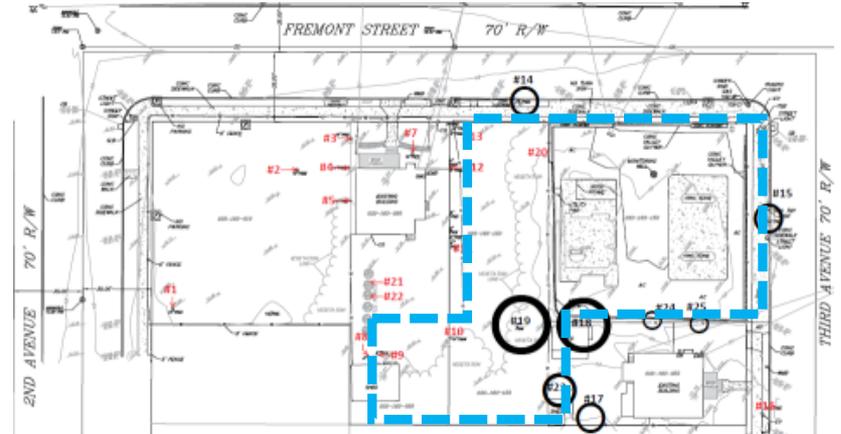
Construction Management Plan



- Pedestrian and Traffic Management Plan with traffic control personnel
- Community notification and complaint management
- Comply with Best Management Practices:
 - Cover stockpile soil at all times
 - Protect nearby storm drain inlets
 - Secure and maintain site fencing

Tree Protection Plan

- Arborist Report confirming eight (8) existing trees, including four (4) Protected Trees
- Establish Tree Protection Zone at the fence line and/or dripline of all Protected Trees
- Construction activities, parking and materials shall be staged outside the Tree Protection Zone



PUBLIC COMMENTS

- Neighborhood Informational Meeting (October 25, 2021) with six attendees
- 9 public comments received
- Input includes the following:
 - Construction activity impacts and closures of sidewalk and streets
 - Site maintenance concerns
 - Lack of notification
 - Project schedule and timeline

ENVIRONMENTAL DETERMINATION

- California Environmental Quality Act (CEQA)
- Categorically exempt
 - Class 4, Section 15304
 - *Minor Temporary Use of Land for off-site construction staging*

RECOMMENDATION

Adopt a Resolution to approve the **Special Use Permit** for the use of a vacant lot for construction material storage and worker parking associated with the active construction project 200 S. Fremont Street; and accept the **Categorical Exemption** from environmental review based on the Findings for Approval and subject to the Conditions of Approval.

Thank You

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