

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Edward T. Brown - 443 33rd Street, Sacramento, CA 95816				
OWNER	Discovery Investments, c/o Gary Little - 874 57th St., Sacramento 95819				
PLANS BY	DE Design Group - 2000 J Street, Sacramento, CA 95818				
FILING DATE	9-4-87	ENVIR. DET.	Ex. 15303e	REPORT BY	FG:sg
ASSESSOR'S-PCL. NO.	007-146-01; 007-144-05,011				

- APPLICATION:**
- A. Variance to establish 12 tandem off-site parking spaces
 - B. Variance to waive the required 4' wide landscape planter adjacent to the public right-of-way
 - C. Variance to waive required 50% shading requirement

LOCATION: 2004 Capitol Avenue; WPRR right-of-way between Capitol Avenue and N Street

PROPOSAL: The applicant is requesting the necessary entitlements to locate eight required parking spaces off-site.

PROJECT INFORMATION:

1974 General Plan Designation: General Commercial
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Commercial

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, multi-family; C-2	Front:		
South: Parking lot; C-2	Side(Int):		Existing
East: Offices; C-2	Side(St):		structure
West: Restaurant; C-2	Rear:		

Parking Required: 22, less 10 (credit) = 12 spaces
Parking Provided: 12 spaces (8 off-site, 4 on-site)
Property Dimensions: 40' x 160'
Property Area: 0.15+ acres
Square Footage of Building: 3,750 sq. ft. (half lot)
Height of Building: 18'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco

BACKGROUND INFORMATION: On April 9, 1987 the Planning Commission approved variances to allow off-site parking for 9 of 13 required parking spaces (P87-118). The off-site parking lot is no longer available and a new request is being made for a new location.

On July 9, 1987 the Commission approved a parking variance to locate eight required spaces off-site (P87-268). The railway company has modified the terms of the use of the right-of-way which necessitates the new variance request.

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site consists of the east half of an 80' x 160' (12,800+ square foot) lot which is zoned General Commercial (C-2). The site is designated for general commercial use in both the General Plan and the 1980 Central City Plan. Surrounding uses include a mix of residential, commercial, office, restaurant and vacant lots. The subject site is located in the Central City and will be subject to Design Review Board approval.
- B. The applicant is proposing to operate a brewery/tavern/restaurant in an existing 3,750 square foot building. The building would be remodeled with a bar and seating/dining area with the remainder of the building being devoted to brewing, food preparation and storage. All food and drink will be sold for consumption on the site. The proposed use would have 65 fixed seats with a total building capacity of 75 persons. Business hours would be 11.30 a.m. to 11:30 p.m., Monday through Saturday and 1:00 p.m. to 10:00 p.m. on Sundays. Nine to 10 persons would be employed by the brew pub with four employees working each shift.
- C. The applicant is requesting the necessary entitlements to locate 12 (eight required) parking spaces off-site. The spaces would be approximately one-half block west of the brewery/tavern site on Capitol Avenue. The parking requirement has been calculated on a ratio of one space for each three seats (65 seats ÷ 3 = 22 spaces). The applicant will provide four spaces (three standard, one handicap) at the rear of the site. The previous building occupant would have been required to provide 10 on-site spaces for which the new occupant has been credited, therefore only eight additional spaces need be provided. The applicant has indicated that the off-site parking will be for one year with options for one year extensions. If this lease should expire, the applicant must provide suitable parking elsewhere and submit a new variance application.

The proposed parking lots are two 25' x 160' lots which are part of the Western Pacific R.R. right-of-way. Twelve tandem parking spaces would be developed on the lots. The tandem parking spaces are being requested due to the fact that the railway company has developed new roadbed maintenance equipment which requires a larger clearance in which to operate safely. This leaves only 25' of right-of-way which can be used for parking. Standard or angle parking cannot be developed on the 25'-wide lot, so the only alternative would be to develop tandem (parallel) parking spaces. The applicant is requesting that the 50% shading requirement be waived due to the fact that the railroad company will not permit landscaping or irrigation systems to be located within the railroad right-of-way. In addition, the required 4' wide planter strip adjacent to Capitol Avenue would also be located in the railroad right-of-way, therefore a variance to waive the planter has also been requested. Since the railroad company will not allow landscaping in the right-of-way, the applicant is faced with a hardship which is beyond his control.

Since the lot is very narrow (25'), adequate maneuvering area cannot be provided. The applicant will provide 12 tandem parking stalls so as to reduce the area needed for maneuvering. Staff does not object to the request since

the lot is of an irregular shape and since similar parking lots are located along the railroad right-of-way which were approved by the Commission.

- D. The project has been reviewed by Public Works, Traffic, Water, Fire, Police, Community Services, the Sacramento Old City Association and the Midtown Business Association.

Traffic

- Check driveway location with the Traffic Engineer.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e).

RECOMMENDATION: Staff recommends the following action:

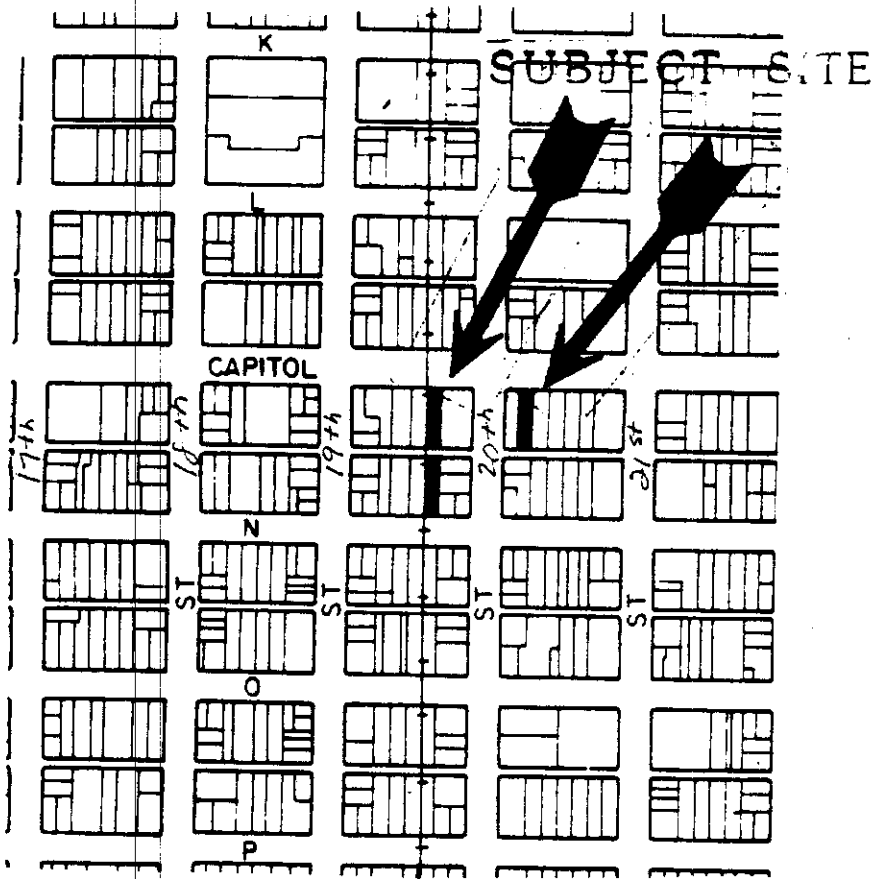
- A. Approve the variance to allow 12 tandem off-site parking spaces, subject to conditions and based upon findings of fact which follow;
- B. Approve the variance to waive the required 4' wide landscape planter, subject to conditions and based on findings of fact which follow; and
- C. Approve the variance to waive the required 50% shading, subject to conditions and based on findings of fact which follow;

Conditions

1. The project shall be developed in a manner consistent with the development plans attached to this staff report.
2. All alcoholic beverages produced on the site shall be for consumption on the site.
3. The applicant shall provide at least eight off-site parking spaces and four on-site parking spaces. The applicant shall provide a copy of the parking lease agreement for review and approval by the Planning Director prior to the issuance of building permit. In the event that the applicant should lose the parking lease, eight spaces shall be provided elsewhere and the applicant shall file a new parking variance application. The applicant shall renew the lease agreement with Union Pacific Railroad on a yearly basis and submit to staff for review.
4. All driveways shall be approved by the Traffic Engineer.
5. The proposed parking lot shall be paved to City standards. The applicant shall stripe all parking spaces.
6. Construct wheel stops along concrete barrier and parking spaces.
7. The off-site parking areas shall be posted indicating parking is for patrons of the Brew Pub.

Findings of Fact

1. The proposal, as conditioned, would not be a special privilege extended to one property owner in that commercial sites in the Central City were developed with little or no parking in the past and that providing off-site parking is the only viable alternative for similar uses under similar circumstances.
2. The proposal is based upon sound principles of land use in that all required parking would be provided either on-site or off-site within a reasonable walking distance (approximately a half block away).
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for general commercial use by the 1980 Central City Plan and the proposed parking lot is consistent with the plan designation.

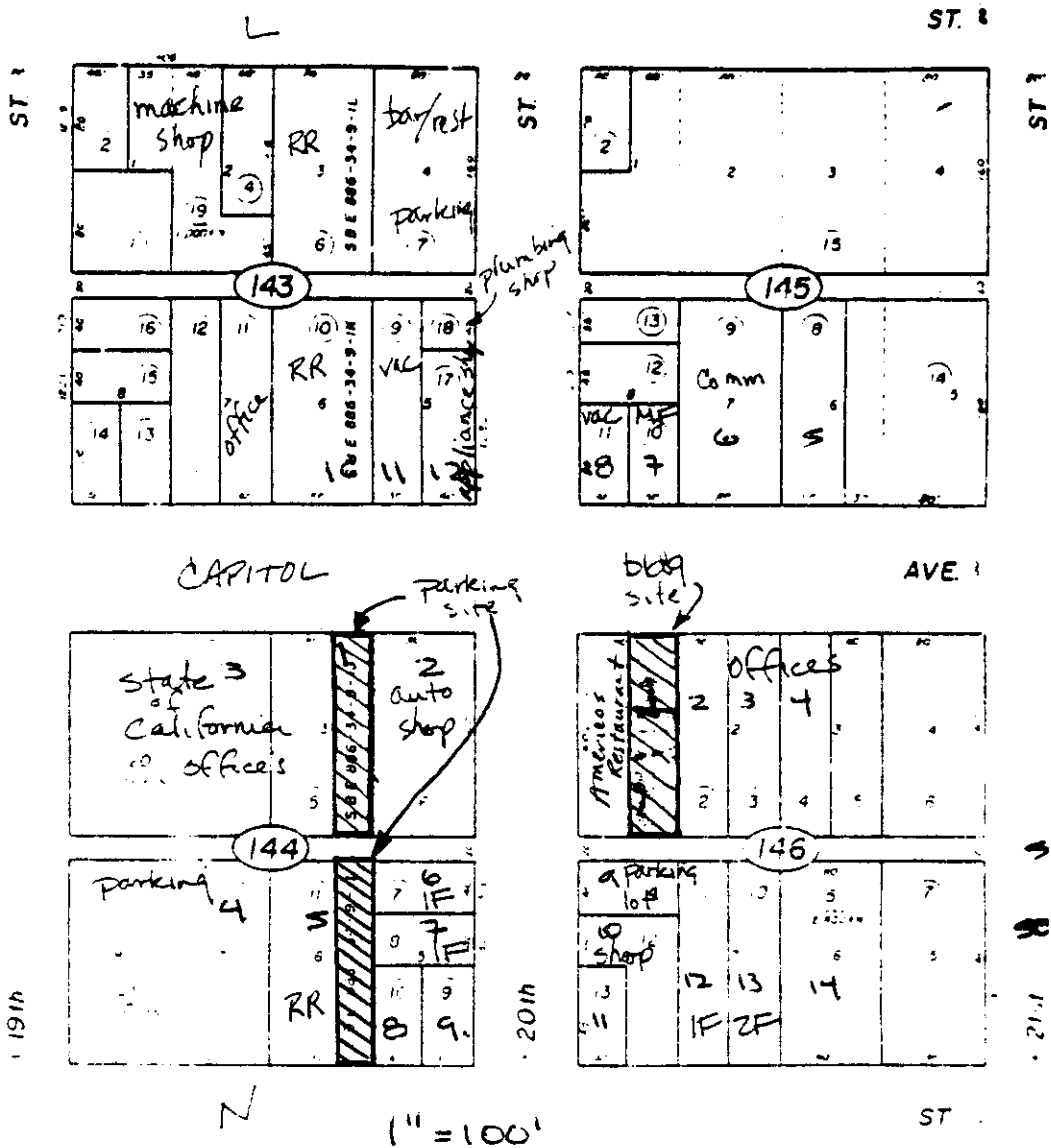


VICINITY MAP

P87-393

10-8-87

Item 25



All lots zoned C-2 (general comm.)

LAND USE & ZONING MAP

CAPITOL AVENUE

RAILROAD RIGHT-OF-WAY
NO LANDSCAPING OR RESTORATION
PERMITTED WITHIN R.O.W.



EXISTING BUILDING (BOOY SHOP)

EXIST. TEL. POLE

EXIST. PAVED TRUCK CURB

EXIST. 10' WIDE EXTERIOR SIGN

EXISTING A.C. PAVEMENT

EXIST. TO REMAIN

NEW 4' WIDE CHAIN LINK FENCE LEAD BY RAILROAD

EXISTING CHAIN LINK FENCE

NEW 4' WIDE CHAIN LINK FENCE LEAD BY RAILROAD

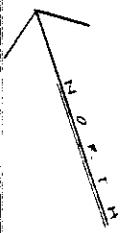
EXISTING CHAIN LINK FENCE

NEW 4' WIDE CHAIN LINK FENCE LEAD BY RAILROAD

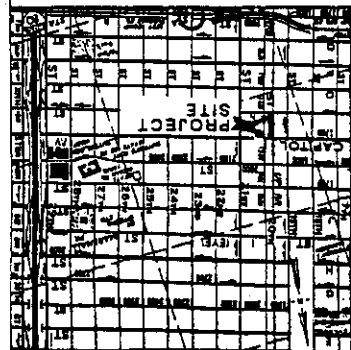
EXISTING CHAIN LINK FENCE

SITE PLAN
SCALE 1"=10'-0"

ASSESSOR'S PARCEL NUMBER 7-144-05
CITY OF SACRAMENTO, CALIF. 5 SEPT 87
PARKING LOT (OFF SITE) FOR RUBICON BREWING CO.



LOCATION MAP



Z STREET

EXIST. OCCUPY

10' WIDE EXTERIOR SIGN

EXIST. TEL. POLE

EXIST. 10' WIDE EXTERIOR SIGN

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EXIST. 10' WIDE EXTERIOR SIGN

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PAVED TRUCKS

NEW 4' HIGH CHAIN LINK FENCE LEAD BY RAILROAD

EXISTING CHAIN LINK FENCE

NEW 4' HIGH CHAIN LINK FENCE LEAD BY RAILROAD

EXISTING CHAIN LINK FENCE

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NEW 4' HIGH CHAIN LINK FENCE LEAD BY RAILROAD

APN # 7-144-011

SCALE: 1"=10'

P87393

SITE PLAN

P87-393

OFFSITE PARKING FACILITY FOR
RUBICON BREWING COMPANY

10-5-87

DE
DESIGN GROUP

2000 'L' STREET SACRAMENTO, CALIF. 95811

FROM 25

