

STAFF REPORT AMENDED 5-26-83
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ted Walker, Architect - 1805 1st Avenue, Sacramento, CA 95818				
OWNER	Pat Melarkey - 1517 Broadway, Sacramento, CA 95818				
PLANS BY	Ted Walker, Architect - 1805 1st Avenue, Sacramento, CA 95818				
FILING DATE	4-8-83	50 DAY CPC ACTION DATE	5-26-83	REPORT BY:	SC:sg
NEGATIVE DEC.Ex.	151111(b)	EIR		ASSESSOR'S PCL. NO.	009-261-10 & 11

APPLICATION: Variance to locate 36 required parking spaces off-site for a proposed nightclub facility in the General Commercial (C-2) zone on a .3+ acre site.

LOCATION: 1517 Broadway

PROPOSAL: The applicant is requesting a variance to locate the parking required for a 109 seat nightclub off-site in an adjacent parking lot.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant commercial structure
Surrounding Land Use and Zoning:
North: Commercial - auto repair; C-2
South: Commercial - restaurant; C-2
East: Commercial - retail; C-2
West: Commercial - bank; C-2
Parking Required: 36 spaces
Parking Provided: 36 spaces off-site
Property Dimensions: 80' x 150'
Property Area: 5,600 sq. ft.
Square Footage of Building: 3,900+ sq. ft.
Height of Structure: 1 story warehouse
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Beige
Exterior Building Materials: Stucco

BACKGROUND INFORMATION: The subject site is located on an alley at the rear of an existing restaurant and bar. The applicant had intended to expand the bar/restaurant (Melarkey's) to include the proposed nightclub facility, however, the site of the nightclub is on a different parcel; and therefore, cross access will be prohibited.

Access to the nightclub will be gained from the alley. The parking is proposed to be located off-site in an adjacent parking lot which is used for daytime parking by a financial institution (Bank of America).

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The proposed nightclub facility is to be located in an existing warehouse structure. On-site parking is unavailable for the proposed new use. The

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applicant has indicated that off-site parking will be available for the nightclub during the late evening hours in an adjacent existing parking lot. The parking lot is used during regular business hours by the neighboring bank. There are 36 spaces available for use by the nightclub between the hours of 9 pm and 2 am.

2. The applicant has indicated that the seating capacity of the proposed club will be limited to 109 seats. Based on the required ratio of one parking space per each three seats, the required parking will be available at the off-site location.
3. The nightclub access is to be gained off the public alley. Staff has concern regarding pedestrian safety and traffic problems if the alley is retained for through traffic. In light of this concern, staff is recommending the alley between the off-site parking and the proposed nightclub be abandoned.
4. The City Building Inspections Division has reviewed the applicant's plans and has indicated that certain changes will be required to meet code. Of specific concern by Building Inspections was a door that opened through an existing property line. This door or access will have to be eliminated before the use can be established.

STAFF RECOMMENDATION: Staff recommends the Commission approve the requested variance to locate 36 required parking spaces off-site, subject to the following conditions and based on findings of fact which follow:

Conditions - Variance

- a. The applicant shall provide written evidence for the approval of the City Attorney of the applicant's ~~exclusive~~ right to use the 36 off-site parking spaces for a ~~ten~~/year period. *(amended by CPC to: ...spaces during the approved hours for a five year period.)*
- b. The public alley located between the subject site and the proposed off-site parking shall be abandoned. The alley abandonment shall be completed prior to issuance of a certificate of occupancy.
- c. The applicant shall post a directional sign indicating the location of the off-site parking for patrons of the nightclub. The sign shall be reviewed and approved by the Planning Director prior to issuance of a certificate of occupancy.
- d. Plans for the nightclub entrance design shall be submitted to the Design Review Board for review and approval prior to issuance of a building permit.
- e. The hours of operation shall be from 9 am to 2 am. *(CPC amended to: With exception of weekends and holidays, hours of operation shall be from 6 PM to 2 AM.)*
- f. The number of seats shall not exceed 109.

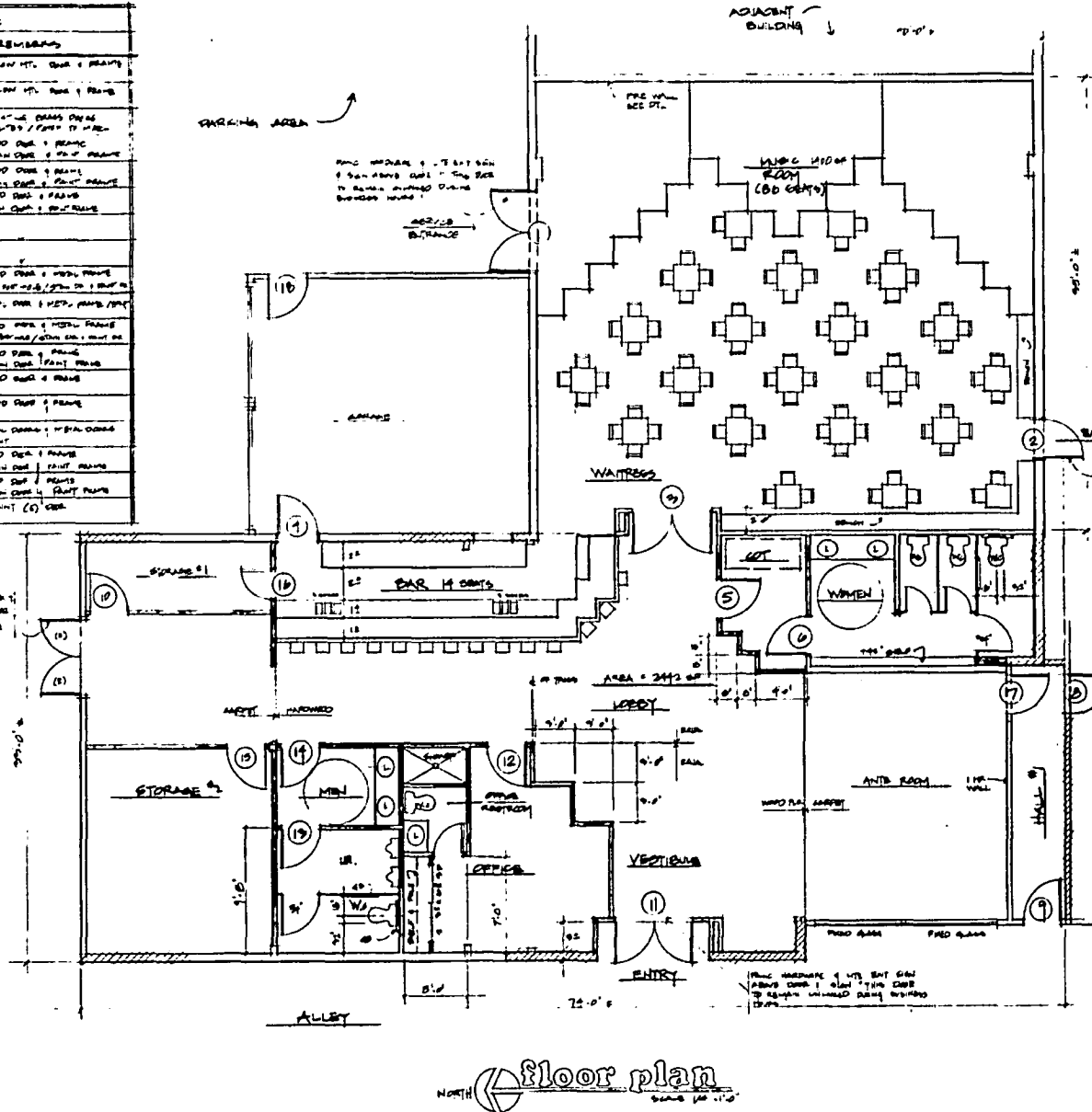
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May 26, 1983

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DOOR SCHEDULE		
NO	SIZE	REMARKS
1	2' x 7'	WOOD FR. DOOR & FRAME
2	2' x 7'	WOOD FR. DOOR & FRAME
3	2' x 8'	WOOD FR. DOOR & FRAME
4	2' x 8'	WOOD FR. DOOR & FRAME
5	2' x 8'	WOOD FR. DOOR & FRAME
6	2' x 8'	WOOD FR. DOOR & FRAME
7	2' x 8'	WOOD FR. DOOR & FRAME
8	2' x 8'	WOOD FR. DOOR & FRAME
9	2' x 8'	WOOD FR. DOOR & FRAME
10	2' x 8'	WOOD FR. DOOR & FRAME
11	2' x 8'	WOOD FR. DOOR & FRAME
12	2' x 8'	WOOD FR. DOOR & FRAME
13	2' x 8'	WOOD FR. DOOR & FRAME
14	2' x 8'	WOOD FR. DOOR & FRAME
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86	2' x 8'	WOOD FR. DOOR & FRAME
87	2' x 8'	WOOD FR. DOOR & FRAME
88	2' x 8'	WOOD FR. DOOR & FRAME
89	2' x 8'	WOOD FR. DOOR & FRAME
90	2' x 8'	WOOD FR. DOOR & FRAME
91	2' x 8'	WOOD FR. DOOR & FRAME
92	2' x 8'	WOOD FR. DOOR & FRAME
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94	2' x 8'	WOOD FR. DOOR & FRAME
95	2' x 8'	WOOD FR. DOOR & FRAME
96	2' x 8'	WOOD FR. DOOR & FRAME
97	2' x 8'	WOOD FR. DOOR & FRAME
98	2' x 8'	WOOD FR. DOOR & FRAME
99	2' x 8'	WOOD FR. DOOR & FRAME
100	2' x 8'	WOOD FR. DOOR & FRAME

FINISH SCHEDULE		
ROOM	FLOOR	WALLS
MUSIC	WOOD 1/2" ON	ATYPICAL BOARD
WASH	T.B.	T.B.
COT	T.B.	T.B.
BAR	CONCRETE	ATYPICAL BOARD
LOBBY	WOOD	ATYPICAL BOARD
VEST	WOOD	ATYPICAL BOARD
ANTE	CARPET	ATYPICAL BOARD
HALL 1	ATYPICAL BOARD	ATYPICAL BOARD
OFFICE	T.B.	T.B.
MEH	T.B.	T.B.
UR 1/2	T.B.	T.B.
STAIRS	CARPET	ATYPICAL BOARD
STAIR 1	CARPET	ATYPICAL BOARD
STAIR 2	CONCRETE	ATYPICAL BOARD
STAIR 3	CONCRETE (4)	ATYPICAL BOARD



LEGEND	
	NEW 2" x 4 @ 16" OC
	EXISTING WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

REVISIONS BY

1517 BROADWAY 446-2787

WALKER & ASSOCIATES ARCHITECTS

1509 17th Ave. S.W. Seattle, WA 98148

ADDITION AND REMODEL TO

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FLOOR PLAN

DATE: 4-26-83

SCALE: AS SHOWN

BY: TW

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