

STAFF REPORT AMENDED 3-24-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Susan J. Jasper, 1215-44th Street, Sacramento, CA 95819		
OWNER	Susan J. Jasper, 1215-44th Street, Sacramento, CA 95819		
PLANS BY			
FILING DATE	2-17-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	3-7-83	EIR	ASSESSOR'S PCL. NO. 006-293-24

APPLICATION: 1. Environmental Determination
2. Variance to waive 10 required parking spaces

LOCATION: 1617-16th Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a restaurant and waive the required on-site parking.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multiple Family
CADA Plan Designation:	Office Building (OB)
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Residential and Office

Surrounding Land Use and Zoning:

North:	Vacant; C-2
South:	Commercial; C-2
East:	Multi-family; R-5
West:	Park; R-5

Parking Required:	10 spaces
Parking Provided:	None
Parking Ratio:	1 space/3 seats
Number of Seats:	30
Property Dimensions:	40' x 80'
Property Area:	3,200 square feet
✓ Square Footage of Building:	2,822 total; 1,076 Abigail's.
Topography:	Flat
Street Improvements/Utilities:	Provided
Exterior Building Colors:	Tan with white trim
Exterior Building Materials:	Stucco and wood
Hours of Operation:	11 AM to 2 PM daily

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STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The subject site is a 40' x 80' parcel of land located in the General Commercial (C-2) zone. The site is developed with a residential structure which has been converted to three apartments and a law office. The applicant is proposing to establish a small sandwich shop in approximately 1,076 square feet of the building formerly occupied by an acupuncturist. No on-site parking is provided for any of the uses. In order to establish the restaurant, therefore, a waiver of 10 parking spaces must be approved.

2. The subject site is designated for residential uses in both the 1974 General Plan and the 1980 Central City Plan. The site is also within the boundary of the CADA Plan which designates 16th Street primarily OB. A sandwich shop would be considered service commercial to OB. The use is consistent with the CADA Plan.
3. Proposed hours of operation are 11 AM to 2 PM daily in order to provide a luncheon spot for neighborhood residents and nearby business people. Staff believes this to be a busy time of day when people are passing on 16th Street, and customers of Abigail's will be searching for parking spaces. Due to the more intensive use of the site for a restaurant which requires at least 10 spaces than a medical office requiring five spaces, staff believes there is also a potential negative impact on the residential neighborhood adjacent to the east.
4. Parking in the Central City has been found to be a problem for new development, existing businesses, visitors and residential uses. In an effort not to compound parking problems in the Central City, it has consistently been staff's recommendation to deny requests to waive on-site parking. Staff believes a sandwich shop without off-street parking would increase the on-street parking demand in the area.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Variance, based on the following Findings of Fact. (CPC approved subject to conditions that hours of operation be limited to 11 AM to 2 PM & based on findings of fact due 4-14-83)
Findings of Fact
 - a. Granting the variance would constitute a special privilege extended one individual property owner in that less intensive commercial uses can be located on the site which will not increase the demand for on-street parking;
 - b. Granting this variance would be injurious to the welfare of the public and neighboring property in that:
 - 1) the waiver of the parking requirement would increase the on-street parking demand in the neighborhood;
 - 2) it would create slow traffic searching for parking space on a congested street at a busy time of day.
 - c. This variance is contrary to the Central City Transportation Goal to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

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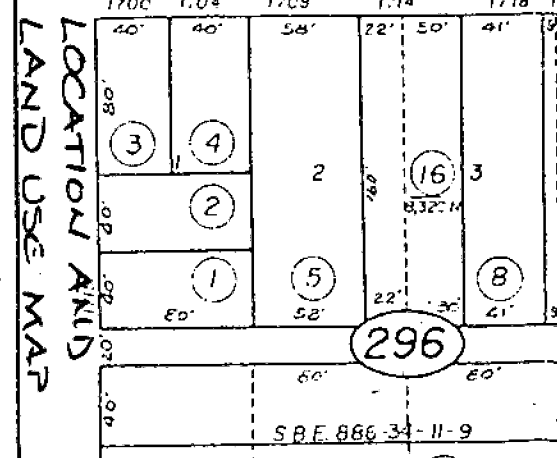
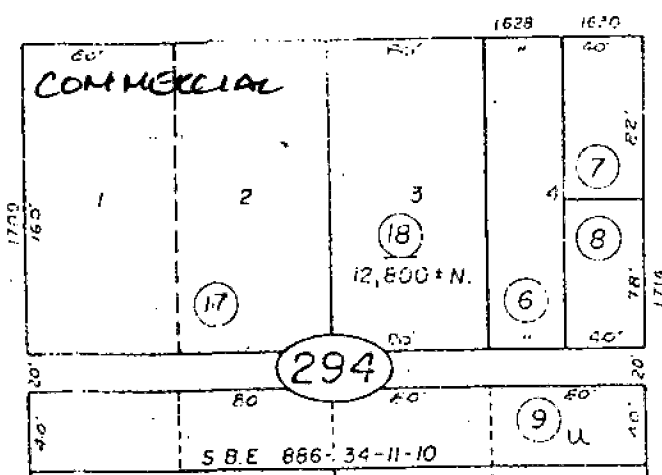
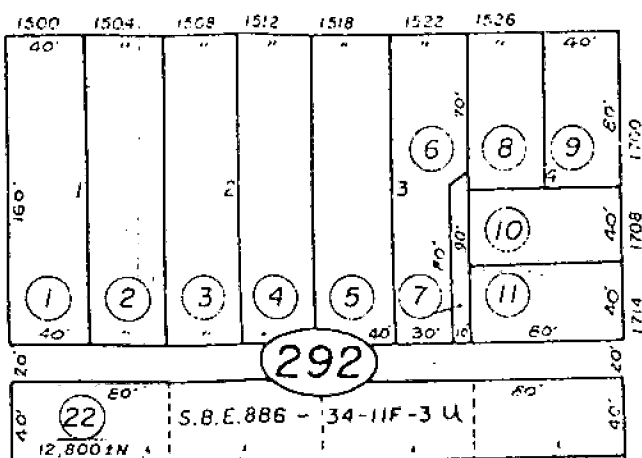
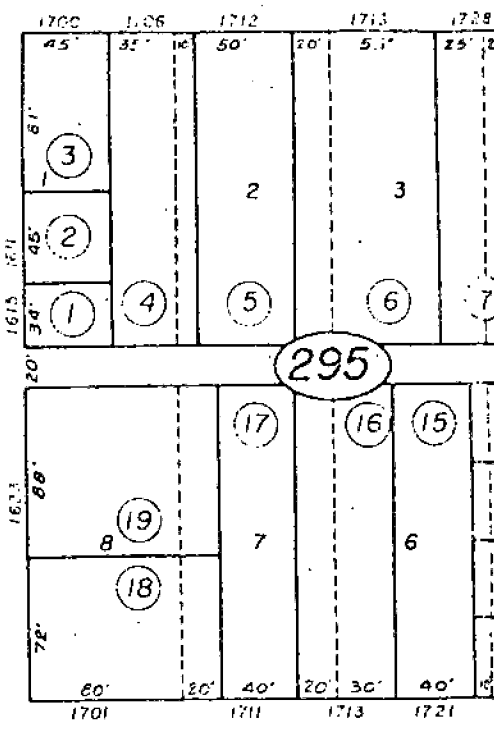
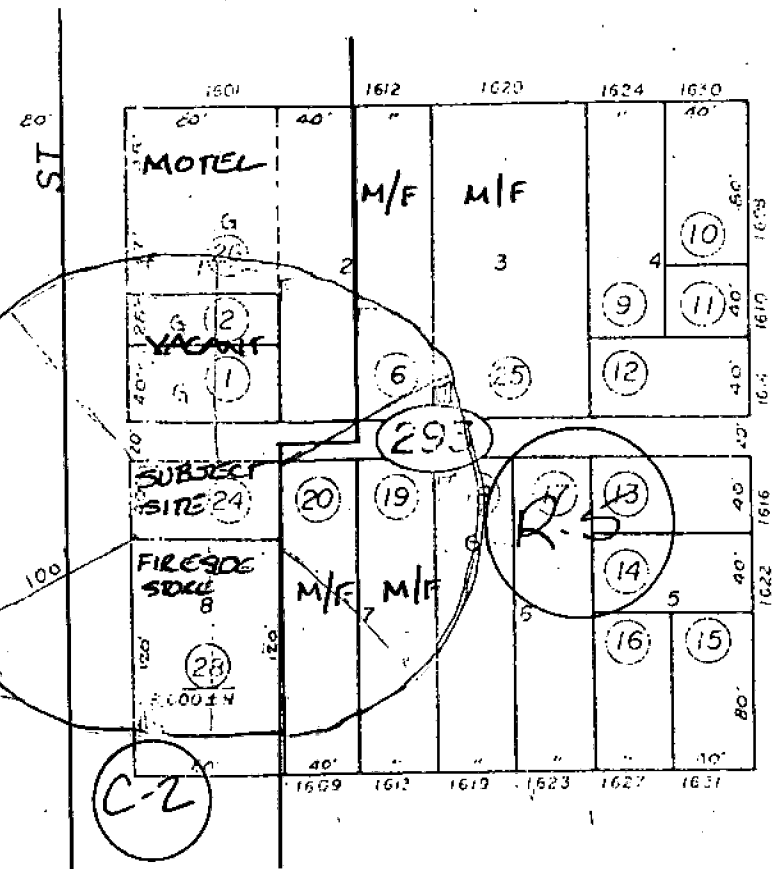
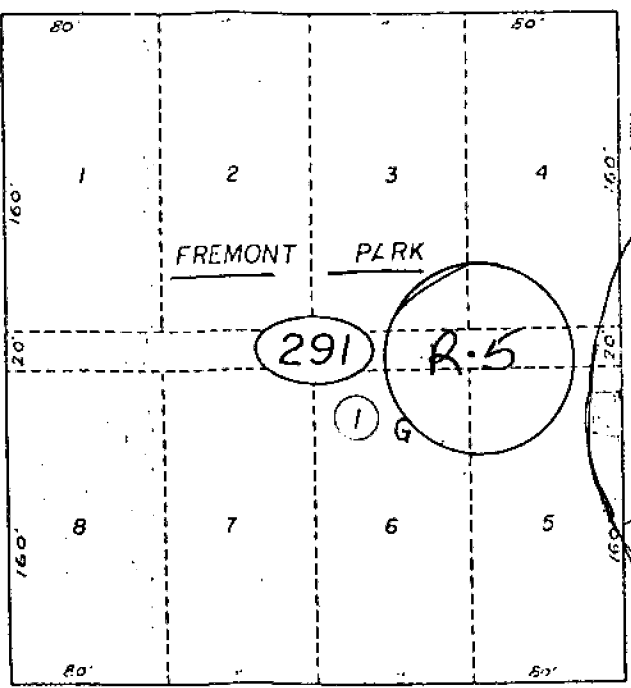
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OLD CITY

Tax Area
93-00
93-110

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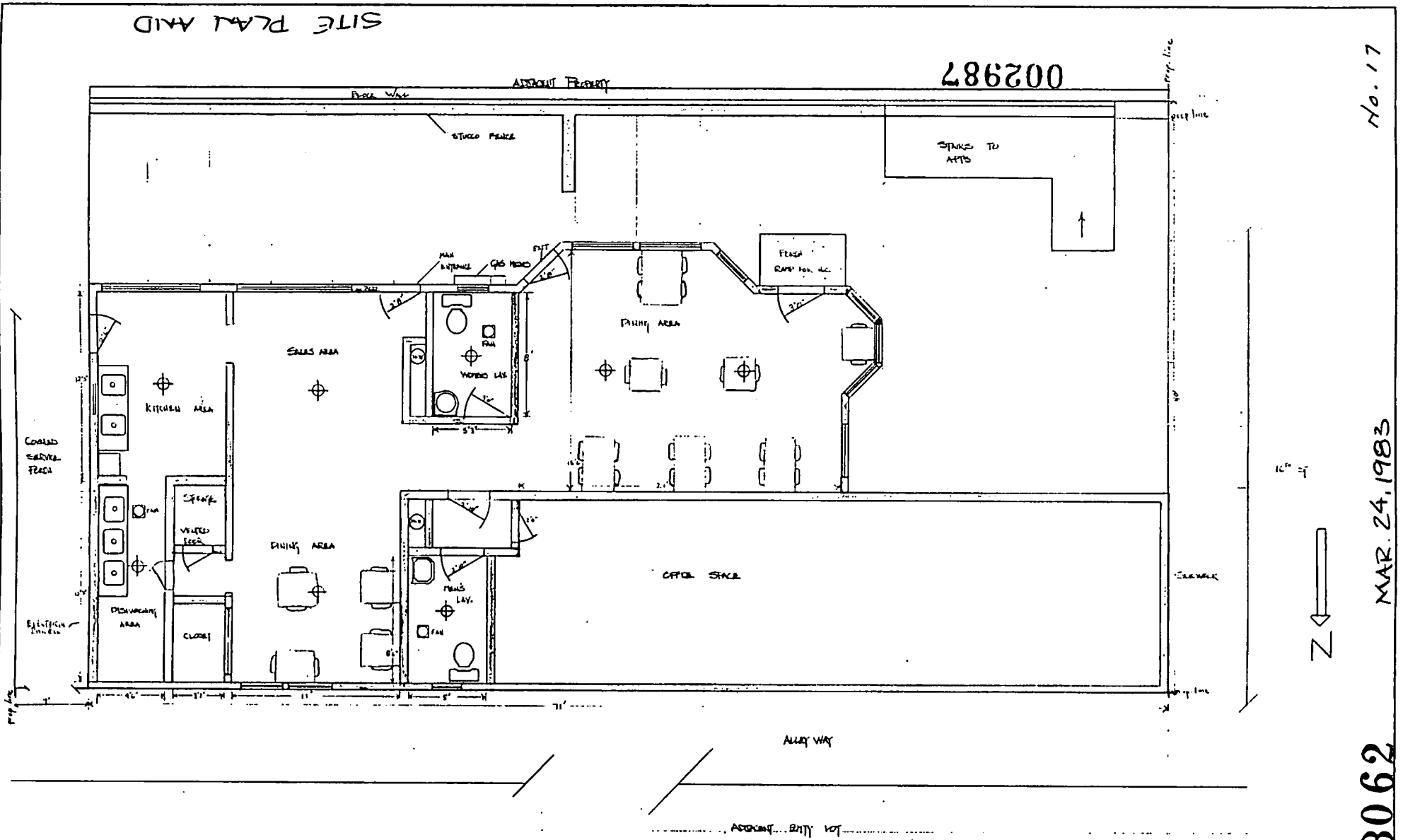


NO. 17

SITE PLAN AND FLOOR PLAN

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No. 17



- FLOOR PLAN: PROPOSED ABIGAILS SANDWICH SHOP
 SEATING CAPACITY NOT TO EXCEED 30
 DIMENSIONS SHALL BE ON SITE BY PROPER AUTHORITY OR LICENSEE
1. EMERGENCY FACILITIES SHALL COMPLY TO APPLICABLE CODE REQUIREMENTS (FIREWORK, VENTILATION, FLOOR ELEVATIONS AND HANDICAPPED REQUIREMENTS)
 2. FOOD PREPARATION AND DISPOSING AREA SHALL COMPLY TO APPLICABLE CODE REG.

ABIGAILS 1617 16 TH ST. SACRAMENTO, CA	OWNER: JUDITH JEFFER 1215 41 ST ST. SACRAMENTO, CA 95811	FLOOR PLAN SCALE: 1/4" = 1'
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MAR. 24, 1983

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