

**CITY PLANNING COMMISSION**  
**915 "I" STREET - SACRAMENTO, CALIFORNIA 95814**

**APPLICANT** Ginny G. Rossovich, 5740 Windmill Way #3, Carmichael, CA 95608  
**OWNER** Thurza Stevenson, P.O. Box 255037, Sacramento, Ca. 95825  
**PLANS BY** D. Crane & Associates, 3327 Longview Drive #200, North Highlands, Ca. 95660  
**FILING DATE** 12/10/82      **60 DAY CPC ACTION DATE** 1-13-82      **REPORT BY** SC:pm  
**NEGATIVE DEC.** 1/3/82      **EIR**      **ASSESSOR'S PCL. NO.** 007-142-03 & 02

**APPLICATION:** 1. Negative Declaration  
2. Variance to waive 6 off-street parking spaces for a restaurant containing 45 seats located on .07 acres in the C-2 zone.

**LOCATION:** 1800 Capitol Avenue

**PROPOSAL:** The applicant is requesting entitlements necessary to develop a Japanese sushi bar restaurant in an existing commercial structure.

**PROPOSED ENTITLEMENTS:**

General Plan Designation:	Commercial and Offices
980 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 C-2
South:	Residential C-2
East:	Commercial C-2
West:	Residential C-2
Parking Required:	15
Parking Provided:	9
Property Dimensions:	80 x 40 s.f.
Property Area:	.07 acres
Square Footage of Lot(s):	3,200 sq.ft.
Square Footage of Building(s):	3,200 sq.ft.
Height of Structure(s):	1 story
Significant Features of Site:	existing chinese tallow tree
Topography:	flat
Street Improvements:	existing
Utilities:	existing
Exterior Building Colors:	red brown
Exterior Building Materials:	brick

**BACKGROUND INFORMATION:** The Japanese Sushi Bar is proposed to be located in an existing vacant commercial structure. The commercial building is developed from property line to property line and contains 3,200 sq.ft. The sushi bar will be located in 2,223 sq.ft. of the commercial structure. The remaining space is leased to a sandwich shop.

001756

A parking lot which contains 9 spaces is located at the rear of the subject site. The applicant has indicated that 45 seats will be provided for the sushi bar which will require 15 parking spaces to meet code, based on a ratio of one space per three seats. Since there are only nine spaces available on the adjacent parcel, the project is short of required parking by 6 spaces. The applicant is requesting that these six spaces be waived to allow the sushi bar development.

STAFF EVALUATION: Staff has the following comments:

1. The parking lot at the rear of the site is owned by the same property owner as the subject site and this parking is available to tenants of the commercial structure. A special permit was approved in 1963 to develop this parcel as a parking lot for the adjacent commercial structure.
2. As proposed, the sushi bar is deficient of the parking requirement by six spaces. Adequate off-site parking could be provided in the adjacent parking lot if the applicant would agree to reduce the seating capacity of the sushi bar to 27 seats.

The proposed off-site parking lot is located next to an existing residential structure and the parking stalls face the side of the residence. At the present time no fence or wall is provided to separate the commercial use from the residential use. Due to the more intensive use of this site for restaurant parking, there is concern over the potential adverse effect on the neighboring residential use.

Parking in the Central City has been found to be a problem for new development, existing businesses, visitors and residential uses. In an effort to combat the parking problems in the Central City it has been a general policy to require off-site parking for projects deficient in meeting required parking needs.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratify the negative declaration;
2. Denial of the variance based upon findings of fact which follow;

Findings of Fact - Variance

1. Granting this variance would constitute a special privilege extended to one individual property owner in that other projects in the area which could not accommodate required on-site parking spaces have located off-site parking rear the site.
2. Granting this variance would be injurious to the welfare of the public and neighboring property in that the waiver of the parking requirement would increase the parking demand on the street in front of these neighboring properties.

In the matter of the decision of the  
Planning Commission in the applica-  
tion for a variance to waive six  
off-street parking spaces to allow  
a restaurant containing 45 seats in  
the C-2 zone at 1800 Capitol Avenue  
(P82-295)

## FINDINGS OF FACT

On January 13, 1983 the City Planning Commission indicated an intent to approve the above entitlement based upon Findings of Fact due January 27, 1983.

Based upon documentary and oral evidence submitted at the public hearing on January 13, 1983, the Planning Commission approved the variance subject to conditions and the attached staff report and hereby finds:

The proposed variance does not constitute a special privilege extended to one property owner in that the proposed restaurant is to be located in an existing commercial structure that utilized an existing parking lot on the adjacent property. This parking lot, however, does not meet the requirement for the proposed restaurant in total number of parking spaces. Due this circumstance, a variance would be granted to a similar request in this area.

2. The proposed variance, as conditioned, does not constitute a disservice and will not be injurious to public welfare or other property in the area in that:

- a. Adequate on-street parking is available in this area in addition to the off-site parking available for this use at the rear of the structure;
- b. The off-site parking lot will be adequately landscaped and screened from the adjacent residential use.

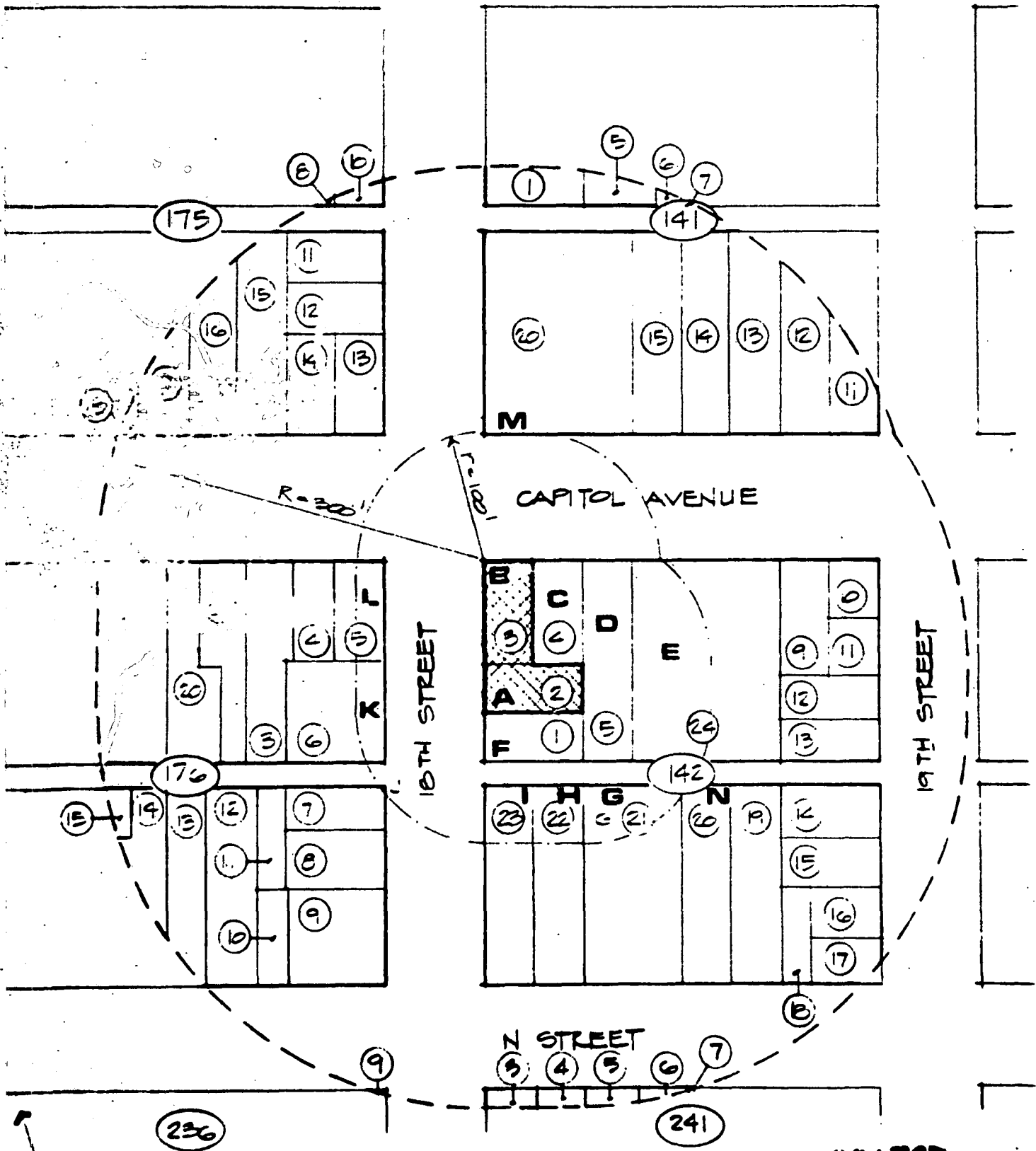
3. The proposed variance is not adverse to the General Plan or the Central City Plan in that the site is zoned for commercial uses.

Augustine Alinstad

Approved by the Commission on January 13,  
1983 for the January 27, 1983 City  
Planning Commission meeting

[Signature]  
Chair, City Planning Commission

001798



4P 82295

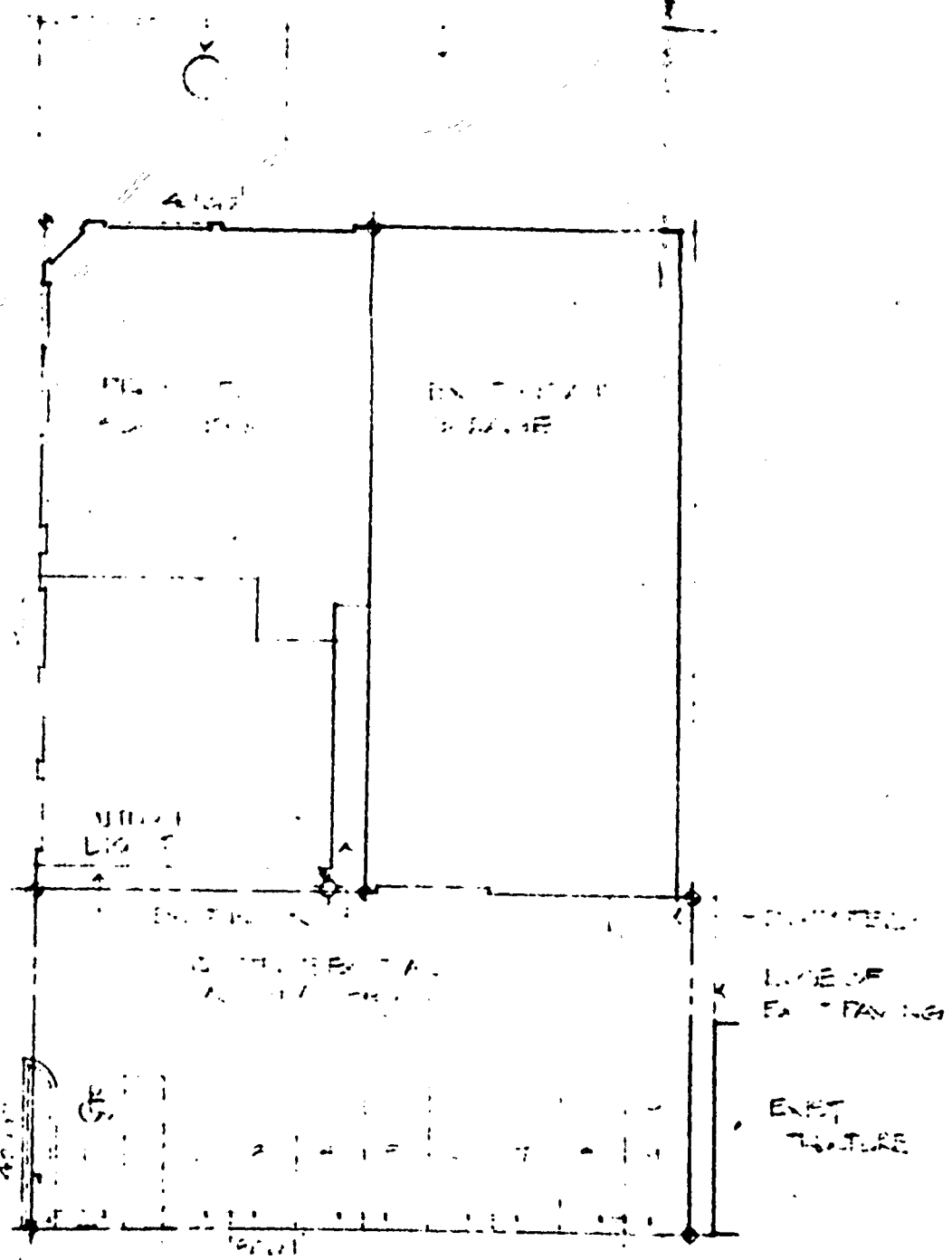
001797

PROPERTY OWNERSHIP MAP

1"=100'

PARCELS 007-142-0300+0400

CIP INS...  
7/1/83



SITE PLAN

001762

P82-295

1-13-83

No. 31