

CITY PLANNING COMMISSION

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

APPLICANT	Robert A. Liner, 1473-33rd Street, Sacramento, CA 95816				
OWNER	Midtown Enterprisers, 1041-33rd Street, Sacramento, CA 95816				
PLANS BY					
FILING DATE	3-4-82	50 DAY CPC ACTION DATE		REPORT BY	JIT:bw
NEGATIVE DEC	Exempt 15111	EIR		ASSESSOR'S PCL. NO.	007-141-03

APPLICATION: Variance to waive four of the required on-site parking spaces in conjunction with the conversion of 1,000+ square feet of retail space into a restaurant in an existing building in the General Commercial, 'C-2', zone.

LOCATION: 1802 'L' Street

PROJECT INFORMATION

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

Surrounding Land Use and Zoning:

North: Condominium residential development (Marbro): R-4-R
South: Commercial/Residential; C-2
East: Residential/Vacant Lot; C-2
West: Restaurant; C-2

Parking Required: 4 spaces
Parking Provided: None
Ratio Required: 1:3 seats
Property Dimensions: 40' x 80'
Property Area: 3,200 square feet
Square Footage of Building: 18'-6" x 51'-10" (1,000+ sq. ft.)
Topography: Flat
Street Improvements/Utilities: Existing
School District: Sacramento City Unified

STAFF EVALUATION: Staff has the following observations and concerns in regard to the proposal:

The staff made an inspection of the area on Monday, Wednesday, Thursday and Friday at 9 AM, 1 PM and 4:30 PM and found that the on-street parking demand was very high on streets surrounding the proposed restaurant site. The parking demand is generated by the employees, residents, visitors of the surrounding commercial uses. Staff is concerned with the creation of an additional restaurant without parking in this area because of the heavy use of existing on-street parking.

Staff cannot support the variance to waive the four on-site parking spaces because the proposal is contrary to the following policy of the Central City Community Plan which states, "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

APPLC. NO. P-82-057

MEETING DATE April 8, 1982

CPC ITEM NO. 19

001493

STAFF RECOMMENDATION: Staff recommends the following:

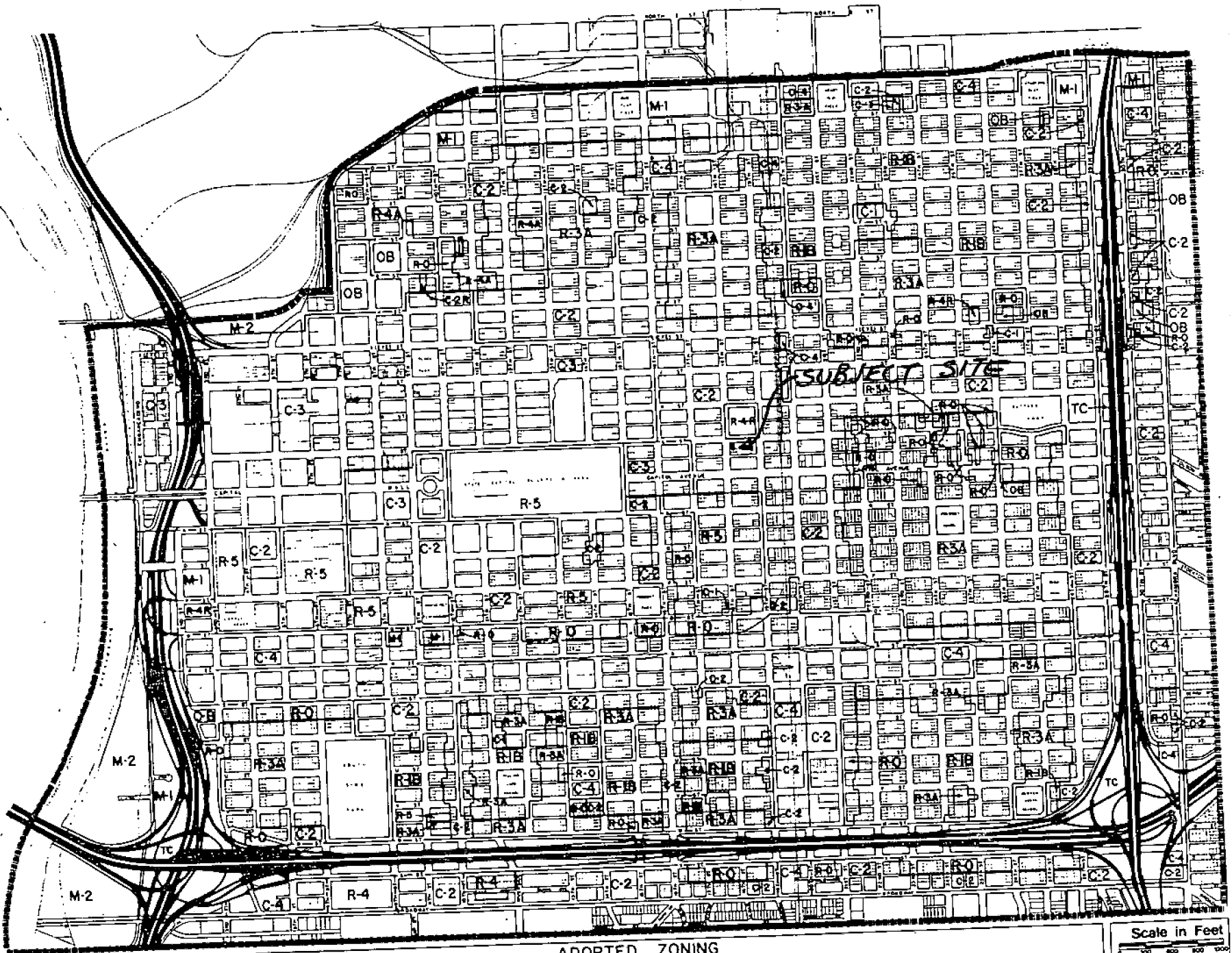
Denial of the variance request, based on the following Findings of Fact.

Findings of Fact for Denial

1. The granting of the variance request may be injurious to the properties in the general vicinity area in that:
"The proposed waiver of required parking will increase the demand for on-street parking in this area."
2. The subject project is not consistent with the following policy of the Central City Plan to:
"Provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

P-82-057

4-8-82
9



ADOPTED ZONING

LEGEND:

- | | | | |
|------|--------------------------------|-----|---------------------------|
| R-1B | SINGLE FAMILY | C-1 | LIMITED COMMERCIAL |
| R-3A | LIGHT DENSITY MULTIPLE FAMILY | C-2 | GENERAL COMMERCIAL |
| R-4 | MEDIUM DENSITY MULTIPLE FAMILY | C-3 | CENTRAL BUSINESS DISTRICT |
| R-5 | HEAVY DENSITY MULTIPLE FAMILY | C-4 | HEAVY COMMERCIAL |
| R-0 | RESIDENTIAL - OFFICE | M-1 | LIGHT INDUSTRIAL |
| O-8 | OFFICE BUILDING | M-2 | HEAVY INDUSTRIAL |
| | | T-C | TRANSPORATION CORRIDOR |

ADOPTED:

DATE: 9-23-80 (Revised)

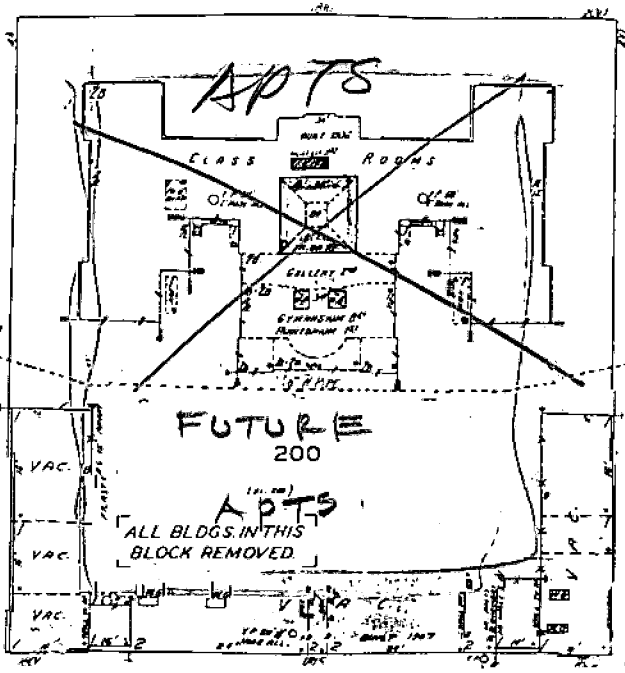
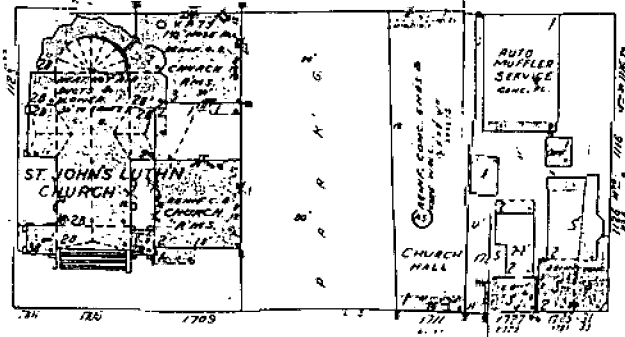
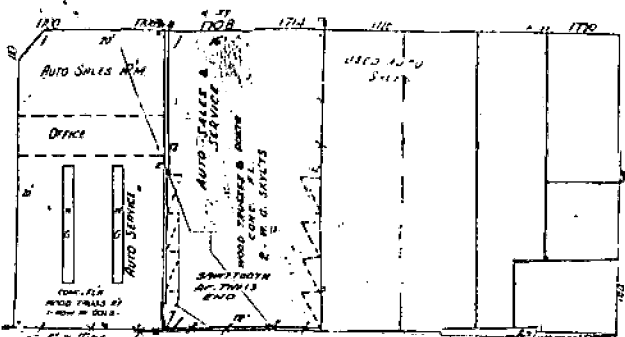
Scale in Feet



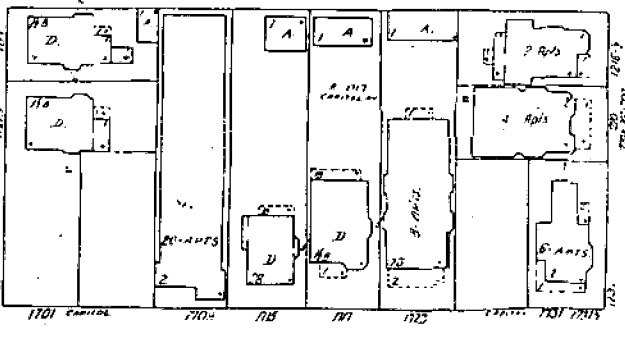
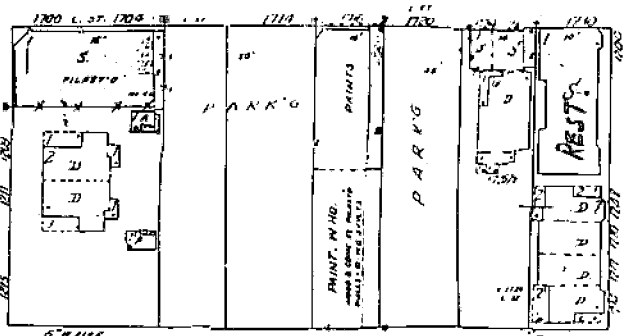
central
 Sacramento city California
 study

001798

No. 19



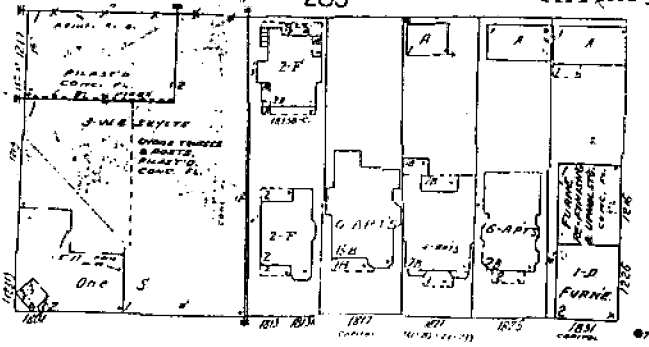
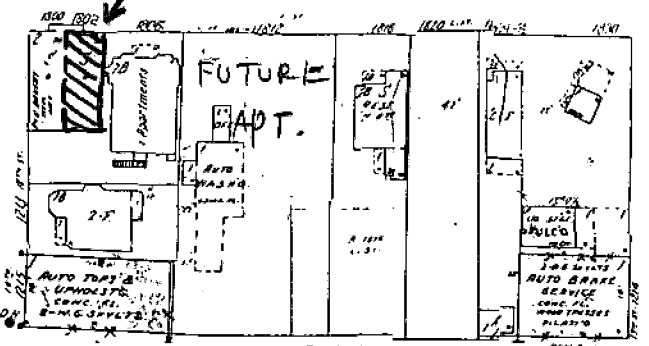
17TH



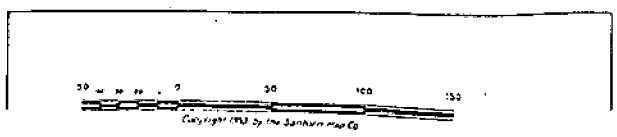
CAPITOL AV.

ST. SUBJECT SITE

18TH



(M. ST)



51

001496

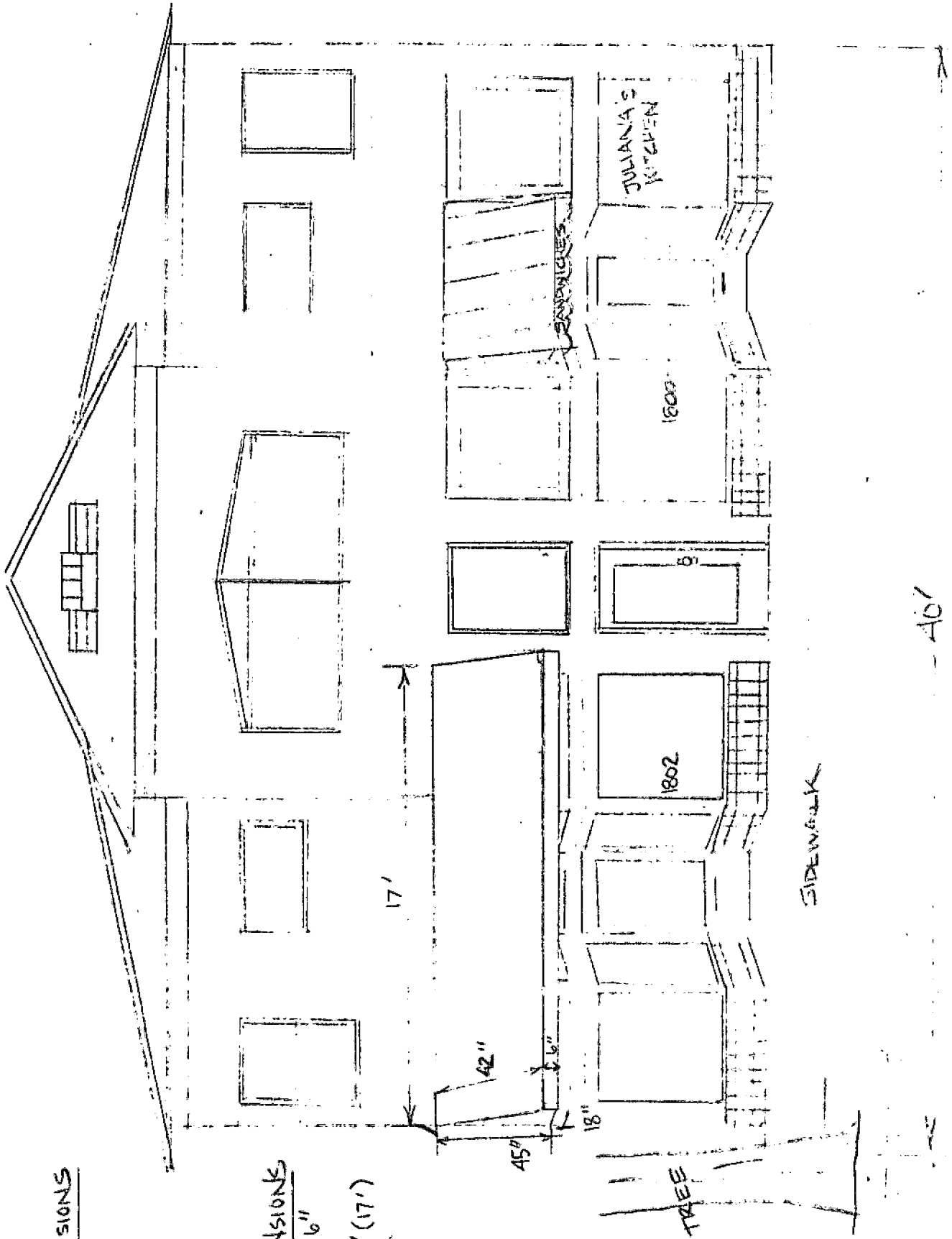
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4-8-82

No. 19

1802 W ST
FRONT



SIGN DIMENSIONS

AWNING DIMENSIONS

VALENCE = 6"

H = 45"

L = 204" (17')

W = 18"

18th ST
↑ ↓

40'

SIDEWALK

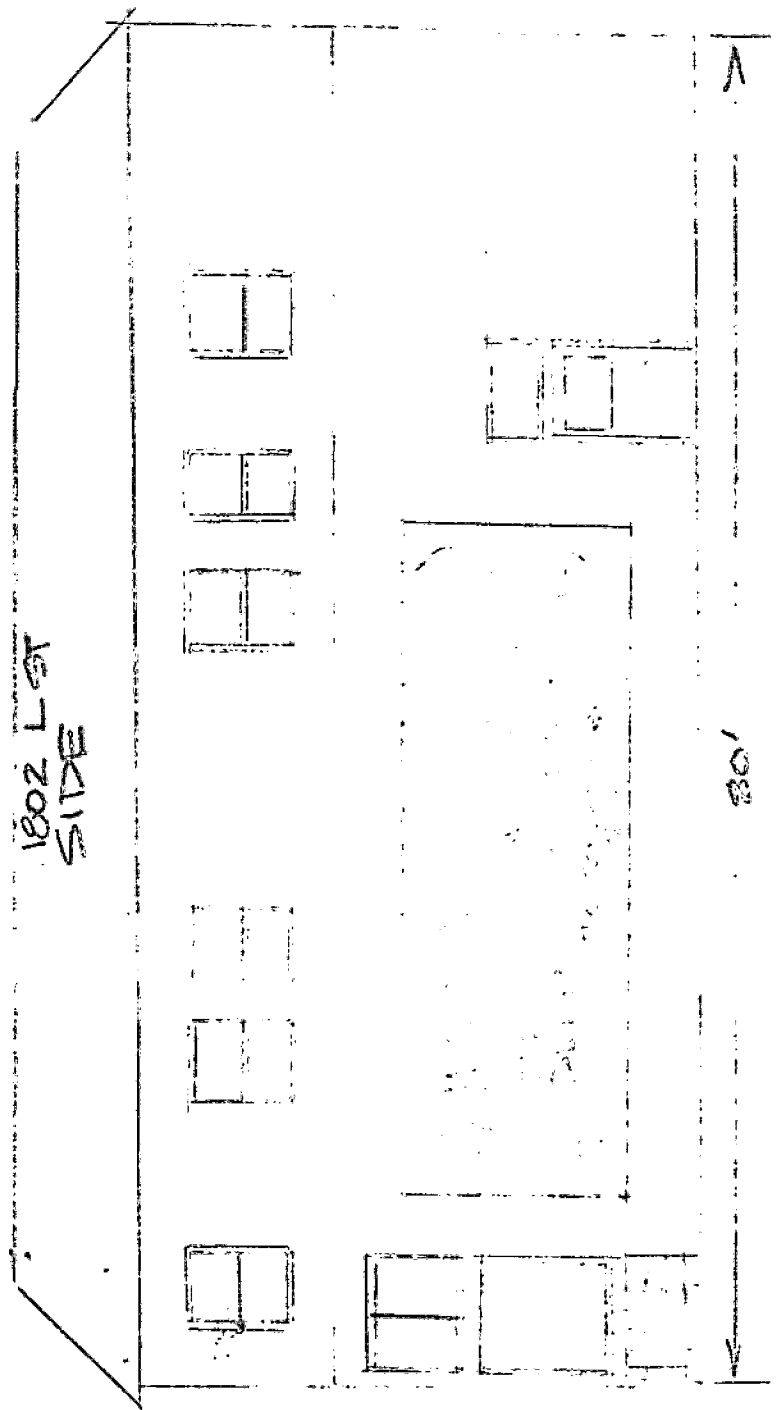
TREE

001497

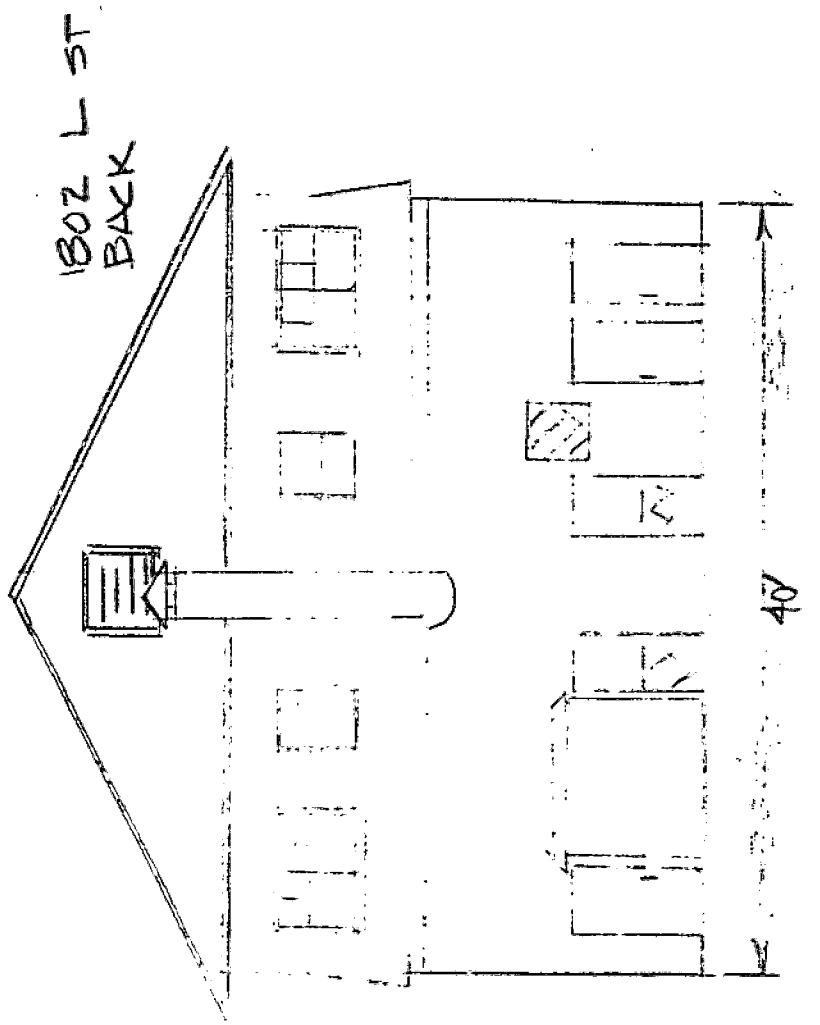
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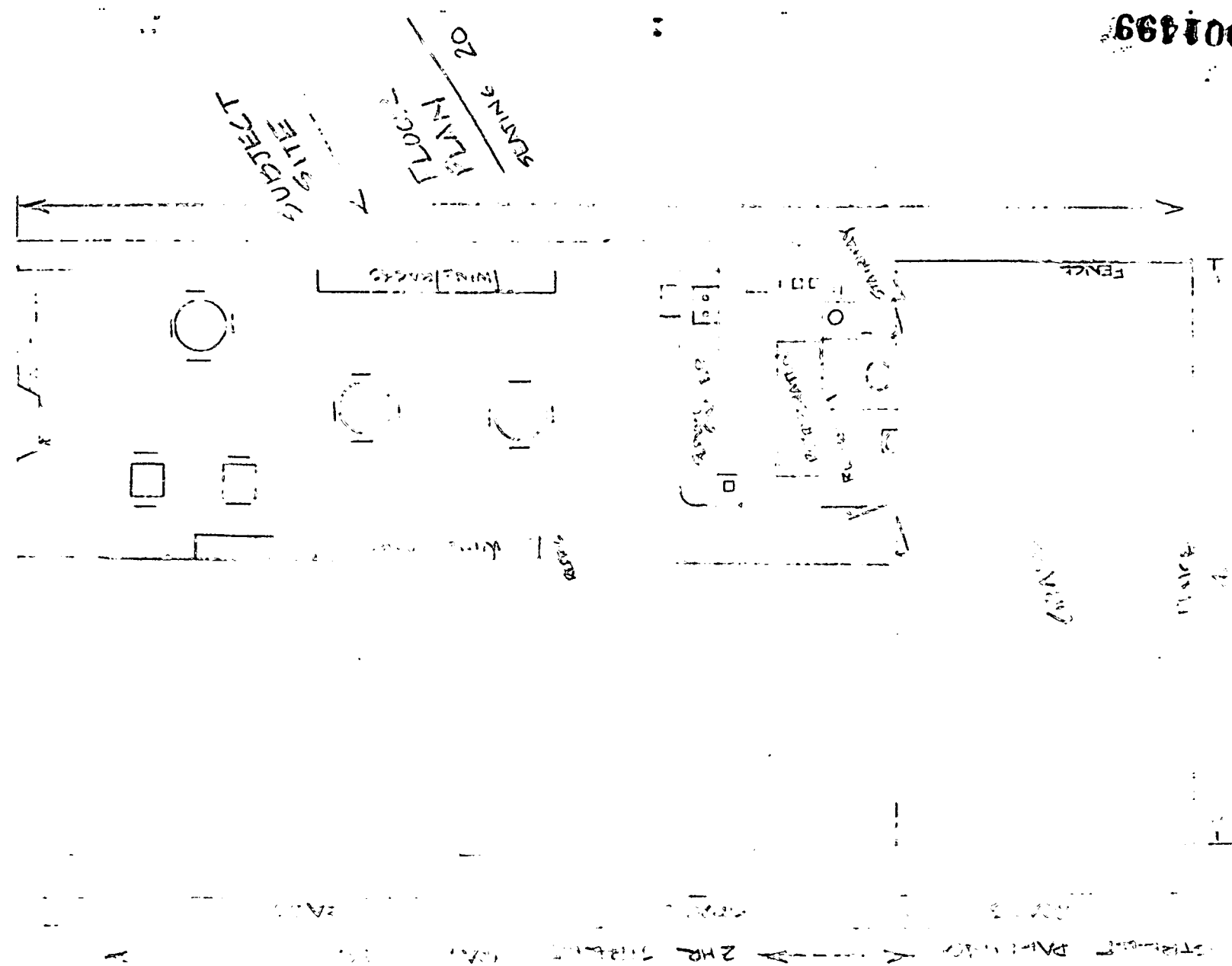
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← 18th ST →



NORTH PARKING (UNLIMITED)
Z HR NORTH
PARKING
Z HR NORTH
PARKING
Z HR NORTH
PARKING
Z HR NORTH
PARKING

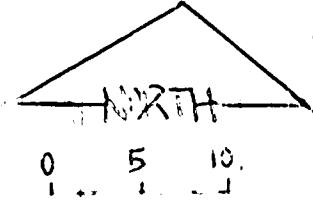


001499

1" = 10 FT

2 HR STRIP PARKING

2 HR STRIP PARKING



CPC FILE COPY

APPL. NO. (086)
EXHIBIT NO.
MTG. DATE(S) 4-8-82
AGENDA NO.(S)

P 82057



AVP

CAPITOL

008500

008500

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