

CITY PLANNING COMMISSION

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

APPLICANT	ERNEST RENTERIA JR. 1103 - 40th Street, Sacramento, CA 95819	95815
OWNER	John & Marsha Waterbury, c/o Susan Reynolds, 1601 Response Road, #110, Sac., CA	
PLANS BY	ERNEST RENTERIA JR. 1103 - 40th Street, Sacramento, CA 95819	
FILING DATE	7/24/87	ENVIR. DET. Ex15301 a
ASSESSOR'S-PCL. NO.	008-001-16	
REPORT BY	FG/vf	

APPLICATION: Special Permit to operate a 2,160+ sq. ft. bar.

LOCATION: 5722 Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to operate a bar in the Camellia Shopping Center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Office
1963 East Sacramento Community Plan Designation:	Shopping-Offices-Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Shopping Center

Surrounding Land Use and Zoning:	Setbacks:	Required Provided
North: Commercial; C-2	Front:	Existing Shopping Center
South: Corporation Yard (SMUD); M-1	Side(Int):	" " "
East : Corporation Yard (Caltrans); M-1	Side(St):	" " "
West : Residence; R-1	Rear:	" " "

Parking Required:	25 spaces
Parking Provided:	25 spaces
Property Dimensions:	Irregular
Property Area:	4.3+ acres
Square Footage of Building:	2,160+ sq. ft.
Height of Building:	One Story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Concrete Block
Hours of Operations:	7:00 a.m. to 1:00 a.m.

BACKGROUND INFORMATION: The Camellia Shopping Center was remodeled and a 13,000+ sq. ft. addition was added in 1986. On June 12, 1986, the Planning Commission approved a variance to allow a second onsite sign within 300 feet of an existing detached sign. The decision was appealed to but upheld by the City Council.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of a 2,160+ sq. ft. vacant lease space located in the Camellia Shopping Center. The center is approximately 4.3+ acres in size and is zoned General Commercial (C-2). The site is designated for Commercial/Offices in both the 1974 General Plan and the 1963 East Sacramento Community Plan. Surrounding uses include retail commercial, service station, grocery store and a corporation yard (SMUD).
- B. The applicant is requesting a special permit to operate a bar-restaurant (Ernie's Bar & Grill). A special permit is necessary since the adoption of Ordinance No. 87-077 (June 23, 1987) to establish this use in the C-2 zone.

The applicant had applied for transfer of his alcoholic beverage license from 1400 Broadway (Trio Club) to the subject site on June 16, 1987, however, the transfer was not completed prior to the adoption of the new ordinance. In addition, the applicant's transfer could not be exempted from the ordinance regulations since the proposed establishment is not a "bona fide public eating place" as defined by State of California regulations. The applicant has also applied for a Type 48 License which is an on sale general public premises authorized to sell beer, wine and distilled spirits for consumption on the premises wherein no person under 21 years is allowed plus the sale of beer and wine only for consumption off the premises where sold.

- C. In order to grant a special permit, the Planning Commission must make the following findings:
 - 1. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood.
 - 2. The proposed use will not result in undue concentration of establishments dispensing alcoholic beverages.
 - 3. The proposed use will not enlarge or encourage the development of a skid row or blighted area.
 - 4. The proposed use will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

Staff has reviewed the application and the site vicinity to determine if the required findings can be made. The proposal should not adversely affect the neighborhood since the bar would be located in an existing shopping center and would be the only bar located in the shopping center. Second, the proposal will not enlarge nor is it located in a blighted area. In addition, there are no redevelopment programs for this area which the proposal would adversely affect.

- D. The proposed bar/restaurant would be located in the southeast corner of the shopping center. Operating hours would be from 7:00 a.m. to 1:00 a.m., with approximately three to five employees per shift. The bar has a total capacity for 110 persons, however, the seating capacity of the facility will only be 75 (minimum). This would require 25 parking spaces. Parking is located adjacent to and at the rear of the bar, plus the main parking lot for the shopping center.
- E. The proposed project has been reviewed by Councilman Pope, Police, City Attorney and the East Sacramento Improvement Association.

The following comments have been returned.

Police

Project has potential for armed robbery due to hidden location and many escape routes.

East Sacramento Improvement Association

Wish to see landscaping of shopping center completed.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(a)).

RECOMMENDATION: Staff recommends that the Commission take the following action:

- A. Approve the special permit subject to conditions and based upon findings of fact which follow:

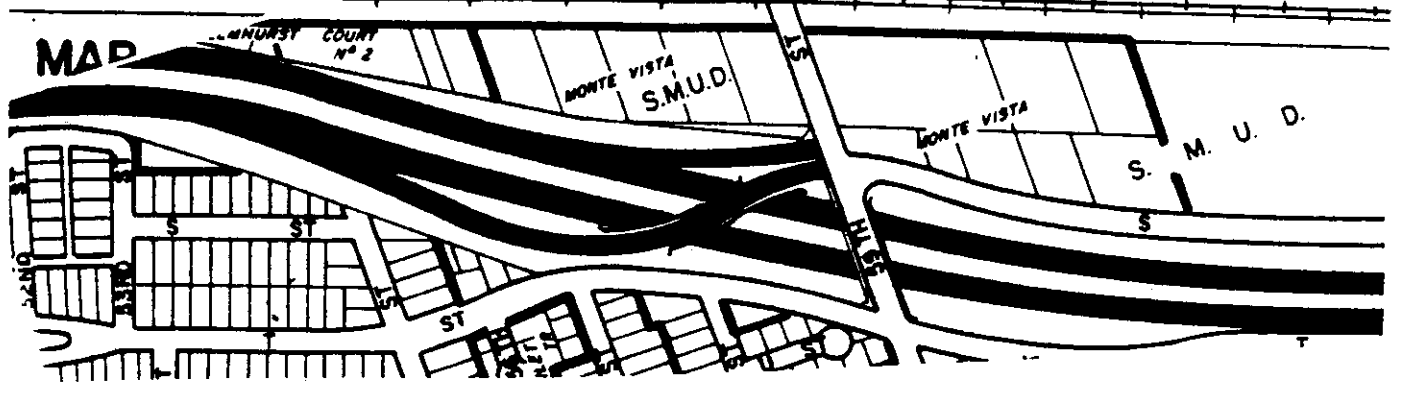
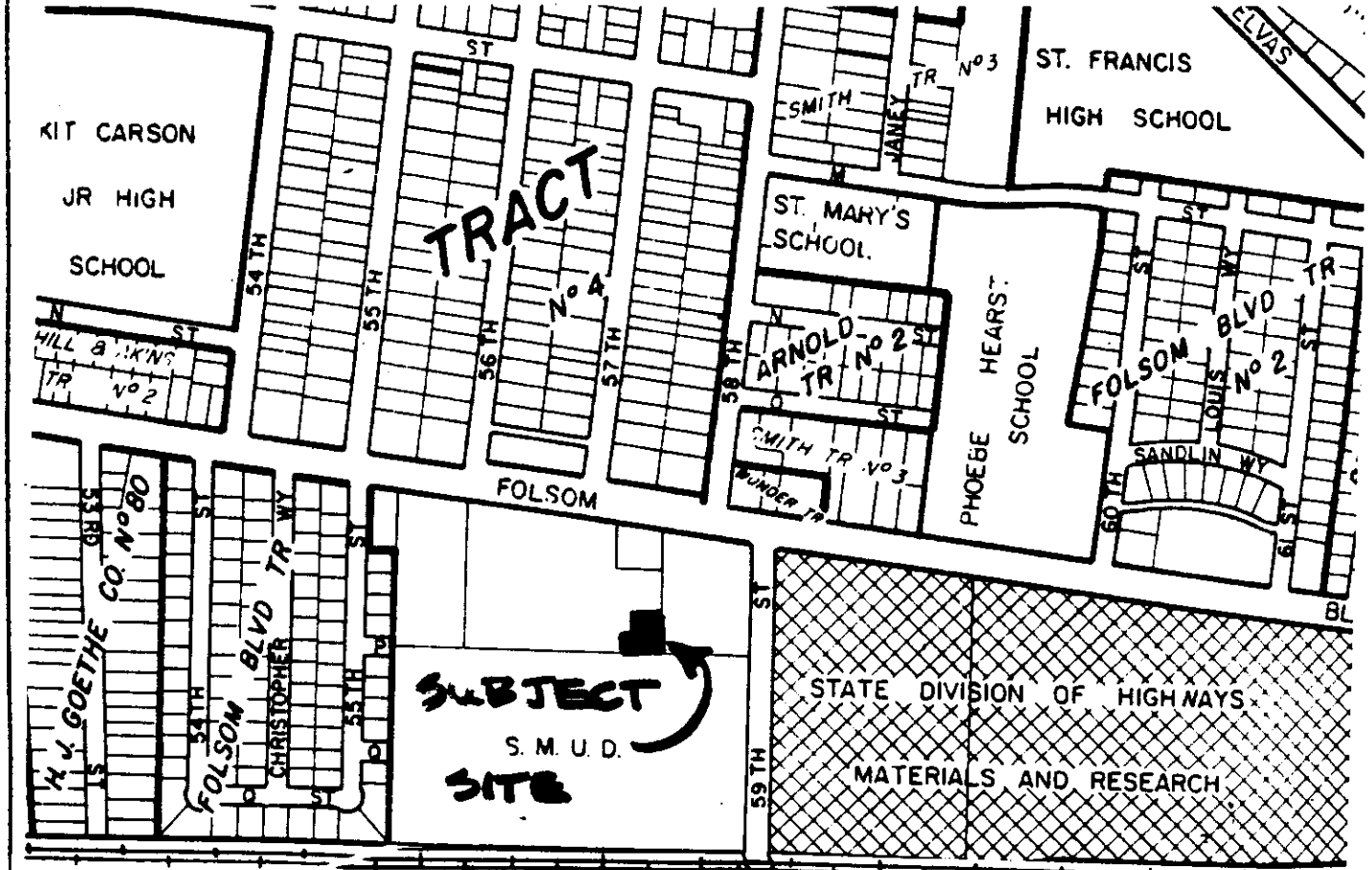
Conditions

1. Twenty-five parking spaces shall be provided onsite for use by bar/restaurant patrons.
2. The bar/restaurant shall operate between the hours of 7:00 a.m. to 1:00 a.m.

3. The bar/restaurant shall have a seating capacity of 75 seats.
4. All signage shall comply with City Sign Ordinance regulations and a sign permit shall be obtained.

Findings of Fact

1. The project, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that, all adjacent uses are commercial or industrial in nature.
2. The project, as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages in that no other bars are located in the shopping center.
3. The project, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that the subject site is not located in a blighted area of the City.
4. The project, as conditioned, will not be contrary to or adversely affect any program of redevelopment or neighborhood conversation in that the subject site is not located in an area targeted for redevelopment.
5. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial/office use by the 1974 General Plan and the proposed bar/restaurant conforms with the plan designation.

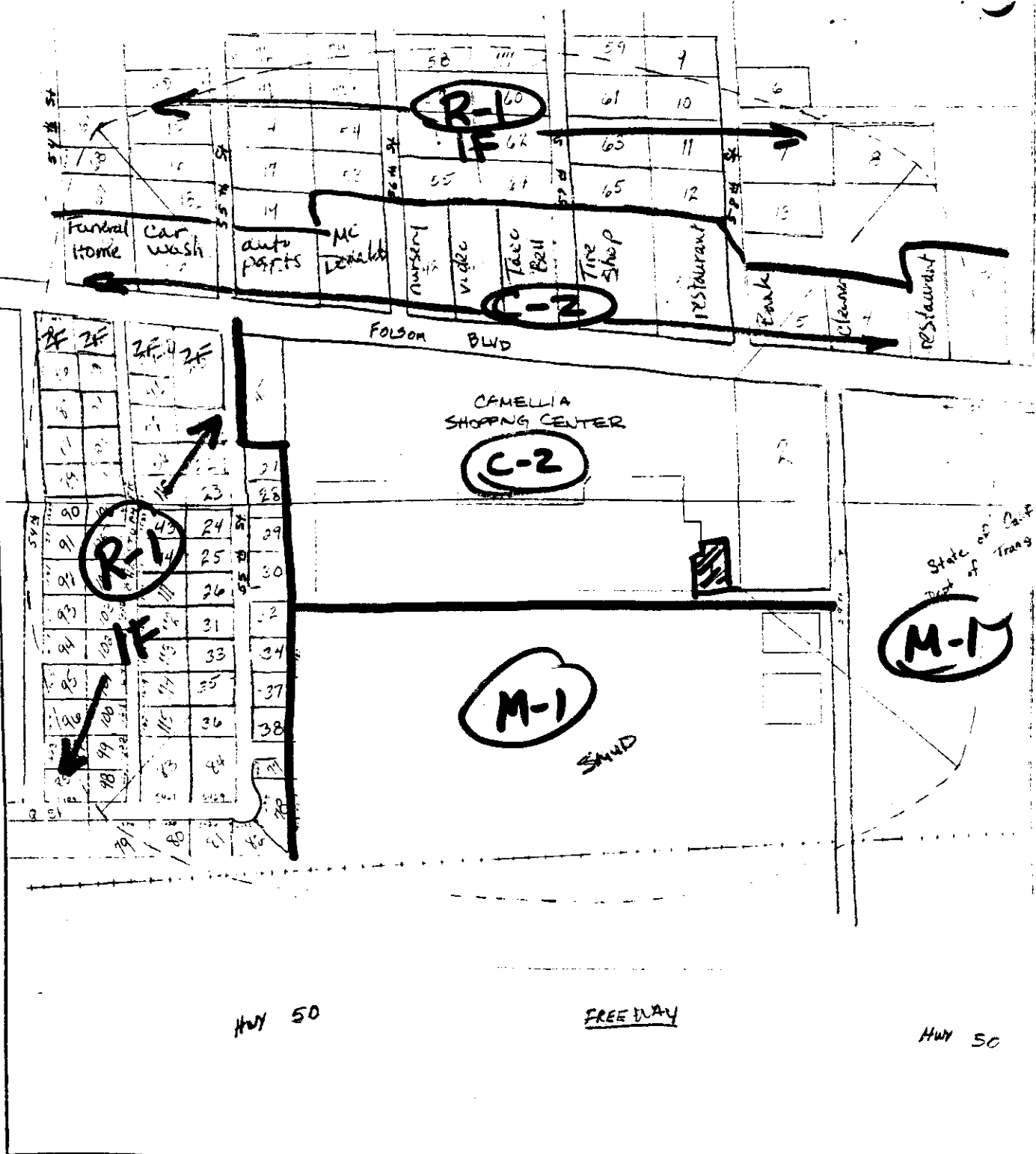


VICINITY MAP

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Item 2



LAND USE & ZONING MAP

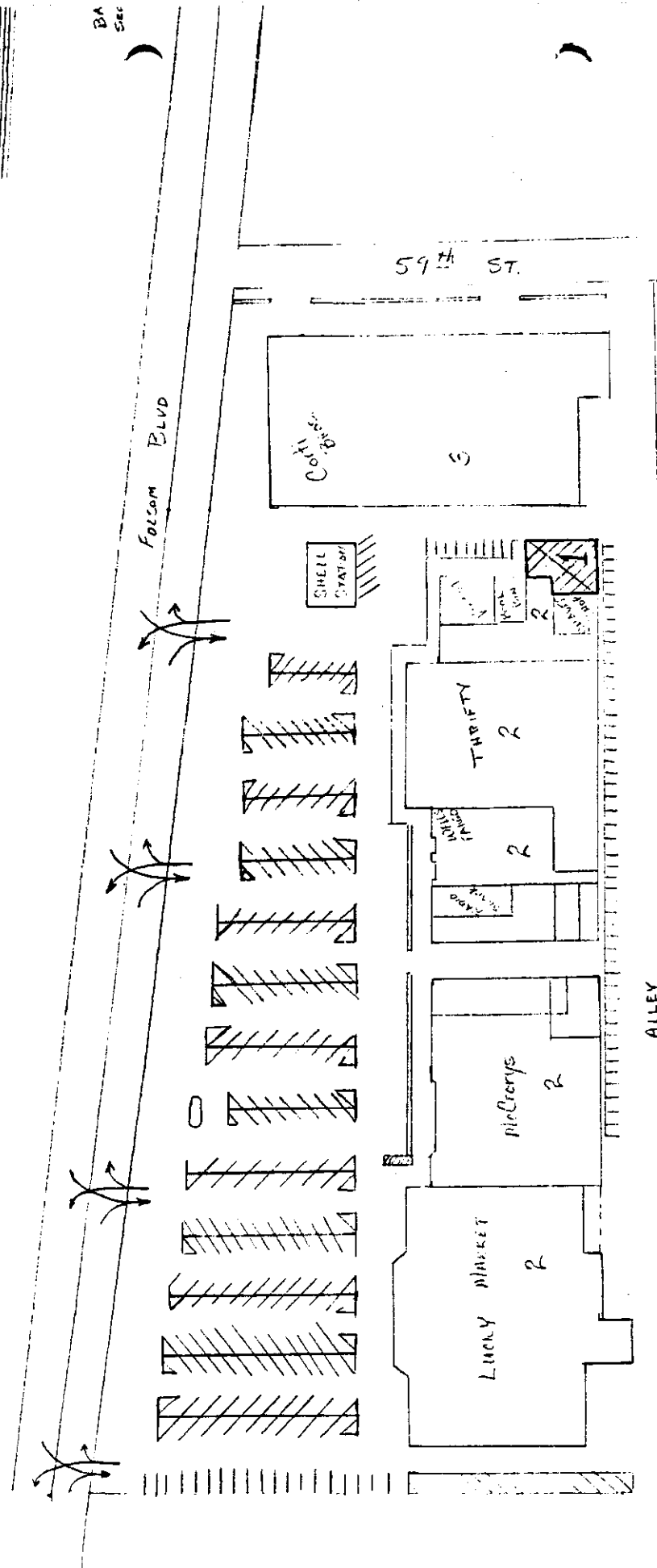
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Item 21



BA
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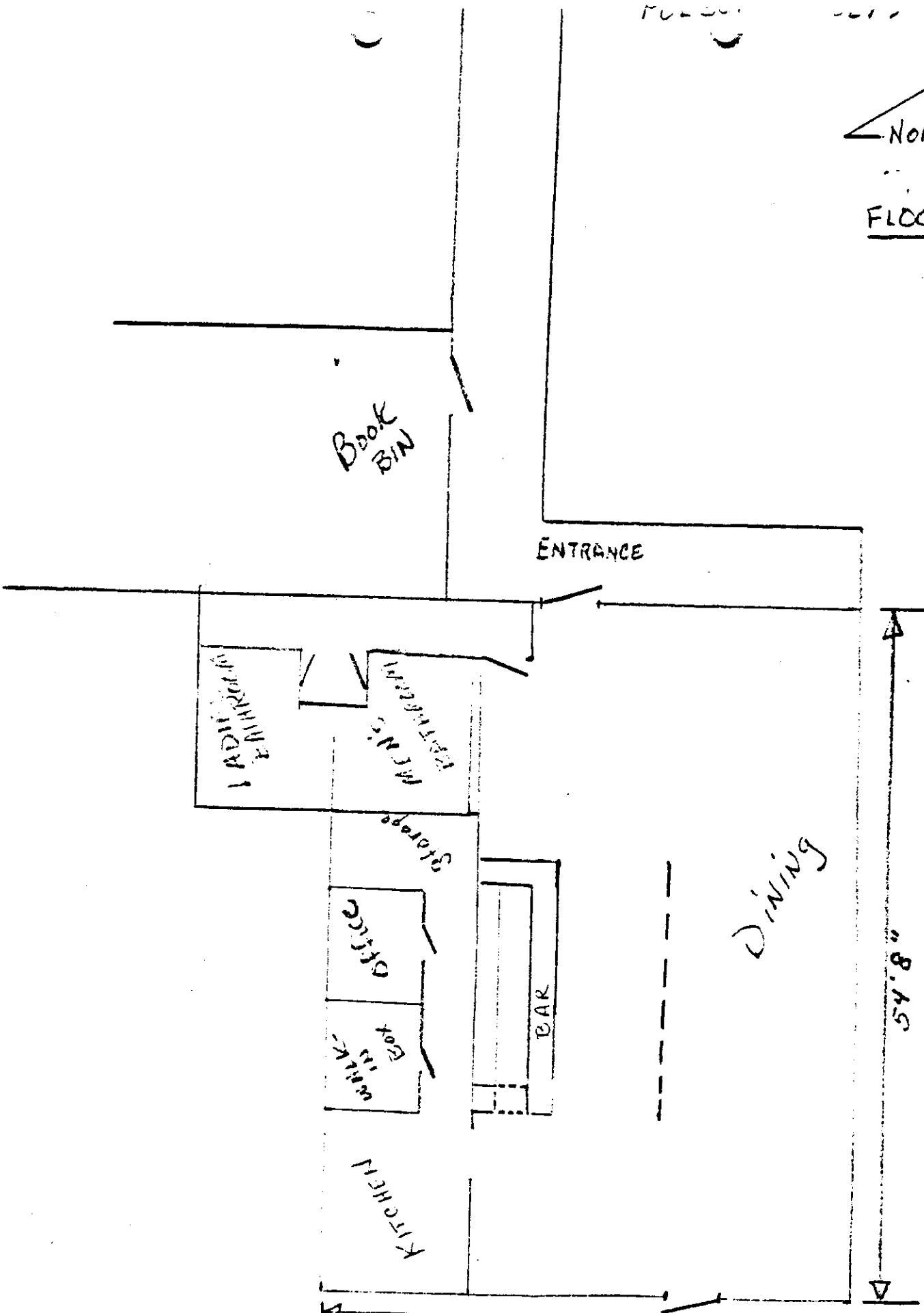
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Item 2

NORTH
FLOOR PLAN



ENTRANCE

LADIES

MEN'S

STORAGE

OFFICE

MILK BOX

KITCHEN

BAR

DINING

EXIT

40' 9"

54' 8"

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Item 21

P87335

P8733

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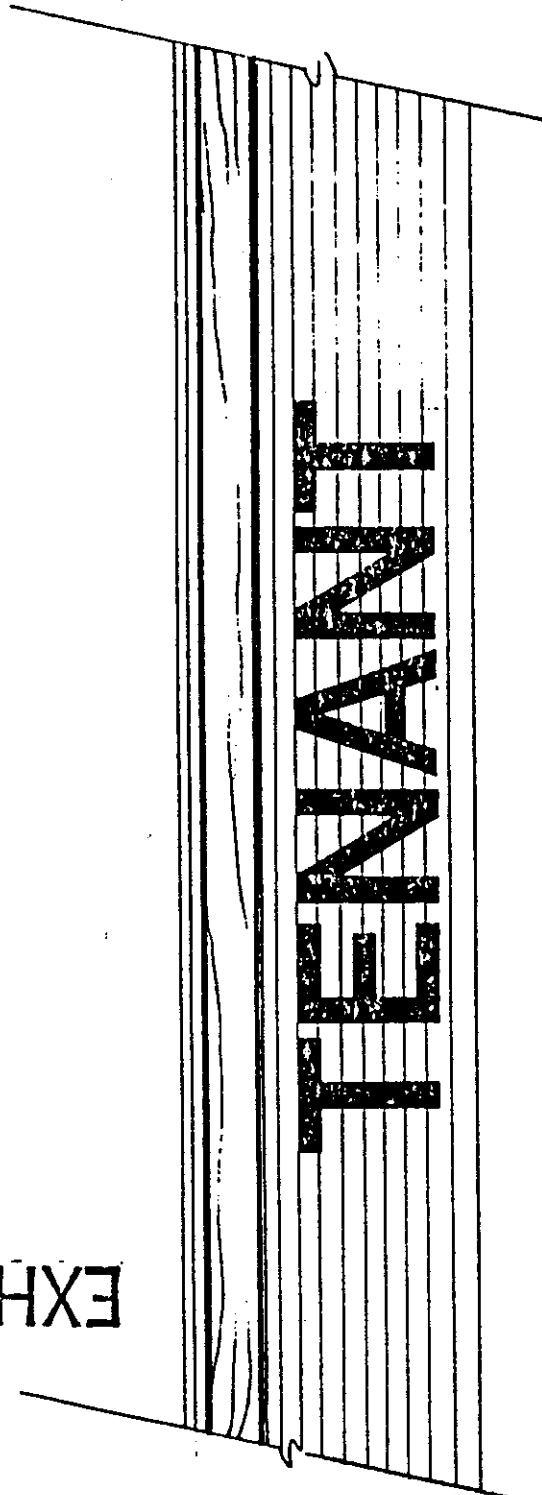
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Item 21

EXHIBIT C1

SIGN

DISPLAY LENGTH NOT TO EXCEED 70% OF FRONT



54
54
24
50
REMO
FACED WITH
TRANSFORMER

FACES NORTH

TENANT SIGNS SHALL BE INDIVIDUAL LETTERS WITH 3/16" ACRYLIC PLASTIC FACES AND 5" CHANNELUME CONSTRUCTION WITH DARK BRONZE RETURNS. MAXIMUM LETTER HEIGHT 24" LETTER STYLE AND COLORS OF PLASTIC FACE SHALL BE OF TENANTS CHOICE ILLUMINATION SHALL BE NEON TUBING CONTAINED INSIDE LETTERS. ALL CONNECTIONS, CROSSOVERS AND RACEWAYS MUST BE HIDDEN. LOGOS SHALL BE ALLOWED AS AN INTEGRAL PART OF THE SIGN LOGOS MUST NOT BE OVER 24" IN HEIGHT WITH THE SAME CONSTRUCTION DETAILS AS LETTERS.

DRAWINGS OF PROPOSED SIGNS SHALL BE SUBMITTED TO OWNER FOR HIS APPROVAL DRAWINGS MUST CLEARLY SHOW DIMENSIONS, MATERIALS, COLORS AND METHOD OF INSTALLATION.

