

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	50 DAY CPC ACTION DATE	1-13-82	REPORT BY	SC:mm
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.

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:	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.

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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.
3. 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.
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 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 near 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.

3. 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."

SPECIMEN CHINESE
TALLOW

EXIST SIDEWALK

EXIST STREET
TREES

40.00'

PROPOSED
SIGHT TRIANGLE

EXIST NEAR
GARAGE

50.00'

OUTDOOR
LIGHT

EXIST WALK

RE-STATE EXIST AND
TALLER AS SIDEWALK

DUMPSTERS

EDGE OF
EXIST. PAVING

EXIST.
STRUCTURE

20'
20'
15'

PLANT

42.00'

G.

1

2

3

4

5

6

7

8

9

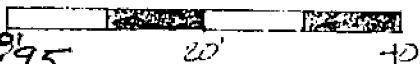
EXIST
PLANTED

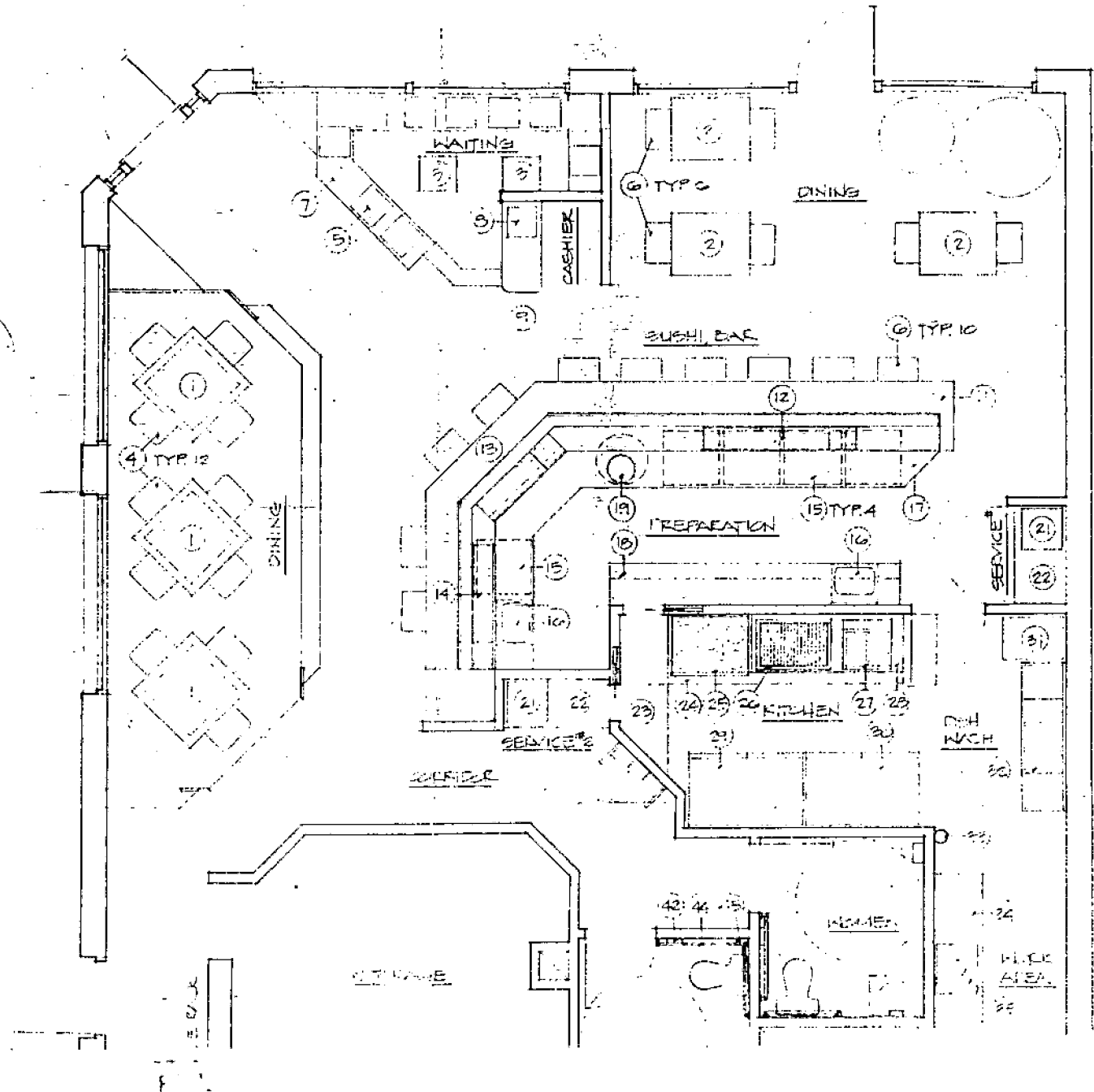
50.00'

SITE PLAN

1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

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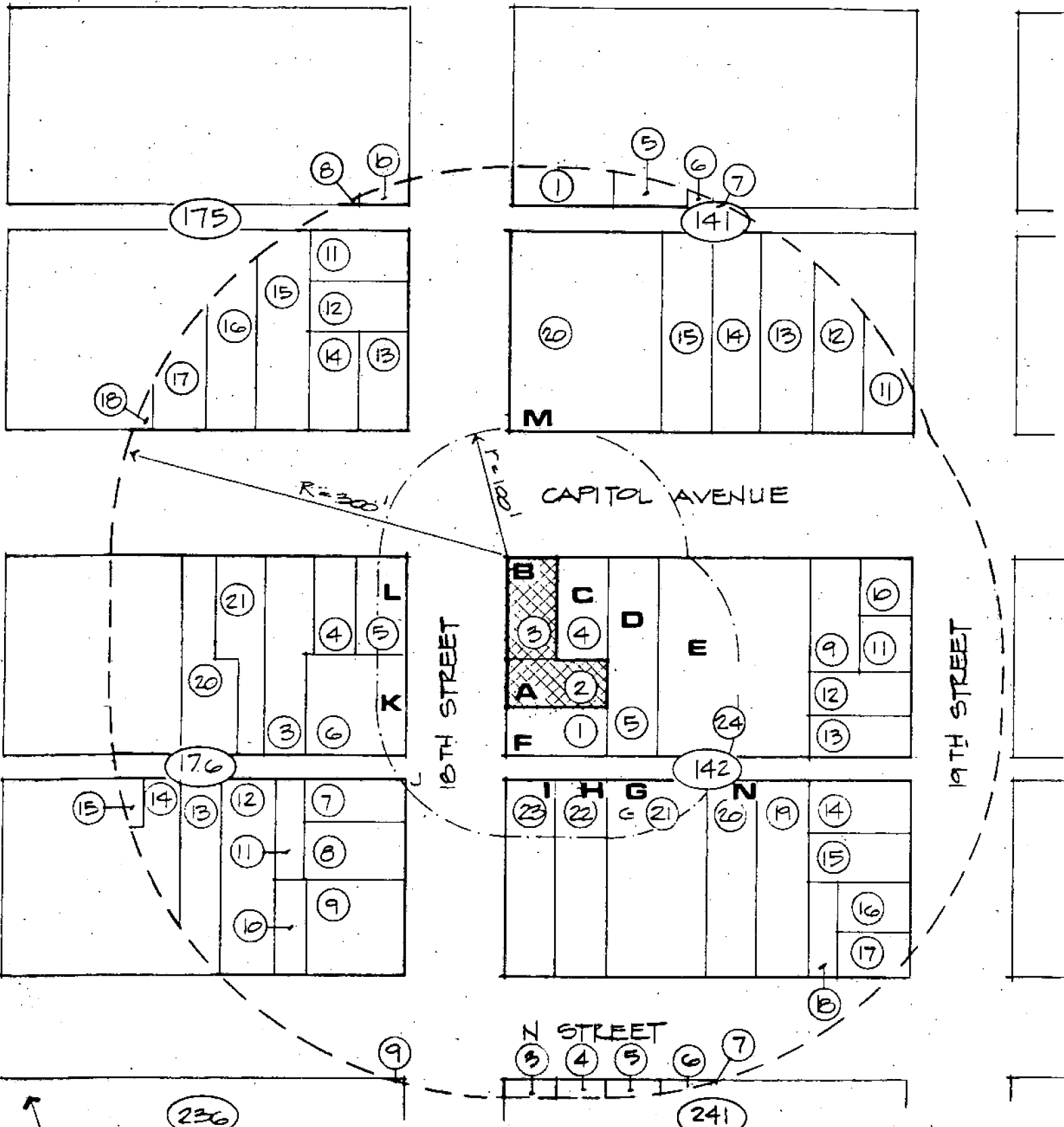
Floor PLAN

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1-13-83

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PROPERTY OWNERSHIP MAP

1"=100'

PARCELS 007-142-0300+0400