

/ C.P.

STAFF REPORT AMENDED 1-13-83
CITY PLANNING COMMISSION

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

APPLICANT	Eppie G. Johnson, 3838 Watt Avenue, Bldg. C., Sacramento, CA 95821		
OWNER	A. M. Bedell, 455 Capitol Mall, No. 800, Sacramento, CA 95814		
PLANS BY	_____		
FILING DATE	11-5-82	50 DAY CPC ACTION DATE	_____
		REPORT BY:	GM:bw
NEGATIVE DEC.	11-29-82	EIR	_____
		ASSESSOR'S PCL. NO.	007-211-11

- APPLICATION:**
1. Negative Declaration
 2. Variance to waive three parking spaces required for proposed addition of seasonal use patio dining area to existing restaurant (Withdrawn)
 3. Variance to locate three parking spaces for restaurant expansion in the C-2 zone off site on 0.29± acre service station in the C-2 zone, Southeast corner of Capitol Avenue and 30th Street.

LOCATION: Northeast corner of 30th and N Streets (restaurant site)

PROPOSAL: The applicant is requesting the necessary entitlements to add an outdoor patio dining area consisting of 10 seats to a coffee shop restaurant undergoing reconstruction.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Restaurant (reconstruction from fire damage)
Surrounding Land Use and Zoning:	
North:	Motel; C-2
South:	Motel; C-2
East:	Motel; C-2
West:	Freeway; TC
Parking Required:	32 spaces
Ratio Required:	1:3 seats
Parking Provided:	29 spaces
Parking Ratio Provided:	3.3:1
Property Dimensions:	80' x 160'
Property Area:	0.3± acre
Street Improvements/Utilities:	Existing
Topography:	Flat

BACKGROUND INFORMATION: The applicant is reconstructing the Eppie's Restaurant that was damaged by fire, located on the northeast corner of 30th and N Streets. The interior plans indicate essentially the same floor plan that previously existed, with seating designed for 98 persons. The applicant proposes to add an outdoor dining area on the west side of the building with additional seating for 10 persons. The existing landscaping between the sidewalk and building will be removed to accommodate the outdoor dining area. The applicant proposes to construct a six-foot high trellis wall with glass wind screen along the west property line, and provide a canvas awning over the patio dining area. The project is scheduled for the December 15, 1982 meeting of the Design Review Board.

003310

APPLC. NO. P82-259

MEETING DATE January 13, 1983

CPC ITEM NO. 15

A total of 29 parking spaces is provided on site to serve the 98 seat restaurant. In order to expand the restaurant by 10 seats, the applicant needs to provide an additional three parking spaces. The applicant is unable to expand the existing lot to accommodate the required spaces but has leased three spaces off site at a nearby location to meet the additional parking requirement.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The applicant is requesting a variance to provide the three required parking spaces at the Union 76 service station located on the southeast corner of 30th Street and Capitol Avenue. The parking lot site is approximately 100 feet north of the restaurant site.

The site plan for the service station indicates eight parking spaces. Only two of the eight spaces are required for the service station use per the City's Zoning Ordinance, thereby leaving six spaces as surplus parking.

2. Staff has no objections to the variance request given that the off site spaces are within close proximity (100± feet) of the restaurant site. Staff recommends that the three spaces reserved for Eppie's Restaurant, as indicated on the site plan, be clearly marked with individual signage as well as painted markings on the pavement.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variances subject to conditions and Findings of Fact which follow.

Conditions

- a. The applicant shall reserve parking spaces one through three (Exhibit A) for exclusive use by Eppie's employees and customers. Each stall shall *have be clearly marked with individual signs and* painted pavement markings indicating exclusive use by Eppie's Restaurant. This shall be accomplished prior to *issuance of a Certificate of Occupancy for the restaurant use of the patio. (amended by CPC)*
- b. The applicant shall provide written evidence for the approval of the City Attorney of the applicant's exclusive right to use the off site parking spaces for at least five years. This shall be completed prior to *issuance of Certificate of Occupancy. use of the patio. (amended by CPC)*

Findings of Fact

- a. This variance does not constitute a special privilege extended to one individual property owner in that approval for off-site parking would also be granted to other property owners when similar conditions exist.
- b. This variance does not constitute a disservice and is not injurious to public welfare or other properties in the vicinity in that:
 - 1) surplus spaces exist at the off-site location;
 - 2) adequate off-street parking is provided for the restaurant use on and off site.
- b. The variance is compatible to the General Plan and the 1980 Central City Plan in that the site is designated for this commercial use.

CAPITOL AVE.

Traffic signal pole

Traffic pole
O-UP

Union 76 sign

Pumps

A.C. Paving

Pumps

Pumps

GAS STATION BUILDING
1200 S.F.

6" Pine

A.C. Paving

Note: spaces 1, 2, & 3 to
to-be reserved for Eppies Rest.

Existing marked spaces

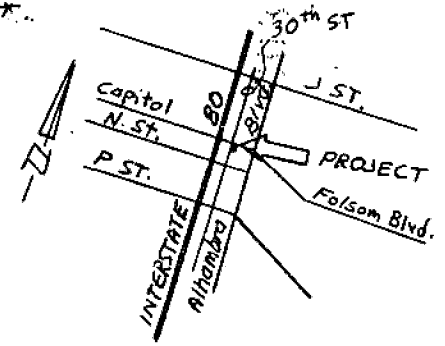
1 2 3 4 5 6 7 8

80'

20' gravel alley

MOTEL

Scale: 1" = 20'



VICINITY MAP
NO SCALE

OFF-SITE PARKING
SITE PLAN

PREPARED FOR
EPPIES RESTAURANT

P 82259

003317

STREET

30th

curb

Sidewalk Area

9" Distance

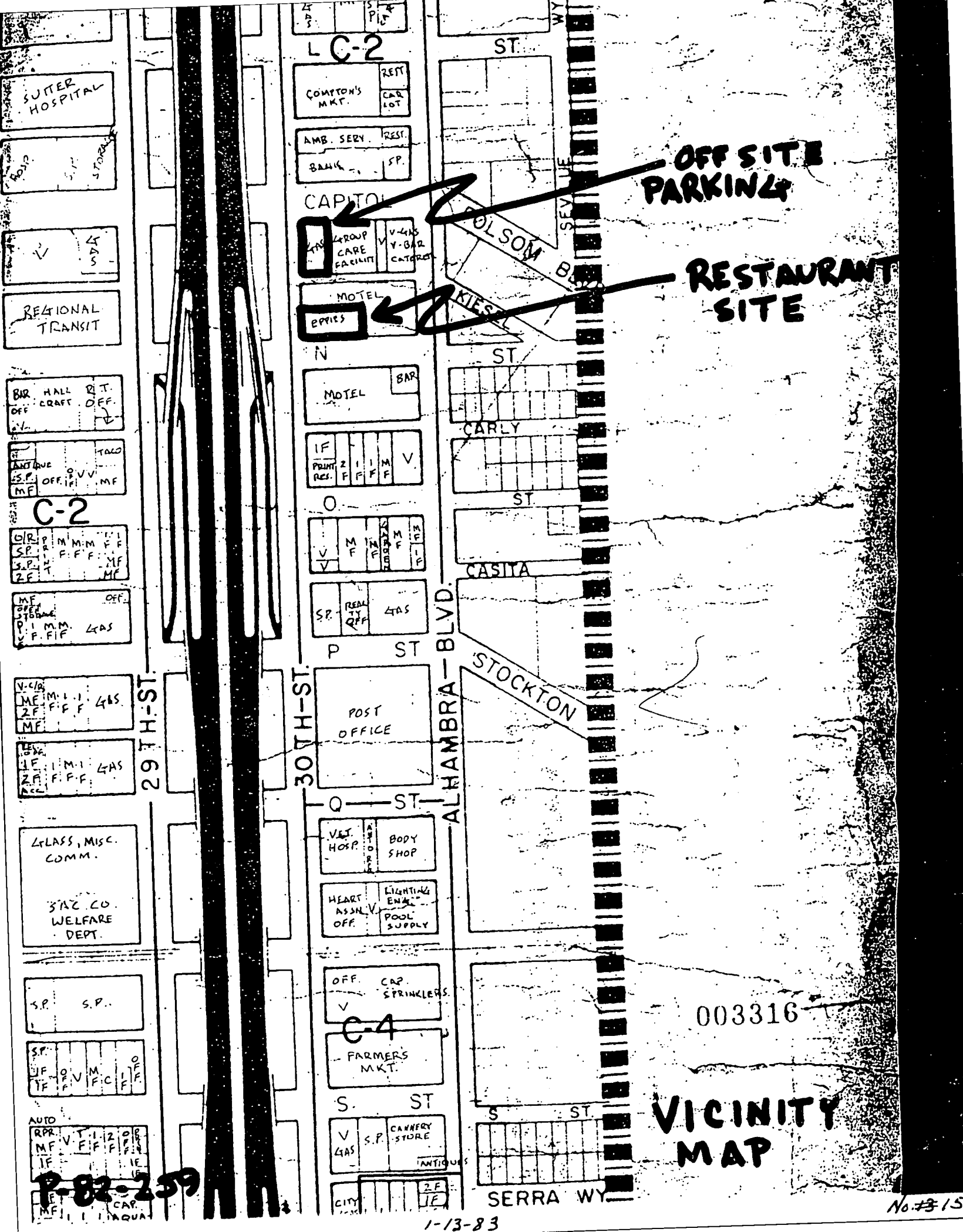
5" Chalk Fr.

Chalk Fr.

STORAGE

160'

**



SUTTER HOSPITAL

L C-2

COMPTON'S MKT.

AMB. SERV. REST.

BANK SP.

CAPITOL

GROUP CARE FACILITY

MOTEL EPPIES

MOTEL BAR

IF PRINT RES. 2 F F F F F

M F M F M F M F M F

SP. REALTY OFF. GAS

POST OFFICE

IF M F F F F

VEH. HOSP. BODY SHOP

HEART ASSN. OFF. LIGHTING ENGR. POOL SUPPLY

OFF. CAP. SPRINKLERS

FARMERS MKT. C-4

S. ST. V GAS S.P. CANNERY STORE

CITY

OFF SITE PARKING

RESTAURANT SITE

003316

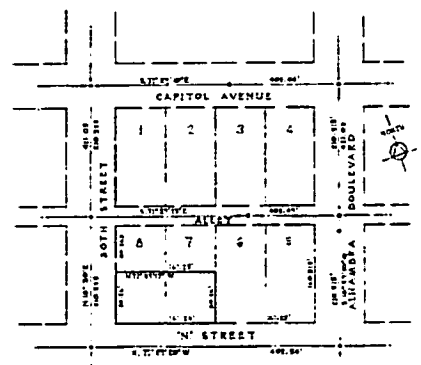
VICINITY MAP

P-82-259

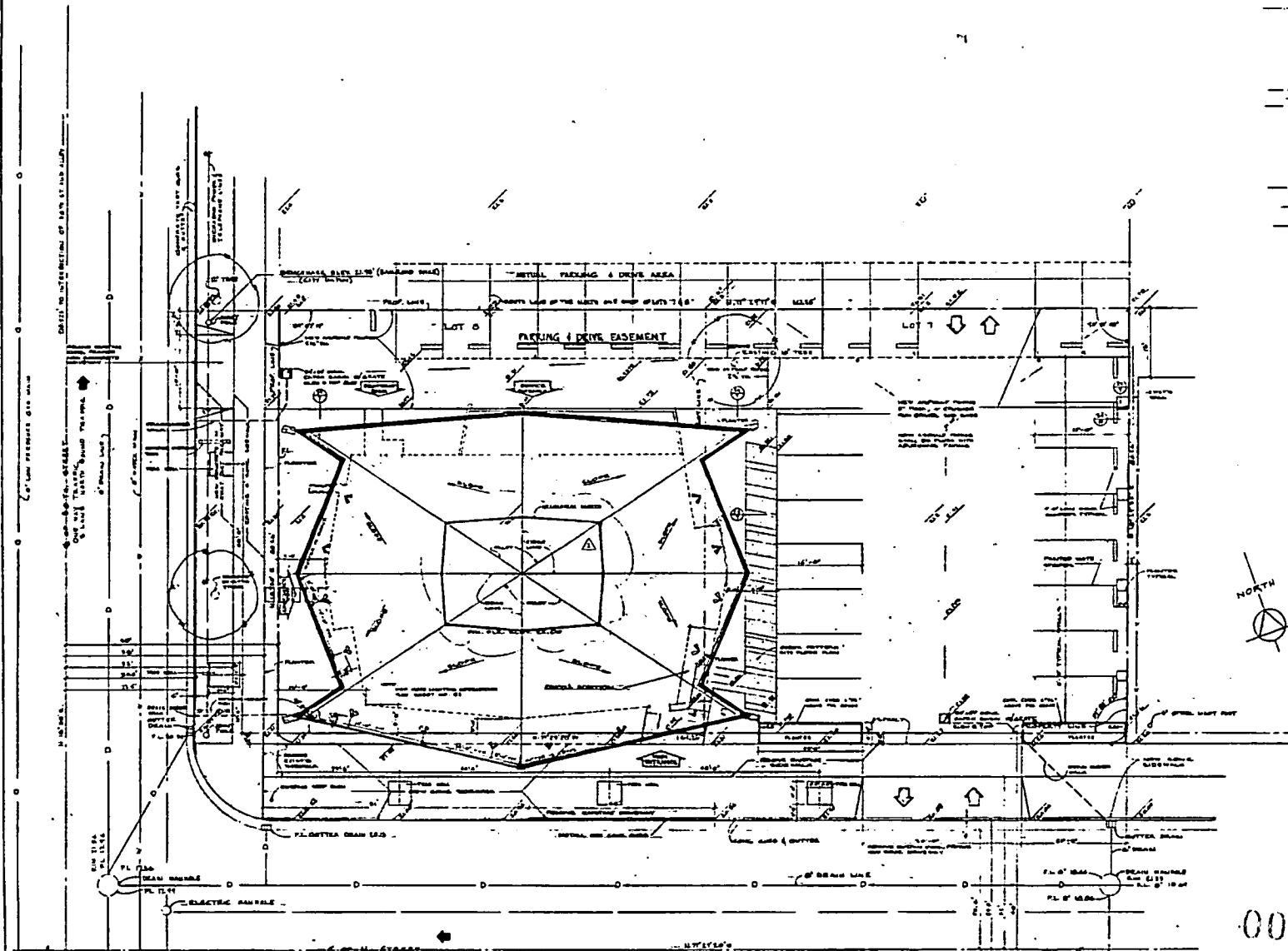
1-13-83

No. 1315

19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



VICINITY MAP
NO SCALE



ROOFING

ONE LAYER OF DRY SHEETING	5"
TWO LAYERS OF 20" x 40" T&G LATH	10"
1/2" ASPHALT FELT	1/2"
3/4" ASPHALT ROOFING BITUMEN	3/4"
1/2" ASPHALT ROOFING FELT	1/2"
FLOOD GRATE BY REFRALTY	2"
CONCRETE FLOOR ROOF BY REFRALTY	4"
WEARABLE ROOFING (20" x 20" x 1/2" 608-11-197)	30"
TOTAL WEIGHT PER SQ. FT.	87.00

RAILROAD
 BENCHMARK ELEV. 51.98 FEET (CITY DAYTON) RAILROAD
 SPIKE IN SECOND JOINT POLE NORTH OF "N" STREET ON EAST SIDE OF 30TH STREET.

UTILITIES

TELEPHONE SERVICE	—	PHONE TELEPHONE & TELEGRAPH CO.
ELECTRIC SERVICE	—	SACRAMENTO MUNICIPAL UTILITIES CO.
GAS SERVICE	—	PACIFIC GAS & ELECTRIC
WATER SERVICE	—	CITY OF SACRAMENTO
DRAINAGE	—	CITY OF SACRAMENTO

BUILDING DESCRIPTION

LOCATION	SACRAMENTO	
OCCUPANCY	CHEESE COUNTER	CO.
NO. OF OCCUPANTS	OWNERS	20
	WAITERS	8
	EMPLOYEES	12
AREA	GROUND FLOOR 2228 SQ. FT. (INCLUDES EXTERIOR WALL)	
	EXTERIOR OVERHANG 1000 SQ. FT.	
TYPE OF CONSTRUCTION	E	
NO. OF BAYS	E7	
LEGAL DESCRIPTION	PORTION OF LOTS 608, BLOCK 2, DOMINION BY CAPITOL AVENUE, "N" STREET, 30TH STREET & ALAMEDA BLVD.	

LEGEND
 ELEVATIONS

003318

PLOT PLAN
 SCALE 1/4" = 1'-0"

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 ARNET & DAVIS
 AIA ARCHITECTS

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 200 WEST THIRD STREET
 LOS ANGELES 13, CALIFORNIA

PLOT PLAN
EDDIE'S COFFEE SHOP
 EDDIE JOHNSON LESSEE
 EDWIN GEDDALL OWNER
 N & 30TH STREET
 SACRAMENTO, CALIFORNIA

30th STREET

MOTEL

Motel carport roof

Existing Motel sign (40' high)

Proposed new location of existing sign

EPPIES RESTAURANT

Existing sign (45' high) (to be relocated)

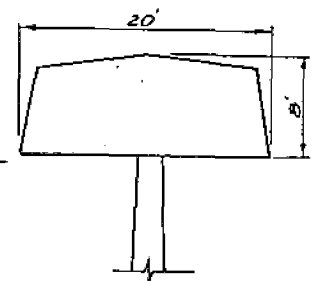
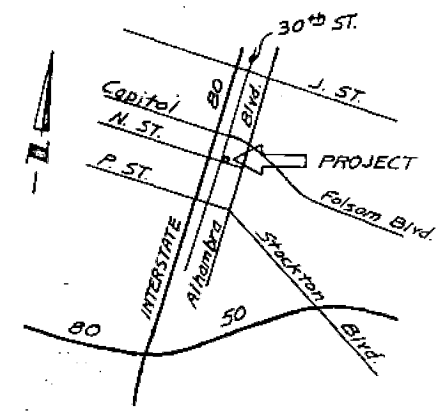
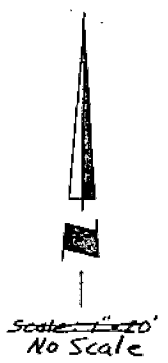
PARKING AREA

Swimming pool

5' block wall

160'

N STREET



EPPIES SIGN DIMENSIONS

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