

CITY PLANNING COMMISSION

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

APPLICANT	Dek & Selina Wong, 1445-32nd Avenue, Sacramento, CA 95822		
OWNER	Dek & Selina Wong, 1445-32nd Avenue, Sacramento, CA 95822		
PLANS BY	Dek & Selina Wong, 1445-32nd Avenue, Sacramento, CA 95822		
FILING DATE	5-7-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	5-22-84	EIR	ASSESSOR'S PCL. NO. 009-267-06

APPLICATION:
1. Negative Declaration
2. Variance to waive six required parking spaces

LOCATION: 1724 Broadway

PROPOSAL: The applicant is requesting the necessary entitlement to waive six parking spaces for a proposed 39-seat restaurant.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
1963 Riverside-Land Park Community
Plan Designation: Shopping or Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Commercial structure

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Residential; R-1
East: Commercial; C-2
West: Commercial; C-2

Parking Required: Six spaces
Parking Provided: None
Property Dimensions: 25' x 75'
Property Area: 1,875 square feet
Square Footage of Building: 1,700
Height of Structure: 12 feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: White/beige
Exterior Building Materials: Concrete/brick

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

1. The subject site is located in the General Commercial (C-2) zone. The subject building is presently vacant and was previously occupied by an import store. The applicant proposes to operate a 39-seat restaurant. The site is surrounded by residential uses to the south having some on-site parking. It appears that employees, shoppers and residents use the available on-street parking in this area. Commercial use (stores) are located to the east and west, with the only parking being either on-street or a vacant lot located adjacent to the subject site. Commercial use to the north consists of a car wash which has on-site parking.

002069

APPLC. NO. P84-168

MEETING DATE June 14, 1984

CPC ITEM NO. 29

2. The applicant is requesting a variance to waive all six required parking spaces. The proposed use would require 13 parking spaces; however, a credit has been given for the previous use (retail) which required seven spaces; therefore, an additional six spaces are required to make up the difference.
3. The project has been reviewed by Traffic, Fire and Building Departments. Comments received are as follows:

Traffic: Recommend denial

Building: All work would require building permit and code review.

4. The Central City Plan designates the site for shopping or commercial use; however, the waiver of six parking spaces is not consistent with the goal of the Plan to "provide off-street parking to meet the needs of shoppers, visitors and merchants." The applicant's request to waive the six parking spaces would place additional vehicles on a busy street which has limited amounts of available parking. A field survey found limited on-street parking available on Broadway; 18th Street was partially blocked due to the unloading of trucks, and the residential area along Burnett Way uses on-street parking to some degree. Staff, therefore, cannot support the request for the waiver of parking.
5. Adjacent to the subject site is a vacant lot that is being used as a parking lot. This lot is a substandard parking lot; however, the applicant should look into the possibility of leasing six parking spaces on this lot.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

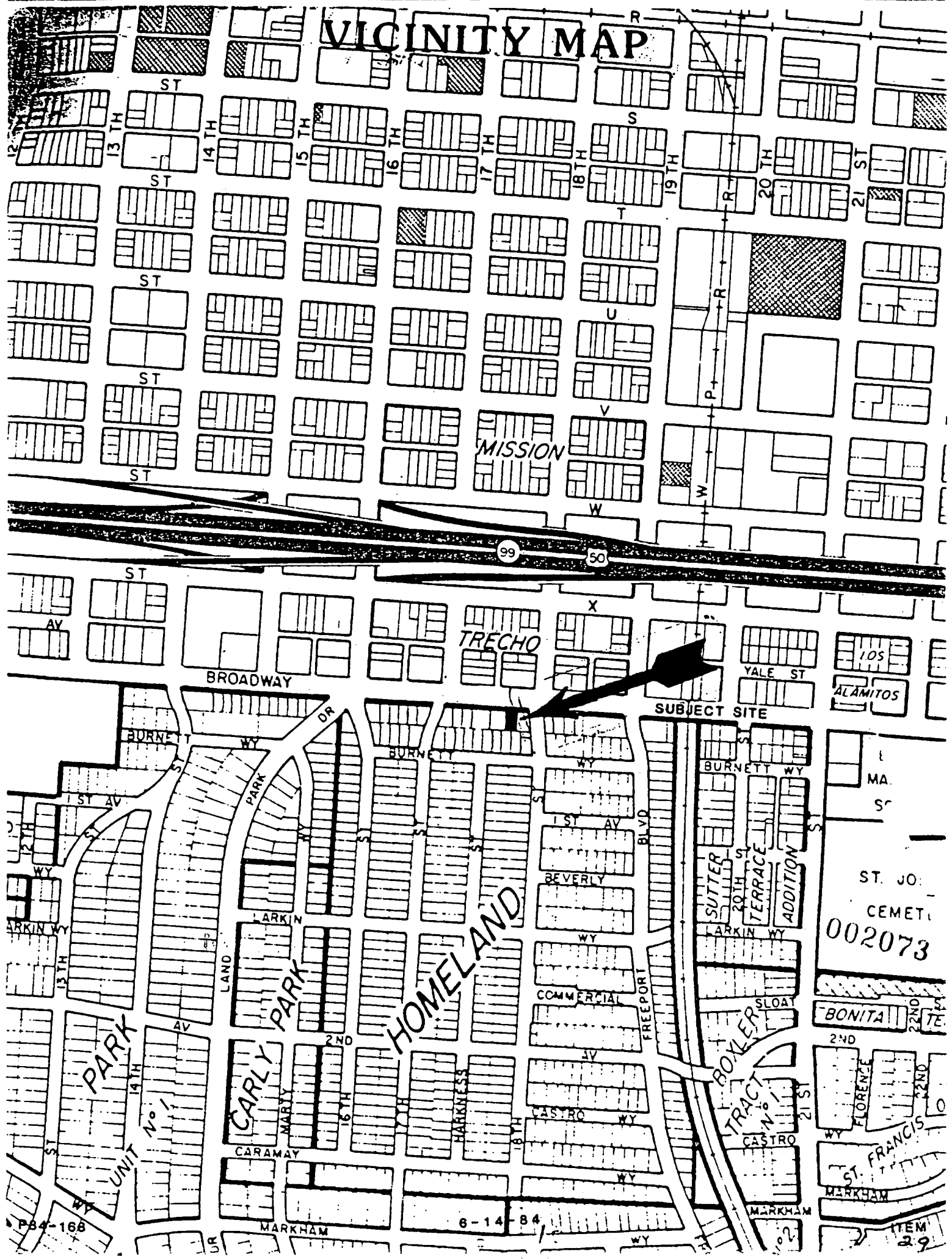
1. Approval of the Negative Declaration;
2. Denial of a variance to waive all six required parking spaces, based on Findings of Fact which follow.

Findings of Fact

- a. The variance to waive all six required parking spaces would be a special privilege extended to this property owner in that there is no unusual circumstances or hardships that warrant the waiver of parking;
- b. The variance would be injurious to the public welfare and to property in the vicinity of the subject site in that it would increase the on-street parking demand in the immediate area;
- c. The proposed parking waiver is not consistent with the goals of the 1980 Central City Community Plan which state:
 - Provide adequate off-street parking to meet the needs of shoppers, visitors and merchants.

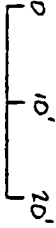
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VICINITY MAP

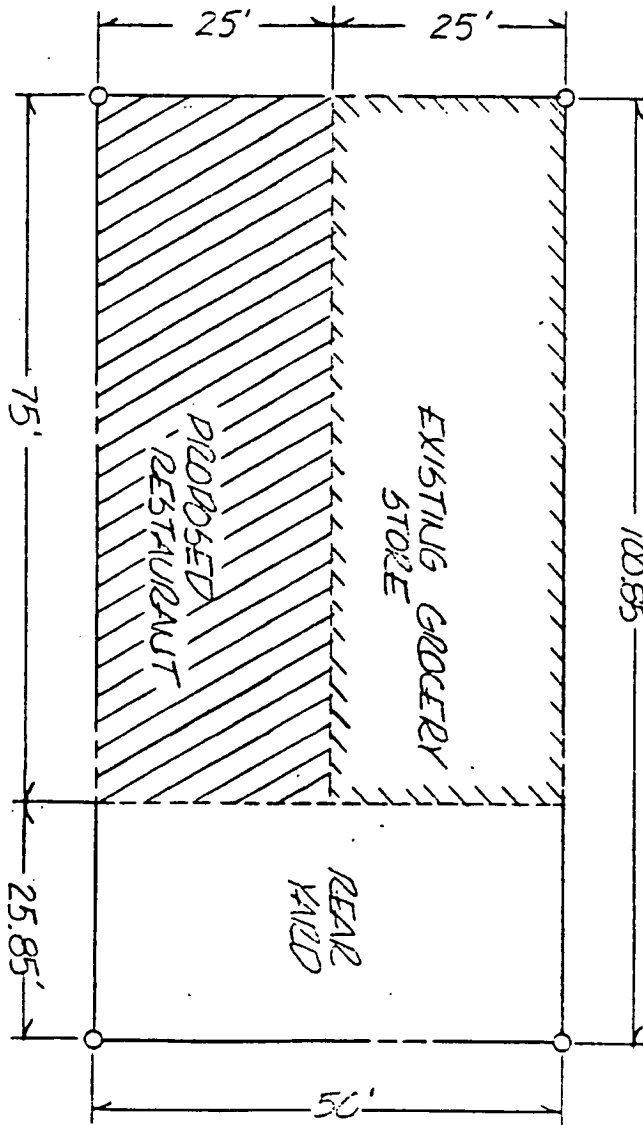
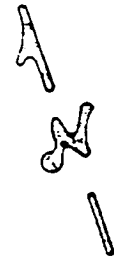


SITE PLAN

SCALE



1724 BROADWAY

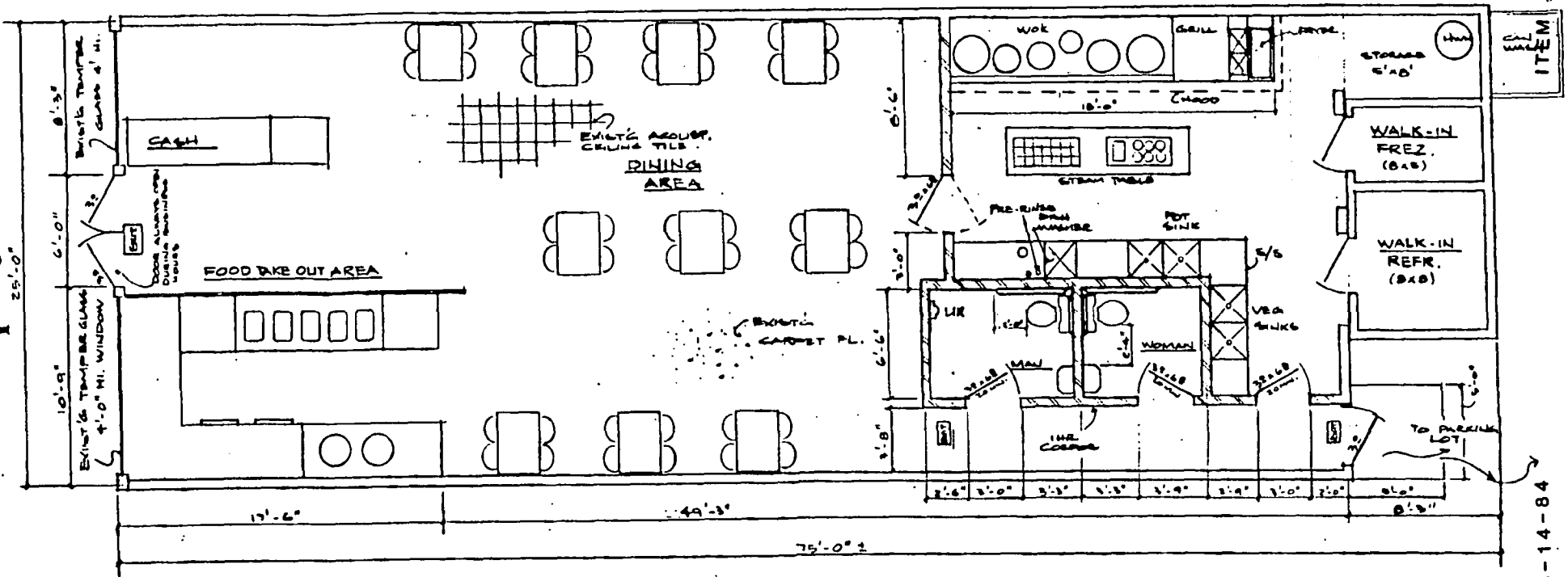


SITE PLAN

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FLOOR PLAN

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PLAN SCALE: 1/8" = 1'-0"
 MAX CAP. 40

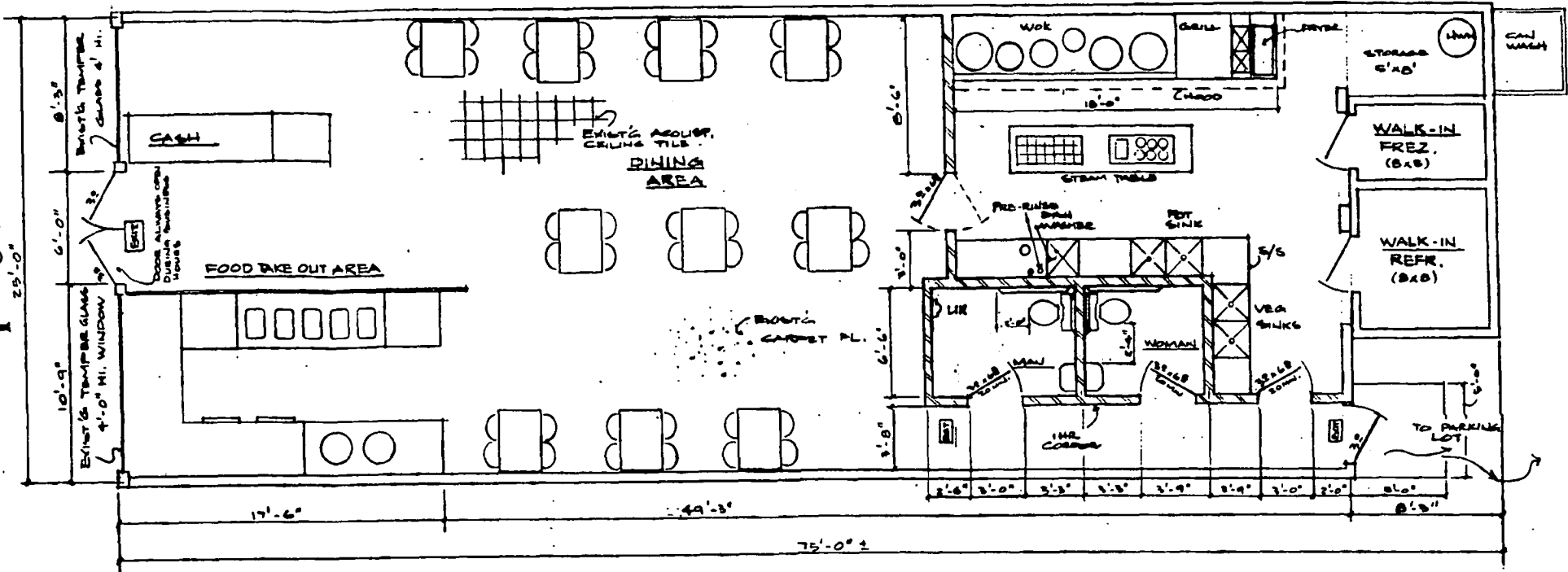
LEGEND
 [Symbol: Dashed line] EXISTING WALL
 [Symbol: Solid line] NEW WALL

HON'S WONTON
 1724 BROADWAY SACRAMENTO CA 95818

WONG'S CO.
 OAKLAND, CA. Ph. 415-531-7119

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P 84168



PLAN SCALE: 1/4" = 1'-0"
 MAX CAP. 40

LEGEND
 [Solid Line] EXISTING WALL
 [Hatched Line] NEW WALL

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