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P96-005 - Sudwerk Project - 1375 Exposition Boulevard

- REQUEST:
- A. **Special Permit Modification** to expand an existing 12,770± square foot, one story restaurant by 1,783 square feet on 2.45± acres in the Shopping Center - PUD (Point West) zone.
  - B. **Special Permit Modification** to allow an existing pole sign to exceed the maximum allowable signage (72 sq. ft.) by 8 square feet (total sign size = 80 sq. ft.).

LOCATION: 1375 Exposition Boulevard  
APN: 277-0286-018  
Arden Arcade Community Plan Area  
Sacramento Unified School District  
Council District 3

APPLICANT:	Dean F. Unger, AIA, Inc. Dean Unger (916) 443-5747 700 Alhambra Boulevard Sacramento, CA 95816
OWNER:	UBD Partnership 455 Capitol Mall Suite 802 Sacramento, CA 95814
APPLICATION FILED:	January 16, 1996
STAFF CONTACT:	Hilary Perry, 264-5698

**SUMMARY/RECOMMENDATION:** Dean Unger Inc. has submitted an application to the City of Sacramento for the necessary entitlements to expand an existing 12,770± square foot restaurant by 1,783± square feet and to reface an existing sign (See Attachment B - Site Plan). The proposed microbrewery project includes tenant improvements and an addition at the north east corner of the existing restaurant for lagering and dispensing to the bar.

**Staff recommends approval of the project.** The proposed restaurant use is consistent with the General Plan and the Point West Schematic Plan. Furthermore, the project location is appropriate for restaurant use, given the existing mix of land use types in the

Point West PUD. Staff recommends approval of the project based upon the above discussed facts.

**PROJECT INFORMATION:**

General Plan Designation:	Regional Commercial and Offices
Community Plan Designation:	N/A
Existing Land Use of Site:	Vacant Restaurant (Previously Charlie Brown's)
Existing Zoning of Site:	Shopping Center (SC-R{PUD})

**Surrounding Land Use/Zoning:**

North: Offices/OB-R{PUD}  
 South: Cal Expo/A-PC  
 East: Multiple Family Residential/R-3R{PUD}  
 West: Golden One Credit Union/OB{PUD}

Property Dimensions:	Irregular
Property Area:	2.45 $\pm$ net acres
Height of Proposed Structure:	23 feet (1 story)
Exterior Building Materials:	Masonry Veneer
Roof Materials:	Steel Shingles
Square Footage of Building Footprint:	14,553 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**OTHER APPROVALS REQUIRED:**

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit	Building Division

**BACKGROUND INFORMATION:**

On May 27 1976, the City Planning Commission approved a Special Permit for a 12,770 $\pm$  square foot, 421 seat restaurant with a 172 space parking lot, and on June 29, 1976 the City Council approved a rezone of 1.45 acres of the subject property from Office(OB) to Shopping Center(SC) (in order for the entire site to be zoned SC) (P7243). The Special Permit approval included approval of a 72 square foot sign.

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**STAFF EVALUATION:****A. Policy Considerations**

The General Plan designates the 2.45± acre site for Regional Commercial and Offices. The applicant is requesting a Special Permit Modification to allow a 1,783 square foot addition to the existing restaurant, and a Special Permit Modification to allow the existing pole sign which exceeds the maximum allowable square footage to be refaced. The proposed project will result in a reduction of the number of seats in the restaurant from 421 to 371 seats.

The proposed project is consistent with numerous goals and policies set forth in the General Plan. The pertinent goals and policies contained in the General Plan are listed below, followed by an explanation of how the project meets those goals and policies:

- Promote the development of mixed-use regional commercial and office projects.
- Encourage regional commercial and office centers to incorporate accessory uses.

The project will provide a restaurant use for employees of the nearby office buildings and residents of the nearby apartment complexes within the Point West PUD. The project will serve to provide a mix of land uses within the Point West PUD. The proposed project is consistent with the goals and policies of the General Plan.

Beginning January 1, 1995, until January 1, 1998, the State Department of Alcoholic Beverage Control (ABC) will not be issuing new on- or off-sale licenses in areas deemed to be over concentrated, unless the local governing body submits a letter to ABC stating public necessity. The saturation level is based upon the number of licenses in each census tract. To date no letters of necessity have been prepared by the City of Sacramento. The City Council is currently evaluating the issuance of alcoholic beverages licenses in areas of the City that are deemed by State legislation to be over-concentrated with existing liquor licenses.

Based upon a conversation with Lynne Ohlson of the City Police Department (2/7/96), the proposed brewpub is exempt from the ABC licensing requirements because it is considered a small beer production facility and because a portion of the facility will be used as a restaurant.

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**B. Site Plan Design/Zoning Requirements****1. Setbacks**

Commercial structures in the SC zone are required by code to have a 50 foot front setback, a 15 foot rear setback and 50 foot street side setback. The existing structure, which will be slightly expanded as a result of this proposal, has adequate existing setbacks. No encroachments into the existing setbacks will occur as a result of the proposed project. Therefore, no Variances are required for reduced setbacks.

**2. Recycling/Trash Facilities**

The proposed Sudwerk microbrewery project will be required to meet the requirements that pertain to recycling as specified in Section 34 of the City of Sacramento Zoning Ordinance. It will be required that the project proponent submit a recycling program to the Building Department prior to final plan check.

**3. Parking/Circulation**

Access to the proposed project site will be provided via the existing entrances on River Park Drive and Response Road. A total of 124 parking spaces are required to be provided for the proposed restaurant. The project will include 159 parking spaces. The existing parking lot will be slightly modified to meet current handicapped parking requirements.

**4. Landscaping**

The existing landscaping will not be modified as a result of the proposed project. Deciduous trees and shrubs, evergreen trees and turf will remain the primary type of landscaping materials. Approximately 29,000 square feet of landscaped area (28% of the project site) will continue to be provided on the project site.

**5. Signage**

The proposed signage consists of refacing the existing detached pole sign. The Point West PUD Guidelines allow one detached identification sign per street frontage for a restaurant not to exceed 18 feet in height or 48 square feet per face. The project site has frontage on 3 streets and therefore 3 signs would be allowed. However, as part of the original restaurant approval, the number of signs was limited to one 72 square foot sign. The

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existing sign is 80 square feet in size. Therefore, a Special Permit Modification is required to allow for the existing sign to remain at its' present size. The Sudwerk Microbrewery proposal merely involves refacing the existing 80 square foot pole sign. This proposal does not propose any additional detached signage over what presently exists for the Charlie Brown's restaurant.

As for attached signage, the City of Sacramento Sign Ordinance allows for 2 attached signs per frontage. Attached signage size is allowed to be 10% of the elevation that it occupies, not to exceed 100 square feet and 50 linear feet. The proposed project does not include any proposal for attached signage.

C. Building Design

The height of the existing one-story 23 foot tall structure is not proposed to be changed. The maximum height for structures in the SC zone is 35 feet. The renovated structure will have a total of 14,553 square feet of area. Within the proposed brewpub, there will be 371 seats, and approximately 1,783 square feet will be occupied with beer manufacturing equipment.

The project site is designated by the Zoning Ordinance for Shopping Center (SC) development. The proposed restaurant use is consistent with the Zoning Designation for the site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, the project is exempt from the California Environmental Quality Act Guidelines pursuant to Section 15301(e)(1).

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site and no comments were received.

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C. Summary of Agency Comments

The proposal was routed to the Public Works Department Engineering Development Services Section, and the Transportation Section, the Planning and Development Department Building Division, the Utility Department, the Fire Department, the Police Department, SMUD and P.G. & E.. The following summarizes the comments received:

1. Engineering Development Services

The comments which are specifically listed as conditions in the resolution addressed the provision of handicap ramps at the intersection of Exposition Boulevard and Response Road, and at Response Road and River Park Drive.

2. The Police Department

The comments which are specifically listed a conditions in the resolution address sale of alcohol for off-site consumption, the provision of an alarm system, and parking lot lighting.

PROJECT APPROVAL PROCESS:

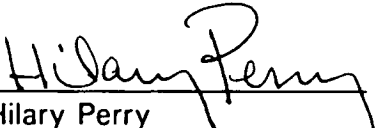
The Planning Commission has the authority to approve or deny the Special Permit Modifications. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- A. Adopt the attached resolution approving the Special Permit Modifications for the 1,783 square foot restaurant addition and for refacing the existing signage on a developed 2.45± acre site at 1375 Exposition Boulevard.

Report Prepared By,

  
Hilary Perry  
Associate Planner

Report Reviewed By,

  
Scot Mende  
Senior Planner

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Attachments

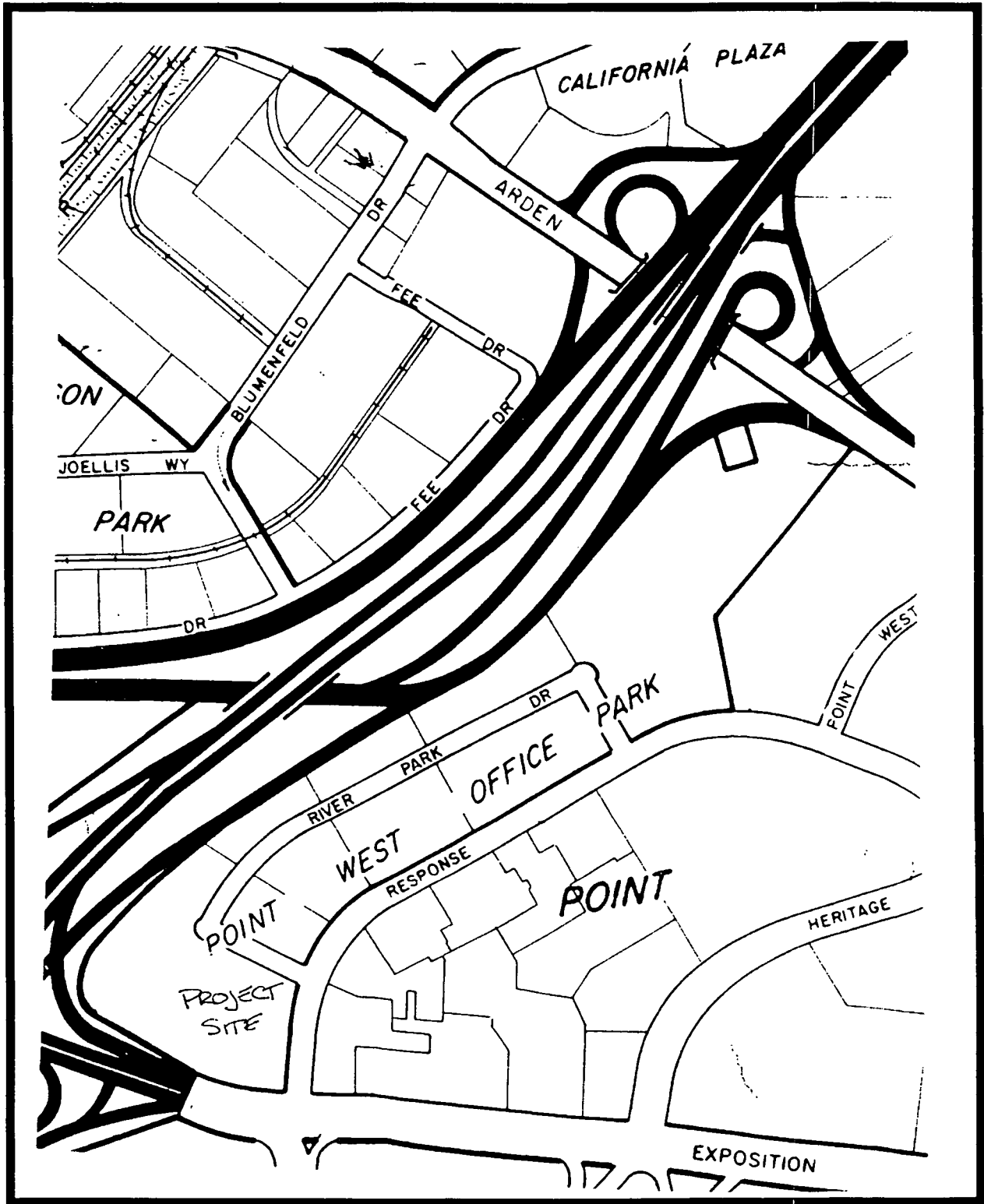
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolution Approving Special Permit Modifications
Exhibit 3-A	Site Plan
Exhibit 3-B	Elevations

ATTACHMENT 1

P96-005

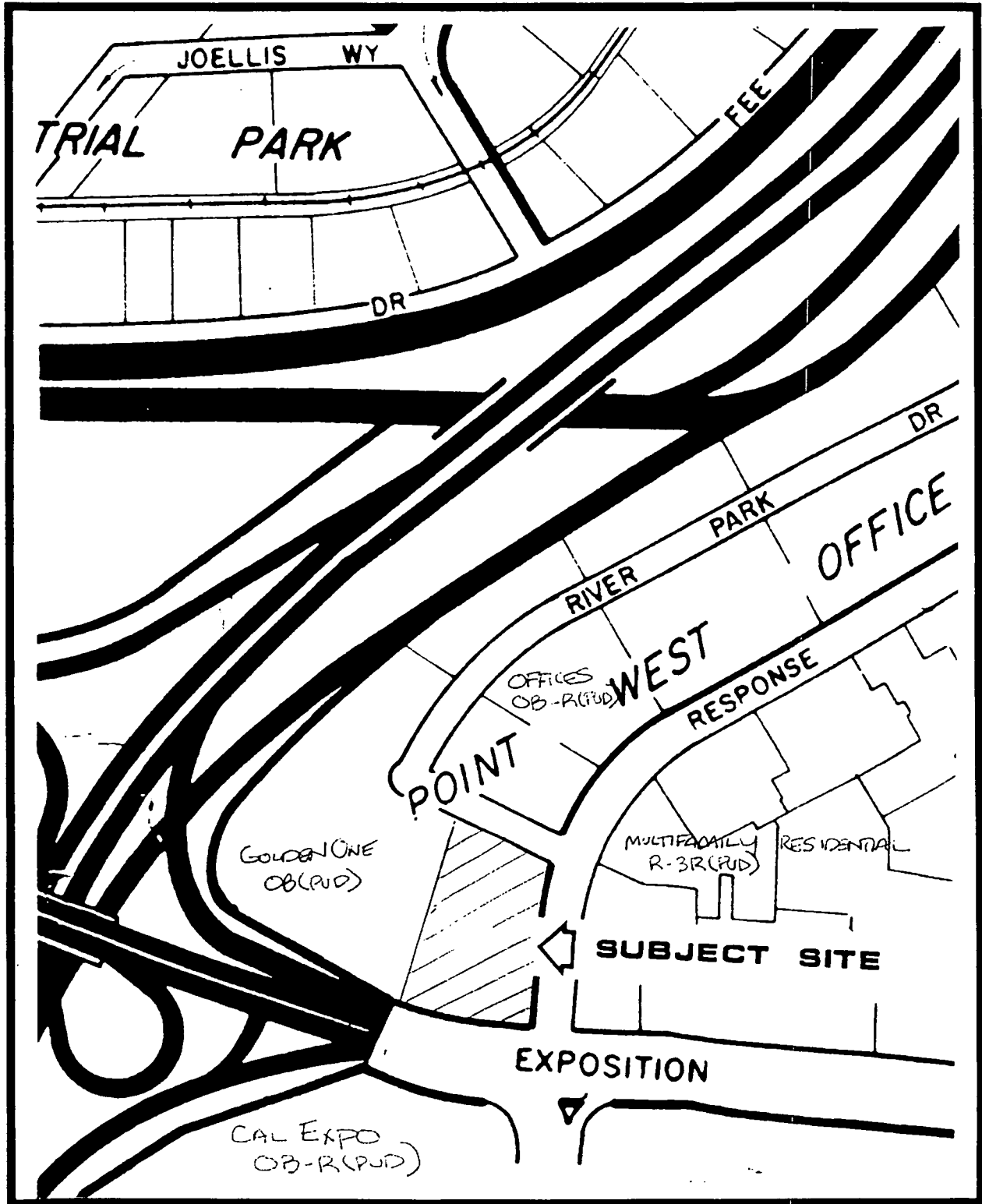
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VICINITY MAP

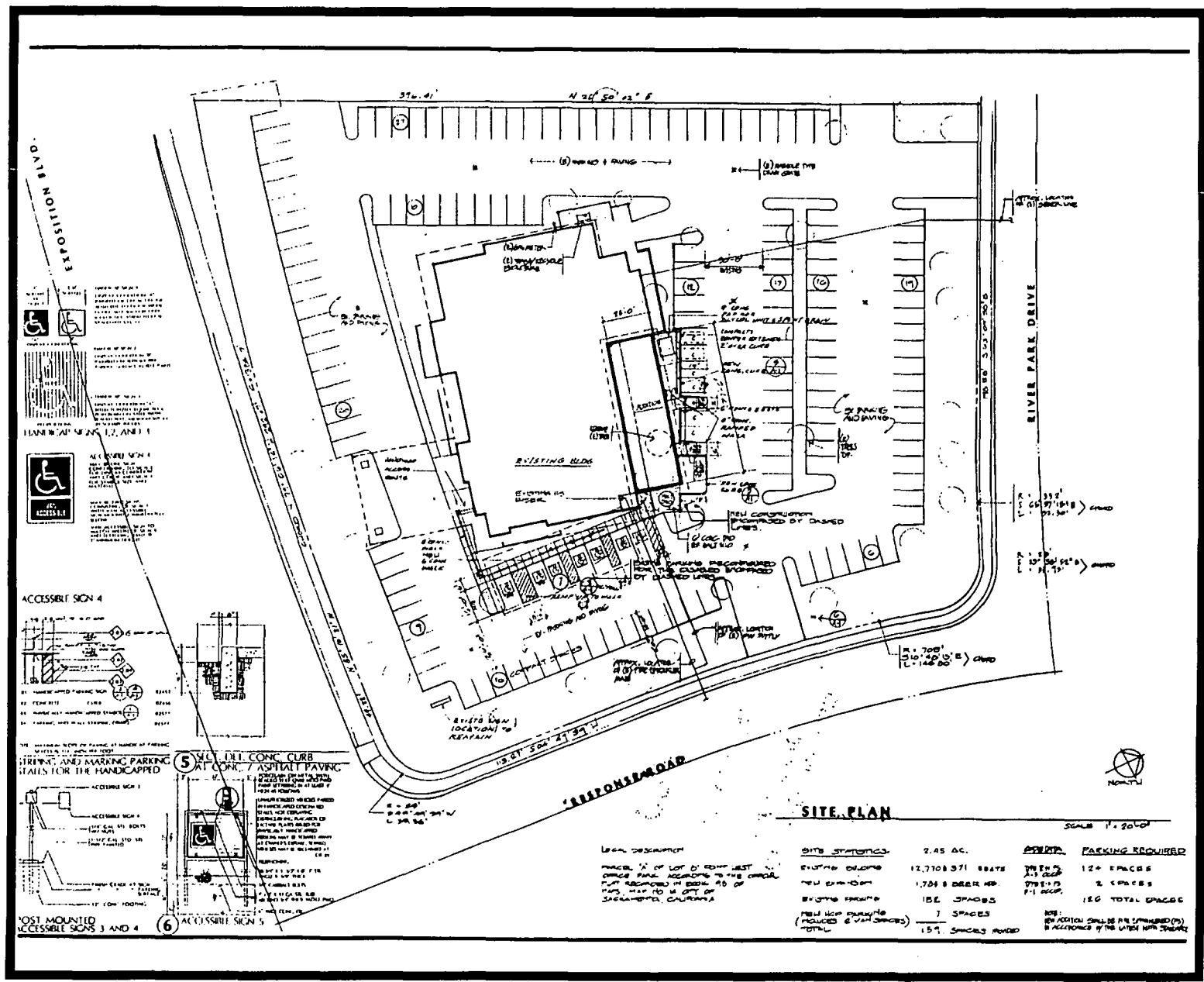




LAND USE AND ZONING MAP

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**SITE PLAN**

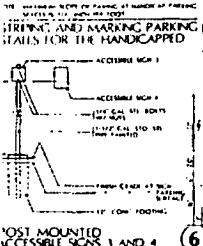
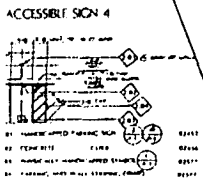
SCALE 1" = 20'-0"

LEGAL DESCRIPTION  
 TRACT 12 OF LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EXISTING	NEW	TOTAL
2.45 AC.		
12,708 371 SEATS	1,704 8 DEER HP.	14,412 379 SEATS
152 SPACES	7 SPACES	159 SPACES

NOTE: ALL ACTION SHALL BE AS COMPLETED BY THE DATE OF THE LATEST MAP SUBMITTAL.

UNITS OF WORK  
 1. EXISTING BUILDING  
 2. NEW CONSTRUCTION  
 3. PARKING LOT  
 4. DRIVEWAY  
 5. RAMP  
 6. ACCESSIBLE SIGN 4  
 7. ACCESSIBLE SIGN 5



ACCESSIBLE SIGN 4  
 ACCESSIBLE SIGN 5

