

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Luis Leyva - 1218 Alhambra Boulevard, Sacramento, CA 95816		
OWNER	N. Cleavinger - 5970 1st Street, Sacramento, CA 95817		
PLANS BY	O-N Architects - 1507 21st Street #304, Sacramento, CA 95814		
FILING DATE	10/25/84	50 DAY CPC ACTION DATE	REPORT BY: SC:SQ
NEGATIVE DEC.	Ex. 15303(c)	EIR	ASSESSOR'S PCL NO. 007-181-02 & 03

15301
15311(b)

- APPLICATION:**
- A. Variance to locate 22 of 52 required parking spaces off-site (Section 6-A-12)
 - B. Variance to locate required parking maneuvering space off-site on an adjacent parcel (Section 6-C-1)

LOCATION: 1212 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing restaurant.

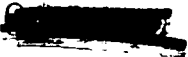
PROJECT INFORMATION:

1974 General Plan Designation: Commercial & office
 1980 Central City Community
 Plan Designation: General Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Restaurant & parking lot

Surrounding Land Use and Zoning:

North: Commercial; C-2
 South: Bank; C-2
 East: Retail & commercial; C-2
 West: Office; C-2

Total Seating:	156 (existing 104, new 52)
Parking Required:	52 spaces
Parking Provided:	52 spaces - 30 on-site & 22 off-site
Property Dimensions:	73' x 150'
Property Area:	0.3+ acres
Square Footage of Building:	4,200 sq. ft.
Significant Features of Site:	Existing restaurant
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

002974 

PROJECT EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in an area developed with commercial and office uses. The site is presently developed with a restaurant and the applicant is proposing to expand the restaurant by 932+ square feet. Adequate parking is not available for the proposed addition, therefore the applicant is requesting a variance to locate 22 of the 52 required parking spaces off-site on an adjacent parcel. At the present time the adjacent parcel is being used as a parking lot for a neighboring restaurant and other uses. The adjacent

parking lot consists of two parcels and the applicant will be upgrading the lot and restriping to provide 21 spaces for the adjacent restaurant and 22 off-site spaces for the subject site. Since the parking lot is existing and will be upgraded, staff supports the applicant's request provided a minimum ten year lease is obtained for the off-site parking.

- B. The applicant is also revising on-site parking by restriping the parking area behind the existing restaurant and removing approximately five illegal spaces in front of the structure. The revised on-site parking plan consists of six existing spaces on the north side of the site and 24 stalls at the rear of the site. Access to the parking on the far west side of the site (nine spaces) is to be provided from a private driveway and therefore a variance to allow required maneuvering space off-site is requested. At the present time, there is a guideline wire for a utility pole located on the corner of the alley and the private driveway. This line obstructs three proposed parking spaces, however, the applicant has indicated that the utilities will be placed underground.
- C. The revised on-site parking will be developed with 48% compact spaces, however, the total compact parking for all 52 spaces is only 27%.
- D. The City Traffic Engineer has reviewed the applicant's plans and has the following comments:
 - 1. All existing abandoned driveways shall be removed and the curb and sidewalk shall be restored.
 - 2. A visible separation shall be provided between the alley and parking lot.
 - 3. A planter or barrier shall be constructed along all sidewalks except at driveways.
 - 4. All sidewalks shall be repaired as may be necessary (subject to on-site inspection at completion of construction).
- E. The site plan indicates that an open trash area will be provided along the southwest end of the existing structure. Staff recommends the trash area be enclosed with a solid masonry wall with closable metal doors. Plans for the trash enclosure shall be submitted to Planning staff for review and approval prior to issuance of a building permit.
- F. Although the off-site parking is to be located in an existing parking lot and the 50% parking lot shading is not required, the applicant was requested to upgrade existing landscaping and to provide additional landscaping on the site. This request was made by the Design Review Board at its October 3, 1984 meeting under which the project was submitted for review and comment only. The staff and Design Review Board suggested the additional landscaping in an effort to improve the appearance of the site which is a highly visible entrance into the Central City.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Sections 15303c, 15301 & 15311(b)).

002975

STAFF RECOMMENDATION: Staff recommends approval of the variance subject to the following conditions and based upon findings of fact which follow:

Conditions - Variance


1. The applicant shall submit a 10 year lease agreement for the continued use of the off-site parking spaces for the review and approval of the Planning Director. The lease shall be approved prior to issuance of a building permit.
2. The existing on-site utility pole at the northwest corner of the site shall be placed underground. Plans for placing the utility underground shall be included in the construction plans for the proposed addition and parking lot modification.
3. The applicant shall satisfy each of the following conditions to the satisfaction of the Traffic Engineer, prior to issuance of a building permit:
 - a. All existing abandoned driveways shall be removed and the curb and sidewalks shall be restored.
 - b. A visible separation shall be provided between the alley and parking lots.
 - c. A planter or barrier shall be constructed along all sidewalks except at driveways, and
 - d. All sidewalks shall be repaired as may be necessary (subject to on-site inspection at completion of construction).
4. The applicant shall provide a trash enclosure consisting of solid masonry walls with a closable metal door. Plans for the trash enclosure shall be submitted to Planning staff for review and approval prior to issuance of a building permit.
5. The applicant shall adhere to the site plan for off-site parking; and landscape and irrigation plans shall be submitted to Planning staff for review and approval prior to issuance of a building permit.

Findings of Fact - Variance

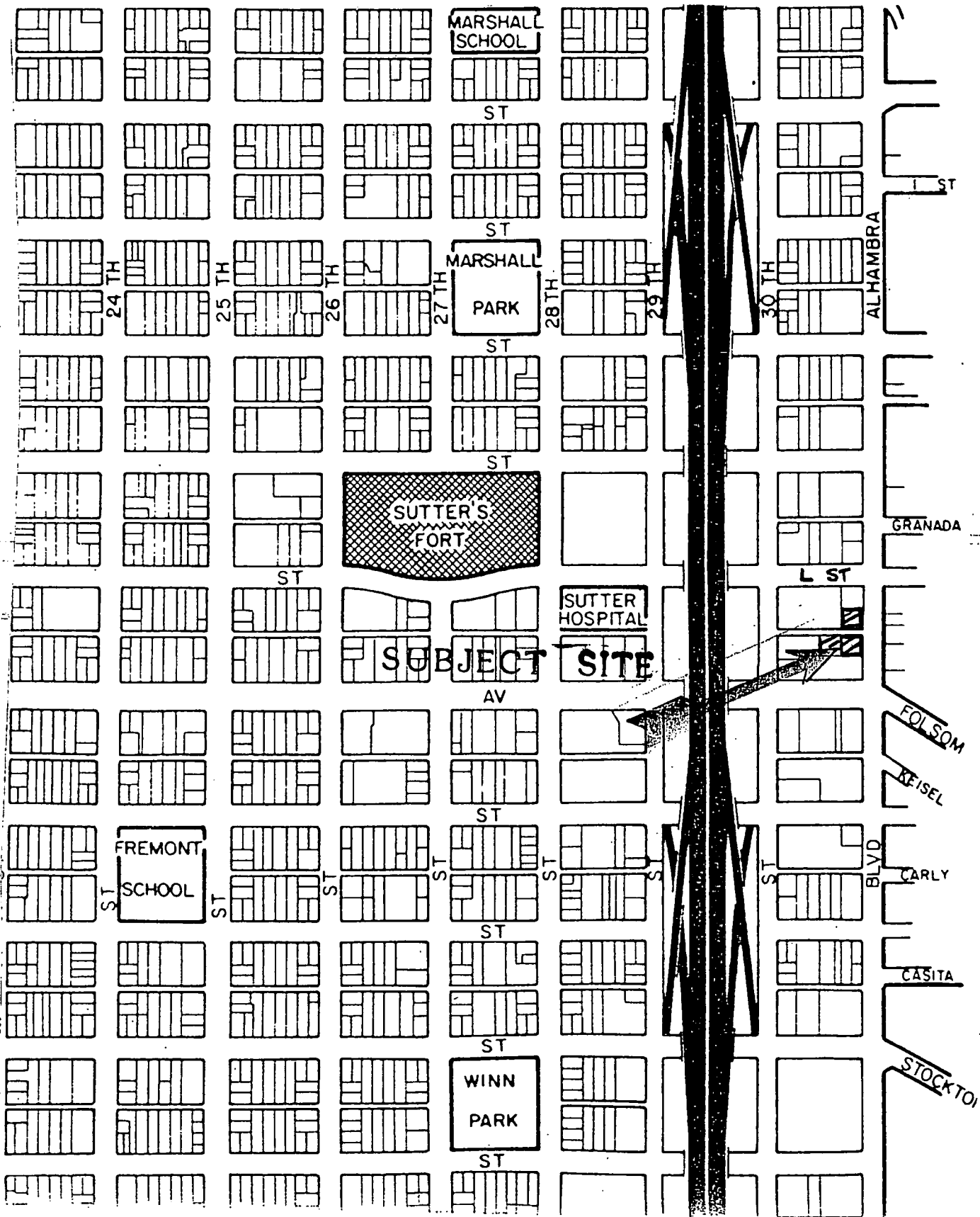
1. The proposed variance does not constitute a special privilege extended to one property owner in that the site is developed with an existing restaurant and additional space is not available on the site and other property owners under similar circumstances have been granted a variance to allow off-site parking.
2. Granting the variance will not be injurious to the public welfare or other property in the vicinity of the site in that:
 - a. adequate parking will be provided for the restaurant expansion;



- b. the site will be upgraded to comply with required code.
- 3. The variance is not a use variance in that restaurant and parking uses are allowed in the General Commercial (C-2) zone.
- 4. The project, as proposed and conditioned, is in conformance with the 1974 General Plan and the Central City Community Plan in that the site is designated for commercial uses.



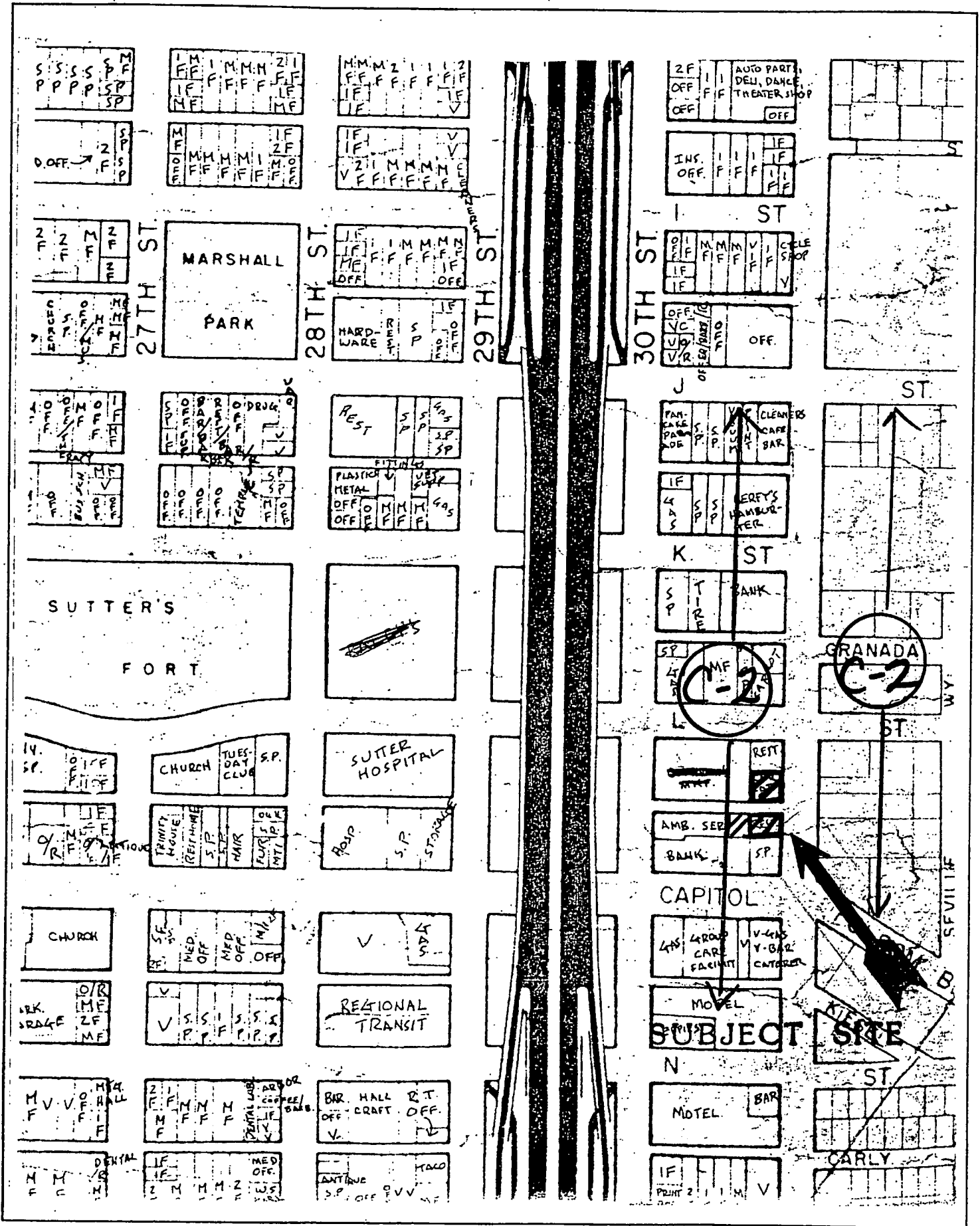
002977



002980

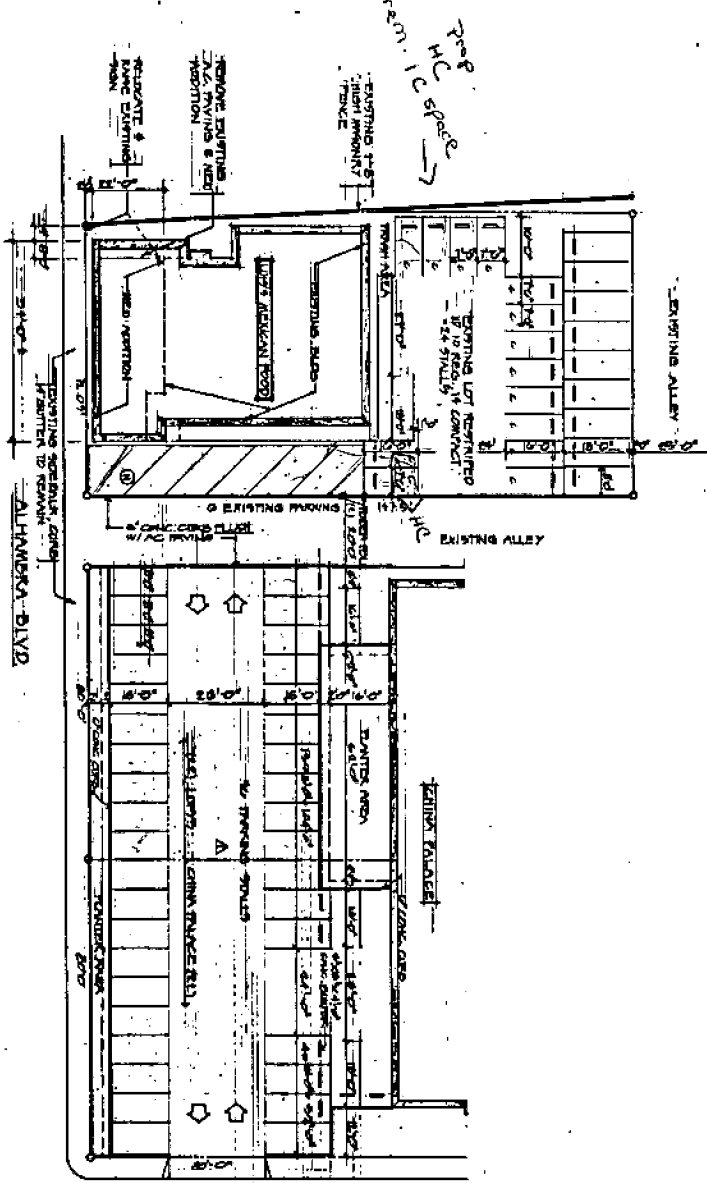
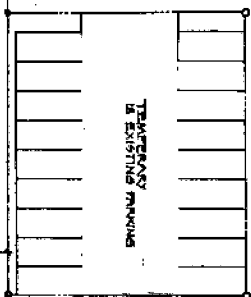
VICINITY MAP





LAND USE & ZONING MAP

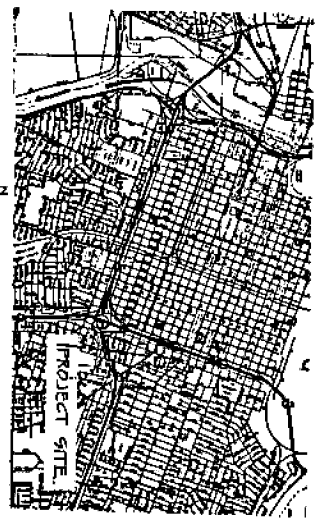
002981



1 SITE PLAN
 1/4" = 1'-0"
 NORTH

PROJECT DATA

ZONE: S-1
 TYPE: V. N. HOUR CONSTRUCTION EXCEPT SOUTH & EAST BUILT-UP CONSTRUCTION - OTHER EXTENSION
 BUILT-UP CONSTRUCTION - OTHER EXTENSION
 EXISTING SEATING: 194
 NEW SEATING: 52
 TOTAL SEATING: 196
 PARKING REQUIRED (75%): 92
 PARKING PROVIDED IN EXISTING LOTS: 92
 LUMP SUM: 21
 OTHER VALUE: 21



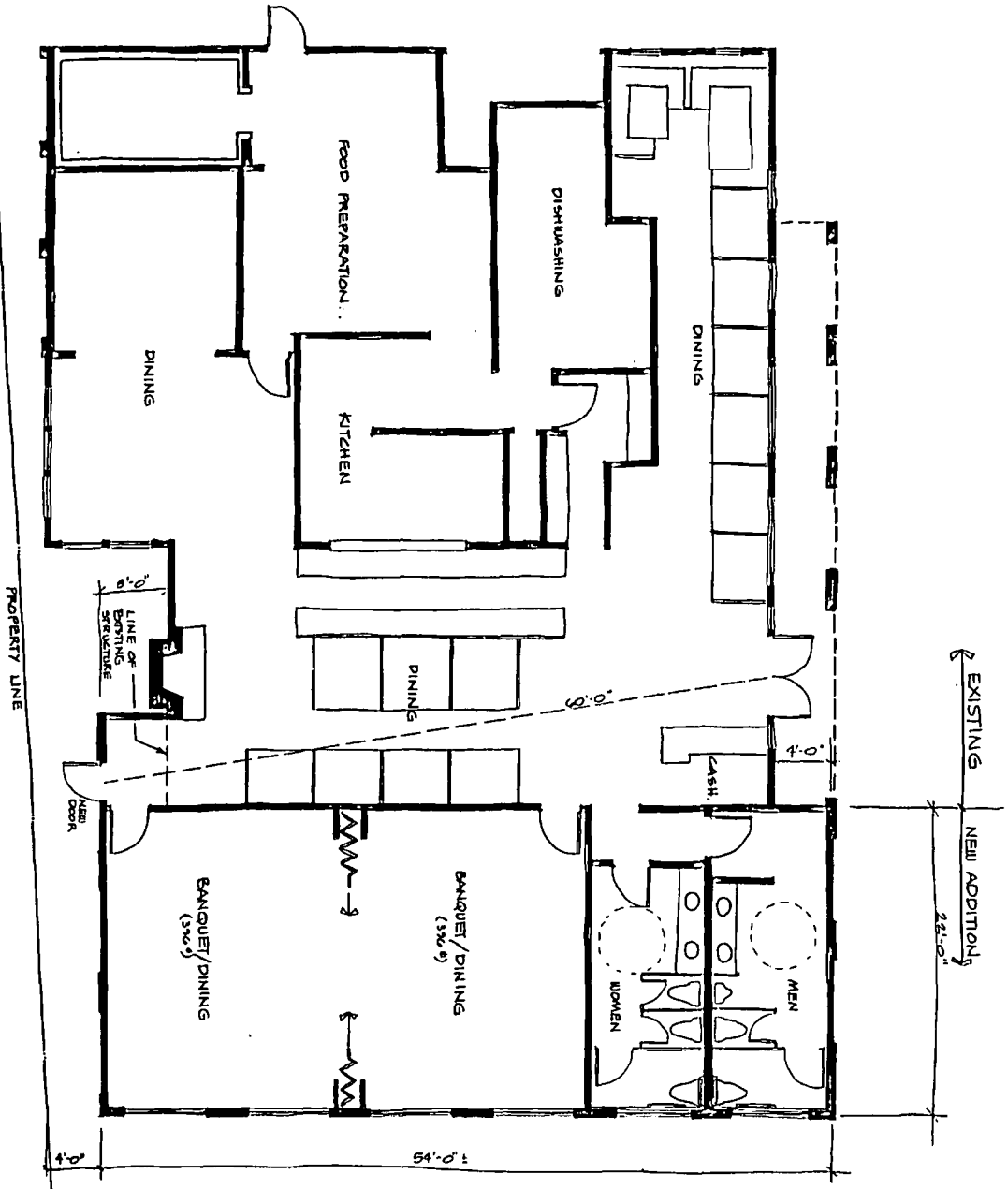
VICINITY MAP
 NORTH

002982

LUIS'S MEXICAN FOOD

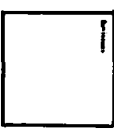


FLOOR PLAN

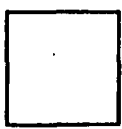


002983

A2



Prepared by:
 Date:
 Title:
 Scale:



LUIS'S
MEXICAN
FOOD

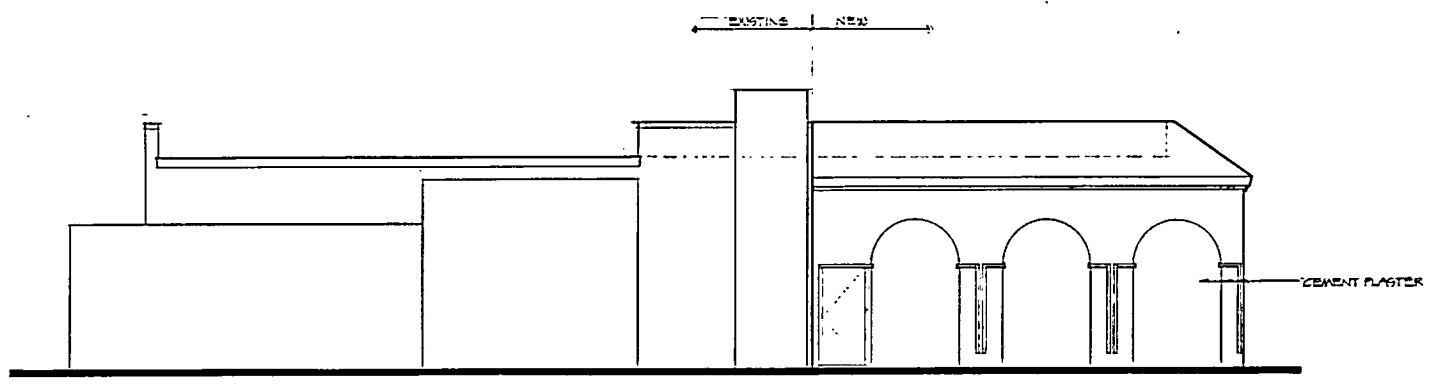
LUIS'S
 FLOOR
 PLAN

P84-363

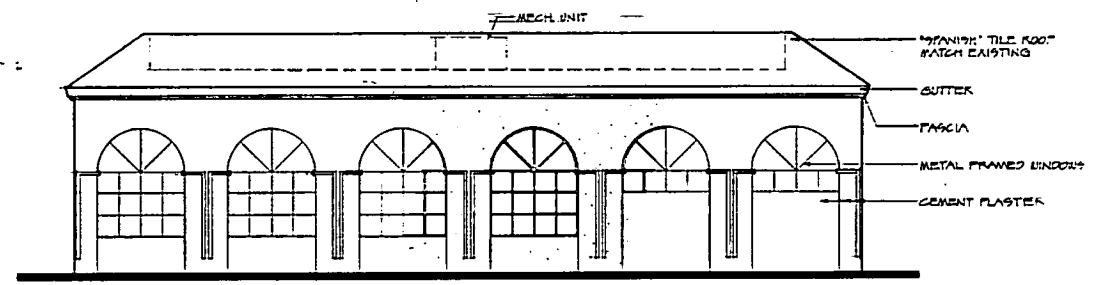
10-25-84

No. 19

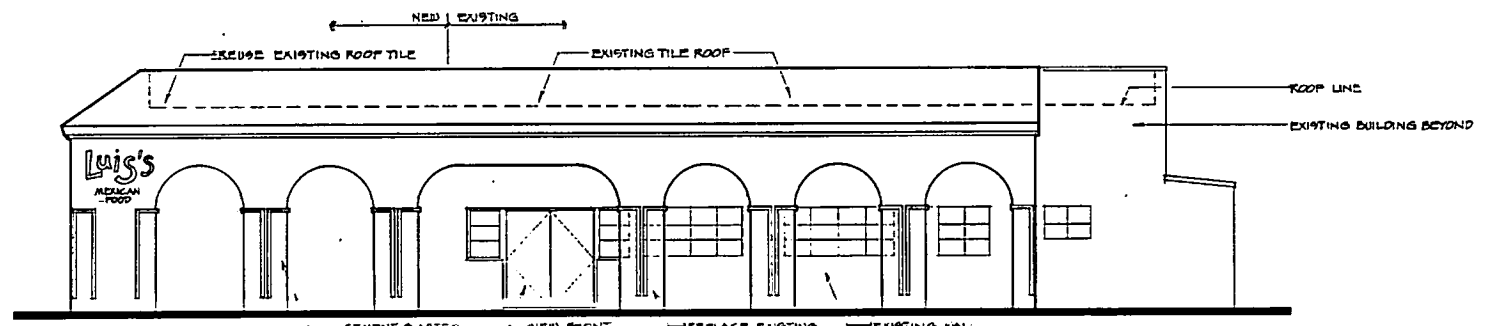
EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
1/4" = 1'-0"

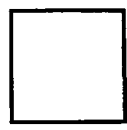


2 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"

LUIS'S MEXICAN FOOD



Date: 11 SEPT 84
 Job No.: 1124
 Drawn by: JEN
 Checked by: B



002984
A3

P 84-363

P 84363

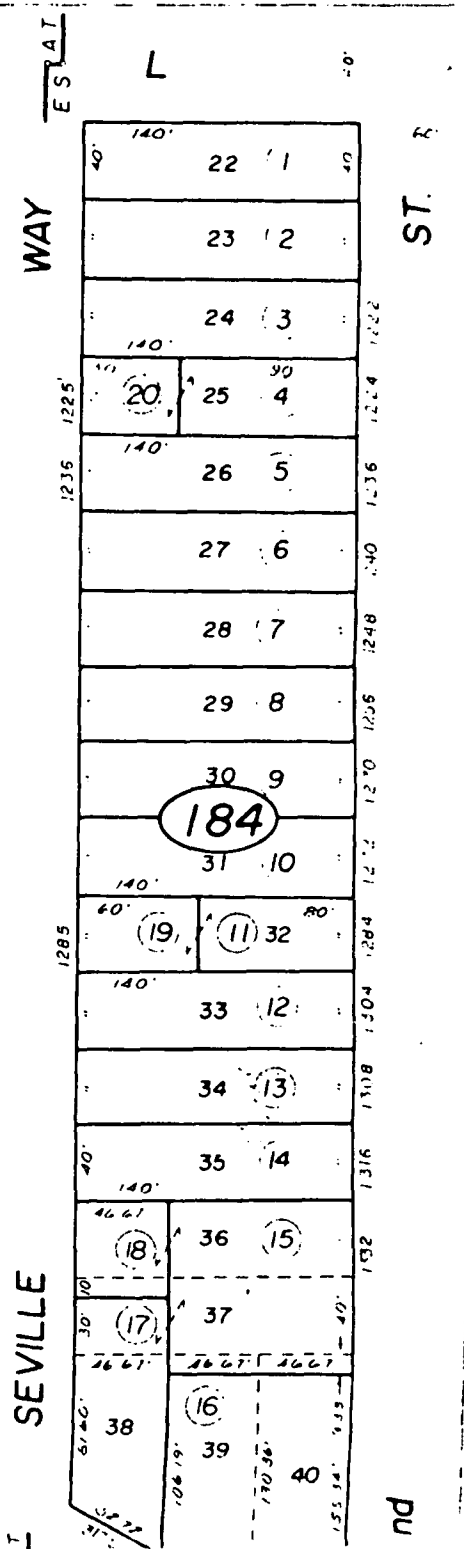
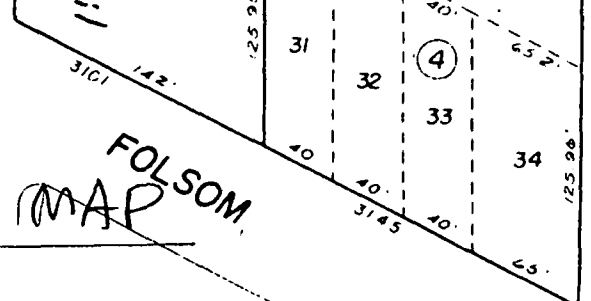
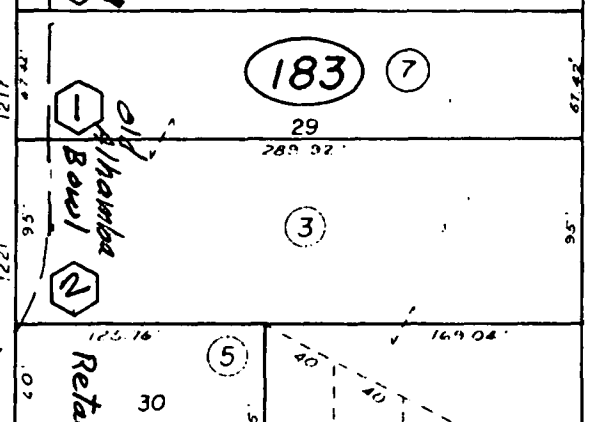
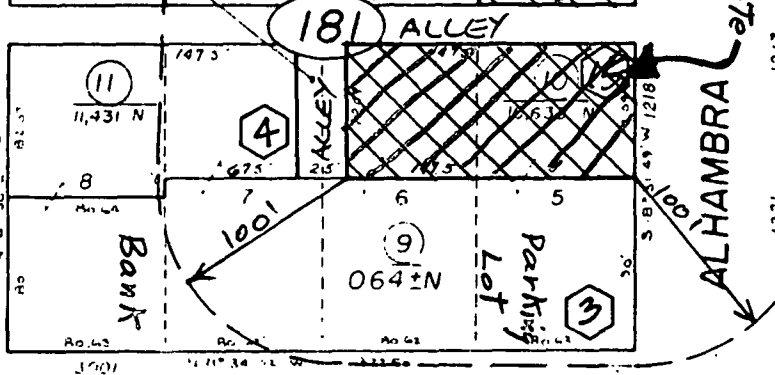
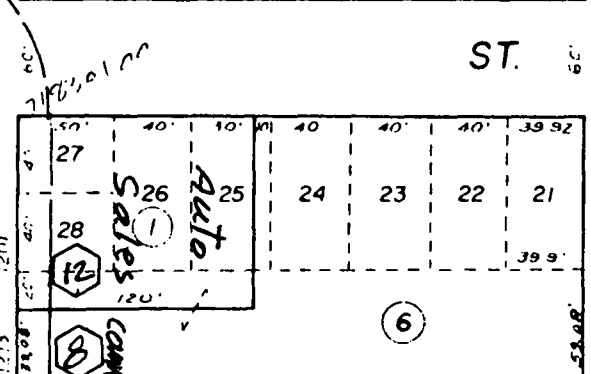
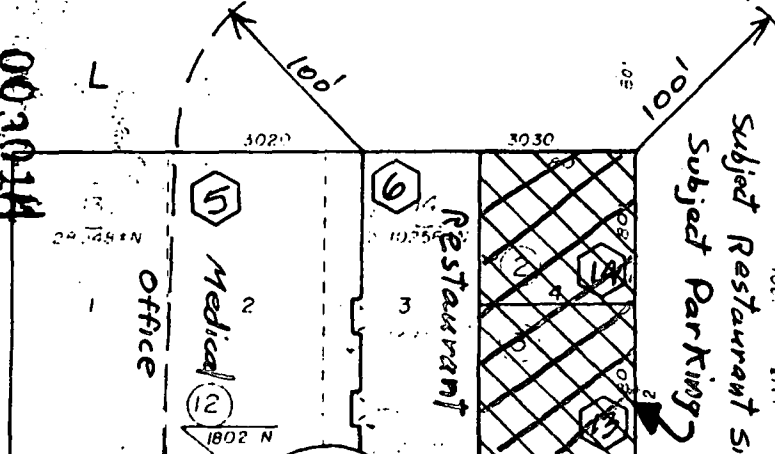
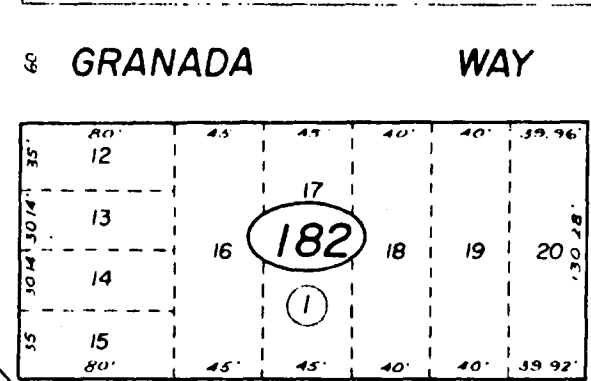
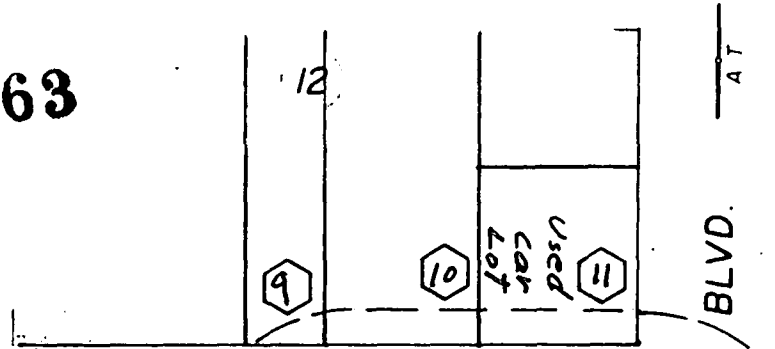
16-25-84

LAND USE

30th ST



No. 19



PROPERTY OWNERSHIP MAP

1" = 100'