

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, April 11, 1995, the Zoning Administrator (approved, approved with conditions, denied) a special permit to allow 100 percent valet parking at an off-site parking lot for a restaurant for the project known as Z95-009. Findings of Fact and (conditions of approval) for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to use an off-site parking lot that is within 300 feet of the use and under the same ownership for required parking (30 valet parking spaces) for an existing restaurant (Paragary's Bar and Grill) on 0.31 \pm developed acres in the General Commercial (C-2) zone.

Location: 1401 and 1408 28th Street

Assessor's Parcel Number: 007-0271-011, 012, 013, 007-0273-002

Applicant: Randy Paragary	Property	1408 28th Street Partners (Randy Paragary)
1401 28th Street	Owner:	1401 28th Street
Sacramento, CA 95816		Sacramento, CA 95816

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Resturant and Parking Lot

Existing Zoning of Site: General Commercial; C-2

Surrounding Land Use and Zoning:

North: C-2; Salon and Regional Transit

South: C-2; Offices

East: C-2; Offices and Regional Transit

West: C-2; Commercial

Property Dimensions:	Irregular
Property Area:	0.31 \pm acres
Proposed Parking:	
Required Parking:	

- fence -

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits

IR 93-049 Det of Parking
credit of 95 seats for
rest. use.

Previous Files: P93-074

Background Information:

Copy of
PW Encroachment
Permit Issued
May 11, 1993

Additional Information: The applicant is requesting to

The site is located within the Winn Park-Capitol Park Neighborhood Association area. The proposed plans have been submitted to the neighborhood association and they support the project. The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Conditions of Approval

1. The applicant shall finalize the previous parcel merger through Public Works (Catherine Smith, 264-8307) prior to the issuance of any building permits for the restaurant expansion.

2. Trash Enc.

Alcohol

3. How does valet work
Hours of operation, must be valet
all the time

4. 137 seats assume inside
95

42 seats over

30
x 3

90 seats permitted
over 95 credit
95

185

185
- 137

48 seat banquet/courtyard

95
96

191

40 outside modify to allow
sidewalk



Courtyard area is not fixed seating?

How plan to use it?

Design Review?

Parking at the NW corner of 25th & N
is only tied to Cafe Bernardino.

What do you do
with white area
in front.

$$\begin{array}{r} 12 \\ 3 \overline{)36} \end{array}$$

$$\begin{array}{r} 30 \\ 12 \overline{)36} \\ \underline{18} \\ 18 \end{array}$$

$$\begin{array}{r} 95 \\ 90 \\ \hline 185 \end{array}$$

$$\begin{array}{r} 2 \\ 18 \overline{)36} \\ \underline{36} \\ 0 \end{array}$$