

CITY PLANNING COMMISSION

1231 STREET, SUITE 200, SACRAMEN. J, CA 95814

APPLICANT Marion Chargin, 381 37th Street, Sacramento, CA 95816
OWNER John Nafey, 1025 14th Street, Sacramento, CA 95814
PLANS BY Marion Chargin, 381 37th Street, Sacramento, CA 95816
FILING DATE 6/17/88 ENVIR. DET. Ex. 15301 a REPORT BY JP:vf
ASSESSOR'S PCL. NO. 006-0115-001

APPLICATION: Special Permit to establish a bar in a 1,380+ sq. ft. portion of an existing commercial building in the Central Business District (C-3) zone

LOCATION: 1015 14th Street

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices
1980 Central City
Plan Designation: Multi-use
Existing Zoning of Site: C-3
Existing Land Use of Site: Restaurant/Bar

Surrounding Land Use and Zoning

North: Commercial, office; C-3
South: Apartments; C-3
East : Parking lot; C-3
West : Community Convention Center; C-3

Parking Required: None (no parking required for bars in C-3 zone)
Parking Provided: None
Property Dimensions: 80 ft. x 160 ft.
Property Area: 0.3+ acres
Square Footage of Building: 1,380+ sq. ft. (bar portion only)
Exterior Building Materials: Wood and Brick

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

A. Existing Land Use and Zoning

The subject site is a 0.3+ acre corner lot developed with commercial buildings and located in the Central Business District (C-3) zone. Commercial tenants in the northern buildings include a bakery, shoe repair service, a candy store and offices. The tenants of the southern one-story building are a bookstore and the Orpheum restaurant and bar (the last day of operation for the Orpheum was July 8, 1988). Surrounding land uses include the Pacific Telephone office building to the north, the Merrium apartments to the south, commercial buildings and a parking lot to the east and the Sacramento Community Convention Center to the west. Surrounding land uses are also located in the C-3 zone. The subject site is designated Community/Neighborhood Commercial by the General Plan and Multi-use by the 1980 Central City Plan.

B. Applicant's Proposal

The applicant presently operates a bar, known as David's Brass Rail, on the ground floor of the Francesca apartment building at the northeast corner of 12th Street and L Street. The applicant needs to relocate his business as the Francesca building has been condemned by the city and is slated to be demolished. The applicant is proposing to relocate the existing bar operation to the subject site where the Orpheum restaurant/bar use was located. The applicant would remodel the interior lease space to remove the kitchen area from the proposed bar area and include the square footage as part of the book store lease space. The proposed 1,380+ sq. ft. bar use requires a special permit.

C. Staff Evaluation

Planning staff has no objections to the applicant's request. The previous land use included a full-service bar and the proposed bar use should not significantly change the characteristics of the surrounding area. The site is located in the Central Business District and surrounding land uses, with the exception of the Merrium Apartments to the south, are largely commercial and office uses. The number of establishments dispensing alcoholic beverages in the area has actually decreased in the recent months as: a building at the corner of 16th Street and J Street in which a bar was located was recently demolished; a bar use on the north side of J Street between 13th and 14th Streets has been removed and the building is slated to be demolished; and the Orpheum bar discontinued operation this month (see vicinity map). The Police Department has reviewed the request and indicated that they have no objections to David's Brass Rail relocating to the subject site. Planning staff, therefore, recommends approval of the applicant's request.

D. Building Design

The applicant has not proposed any exterior changes to the existing building as part of this special permit request. If any exterior changes are proposed they will require the review and approval of the City Design Review/Preservation Board staff.

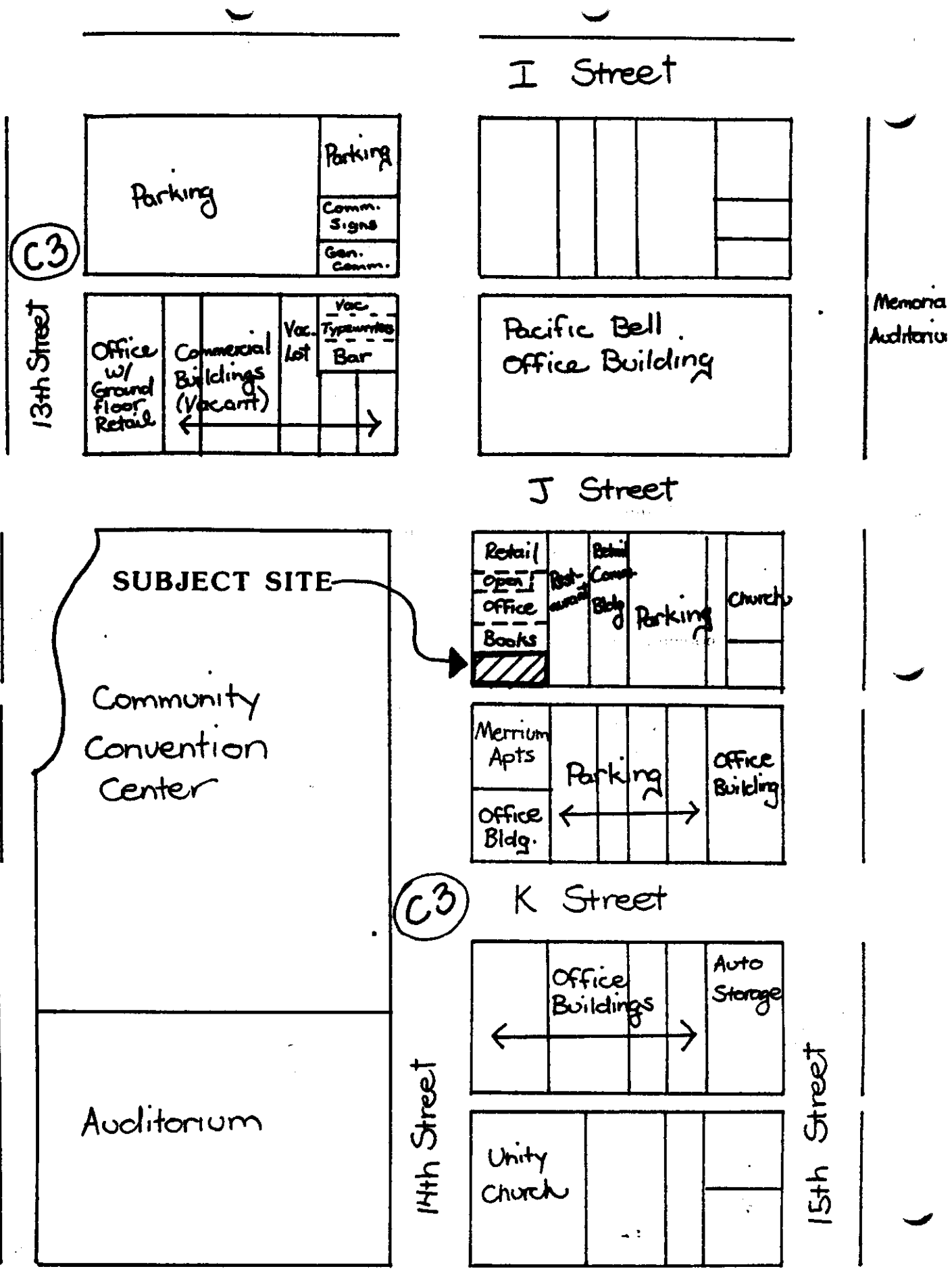
E. Environmental Determination

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 a).

RECOMMENDATION: Staff recommends that the Planning Commission approve the special permit request based upon findings of fact which follow:

Findings of Fact:

1. The project is based upon sound principles of land use in that:
 - a. the proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood;
 - b. the proposed use will not result in undue concentration of establishments dispensing alcoholic beverages;
 - c. the proposed use will not enlarge or encourage the development of a skid row or blighted area; and
 - d. the proposed use will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the proposed bar will not significantly change the characteristics of the surrounding commercial neighborhood.
3. The project is consistent with the objectives of the General Plan and 1980 Central City Plan which designate the site for Community/Neighborhood Commercial and Office use and Mixed-use respectively.



VACANT
MARKET

Telephone Co.

EXHIBIT A

J ST

80

Restaurant

Retail Store

OFFICE/
VACANT OFFICE

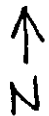
14TH ST

CONVENTION
CENTER

PELLER'S
BOOKS

OFFICE

1535± SQ. FT.



34

KITCHEN

20'

20'

18'

30'

LEASED
AREA FOR
DAVID'S BRASS
RAIL

STORAGE

58'

Alley 7-28-88

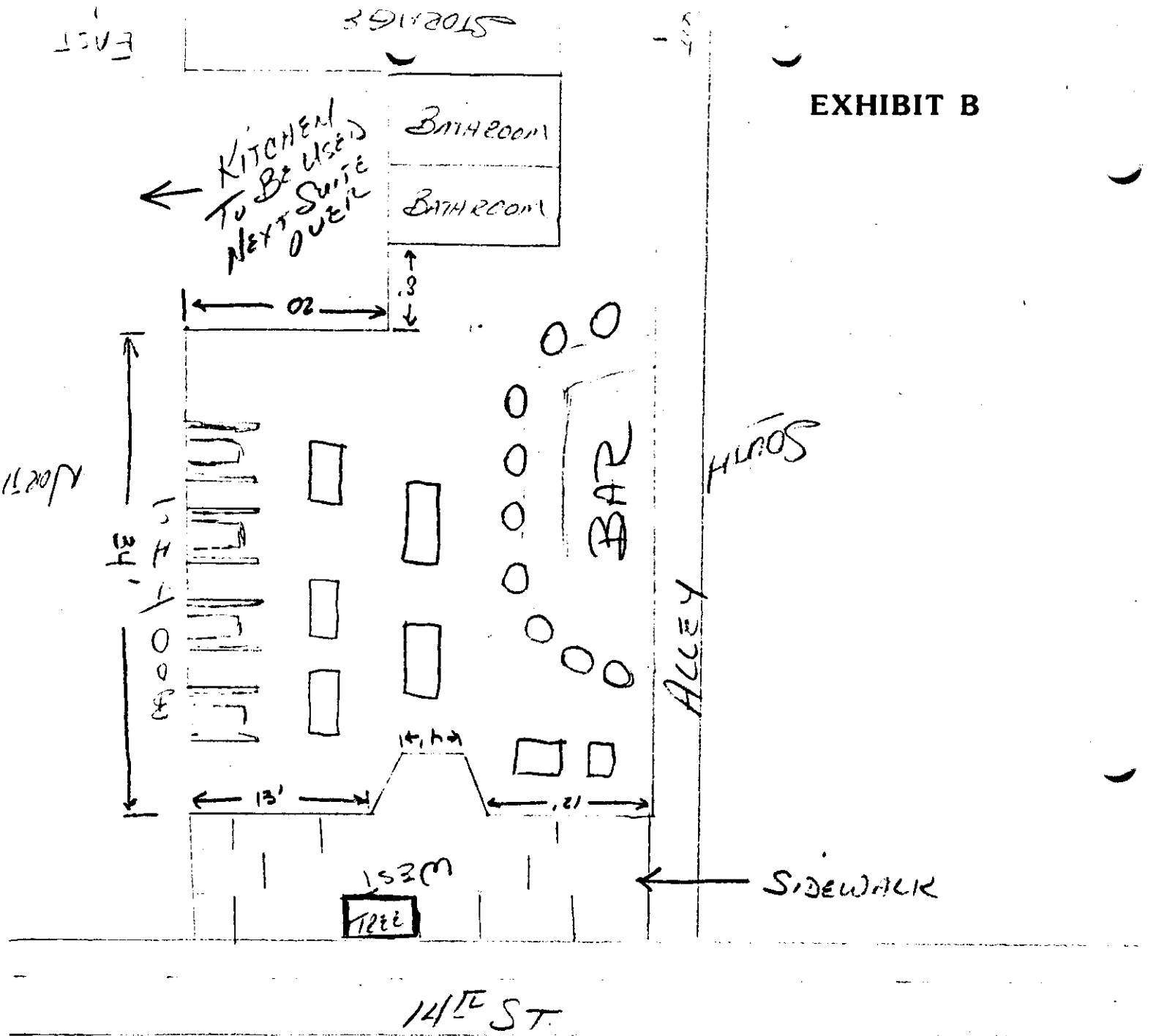
P88 273

SITE
PLAN

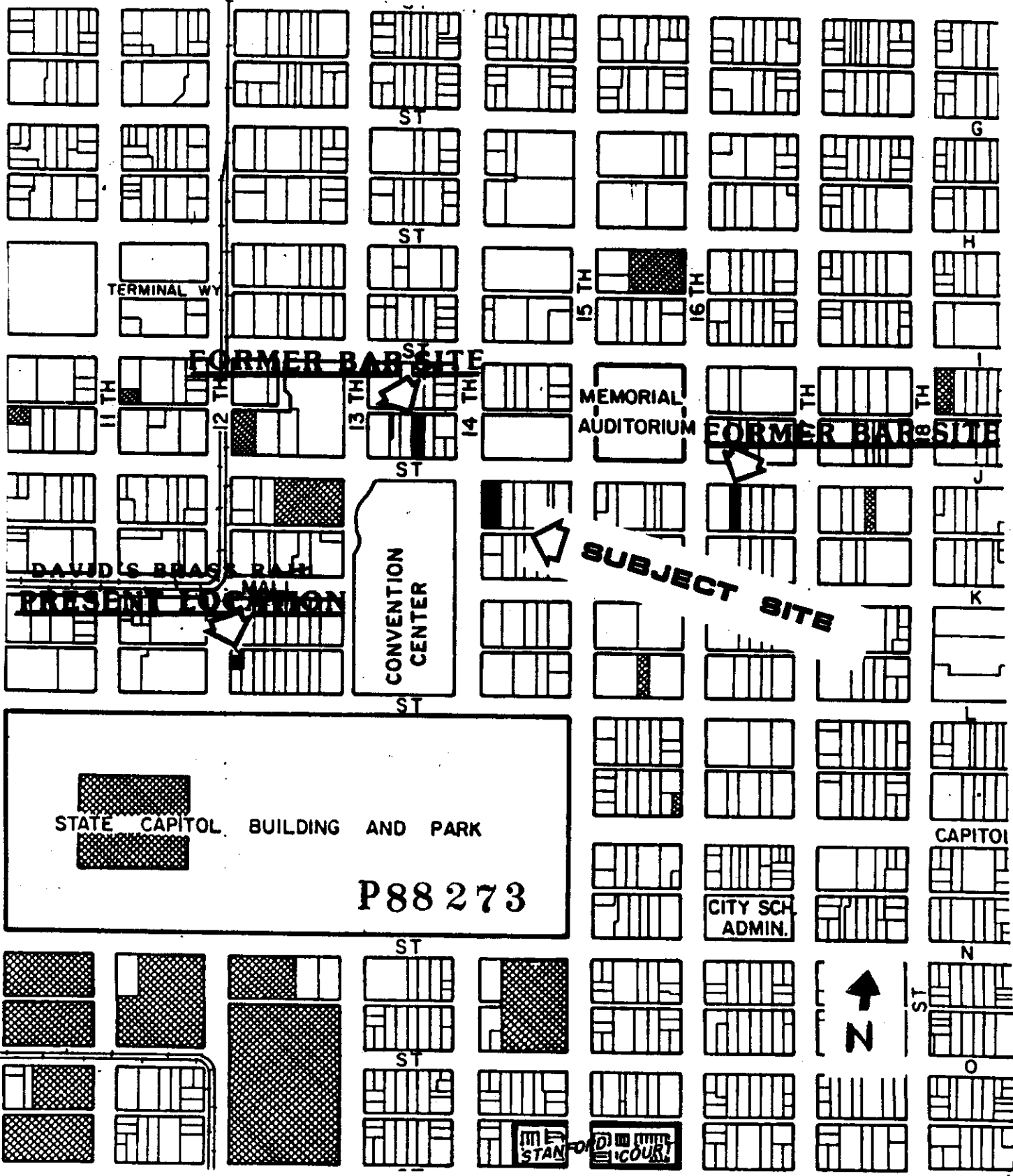
P88-273

Item 30

EXHIBIT B



P88-273
FLOOR PLAN
DAVID'S BRASS
RAIL
1015 14TH ST.



VICINITY MAP

P88-273

7-28-88

Item 30

FORMER BAR SITE

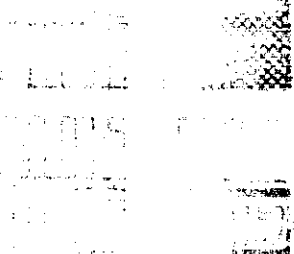
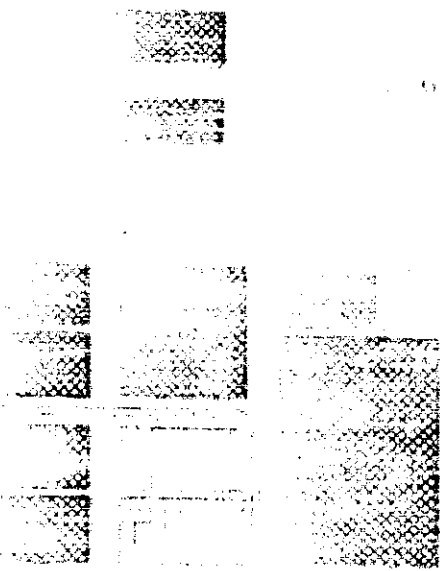
MEMORIAL

AUDITORIUM

FORMER BAR SITE

PRESENT LOCATION

310 1ST



310 1ST