

P96-116 - WING WA RESTAURANT\ PARKING WAIVER

- REQUEST:
- A. Environmental Determination: Exemption 15301(a)(i)(2)
 - B. Special Permit to waive 134 of the required 357 parking spaces for a 4,000 sqft restaurant expansion with a newly expanded 8,752 sqft banquet hall on 3.7± developed acres in the Heavy Commercial (C-4) zone.

LOCATION: 5829 Stockton Boulevard
027-0171-011
South Sacramento Community Plan
Sacramento Unified School District
Council District 6

APPLICANT:	Victor Phong, 392-4888 5675 Freeport Blvd, Sacto. CA 95833
OWNER:	Sally Chaug 6430 Havenside Dr. Sacto. CA 95831
PLANS BY:	Bernard Chan, 2272 Atriso Cir. Sacto. CA 95833
APPLICATION FILED:	12\18\96; Revised 2\12\97; Revised 2\25\97
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY: The applicant is requesting to waive 134 of the required 357 parking spaces to expand an existing restaurant (4,000 sqft total) with a 8,752 sqft banquet hall as part of an existing restaurant known as Wing Wa Restaurant. The restaurant and new banquet expansion area is located within a 51,800 square foot shopping center (China Town Shopping Center). The applicant intends to increase the overall square footage of the restaurant\banquet hall for a total of 12,752 square feet. At present, the restaurant occupies approximately 4,000 sqft. of leasable space. The additional 8,752 sqft, immediately abutting the restaurant, is vacant. The expansion will entail the incorporation of three new exits along the south and east wall. The new banquet space is within the shopping center. The new banquet expansion does not include exterior modifications

and/or new construction. Presently, the restaurant has 300 seats and the increase with the banquet use will allow for an additional 300 seats. Of the 12,752 square feet, 4,000 square feet of the space will be limited to restaurant usage only (300 seats), during business hours. During banquet activities, the entire 12,752 sqft feet of space may be used (600 seats) provided the events are after 5:00 pm., on weekends only. The applicant has stated that the banquet hall will be used on weekends only primarily for events such as Chinese New Years, August Moon Festival, Weddings and fund raising activities. In order to meet the applicant's objectives, the project requires the discretionary planning entitlement identified above. In evaluating the project, the basic issues are the expansion of the restaurant use for a banquet hall, the waiver of parking spaces requested to accommodate the additional square footage and seating and the amount of events requested.

RECOMMENDATION: Staff recommends approval of the Special Permit. This recommendation is based on: 1) its consistency with policies regarding commercial uses in the area; 2) efforts to preserve and revitalize commercial uses along Stockton Boulevard; 3) the compatibility of commercial land uses in the area, particularly along Stockton Boulevard; and 4) conditions of approval required for the proposed banquet/restaurant use.

PROJECT INFORMATION:

General Plan Designation: Community\Neighborhood Commercial & Offices

Community Plan Designation: General Commercial

Existing Land Use of Site: China Town Plaza Shopping Center

Existing Zoning of Site: Heavy Commercial (C-4)

Surrounding Land Use and Zoning:

North: Commercial; C-2

South: Commercial; C-4

East: Single Family Residential; R-1

West: Mixed Commercial\Residential Uses; C-2

Property Dimensions:	311' x 519'
Property Area:	3.7± gross acres
Square Footage of Shopping Center:	51,800 square feet
Square Footage of Existing Restaurant:	4,000 square feet
Square Footage of Expansion	
Area w\restaurant & banquet area:	12,752 square feet
Height of Building:	1 & 2 stories
Exterior Building Materials:	Stucco
Roof Material:	Flat
Parking Provided On-site:	223 spaces

Parking Required without Hall:	269 spaces (51,800 sqft\retail,office,rest.)
Parking Required with Hall:	357 spaces (1:100 pking ratio for hall @ 8,752 sqft)
Parking Waiver:	134 spaces on-site
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:

PermitAgency

Building Permits

Development Services Division

BACKGROUND INFORMATION:

A new staff report was prepared for the above mentioned project because of the significant modifications made to the project\floor plan. The proposed project was, therefore, continued from the February 27, 1997, City Planning Commission hearing date. The applicant requested a continuance in order for City staff to consider a revised floor plan for the Wing Wa Restaurant. The originally submitted floor plan reflected an expansion of the existing restaurant from 4,000 sqft to roughly 8,500 sqft and a newly established banquet facility at approximately 4,500 sqft. As a result of the restaurant and new banquet use expansion, a Special Permit to waive 91 of the required 314 parking spaces for the new banquet area was requested by the applicant. Subsequently, the applicant has revised the submitted floor plan to reflect no expansion of the restaurant and a larger banquet facility (8,752 sqft). The revision results in a Special Permit to waive 134 of the required 357 parking spaces. The revision of the floor plan was necessary in order to minimize County sewer fees for the restaurant expansion and satisfy specific building code requirements. The applicant also requested in the original application that the banquet activities (full operation of both banquet and restaurant concurrently) be limited to five times per year after 5:00 pm, on weekends only. To date, the revised application is to preclude any restrictions on the number of banquet events held per year.

Both Planning staff and the City's Police Department have reviewed the revised floorplan and the applicant's request to allow unlimited "special events" at the banquet. After discussions with City Police, the Stockton Boulevard Project Area Committee and the Sacramento Housing and Redevelopment Agency, it was agreed to that the banquet facility be allowed a total of 12 "special events" (excluding weddings) for the year (Beginning March 27, 1997 through March 27, 1998). After the year term, City staff will reevaluate the banquet usage and report back to the Planning Commission to lift the year term condition, modify the condition or prohibit all "special events" at the banquet facility location. The applicant has agreed to this condition and the term.

STAFF EVALUATION:A. Policy Considerations

The proposed restaurant expansion for the banquet hall and waiver of parking is consistent with the General Plan land use designation and the City's policy to maintain and strengthen viable shopping districts throughout the City. Policy language in the General Plan also promotes the reuse of existing shopping centers. The South Sacramento Community Plan encourages cultural and entertainment oriented uses along commercial strips which is consistent with the applicant's overall intent of the expansion. It is also the City's and SHRA's goal to implement a Special Planning District Ordinance to preserve the economic climate for businesses along Stockton Boulevard and accommodate new commercial development. This ordinance is currently being developed by an ad hoc committee of Stockton Boulevard businesses, property owners and neighborhood associations.

The waiver of the 134 parking spaces for the banquet hall will not be in conflict with existing policy since sufficient bus service is available to the site and surplus parking is available during the banquet hall operation. The conditions placed on the project for the banquet facility will be keeping with the overall goal for commercial uses along Stockton Boulevard and will retain the commercial value and stability of the existing restaurant.

B. Zoning Requirements\Site Plan Design1. Expansion of Wing Wa Restaurant

As previously noted above, the shopping center is 51,800 sqft and no additional square footage for construction is proposed at the center. The restaurant expansion for the banquet hall is within the overall shopping center square footage. The interior banquet expansion is immediately adjacent to the existing restaurant (see Exhibit C-1). The site is located in the Heavy Commercial (C-4) zone. The C-4 zone allows for warehousing, distribution and commercial uses having a minimum of impacts upon nearby residential areas. The expansion for the banquet hall is not in conflict the overall shopping center uses in that a banquet hall is an allowed use in the C-4 zone. The submitted site plan depicts a new banquet area, bathrooms and a stage with a ramp. The new interior expansion will be required to comply with all building codes prior to occupancy. The newly expanded banquet area will allow for 300 seats and the existing restaurant will retain its 300 seat capacity as permitted by code. The hours of operation will remain at 9:00 am -10:00 pm daily for the restaurant. Even though the restaurant's seating capacity is 300, the restaurant averages roughly 100 persons during peak lunch and fewer during dinner.

2. New Banquet Area

The overall expansion includes the newly expanded area immediately (adjacent - south) at the rear of the restaurant depicted on the floorplan as "new banquet room". This new banquet area is approximately 8,752 sqft and will accommodate two new bathrooms a stage and ramp. The additional 300 seats requested (as part of the banquet space) will only be used during each event (Total of 600 seats). Fixed seats will, therefore, not be placed in the banquet hall. The applicant has indicated that while the restaurant is in use, no activities and/or usage of the banquet area will be allowed. This area will occasionally be used for storage of chairs and supplies. When the banquet area is in use, the entire 12,752 sqft of area will be open and temporary seating will be in place if needed. A permanent wall separates the restaurant from the new banquet facility. Therefore, when the entire facility (restaurant\banquet) is in usage, food will have to be catered between the two facilities. The usage of the banquet hall (for "special events") will be limited to weekends (Sat.\Sun) only and between the hours of 5:00 pm -11:00 pm. The expansion area for the banquet area is concurrently being reviewed by the City Building Department.

3. Special Permit for Parking Waiver

The applicant is requesting a Special Permit to waive 91 of the required 314 parking spaces for an expansion of an existing restaurant in order to allow a new banquet area. The following illustrates the parking calculation for the waiver.

<u>Parking Waiver</u>	Total: 134 spaces
Required Parking:	269 spaces (51,800 sqft w\office, retail,rest.)
Parking Provided:	<u>223 spaces</u> (Site Plan)
Existing Parking Deficient:	46 spaces
Parking Req'd for Banquet:	88 spaces (8,752 sqft @ 1:100 ratio)
Total Req'd w\banquet:	357 spaces (269 + 88 banquet)
Total Req'd Parking:	357 spaces
Existing On-site Parking:	<u>223 spaces</u>
Parking Waiver:	134 spaces

Staff is not opposed to the request to waive 134 parking spaces. Staff believes that ample parking will be available during the time banquet activities are in use. The applicant is only interested in operating the banquet area in conjunction with the restaurant space, after restaurant business hours and on weekends only. As noted above, the hours of operation for the "special events" will be from 5:00 pm - 11:00 pm. If the parking was based on restaurant seating @ one space for every three seats, a total of 200 spaces would be required. The parking demand could be met since 223 spaces are located in the shopping center and the banquet activities are on weekends only after 5:00 pm. The applicant does not expect any of the events to need up to 600 seats, therefore, the demand for parking could be even less. Additionally, staff visited the site during the weekends after 5:00 pm and observed several parking spaces available in the shopping center. Most of the businesses are closed after 5:00 pm except the existing grocery store which is at the opposite end of the center. Staff also noticed available parking at an adjacent shopping center after 5:00 pm. The waiver of 134 parking spaces for 12 events a year would not create an impact in the shopping center, in surrounding neighborhoods nor on Stockton Boulevard. Parking is prohibited on Stockton Boulevard. There are also bus lines along Stockton Boulevard to serve the commercial businesses. Because the restaurant will not be in use during banquet activities, staff believes that finding parking at the shopping center and/or at nearby shopping centers would not be a problem. The applicant has also indicated that employees at a banquet would be encouraged to park at the other end of the center to free up parking for patrons during an event. Staff supports the Special Permit to waive the 134 parking spaces since the proposed use will not generate daily traffic, and banquet activities (excluding weddings) will take place only 12 times a year. The events will not generate noise or a nuisance since an on-site security guard will be available during an event.

In summary, staff would recommend that the hours of operation (5 pm - 11 pm), days of week (Saturday & Sunday) and number of people (600 persons total) specified by the applicant be conditions of approval. The banquet usage shall be limited to 12 per year for "special events" (excluding weddings). As noted above, "special events" will be limited to 12 per year and City staff will report back to the City Planning Commission on whether or not the 12 times per year for banquet usage of "special events" should be lifted. Wedding events at the banquet facility are unlimited and will not be stipulated to the 5 pm - 11 pm time specified. Weddings will, however, be restricted to weekend usage only (Sat.\ Sun.) at the banquet facility. Staff would also recommend that the City's Police Department be notified in advance of an event and that a security guard be available on the site during any of the five events. A security guard on site could minimize potential problems and may provide some safety for patrons attending an event. The City's Police Department has been informed of this proposal and concurs with staff.

C. Building Design

No new exterior construction is proposed as part of this project. No new signage or facade improvements are requested. The overall site has been adequately landscaped and striped to meet City standards. All interior remodeling will require review and final approval by the City's Building Department prior to an event taking place or occupying the new restaurant space.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State Guidelines (CEQA Section 15301(e)(i)(2)).

B. Public/Neighborhood/Business Association Comments

The project was routed to the Stockton Boulevard Business Improvement Association and the Stockton Boulevard Merchants & Property Owners Association. Staff also routed the proposal to the Stockton Boulevard Project Area Committee (PAC) and Sacramento Housing and Redevelopment Agency (SHRA).

Attached is a letter in support of the applicant's proposal from the Stockton Boulevard PAC. The PAC indicated that they were in support of the new banquet hall provided that the facility is not leased for the purpose of public dances. This request can be accommodated since the City Police Department has informed City staff that the use will not be allowed to conduct any public dances on the premises. PAC also felt that there shouldn't be any restrictions on the number of events per year unless parking becomes a problem. Staff believed that after discussing this matter with City Police, restricting the banquet activities ("special events") to 12 per year would give the City some control if parking becomes a problem or any other police related matter. SHRA has informed City staff that Stockton Boulevard PAC is not opposed to the applicant's floor plan modifications (increased banquet area) provided that the recommended conditions are placed on the project.

The applicant will be able to come back before the Commission (Special Permit Modification) if they wish to modify the project proposal (excluding the 12 "special events" per year). The number of "special events" will be determined at the report back hearing to the City Planning Commission (1998). The Stockton Boulevard Merchants & Property Owners Assoc. informed staff that they were not opposed to the applicant's request.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

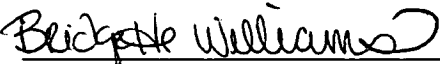
Police Department

- a. All exterior doorways must be equipped with Fire Department approved audible alarm panic hardware and remain closed during business hours. All entering and exiting shall be through the designated reception areas only.
- b. The applicant shall contact the Police Department Licensing Coordinator prior to any event with admission fees and offering live entertainment and music.
- c. No public dance events shall be permitted on the site.

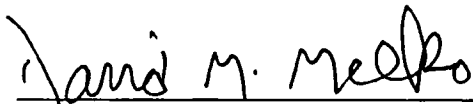
PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to waive 134 of the required 357 parking spaces for a restaurant expansion with a newly expanded 8,752 sqft banquet hall on 3.7+ developed acres in the Heavy Commercial (C-4) zone.

Report Prepared By,

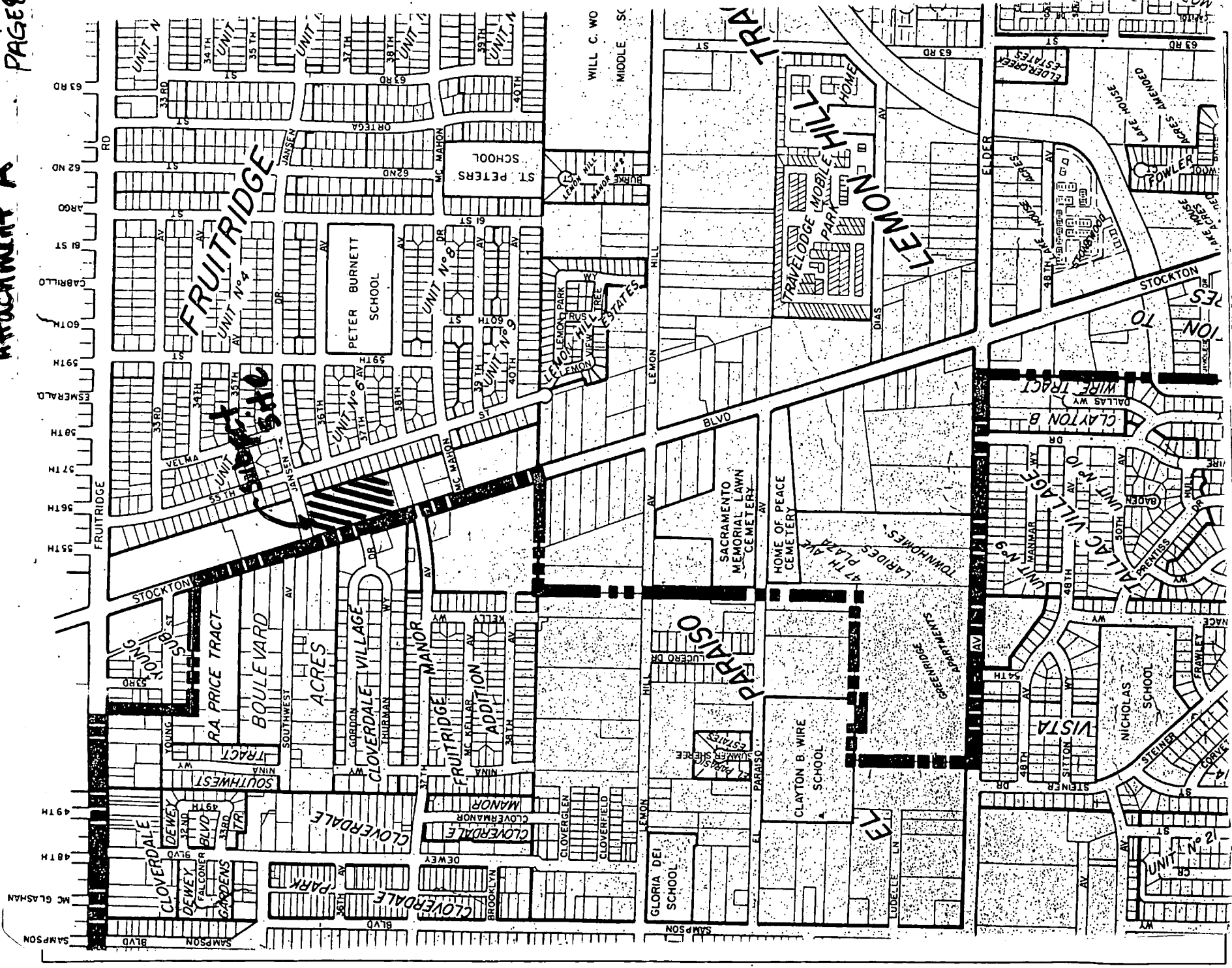

Bridgette Williams, Associate Planner

Report Reviewed By,


David M. Melko, Senior Planner

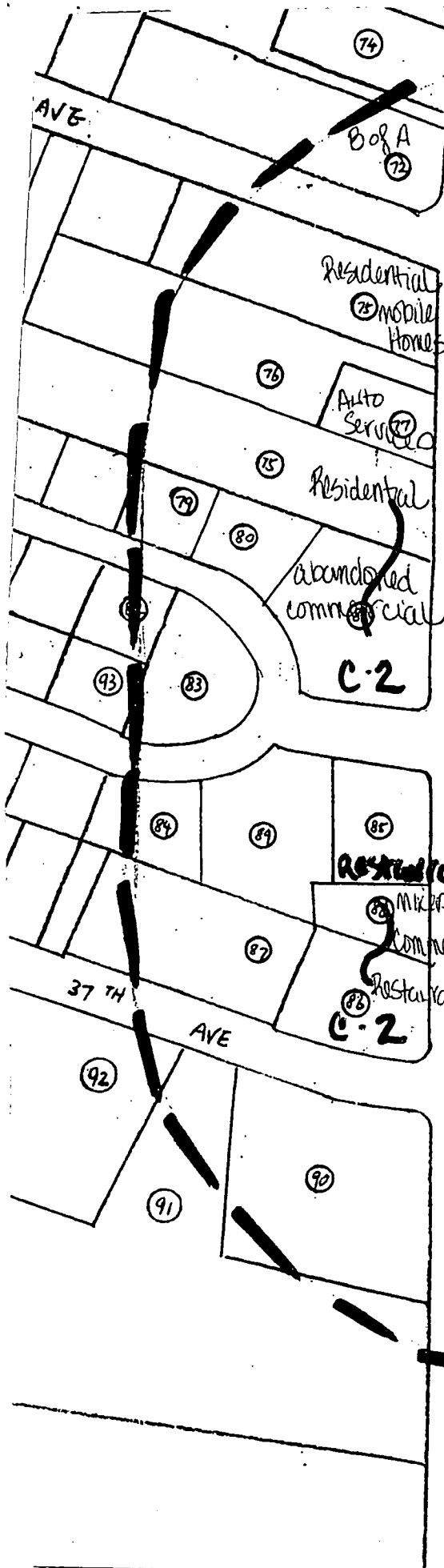
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision and Findings of Fact
Exhibit C-1	Site Plan
Exhibit C-2	Floor Plan
Attachment D	Letter From Stockton Boulevard Project Area Committee

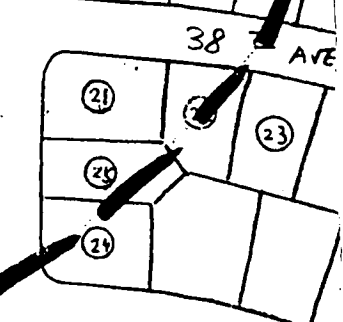
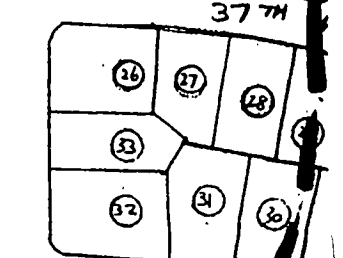
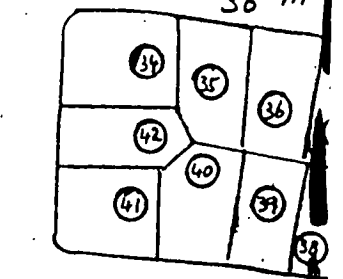
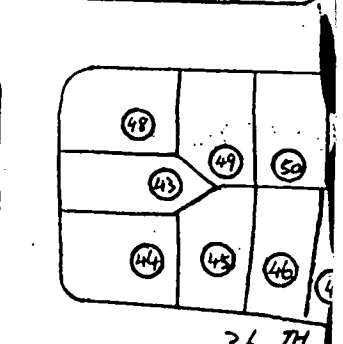
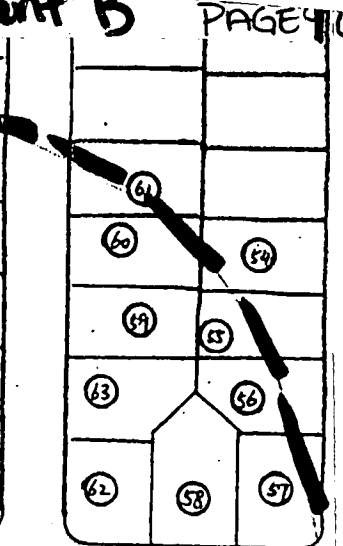
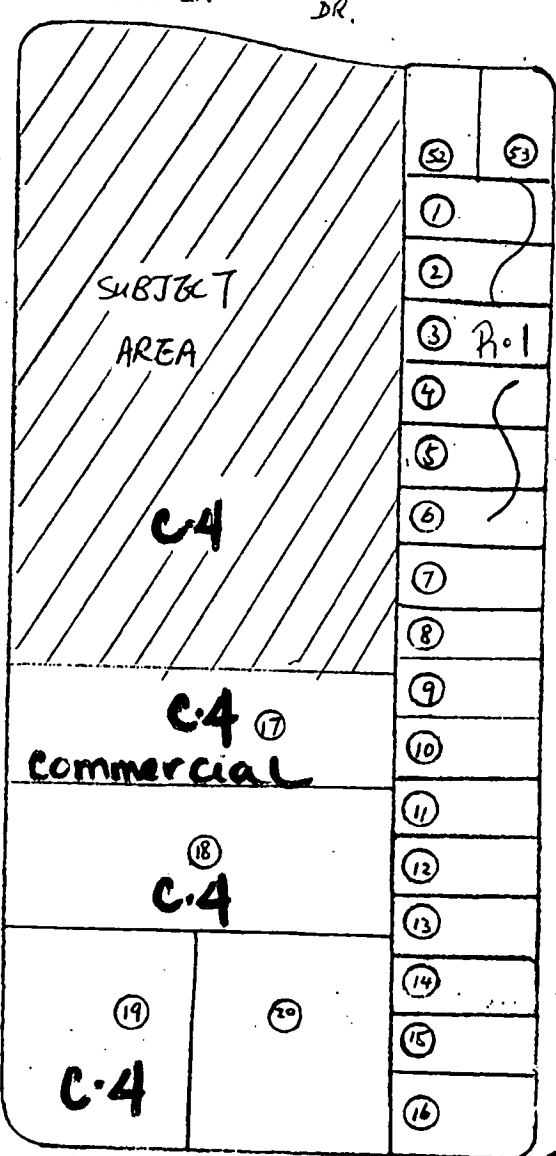
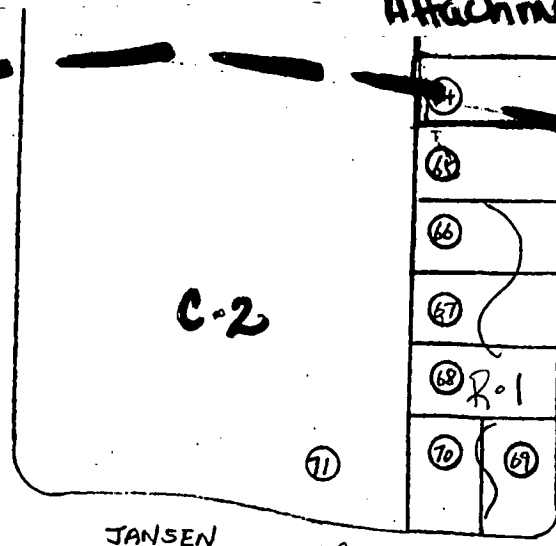


VICINITY MAP

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STOCKTON BLD



Stockton Boulevard Project Area Committee



February 10, 1997

Bridgette Williams
Southeast Team
City of Sacramento Planning Division
1231 I Street, Room 200
Sacramento, California 95814

Dear Ms. Williams:

This letter has been written to inform you that the Stockton Boulevard Project Area Committee (PAC) unanimously voted in support of a Parking Waiver Special Permit for Mr. Phong's newly expanded restaurant located at 5829 Stockton Boulevard, provided that the facility will not be leased for the purpose of private dances. Additionally, the PAC feels that any restrictions on the number of banquet events held per year should be lifted unless problems related to parking begin to occur.

Thank you for forwarding the application to the PAC. We welcome any information on future applications.

Sincerely,

A handwritten signature in black ink that reads "Bill Alvey". The signature is written in a cursive, flowing style.

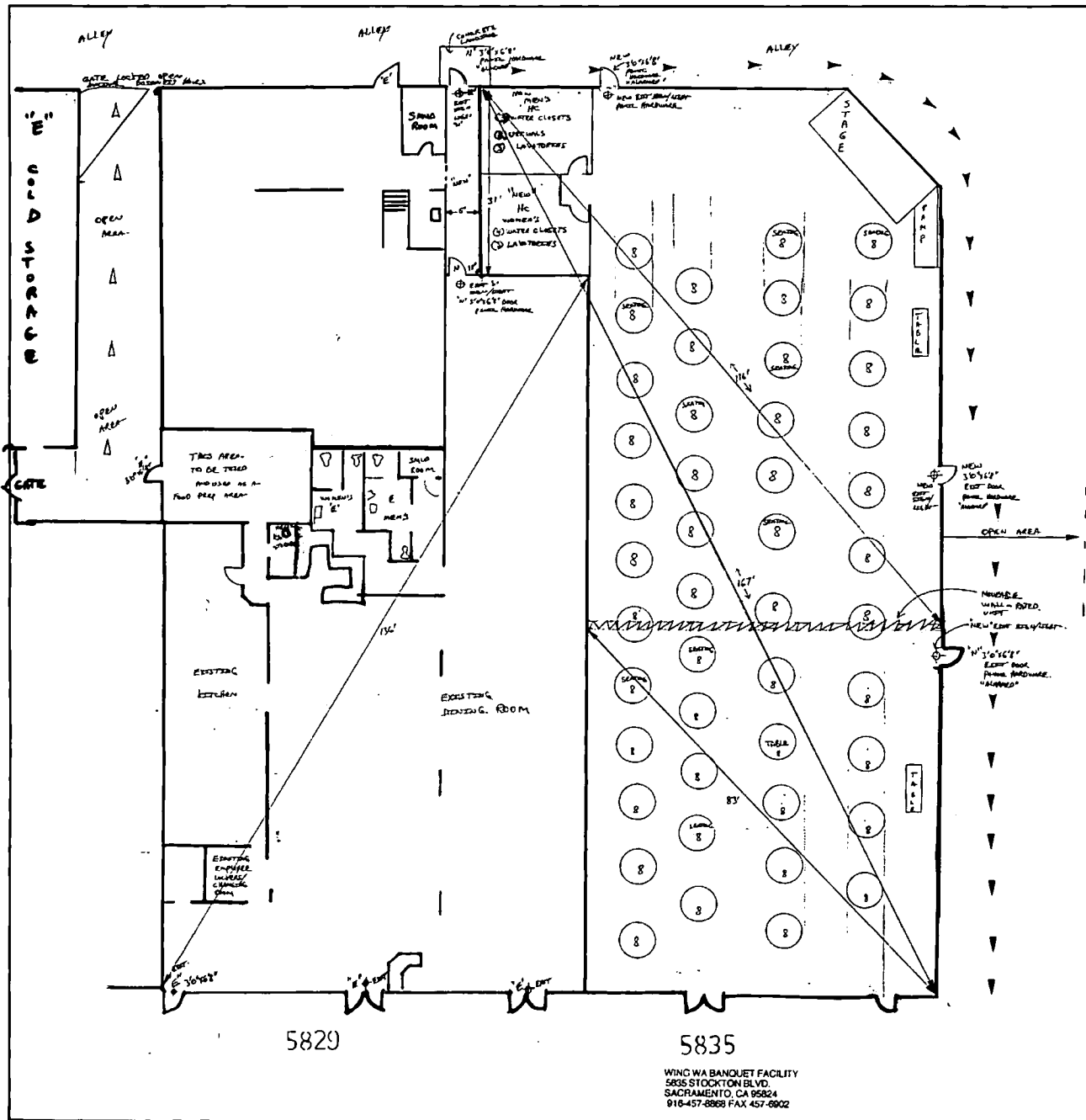
Bill Alvey
Chairman, Stockton Boulevard Project Area Committee

cc: PAC members
Councilmember Darrell Steinberg

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Meeting Address: 5625 Stockton Blvd., Sacramento, CA 95824

Mailing Address: 600 I Street, Suite 250, Sacramento, CA 95814
PH. 916-440-1322/FAX 916-447-2261



GREG HATFIELD
 DEVELOPMENT CONSULTANT
 (916) 457-1988
 Planning & zoning • site review
 building permits • construction
 monitoring
 1270 Humboldt Way • Sacramento, CA 95822

BANQUET ROOM PROJECT INFORMATION:

ASSESSOR'S PARCEL #	027-0171-011
TOTAL SQUARE FOOTAGE:	8,752 SF
MAIN BANQUET ROOM:	8,212 SF
RESTROOMS/BRIDAL ROOM ETC.:	540 SF
NUMBER OF TABLES: (51 TABLES OF 8)	408 SEATS
OCCUPANT LOAD BY SF:	8,752SF / 15 SF = 583 OCCUPANTS
LONGEST DIAGONAL:	167 FEET
EXITS: (2 EXISTING) (3 NEW)	5 TOTAL
RESTROOMS:	NEW MC WOMEN: 4 WATER CLOSETS 4 LAVATORIES MEN: 2 WATER CLOSETS 2 URINALS 4 LAVATORIES
BUILDING TYPE:	V-N/SPRINKLED
PARKING REQUIRED:	357 SPACES
PARKING PROVIDED:	223 SPACES
PARKING VARIANCE:	134 SPACES

5829

5835

WING WA BANQUET FACILITY
 5835 STOCKTON BLVD.
 SACRAMENTO, CA 95824
 916-457-8868 FAX 457-8902

REVISIONS	BY

WING WA BANQUET FACILITY
 5835 STOCKTON BLVD.
 SACRAMENTO, CA 95824
 916-457-8868 FAX 457-8902

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Submit C-2