

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Richard Whitnah, 2851 Castro Way, Sacramento, CA 95818
OWNER Tom Roth, P.O. Box 214011, Sacramento, CA 95821
PLANS BY Richard Whitnah, 2851 Castro Way, Sacramento, CA 95818
FILING DATE 4/17/86 **ENVIR. DET.** Exempt 15311(b) **REPORT BY** CV:bw
ASSESSOR'S-PCL. NO. 007-096-05

APPLICATION: A. Variance to waive six of the eight required parking spaces
B. Variance to allow parking in a substandard parking lot

LOCATION: 2322 K Street

PROPOSAL: The applicant is requesting the necessary entitlements to remodel an existing commercial building for a 24-seat dessert coffee shop.

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: | Commercial, Apartments |

Surrounding Land Use and Zoning:

| | |
|--------|--------------------------------|
| North: | Single Family Residential; C-2 |
| South: | Medical Clinic; R-0 |
| East: | Restaurant; C-2 |
| West: | Office; C-2 |

| | |
|--------------------------------|-----------------------------------|
| Parking Required: | 8 spaces |
| Parking Provided: | 2 spaces |
| Property Dimensions: | 40' x 160' |
| Property Area: | 0.15+ acres |
| Square Footage of Building: | Total: 2,084; Project Area: 1,148 |
| Height of Building: | Two-story |
| Topography: | Flat |
| Street Improvements/Utilities: | Existing |
| Exterior Building Materials: | Existing |
| Roof Material: | Existing |

PROJECT EVALUATION: Staff has the following comments:

- A. **Zoning/Land Use:** The subject site and property to the east, west and north are zoned General Commercial (C-2), while property to the south is zoned Residential Office (R-0). The subject site is presently developed with a parking lot, four apartment units and a hair salon. Surrounding land uses include single family residential to the north, restaurant to the east, offices to the west and medical clinic to the south.
- B. **Site Plan/Proposal:** The applicant proposes to remodel the vacant ground floor (1,148 sq. ft.) of an existing building for a dessert/coffee shop. The previous use of the space was for a gift shop. Presently the upstairs is occupied by a hair salon and one apartment unit.

APPLC. NO. P86-150 **MEETING DATE** May 22, 1986 **ITEM NO** 19

The dessert/coffee shop would have 24 seats. Also located on the rear of the project parcel are three apartment units. Since the parcel is zoned C-2, the proposed use is not an issue.

- C. Parking: The site plan submitted indicates a total of eight parking spaces on-site. Based upon backout and maneuvering area requirements and field observations, staff find there are only four usable parking spaces located on site. These four parking spaces are 7.5 feet wide and 17 feet deep and do not meet the minimum stall width and depth required by the Zoning Ordinance. Based on past leasing practices, staff has determined the allocation of these four parking spaces to be: one space for the one unit apartment, one space for the hair salon, two spaces for the applicant.

In order to assess on-street parking availability, the applicant has submitted a parking survey. See Exhibit C. The area surveyed included: (See Exhibit B)

- K Street from 22nd to 25th Streets
- 23rd Street between J and L Streets
- 24th Street between J and L Streets
- J Street between 23rd and 24th Streets
- L Street between 23rd and 24th Streets

The area surveyed has very few if any vacant retail store fronts, although some may be under-utilized. People who use this area include residents within and surrounding the survey area, employees working in or near this area, commuters who travel through the area to and from work and customers from other areas who choose to patronize businesses in this area.

The applicant's parking survey was conducted from April 9, 1986 through April 14 on a two-hour interval from 10: A.M. - 11:P.M. (see Exhibit C). This survey shows a range of available on-street parking spaces varying from 32 to 129 spaces. According to this survey, the greatest demand for on-street parking during the week occurs between 11:00 A.M. and 3:00 P.M. On weekends, the greatest demand for on-street parking spaces occurs between 10:00 A.M. and 2:00 P.M.

Staff conducted a field survey coinciding with the area surveyed by the applicant (see Exhibit D). Staff's survey indicates a range of available parking spaces similar to the parking vacancy figures submitted by the applicant. Staff's field survey shows the hours for on-street parking demand occur primarily between the hours of 12 Noon and 3:00 P.M. For example, staff found that the on-street parking spaces at Noon for a more immediate area of K Street between 23rd and 25th and 24th Street between J and L Streets ranged from a low of 16 spaces to a high of 30 spaces. The number of available parking spaces increases significantly between the hours of 5:30 P.M. and 11:00 P.M. This is primarily due to the office uses, which are located in the area, closing at 5:00 P.M.

The Parking Study Midtown Sacramento was prepared in June 1985 for the City of Sacramento. The Midtown area was defined as the area bounded by I Street, K Street, 20th Street and Alhambra Boulevard. This study documented existing parking conditions by surveying parking spaces, properties and land uses. This study concluded that weekdays had a significantly higher demand for on-street parking than weekend days.

This parking study also identified the area surrounded by 23rd-24th between K and I Streets as typically fully utilized during a defined peak period from 1 to 2 p.m. (see Exhibit E).

The study also found over half of those responding to a survey expected to expand their business within the next five years. For those businesses unable to provide adequate off-street parking, this expansion could lead to increased demand for on-street parking spaces.

The applicant proposes to develop a dessert/coffee shop. Staff expects that the primary customers during the 8:00 A.M. to 5:00 P.M. will be people who work in the area or who are having dessert after visiting a retail shop in the area. Typically, customers during the week day hours will not be driving to a dessert shop for dessert. Further, the surveys indicate that parking during the evening hours is adequate to accommodate the additional demand. Staff supports the variance request finding the use unlike a restaurant or office use which would add on parking loads during the times when parking is a problem in the area.

D. Inter-departmental Review: This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Fire Department and Building Inspections, and the following comment was received:

Traffic Engineering:

1. This is a severely impacted parking area.
2. The existing parking layout does not work for all of the eight parking spaces because of inadequate backout room.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15311(b)).

RECOMMENDATION:

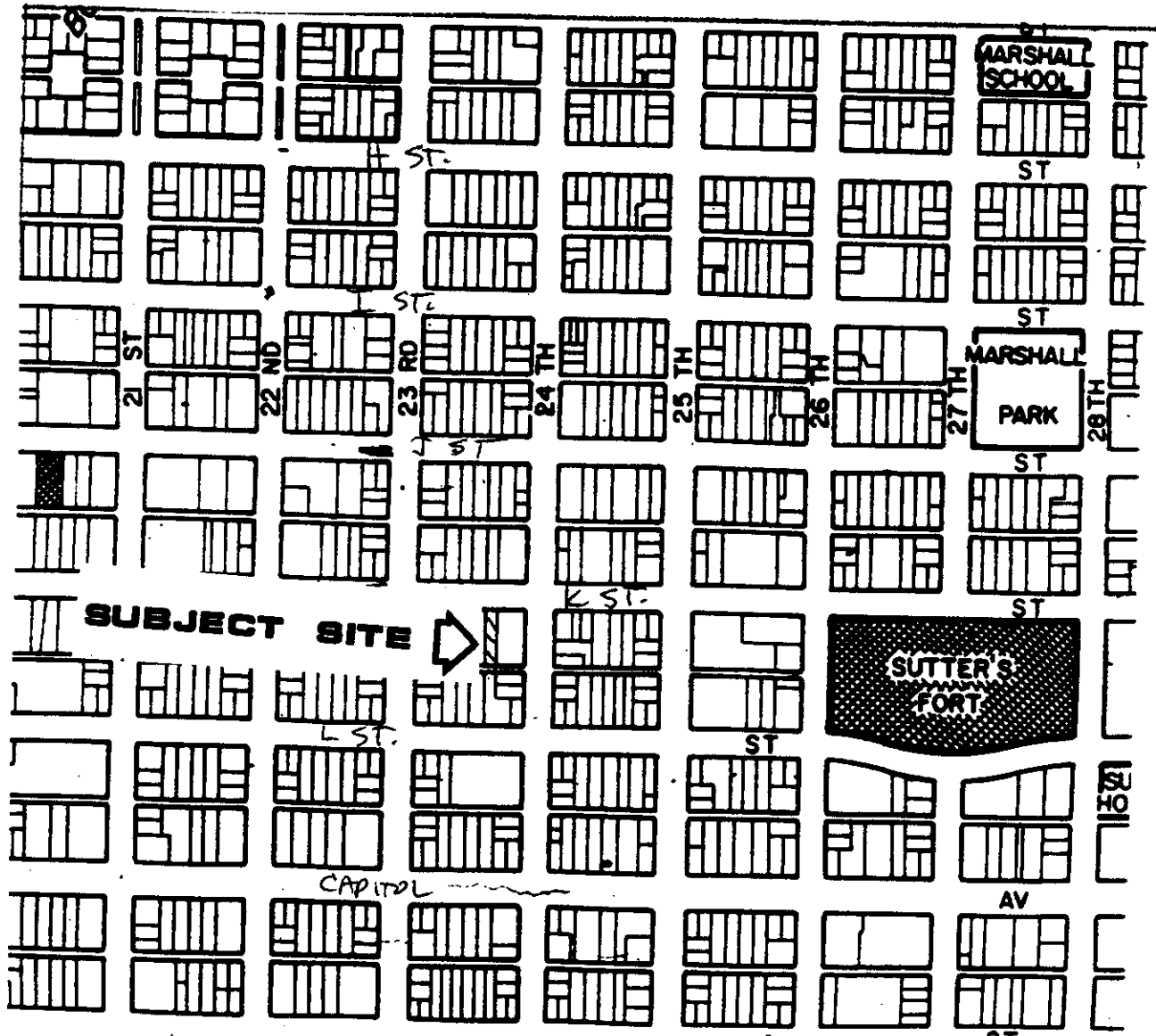
- A. Approve the variance to waive six of the eight required parking spaces, subject to conditions and based upon Findings of Fact which follow.
- B. Approve the variance to allow parking in a substandard lot, subject to conditions and based upon Findings of Fact which follow:

Condition - Variance

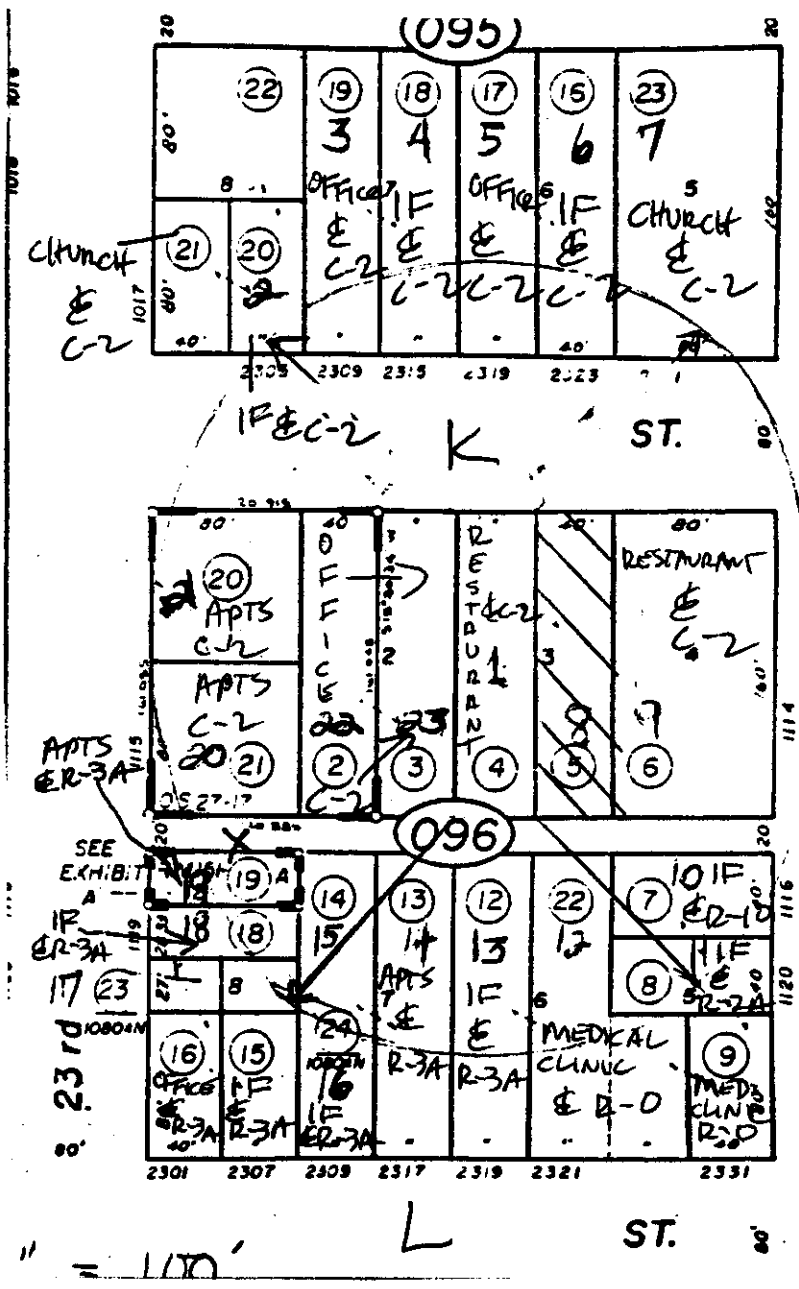
1. A maximum of four off-street parking spaces shall be allowed on the subject site. Two of these parking spaces shall be reserved for the applicant's dessert dinner.
2. The applicant shall limit the use of the subject site to a dessert/beverage establishment with a maximum 24-seats as proposed. The use shall not serve meals.

Findings of Fact - Variance

1. Granting the variance for the substandard parking lot will not be injurious to public welfare nor to property in the vicinity, in that the existing parking lot as modified will not alter the character of the neighborhood.
2. Granting the variance does not constitute a use variance, in that parking lots are allowed in the C-2 zone.
3. The project, as conditioned, does not constitute a special privilege to one individual property owner, in that under similar circumstances, the parking variance would also be warranted.
4. The variance to waive six of the eight required parking spaces will not significantly impact the availability of on-street parking spaces during the peak hours because the majority of customers are expected to be working or already doing business in the area. Further surveys indicate there is adequate on-street parking in the evening hours.
5. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for commercial use by the 1980 Central City Plan, and the dessert shop and parking lot uses conform to the plan designation.



VICINITY MAP



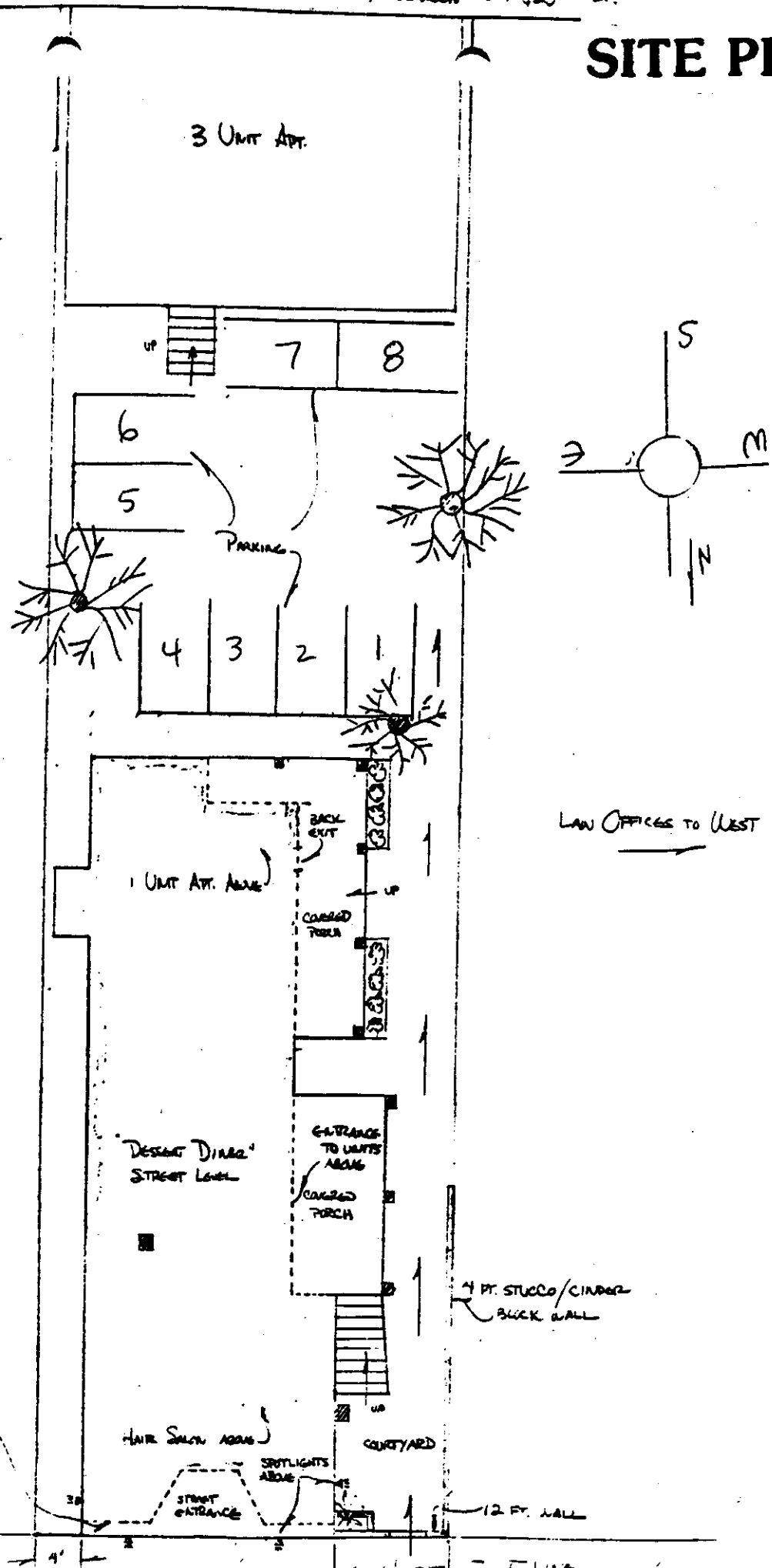
LAND USE & ZONING MAP

P 86170

SITE PLAN

SITE PLAN FOR
"DESERT DINER"
PARCEL # 007-096-05

SCALE: NONE



"DELI" TO EAST

LAW OFFICES TO WEST

SIGN PAINTED ON FRONT
SIDEWALK WIDTH
14 FT. TO CURB

HAIR SALON ABOVE

ENTRANCE TO UNITS ABOVE
COVERED PORCH

4 FT. STUCCO/CINDER
BLOCK WALL

COURTYARD

STREET ENTRANCE

SPOTLIGHTS ABOVE

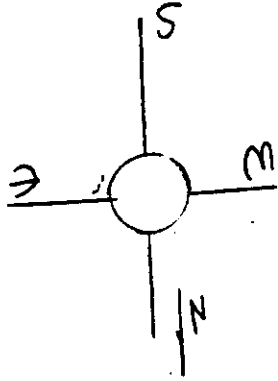
12 FT. WALL

P 86150

SITE PLAN FOR
"DESSERT DINER"
PARCEL # 007-096-05

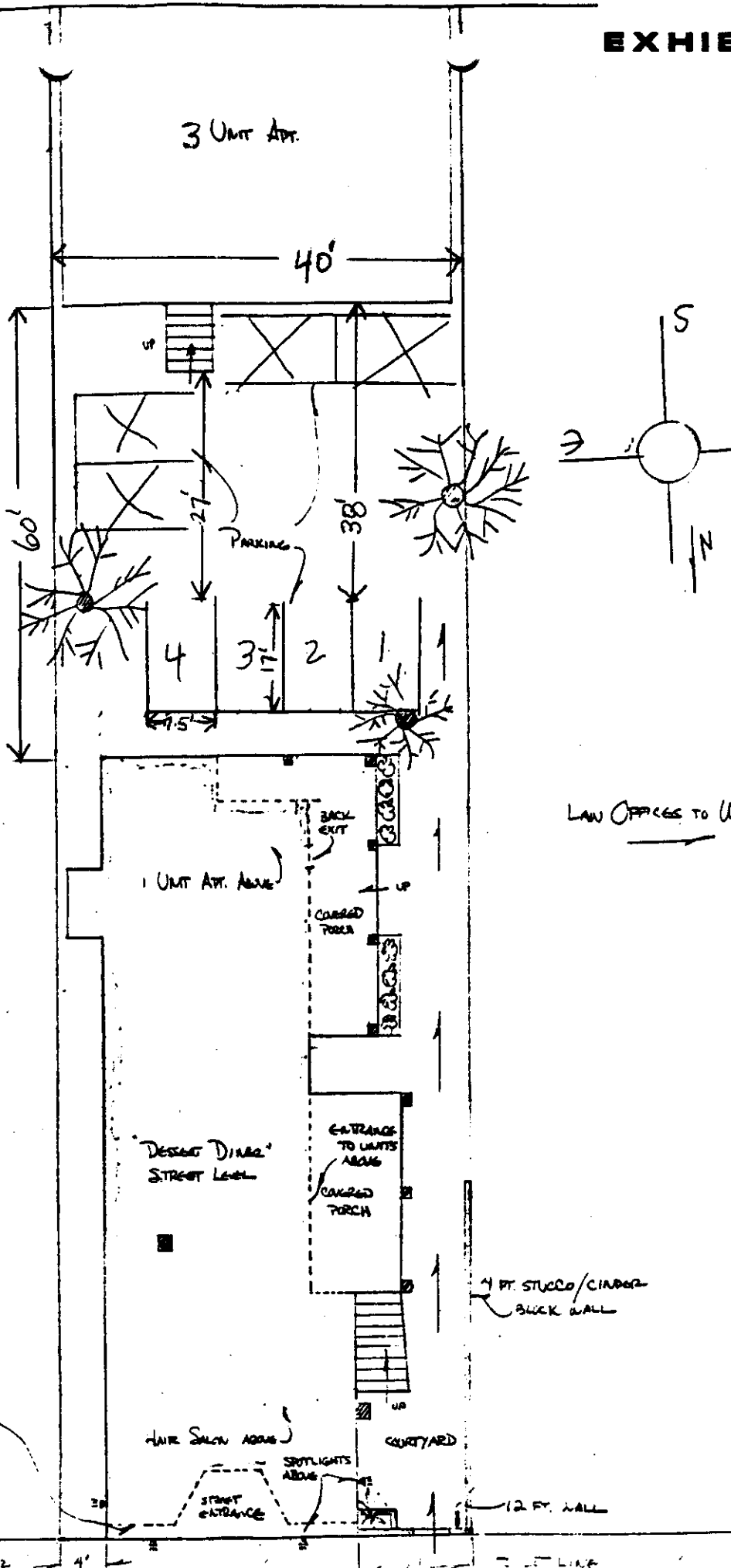
SCALE: NONE

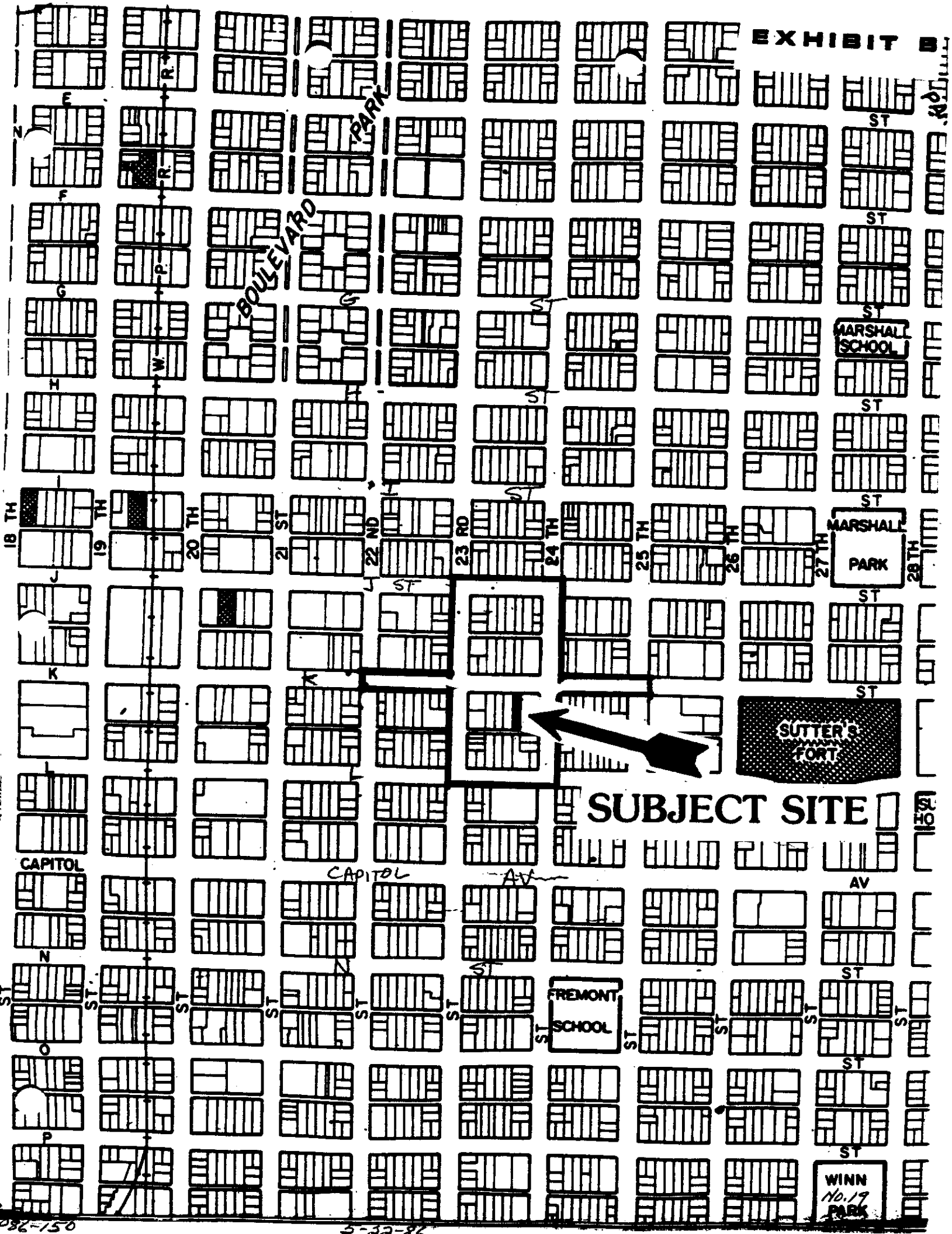
DELI TO EAST



LAW OFFICES TO WEST

SIGN PAINTED ON FRONT
SIDEWALK WIDTH
14 FT. TO CURB





SUBJECT SITE

SUTTER'S FORT

MARSHALL SCHOOL

FREMONT SCHOOL

WIN No. 19 PARK

CAPITOL

CAPITOL

AV

AV

PARKING SURVEY

"DESSERT DINER"

Area of Survey: an approximate 1 block radius surrounding 2322 K st. including:

- K St. from 22nd to 25th
- 23rd St. between J & L Sts.
- 24th St. between J & L Sts.
- J St. between 23rd & 24th Sts.
- L St. between 23rd & 24th Sts.

Survey Guides: The survey was conducted for one week beginning Wed 4/9 and ending Tues 4/15 (including Sunday) every 2 hours from 11am to 11 pm or 10am to 10pm. The spaces available were counted very conservatively and if there was question as to whether a parking space was large enough, it was not counted.

| <u>DAY</u> | <u>TIME</u> | <u>SPACES</u> | <u>DAY</u> | <u>TIME</u> | <u>SPACES</u> |
|------------|-------------|---------------|------------|-------------|---------------|
| 4/9 | 11am | 32 | 4/12 | 10am | 77 |
| | 1pm | 37 | | 12noon | 89 |
| | 3pm | 42 | | 2pm | 100 |
| | 5pm | 76 | | 4pm | 118 |
| | 7pm | 84 | | 6pm | 102 |
| | 9pm | 97 | | 8pm | 129 |
| | 11pm | 119 | | 10pm | 1 |
| 4/10 | 11am | 41 | 4/13 | 10am | 53 |
| | 1pm | 38 | | 12noon | 43 |
| | 3pm | 48 | | 2pm | 47 |
| | 5pm | 103 | | 4pm | 52 |
| | 7pm | 96 | | 6pm | 76 |
| | 9pm | 92 | | 8pm | 96 |
| | 11pm | 111 | | 10pm | 114 |
| 4/11 | 11am | 40 | 4/14 | 10am | 49 |
| | 1pm | 35 | | 12noon | 42 |
| | 3pm | 43 | | 2pm | 44 |
| | 5pm | 81 | | 4pm | 52 |
| | 7pm | 88 | | 6pm | 71 |
| | 9pm | 87 | | 8pm | 90 |
| | 11pm | 108 | | 10pm | 111 |

The results of this parking survey revealed a suprizingly large amount of available on-street parking at all times of day. Also to be noted is that K st. between 22nd and 23rd streets is exceptionally lightly parked; usually from 16 to 23 spaces available at any given time on that block alone. Most of the parking is 1 to 2 hours, non-metered. No time limit parking is also available on the listed section of L Street. (metered parking available of J St. section.)

STAFF PARKING SURVEY

Staff conducted a parking survey from May 2, 1986 to May 9, 1986 (excluding May 4) between the hours of 11:00 A.M. to 11:00 P.M., coinciding with the proposed hours of operation as indicated by the applicant. This parking survey estimated the total number of available on-street parking spaces for the following areas:

1. K Street from 22nd to 25th Streets
2. 23rd Street between J and L Streets
3. 24th Street between J and L Streets
4. J Street from 23rd to 24th Streets
5. L Street between 23rd and 24th Streets

PARKING RESTRICTIONS

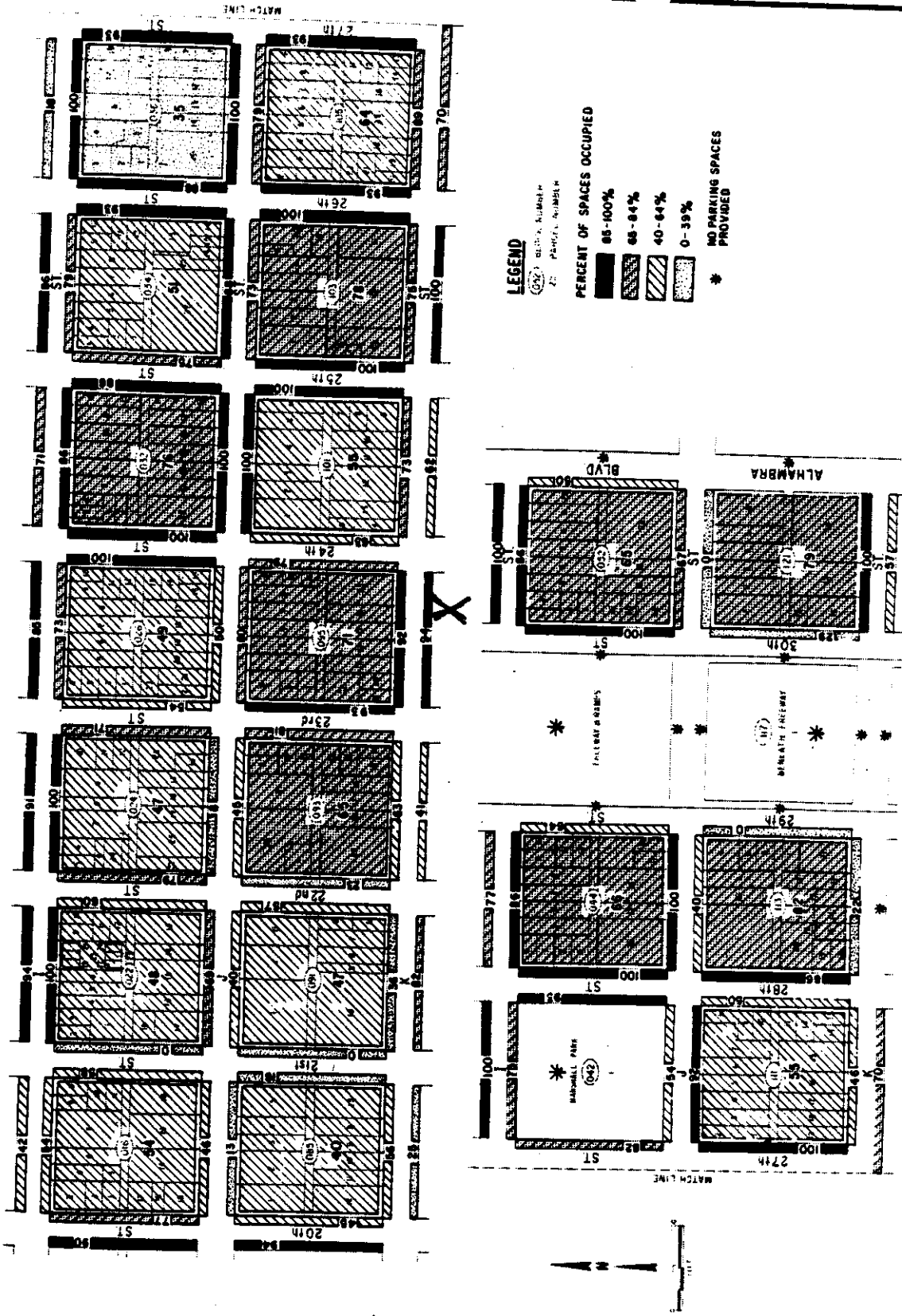
| <u>Area</u> | <u>Restrictions</u> |
|---|---|
| 1. K Street from 22nd to 25 Streets | One hour non-metered parking - north and south sides of K Street between 22nd and 23rd Streets; two-hour non-metered parking north and south sides of K Street between 23rd and 25th Streets. |
| 2. 23rd Street between J and L Streets | Not restricted |
| 3. 24th Street between J and L Streets | One hour non-metered parking east and west sides of 24th Street between 22nd and 23rd Streets; two-hour non-metered parking east and west sides of 24th Street between K and L Streets. |
| 4. J Street from 23rd to 24th Streets | One hour metered parking - north of and south sides of J Street |
| 5. L Street between 23rd and 24th Streets | Not restricted |

SURVEY RESULTS

| <u>Day</u> | <u>Time</u> | <u>Total Spaces</u> |
|------------|-------------|---------------------|
| 5/2/86 | 2:00 P.M. | 68 |
| 5/3/86 | 9:00 P.M. | 137 |

STAFF PARKING SURVEY

| <u>Day</u> | <u>Time</u> | <u>Spaces</u> |
|------------|-------------|---------------|
| 5/5/86 | 3:00 P.M. | 48 |
| | 5:30 P.M. | 87 |
| | 10:00 P.M. | 142 |
| 5/6/86 | 12:00 Noon | 31 |
| | 9:30 P.M. | 115 |
| 5/7/86 | 2:00 P.M. | 35 |
| 5/8/86 | 12:00 Noon | 27 |
| | 5:30 p.m. | 103 |
| 5/9/86 | 8:30 p.m. | 103 |



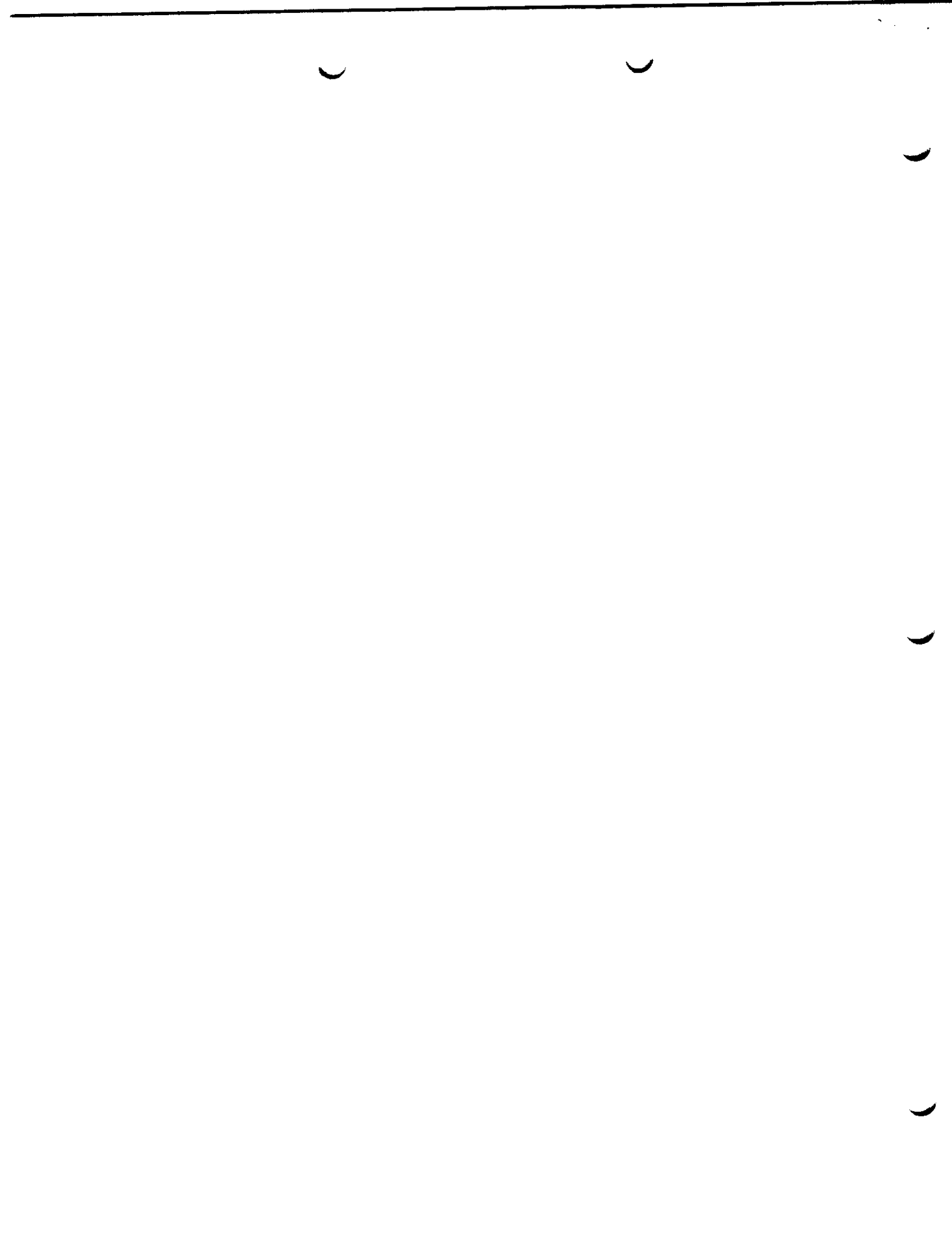
MIDTOWN PEAK PARKING SPACE OCCUPANCY LEVELS

FIGURE 5



Joseph R. Holland

Consulting Traffic Engineer



City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located at 2322 K Street
(P86-150)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission