

P93-148 - LYON'S RESTAURANT

- REQUEST:
- A. Negative Declaration
 - B. Variance to waive 9 parking spaces for a 177 seat restaurant;
 - C. Variance to reduce the front yard setback from 7.5 feet to 0 feet for an outdoor patio restaurant
 - D. Variance to reduce the street side yard setback from 5 feet to 0 feet for an outdoor patio restaurant on 0.59± developed acres in the General Commercial Special Planning District (C-2 SPD) zone.

LOCATION: 3000 J Street
APN: 007-0121-016
Central City
Sacramento City Unified School District
Council District 3

APPLICANT:	Investnet Inc., Robert A. Rosenberg, CCIM, (916) 737-3300 P.O. Box 60700, Sacramento, CA 95860	
OWNER:	Cheng Family Trust 44908 Winding Ln. Fremont, CA 94539	Lyon's Restaurant, Inc 1165 Trinton Ave. Foster City, CA
APPLICATION FILED:	September 29, 1993	
STAFF CONTACT:	Jeanne Corcoran, 264-5317	

SUMMARY/RECOMMENDATION:

The applicant proposes to expand a 150 seat restaurant to 177 seats on 0.59± developed acres in the General Commercial Special Planning District (C-2 SPD) zone. The applicant proposes to reduce the inside seating from 150 seats to 143 and add a patio area with 34 seats along J Street & 30th Streets. The existing restaurant currently provides 50 parking spaces. In order to construct the patio area and provide additional

seating, variances for setbacks and parking are required. In evaluating the project, the issues are the adequacy of available parking and setbacks. **Staff recommends approval of the project.** This recommendation is based on conditions of approval that ensure adequate parking and consistency with existing buildings in the area.

PROJECT INFORMATION:

General Plan Designation: Commercial/Neighborhood Commercial & Offices
1980 Central City
Community Plan Designation: General Commercial
Existing Land Use of Site: Restaurant
Existing Zoning of Site: C-2

Surrounding Land Use and Zoning:

North: Offices; C-2
South: Automotive; C-2
East: Retail/Commercial, Restaurant/Bar; C-2
West: Retail; TC

Setbacks:	Required	Provided
Front:	7.5'	0'
Side(St):	5.0'	0'
Side(Int):	0'	92'
Rear:	0'	50'

Property Dimensions:	160' x 161'
Square Footage of Building:	5,000 square feet
Height of Building:	30 feet, one story
Parking Provided:	50 spaces
Parking Required:	59 spaces

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:

Permit

Design Review
Building Permit

Agency

Design Review Staff
Building Division

STAFF EVALUATION: Staff has the following comments:**A. Policy Considerations**

The proposed project is consistent with the General Plan and the Central City Community Plan land use designations of Community/Neighborhood Commercial and Offices and General Commercial. The project is also consistent with the Circulation Element of the General Plan.

B. Site Plan Design/Zoning Requirements**1. Setbacks**

The applicant proposes to add a raised exterior patio area for outdoor seating along the J Street (north elevation) frontage with a wrap around onto the 30th Street (west elevation) frontage. The dimensions of the proposed patio area will be approximately 10' X 65' for a total of approximately 650± square feet. The proposed patio area will be approximately two feet above sidewalk grade. A 3.5 foot railing is proposed around the patio area. The patio will be open with no additional roofing or walls being constructed. The patio area will be on private property and will encroach into the required front and street side yard setbacks. In 1987, the Zoning Ordinance was amended to require setbacks in the C-1 and C-2 zones. Prior to 1987, setbacks in commercial zones were not required unless adjacent to a residential zone. The adjacent properties are developed without setbacks. Staff has no objections to reducing the front and street side yard setbacks since this project will be consistent with the adjacent properties which do not have setbacks, street visibility will not be obstructed since the patio area will remain open and unenclosed and the city encourages outdoor dining as a means of promoting a more active streetscape.

2. Parking

The applicant is proposing to expand the existing seating from 150 seats to 177 seats (143 inside, 34 outside). The Zoning Ordinance requires a parking ratio of one parking space per three seats. There are currently 50 parking spaces on site, however, 59 parking spaces are required for a 177 seat restaurant. Therefore, the applicant is requesting to waive 9 parking spaces. The applicant has conducted a study to determine the amount of parking spaces utilized. The study indicated that the parking lot is usually at 60-80% capacity during most of the day except for peak times 11-2 P.M. weekdays and Friday evenings 6:30 - 8:30 P.M., when the parking lot is full. The applicant has indicated that Lyons has an agreement with the adjacent business which allows Lyons' patrons to use their seven parking spaces after hours and on weekends when their business is closed. Furthermore, there are eight parking meters adjacent to the restaurant which patrons can use.

Lyons Restaurant is located in a commercial area, in which many patrons walk to Lyons during lunch from other businesses in the area. The applicant submitted a survey, which indicated that during the peak lunch period (11 a.m. - 2 p.m.) 22% - 36% of their patrons either walked, biked or took transit to the restaurant.

The final study the applicant submitted was the number of patrons on site at any one time. This study indicates that the restaurant does not operate at full capacity. The most at any one time seems to be about 100 - 125 people, which is at 66-83% of capacity. Staff has talked to other restaurateurs whom indicated that a restaurant will usually have a typical occupancy of 80% since tables are usually set up to accommodate four people and patrons come in parties of two or three, thus it is not possible to fill all seats.

Staff supports the variance request to waive nine parking spaces for the outdoor patio area, since adequate parking is available on site during the day. Outdoor seating is usually seasonal and staff believes that providing additional parking for seats that are seasonal will create an over supply of parking for the use. Staff recognizes that for a few hours out of the day that parking on site will be at capacity, however, adequate on street parking is available. Staff did visit the site on a Friday between noon and 1 o'clock. Staff noted that all but 3-4 parking spaces were in use. Staff also noted that there was adequate on-street parking available on J Street. On-street parking will not impact any residential uses, since this project is located in a commercial area.

C. Building Design

As mentioned above, the dimensions of the proposed patio area will be approximately 10' X 65' for a total of approximately 650± square feet. The proposed patio area will be approximately two feet above sidewalk grade. A 3.5 foot railing is proposed around the patio area. The patio base will be concrete and the railings will be teal green steel tubes. The project site is located in the Alhambra Corridor Special Planning District and the Central City Design Review area. Design Review staff have reviewed the proposed materials and design (DR93-235) and is awaiting final review and approval pending the decision of the Planning Commission. The Design Review Staff feels that the proposed outdoor seating area compliments the existing building and will enhance and enliven the streetscape.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

B. Public/Neighborhood/Business Association Comments

This project application was sent to the McKinley-Elyas Neighborhood Association, East Sacramento Improvement Association and The Midtown Business Association. Staff has not received any comments from these neighborhood associations.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. There were no comments on proposed variances.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny all actions. 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 take the following action:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Variance to waive 9 parking spaces for a 177 seat restaurant.
- C. Adopt the attached Resolution approving the Variance to reduce the front yard setback from 7.5 feet to 0 feet;

- D. Adopt the attached Resolution approving the Variance to reduce the street side yard setback from 5 feet to 0 feet.

Report Prepared By,

Report Reviewed By,



Jeanne Corcoran, Planner



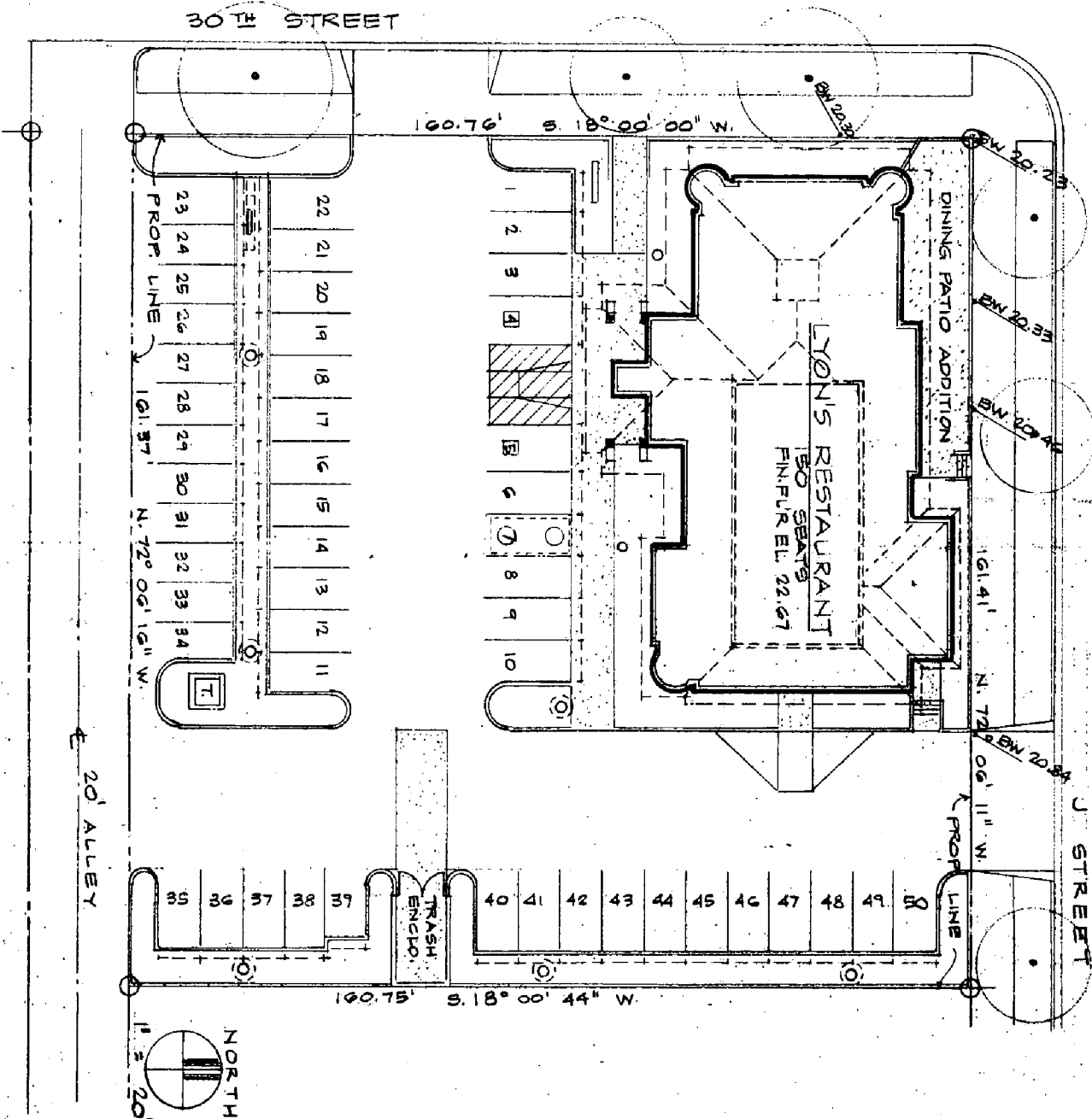
Principal Planner

Attachments

Attachment A	Vicinity, Land Use and Zoning Map
Attachment B	Resolution Approving Variance to waive 9 parking spaces, to reduce the front and street sideyard setbacks
Exhibit B-1	Site Plan
Exhibit B-2	Floor Plan
Exhibit B-3 & B-4	Elevation Plans
P93-148.SR	



VICINITY, LAND USE AND ZONING MAP



SITE PLAN
 Architect sherrill marshall pla and associates 8425 w third st los angeles ca 90048 tel 213 656 0220

DRWG. NO. P-10 8616-01	OUTDOOR DINING PATIO ADDITION 28 JUNE 1993	LYON'S RESTAURANT 3000 J STREET SACRAMENTO, CALIFORNIA
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8.12.92(15) ROSENBERG
 6.28.93 ROSENBERG

P93-148

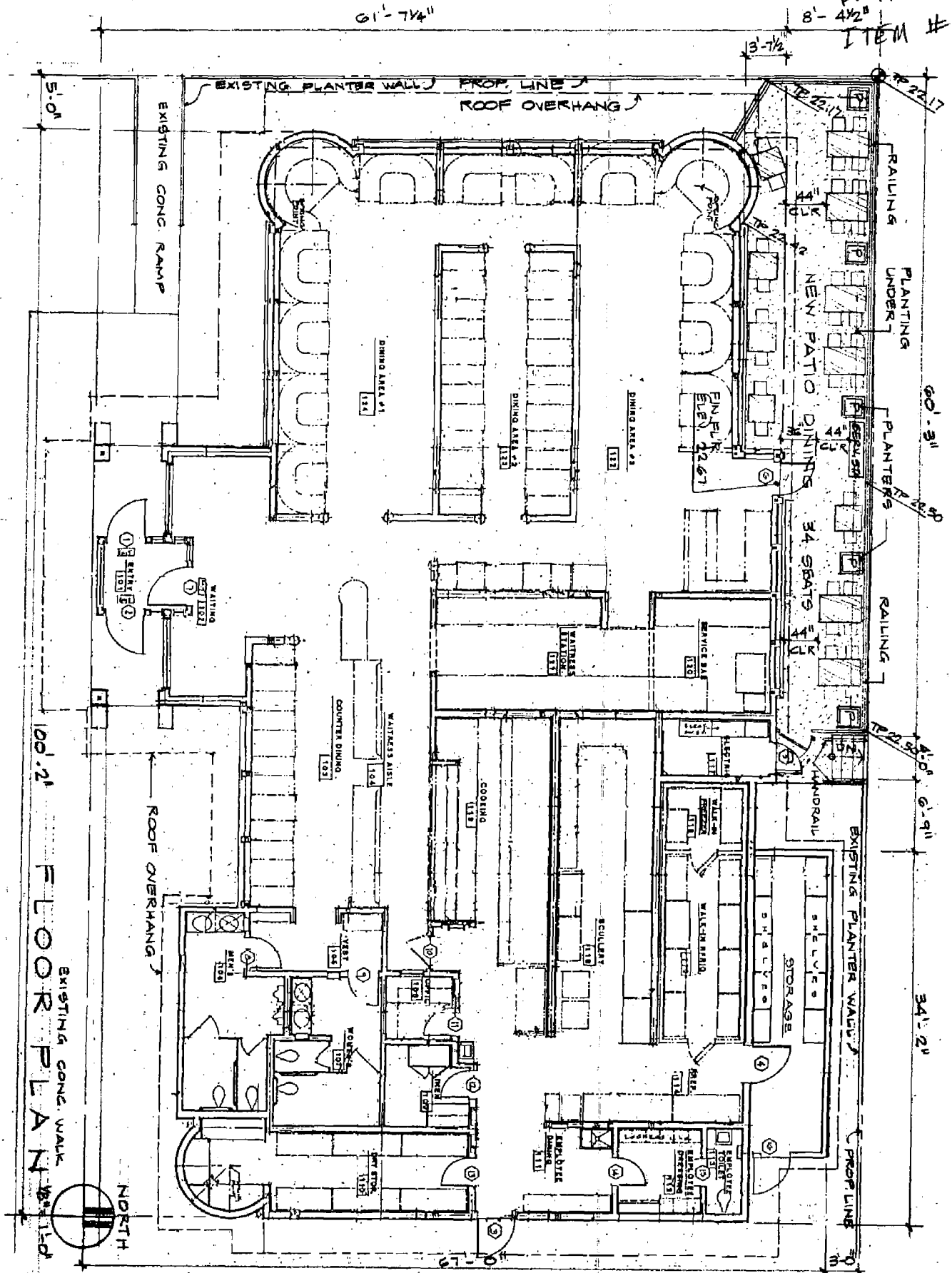
12-9-93

EXHIBIT B-2

P. 11

8'-4 1/2"

ITEM #16



EXISTING CONC. WALK

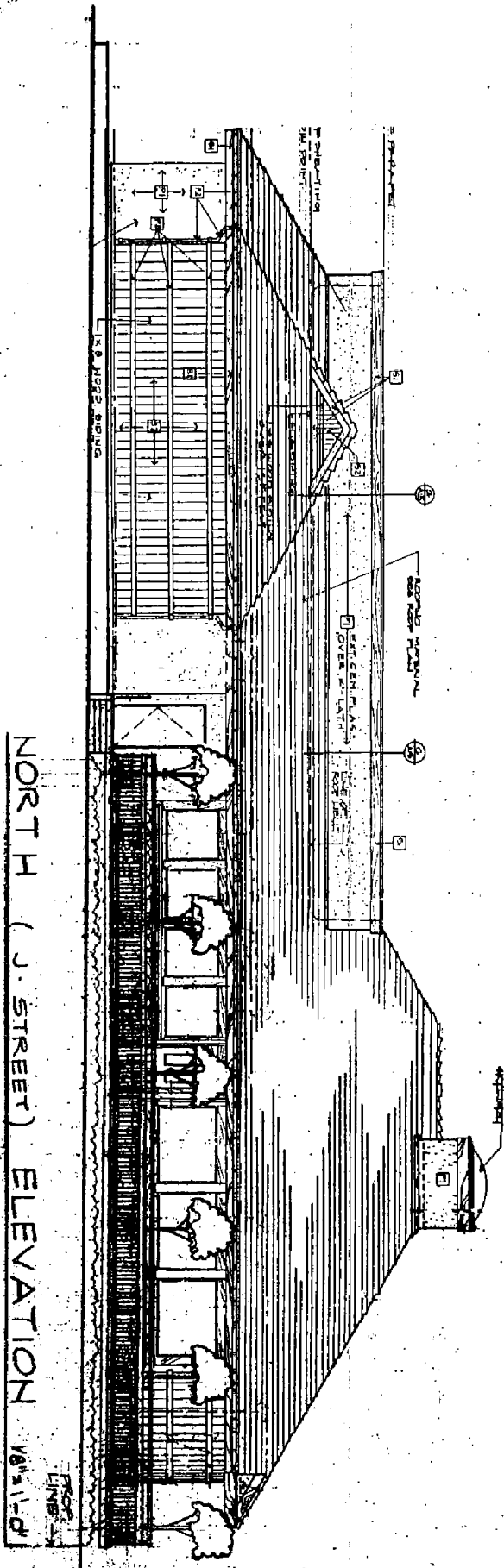
FLOOR PLAN

NORTH

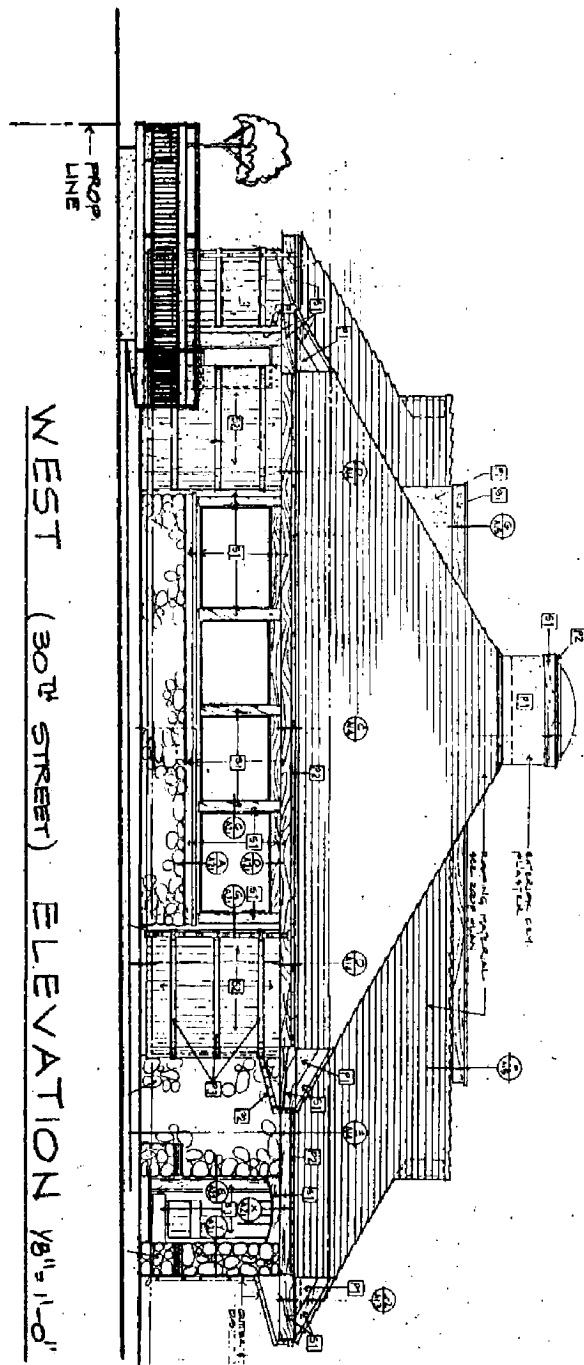
architect sherrill marshall aia and associates 8425 w third st los angeles ca 90048 tel 213 655 0320

DRWG. NO. P-11 8816-01	OUTDOOR DINING PATIO ADDITION 28 JUNE 1993	LYON'S RESTAURANT 3000 J STREET SACRAMENTO, CALIFORNIA
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8.12.93(15) ROSENBERG
6/28/93 ROSENBERG



NORTH (J STREET) ELEVATION 1/8" = 1'-0"



WEST (30th STREET) ELEVATION 1/8" = 1'-0"

EXTERIOR ELEVATIONS

architect oherrod marshall and associates 4425 w third st los angeles ca 90046 tel 213 655 0320

DRWG. NO. 8-12
EXHIBIT B-3

OUTDOOR DINING PATIO
ADDITION
28 JUNE 1993

LYON'S RESTAURANT
3000 J STREET
SACRAMENTO, CALIFORNIA

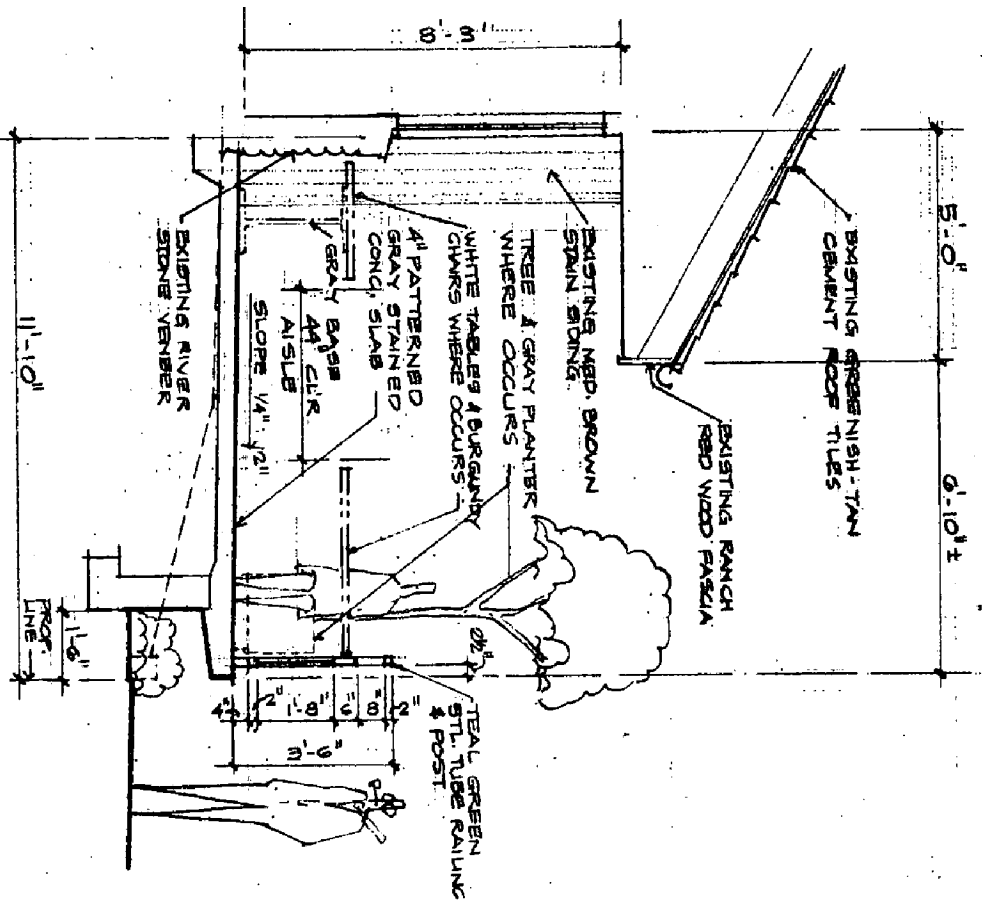
8.12.93(15) ROSENBERG
6.28.93 ROSENBERG

ITEM #16
P. 12

8-11-CB8

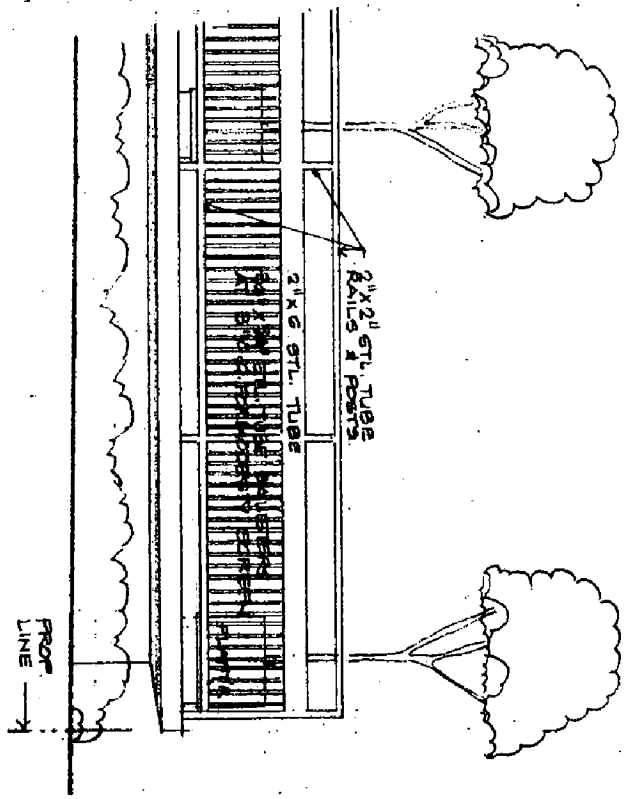
SECTION

3/8" = 1'-0"



PARTIAL ELEVATION

3/8" = 1'-0"



PARTIAL ELEVATION & SECTION

architect sherrill marshall and associates 8425 w third st los angeles ca 90048 tel 213 655 0270

<p>DRWG. NO. P-13</p>	<p>OUTDOOR DINING PATIO ADDITION</p> <p>28 JUN 93</p>	<p>LYON'S RESTAURANT 3000 J STREET SACRAMENTO, CALIFORNIA</p>
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ITEM 16
EXHIBIT B-4

8.12.93(15) ROSENBERG
6.28.93 ROSENBERG

64-4-72



*Item 16
December 9, 1993*

CITY OF SACRAMENTO
CITY PLANNING DIVISION

DEC 9 1993

RECEIVED

December 8, 1993

Sacramento City Planning Commission
1231 I Street, Suite 200
Sacramento Ca 95814

RE: Lyons Restaurant Applications P-93-148

Honorable Members in Session;

This letter is to express to you my support for the application by Lyons Restaurant for outdoor seating.

As a resident of the neighborhood, I have found that local restaurants with outdoor seating are popular with both residents and businesses in the area.

We have not seen parking, loitering or overcrowding problems in or around these establishments. They are also convenient for those of us who like to walk to lunch or dinner; and in fact, the outside seating seems to encourage us to do so.

For these reasons, I am supportive of the Lyons Restaurant applications.

Very truly yours,

Brian Holloway
Brian Holloway
HOLLOWAY LAND COMPANY