

STAFF REPORT AMENDED 1-26-84
CITY PLANNING COMMISSION

EXHIBIT V

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	McDonough, Holland & Allen - Suite 950, 555 Capitol Mall, Sacto., CA 95814 -		
OWNER	Sacramento Turn Verein - 3349 J Street, Sacramento, CA 95816		
PLANS BY	_____		
FILING DATE	10-21-83	50 DAY CPC ACTION DATE	_____
REPORT BY:	GM:sg		
NEGATIVE DEC.	12-5-83	EIR	_____
ASSESSOR'S PCL. NO.	007-062-06,07		

- APPLICATION:
1. Negative Declaration
 2. Variance to change from a non-conforming use bar to a non-conforming use restaurant in an existing private athletic and social club located on 1± acre in the Medium Density Multiple Family (R-4) zone (Zoning Ordinance, Section 12-A-12)

LOCATION: 3349 J Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a restaurant in the Turn Verein facility.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Sacramento Community
Plan Designation: Medium Density Multi-Family
Existing Zoning of Site: R-4
Existing Land Use of Site: Turn Verein Athletic/Social Club

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-4
South: Residential; R-4
East: Residential; R-3
West: Residential; R-4

Parking Required: 17 required in addition to 46 existing for restaurant use
Parking Provided: 46 on-site available
Parking Ratio: 1:3 seats
Property Dimensions: Flag-shaped
Property Area: 43,067 square feet
Square Footage of Buildings: 25,000± square feet
Height of Structure: 26.5 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Red/buff natural brick color
Exterior Building Materials: Red/buff natural brick color

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BACKGROUND INFORMATION: At the October 13, 1983 meeting, the Commission considered a variance request by Turn Verein (P83-183) to add a 2,625 square foot storage room to the existing facility. Prior to this scheduled hearing date, the Turn Verein leased a 1,200± square foot room to a restaurant tenant (Helena's Restaurant) that was previously occupied by a bar business. The bar operator vacated the premises in February 1983 and the room has been vacant for approximately 10 months prior to Helena's Restaurant occupying the space.

APPLC. NO. P83-357

MEETING DATE December 15, 1983

CPC ITEM NO. 6-2

1-26-84

The former bar use contained approximately 43± seats according to the representatives of Turn Verein. The restaurant use seats 50 persons. The City planning staff determined that a variance application was necessary in order for Helena's Restaurant to use the space since the additional seating technically constitutes an expansion and change of a non-conforming business (reference Section 12-A-12 of Zoning Ordinance). The representatives of Turn Verein nor the owner of Helena's Restaurant was aware that a variance application was necessary at the time the restaurant entered into the lease agreement.

The Commission therefore requested that the owner of Helena's Restaurant file a variance application and continued any action on the storage room addition to allow the Commission to consider the two variance requests together at a future meeting.

Based on testimony given at the October 13, 1983 meeting and discussions with surrounding residents, the major problems pertaining to the Turn Verein are basically inadequate parking for the capacity of the facility, and noise and sometimes rowdy behavior by some of the persons attending events at the Turn Verein. These problems have existed for years and the opportunity to bring this to light have not come up until the variance applications were scheduled for public hearings.

The staff, in evaluating these problems in conjunction with the two variance applications, is recommending measures to mitigate the major problems as conditions of approval of the variance requests. The basis and rationale for staff's recommendation are discussed in detail in the following sections.

History of Zoning Requirements Relative to the Turn Verein Building Site:

The information below provides a chronological history of the zoning and parking regulations that existed at the time the Turn Verein building was first constructed and the zoning regulations subsequently adopted by the City, which are germane to this issue since development of the site.

Date

1922 City zoning map designates the subject site as "second residential district." This designation allows associations, clubs, or lodge buildings as a permitted right.

No parking requirements existed then.

Aug. 19, 1925 Building permit was issued to construct the Turn Verein facility.

Jan. 13, 1944 Zoning Ordinance #1000, Fourth Series, adopted. The site was designated as multi-family zone. Section 5-J of the Zoning Code allows private clubs, lodges... as a permitted right.

No parking regulations existed.

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June 16, 1956 Zoning Ordinance #1963, Fourth Series, adopted. The site was zoned R-4, multi-family zone. Section 8-A-6 of the Zoning Code allows private clubs, lodges... as a permitted right.

The code also established parking regulations of one space per 400 square feet for assembly hall facilities.

June 13, 1964 Zoning Ordinance #2550, Fourth Series, adopted.
The Zoning Code was amended to require special permit approval of private clubs - social centers.

The parking requirement was also amended changing the parking ratio to one space per 100 square feet for assembly hall, lodge hall facilities.

STAFF EVALUATION: As pointed out earlier, the major issues regarding the variance applications and events at the Turn Verein narrow down to inadequate parking, and inadequate management of activities at the Turn Verein.

1. Parking Issue:

Research into the history of zoning and parking regulations pertaining to the subject site reveal that at the time the Turn Verein was constructed in 1925, lodges, clubs, and associations were a permitted use by right in the zoning designation ("second residential district") of the site. In addition, off-street parking requirements did not exist at that time.

It was not until 1956 that parking requirements for such uses were enacted by the City, and not until 1964 were special permit approvals required of private clubs and social centers.

Based on these findings, the Turn Verein had no obligation to provide off-street parking nor receive special permit authorization from the City to establish the facility in 1925. The Turn Verein did eventually develop 46 parking spaces at the rear of the site with access onto I Street.

However, from a practical standpoint, 46 parking spaces designed to serve a 25,000 square foot facility with a maximum capacity of 700 persons is wholly inadequate. By current standards, a facility of this size would need to provide 250 parking spaces (25,000 s.f. ÷ 100 s.f.).

Although staff cannot require the applicant to provide off-street parking spaces based on current regulations for a structure constructed in 1925, staff is recommending that approval of the variance requests be conditioned to require the Turn Verein to meet current parking standards for the storage room addition and restaurant use. The spaces required will be as follows:

Storage room	2,625 s.f. ÷ 100 s.f.	= 26 spaces
Restaurant	50 seats ÷ 3 seats	= <u>17</u> spaces
Total new parking spaces required		43 spaces

Staff suggests that the applicant investigate the possibilities of satisfying the parking requirement at an off-site location. Since most of the large events occur on weekends and weeknights, the new parking requirement would apply only for these times. A field survey conducted by staff indicates the potential for off-site parking exists on several nearby locations. A commercial complex at the southwest corner of 32nd and J Streets is developed with 55 off-street

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spaces (26 spaces along J Street and 29 spaces in the rear) and the City owned property which houses the Blood Bank (soon to be relocated) contains 95 parking spaces. Both of these sites are within a block or two of the subject site.

2. The applicant indicates that the restaurant has no bar facilities and intends to serve only beer and wine with lunch and dinner. The restaurant is open for business Thursdays through Sundays and closes at 9 p.m. On Friday and Saturday, the restaurant closes at 10 p.m. The restaurant is not open on Monday, Tuesday and Wednesday evenings. The maximum seating is for 50 persons.

In contrast, the former bar was open until 2 a.m. Although the applicant indicates the bar provided approximately 43 seats, a bar can accommodate many more persons than there are seats since bar patrons can stand if seats are not available. Some staff members recall large crowds patronizing the bar on weekends during years past.

Staff finds that the applicant's request to change one non-conforming use (bar) to another non-conforming use (restaurant) results in a net benefit to the area in that the requested use is less intense than the former use.

3. Management of Activities:

The other major problem identified by adjacent residents is noise and rowdy behavior by some individuals attending events held at the Turn Verein facility. The staff report on the storage room addition described in detail the problems and potential mitigation measures (see attached report (P83-183)). As a condition of approval for both projects, staff recommends that these mitigation measures be also included. These measures are as follows:

- a. The Turn Verein facility shall not be used for music concert events.
- b. Music in conjunction with wedding receptions, parties and similar social events are permitted, but shall comply with the City's Noise Ordinance.
- c. The renter and any of his/her guests are expected to remain in the portion of the building rented. There will be no loitering or drinking in the hallway of the building or outside the building.
- d. The renter shall vacate the building no later than 11 P.M. on Monday through Thursday nights and no later than 12 midnight on Friday and Saturday nights.
- e. The renter is responsible for the conduct of his or her guests and no rowdy or destructive conduct will be permitted.
- f. In order to insure compliance with regulations b through e above, the Turn Verein shall furnish security personnel to enforce these regulations. The Turn Verein shall be responsible that the security personnel are fully informed of the variance conditions as well as the rules and regulations specified in the Rental Use Agreement (see Exhibit III) and shall be responsible for enforcement and compliance of these conditions.

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The City Police Department recommends the following ratio of security officers to the size of event:

<u>Minimum No. of Security Personnel</u>	<u>Persons Attending Events</u>
1	100-199
2	200-300
3	over 300

g. The Turn Verein shall designate an authorized representative of the organization who adjacent residents and other affected persons can contact regarding complaints associated with activities at the Turn Verein facility should problems arise.

4. The City recently issued a bingo license to the Universal Life Church which is renting the Turn Verein for bingo events on Wednesday nights. The bingo event attracts up to 400 persons. The City Manager's Office at the time the license was issued was unaware of the magnitude of the parking problem in the area. At the request of the Planning Department, the City Manager's Office has agreed to revoke the bingo license and already has informed the applicant to find an alternative site.
5. This staff report pertains specifically to the variance application (P83-357) to change one non-conforming use (bar) to another non-conforming use (restaurant) but the report discusses the other variance request (P83-183) to add the storage room facility since both projects involve the same building and have aggregate parking and related impacts.

The staff recommendation and conditions outlined below pertain to P83-357 only and the staff report for P83-183 is amended to reflect the changes discussed in this report (see item 7).

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance, subject to conditions and based upon the findings of fact which follow:

* Conditions

- a. The applicant shall provide 17 parking spaces off-site for the restaurant use for weeknights (after 5 p.m.) and weekend days (Saturday and Sunday). The applicant shall submit a written lease agreement for the required 17 spaces to the Planning Director and City Attorney for approval *with in* by *for* *for* / *for* / *for* April 19, 1984, of the variance approval. The applicant must submit a separate variance application for the off-site parking spaces. (CPC amended)
- b. The Turn Verein facility shall not be used for music concert events.
- c. All events at the Turn Verein shall comply with the City's Noise Ordinance.

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*See page 7

- d. The Turn Verein shall ^{be responsible for providing} ~~provide~~ security personnel at events based on the following ratio: (CPC amended)

<u>Min # of Security Personnel</u>	<u>Persons Attending Event</u>
1	100-199
2	200-300
3	over 300

- e. The Turn Verein shall be responsible that the security personnel are fully informed of the variance conditions in addition to the rules and regulations of the Rental Users Agreement (Exhibit III) and that the security personnel shall enforce compliance with these conditions and regulations.
- f. ^{Turn Verein is responsible that the} The ~~renter~~ and any of his/her guests are expected to remain in the portion of the building rented. There shall be no loitering or drinking in the in the hallway of the building or outside the building. (CPC amended)
- g. The building shall be vacated no later than 11 P.M. on ~~Monday~~ ^{Sunday} through Thursday nights and no later than 12 midnight on Friday and Saturday nights. (CPC amended)
- h. The ~~renter~~ ^{Turn Verein} is responsible for the conduct of ~~his/her~~ ^{the renter's} guests and no rowdy or destructive conduct will be permitted. (CPC amended)
- i. The Rental Use Agreement (Exhibit III) shall be amended to reflect conditions d and e.
- j. The Turn Verein shall designate an authorized representative of the organization who adjacent residents and other affected persons can contact regarding complaints associated with activities at the Turn Verein facility should problems arise. The name and phone number of this person shall be posted on the premises.
- k. The applicant shall install three landscape areas bordered by 6" x 6" raised concrete curbing adjoining the I Street driveways. The landscaped areas shall be planted with a variety of trees (15 gallon size), shrubs and low ground cover. The applicant shall submit a detailed landscape and irrigation plan to the Planning staff for review and approval prior to issuance of building permit.
- l. The applicant shall reconstruct the west driveway entrance as required by the City Traffic Department.
- m. The applicant shall provide landscaping along the walls of the existing racquetball courts in order to soften the visual appearance of the wall.
- n. The applicant shall provide compact parking spaces along the easterly property line in order to accommodate landscaping along said property line.
- o. The applicant shall submit a detailed signage program for Helena's restaurant and parking sign indicating directions to off-street parking locations to the Planning Director for review and approval ~~within four months~~ by April 19, 1984 of the variance approval. (CPC amended)

p. Alcoholic beverages served at the restaurant shall be limited to beer and wine only.

q. *The bingo license issued to Universal Life Church permitting bingo games at the subject location shall be revoked by the City. No bingo shall be permitted on the premises after expiration of the current lease and this condition shall not affect any revocation action taken by the Manager's Office.*
* Findings of Fact (CPC amended)

a. The variance, as conditioned, is not a special privilege extended to one property owner in that the change in non-conforming use results in a net benefit to the area based upon the determination that a restaurant is a less intense use than a bar.

b. The variance, as conditioned, would not constitute a disservice or be injurious to the public welfare or other property in that:

- (1) adequate off-site parking will be provided;
- (2) adequate operational and management measures are required to mitigate noise and related problems associated with activities at the Turn Verein.

c. The variance is compatible with a policy of the City General Plan which states, "support efforts to retain significant older structures."

*r. *The structure, including the restaurant, shall be reviewed by the Building Inspections Division and shall comply with the City Building Code. (CPC added)*

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CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	McDonough, Holland & Allen - Suite 950, 555 Capitol Mall, Sacto., CA 95814		
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LOCATION: 3349 J Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a restaurant in the Turn Verein facility.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Sacramento Community
Plan Designation: Medium Density Multi-Family
Existing Zoning of Site: R-4
Existing Land Use of Site: Turn Verein Athletic/Social Club

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-4
South: Residential; R-4
East: Residential; R-3
West: Residential; R-4

Parking Required: 17 required in addition to 46 existing for restaurant use
Parking Provided: 46 on-site available
Parking Ratio: 1:3 seats
Property Dimensions: Flag-shaped
Property Area: 43,067 square feet
Square Footage of Buildings: 25,000± square feet
Height of Structure: 26.5 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Colors: Red/buff natural brick color
Exterior Building Materials: Red/buff natural brick color

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The former bar use contained approximately 43± seats according to the representatives of Turn Verein. The restaurant use seats 50 persons. The City planning staff determined that a variance application was necessary in order for Helena's Restaurant to use the space since the additional seating technically constitutes an expansion and change of a non-conforming business (reference Section 12-A-12 of Zoning Ordinance). The representatives of Turn Verein nor the owner of Helena's Restaurant was aware that a variance application was necessary at the time the restaurant entered into the lease agreement.

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The staff, in evaluating these problems in conjunction with the two variance applications, is recommending measures to mitigate the major problems as conditions of approval of the variance requests. The basis and rationale for staff's recommendation are discussed in detail in the following sections.

History of Zoning Requirements Relative to the Turn Verein Building Site:

The information below provides a chronological history of the zoning and parking regulations that existed at the time the Turn Verein building was first constructed and the zoning regulations subsequently adopted by the City, which are germane to this issue since development of the site.

Date

1922 City zoning map designates the subject site as "second residential district." This designation allows associations, clubs, or lodge buildings as a permitted right.

No parking requirements existed then.

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The Zoning Code was amended to require special permit approval of private clubs - social centers.

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STAFF EVALUATION: As pointed out earlier, the major issues regarding the variance applications and events at the Turn Verein narrow down to inadequate parking, and inadequate management of activities at the Turn Verein.

1. Parking Issue:

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It was not until 1956 that parking requirements for such uses were enacted by the City, and not until 1964 were special permit approvals required of private clubs and social centers.

Based on these findings, the Turn Verein had no obligation to provide off-street parking nor receive special permit authorization from the City to establish the facility in 1925. The Turn Verein did eventually develop 46 parking spaces at the rear of the site with access onto I Street.

However, from a practical standpoint, 46 parking spaces designed to serve a 25,000 square foot facility with a maximum capacity of 700 persons is wholly inadequate. By current standards, a facility of this size would need to provide 250 parking spaces (25,000 s.f. ÷ 100 s.f.).

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spaces (26 spaces along J Street and 29 spaces in the rear) and the City owned property which houses the Blood Bank (soon to be relocated) contains 95 parking spaces. Both of these sites are within a block or two of the subject site.

2. The applicant indicates that the restaurant has no bar facilities and intends to serve only beer and wine with lunch and dinner. The restaurant is open for business Thursdays through Sundays and closes at 9 p.m. On Friday and Saturday, the restaurant closes at 10 p.m. The restaurant is not open on Monday, Tuesday and Wednesday evenings. The maximum seating is for 50 persons.

In contrast, the former bar was open until 2 a.m. Although the applicant indicates the bar provided approximately 43 seats, a bar can accommodate many more persons than there are seats since bar patrons can stand if seats are not available. Some staff members recall large crowds patronizing the bar on weekends during years past.

Staff finds that the applicant's request to change one non-conforming use (bar) to another non-conforming use (restaurant) results in a net benefit to the area in that the requested use is less intense than the former use.

3. Management of Activities:

The other major problem identified by adjacent residents is noise and rowdy behavior by some individuals attending events held at the Turn Verein facility. The staff report on the storage room addition described in detail the problems and potential mitigation measures (see attached report (P83-183). As a condition of approval for both projects, staff recommends that these mitigation measures be also included. These measures are as follows:

- a. The Turn Verein facility shall not be used for music concert events.
- b. Music in conjunction with wedding receptions, parties and similar social events are permitted, but shall comply with the City's Noise Ordinance.
- c. The renter and any of his/her guests are expected to remain in the portion of the building rented. There will be no loitering or drinking in the hallway of the building or outside the building.
- d. The renter shall vacate the building no later than 11 P.M. on Monday through Thursday nights and no later than 12 midnight on Friday and Saturday nights.
- e. The renter is responsible for the conduct of his or her guests and no rowdy or destructive conduct will be permitted.
- f. In order to insure compliance with regulations b through e above, the Turn Verein shall furnish security personnel to enforce these regulations. The Turn Verein shall be responsible that the security personnel are fully informed of the variance conditions as well as the rules and regulations specified in the Rental Use Agreement (see Exhibit III) and shall be responsible for enforcement and compliance of these conditions.

The City Police Department recommends the following ratio of security officers to the size of event:

<u>Minimum No. of Security Personnel</u>	<u>Persons Attending Events</u>
1	100-199
2	200-300
3	over 300

- g. The Turn Verein shall designate an authorized representative of the organization who adjacent residents and other affected persons can contact regarding complaints associated with activities at the Turn Verein facility should problems arise.
4. The City recently issued a bingo license to the Universal Life Church which is renting the Turn Verein for bingo events on Wednesday nights. The bingo event attracts up to 400 persons. The City Manager's Office at the time the license was issued was unaware of the magnitude of the parking problem in the area. At the request of the Planning Department, the City Manager's Office has agreed to revoke the bingo license and already has informed the applicant to find an alternative site.
5. This staff report pertains specifically to the variance application (P83-357) to change one non-conforming use (bar) to another non-conforming use (restaurant) but the report discusses the other variance request (P83-183) to add the storage room facility since both projects involve the same building and have aggregate parking and related impacts.

The staff recommendation and conditions outlined below pertain to P83-357 only and the staff report for P83-183 is amended to reflect the changes discussed in this report (see item 7).

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance, subject to conditions and based upon the findings of fact which follow:

Conditions

- a. The applicant shall provide 17 parking spaces off-site for the restaurant use for weeknights (after 5 p.m.) and weekend days (Saturday and Sunday). The applicant shall submit a written lease agreement for the required 17 spaces to the Planning Director and City Attorney for approval within four months, or April 19, 1984, of the variance approval. The applicant must submit a separate variance application for the off-site parking spaces.
- b. The Turn Verein facility shall not be used for music concert events.
- c. All events at the Turn Verein shall comply with the City's Noise Ordinance.

- d. The Turn Verein shall provide security personnel at events based on the following ratio:

<u>Min # of Security Personnel</u>	<u>Persons Attending Event</u>
1	100-199
2	200-300
3	over 300

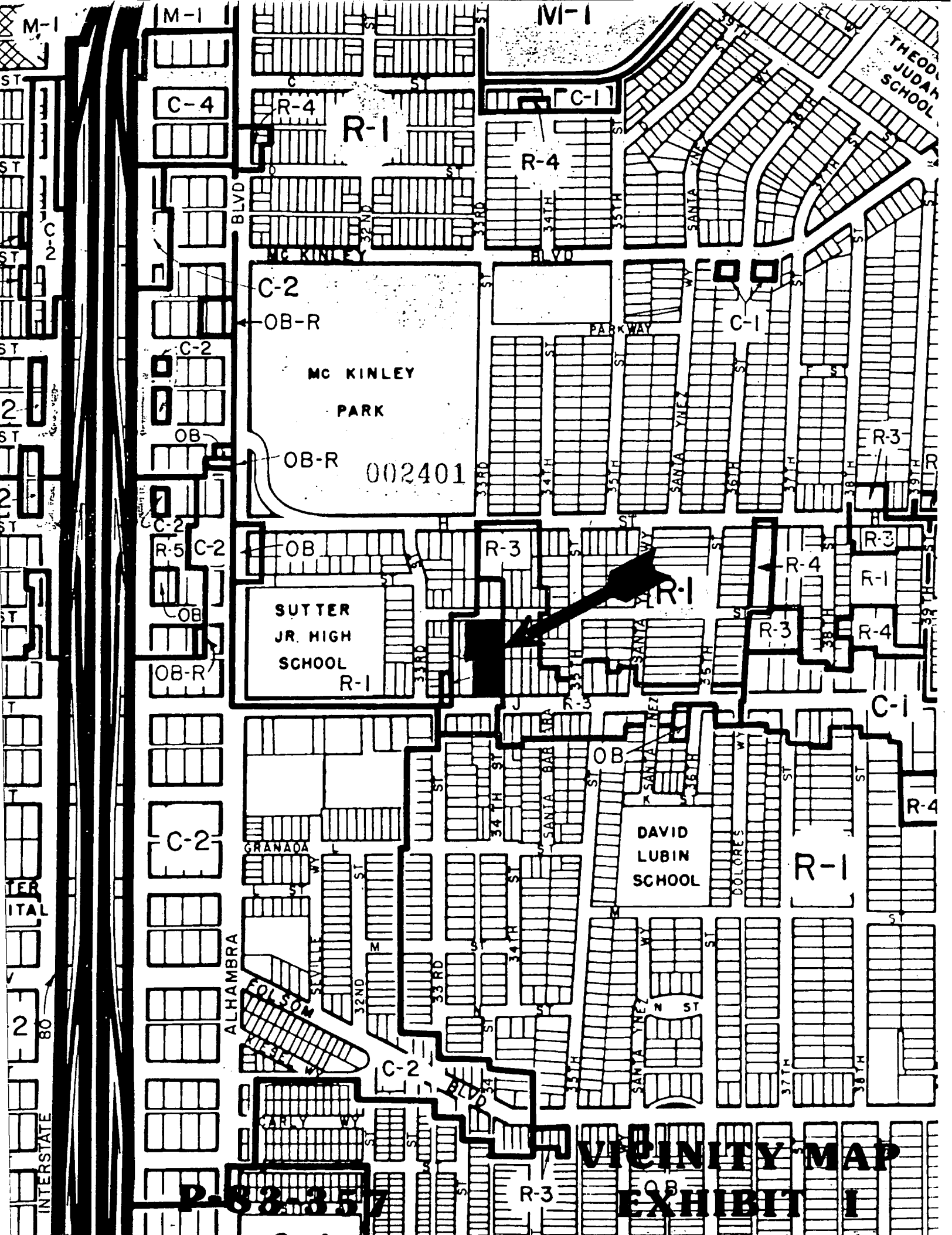
- e. The Turn Verein shall be responsible that the security personnel are fully informed of the variance conditions in addition to the rules and regulations of the Rental Users Agreement (Exhibit III) and that the security personnel shall enforce compliance with these conditions and regulations.
- f. The renter and any of his/her guests are expected to remain in the portion of the building rented. There shall be no loitering or drinking in the in the hallway of the building or outside the building.
- g. The building shall be vacated no later than 11 P.M. on Monday through Thrusday nights and no later than 12 midnight on Friday and Saturday nights.
- h. The renter is responsible for the conduct of his or her guests and no rowdy or destructive conduct will be permitted.
- i. The Rental Use Agreement (Exhibit III) shall be amended to reflect conditions d and e.
- j. The Turn Verein shall designate an authorized representative of the organization who adjacent residents and other affected persons can contact regarding complaints associated with activities at the Turn Verein facility should problems arise. The name and phone number of this person shall be posted on the premises.
- k. The applicant shall install three landscape areas bordered by 6" x 6" raised concrete curbing adjoining the I Street driveways. The landscaped areas shall be planted with a variety of trees (15 gallon size), shrubs and low ground cover. The applicant shall submit a detailed landscape and irrigation plan to the Planning staff for review and approval prior to issuance of building permit.
- l. The applicant shall reconstruct the west driveway entrance as required by the City Traffic Department.
- m. The applicant shall provide landscaping along the walls of the existing racquetball courts in order to soften the visual appearance of the wall.
- n. The applicant shall provide compact parking spaces along the easterly property line in order to accommodate landscaping along said property line.
- o. The applicant shall submit a detailed signage program for Helena's restaurant and parking sign indicating directions to off-street parking locations to the Planning Director for review and approval within four months (April 19, 1984) of the variance approval.

- p. Alcoholic beverages served at the restaurant shall be limited to beer and wine only.
- q. The bingo license issued to Universal Life Church permitting bingo games at the subject location shall be revoked by the City.

Findings of Fact

- a. The variance, as conditioned, is not a special privilege extended to one property owner in that the change in non-conforming use results in a net benefit to the area based upon the determination that a restaurant is a less intense use than a bar.
- b. The variance, as conditioned, would not constitute a disservice or be injurious to the public welfare or other property in that:
 - (1) adequate off-site parking will be provided;
 - (2) adequate operational and management measures are required to mitigate noise and related problems associated with activities at the Turn Verein.
- c. The variance is compatible with a policy of the City General Plan which states, "support efforts to retain significant older structures."

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M-1

M-1

M-1

C-4

R-4

R-1

C-1

R-4

C-2

OB-R

MC KINLEY
PARK

OB-R 002401

C-2

OB

C-2

R-5

OB

OB-R

SUTTER
JR. HIGH
SCHOOL

R-1

R-3

R-1

R-4

R-3

R-1

R-3

R-4

C-2

GRANADA

DAVID
LUBIN
SCHOOL

R-1

ALHAMBRA

FOLSOM

C-2

VICINITY MAP

EXHIBIT I

P. 83-357

R-3

INTERSTATE

210

BLVD

THEODOR
JUDAH
SCHOOL

R-3

R-3

R-1

R-4

C-1

R-4

R-1

R-1

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33RD

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38TH

39TH

P-83-357

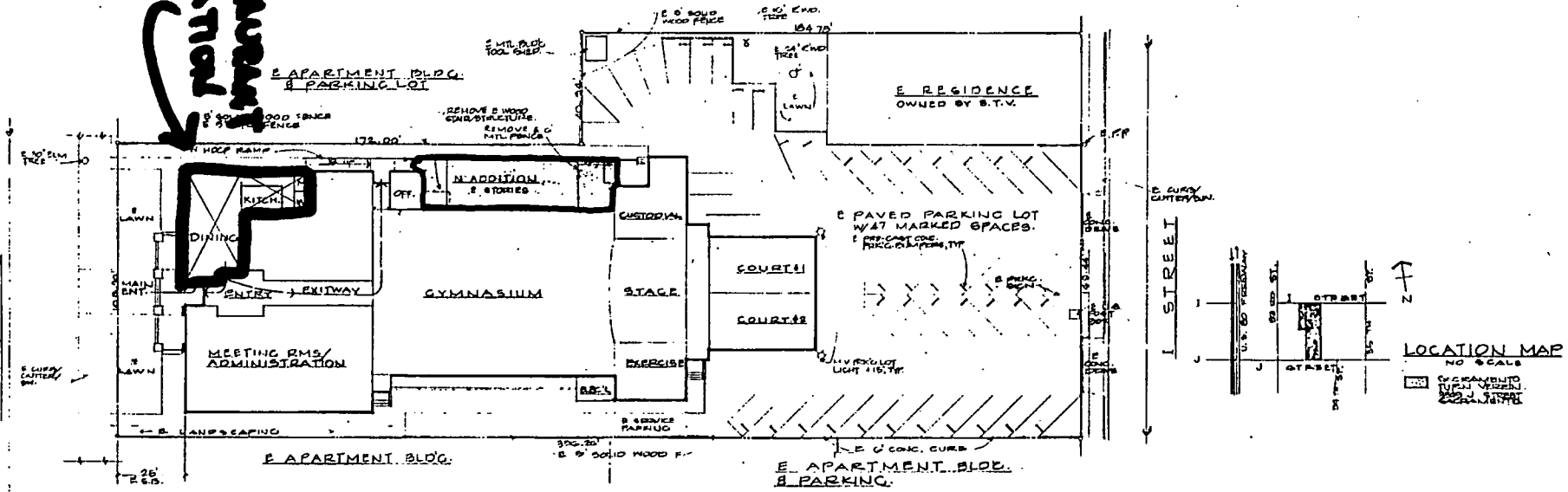
ADDITION TO: SACRAMENTO TURN VEREIN

3349 J STREET
SACRAMENTO

BRUCE ADELL and ASSOCIATES
ARCHITECTS - PLANNERS

P# P83357

RESTAURANT
LOCATION



SITE PLAN

- [Solid line] = EXISTING FACILITIES, E. 29,000 S.F.
 - [Hatched area] = RESTAURANT & RELATED FACILITIES (proposed)
 - [Dashed line] = NEW ADDITION, N. 2,625 S.F. (proposed)
- NOTE: TOTAL EXISTING PARKING CAPACITY = 47 SPACES.
ALL STALLS STRIPED AT 8 FT. WIDTHS.

EXHIBIT II

NEW ADDITION AND RESTAURANT
TO:
SACRAMENTO TURN VEREIN
3349 J STREET
SACRAMENTO, CA 95816

DATE	

BRUCE ADELL & ASSOCIATES
ARCHITECTS & PLANNERS
1108 G STREET, SACRAMENTO, CA 95811
SACRAMENTO, CA 95811



Sacramento Turn Verein

TURNER HALL
3349 J Street 442-7360
SACRAMENTO, CALIF. 95816

RENTAL AGREEMENT

Mo. Day Yr.
Rental Date

Name of Person/Organization Phone Today's Date

Hall Street City Zip

Gymnasium	
Lodge Hall	
Library	
Ruhstaller Room	
Founders' Room	
Banquet Hall	

Approximate Attendance _____
 Cleaning/Security Deposit _____
 Rental Deposit (50%) _____
 Balance Due and Date Due _____
 Other (ice, Sound) _____

Purpose of Rental (Wedding Reception, Anniversary, Dinner/Dance, etc.)

Type of Decorations to be used

Rules and Regulations

The organization renting the portion of the Sacramento Turn Verein building, hereinafter referred to as Renter, and the Sacramento Turn Verein, hereinafter referred to as Turn Verein, agree to the following covenants and conditions in addition to the rental and deposit set forth above.

- The Renter must contact the custodian, who will assist in setting up the hall or room rented.
- The Renter may not use nails, screws, or tape to affix decorations to walls, floors, or ceilings. No flammable materials, such as straw, hay, or confetti, may be used for decoration or for throwing.
- The Renter is responsible for cleaning tabletops and removing all decorations before leaving the building.
- The Renter will not throw or disburse rice or bird seed within the building or on Turn Verein property.
- The Renter and any of his/her guests are expected to remain in the portion of the building rented. There will be no loitering or drinking in the hallway of the building or outside of the building.
- The Renter agrees to vacate the building no later than 11 p.m. on Monday through Thursday nights and no later than 12 midnight on Friday and Saturday nights.
- The Renter will furnish at his/her own expense two police or security officers for gymnasium rentals involving 200 to 300 persons. The Renter will furnish at his/her own expense four police or security officers for gymnasium rentals involving more than 300 persons.
- The Renter is responsible for the conduct of his/her guests and no rowdy or destructive conduct will be permitted. The Renter assumes the responsibility for all and any injury that may occur to any of his/her guests because of his/her conduct or the conduct of his/her guests, invited or uninvited.
- The Renter assumes all responsibility for all personal property that may be lost or stolen from his/her guests while on Turn Verein property and Turn Verein assumes no responsibility with regard thereto. The Renter will be held responsible and liable for any damage or injury to Turn Verein property, both real and personal, that may result directly or indirectly from the use of the rental as contemplated herein.
- The cleaning/security deposit will be returned to the Renter only if there are no extra cleaning expenses or damages or injuries sustained by the Turn Verein or its property and only if the covenants and conditions regarding cleaning and security are satisfied by the Renter. Specifically the Renter will, under the Custodian's direction, see to the taking down of the hall or room rented.
- The Renter may cancel the rental agreement upon thirty (30) days written notice prior to the rental date. Refunds of rental deposit, cleaning/security deposit, and whatsoever other deposits will be made upon receipt of such notice. However, processing charge of ten per cent (10%) of \$10, whichever is greater, will be deducted from the refund. In no case will a refund be made if notice is not received at least thirty (30) days prior to the rental date.
- If the Renter or any of his/her guests fail to conform with these covenants and conditions, said Renter and guests shall leave the building upon the request of the Custodian and the Custodian shall close the building to the function. In such instances, no refunds will be made.
- The individual executing this document for the Renter warrants that he/she has full power and authority to bind the Renter and agrees that he/she will be present and be personally responsible for the covenants and conditions herein.

002404

RENTER: _____

BY: _____
REPRESENTATIVE

SACRAMENTO TURN VEREIN

BY: _____
REPRESENTATIVE

EXHIBIT III

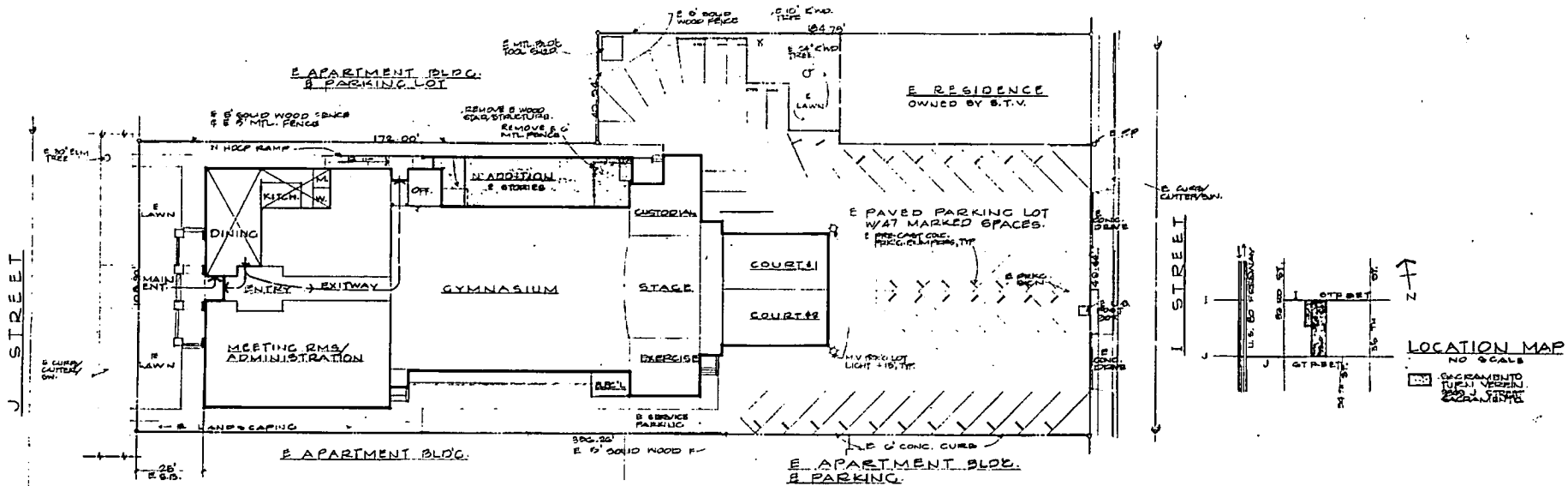
P-83-357

EX. III

ADDITION TO: SACRAMENTO TURN VEREIN

3349 J STREET
SACRAMENTO

BRUCE ADELL and ASSOCIATES
ARCHITECTS - PLANNERS



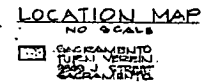
SITE PLAN

- = EXISTING FACILITIES, E. 29,000 S.F.
 = RESTAURANT & RELATED FACILITIES
 = NEW ADDITION, N. 2,025 S.F.

NOTE: TOTAL EXISTING PARKING CAPACITY = 47 SPACES.
ALL STALLS STRIPED AT 8 FT. WIDTHS.

SCALE 1/4" = 1'-0" N →

002402



REVISION	BY

NEW ADDITION AND RESTAURANT
 TO:
 SACRAMENTO TURN VEREIN
 3349 J STREET
 SACRAMENTO, CA. 95816

PROJECT	002402
DATE	6-17-83
SCALE	1/4" = 1'-0"
SHEET	215/83
BY	A. I.
NO.	3 - 84170

BRUCE ADELL & ASSOCIATES
ARCHITECTS & PLANNERS
2100 P STREET, SACRAMENTO, CALIF. 95811
TEL: 481-7700
FAX: 481-7700