

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
OWNER	Gee How Oak Tin Ass'n., 2400-28th Street, Sacramento, CA 95818		
PLANS BY			
FILING DATE	3/19/82	50 DAY CPC ACTION DATE	REPORT BY:GM:bw
Exempt			
NEGATIVE DEC.	15103	EIR	ASSESSOR'S PCL. NO. 010-241-09

APPLICATION: Special Permit to convert existing bar/restaurant consisting of 2,736 square feet into a private family association club use on 0.07 acres in the general commercial, C-2 zone.

LOCATION: Southwest corner of 28th and 'X' Streets (2400-28th Street)

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Restaurant/bar

Surrounding Land Use and Zoning:

North:	Freeway; TC
South:	Residential/office; R-0
East:	Commercial; C-2
West:	Residential; R-0

Parking Required:	To be determined by Commission
Parking Provided:	None
Property Dimensions:	40' x 80'
Property Area (sq. ft. & acreage):	3,200 sq. ft./0.07 acres
Square Footage of Building:	2,736 square feet
Building Height:	One story
Exterior Building Materials:	Plaster
Color of Exterior Materials:	Black and white
Street Improvements/Utilities:	Existing
Topography:	Flat

BACKGROUND INFORMATION: The subject site, located at the southwest corner of 28th and 'X' Streets, is developed with a structure that was formerly operated primarily as a neighborhood bar. The building occupies most of the 40' x 80' lot and the site was developed with no off-street parking spaces. The property is zoned general commercial, C-2.

STAFF EVALUATION: Staff has the following comments: Staff supports the special permit request based on the following analyses. The applicant proposes to convert and refurbish the existing building for use as a private family association club facility. The floor plan indicates that the building interior will be remodeled into multi-purpose/conference room small offices and a kitchen. The applicant indicates that the building will be used infrequently for large gatherings (twice per year) and that the primary user is the association's bookkeeper who will be using the office space.

APPLC. NO. P-82-070

MEETING DATE April 22, 1982

CPC ITEM NO. 15

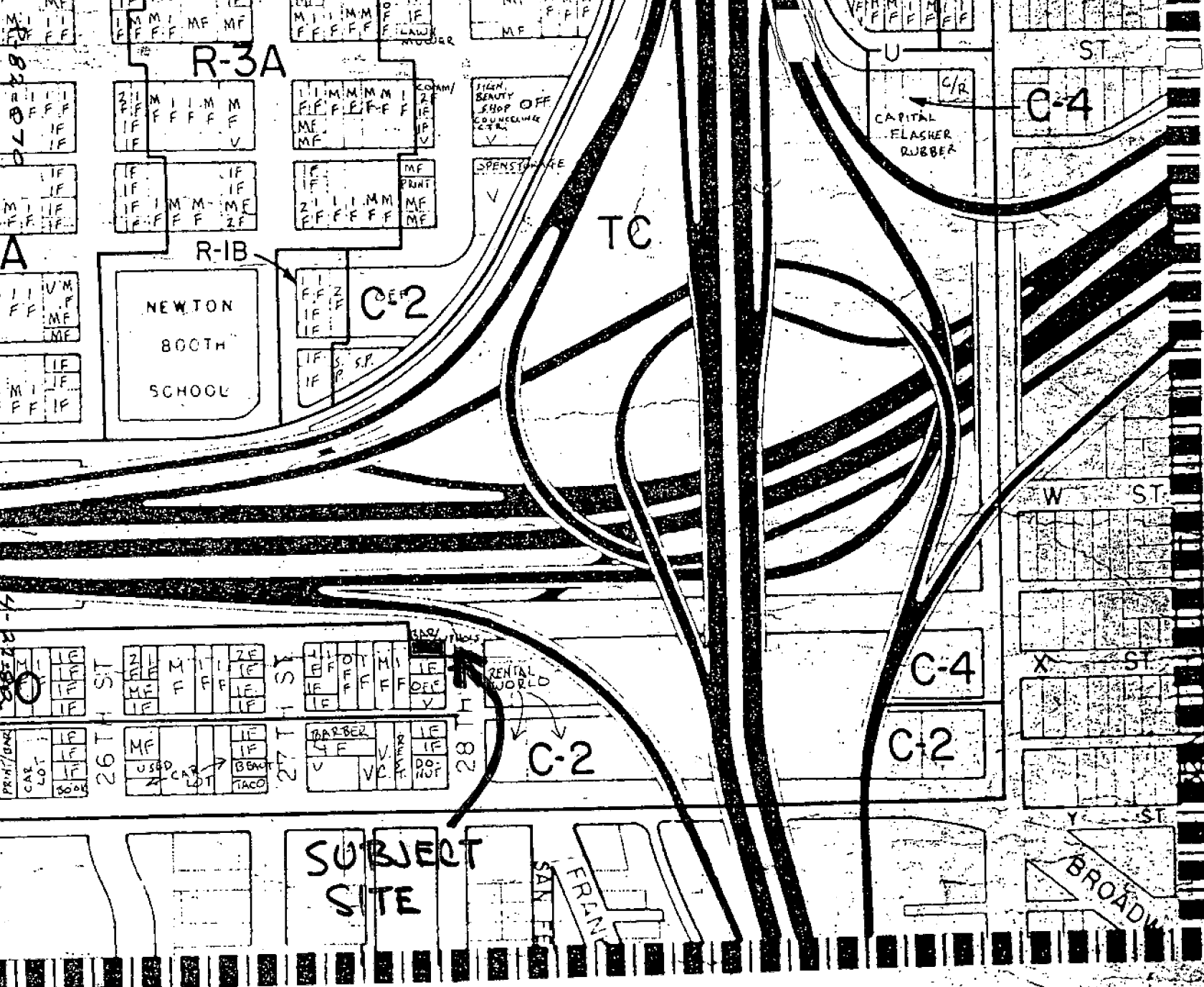
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Staff feels that the proposed use and operation would have a substantially less impact on the surrounding residential neighborhood than the former bar use in terms of on-street parking congestion and social problems, and, therefore, recommends approval of the private club without off-street parking.

STAFF RECOMMENDATION: Staff recommends approval of the special permit based on the findings of fact which follow:

Findings of Fact

1. The proposed project is based on sound principles of land use in that the conversion of a bar to family association club use would substantially reduce the impacts (traffic, noise, hours of operation) on the surrounding residential neighborhood.
2. The project is not injurious to the general public nor surrounding property in that the existing structure would be remodeled into the proposed use.
3. The proposal is consistent with the 1980 Central City Plan and the City Zoning Ordinance in that private clubs are permitted uses in the C-2 zone with the approval of a special permit by the Commission.



VICINITY
MAP No. 15

000818

Scale in Feet





LOCATION MAP - 1/16\"/>P-82-070

4-22782

P 82070

X' STREET

CURB & GUTTER

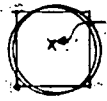
EXIST. DEAD PINE



EXIST'G. PLANTER

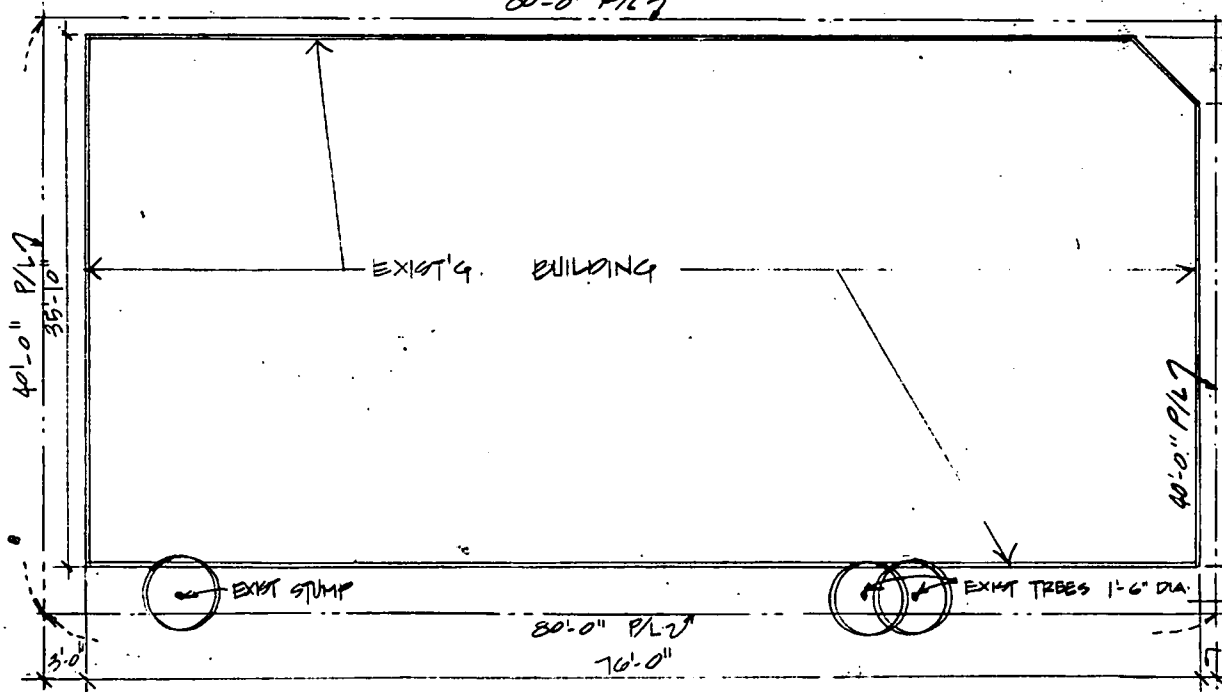


EXIST'G. TREE

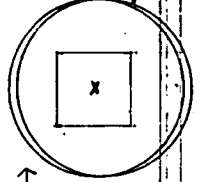


CONC. SIDEWALK 80'-0\"/>

16'-0\"/>



EXIST. PALM 2'-6\"/>



CURB & GUTTER

28\"/>

EXIST'G. BUILDING

41'-0\"/>

40'-0\"/>

31'-8\"/>

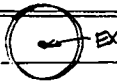
31'-2\"/>

7'-0\"/>

CONC. SIDEWALK

15'-0\"/>

EXIST STUMP



EXIST TREES 1'-6\"/>



80'-0\"/>

76'-0\"/>

SITE PLAN

1/8\"/>



THE SPINK CORPORATION
 780 Y STREET
 1414 K STREET
 SACRAMENTO
 CA. 95814
 916-444-9170

- ARCHITECTURE
- ENVIRONMENTAL PLANNING
- ENGINEERING
- SURVEYING
- MAPPING
- SYSTEMS

SEE HOW OAK TIN ASSOCIATION

- ARCHITECT RESERVES THE COPYRIGHT TO ALL DRAWINGS AND DESIGNS
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS
- DIMENSION THREE PRECEDENCE OVER SCALE
- ANY DIMENSION FROM DRAWING OR SPECIFICATIONS SHALL REQUIRE ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION

APPROVALS:

3988-001

DATE: 3-82

SCALE:

DRAWN BY: HJK

CHECKED BY:

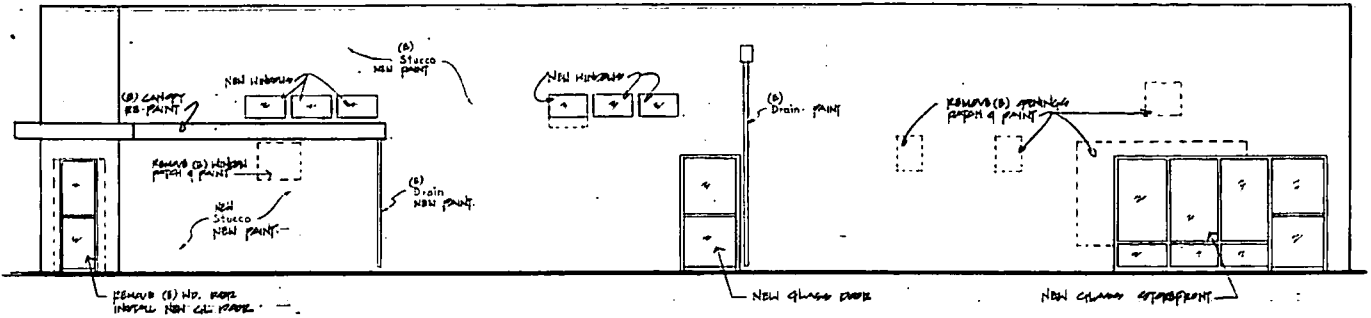
SHEET #

SET OF:

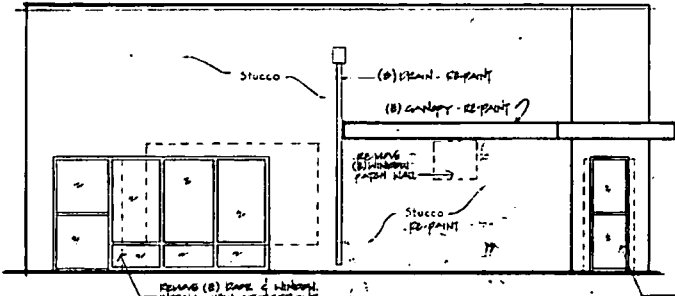
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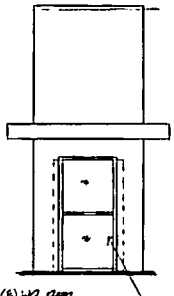
No. 15



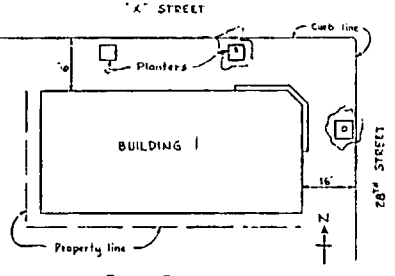
NORTH ELEVATION
1/4" = 1'-0"



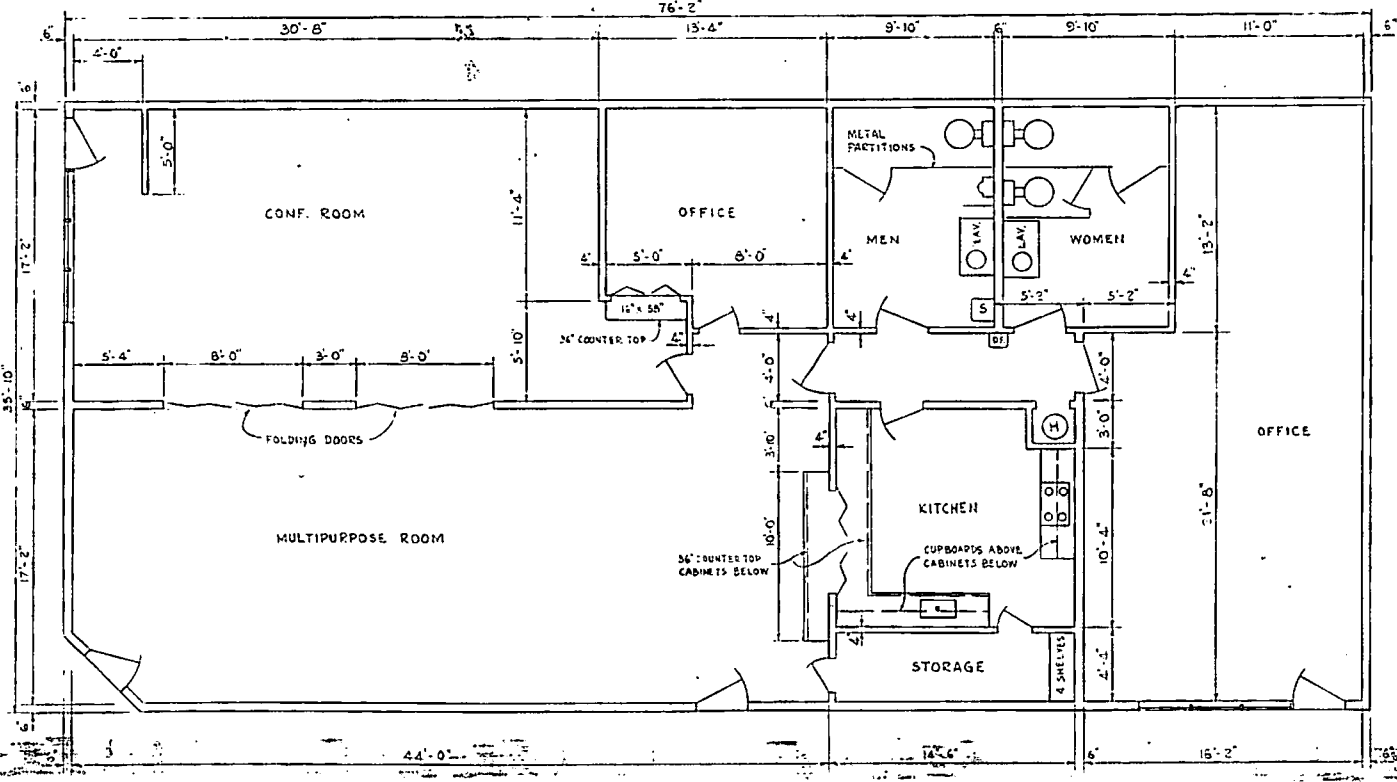
EAST ELEVATION
1/4" = 1'-0"



MAIN ENTRANCE



PLOT PLAN
1" = 20'



PLAN
1/4" = 1'-0"

000820

P-82070

GEE HOW OAK TIN- ASSN		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:	REVISED:	
28th & X ST. BUILDING		
DRAWING NUMBER		