

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Michael Malinowski, 1812 "J" Street, Suite 10, Sacramento, 95814		
OWNER	B & W Properties, 6880 Steamboat Way, Sacramento, Ca. 95831		
PLANS BY	Michael Malinowski, 1812 "J" Street, Suite 10, Sacramento, 95814		
FILING DATE	4-8-82	50 DAY CPC ACTION DATE	REPORT BY: JIT:mm
NEGATIVE DEC	Exempt: 15111	EIR	ASSESSOR'S PCL NO. 007-095-08

APPLICATION: Variance to waive two of the required on-site parking spaces in conjunction with the conversion of an existing 3200 sq.ft. cleaners into a retail shop and a restaurant use in the General Commercial, 'C-2' zone.

LOCATION: 2326 J Street

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1980 Central City Community Plan Designation:	General Commercial
Existing zoning of Site:	C-2
Existing Land Use of Site:	Existing vacant commercial structure

Surrounding Land Use and Zoning:

North:	Commercial, C-2
South:	Commercial, C-2
East:	Restaurant, C-2
West:	Commercial and Office, C-2

Parking Required:	7 spaces
Parking Provided:	5 spaces
Property Dimensions:	40' x 160'
Property Area:	6,400 sq.ft.
Square Footage of Building:	3,200 sq.ft.
Significant Features of Site:	Existing Cleaners
Topography:	Flat
Street Improvements/Utilities:	Existing
School District:	Sacramento City Unified

PROPOSAL: The applicant is requesting the necessary entitlements to convert a commercial cleaning shop into a restaurant and retail use.

STAFF EVALUATION: Staff has the following observations and concerns regarding this project:

1. The original use of the structure was a dry cleaning shop which is a general commercial use. This use never had on-site parking except for a detached garage to the rear.
2. The applicant is proposing to convert the existing structure to a 27-seat restaurant and a 927 square foot retail sales area. The existing detached garage to the rear has been removed in order to provide 5 parking spaces.

APPLC. NO. P82-093

MEETING DATE May 27, 1982

CPC ITEM NO. 12

003418

ALLEY

AP. NO. 007-005-0500

EXISTING PARKING

EXISTING TRUSS REIN

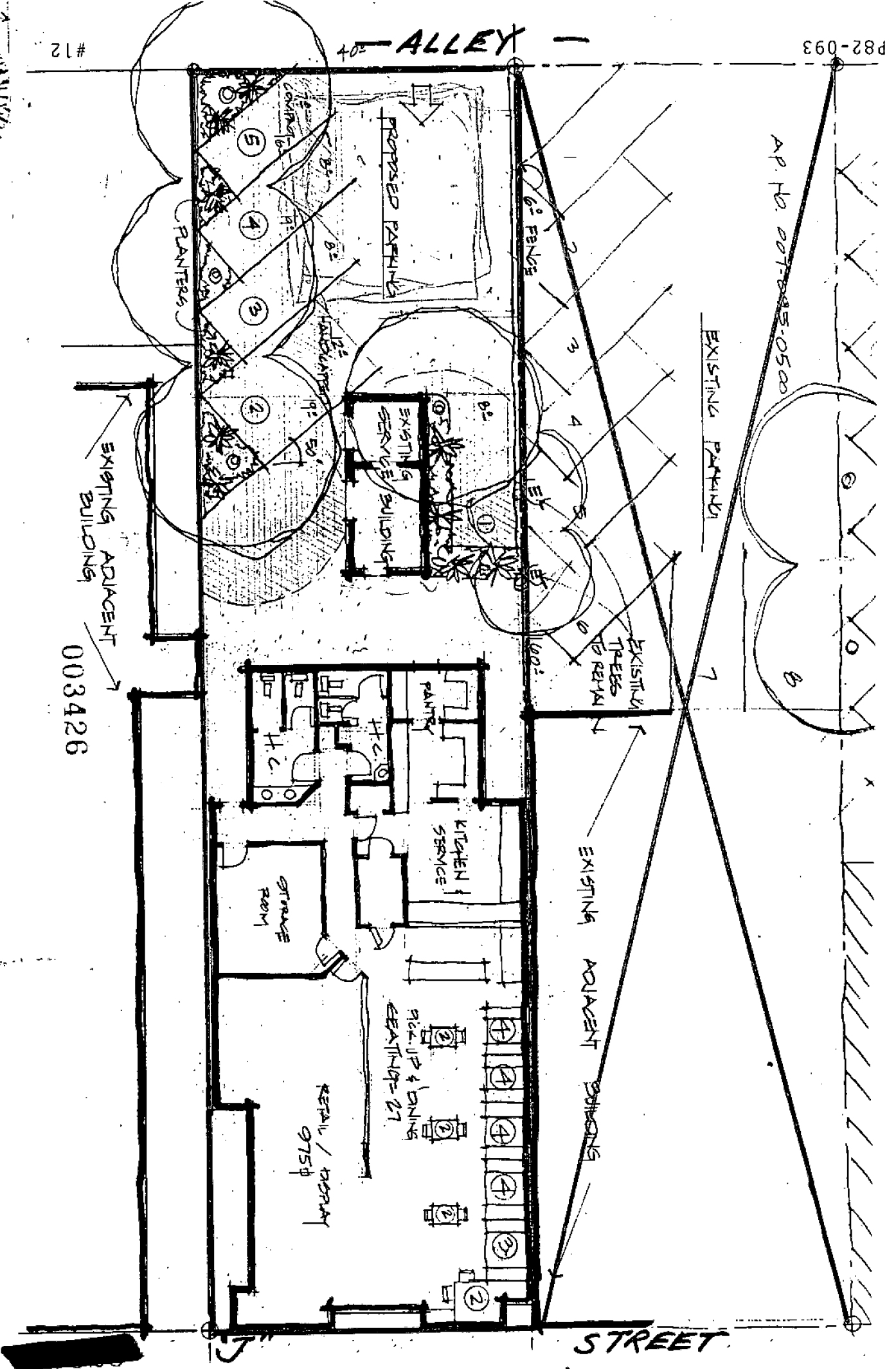
EXISTING ADJACENT BRICKS

STREET

EXISTING ADJACENT BUILDING

003426

SHADING CALCULATIONS



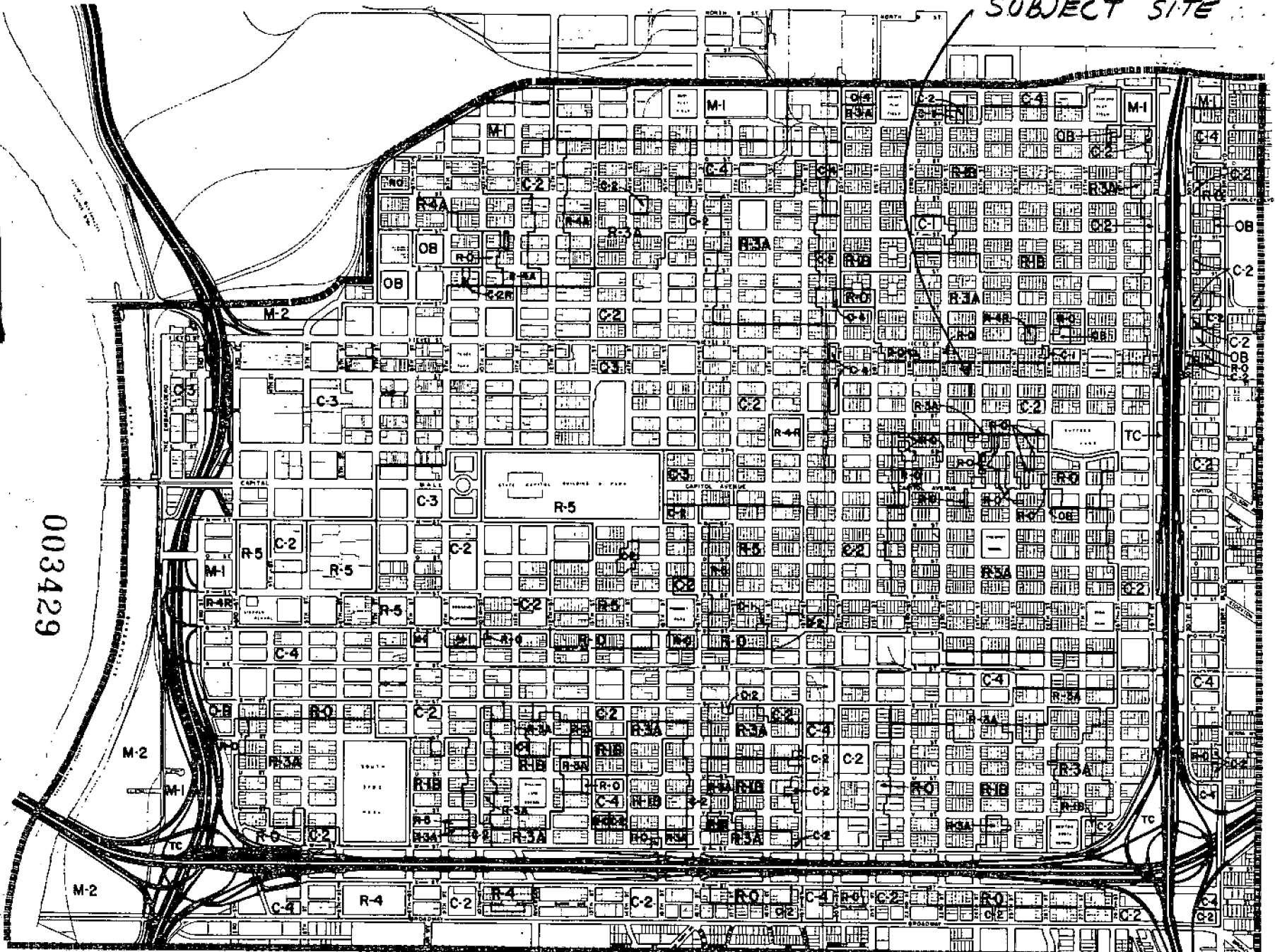
SUBJECT SITE

P-82-093

May 27, 1982

003429

Item No. 12



central
Sacramento City California
study

LEGEND:

- R-1B SINGLE FAMILY
- R-3A LIGHT DENSITY MULTIPLE FAMILY
- R-4 MEDIUM DENSITY MULTIPLE FAMILY
- R-5 HEAVY DENSITY MULTIPLE FAMILY
- R-O RESIDENTIAL - OFFICE
- O-B OFFICE BUILDING

ADOPTED ZONING

- C-1 LIMITED COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-3 CENTRAL BUSINESS DISTRICT
- C-4 HEAVY COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- T-C TRANSPORTATION CORRIDOR

ADOPTED

DATE: 9-23-80 (Revised)

Scale in Feet



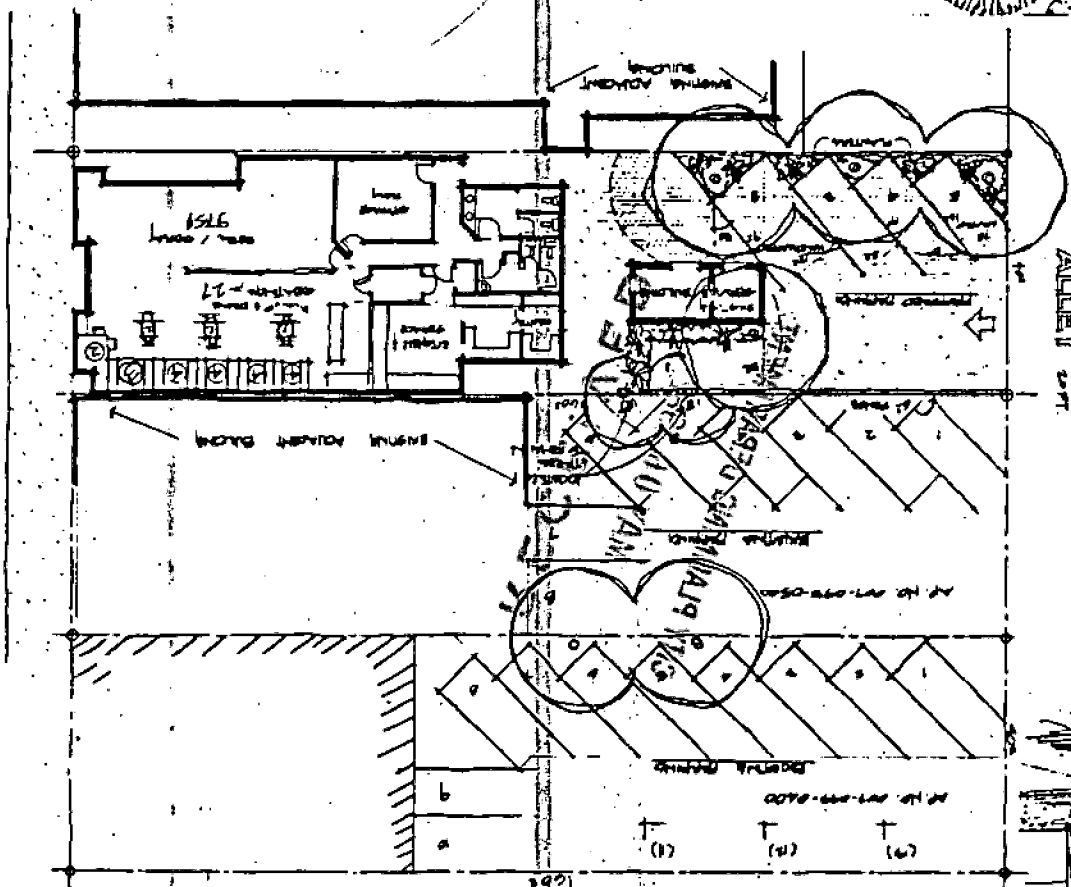
003578



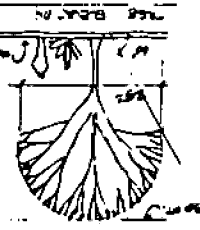
2326 'J' STREET

3318 'J' STREET

SITE PLAN

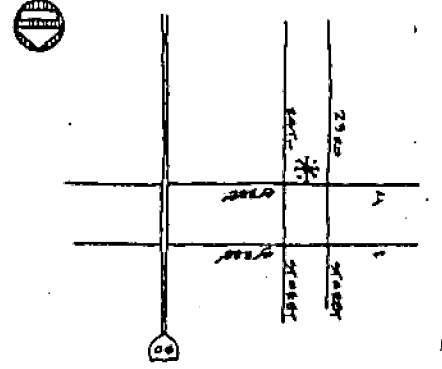


- 1/2" = 1' - 0"
- 1/4" = 1' - 0"
- 1/8" = 1' - 0"
- 1/16" = 1' - 0"
- 1/32" = 1' - 0"
- 1/64" = 1' - 0"

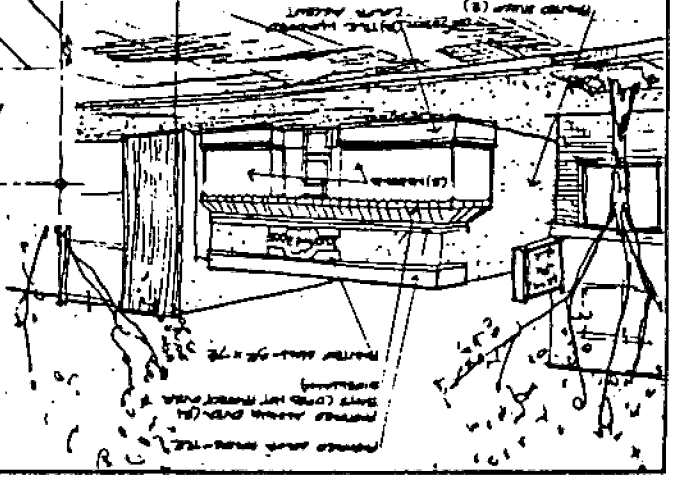


003427

VEGETATION MAP



ELEVATION SKETCH



Sketch

NO SCALE

HOT & COLD WATER FOR TRASH CAN WASHING

The requirements of the PARKING LOT SHADING ORDINANCE (Ord. 4454) only, are complied with for those details shown on these drawings.

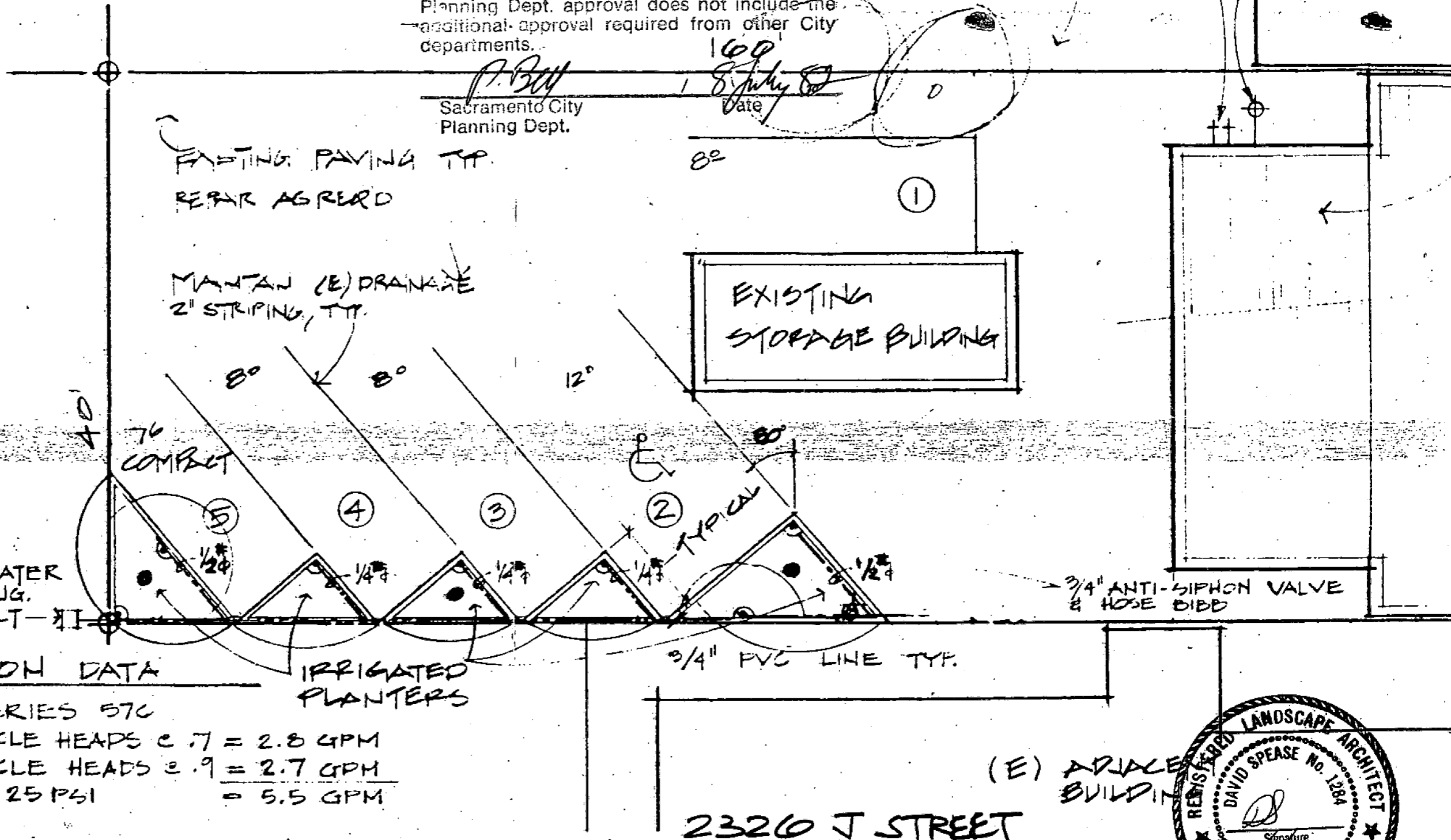
Planning Dept. approval does not include the additional approval required from other City departments.

(E) TREES TO REMAIN

P. Bell
Sacramento City Planning Dept.

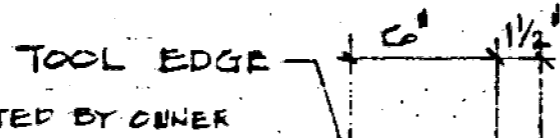
100
8 July 8
Date

ALLEY 20'

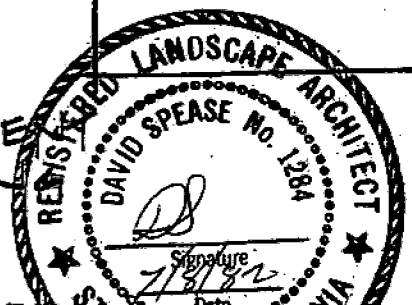


SITE & ROOF PLAN

SCALE: 1/8" = 1'-0"



(E) PAVING SEAL COAT TYPICAL



APPROVED

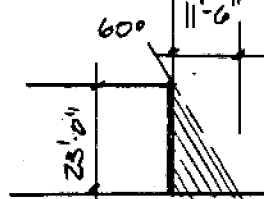
SITE DATA

OCCUPANCY TYPE : PR

BY THE COMPLETED CONSTRUCTION READY FOR USE REQUIRED BY DOCUMENTS, INCLUDING ALL SUPPLIES AND SERVICES NECESSARY. THE SPECIFICATIONS ARE AS COMPLETE AS PRACTICABLE, HOWEVER, BECAUSE OF THE PROJECT, ALL ASPECTS OF THE WORK HAVE NOT BEEN EXPLICITLY WHICH CAN BE REASONABLY INFERRED BECAUSE OF INTENDED USE; TIONS; FAMILIARITY OF EXPERIENCED WORKMEN WITH WORK OF THIS REQUIREMENTS; IS INCLUDED. WORK NOT INCLUDED IS EXPLICITLY THE CONTRACT DOCUMENTS. ATTENTION IS DIRECTED TO THE SPECIFICATIONS WHICH ARE AN OF THE CONTRACT DOCUMENTS. IS REMOVAL OF EXISTING MATERIALS, COMPONENTS, OR CONSTRUCTION ON OF NEW MATERIALS, COMPONENTS AND CONSTRUCTION IN ACCORD NCT DOCUMENTS. MATERIALS NOT SPECIFICALLY CALLED OUT SHALL BE SELECTED BY OWNER. CONSULT WITH THE OWNER BEFORE PROCEEDING

003425

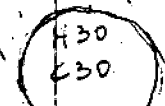
(ACT. BLDG)



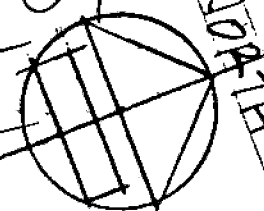
23'-0"

23'-0"

34'-0"



P-82-093
(5-27-82)
NORTH



TO STREET

DIAGRAMS C11=90'-0"

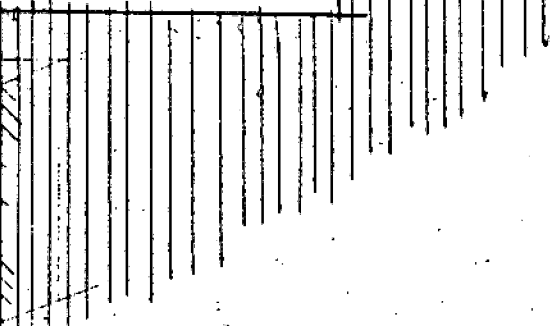
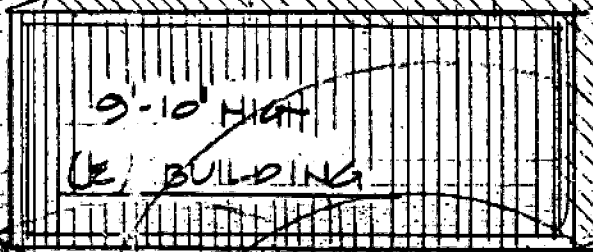
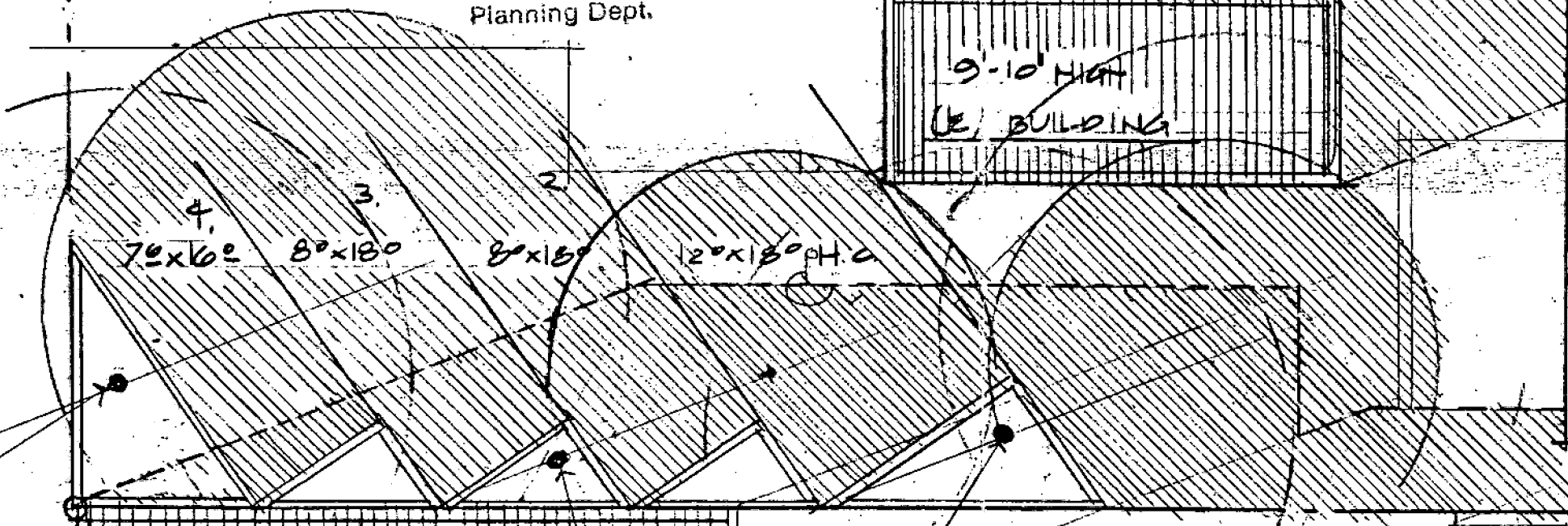
The requirements of the PARKING/LOT SHADING ORDINANCE (Ord. 4454) only, are complied with; for those details shown on these drawings.

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P. Bell
Sacramento City
Planning Dept.

8 July 82
Date

J STREET



(E) BUILDING

AREA 40x70 =	3040 #
-BLOSSOM PLANTERS =	643 #
	2397 #
UNSHADED	933 #
SHADED	1464 # 61%

COAST LIVE OAK
QUERCUS AGRIFOLIA
H30 C30

(E) BUILDING 23'-0" HIGH

ORNAMENTAL PEAR
PYRUS RALJAKAMI 25'/20'

(E) BUILDING 21'-0" HIGH

003428

LANDSCAPE ARCHITECT
No. 12
malinowski and associates
michael frank malinowski
a landscape architects
1812 J STREET SUITE 101
SACRAMENTO, CA 95811
916 441 8954

APPROVED

2320 J STREET SUPPLEMENTAL SHADING INFORMATION

SCALE 1/8" = 1'-0"