

REPORT AMENDED BY CPC 5-22-86  
**CI PLANNING COMMISSION**

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

|                            |  |                    |                   |
|----------------------------|--|--------------------|-------------------|
| <b>APPLICANT</b>           | Mogavero & Associates - 2530 J Street, Suite 101, Sacramento, CA 95816   |                    |                   |
| <b>OWNER</b>               | Mary Fye Tzin Chin - 2456 Beaumont Avenue, Sacramento, CA 95815<br>The Henderson Group - 1610 Arden Way, Suite 145, Sacramento, CA 95815 |                    |                   |
| <b>PLANS BY</b>            | Mogavero & Associates - 2530 J Street, Suite 101, Sacramento, CA 95816   |                    |                   |
| <b>FILING DATE</b>         | 4-16-86  | <b>ENVIR. DET.</b> | Cat. Ex. 15311(b) |
| <b>ASSESSOR'S-PCL. NO.</b> | 275-054-25,26  |                    |                   |
| <b>REPORT BY</b>           | DH:sg  |                    |                   |

- APPLICATION:**
- A. Special Permit to allow a parking lot in the Single Family (R-1) zone on 0.15+ vacant acres
  - B. Variance to locate 14 of 35 required parking spaces off-site on 0.15+ acre lot in the R-1 zone
  - C. Variance to waive required six foot solid wall separating residential from non-residential uses

**LOCATION:** 800 El Camino Avenue, 2472 Beaumont Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to locate 14 required parking spaces off-site.

**PROJECT INFORMATION:**

1974 General Plan Designation: Special Planning District  
 1984 North Sacramento Community  
 Plan Designation: Special Planning District; Residential, 4-8 du/ac.  
 Existing Zoning of Site: R-1 for lot; C-2 for restaurant parcel  
 Existing Land Use of Site: Restaurant/bar, vacant lot for parking

| Surrounding Land Use and Zoning:          | Setbacks:  | Parking Lot |                   |
|---|--|-------------|-------------------|
|   |  | Required    | Provided          |
| North: Shopping center; C-2               | Front:   | 25'         | 5'                |
| South: Single family res.; R-1            | Side(Int):   | 5'          | 0'(alley)         |
| East: Parking lot & restaurant; C-2 & R-1 | Side(St):  | 5'          | 25'(adj.to house) |
| West: Auto repair & commercial; C-2       | Rear:  | 15'         | 10'(alley)        |
| Parking Required:                         | 35 spaces  |             |                   |
| Parking Provided:                         | 32 spaces; staff modified site plan - 35 spaces                            |             |                   |
| Property Dimensions:                      | 50' x 125' for Parcel 2; 100' x 130' for Parcel 1                          |             |                   |
| Property Area:                            | 0.15+ acres for parking lot  |             |                   |
| Square Footage of Building:               | Existing 3,354 sq. ft. commercial building                                 |             |                   |
| Height of Building:                       | One-story  |             |                   |
| Topography:                               | Flat   |             |                   |
| Street Improvements:                      | Existing   |             |                   |
| Utilities:                                | Existing   |             |                   |
| Exterior Building Materials:              | Red brick, glass block, stucco, wood                                       |             |                   |
| Roof Material:                            | Tar & gravel   |             |                   |
| Total Number of Employees:                | 12   |             |                   |
| Maximum Number of Employees Per Shift:    | 6  |             |                   |
| Hours of Operation:                       | 11 am to 11 pm, Sunday through Thursday; 11 am to 12 pm, Friday & Saturday |             |                   |
| Total Occupancy:                          | 105 seats  |             |                   |

**PROJECT BACKGROUND:** The applicant proposes to convert a vacant bar and card room into a pizza parlor with a seating capacity of 105 seats. A total of 18 parking spaces are provided on-site with 14 spaces provided on the proposed off-site parking lot. In 1980 the Burger King restaurant located to the east of the subject restaurant site received approval of a special permit to develop an 11 space off-site parking lot for employees on a lot in the R-4 zone (P-9240). That proposal is similar to the subject request. Staff supports the variance for the off-site parking lot but does not support the variance to waive the six foot solid masonry wall separating residential from non-residential.

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use**

The subject parking lot site is presently zoned Residential Single-Family and is designated as Residential 4-8 du/acre on the 1984 North Sacramento Community Plan. Parking lots are allowed in the R-1 zone subject to securing a special permit. The restaurant parcel is zoned General Commercial (C-2) and lies within a Special Planning District on the 1984 North Sacramento Community Plan. The purpose of the Special Planning District is to establish guidelines for design and development along designated roadways and areas. In absence of guidelines, the proposed project is consistent with the zoning.

**B. Variance for Six Foot Wall**

The applicant is requesting a waiver of the six foot solid masonry wall required when residential uses or zones abut a non-residential use. The location of the wall is along the south property line along the Beaumont Avenue parcel. An existing single family dwelling is located to the south of the proposed parking lot. In place of the wall, the applicant proposes a 25 foot wide landscape strip the length of the proposed parking lot. The site plan shows a 24 foot parking and backout maneuvering area adjacent to the alley separating the two sites. The applicant indicates the 25 foot planting strip with trees will adequately buffer the residence to the south.

Staff has the opinion that the 25 foot strip does not provide sound, light or automobile emission buffer for the residence. The owner of the single family dwelling located to the south of the subject site has indicated to staff a desire to have a six foot high wall to buffer the noise, lights and emissions from the parking lot. A masonry wall will provide a permanent screen with less maintenance concerns than a 25 foot planter and wood fence.

Staff recommends the following modifications to the off-site parking lot as conditions to the special permit:

1. Redesign the parking lot to have a minimum 25 foot deep landscape setback from Beaumont Avenue right-of-way or the same setback as the dwelling located to the south of the parking lot on Beaumont Avenue.
2. Construct a six foot high solid masonry wall along the south property line with a 10 foot planter strip adjacent as per the Revised Site Plan.

3. A staggered wall height of four feet shall be shown along the Beaumont Avenue frontage behind the front yard setback line. A three foot wall is requested along the alley between Beaumont Avenue and Empress Street the depth of the lot.

C. Restaurant Site Plan

Staff has reviewed the proposed parking lot for the restaurant parcel and offers the following comments:

1. The 45<sup>o</sup> parking adjacent to the Burger King property line on the east should be reoriented to 90<sup>o</sup> parking with the two northernmost stalls designed to compact car stall size. A four foot planter with tree is recommended along the El Camino Avenue frontage on the north. A four foot planter with tree is recommended at the southern end of the 14 parking spaces adjacent to the alley.
2. The applicant should investigate the option of expanding the Burger King planter strip so that two feet of vehicle overhang onto the planter on the subject property can occur. If not possible, concrete wheel stops shall be required.
3. The City Traffic Engineer and Zoning Ordinance require a 26 foot backout maneuvering area for 90<sup>o</sup> parking. A two-way driveway on the east side of the restaurant should be 24 feet in width as a minimum at the El Camino Avenue curb edge.
4. The handicap stall and trash enclosure shall be relocated to the satisfaction of the City Building Division and Planning Division. The trash enclosure shall comply with the Trash Enclosure Guidelines (Exhibit A).
5. The City Traffic Engineer indicated a need to show a 10 foot radius for entrance to the driveway from the alley into the restaurant parcel.
6. The recommended changes to Parcel 1, the restaurant site, is intended to provide easy access from both El Camino Avenue and the alley to all parking spaces. By providing ease in parking, Parcel 1 should be filled before the off-site parking lot is used.

D. Off-Site Parking Lease Agreement

The Commission's past policy has been to support requests for off-site parking when lease arrangements were made for periods of time ranging from five years to 15 years. The applicant has entered into a 15 year lease agreement with the owner of the off-site parking lot. Staff has not reviewed the lease agreement. Staff recommends that the applicant submit a written lease agreement to the City Attorney and City Planning Director for approval and then record the contract in both deeds for the respective two parcels prior to issuance of building permits. At the end of 15 years, the applicant will require a new variance.

**E. Agency Comments**

The proposed project was reviewed by the City Engineer, Traffic Engineer, Fire Department, Building Inspections and Police Departments with the following comments received:

1. Traffic Engineer
  - a. Extend planter along El Camino Avenue property line
  - b. Define driveway on El Camino Avenue
  - c. Two-way driveway must be at least 20 foot aisleway - 24 foot street opening
  - d. Dedicate 10 foot radius at alley way for Parcel 2
  - e. Need 10 foot radius for entrance to driveway from alley into Parcel 1

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

**RECOMMENDATION:** Staff recommends the following action:

- A. Approval of the Special Permit to allow a 14 space parking lot in the R-1 zone, subject to conditions and based upon findings of fact which follow;
- B. Approval of the Variance to locate 14 of 35 required parking spaces off-site, subject to conditions and based upon findings of fact which follow; and
- C. Denial of the Variance to waive the six foot solid wall separating residential from non-residential uses, based upon findings of fact which follow.

**Conditions - Special Permit for Parking Lot**

1. The applicant shall submit a written lease agreement to the City Attorney and City Planning Director for approval and then record the contract in both deeds for the respective two parcels prior to issuance of building permits. The term of the lease shall be a minimum of 15 years. A new variance will be required at the end of the lease period.
2. The parking lot shall be redesigned to show the following:
  - a. A minimum 25 foot landscape setback from Beaumont Avenue right-of-way or the same setback as the dwelling located to the south of Parcel 2 shall be shown.
  - b. The applicant shall construct a six foot solid decorative masonry wall along the south property line with a minimum 10 foot deep planter strip. Heavy tree, shrubbery, and living groundcover shall be shown in the landscape area.

- c. The wall shall be an earthtone color similar to the color of the Burger King off-site parking lot wall to the east.
  - d. A <sup>continuous</sup> staggered wall height of four feet shall be shown along Beaumont Avenue frontage behind the front yard setback line. (CPC amended)
  - e. A three foot high wall shall be shown along the alley between Beaumont Avenue and Empress Street.
  - f. The City Traffic Engineer shall review and approve all turning radius and maneuvering areas for the lot.
  - g. The alley shall be repaired to the satisfaction of the City Engineer's standards.
  - h. A revised landscaping and irrigation plan shall be approved by the Planning Director prior to issuance of a Parking Facilities Permit. The landscape plan shall provide 50% shading within 15 years.
3. The applicant shall modify the site plan for Parcel 1, the restaurant, as shown in the Staff Modified Site Plan prior to issuance of building permits for the restaurant.
  4. ~~The trash enclosure shall comply with the attached Trash Enclosure Guide/lines, Exhibit A. (CPC deleted)~~
  5. A revised site plan, landscape and irrigation plan for Parcel 1 shall be reviewed and approved by the Planning Director prior to issuance of building permits.
  6. All lighting shall be directed on-site and no glare shall reflect onto residentially zoned or used property.

Findings of Fact - Special Permit & Variance

1. The requested variance/special permit for off-site parking does not constitute a special privilege in that:
  - a. the Commission approved a similar off-site parking lot on residentially zoned property located to the east;
  - b. the applicant will be entering into a 15 year lease agreement; and
  - c. the Commission has granted similar requests when long term leases are required.
2. The variance is not a use variance in that parking lots are allowed in the residential single-family (R-1) zone subject to securing a special permit.
3. The variance will not be injurious to the public welfare nor property in the vicinity of the subject site in that the restaurant parcel will be equally accessible to users as redesigned and the off-site lot will be used as overflow. The required wall and landscaping will attenuate noise,

lighting and odors from affecting the adjacent residence. Adequate parking, maneuvering, ingress and egress will be provided on both parcels as redesigned.

4. The proposed special permit is based upon sound principles of land use in that the proposed parking lot is compatible with surrounding land uses which consist of residential and commercial uses.
5. The project is consistent with the 1974 General Plan and the 1984 North Sacramento Community Plan which designate Parcel 1 as General Commercial/Special Planning District and Parcel 2 as Residential 4-8 du/acre.
6. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the sites are designated for commercial and residential uses in the 1984 North Sacramento Community Plan, and the proposed restaurant and parking lot uses conform with these plan designations.

Findings of Fact - Fence Variance

1. Granting the variance would constitute a special privilege extended to one individual property owner, in that:
  - a. the adjacent lot to the east was granted a special permit for an off-site parking lot and a wall was required as a condition of approval;
  - b. the proposed landscaping setback and trees with a wooden fence would not adequately buffer the residential use; and
  - c. the applicant has not demonstrated an unusual circumstance or hardship which warrants waiver of the masonry wall.
2. The variance will be injurious to the general public and surrounding properties in that the adjacent residential use will be subject to noise, glare, and odors associated with a parking lot.

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**PROPOSAL:** The applicant is requesting the necessary entitlements to locate 14 required parking spaces off-site.

**PROJECT INFORMATION:**

1974 General Plan Designation: Special Planning District  
 1984 North Sacramento Community Plan Designation: Special Planning District, Residential, 4-8 du/ac.  
 Existing Zoning of Site: R-1 for lot; C-2 for restaurant parcel  
 Existing Land Use of Site: Restaurant/bar, vacant lot for parking

| Surrounding Land Use and Zoning:          | Setbacks:   | Required | Provided            |
|---|-------------|----------|---------------------|
| North: Shopping center; C-2               | Front:      | 25'      | 5'                  |
| South: Single family res.; R-1            | Side (Int): | 5'       | 0' (alley)          |
| East: Parking lot & restaurant; C-2 & R-1 | Side (St):  | 5'       | 25' (adj. to house) |
| West: Auto repair & commercial; C-2       | Rear:       | 15'      | 10' (alley)         |

**Parking Required:** 35 spaces  
**Parking Provided:** 32 spaces; staff modified site plan - 35 spaces  
**Property Dimensions:** 50' x 135' for Parcel 2; 100' x 130' for Parcel 1  
**Property Area:** 0.15+ acres for parking lot  
**Square Footage of Building:** Existing 3,354 sq. ft. commercial building  
**Height of Building:** One-story  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing  
**Exterior Building Materials:** Red brick, glass block, stucco, wood  
**Roof Material:** Tar & gravel  
**Total Number of Employees:** 12  
**Maximum Number of Employees Per Shift:** 6  
**Hours of Operation:** 11 am to 11 pm, Sunday through Thursday; 11 am to 12 pm, Friday & Saturday  
**Total Occupancy:** 105 seats

**APPLC. NO.** P86-148 **MEETING DATE** May 22, 1986 **ITEM NO** 13

**PROJECT BACKGROUND:** The applicant proposes to convert a vacant bar and card room into a pizza parlor with a seating capacity of 105 seats. A total of 18 parking spaces are provided on-site with 14 spaces provided on the proposed off-site parking lot. In 1980 the Burger King restaurant located to the east of the subject restaurant site received approval of a special permit to develop an 11 space off-site parking lot for employees on a lot in the R-4 zone (P-9240). That proposal is similar to the subject request. Staff supports the variance for the off-site parking lot but does not support the variance to waive the six foot solid masonry wall separating residential from non-residential.

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RECOMMENDATION: Staff recommends the following action:

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  - a. A minimum 25 foot landscape setback from Beaumont Avenue right-of-way or the same setback as the dwelling located to the south of Parcel 2 shall be shown.
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  - g. The alley shall be repaired to the satisfaction of the City Engineer's standards.
  - h. A revised landscaping and irrigation plan shall be approved by the Planning Director prior to issuance of a Parking Facilities Permit. The landscape plan shall provide 50% shading within 15 years.
- 3. The applicant shall modify the site plan for Parcel 1, the restaurant, as shown in the Staff Modified Site Plan prior to issuance of building permits for the restaurant.
  - 4. The trash enclosure shall comply with the attached Trash Enclosure Guidelines, Exhibit A.
  - 5. A revised site plan, landscape and irrigation plan for Parcel 1 shall be reviewed and approved by the Planning Director prior to issuance of building permits.
  - 6. All lighting shall be directed on-site and no glare shall reflect onto residentially zoned or used property.

Findings of Fact - Special Permit & Variance

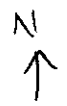
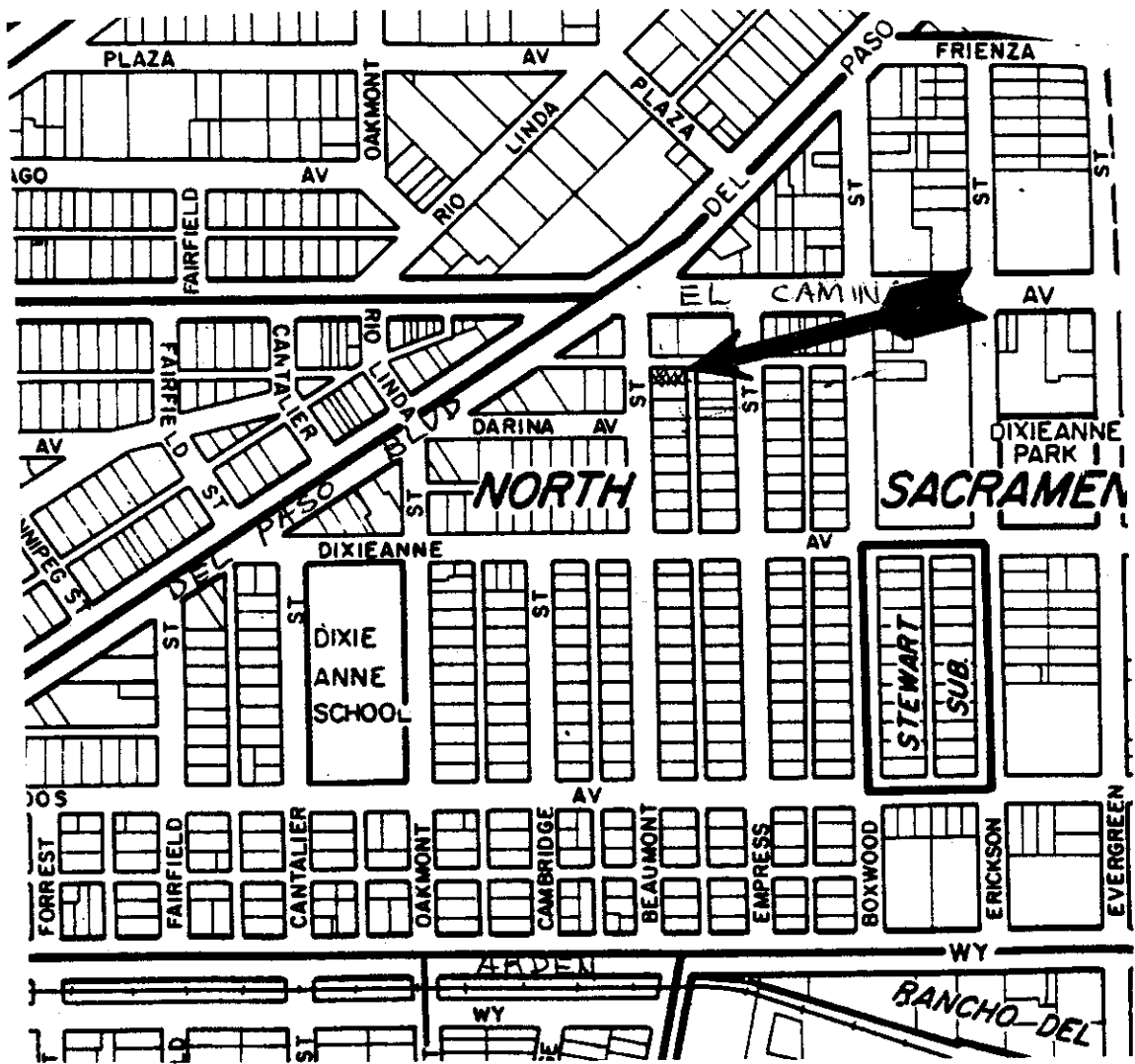
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- 2. The variance is not a use variance in that parking lots are allowed in the residential single-family (R-1) zone subject to securing a special permit.
- 3. The variance will not be injurious to the public welfare nor property in the vicinity of the subject site in that the restaurant parcel will be equally accessible to users as redesigned and the off-site lot will be used as overflow. The required wall and landscaping will attenuate noise,

lighting and odors from affecting the adjacent residence. Adequate parking, maneuvering, ingress and egress will be provided on both parcels as redesigned.

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6. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the sites are designated for commercial and residential uses in the 1984 North Sacramento Community Plan, and the proposed restaurant and parking lot uses conform with these plan designations.

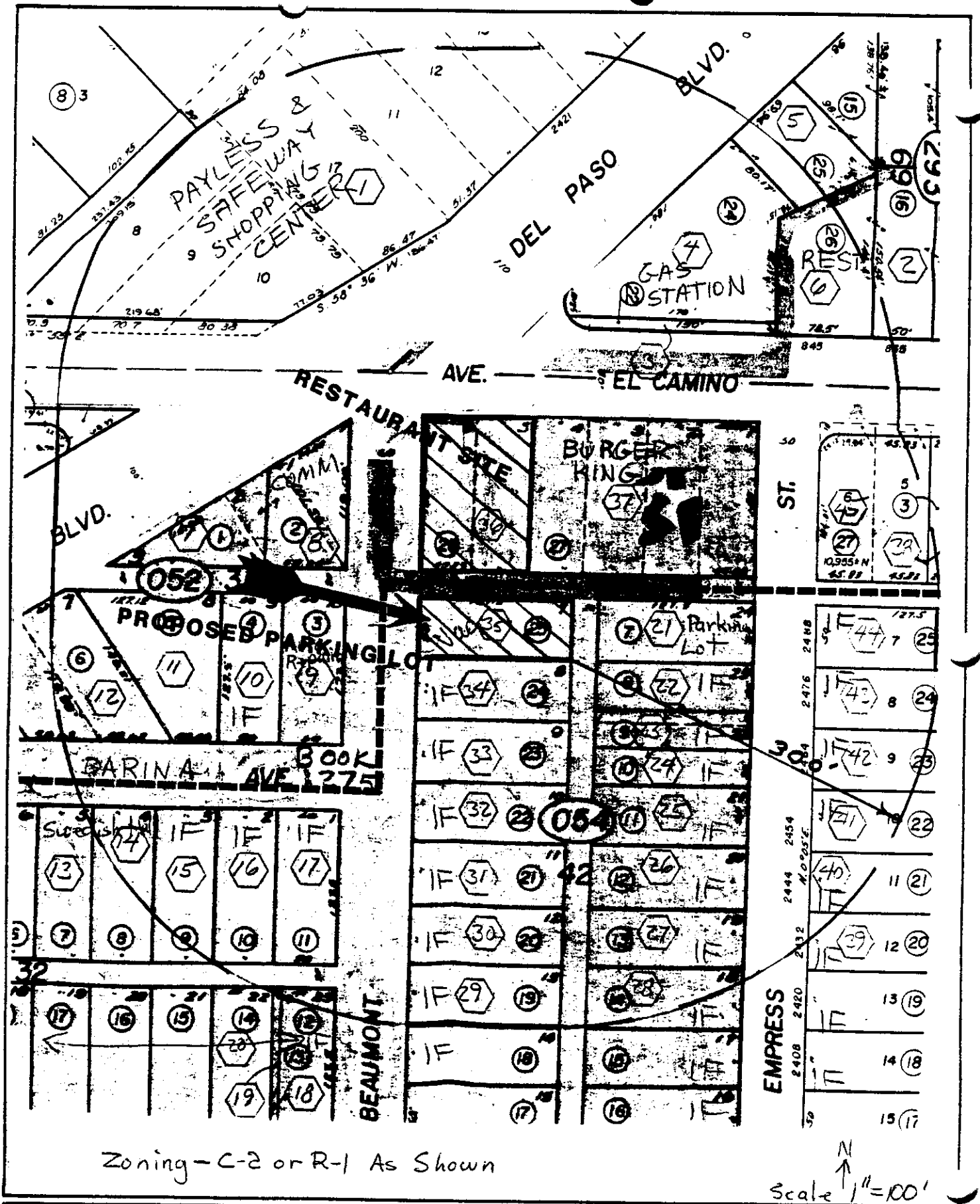
Findings of Fact - Fence Variance

1. Granting the variance would constitute a special privilege extended to one individual property owner, in that:
  - a. the adjacent lot to the east was granted a special permit for an off-site parking lot and a wall was required as a condition of approval;
  - b. the proposed landscaping setback and trees with a wooden fence would not adequately buffer the residential use; and
  - c. the applicant has not demonstrated an unusual circumstance or hardship which warrants waiver of the masonry wall.
2. The variance will be injurious to the general public and surrounding properties in that the adjacent residential use will be subject to noise, glare, and odors associated with a parking lot.



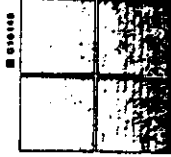
Scale: 1" = 500'

# VICINITY MAP



# LAND USE & ZONING MAP

P 86148

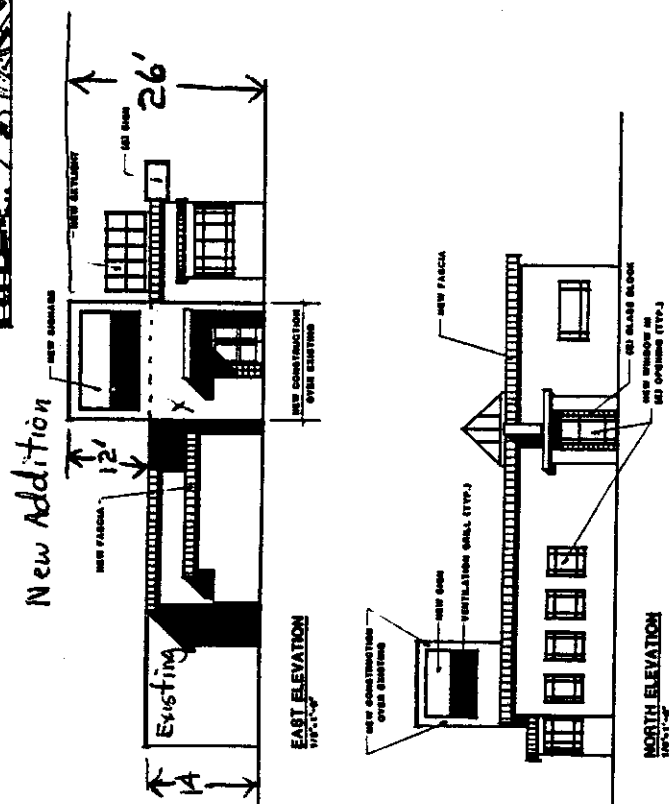
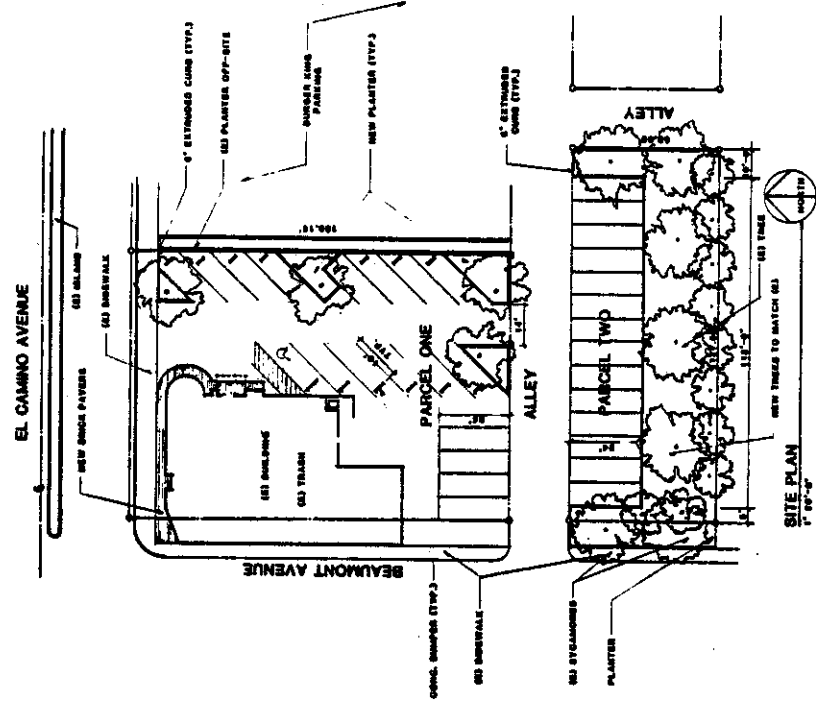
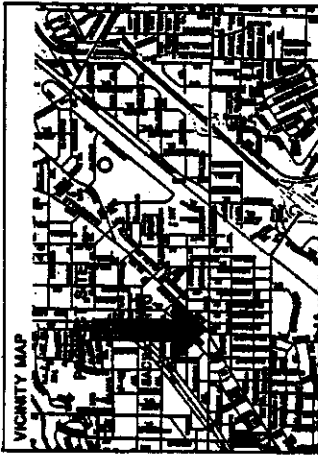


PROJECT  
NO. 86148  
DATE: 5/23/86  
SHEET NO. 1

# SITE PLAN

- Project Number
- Project
- RENOVATION OF 800 EL CAMINO AVENUE FOR ROUND TABLE PIZZA
- Sheet Title
- Boundary
- Note: APRIL 9, 1988
- Scale: 1" = 10'-0"
- Date: 5/23/86
- Drawn by: [Signature]
- Checked by: [Signature]

| PROJECT DATA  |                  |
|---|------------------|
| PARCEL ONE  | PARCEL TWO       |
| AREA: 4.11796 A.P.  | AREA: 6.075 A.P. |
| APN: 870-04-08  | 870-04-08        |
| ZONE: C-1   | R-1              |
| PERMITS REQUIRED: 20 (AS CURRENTLY PROVIDED ON SITES)     |                  |
| PARKING PROVIDED: 50 (WITH SPECIAL PERMIT FOR PARCEL TWO) |                  |
| PREVIOUS USE: BAR AND RESTAURANT                          | VACANT           |
| PROPOSED: BAR AND RESTAURANT                              | PARKING          |



P-86-148

May 23, 1986

item 13





## TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~P85-490~~

P-86-148

~~January 9, 1986~~

May 22, 1986

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