

CITY PLANNING COMMISSION

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

APPLICANT	Kevin Fong, 3719 Faberge Way, Sacramento, CA 95826				
OWNER	Dek Wong, 1724 Broadway, Sacramento, CA 95818				
PLANS BY	Kevin Fong, 3719 Faberge Way, Sacramento, CA 95826				
FILING DATE	5/9/86	ENVIR. DET.	5/29/86	REPORT BY	LP:bw
ASSESSOR'S-PCL. NO.	009-0267-006				

APPLICATION: Variance to allow 11 required parking spaces to be located off site for a proposed bakery on 0.05± acres

LOCATION: 1724 Broadway

PROPOSAL: The applicant is requesting the necessary entitlement to provide parking for a bakery/restaurant off site.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1963 Riverside Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant building

Surrounding Land Use and Zoning:

North: Car wash; C-2
South: Parking lot, residence; R-1
East: Grocery; C-2
West: Restaurant; C-2

Parking Required:	11 spaces
Parking Provided:	11 spaces off site
Property Dimensions:	24' x 100'
Property Area:	0.05± acres
Square Footage of Building:	1,700
Height of Building:	One story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Stucco, glass, tile
Roof Material:	Composition shingle

BACKGROUND: The applicant has previously requested a variance to waive on-site parking in conjunction with the establishment of a restaurant on the site (P84-168). The variance was approved by the Planning Commission on June 14, 1984. The restaurant was established; however, the applicant subsequently paved a lot at the rear of the subject site to provide parking. This parking lot was created without a special permit, thus constituting an illegal use. The applicant was notified on January 16, 1985 of the zoning violation, and the restaurant, called "Hon's" has closed.

PROJECT EVALUATION: Staff offers the following comments:

A. **Land Use:** The subject site consists of a vacant commercial building located at 1724 Broadway in a General Commercial (C-2) zone. It was previously an import store.

APPLC. NO. P86-192 **MEETING DATE.** June 26, 1986 **ITEM NO** 20

Surrounding land uses include a Chinese restaurant and parking lot to the west, a car wash to the north, a grocery store to the east, and single family residences and parking lot to the south. The project is consistent with both the 1974 General Plan and the 1963 Riverside-Land Park Community Plan which designate the site commercial and offices and shopping or commercial, respectively.

- B. Parking: The applicant is requesting to locate the required parking for a 31 seat restaurant and bakery on a 26-space parking lot located approximately 250 feet northeast of the site, on the north side of Broadway. The 26-space parking lot, plus a 98-space parking lot north of it, are associated with the Mandarin Restaurant/On Broadway bar located at the northwest corner of Broadway and 19th Street.

The subject building occupies almost the entire lot, and is an established commercial building. The site therefore receives a parking credit of four spaces (one space for each 400 square feet), and thus the parking required to be provided is actually seven spaces.

There is currently unrestricted on-street parking on Broadway, which is usually full, and on Burnett Way. However, Burnett Way is a residential street, and it appears that parking for those patrons of Broadway businesses generally park in the numbered street sections between Broadway and Burnett Way. The restaurant west of the site shares a parking lot with a hardware store located farther east. The car wash, bait and tackle store and Mandarin/On Broadway building all have on-site parking, and although it is generally occupied, on-street parking is available in the area. There does not appear to be a critical parking shortage in the area.

The applicant also has the preogative of applying for a special permit for the parking lot at the rear at the site to bring it into conformance with code requirements, thus allowing its use; this would provide close-in off-site parking.

In approving other off-site parking variances, the Commission has required 10 to 15 year lease agreements for the off-site parking spaces.

- C. The project was reviewed by the City Engineer, Traffic Engineer and Building Inspections Divisions, and the following comment was received:

Traffic Engineer: Driveway permits will be required. Site must be upgraded to modern (current) standards, i.e. planters, etc.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

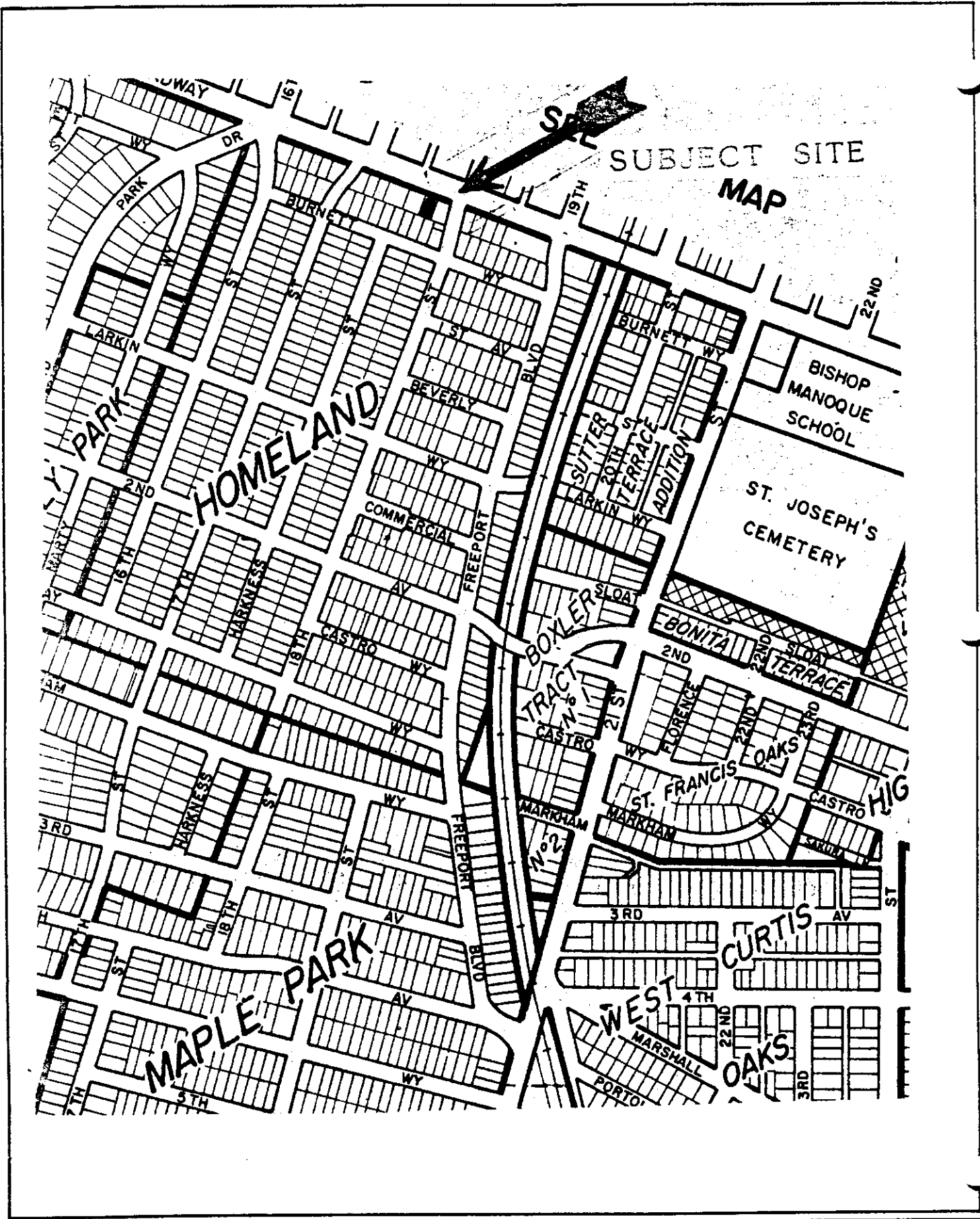
- A. Ratify the Negative Declaration;
- B. Approve the Variance, subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall obtain the necessary driveway permits.
2. The applicant shall upgrade the 26-space parking lot northeast of the site to City standards.
3. The applicant shall provide a 15-year lease agreement for the parking spaces acceptable to the Planning Director and City Attorney.

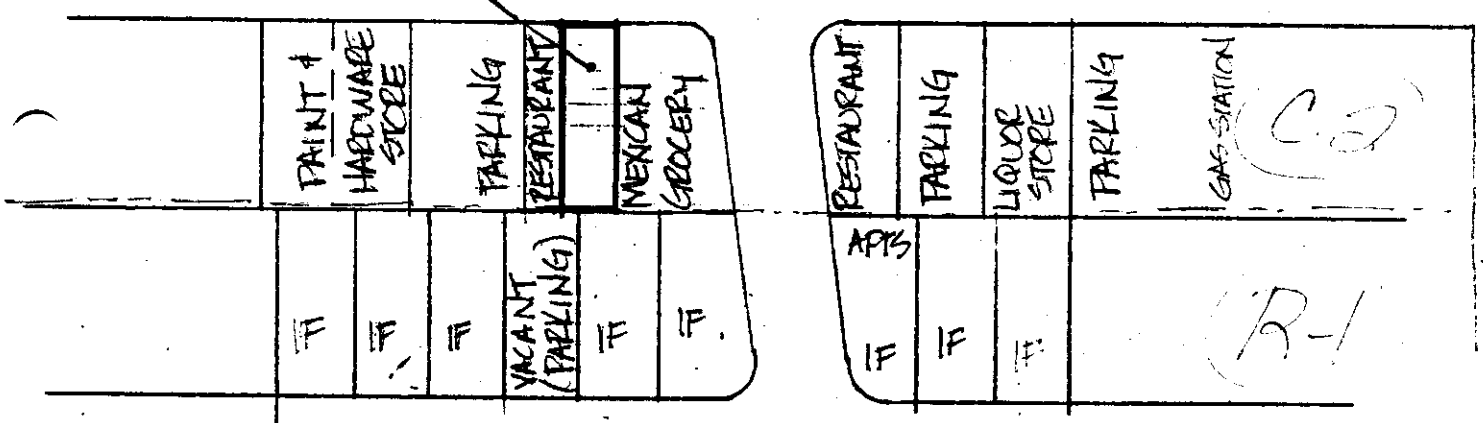
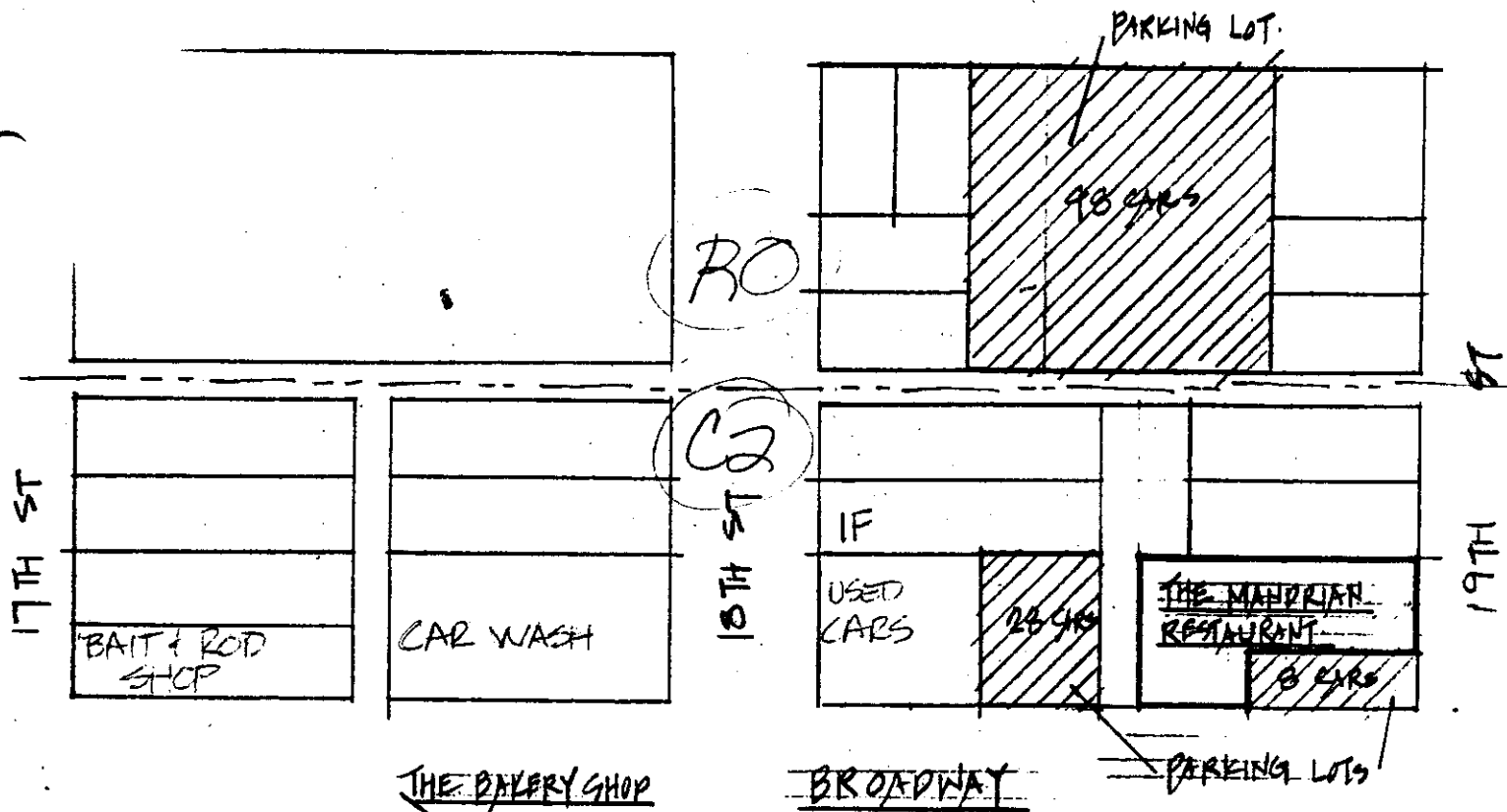
Findings of Fact

1. The proposed variance is not a special privilege, in that the location of the existing structure on the site does not permit adequate space for the required on-site parking.
2. The proposed variance will not be injurious to the public health, safety or welfare or to neighboring properties, in that:
 - a. adequate parking will be located in close proximity;
 - b. the use will not significantly increase the on-street parking demand.
3. The proposed variance is not a use variance, in that restaurants are an allowed use in the C-2 zone.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for commercial and office use in the 1974 General Plan, and the proposed restaurant conforms with this plan designation.



**SUBJECT SITE
MAP**

VICINITY MAP



BURNETT WAY

LOCATION MAP

THE MANDRIAN CUISINE RESTAURANT.
39 PARKING SPACES.
64 REQUIRED

LAND USE & ZONING MAP

