

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dale Lew, No. 7 Gavilan Court, Sacramento, CA 95831		
OWNER	Jack Wong, 5889 Power Inn Road, Sacramento, CA 95826		
PLANS BY	Dale Lew, No. 7 Gavilan Court, Sacramento, CA 95831		
FILING DATE	1-21-83	50 DAY CPC ACTION DATE	2-24-83
		REPORT BY:	SC:bw
NEGATIVE DEC.	2-14-83	EIR	ASSESSOR'S PCL. NO. 007-152-01

APPLICATION: Variance to waive 10 parking spaces required for the expansion of an existing restaurant in the C-2 zone on a .07 acre parcel containing a restaurant and a vacant commercial structure.

LOCATION: 1313-21st Street

PROPOSAL: The applicant is requesting a parking variance for the expansion of an existing restaurant.

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: Vacant commercial structure

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Commercial; C-2
East: Apartments; C-2
West: Commercial; C-2

Parking Required:	10 spaces
Ratio Required:	1:3 seats
Parking Provided:	None
Property Dimensions:	40' x 80'
Property Area:	3,200 square feet
Square Footage of Building:	2,400
Significant Feature of Site:	Existing commercial structure
Topography:	Flat
Street Improvements/Utilities:	Existing
Existing seating:	29
Proposed Addition:	30
Total Seating:	60



BACKGROUND INFORMATION: On August 10, 1978 the Planning Commission granted a variance to waive 10 required parking spaces for a restaurant on the subject site (File P-8300). (See Exhibit A.) Staff had recommended the Commission deny the request due to parking problems in the area. The Planning Commission, however, believed the restaurant would draw office workers in the area and thereby place little demand on available parking. The approved variance allowed a waiver of the required parking for a 30-seat restaurant.

The applicant proposes to expand the existing restaurant use by adding 30 more seats in the adjacent commercial space which is presently vacant. (See Exhibit B.)

STAFF EVALUATION: Staff has the following concerns regarding the project:

1. Staff inspected the subject site several times during the peak lunch time and found on-street parking to be very limited in this area. On-street parking along this block of 21st Street is a one-hour, metered parking; Capitol Avenue has a two-hour limit; 22nd Street and N Street do not have parking time limits.
2. The restaurant use was granted a parking variance based upon a maximum capacity of 30 seats. Staff's site inspection of the existing use indicated that 55 seats were provided for patron use which is almost twice that approved under the existing parking variance. The applicant is therefore in violation of the Variance and Zoning Ordinance.
3. The applicant is proposing to expand the restaurant space from 1,200 square feet to 2,400 square feet and provide 30 more seats in the additional 1,200 square foot area. Staff has concerns that the area proposed for the expanded restaurant use could easily provide an additional 55 seats, based upon the proven capacity of the square footage involved. If approved, the restaurant use could generate substantial traffic and parking problems in the area since it is possible that the restaurant will be serving in excess of 100 persons at any one time. Furthermore, staff believes the waiver of the 10 parking spaces would extend the parking congestion further into the residential neighborhood along 'N' Street.

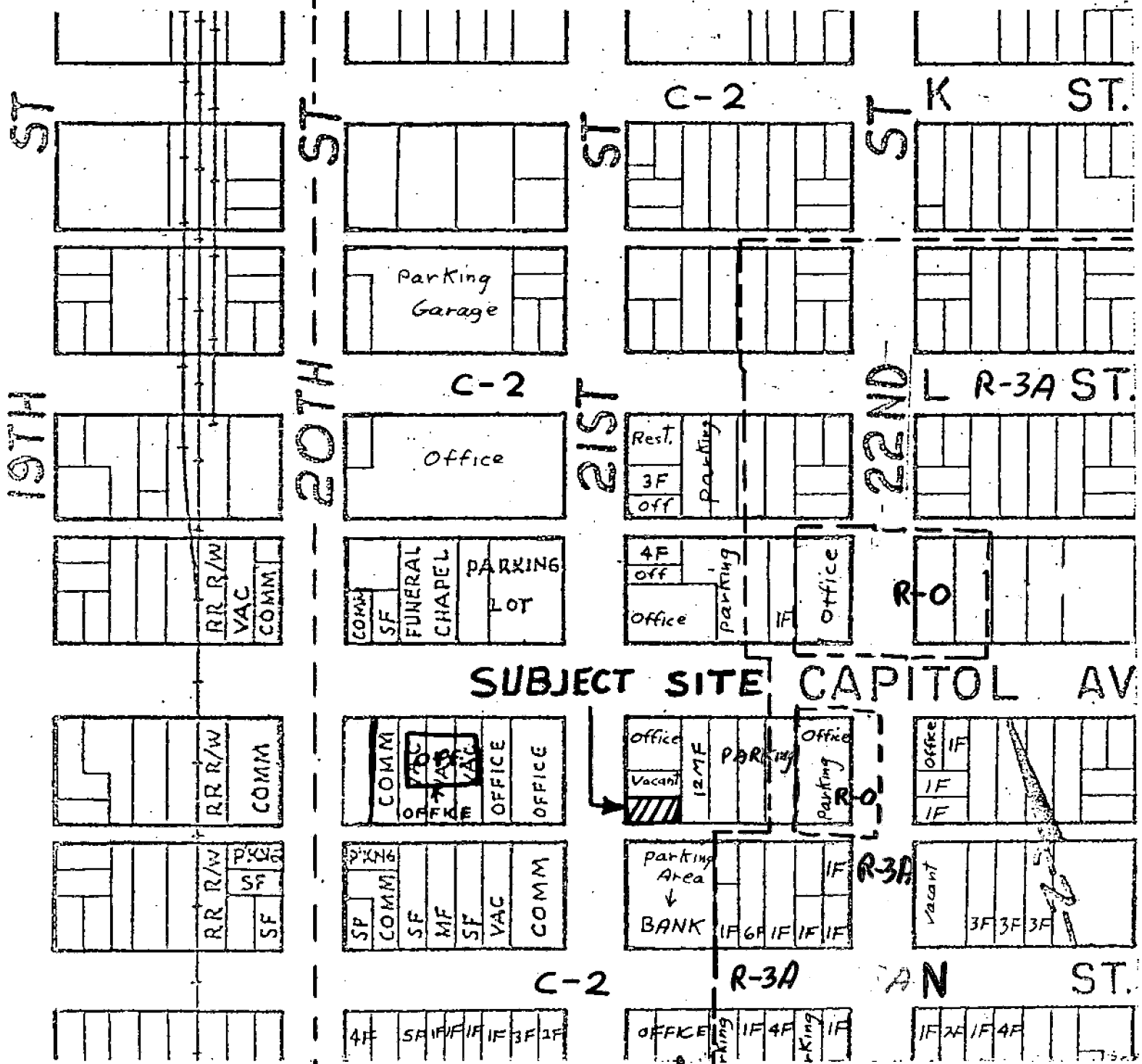
STAFF RECOMMENDATION: Staff recommends that the Planning Commission:

1. Ratify the Negative Declaration; and
2. Deny the Variance to waive 10 parking spaces, based on the following Findings of Fact.

Findings of Fact - Variance

- a. The proposed variance, if approved, would constitute a disservice and be injurious to public welfare in that adequate parking is not available in the area for the proposed development, and the waiver of 10 spaces would increase the on-street parking demand in the area;
- b. The project will be injurious to the general public or surrounding property in that:
 - the residential neighborhood to the east would be affected by additional on-street parking congestion and traffic circulation.
- c. The variance, as proposed, is not consistent with the Central City Plan Goal to "provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

LAND USE & ZONING MAP



SUBJECT SITE CAPITOL AV

000460

2-24-83

P83-034

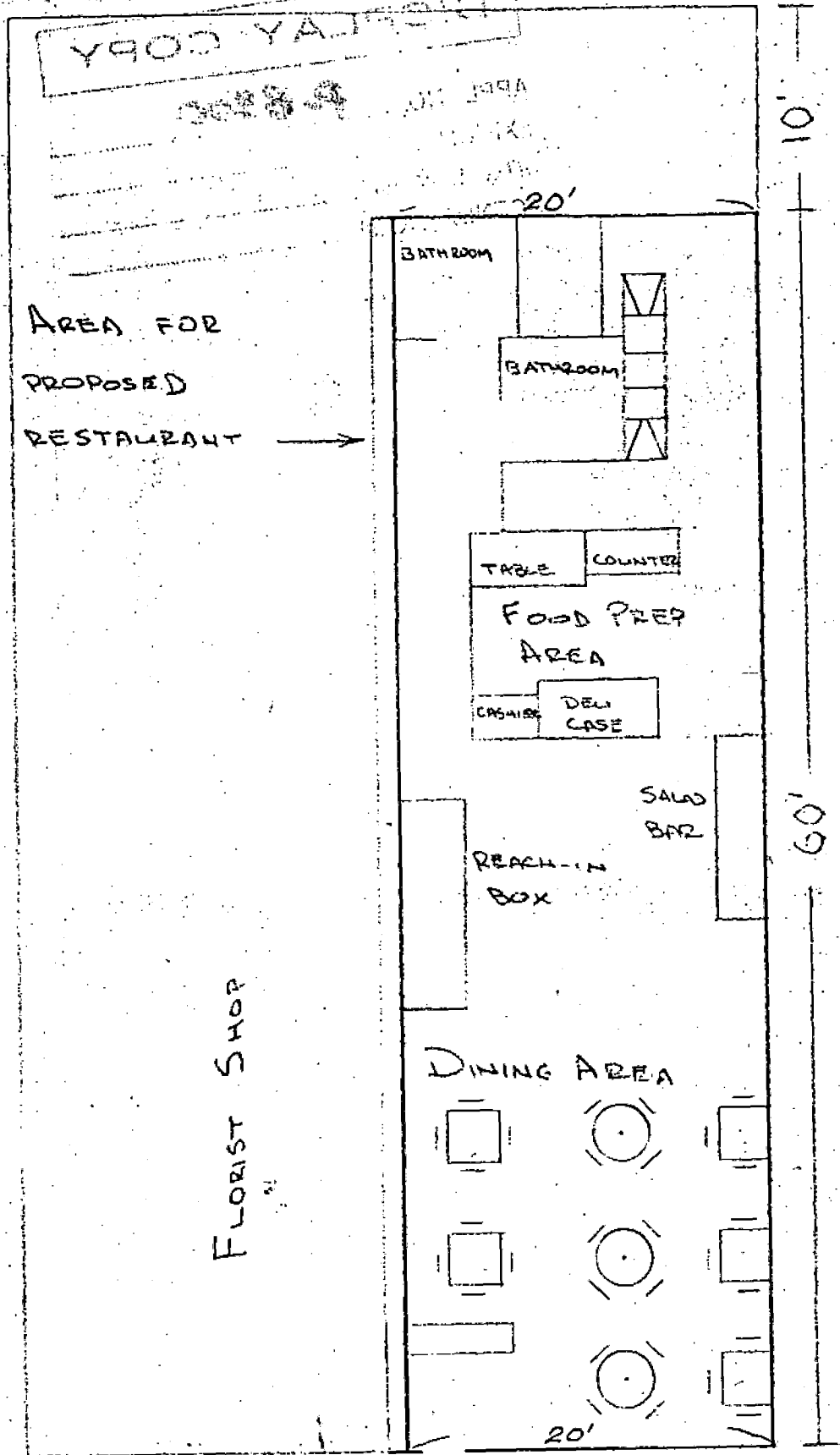
No. 16

ORIGINAL APPROVAL

EXHIBIT A

29 seats

(P-8300)



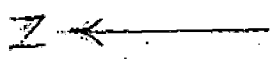
REPLACEMENT COPY

AREA FOR PROPOSED RESTAURANT →

SCALE 1/8" = 1'

FLORIST SHOP

ALLEY



2-24-83

000462

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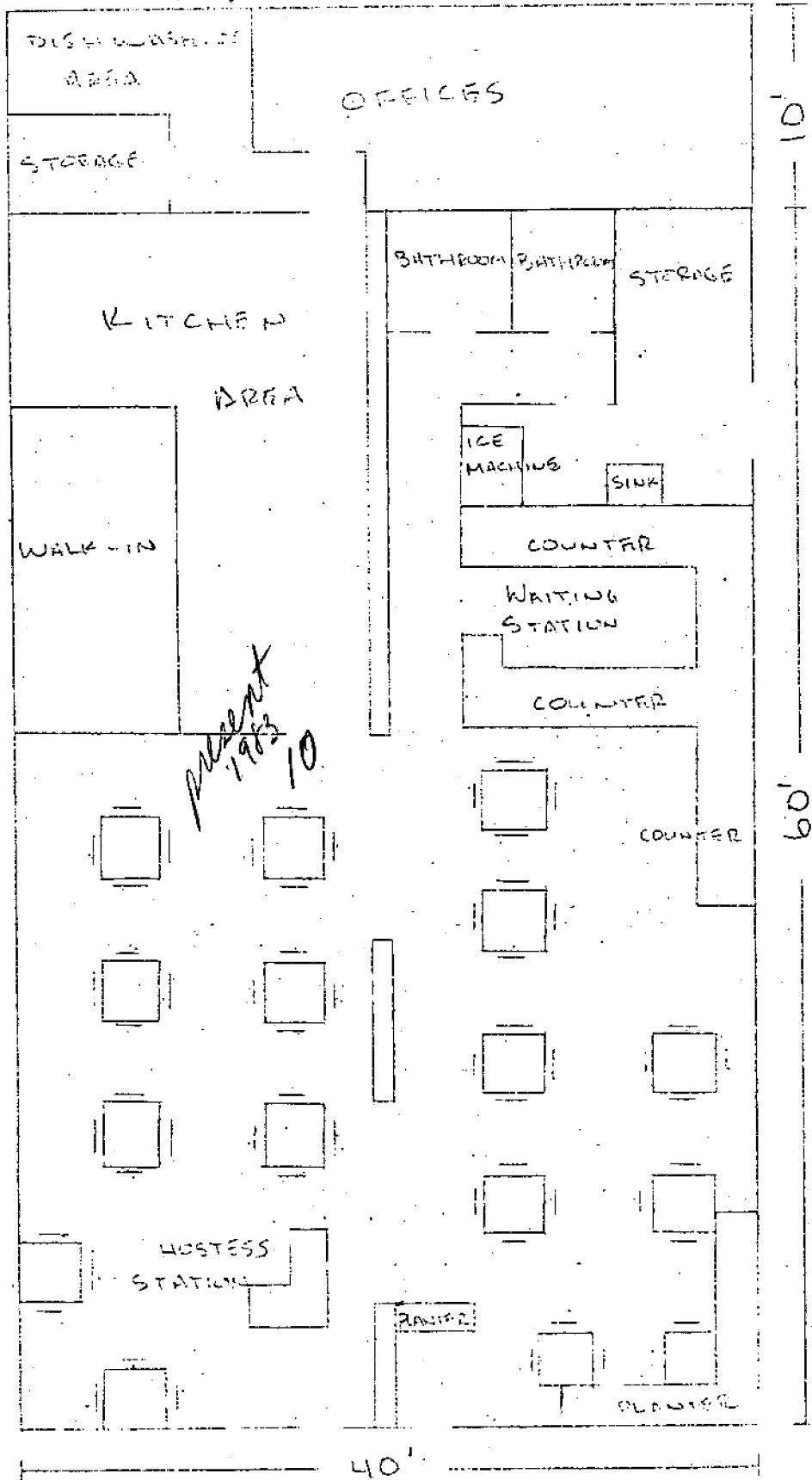
21ST STREET

No. 16

PROPOSED EXPANSION

EXHIBIT B

58 seats total



SCALE 1/8" = 1'

present 1983 10

Z ←



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2-24-83

No. 16

CPC FILE COPY

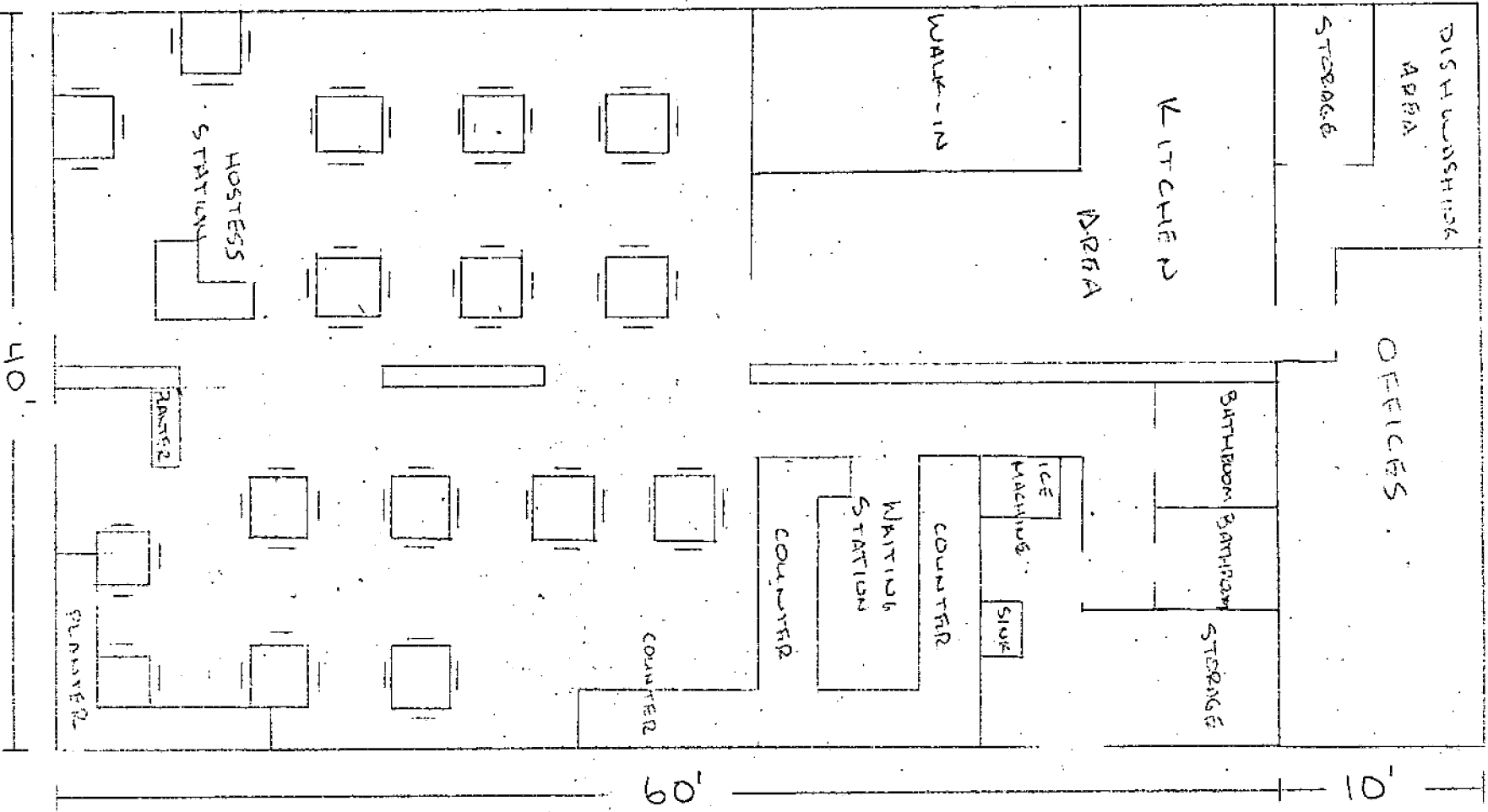
APPL. NO. **P 83034**

EXHIBIT NO.

MTG. DATE(S) **2/24/83**

AGENDA NO.(S)

SCALE $\frac{1}{8}'' = 1'$



*30
NEET
WALL*

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