

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Donald Joseph Company, 2210-16th Street, Sacramento, CA 95818

OWNER John Demas, 324 Alhambra Boulevard, Sacramento, CA

PLANS BY _____

FILING DATE 6/11/84 50 DAY CPC ACTION DATE _____ REPORT BY: PB:bw

NEGATIVE DEC Ex. 15311(b) EIR ASSESSOR'S PCL NO 003-112-18,20

APPLICATION: Variance to locate 22 parking spaces off site for 96-seat Chataqua Theater

LOCATION: 324 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to provide off-site parking for a 96-seat theater.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community Plan Designation: General Commercial
Existing Zoning: C-4 (Heavy Commercial)

Surrounding Land Use and Zoning:

North: Yancey storage; Single Family; C-4
South: Theater, Offices, Baking Co.; R-0 & C-2
East: Single Family Residential; R-4; R-1
West: Single Family; Freeway; C-4; TC

Parking Required:	16 spaces
Parking Provided:	22 spaces
Ratio Required:	1:6 seats
Ratio Provided:	1:4.3 seats
Property Dimensions:	Parking Lot=160 x 160 feet
Property Area:	Parking Lot=25,600 sq. ft.
Significant Feature of Site:	Existing park. lot for baking co.
Street Improvements/Utilities:	Existing

PROJECT EVALUATION: Staff has the following concerns and comments:

1. The subject site has an existing 43-space parking lot for the Mary Ann Baking Company, located in the Heavy Commercial (C-4) zone. The applicant proposes to use 22 of these spaces for the Chataqua Theater which is being installed in a portion of the adjacent office building, south across the alley. The theater will only operate during evenings, on week days and on weekends.

Due to an increase in business, the baking company now has a trucking company delivering its products. This reportedly has allowed sale of most of the small delivery trucks, leaving parking spaces available.

2. The submitted site plan shows 22-90 degree parking spaces that are to be used for the theater. This is slightly in excess of the 16 spaces required for the proposed 96 theater seats. The remaining spaces will be used for baking company executives and parking for remaining delivery vehicles.

The wholesale bakery has 40 employees working 5 AM to 2 PM weekdays. Ten maintenance people work until 6 PM. Reportedly, the employees do not park on site. Two mid-day site checks by staff showed the 22 spaces in question to be mostly vacant. There were also a few parking spaces on-street.

Weekday bakery parking should not conflict with the evening/weekend only theater use (Saturday matinee, 11 AM-2 PM Saturday; Sunday, 7-11 PM). Therefore, staff has no objection to the proposed project. In addition, the applicant should provide a minimum four-foot wide landscaped planter along the north and east side of the parking lot.

3. The proposed project was reviewed by Traffic, Building Inspections and Fire. There were no objections to the project.

STAFF RECOMMENDATION: Staff recommends the following actions:

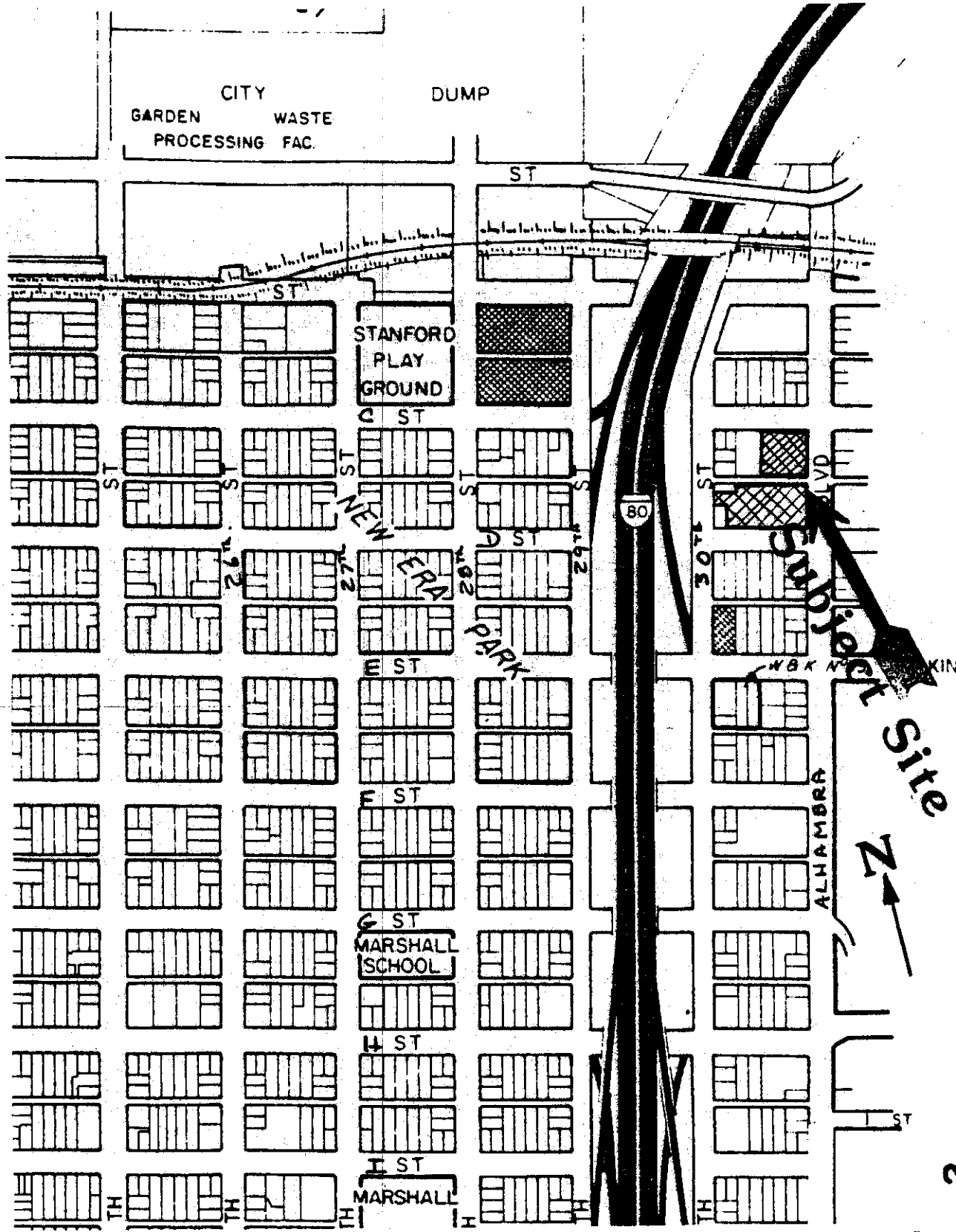
1. Approval of the Variance to utilize 22 off-site parking spaces for the Chatagua Theater, subject to conditions and based on Findings of Fact which follow:

Conditions

- a. Applicant shall provide minimum four-ft. wide landscaped/irrigated planters around the parking lot. Landscape and irrigation plans shall be submitted to staff for review and approval;
- b. The proposed 22 parking spaces shall be clearly marked for theater users;
- c. A sign indicating "parking is available for theater customers at the SW corner of Alhambra Boulevard and 'C' Street parking lot" shall be installed at the theater entrance.

Findings of Fact

- a. The proposed project would not be a special privilege extended to one individual in that:
 - 1) parking lots are permitted in the C-4 zone;
 - 2) the baking company will continue to have full use of the lot during reported business hours;
 - 3) similar off-site parking variances have been approved.
2. The variance will not be injurious to the public welfare, nor properties in the vicinity in that:
 - a. The specified portion of the parking lot, as conditioned, will comply with landscape, and irrigation requirements;
 - b. Adequate parking for the baking company during its regular business hours will be available.
3. The project is consistent with the 1974 General Plan and the City Zoning Ordinance which permits parking in the Heavy Commercial (C-4) zone.



VICINITY MAP

PROPOSED THEATER
PARKING

