

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Variance to waive five required parking spaces for an existing restaurant at 1300 H Street (P88-438)

SUMMARY: Staff has reevaluated the proposal and finds that the waiver of parking can be supported based on utilizing parking at 13th and I City Parking Garage.

BACKGROUND INFORMATION: On December 1, 1988, the requested variance entitlement was continued at the request of the applicant to the January 12, 1989 Planning Commission meeting. The applicant requested the continuance in order to meet with Planning staff and work out a solution to the parking deficiency. Planning staff had originally recommended a denial of the variance (see attached report) to waive five parking spaces in an existing restaurant. However, the applicant has agreed to an alternative by staff to resolve the potential on-street parking demand due to waiver of five parking spaces.

STAFF REVALUATION: Staff met with the applicant, and suggested a validated parking process to alleviate the parking deficiency. The applicant has agreed to offer validated parking in the City's Community Center garage located one-half block from the restaurant at 13th and I Streets. A sign will be installed near the restaurant entrance and cash register indicating the validation service and the location of the specific parking garage. It is during the lunch time hours that the demand for parking is at its highest. The City's Parking Division has indicated that during the lunch hours, the 13th and J garage has parking available. Based on the agreement to offer validated parking, staff recommends approval of the variance request.

RECOMMENDATION: Staff recommends the Commission approve the variance with conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall establish a validated parking procedure to the satisfaction of the City Parking Division and Planning Director. This procedure shall include signage in the restaurant that indicates the validation service and location of the 13th and J garage, and a written agreement by the applicant to provide a validated parking program.
2. The restaurant shall contain a maximum of 40 seats.

Findings of Fact

1. Granting the variance would not be a special privilege extended to one property owner in that the applicant has agreed to a validated parking procedure and program.

2. The proposed use, if granted, would not be injurious to the public health, safety and welfare and to properties in the vicinity in that the validated parking procedure will encourage patrons to park in the garage and not on the street.
3. The proposed project complies with the following goals of the Central City Plan.
 - a. provide for a range of commercial activities which meet the needs of the residents, employees, and visitors to the Central City;
 - b. continue to provide cultural and entertainment activities in the Central City so as to increase the usage of the Central Business District.

Respectfully submitted,


Will Weitman,
Senior Planner

WW:PW:vf

P88-438

1/26/89
January 12, 1989

Item #3

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