

CITY PLANNING COMMISSION

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

APPLICANT	Dan Shrum, 5327 Meadow Wood Place, Concord, CA 94521
OWNER	Milo L. Hewitt, 5030 J Street, Suite 302, Sacramento, CA 95819
PLANS BY	Dan Shrum, 5327 Meadow Wood Place, Concord, CA 94521
FILING DATE	2/10/89
ENVIR. DET.	Negative Declaration
REPORT BY	BW:pe
ASSESSOR'S PCL. NO.	007-0051-007

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to operate a bar/pub in a vacant 1,850 sq. ft. building on 0.04+ developed acres in the General Commercial (C-2) Zone.
 - C. Variance to waive six required on-site parking spaces for a bar/pub use.

LOCATION: 810 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to operate a bar/pub type of use.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial/Office
1988 Central City Plan:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant building

Surrounding Land Use and Zoning:

North:	Office Bldg./Montessori School; C-2/RO
South:	Residential/Office; C-2/RO
East :	Medical Office/Office; OB/R-1
West :	Single Family/School; RO/C-2

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Parking Required:	30 spaces
Parking Provided:	24 spaces
Property Dimensions:	Irregular
Property Area:	0.51 ± acres
Square Footage of Building:	1,850 sq. ft.
Height of Building:	18'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	White stucco/tan trim

APPLC. NO. P89-088 MEETING DATE March 23, 1989 ITEM NO. 21

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site is within a neighborhood shopping center located on the southwest corner of H Street and Alhambra Boulevard. The 0.51+ acre site consists of one parcel in the General Commercial (C-2) zone. The General Plan and the 1988 Central City Plan designates the site for Community/Neighborhood Commercial/Office and General Commercial respectively. Surrounding land uses and zoning include an office, Montessori School and Residential/Office to the north and south, zoned C-2 and R-0; a medical office and offices to the east, zoned, OB and R-1; and a single family home and school site to the west, zoned R-0 and C-2. A special permit is required to operate a bar in the City of Sacramento.

B. Applicant's Proposal

The applicant is proposing to lease a 1,850 sq. ft. space to operate a bar/pub type use. The applicant proposes to sell alcohol for on-site consumption. The proposed hours of operation are 11:00 A.M. to 2:00 A.M. The applicant proposes to provide 14 bar seats, two pool tables and one basketball game.

C. Staff Analysis

Staff did a field check of the site and observed two vacant buildings, one being the proposed bar/pub, an occupied retail space and a new restaurant. The restaurant will soon be occupied by Chef Liu restaurant and will provide a maximum of thirty-six (36) seats.

A total of 4,250 square feet of retail space exist on the subject site. The maximum seating capacity for the restaurant is 36. Listed below is a break down of the required parking for each use within the shopping center.

<u>Use/Size</u>	<u>Required Parking</u>
Retail/Roommaker's (1400 sq.ft.)	4 spaces
Retail/Chapman's (1000 vacant sq.ft.)	3 spaces
Restaurant/Chef Liu (36 seats)	12 spaces
Retail/proposed bar (14 seats/3 games) 1,850 sq. ft.	11 spaces
Total.....:	30 spaces

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Based on the required parking for the shopping center including the bar, a total of 30 parking spaces are required. The number of parking spaces for the proposed bar/pub was based on two spaces per game and a 1:3 ratio per seating. If the existing vacant building (bar/pub) remain a retail type use, a total of 24 spaces are required. Currently there are 24 parking spaces on the subject site which meets the required parking.

1. The applicant shall pay his fair share of the mitigation measures identified in the Alhambra Corridor EIR and adopted by the City Council.

RECOMMENDATION: Staff recommends that the Commission take the following action:

- A. Deny the Special Permit to operate a bar/pub on the subject site based on findings of fact which follow;
- B. Deny the variance to waive six required on-site parking spaces for a bar/pub use based on findings of fact which follow;

Findings of Fact - Special Permit

1. The project is not based on sound principles of land use, in that, the proposed use is not compatible with the retail and restaurant use on the subject site, and the office and residential in the immediate area.
2. The project would be detrimental to the public health, safety and welfare, in that:
 - a. a bar/pub use would impact the residential/office character in the area;
 - b. the bar/pub's proposed hours of operation may impact the surrounding area with noise, traffic and parking.

Findings of Fact - Variance

1. Granting the variance would constitute a special privilege extended to an individual applicant in that:
 - a. a variance would not be granted to any other property owners facing similar circumstances;
 - b. parking problems would still exist on the subject site due to the proposed business's operation and the surrounding business's hours of operation;
 - c. there is no hardship involved to support the applicant's request.
2. Granting the variance would be injurious to the public health, safety, and welfare, in that:
 - a. inadequate parking would promote future surrounding projects to request similar variances.
 - b. inadequate parking will increase the on-street parking demand in the area.

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3. The Sacramento City Central City Community Plan states the following goal:

"Provide adequate off-street parking to meet the needs of shoppers, visitors and residents."

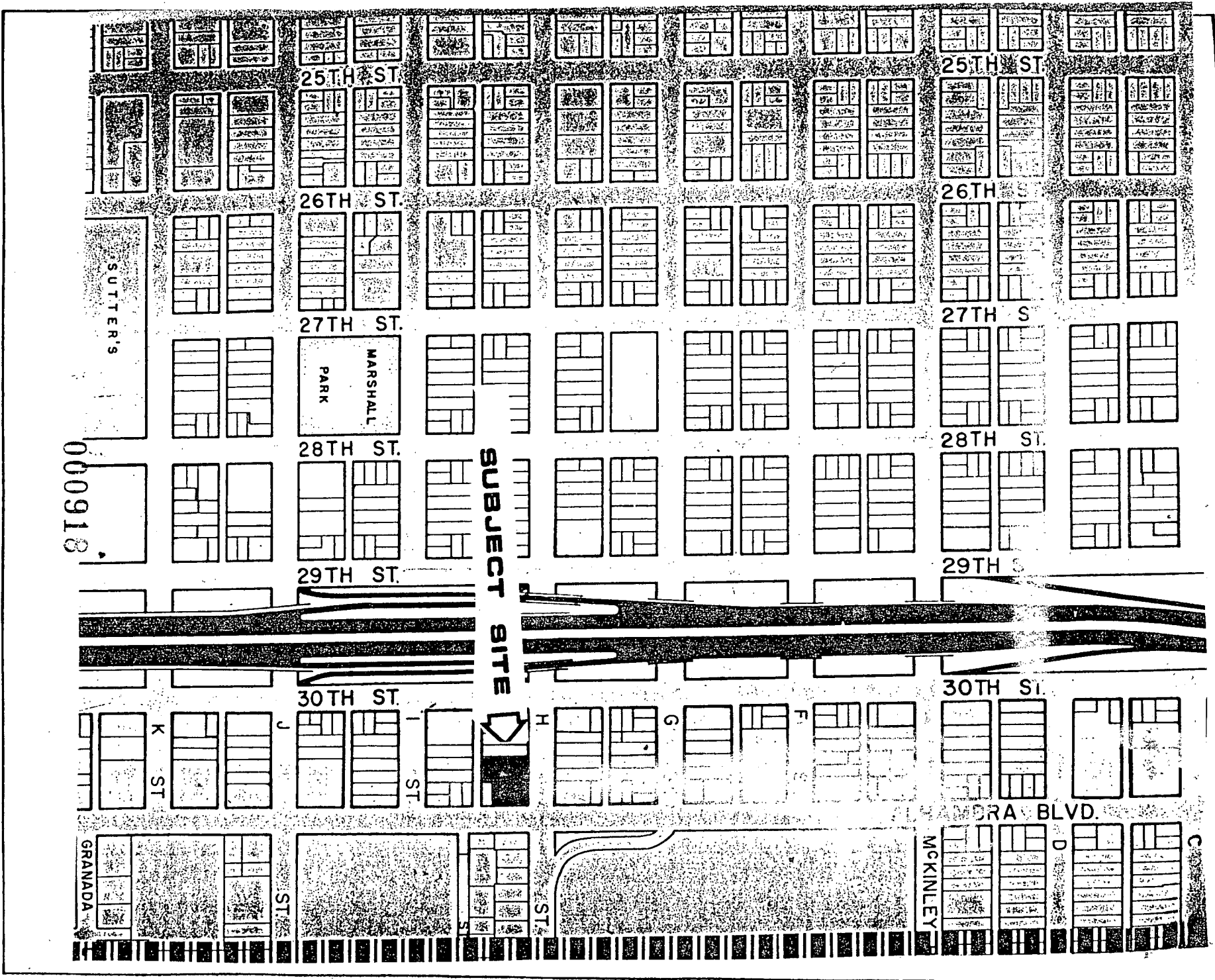
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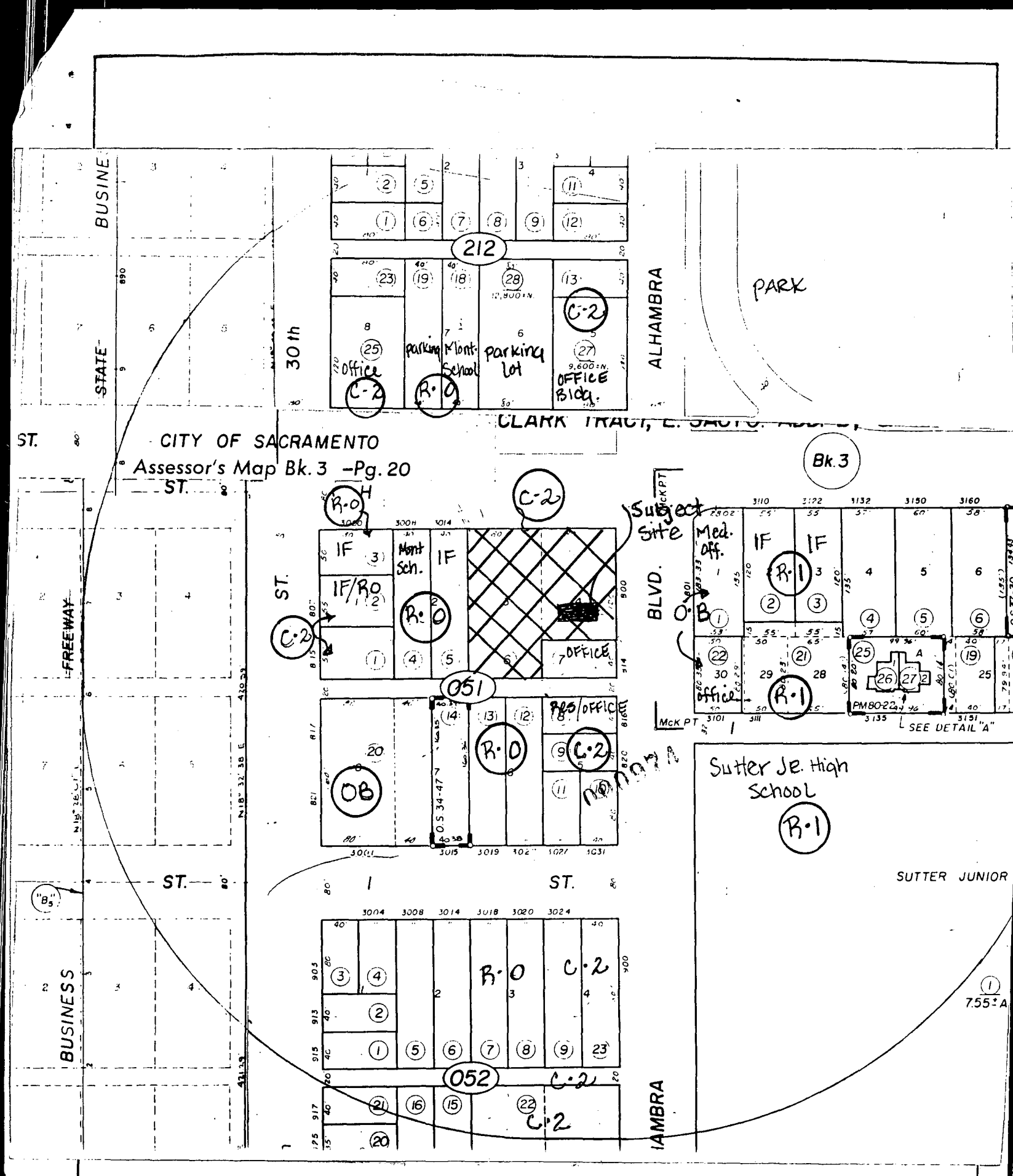
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21

VICINITY MAP





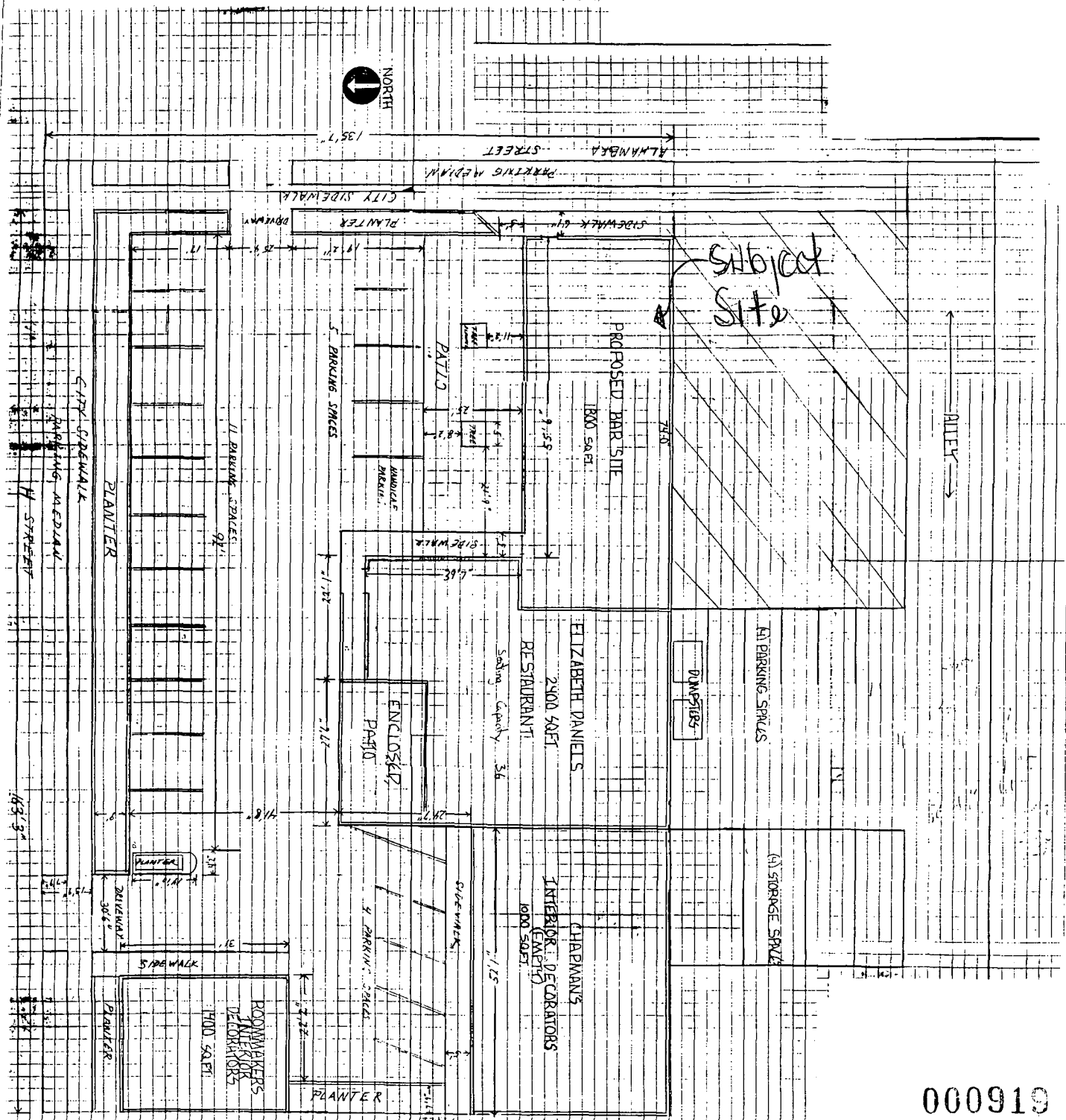
CITY OF SACRAMENTO
Assessor's Map Bk. 3 -Pg. 20

LAND USE & ZONING MAP

P89-088

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EXHIBIT A

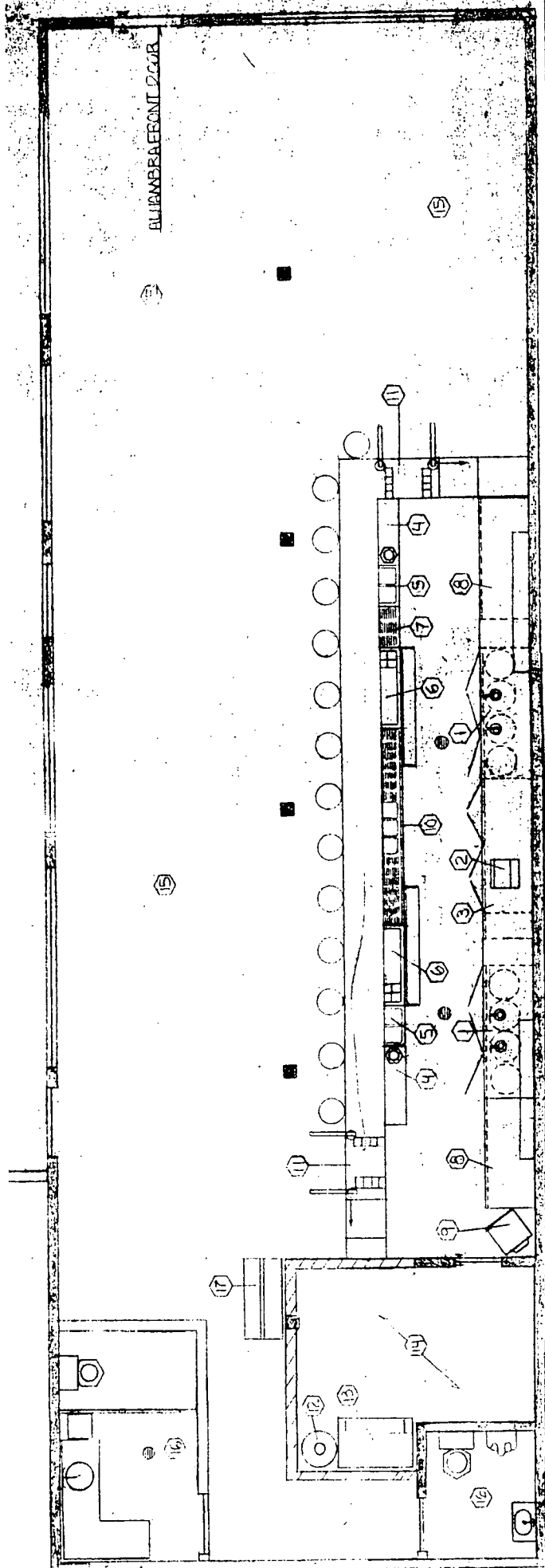


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P89-088

3-23-87

21



EQUIPMENT SCHEDULE

1	4-DOOR BACK BAR KEG DISPENSER
2	CASH REGISTER
3	4-DOOR BACK BAR BOTTLE STORAGE
4	4-DOOR BACK BAR STORAGE TABLE

FLOOR PLAN DETAIL 1/4" = 1'-0"

EXHIBIT B
FLOOR PLANS

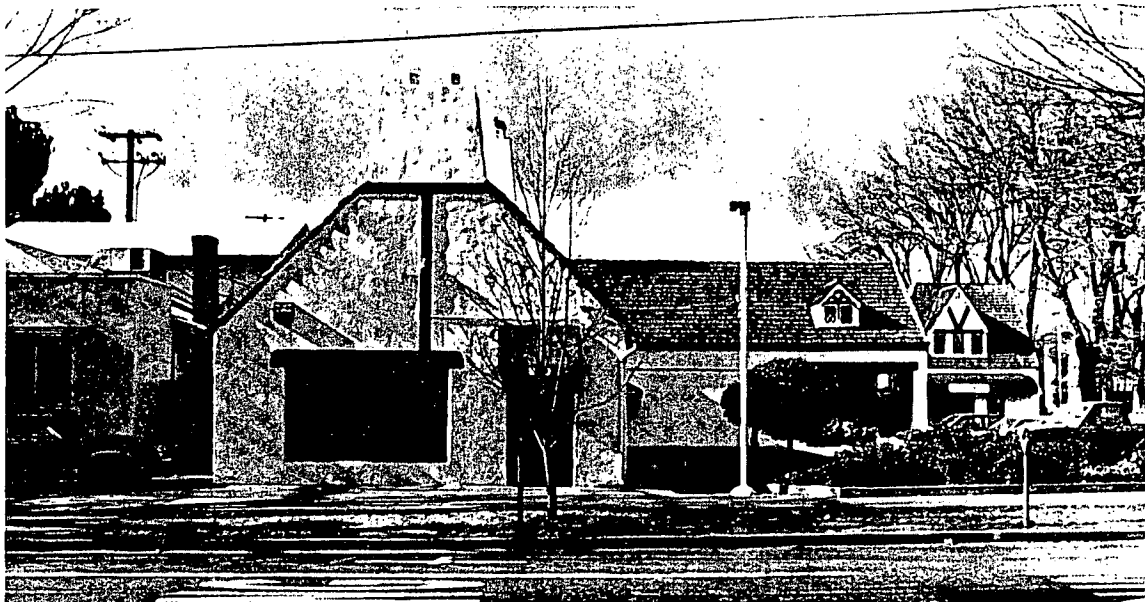
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P89-088

3-23-87

21

P89-088



3-23-89



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EXHIBIT C

BUILDING ELEVATIONS

21

EXHIBIT D



DEPARTMENT OF
POLICE

CITY OF SACRAMENTO
CALIFORNIA

HALL OF JUSTICE
813 SIXTH STREET
SACRAMENTO, CA
95814-2495

March 3, 1989

Ref. 3-6

916-449-5121

JOHN P. KEARNS
CHIEF OF POLICE

MEMORANDUM

TO: WILL WEITMAN, SENIOR PLANNER
CITY PLANNING DIVISION

FROM: JERRY V. FINNEY
ASSISTANT CHIEF OF POLICE

SUBJECT: SPECIAL PERMIT FOR THE SALE AND ON-SITE CONSUMPTION OF ALCOHOL AT 810
ALHAMBRA BOULEVARD (P-89-088)

We have reviewed the above request, and find no objections to the proposed use of the land and building, per se. However, we have some concerns about the proposed business hours, due to the proximity of a residential neighborhood within a block of the proposed site.

Jerry V. Finney
JERRY V. FINNEY
ASSISTANT CHIEF OF POLICE

JVF:aps

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P89-088

3-23-89

21