

*2 credit
4 waived
= 18 seats*

CITY PLANNING COMMISSION

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

APPLICANT	Mogavero and Associates, 2530 J St., Suite 10, Sacramento, CA 95616		
OWNER	Jonathan Lewis, 1723 J St., Sacramento, CA 95814		
PLANS BY	Mogavero and Associates, 2530 J St., Suite 10, Sacramento, CA 95616		
FILING DATE	7-9-87	ENVIR. DET.	Ex 15303e
ASSESSOR'S-PCL. NO.	007-081-005		REPORT BY CS:tc

APPLICATION: Variance to waive seven of nine required parking spaces.

LOCATION: 1812 J Street

PROPOSAL: The applicant is requesting the necessary entitlements to locate a take-out oriented food service in the General Commercial (C-2) zone.

PROJECT INFORMATION:

1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Existing building with 22 office and retail spaces.

Surrounding Land Use and Zoning:

North: Office, Retail; C-2
South: Retail, Parking; C-2
East : Commercial; C-2
West : Office; C-2

Parking Required:	9 spaces
Parking Provided:	0 spaces (2 credit)
Property Dimensions:	40' x160'
Property Area:	.14+ acre
Square Footage of Building:	Total: 6,710 sq. ft. Project Area: 720 sq. ft.
Height of Building:	Project Area - 1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Existing stucco and horizontal lap siding.
Roof Material:	Existing

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of a lot totaling .14+ acres in the General Commercial (C-2) zone. The existing building occupies almost the entire site, excluding an interior court walkway. Therefore, on site parking is infeasible. The project location is within the vacant 720 sq. ft. space at the front of the building. The

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space has been vacant since the beginning of 1987. Various office and retail use are located in the 6,710 square foot building (see Exhibit A & C). Surrounding land uses include office and retail to the north, office to the west, parking and retail to the south and a beauty college to the east. The site is designated for General Commercial in the 1980 Central City Community Plan.

B. Applicant's Proposal

The applicant is proposing an 18 seat restaurant oriented toward take-out service verses full meal service. Although, a tenant is not identified at this time, the applicant has indicated the use will likely be a dessert coffee shop. No interior or exterior building changes are proposed at this time.

Because the tenant space fronts on J Street, the most convenient parking area for the proposed project will be along J between 18th and 19th Streets. All parking in this area is metered for two hours, with the exception of one 30 minute meter and a bus stop. Staff has observed the availability of parking in the above referenced area on two weekdays between the hours of 12:00 p.m. and 1:00 p.m. On July 31, 1987, available parking during the first half hour ranged from two to eight spaces available at one time. During the second half hour, the number ranged from three to eight spaces available. The second survey taken on August 13, 1987, indicated a decrease in the number of spaces available at one time. During the first half hour parking availability ranged from full to four available spaces. During the second half hour two to seven spaces were available.

Based on previous parking variance requests in the C-2 zone for restaurants of this nature, the Commission has waived all or part of the parking requested. The use will not generate the amount of parking needed in comparison to a full meal type restaurant. Staff is in support of waiving four of the six required spaces with (applicant has a two space credit), the condition that full meals are not served and tables are not waited on. A restaurant such as a dessert, coffee, hot dog, ice cream shop or similar type of use is acceptable to staff.

- C. This proposal has been reviewed by the City Traffic Engineering Department. The following comment was received.

Traffic Engineering

Traffic Engineering recommends that the variance be denied unless parking can be required from other businesses within a one block area.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA Section 15303 e).

RECOMMENDATION: Staff recommends the Commission take the following action.

- A. approve the variance to waive four parking spaces subject to conditions and based upon findings of fact which follow:

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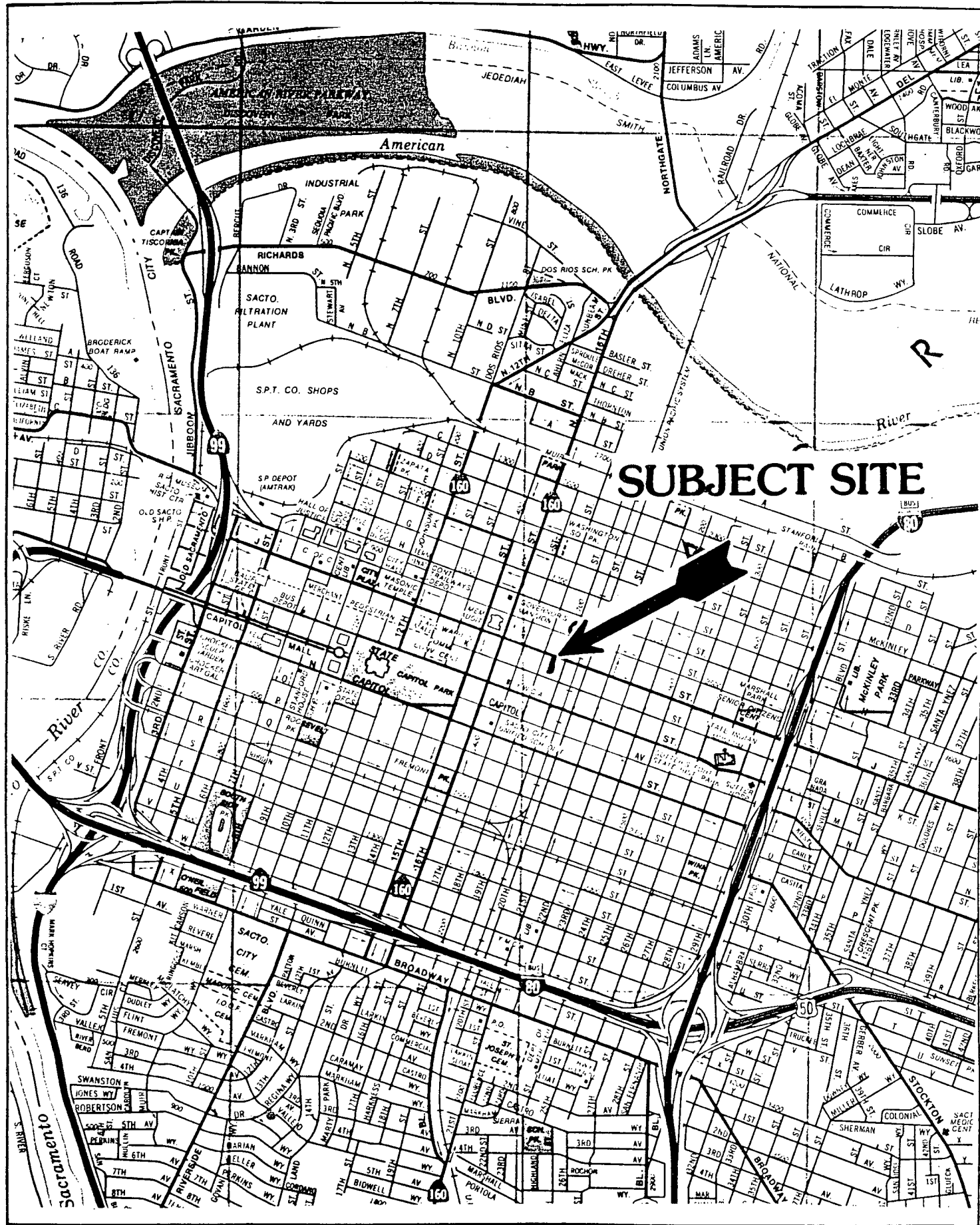
Conditions

1. The restaurant shall not serve full meals or have table waiting service. The use must be oriented toward take-out.
2. Future exterior changes, to the structure, if applicable, must be reviewed and approved by the Design Review Board.
3. Approval by the Design Review staff is required before a sign permit can be issued.
4. Maximum seating shall be 18.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed 18 seat restaurant is compatible with surrounding land uses which are retail, offices and a deli.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that.
 - a. The project, as conditioned, does not constitute a special privilege to one individual property owner, in that under similar circumstances, the parking variance would also be warranted.
 - b. The variance to waive four of the required six parking spaces will not significantly impact the availability of on-street parking spaces during the peak hours because the majority of customers are expected to be working or already doing business in the area.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Commercial use by the 1980 Central City Community Plan, and the proposed restaurant conforms with the plan designation.

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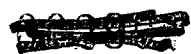
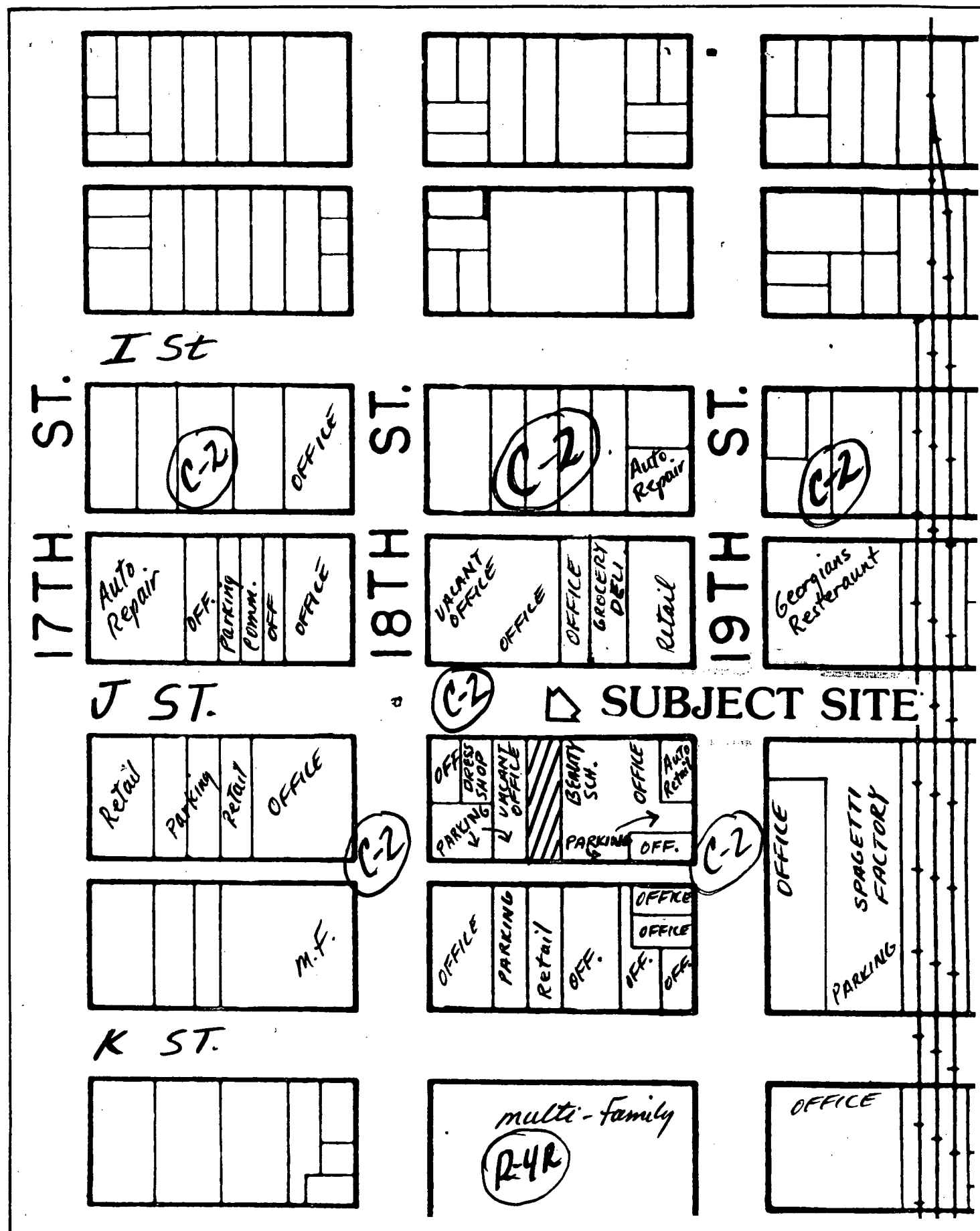
VICINITY MAP

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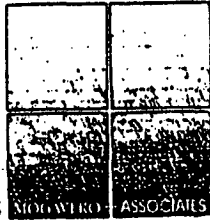
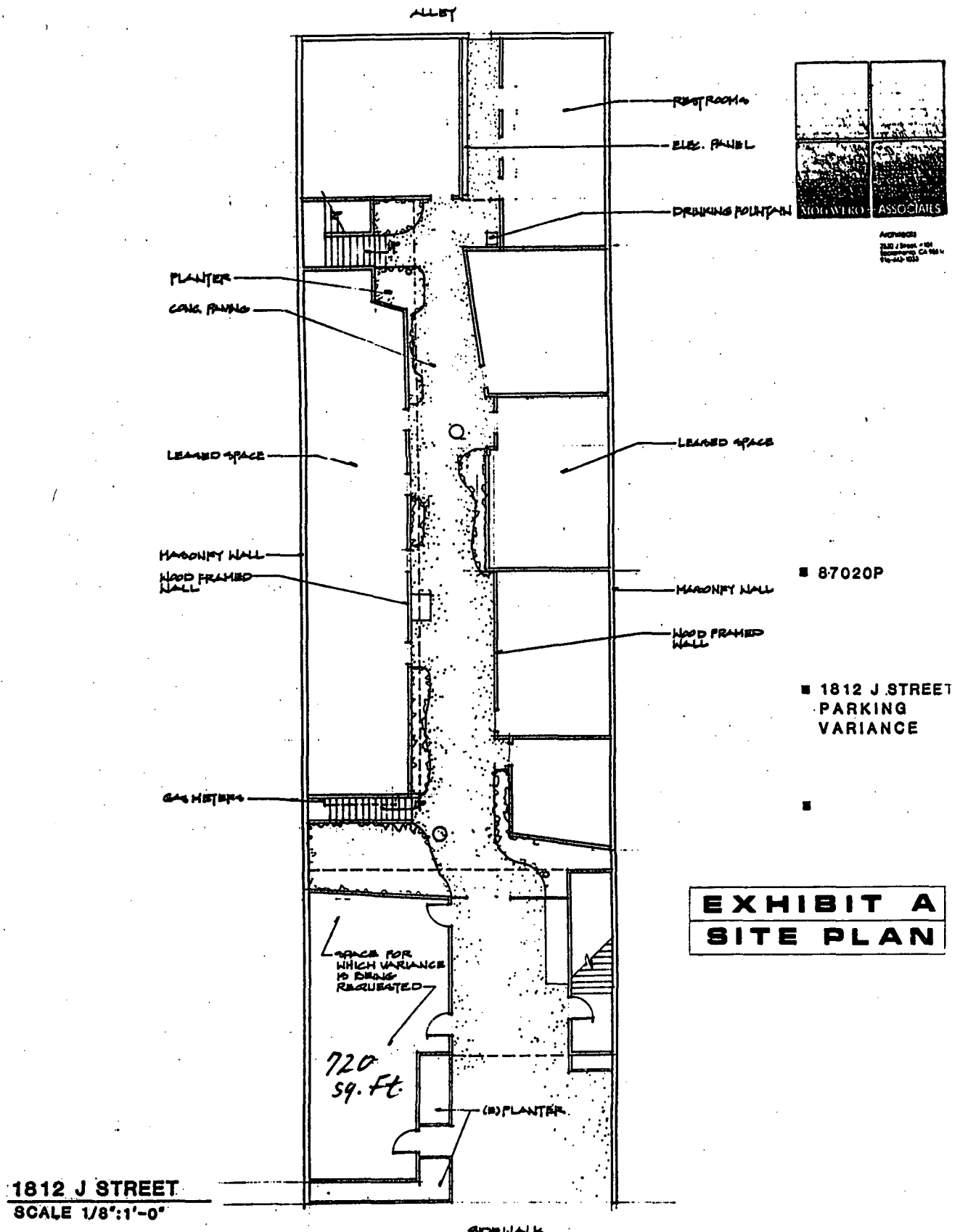
LAND USE & ZONING MAP

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ARCHITECTS
250 J Street, #101
San Francisco, CA 94104
Tel: 415-398-1234

■ 87020P

■ 1812 J STREET
PARKING
VARIANCE

**EXHIBIT A
SITE PLAN**

1812 J STREET
SCALE 1/8"=1'-0"



■ JULY 1987

J STREET

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Aug. 22, 1987

Item 14

EXHIBIT C

PARKING VARIANCE APPLICATION

1812 J Street: Breakdown of Tenants

Vacant:

	#1	720 sf
	#5	150 sf
<i>upstairs</i>	#11	395 sf
<i>upstairs</i>	#16	544 sf
<i>upstairs</i>	#22	924 sf

Occupied:

<i>upstairs</i>	#2	1024 sf	Tsuruda Group, Graphic Design
	#3	314 sf	James Lynch, Attorney
	#4	162 sf	Ella Amos, Christian Science Practitioner
	#6	264 sf	Betty Mutz (General Office Use)
	#7	148 sf	Leroy Bell (General Office Use)
	#8	340 sf	Janet Brown (General Office Use)
	#9	342 sf	Ron Wagnon, Real Estate Broker
	#10	395 sf	Jim Compoginis & Bill Mumma (General Office Use)
	#14	444 sf	Diamond S Investments, Jack Smith (General Office Use)
<i>upstairs</i>	#21	<u>544 sf</u>	William Kruse, Graphics

TOTAL: 6710 sf

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