

CITY PLANNING COMMISSION

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

APPLICANT	JAMES & MARILYN KOBASIC, P O BOX 15334, SACRAMENTO, CA 95813				
OWNER	JAMES & MARILYN KOBASIC, P O BOX 15334, SACRAMENTO, CA 95813				
PLANS BY	JAMES & MARILYN KOBASIC, P O BOX 15334, SACRAMENTO, CA 95813				
FILING DATE	8/11/88	ENVIR. DET.	Ex 15301 a	REPORT BY	BW:vf
ASSESSOR'S PCL. NO.	016-212-0025				

APPLICATION: Modification of Special Permit conditions to change the hours of operation from 10:00 p.m., to 11:00 p.m. on Friday, Saturday & Sundays and to eliminate a wrought iron fence to allow vehicle access and change the maximum occupancy from 234 to 342 after 5:00 p.m.

LOCATION: 5324 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to modify special permit conditions for a proposed social hall.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Office
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Office & Barber Shop/Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Pennisi's Restaurant; C-2	Front:	5'	31'
South: Vacant/Residential; R-3 & R-1	Side(St/N):	5'	60'
East : I-5 freeway	Side(St/S):	5'	101'
West : Residential; R-1	Rear:	15'	25'

Parking Required:	57 spaces
Parking Provided:	55 spaces
Property Dimensions:	Irregular
Property Area:	1.0+ acres
Square Footage of Building:	3,934 sq. ft.
Heights of Building:	22 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete tilt-up
Roof Material:	Barrett roof roll composition

BACKGROUND INFORMATION: On September 22, 1988, the Planning Commission approved a special permit request for a social hall subject to conditions (P88-355, see attached report). The site consists of one developed parcel totaling 1.0+ acres and is located on the entire block between Casilada Way and Saga Way fronting on Riverside Boulevard.

Staff supports the increase in occupancy since it will only be effective after 5:00 p.m. In addition, staff finds the temporary extension of the hours of operation can be supported subject to a review period after 6 months of operation. If no problems result from the hours then the hours can be approved on a permanent basis.

ENVIRONMENTAL DETERMINATION: The proposed modifications are exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (a)).

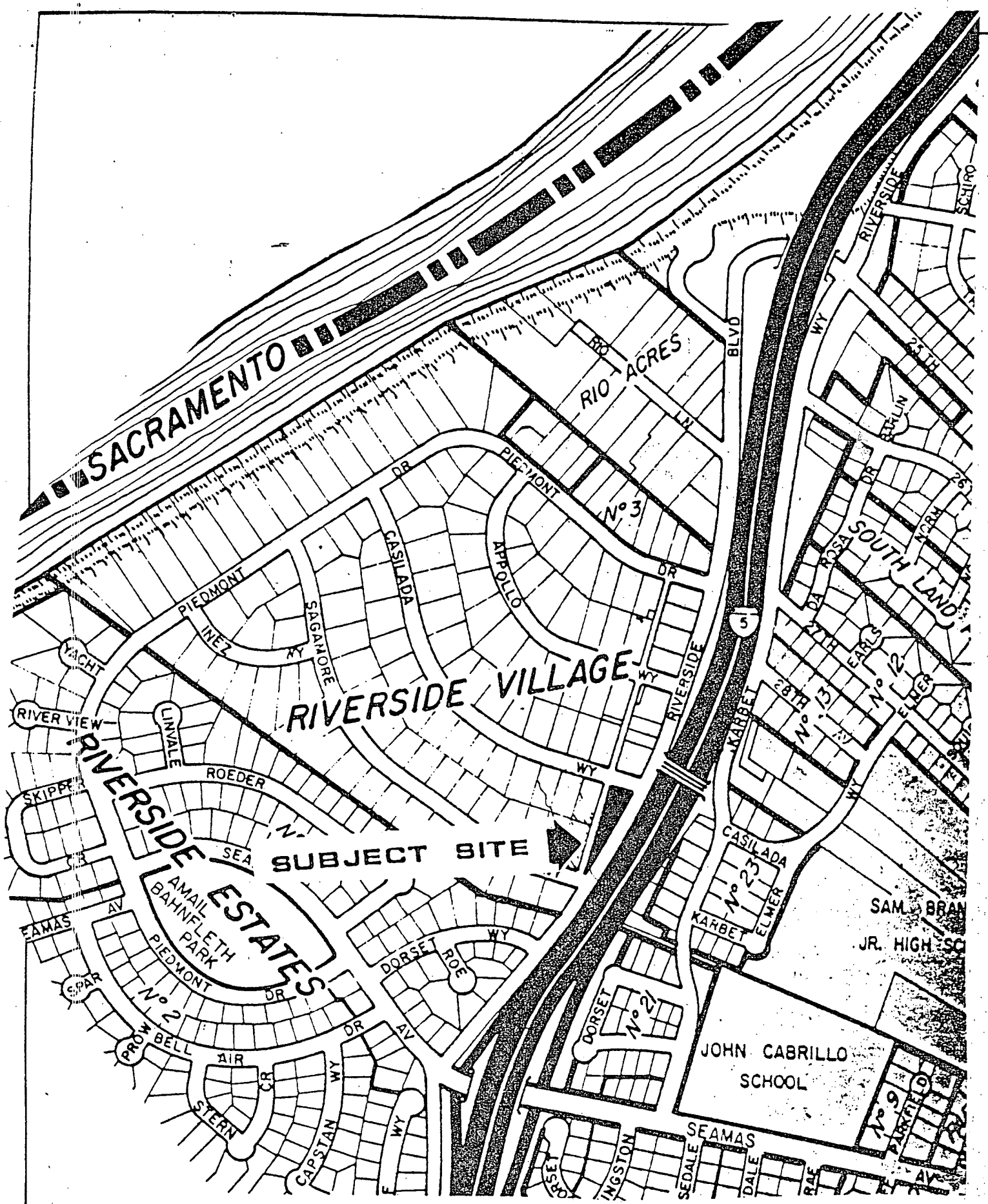
RECOMMENDATION: Staff recommends that the Commission approve the modification of special permit conditions subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall provide fence/wrought iron abutting the residential use on the south parking lot;
2. Hours of operation shall be restricted to be from 7:00 a.m. to 11:00 p.m., Friday through Sunday;
3. The social hall shall allow a maximum of 234 people at the facility from 7:00 a.m. to 5:00 p.m., and 342 people thereafter until closing time. The maximum occupancy shall be posted in the facility;
4. The applicant shall comply with all other conditions approved in the attached September 22, 1988, Planning Commission staff report.
5. City staff shall review the subject site after six months of operation. If staff finds there is a parking problem or problems resulting from the hours of activity the Director may reduce the maximum occupancy of the social hall or hours of activities to address the problem.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed social hall use is compatible with the existing uses within the structure.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:

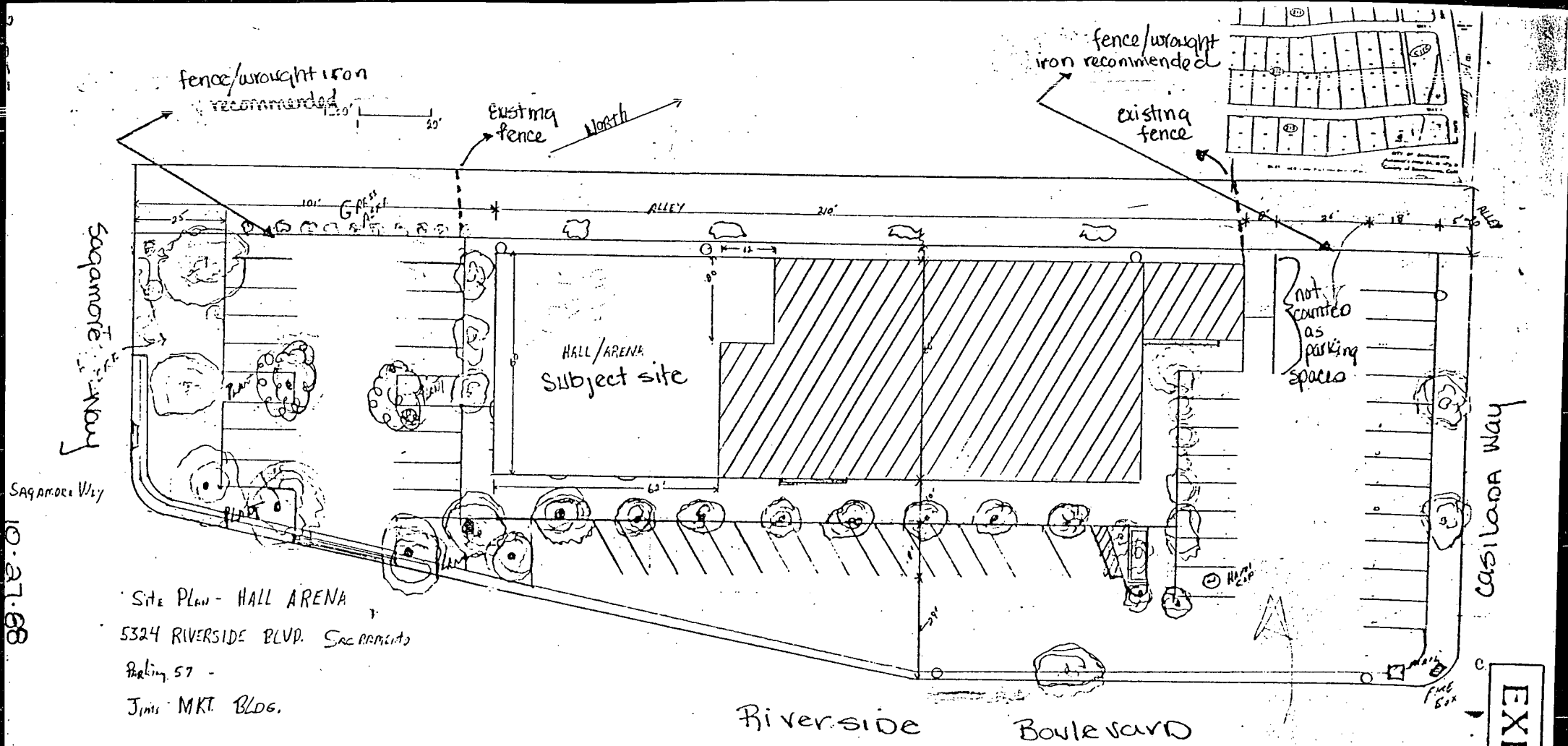


VICINITY MAP

P88 355

10-21-88

#11



WEST - ELEVATIONS

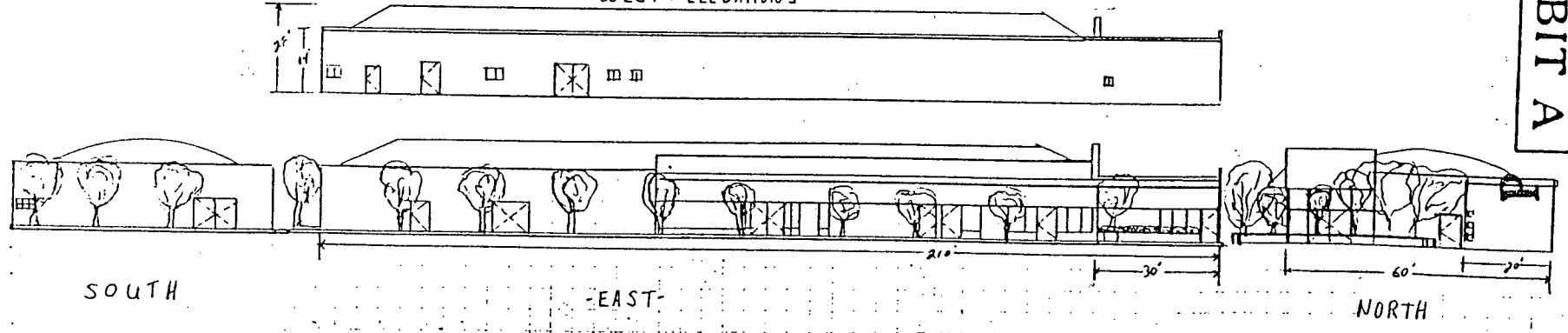
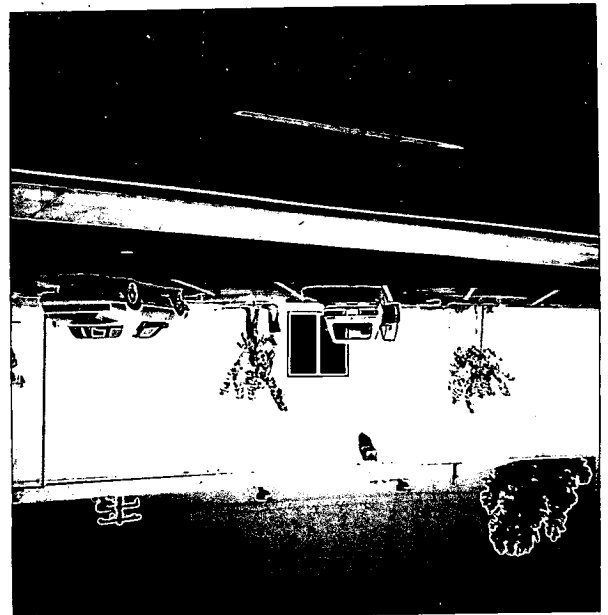
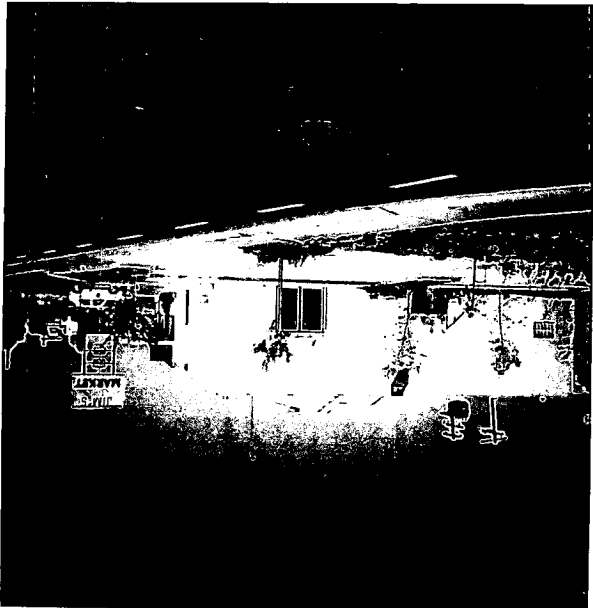
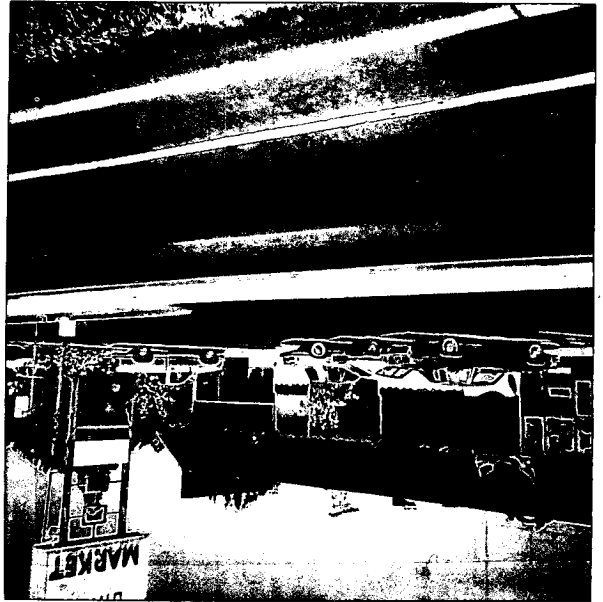
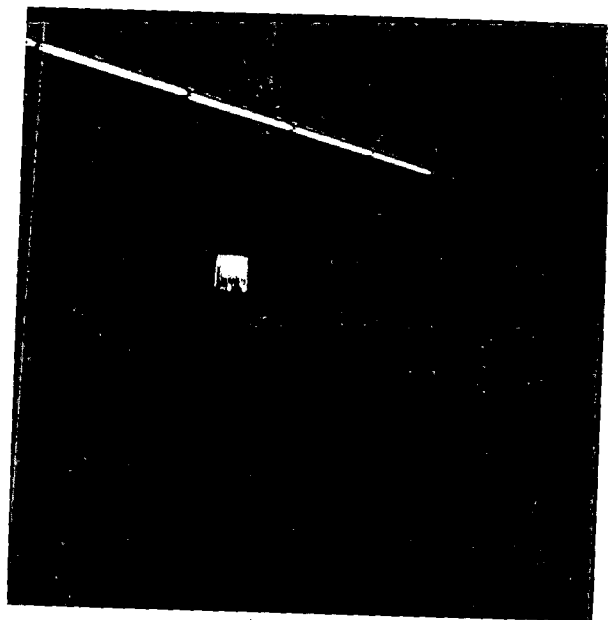
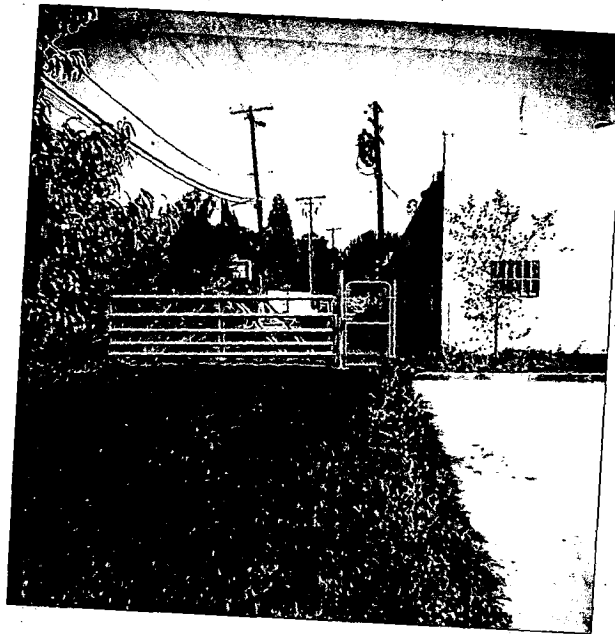


EXHIBIT A

000630





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