



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

April 19, 1993

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
(P93-040)

APPLICATION: Planning Director's Special Permit Modification to modify the exterior of an existing retail building in the Point West Planned Unit Development and General Commercial (C-2)(PUD).

LOCATION: Chuck E. Cheese Restaurant, 1690 Arden Way
(APN: 277-0272-012)

BACKGROUND INFORMATION: On June 12, 1980, the City Planning Commission approved a Schematic Plan Amendment to increase the office and retail square footage and to eliminate a racquetball facility at the site. A Special Permit to develop 15,390± sq. ft. of offices and 30,780 sq. ft. of retail uses was also approved. Chuck E. Cheese restaurant is one of the uses located in the retail square footage on the site.

STAFF ANALYSIS: The applicant is requesting a special permit modification for the replacement of two existing doors, the addition of two side light windows next to the entry doors, the addition of a new awning over the entry door, and the addition of tile accents to the building exterior. Staff has received a letter from the Point West Area Business Association which states they are in favor of the project as long as it conforms to the Point West Area Guidelines and the CC&R's. Staff has reviewed the guidelines and, except for the signage, the proposal complies with the PUD Guidelines.

APPLICATION NO. P93-040

Point West Area Business Association



P.O. Box 254480-413
Sacramento, CA 95825
916 / 552-1662

CITY OF SACRAMENTO
CITY PLANNING DIVISION

APR 2 1993

April 1, 1993

RECEIVED

Ms. Lisa Cabodi
CITY OF SACRAMENTO
Planning Division
1231 "I" Street, Room 200
Sacramento, CA 95814

RE: Chuck E. Cheese Facade Renovation, 1690-96 Arden Way

Dear Ms. Cabodi:

I am the Chairman of the Point West Area Business Association Area Environment & Government Relations Committee. On behalf of the Association, I am writing to advise you that we support the proposed facade renovation on the above-referenced project. Provided the contemplated renovations conform to the Point West Area Guidelines and CC&R's, we have no objection to this investment in our neighborhood. I trust you will make sure that those guidelines and design criteria are being conformed to.

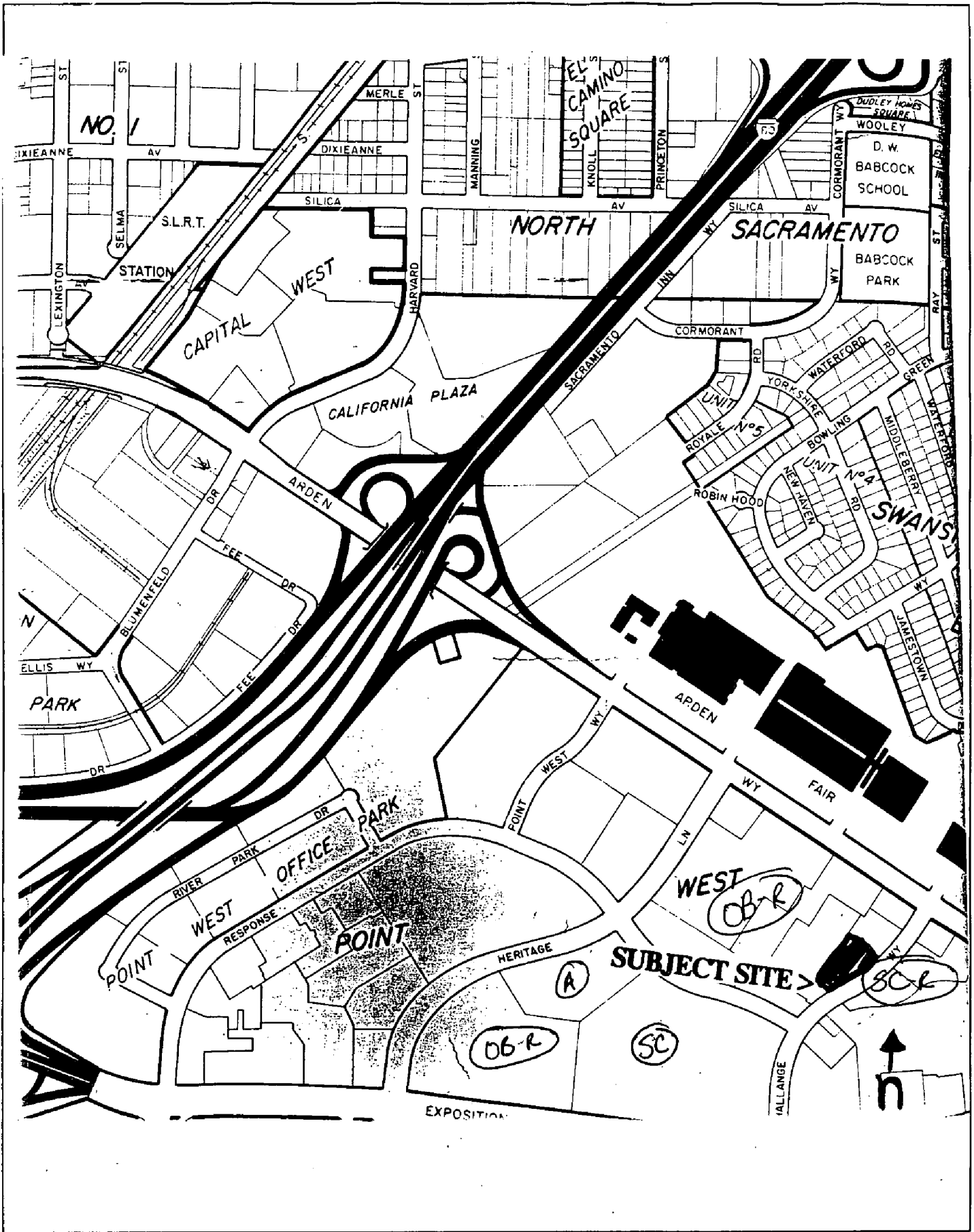
Please be advised that we have specifically not made comments on the contemplated interior renovations, as we do not believe that is any of our business. We do appreciate the confidence in our neighborhood that this business operator is demonstrating, and we hope you will assist them to facilitate this renovation. If you have any questions or comments, I can be reached at (916) 929-0262.

Very truly yours,

Mark D. Hefner

MDH:tb
M4LTR1T

cc: Neil Beaman
Carmen Lytle, President, PWABA



VICINITY, LAND USE & ZONING MAP

Staff supports the applicants proposal to modify the exterior of the Chuck E. Cheese restaurant. The building modifications will be an improvement over the existing exterior. The site is surrounded by commercial uses on all sides, and thus will not adversely affect the surrounding area.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to modify the exterior of an existing building.

Conditions

1. The signage for the project must meet the requirements of the City of Sacramento Sign Ordinance and the Point West PUD Guidelines.

Findings of Fact

1. The project is based upon sound principles of land use in that the modifications to the exterior of the building are compatible with the surrounding commercial development.
2. The project will not be detrimental to the public welfare since the exterior building modifications are to an existing structure.
3. The project is consistent with the General Plan which designates the site Regional Commercial and Offices.

Report Prepared By:

Lisa Cabodi
 Lisa Cabodi, Assistant Planner

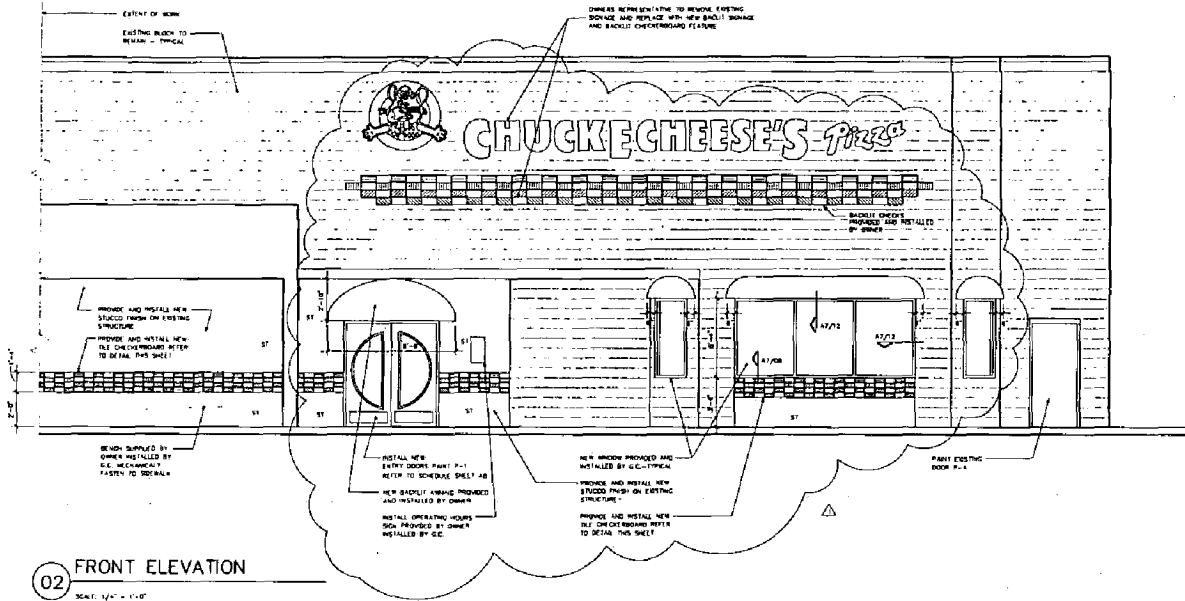
April 20, 1993
 Date

Recommendation Approved By:

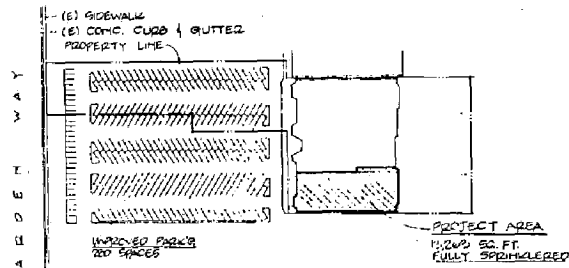
Gary Stonehouse
 Gary Stonehouse, Planning Director

April 22, 1993
 Date

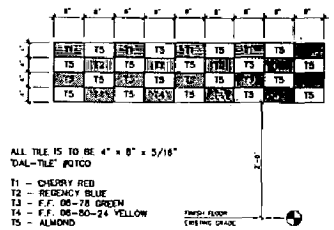
APPLICATION NO. P93-040



02 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



03 PLOT PLAN
SCALE: 1/4" = 1'-0"



01 TYPICAL EXTERIOR CHECKERBOARD
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- All new interior finishes must carry a One Hour Flame Spread rating.
- All new glazing shall conform to Safety Glazing requirements of applicable building code.
- Floric hardware must be provided on all wall doors. All exits must be able to be opened from the inside without use of a key or any special knowledge or effort.
- Lighted exit signs must be provided at each exterior door and as necessary to direct exit travel.
- All IMHC is existing and no new HVAC equipment is being added.
- General Contractor is required to meet with SuperB Pizza Time, Inc. technician to review game layout and compressed air requirements.
- General Contractor is to provide and install gypsum board at any area where wall covering has been removed or surface has been damaged.
- General Contractor is to match the height of existing doors and field verify door sizes and finish before opening. NOT USED.
- General Contractor to match existing finishes, color and texture when matching existing items.
- General Contractor is to provide temporary lighting in any area where light fixtures have been removed for operations of next day usage.

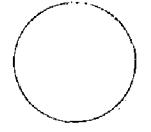
INDEX OF DRAWINGS

- A-1 SITE PLAN & DRAWING INDEX
- A-2 DEMOLITION PLAN
- A-3 NEW CONSTRUCTION FLOOR PLAN
- A-4 INTERIOR ELEVATIONS
- A-5 INTERIOR ELEVATIONS
- A-6 COUNTERS AND DETAILS
- A-7 NOTES AND DETAILS
- A-8 NOTES AND SCHEDULES
- E-1 ELECTRICAL, GAMES AND SEATING
- E-2 REFLECTED CEILING PLAN

PROJECT DATA

PROJECT AREA: 13,263 Sq. Ft.
BUILDING CODE: 1991 UNIFORM BUILDING CODE

JUST A GENERAL CONSULTING ARCHITECT, S.A.
B&W
BOBSON AND WILLIAMS
ARCHITECTS INC.
1000 West 10th St., Suite 1000, Los Angeles, California 90015



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CHUCK E. CHEESE'S PIZZA #410 - SACRAMENTO
1990-98 ARGENT WAY - SACRAMENTO, CALIFORNIA - 95815
SHONBIZ PIZZA TIME, INC.
4441 WEST AIRPORT FREEWAY
IRVING, TEXAS 75062

EXTERIOR ELEVATION
Date: 25 NOV 1992
Revisions:
1. 12/18/92
Project Number: 92-590
Sheet Number: **A1**
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