



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

October 1, 1987

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment of Valley Hi - Centrum PUD Schematic Plan

LOCATION: West side of Valley Hi Drive, approximately 300 feet north of Bamford Drive.

SUMMARY

The application is for amendment of the Schematic Plan for the Valley Hi-Centrum Planned Unit Development to allow a second driveway access onto Valley Hi Drive. The Planning Commission and staff recommend approval of the request.

BACKGROUND

The subject 0.98+ acre site is a part of the Valley Hi - Centrum PUD and is designated for General Commercial in the 1986 South Sacramento Community Plan. The site is zoned General Commercial - Planned Unit Development, C-2(PUD). The Schematic Plan for this PUD designates the subject site for restaurant use.

The applicant proposes to construct a 2,650 square foot drive-thru restaurant. A total of 104 seats and 37 parking spaces will be provided. A Special Permit to allow the drive-thru window was approved by the Commission with conditions. In order for the drive-thru restaurant to function, an additional driveway was necessary to provide adequate access circulation onto the site. Since the original PUD Schematic only provided for one driveway access onto Valley Hi Drive, it was necessary to amend the Schematic Plan to allow two driveway access areas.

VOTE OF THE PLANNING COMMISSION

On August 28, 1987, the Commission voted six ayes, two absent and one vacancy to recommend approval of the PUD Schematic Plan Amendment.

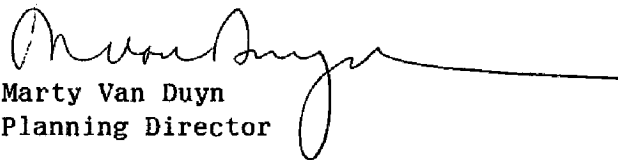
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RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Resolution which adopts Findings of Fact and approves the PUD Schematic Plan Amendment.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

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Walter J. Slipe, City Manager

MVD:WW:rt

attachments  
P87-337

October 6, 1987  
District No. 7