



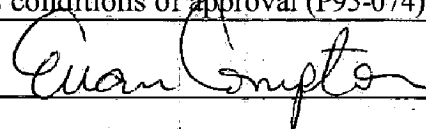
DEVELOPMENT SERVICES
DEPARTMENT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

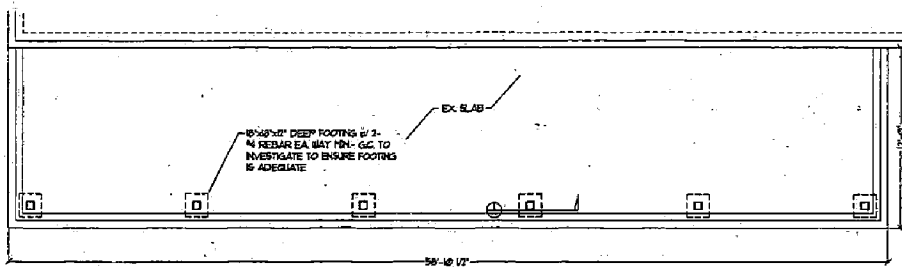
PLANNING
916-808-5656
916-808-5543 FAX

Minor Modification To Previous Approval

FILE NUMBER: Z05-139
PREVIOUS FILE NUMBERS: P95-074
SPECIAL PERMIT <input checked="" type="checkbox"/> OR PLAN REVIEW <input type="checkbox"/>
PROJECT ADDRESS: 3601 Truxel Road
APN: 225-1040-020
APPLICANT'S NAME & ADDRESS: CJK and Associates (Attention: Mike) 633 E. Victor Rd., Suite E Lodi, CA 95240
PROPOSED PROJECT: The applicant is requesting a minor modification to a previously approved Special Permit to construct a cover for an existing restaurant patio. The cover will increase the patio by 144 square feet and add an additional four seats in the Shopping Center (SC-Natomas Marketplace PUD) zone . The patio area will be located on the north elevation. The project also involves labeling two existing parking spaces for "To Go" customers. This change to the parking lot does not affect the overall parking requirement for the restaurant. The project represents a minor change to the site and therefore is considered a Minor Modification by the Zoning Administrator.
ANALYSIS & CONDITIONS: The project is supported by staff because the modification is designed to be compatible with the building and creates the need for only one additional required parking space which is already available on the site. The modification is approved subject to the following conditions: <ol style="list-style-type: none">1. This project shall be constructed in conformance with submitted plans.2. The applicant shall obtain all necessary building permits prior to construction.3. If the project involves installing additional signage for the restaurant, a sign permit will be required.4. The applicant shall replace or transplant the existing tree on-site as mitigation for removing the tree.5. The applicant shall comply with all previous conditions of approval (P95-074).
APPROVED BY: Evan Compton FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR 
DATE: June 6, 2005

Exhibits: 1. Approved Plans

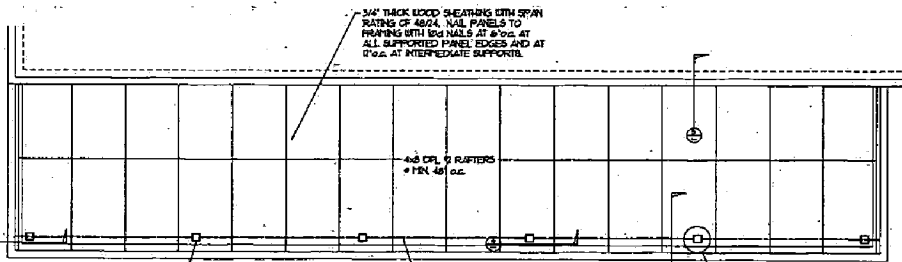
cc. Log book (original), File, Applicant



FOUNDATION PLAN

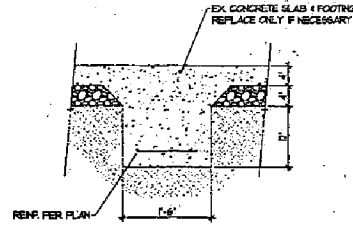
SCALE 1/4"=1'-0"

NOTE:
ALL DIMENSIONS TO BE FIELD VERIFIED
BY GENERAL CONTRACTOR



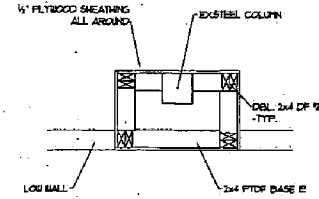
FRAMING PLAN

SCALE 1/4"=1'-0"



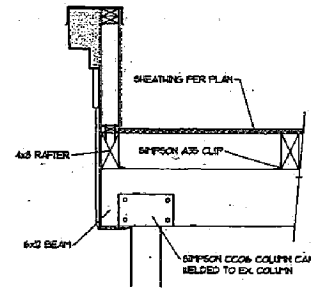
FOUNDATION DETAIL

SCALE: 1/4"=1'-0" ①



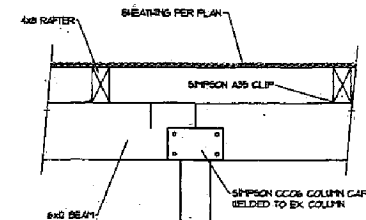
FRAMING DETAIL

SCALE: 1/4"=1'-0" ②



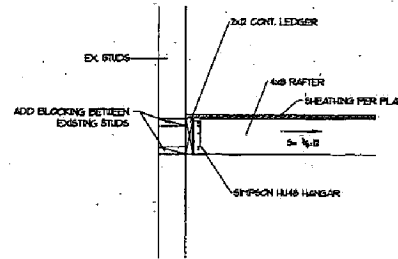
FRAMING DETAIL

SCALE: 1/4"=1'-0" ③



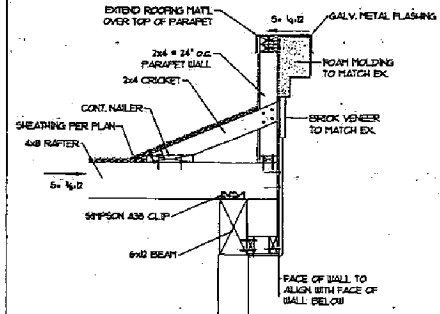
FRAMING DETAIL

SCALE: 1/4"=1'-0" ④



FRAMING DETAIL

SCALE: 1/4"=1'-0" ⑤



FRAMING DETAIL

SCALE: 1/4"=1'-0" ⑥

Z05-139

FILED May 23, 2005

OWENS DESIGN CONSULTANTS
2200 McHenry Ave., Suite C
Modesto, CA 95350
(209) 522-8681 FAX: (209) 522-4758



THOMAS J. OWENS
R.C.E. 53530
ADDITION
TO

**APPLEBEE'S
RESTAURANT**

3621 TRIDEL RD.
SACRAMENTO
CALIFORNIA

Revisions: _____ Date: _____

Title:
**FOUNDATION
& FRAMING
PLANS
& DETAILS**

Drawn By: RN
Checked By: TO
Scale: AS NOTED
Job No.: 257B
Date: FEBRUARY 2005
CAD File Name: 257B-257B.dwg
Sheet No.:

S1