



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

July 31, 1992

PLAN REVIEW MODIFICATION
(P92-214)

APPLICATION: Planning Director's Modification of a Plan Review for the Key Largo Restaurant/Bar on 1.6± developed acres in the Neighborhood Commercial - Review (C-1-R) zone.

LOCATION: 155 Cadillac Drive

SUMMARY: The applicant is requesting a modification of the Plan Review for the Key Largo Restaurant/Bar. The applicant wishes to enclose an outdoor patio to contain a vestibule for waiting patrons and additional restrooms which have entries from the outside.

BACKGROUND INFORMATION: On September 10, 1974, the Planning Commission approved (P6092 and P6093) a rezone of the subject site from Agriculture (A) to Neighborhood Commercial (C-1-R) and a special permit to develop a restaurant and an office building.

A hearing was recently held by the City Manager's Office and City Council regarding the dance permit. The Council was concerned with the nuisance created while the patrons are waiting in line to enter the building at night when the occupancy of the building has been met. The City Council allowed Key Largo to retain the dance permit subject to conditions which included additional restrooms being installed with access from the exterior.

APPLICATION NO. P92-214

1403

APPLICANT'S PROPOSAL: The applicant is requesting a modification of the Plan Review to add additional restrooms with entrances from the exterior, and a vestibule to allow patrons to wait to enter the building. The applicant is also proposing to add a fence between the Key Largo restaurant/bar and the adjacent two story office building. Also proposed is installing a gate across the existing driveways.

STAFF ANALYSIS: Staff has no objection to the applicant's proposal. The design of the proposed addition is compatible with the existing Key Largo restaurant and all setbacks are being met. Two trees are being removed, however, there is adequate landscaping on the site to mitigate for the tree removal.

Staff also has no objection to the wood fence separating the restaurant and the adjacent office building. Staff does, however, have a concern regarding the gate across the driveways. The Driveway Ordinance requires that gates across driveways be set back a minimum of 20 feet from the right-of-way. Staff suggests the applicant work with the Transportation Division on the location of the gates.

RECOMMENDATION: Staff recommends the Planning Director approve the Modification of the Plan Review for Key Largo restaurant/bar subject to conditions and based upon findings of fact which follow.

Conditions

1. The materials used on the additional shall be compatible with the existing building as indicated on the submitted plans.
2. The location of the gates across the driveways shall be reviewed and approved by the Transportation Division.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the Key Largo restaurant/bar is compatible with the surrounding office and commercial uses.
2. The project, as conditioned, will not be detrimental to the public welfare in that the additional restrooms will reduce the nuisance which occurs while patrons wait to enter to the facility.
3. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices.

APPLICATION NO. P92-214

Report Prepared By:

Cindy Gnos 7-31-92
Cindy Gnos, Associate Planner Date

Recommendation Approved By:

Gary Stonehouse 7-31-92
Gary Stonehouse, Planning Director Date

APPLICATION NO. P92-214

1405

KEY LARGO

155 CADILLAC DRIVE
SACRAMENTO, CALIFORNIA

p92-214

1407

SHEET INDEX		
FIRM	NO.	DESCRIPTION
<small>RAUSCHENBACH MARVELLI BECKER ARCHITECTS 2442 HALL AVENUE, SUITE 200 SACRAMENTO, CA 95825 TEL. NO. (916) 488-9334</small>	ARCHITECTURAL	
	T	TITLE SHEET
	A1	SITE PLAN & DETAILS
	A2	TYPICAL ACCESSIBILITY SHEET
	A3	FOUNDATION PLAN & DETAILS
	A4	FLOOR PLAN
	A5	EXTERIOR ELEVATIONS & BUILDING SECTIONS
A6	REFLECTED CEILING PLAN	
<small>CLINAC & ASSOCIATES, INC. 10419 OLD FARMERSVILLE ROAD, SUITE 200 SACRAMENTO, CA 95827 TEL. NO. (916) 342-9394</small>	MECHANICAL / PLUMBING	
	M1	MECHANICAL LEGEND & SCHEDULES
	M2	WASTE & VENT PLAN & ISOMETRICS
	M3	WATER PLAN & ISOMETRICS
	M4	HVAC PLAN
T24	TITLE - 24 (ENERGY COMPLIANCE FORMS)	
<small>CLINAC & ASSOCIATES, INC. 10419 OLD FARMERSVILLE ROAD, SUITE 200 SACRAMENTO, CA 95827 TEL. NO. (916) 342-9394</small>	ELECTRICAL	
	E1	ELECTRICAL DEMOLITION PLAN & SCHEDULES
	E2	ELECTRICAL PLAN & SINGLE LINE DIAGRAM

CONSULTANT

ARCHITECT'S SIGNATURE



PROJECT TITLE

ALTERATIONS TO:
KEY LARGO
155 CADILLAC DRIVE
SACRAMENTO, CA

SHEET TITLE

TITLE SHEET

REVISIONS

JOB NUMBER
DATE
DRAWN
CHECKED

8211
7.21.92
DPH

SHEET

Of

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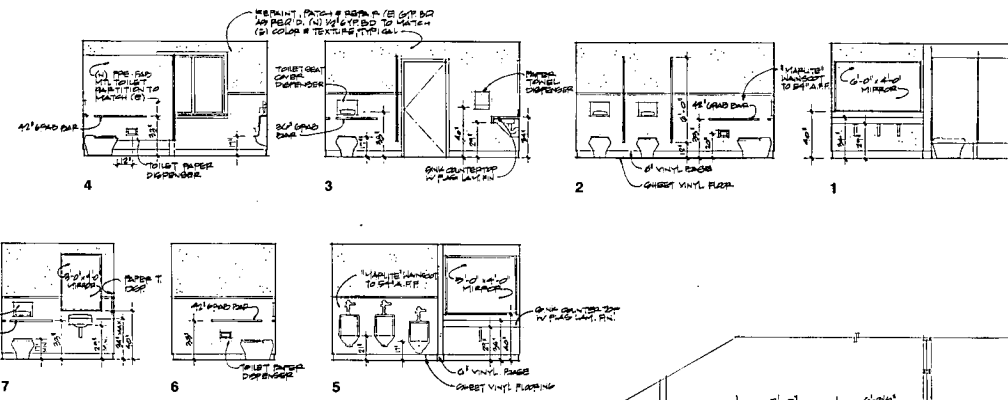
Rauschenbach Marvelli Becker
ARCHITECTS

2400 Watt Street, Suite 200 Sacramento, CA 95826
(916) 488-9334 FAX (916) 488-9395

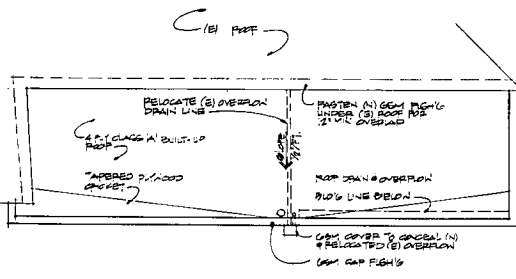
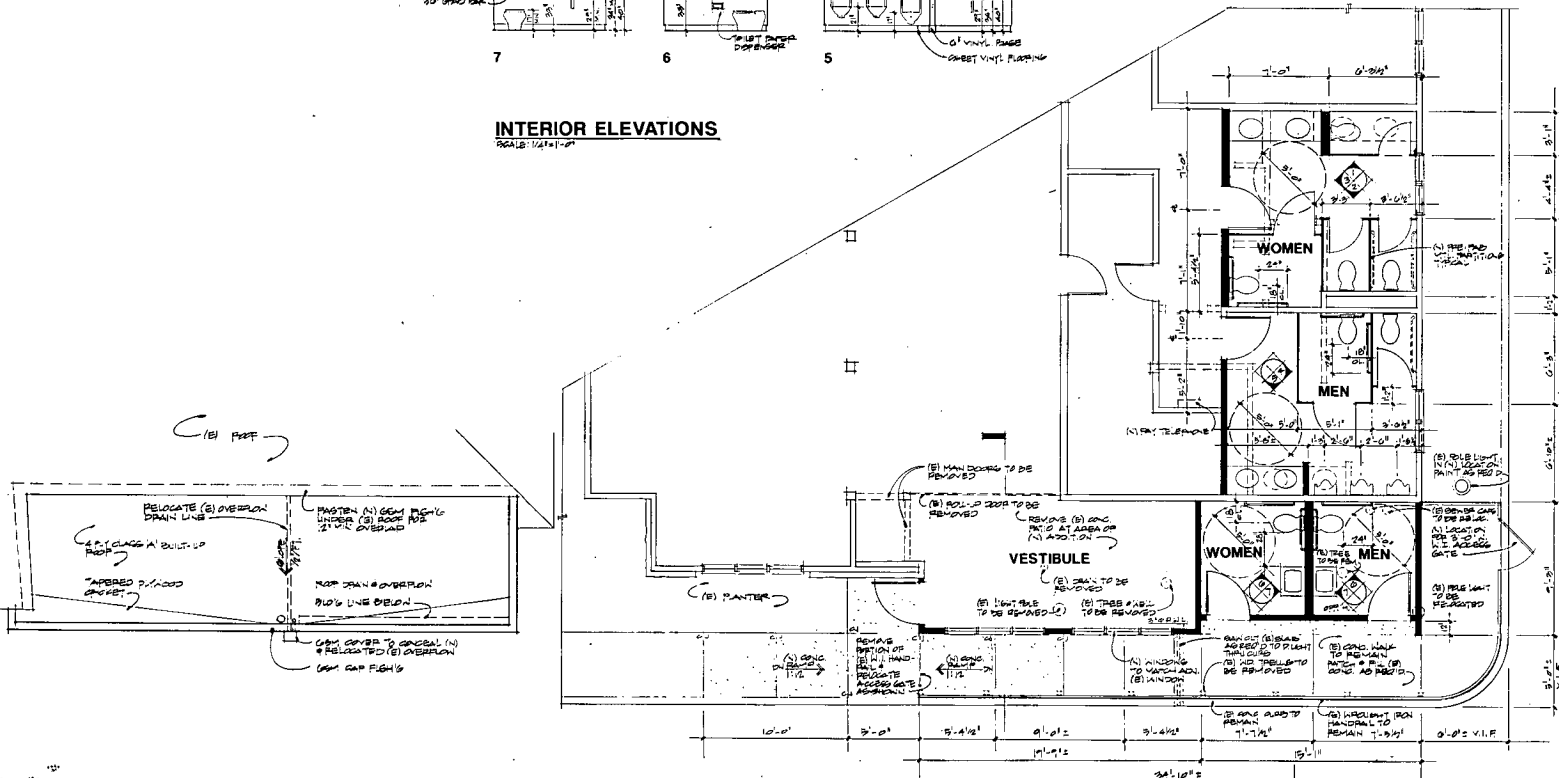
VICINITY MAP	PROJECT DATA	DESIGN CRITERIA
	<p>OWNER: LAL ENTERPRISES 7311 GREENHAVEN, SUITE 270 SACRAMENTO, CALIFORNIA 95831</p> <p>ASSESSOR PARCEL NO.: 295-020-03</p> <p>ADDRESS: 155 CADILLAC DRIVE</p> <p>JURISDICTION: CITY OF SACRAMENTO</p>	<p>BUILDING CODES: 1991 UBC, CALIFORNIA TITLE 24</p> <p>BUILDING TYPE: VN</p> <p>OCCUPANCY GROUP: A3</p> <p>BUILDING AREA: EXISTING: 7,943 S.F. NEW ADDITION: 307 S.F. TOTAL: 8,250 S.F.</p> <p>SEATING: 257</p>
<p>THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF RAUSCHENBACH MARVELLI BECKER ARCHITECTS. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF RAUSCHENBACH MARVELLI BECKER ARCHITECTS.</p> <p>WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.</p>		

EXHIBIT A

PQ2-214



INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

---	EXISTING WOOD STUD WALLS TO REMAIN
---	EXISTING WOOD STUD WALLS TO BE REMOVED
---	NEW 2x4x8 STUDS @ 16" O.C. (110 WHERE NOTED) MATCH (E) INTERIOR & EXTERIOR FINISHES

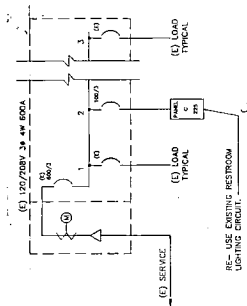
FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSULTANT	
ARCHITECT'S SIGNATURE	
PROJECT TITLE	ALTERATIONS TO: KEY LARGO 155 CADILLAC DRIVE SACRAMENTO, CA
SHEET TITLE	FLOOR PLAN & INTERIOR ELEVAT & ROOF PLAN
REVISIONS	
JOB NUMBER	9211
DATE	7.21.92
DRAWN	MJS
CHECKED	
SHEET	A4
OF	
<small>7460 Watt Avenue - Suite 700 - Sacramento, CA 95825 (916) 488-0824 FAX (916) 488-0566</small>	

EXHIBIT C

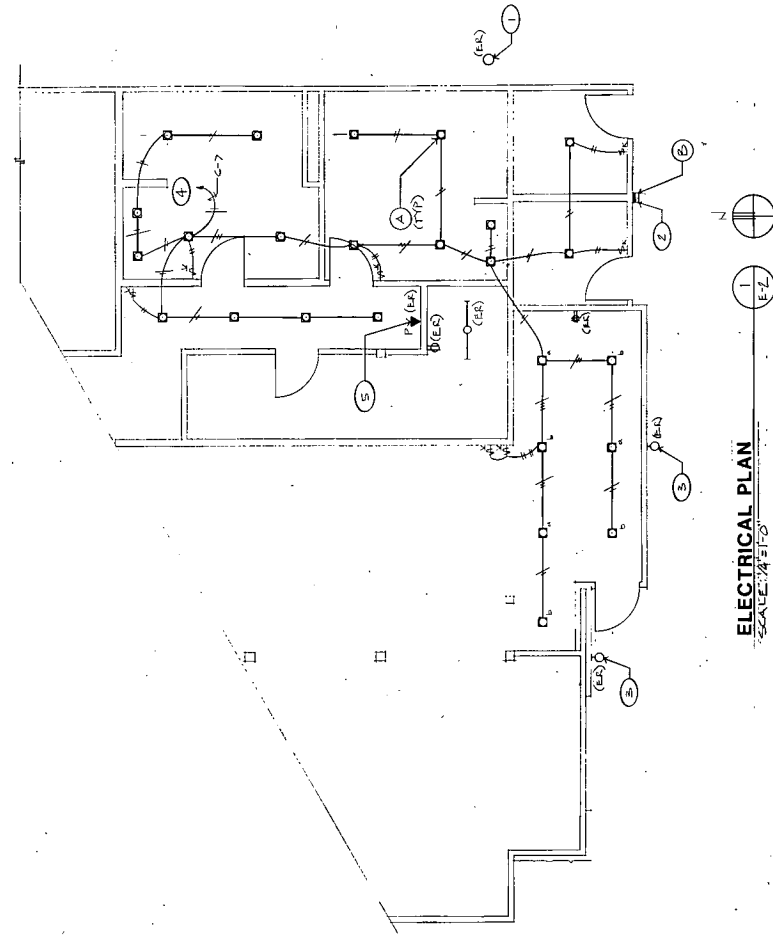
SHEET NOTES

1. RELOCATE THE EXISTING OUTDOOR DECORATIVE LIGHT FIXTURE AS SHOWN. CAPTURE AND EXTEND THE EXISTING CIRCUIT AS REQUIRED.
2. RELOCATE THE EXISTING OUTDOOR LIGHTING FIXTURE AS SHOWN. CAPTURE AND EXTEND THE EXISTING OUTDOOR LIGHTING CIRCUIT AS REQUIRED.
3. RELOCATE THE EXISTING OUTDOOR WALL MOUNTED FIXTURES AS SHOWN. CAPTURE AND EXTEND THE EXISTING CIRCUIT AS REQUIRED.
4. RE-USE THE EXISTING CIRCUIT FOR THE RESTROOM LIGHTS, PANEL C-7.
5. RELOCATE THE EXISTING PAY PHONE AS SHOWN. CAPTURE AND EXTEND THE EXISTING CIRCUIT.



SINGLE LINE DIAGRAM
SCALE: NONE

P92-214



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

GLUMAC
CONSULTANT
GLUMAC & ASSOCIATES, INC. ARCHITECTS
1500 J STREET, SUITE 100
SACRAMENTO, CA 95817
(916) 441-1100 FAX (916) 441-1101



ALTERATIONS TO:
KEY LARGO
155 CADILLAC DRIVE
SACRAMENTO, CA

EXHIBIT F
ELECTRICAL AND SINGLE

REVISIONS	
JOB NUMBER	7-102-912
DATE	11-1-92
DRAWN	ELC
CHECKED	HK
SHEET	E-2
OF	

