

City Planning Commission
Sacramento, California

Members in Session:

Subject: Special Permit Modification (P87-379)

Location: 2817-2819, 2821-2823, O Street
APN: 007-0273-012, 013, and 023

Background Information: The previous application (P87-379) included a lot line adjustment to merge parcels 12 and 13, a variance for off-site maneuvering area, and a special permit for a drive-through. The variance and lot line adjustment were approved November 12, 1987. The special permit was approved December 3, 1987.

Applicant's Request: The applicant is requesting a modification of a condition imposed on the special permit. The condition states, "The applicant shall install a barrier along the stacking lane to prevent cars from parking on lots 12 and 13." The applicant is requesting a modification temporarily, for a period of two years, in order to allow four employee parking spaces across the drive-through stacking lane.

Staff Analysis: Staff has no objection to this modification request. The parking is temporary and for employees only. The applicant has also applied for a Planning Director's Special Permit for a Temporary Parking Lot (P89-265). This Temporary Parking Lot Permit is valid for two years. The Special Permit Modification shall expire at the same time as the Temporary Parking Lot Permit. The conditions of the Planning Director's Special Permit for a Temporary Parking Lot (P89-265) must be met, including surfacing, marking, and wheel stops. There should also be no access from the parking spaces to O Street and the wood fence adjacent to the apartment complex shall be repaired. The original application (P87-379) included a Lot Line Adjustment merging parcels 12 and 13. A Certificate of Compliance shall be filed to complete the lot line merger. There currently exists 28 outdoor seats for the restaurant along 29th Street. The site contains only enough parking for 12 seats other than the 30 in the restaurant. If these 12 seats are to remain, the proper encroachment permits from Public Works must be obtained.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311b).

RECOMMENDATION: Staff recommends the Planning Commission approve the Special Permit Modification subject to the following conditions:

Conditions

1. The Special Permit Modification expires the same time as the Planning Director's Special Permit for a Temporary Parking Lot (P89-265).
2. The conditions of the Planning Director's Special Permit for a Temporary Parking Lot (P89-265) shall be met.
3. There shall be no access to O Street from the parking spaces. Bollards shall be installed.

4. The wood fence adjacent to the apartment complex shall be repaired.
5. A Certificate of Compliance for the Lot Line Adjustment shall be filed.
6. The outdoor seating shall be removed. Twelve of these seats may remain if the proper encroachment permits from Public Works are obtained.

Respectfully submitted,

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WW/CL/kjr