

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 2, 1996, the Zoning Administrator approved, with conditions, a Plan Review Modification to allow a 280 square foot office addition to an existing 2400 square foot restaurant known as Z96-091. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4 of this report.

**Project Information**

**Request:** Zoning Administrator Plan Review Modification to allow a 280 square foot addition to an existing 2400 square foot restaurant (Bootlegger Grill) on a .70 ± acre parcel in the Shopping Center-Review-Planned Unit Development (SC-R-PUD) zone. APN 079-0010-034

**Location:** 7590 La Riviera Dr

**Applicant/  
Owner:** Ty Rowe/ Bootleggers Grill Inc.  
210 Washington Street  
Auburn, CA 95603

**General Plan Designation:** Community Neighborhood Commercial and Offices  
**Existing Land Use of Site:** Commercial  
**Existing Zoning of Site:** Shopping Center-Review-Planned Unit Development (SC-R-PUD)

**Surrounding Land Use and Zoning:**

North: SC-R-PUD; Shopping Center  
South: SC-R-PUD; Service Station  
East: R-2AR; Multi-Family Residence, Howe Avenue  
West: R-3-PUD; Multi-Family Residence

**Property Dimensions:** 130±' X 235±'  
**Property Area:** .70± acres  
**Parking Required:** 24 spaces  
**Parking Provided:** 29 spaces  
**Square Footage of Building:** 2,400 square feet  
**Height of Building:** 2 stories, 18± feet to plate  
**Exterior Building Materials:** Gray, concrete color  
**Roof Materials:** Composition  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

**Z96-091**

**October 2, 1996**

Project Plans:

See Exhibits C-G

Additional Information: The applicant is proposing a 280 square foot addition to an existing 2,400 square foot restaurant. The addition is requested to provide office space for the business. The addition would be constructed on the second floor of the building. The height of the addition will be 18± feet to the plate line and approximately 25 feet to the top of the roof from ground level.

The restaurant has 50 fixed indoor seats and 20 seats in the patio area. The parking requirement for 70 seats, based on the one space for every three seats, is 23 parking spaces. The 280 square foot office expansion requires an additional space, for a total of 24 required spaces. The applicant proposes 29 spaces which exceed the number of spaces required.

The design and materials proposed for the addition are compatible with new materials used for the remodel of the existing restaurant. New materials include a smooth concrete coat on the exterior walls with large natural colored beams and composition roofing (Exhibits D and E). The patio area will be enclosed with a new structure consisting of natural colored beams and a wrought iron gate (Exhibit F). Construction materials utilized on the exterior of the building are also compatible with the guidelines of the Campus Commons Planned Unit Development in which the project is located.

Landscaping on the site has been neglected. A condition of approval will require landscaped areas to be improved to an acceptable level. This would include replacing dead and dying plants, insuring that irrigation systems are provided and are operational. Staff's review and approval of the landscaping will be required prior to issuance of the occupancy permit.

The existing trash enclosure is comprised of three wooden walls which does not meet today's standards for trash enclosures. Today's standards include: construction with six foot high solid masonry walls, metal gates and a minimum 10' X 20' concrete apron at the point of receptacle pick up. Since the facility was constructed under standards that were in place when the original restaurant was constructed, the receptacle can stay in its current state. The applicant should, however, consider bringing the facility up to the current standards.

A Special Permit granted in 1982 (P82-185) for a drive-thru window will not be affected by this application. The drive-thru will remain as is.

Project Review:

This request was reviewed by various departments. Their comments are as follows:

**Public Works, Transportation and Engineering:** Parking spaces shall meet city standards. Handicapped parking shall be provided as required by Building Permit standards.

**Building Inspections:** A building permit is required. Regional Sanitation Sewer fees may be due.

**Utilities Department:** No comment

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines California Environmental Quality Act, Section 15301(e).

Conditions of Approval

1. This permit allows a 280 square foot second floor office addition to an existing 2400 square foot restaurant. There are 70 total seats within the restaurant and on the patio. The drive-thru will not change from that which was approved in 1982.
2. Construction and materials to be used shall be as shown in plan elevations (Exhibits D-F).
3. The applicant shall obtain all necessary building permits prior to Certificate of Occupancy. Note: Regional sanitation sewer fees may be due.
4. Handicapped parking loading aisle must be eight feet wide and marked "van accessible" for compliance with ADA.
4. All landscaping shall be restored to its original condition. This may require replacement of dead and dying plants and shrubs as well as providing proper irrigation along La Riviera Drive and within the parking lot planters. All landscaping shall be restored prior to issuance of occupancy permit.
5. Signs shall be reviewed and approved by Zoning Administrator staff prior to issuance of any sign permit. In no case shall wording of signs describe prices or products sold.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use planning in that:
  - a. the use is an addition to an existing use (i.e restaurant);

- b. the use is compatible with the surrounding commercial and residential uses; and
  - b. adequate on-site parking is provided.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance.
  3. The project is consistent with the General Plan which designates the subject site as Community Neighborhood Commercial and Offices.

*Joy D. Patterson*

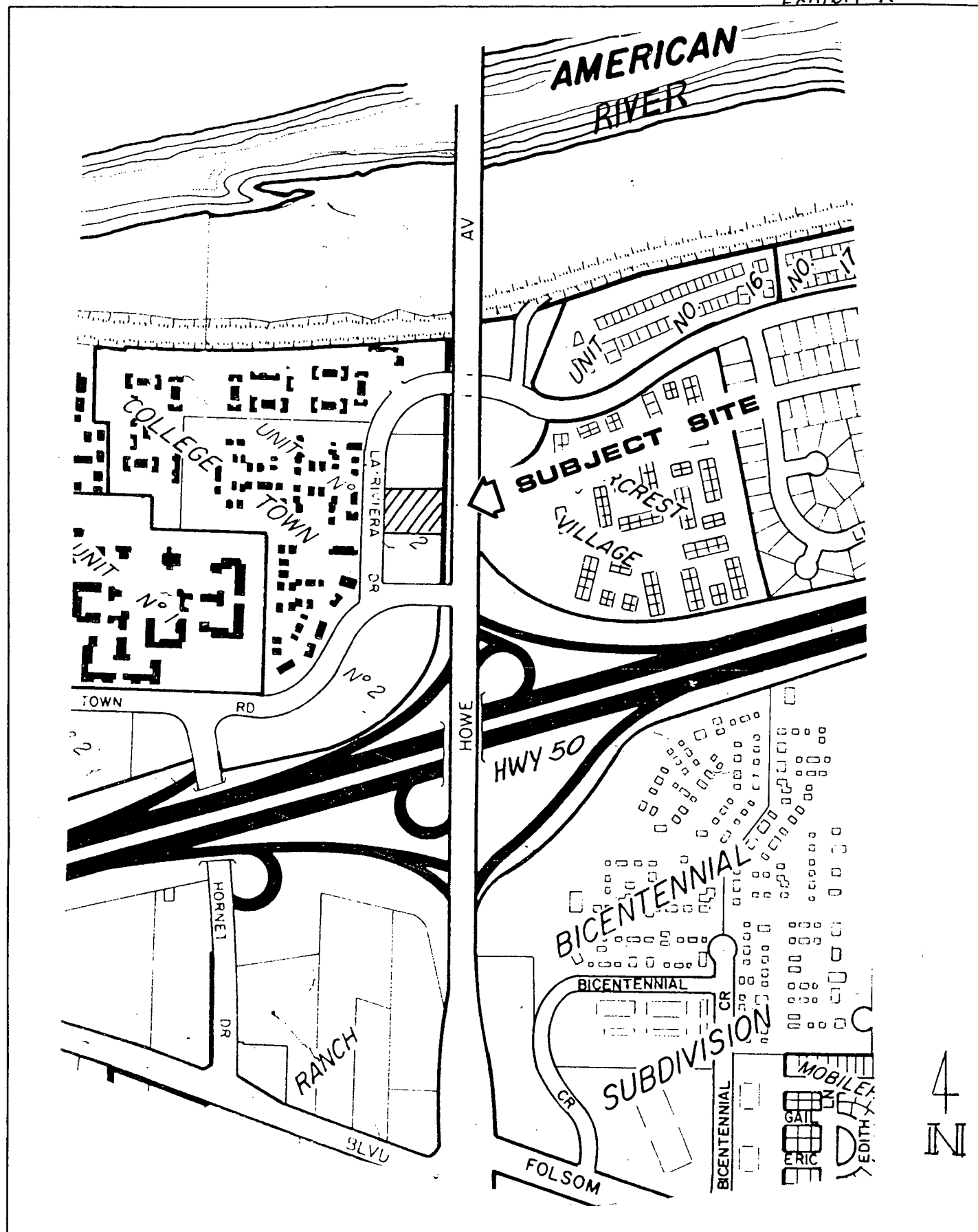
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Joy D. Patterson  
Zoning Administrator

A use for which a Plan Review is granted must be established within two years after such review is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ←  
Applicant/ Owner- Ty Rowe ✓  
ZA Log Book ←



VICINITY MAP

# LAND USE & ZONING MAP

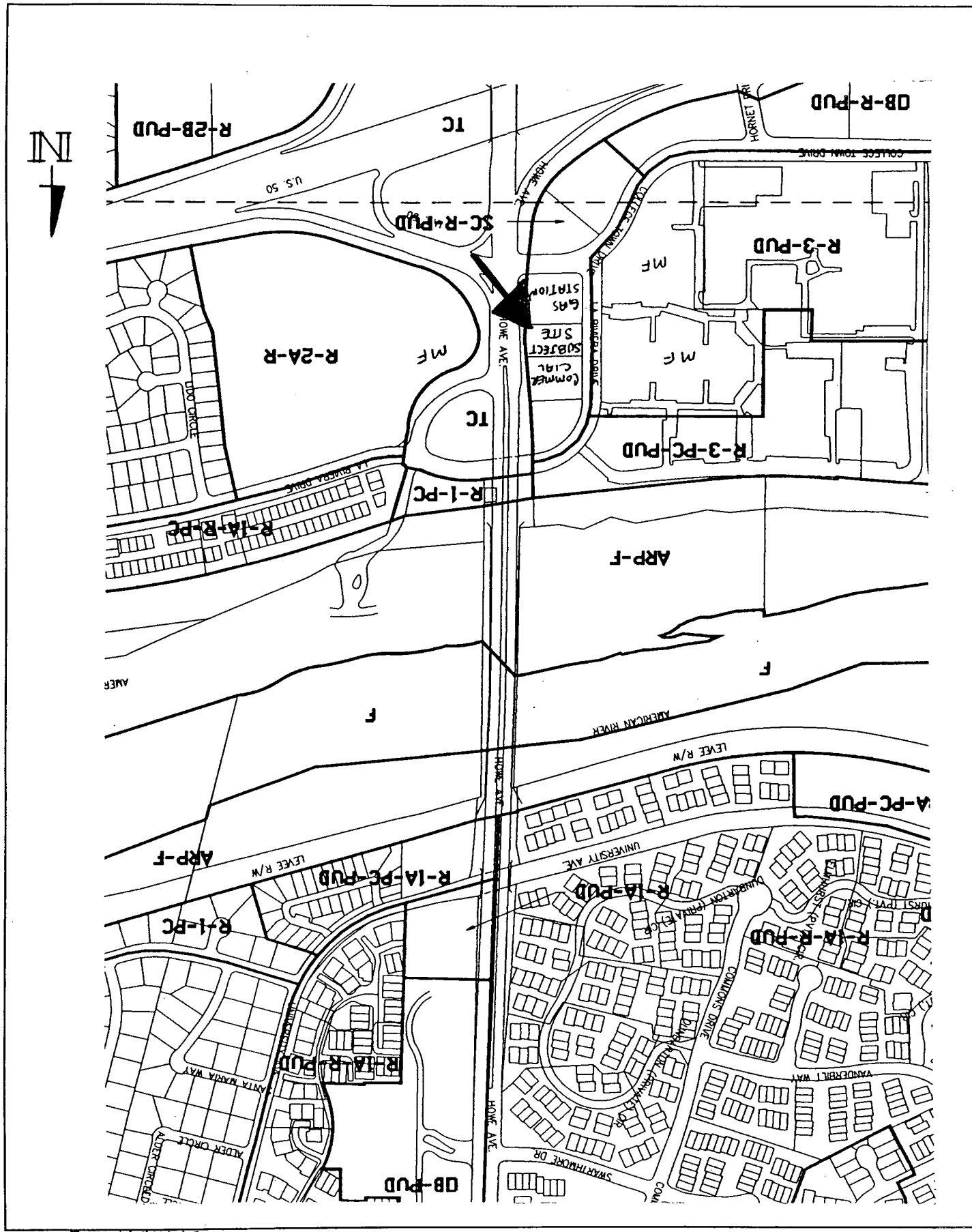


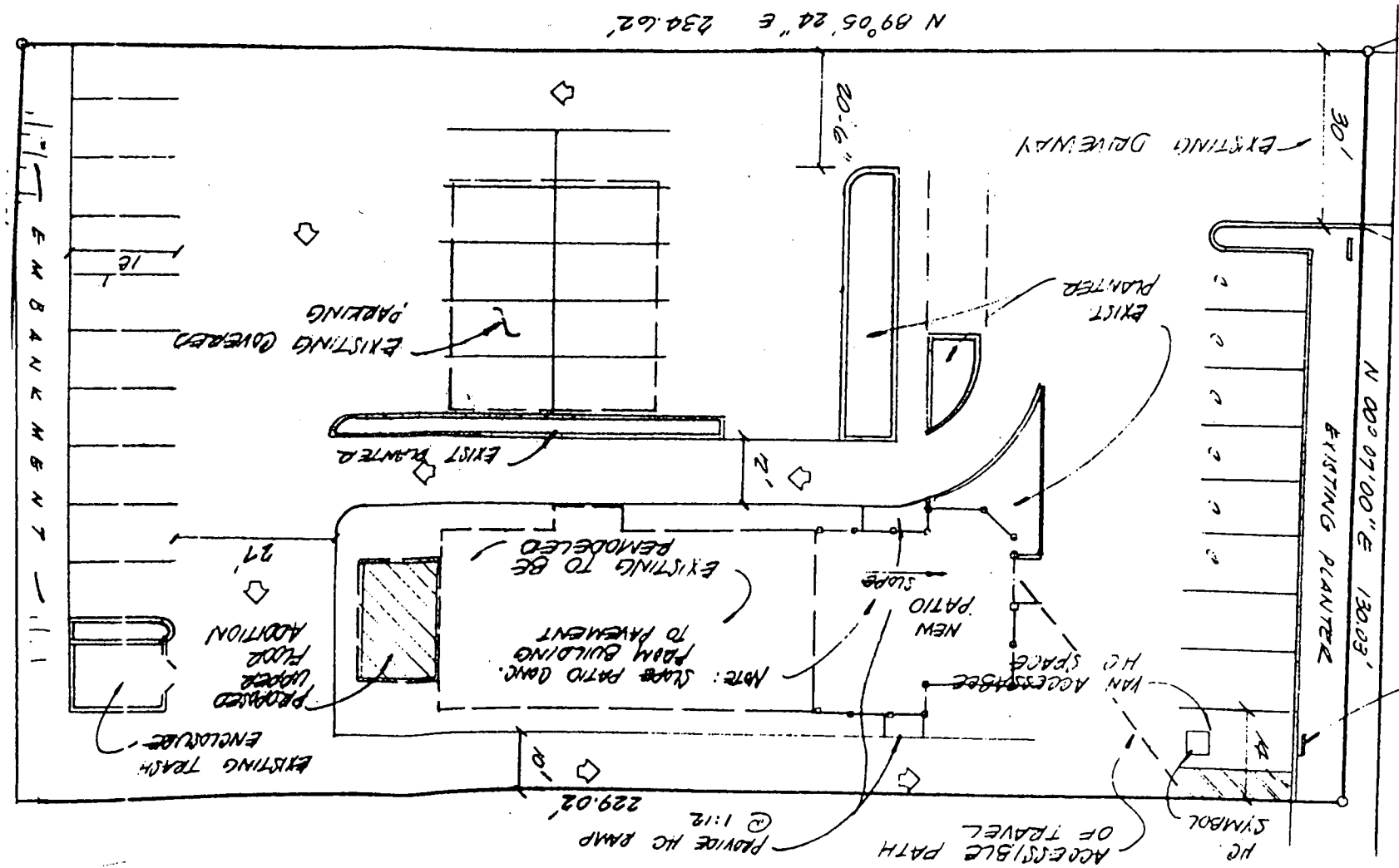
EXHIBIT B

296-091

# SITE PLAN

EXHIBIT C

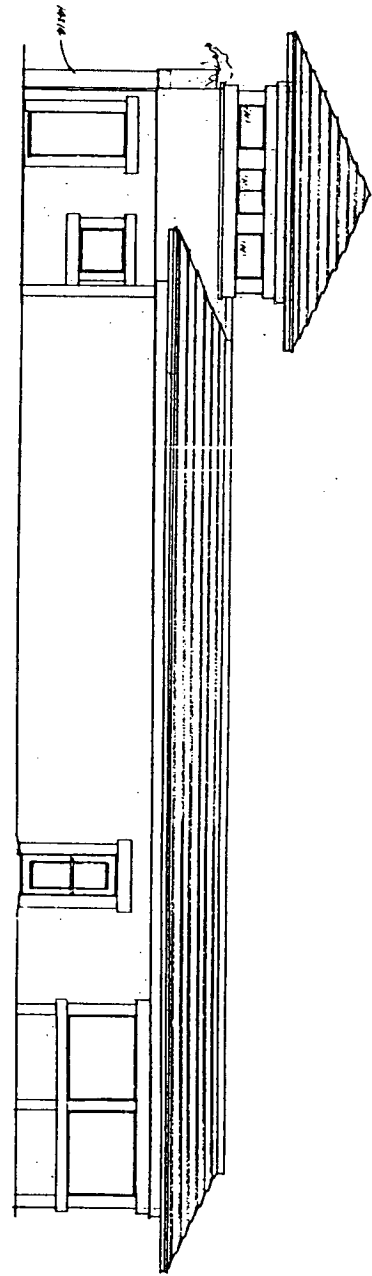
HOWE AVE



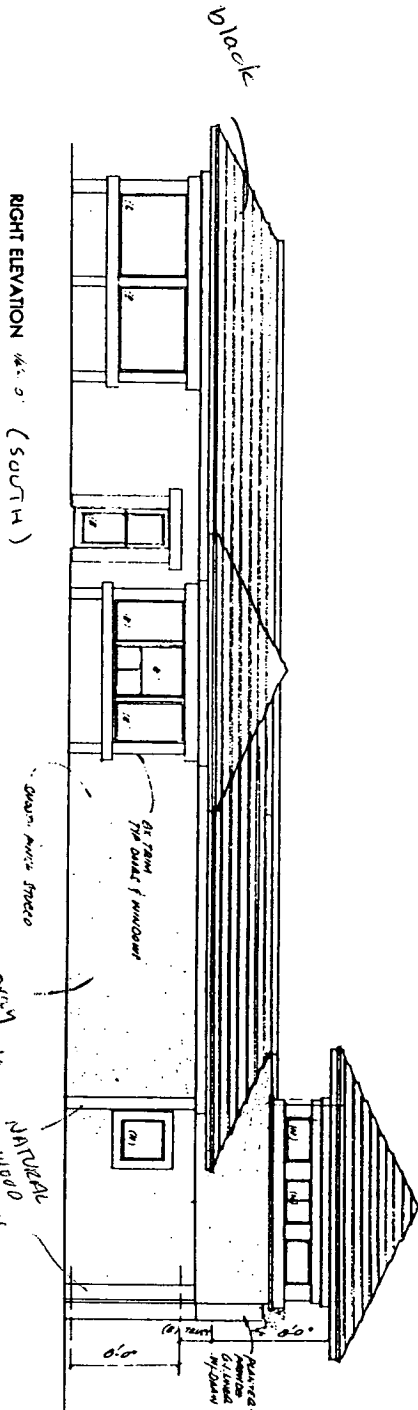
LA RIVIERA DR.

ACCESSIBILITY SIGN





LEFT ELEVATION 1/8" = 1'-0" (NORTH)



RIGHT ELEVATION 1/8" = 1'-0" (SOUTH)



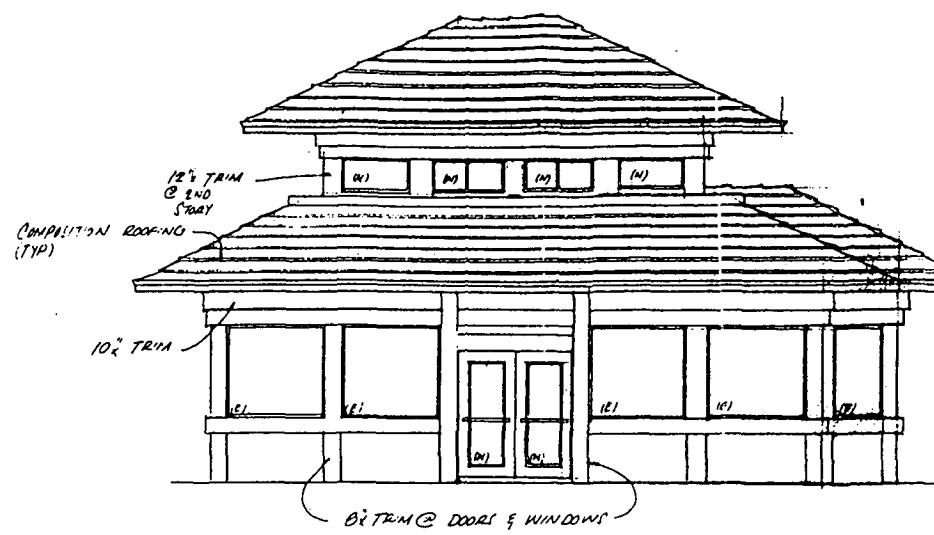
EXHIBIT D  
NORTH &  
SOUTH ELEVATIONS

796 091

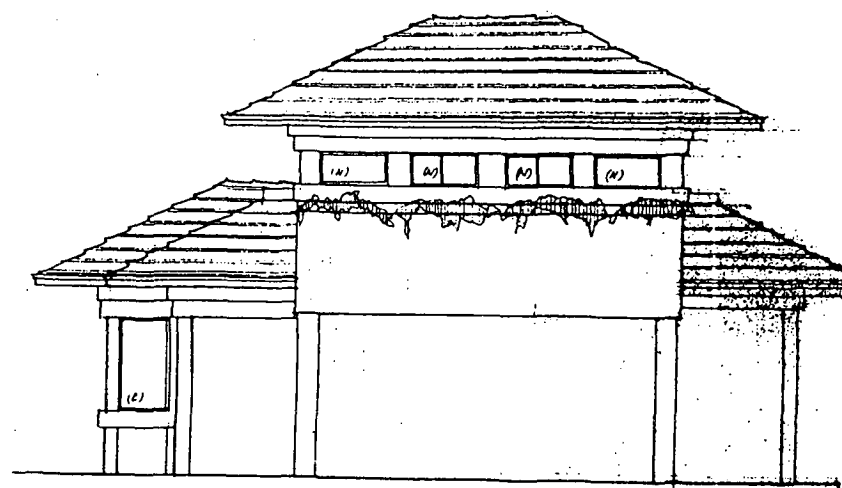
REMODEL & ADDITION TO  
7590 LA RIVIERA DRIVE SACRAMENTO, CA

ROACH ENTERPRISES  
CIVIL ENGINEERS  
P.O. BOX 201, SACRAMENTO, CA 95833

ELEVATIONS

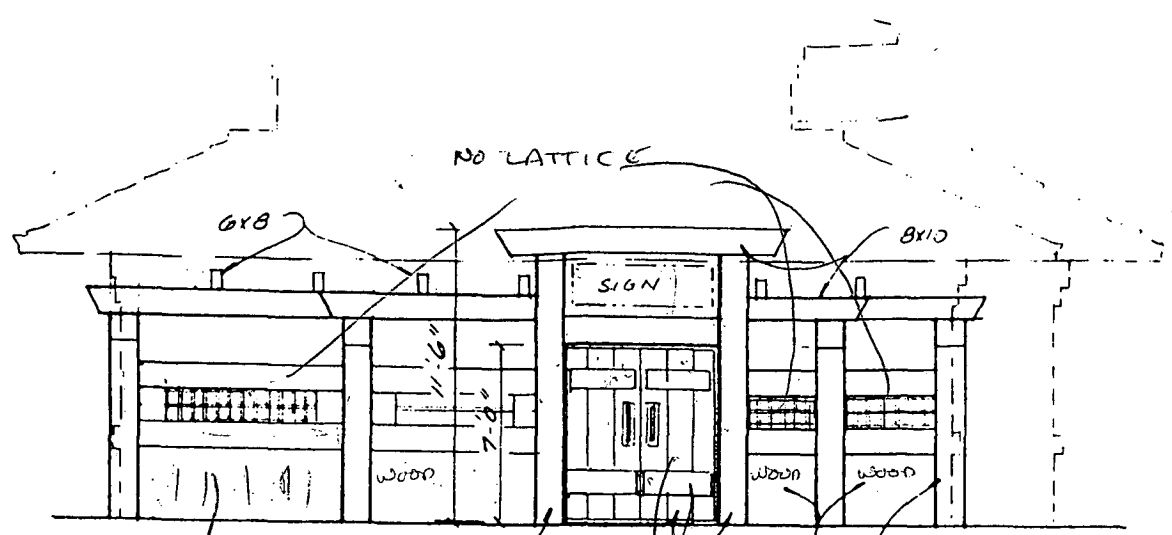


FRONT ELEVATION (LA RIVIERA DR) WEST

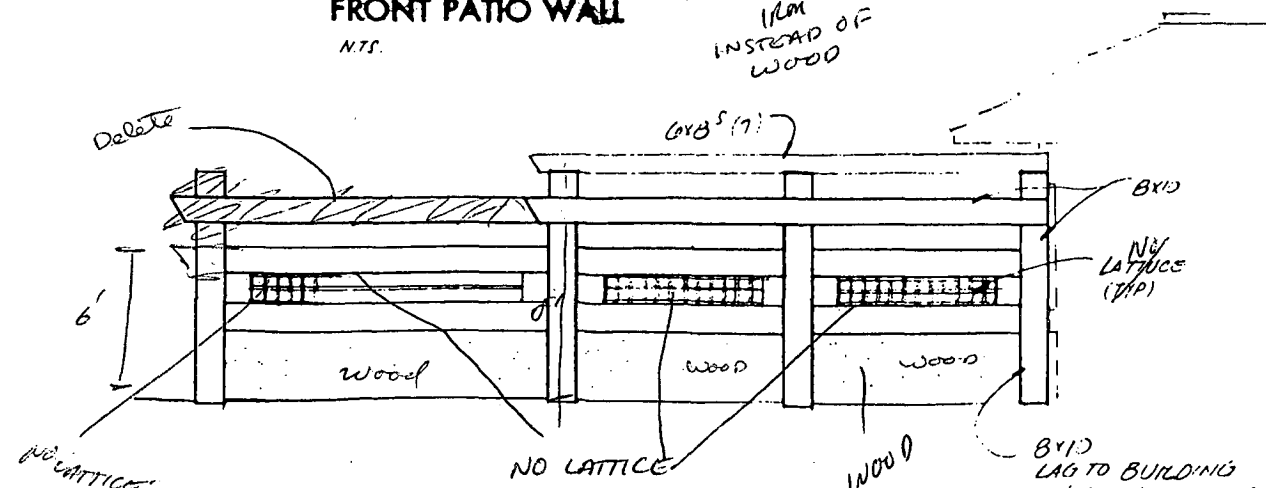


REAR ELEVATION (HOWE AVE) EAST

EXHIBIT E  
FRONT & REAR  
ELEVATIONS



**FRONT PATIO WALL**  
N.T.S.



**TYPICAL SIDE PATIO WALL**

EXHIBIT F  
PATIO ELEVATIONS

