

In the matter of the decision of )  
the City Planning Commission to )  
approve a Special Permit to a )  
restaurant with a drive-through )  
window at the southwest quadrant )  
of West El Camino Avenue and )  
Gateway Oaks Drive in the SC(PUD) )  
zone. (P90-426) )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

On March 14, 1991, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Commission indicated its intent to approve the Special Permit to allow a restaurant with a drive-through window based upon conditions and Findings of Fact which follow:

Conditions:

1. The proposed restaurant shall be redesigned to include a minimum of eight outdoor seats. The revised site plan shall be submitted to City staff for review and approval prior to issuance of building permits.
2. All signage shall comply with the Natomas Eastside/Natomas Associates approved guidelines for the PUD.
3. The trash enclosure shall comply with the City's Trash Enclosure Ordinance.
4. All paved areas shall meet the 50 percent shading requirement.
5. Reciprocal ingress, egress, parking, maneuvering and drainage easements required.
6. Provide a metered water service at the time of Building Permit.
7. Coordinate with County Sanitation District for sewer service.
8. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th

- f. lights on the subject site will be shielded to focus downward and away from adjacent properties and on-going traffic.
3. The proposed restaurant use with a drive-through window is consistent with the General Plan and 1988 South Natomas Community Plan land use designation which designates the site for commercial uses.

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Approved by the Planning  
Commission on March 28, 1991  
for the March 14, 1991 meeting

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Chairperson

**City Planning Commission  
Sacramento, California**

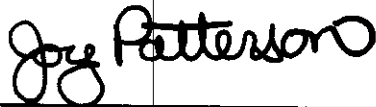
**Subject: Proposed Conditions and Findings of Fact  
(P90-248)**

**Location: 1112 P Street**

**Chairperson Notestine and  
Members of the Commission:**

**The applicant and staff have met to discuss the conditions and findings for the proposed office building at 1112 P Street. The applicant has requested a modification of the conditions to clarify the language. Attached are the revised conditions for your review.**

**Respectfully submitted,**



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**Joy Patterson,  
Senior Planner**

**Report Prepared By:**

**Cindy Gnos,  
Assistant Planner**