



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

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1407

KEY LARGO

155 CADILLAC DRIVE
SACRAMENTO, CALIFORNIA

SHEET INDEX

FIRM	NO.	DESCRIPTION
<small>RAUSCHENBACH MARVELLI BECKER, ARCHITECTS 2440 N.W. 2nd Avenue, Suite 200 Sacramento, CA 95811 Tel. No. (916) 488-0814</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>GLIMAC & ASSOCIATES, INC. 10015 Old Placentine Road, Suite 330 Sacramento, CA 95827 Tel. No. (916) 383-9394</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>GLIMAC & ASSOCIATES, INC. 10015 Old Placentine Road, Suite 330 Sacramento, CA 95827 Tel. No. (916) 383-9394</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

0211
7.21.02
DPH

SHEET

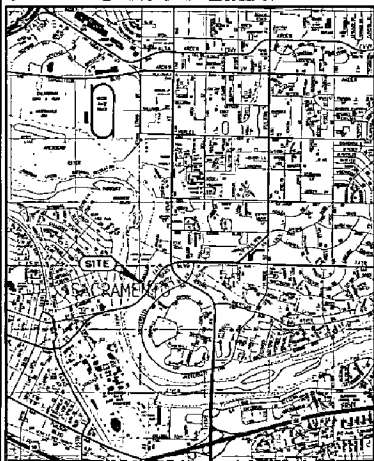
of

T


Rauschenbach Marvelli Becker
architects

2440 N.W. 2nd Ave., Suite 200 Sacramento, CA 95811
 916-488-0814 Fax 916-488-0814

VICINITY MAP



PROJECT DATA

OWNER: LAL ENTERPRISES
7311 GREENHAVEN, SUITE 270
SACRAMENTO, CALIFORNIA 95831

ASSESSOR PARCEL NO.: 295-020-03

ADDRESS: 155 CADILLAC DRIVE

JURISDICTION: CITY OF SACRAMENTO

DESIGN CRITERIA

BUILDING CODES: 1991 UBC, CALIFORNIA TITLE 24

BUILDING TYPE: VN

OCCUPANCY GROUP: A3

BUILDING AREA: EXISTING: 7,843 S.F.
NEW ADDITION: 307 S.F.
TOTAL: 8,250 S.F.

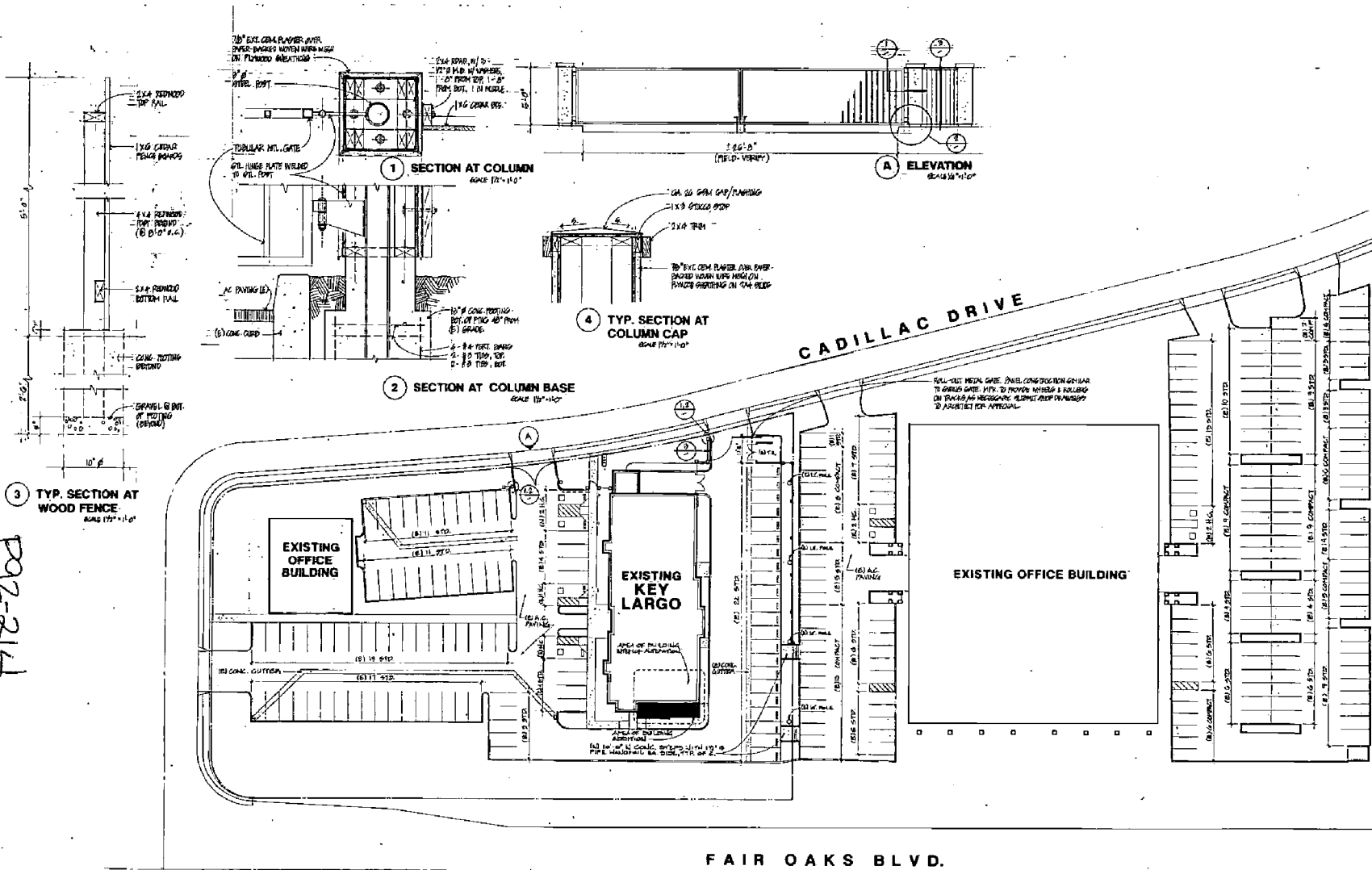
SEATING: 257

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.

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.

EXHIBIT A

7/28-214



SITE PLAN

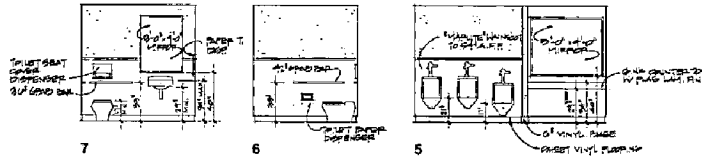
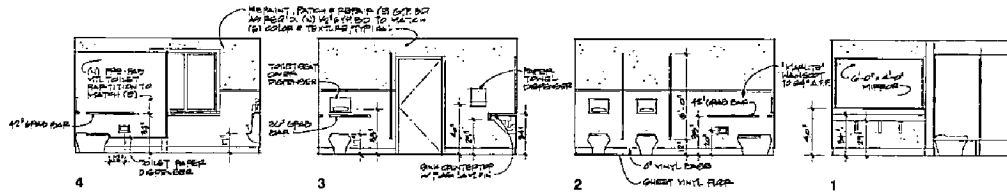
SCALE 1" = 30'-0"



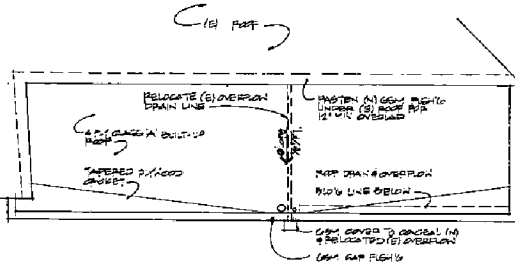
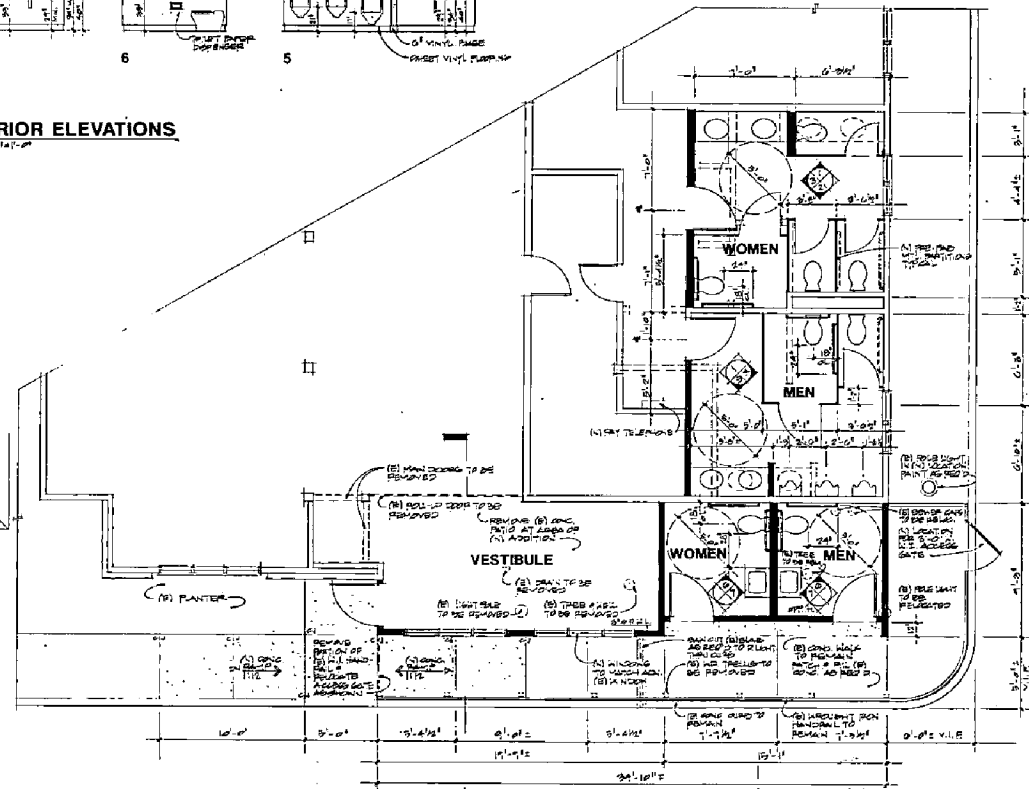
CONSULTANT	
ARCHITECTS SIGNALUMI	
PROJECT TITLE	ALTERATIONS TO: KEY LARGO 155 CADILLAC DRIVE SACRAMENTO, CA
SHEET TITLE	SITE PLAN
REVISIONS	
JOB NUMBER	02111
DATE	7.21.92
DRAWN	LMD
CHECKED	
SHEET	A1
Or	
 Kanshobha Architects, P.C. 1100 11th Street Sacramento, CA 95811 916.441.1111	

EXHIBIT B

P92-214



INTERIOR ELEVATIONS



ROOF PLAN

WALL LEGEND

- EXISTING WOOD STUD WALLS TO REMAIN
- EXISTING WOOD STUD WALLS TO BE DEMOLISHED
- NEW 2" X 4" STUDS @ 16" O.C. (1) & (2) WHERE NOTED MATCH (3) INTERIOR & EXTERIOR FINISHES

FLOOR PLAN

CONSULTANT:

ARCHITECT'S SIGNATURE:

PROJECT TITLE: ALTERATIONS TO: **KEY LARGO**
155 CADILLAC DRIVE
SACRAMENTO, CA

SHEET TITLE: **FLOOR PLAN & INTERIOR ELEVATION & ROOF PLAN**

REVISIONS:

JOB NUMBER: 0211
DATE DRAWN: 7.21.02
CHECKED: NJS

SHEET: **A4**

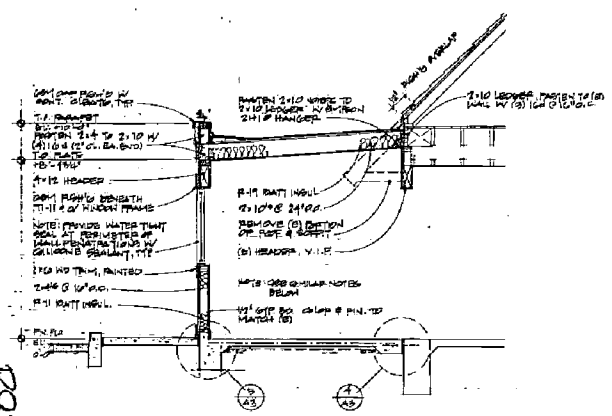
OF:

Rauscherbach Alvord Beyer architects

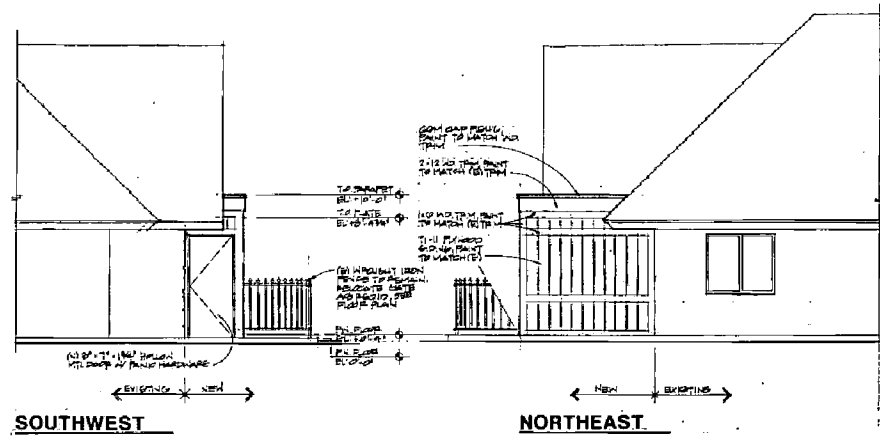
2400 Watt Avenue, Suite 200 • Sacramento CA 95825
916.480.0234 FAX 916.480.0258

EXHIBIT C

pg 2-214

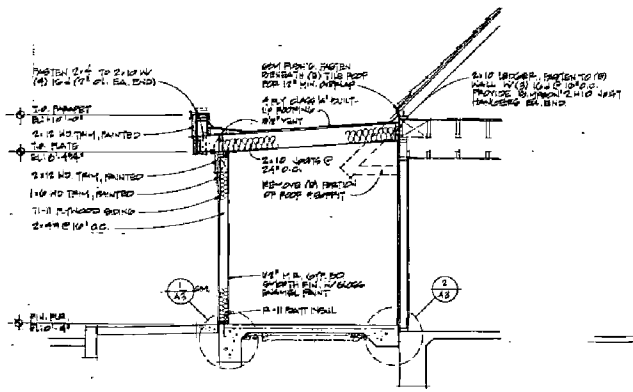


1 PARTIAL SECTION

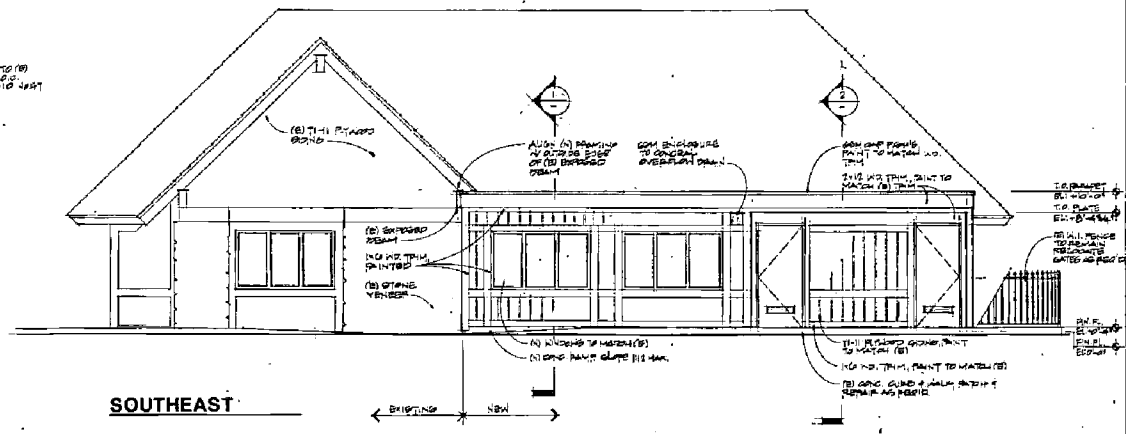


SOUTHWEST

NORTHEAST



2 PARTIAL SECTION



SOUTHEAST

BUILDING ELEVATIONS

CONSULTANT	
ARCHITECT'S SIGNATURE	
PROJECT TITLE	ALTERATIONS TO: KEY LARGO 155 CADILLAC DRIVE SACRAMENTO, CA
SHEET TITLE	ELEVATIONS & S
REVISIONS	
JOB NUMBER	0211
DATE	7.21.02
DRAWN	PLS
CHECKED	
SHEET	A5
 Ramschubach Architects, Inc. 1721 14th St. 95811	
2400 43rd Avenue, Suite 200 - Sacramento, CA 95825 (916) 588-0831 Fax (916) 588-0838	

EXHIBIT D

7-410

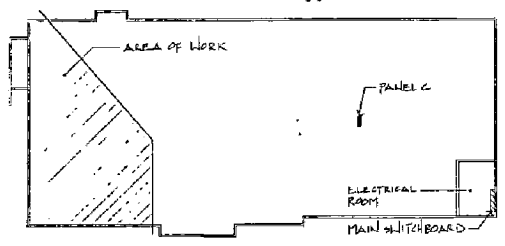
LIGHTING FIXTURE SCHEDULE								
FIXTURE MANUFACTURER TYPE	MODEL NUMBER	DESCRIPTION	WATTS	VOLTS	LAMP	MOUNTING	REMARKS	
A	UTIMONA	RELOCATED 20	FLUORESCENT	13	120	13W T8	RECESS	
B	UTIMONA	102	INDOOR INCANDESCENT WALLPACK	100	120	100W INCAN	WALL	VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH-IN.

SHEET NOTES

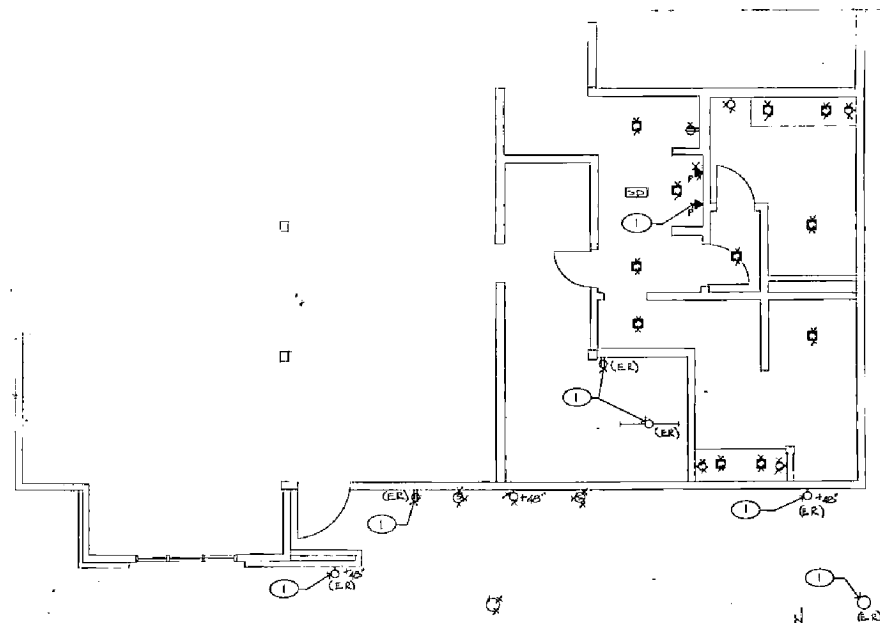
① EXISTING TO BE RELOCATED SEE THE ELECTRICAL PLAN SHEET E-2.

LEGEND		
A	AMPS	①-②-③
CEG	CEILING	□
(E)	EXISTING	▣
(R)	EXISTING TO BE RELOCATED	⊖
C	GROUND	⊕
MAX	MAXIMUM	⊖
MIN	MINIMUM	⊕
(N)	NEW	⊖
NC	NOT IN CONTRACT	▣
PEL	PANELBOARD	▣
*	PHASE	⊖
(ND)	SHEET NOTE	⊖
(R)	EXISTING TO BE REMOVED	⊖
TR	TYPICAL	⊖
U.G.M.	UNLESS OTHERWISE NOTED	⊖
V	VOLTAGE	⊖
WP	WEATHER PROOF	⊖
①-②-③	3000 FLUORESCENT LIGHT FIXTURE	
□	OUTDOOR 4" X 6" WALL PACK	
▣	LIGHT FIXTURE - RECESSED	
⊖	KEYED SWITCH, SPST +42" HIGH U.D.N.	
⊕	LIGHT FIXTURE TYPE REFER TO FIXTURE SCHEDULE	
⊖	DETAIL 1, DRAWING E-1	
▣	PANELBOARD	
⊖	EXISTING CONDUIT AND WIRE TO BE REMOVED	
⊖	NEW CONDUIT AND WIRE ABOVE GRADE	
⊖	NEW CONDUIT AND WIRE BELOW FLOOR OR GRADE	
⊖	HOLE/IN TO PANELBOARD, HOSERANK # 40, BY THE CONTRACTOR. NO HOSERANKS INDICATES 7/12	
⊖	JUNCTION BOX	
⊖	DOUBLE DUPLEX RECEPTACLE	
⊖	DUPLEX RECEPTACLE	
⊖	PAY TELEPHONE OUTLET	

PAR-214



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



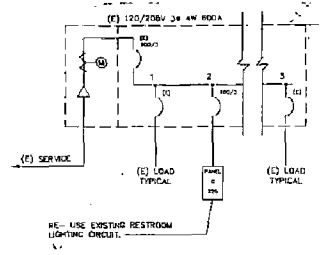
ELECTRICAL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

CONSULTANT	GLUMAC GLUMAC & ASSOCIATES, INC. ENGINEERS 18414 Old Riverway Road, Suite 250 Folsom, CA 95630 (916) 982-0394
DATE	7-20-92
DRAWN	J.E.C.
CHECKED	H.K.
PROJECT TITLE	ALTERATIONS TO: KEY LARGO 155 CADILLAC DRIVE SACRAMENTO, CA
ARCHITECT'S SIGNATURE:	
SHEET TITLE	ELECTRICAL DEMOLITION AND SCHED
REVISIONS	
JOB NUMBER	
DATE	7-20-92
DRAWN	J.E.C.
CHECKED	H.K.
SHEET	E-1
OF	
 Rauschenbach Marshall Baker 1515 H Street, Suite 200 - Sacramento, CA 95811 (916) 488-0334 FAX (916) 488-0995	

EXHIBIT - E

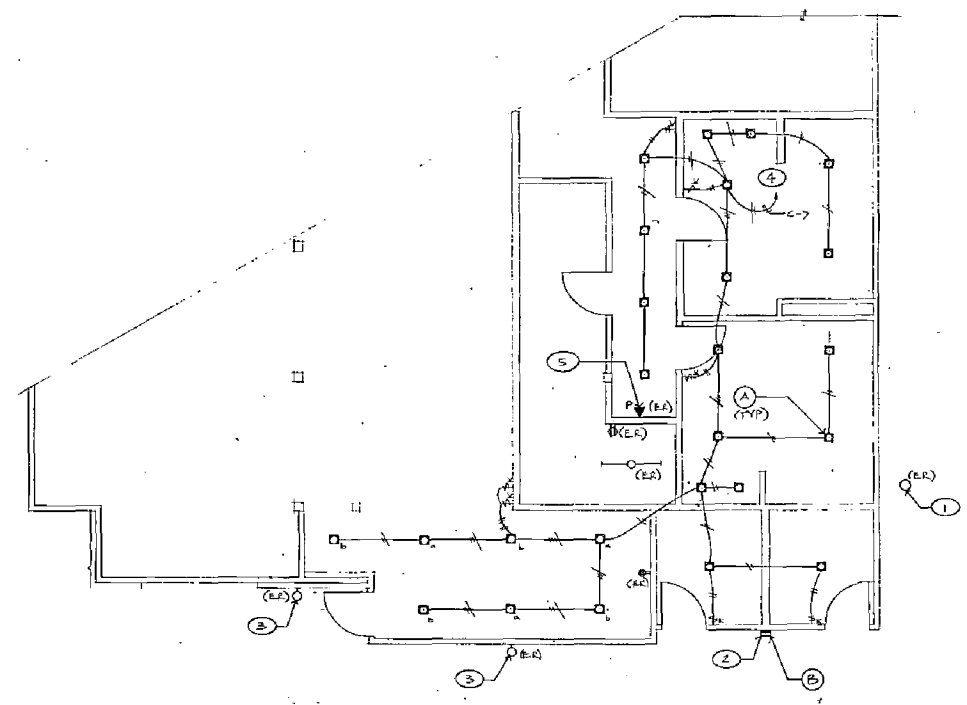
SHEET NOTES

1. RELOCATE THE EXISTING OUTDOOR DECORATIVE LIGHT FIXTURE AS SHOWN. CAPTURE AND EXTEND THE EXISTING CIRCUIT AS REQUIRED.
2. NEW OUTDOOR WALL MOUNTED FIXTURE. CAPTURE AND EXTEND THE EXISTING OUTDOOR LIGHTING CIRCUIT AND CONNECT.
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. CONTRACTOR TO VERIFY.
5. RELOCATE THE EXISTING PAY PHONE AS SHOWN. CAPTURE AND EXTEND THE EXISTING CIRCUIT.



SINGLE LINE DIAGRAM
SCALE: NONE

2
E-2



ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"

1
E-2



P92-814

113

CONSULTANT	<p>GLUMAC & ASSOCIATES, INC. ENGINEERS 10419 Old Rockville Road, Suite 200 Sacramento, CA 95827 (916) 362-4200</p>	
ARCHITECT'S SIGNATURE		
PROJECT TITLE	<p>ALTERATIONS TO: KEY LARGO 155 CADILLAC DRIVE SACRAMENTO, CA</p>	
SHEET TITLE	<p>ELECTRICAL AND SINGLE</p>	<p>EXHIBIT F</p>
REVISIONS:		
TAB NUMBER		
DATE	7-20-92	
DRAWN	JEC	
CHECKED	HZ	
SHEET	E-2	
OF		