



Legislation Details (With Text)

File #:	Res. 2018-20R	Version:	1	Name:	
Type:	Discussion Item	Status:		Individual Consideration	
File created:	1/4/2018	In control:		City Council	
On agenda:	2/6/2018	Final action:			
Title:	Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-20R, approving a request for a conditional use permit to allow more than 20 percent of the exterior building materials for a new restaurant located at 4206 South Interstate 35 to be comprised of wood; authorizing City Staff to issue a conditional use permit consistent with this Resolution; and declaring an effective date; and consider approval of Resolution 2018-20R.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Resolution, 2. CUP-18-04 Notification Map, 3. CUP-18-04 Aerial Map, 4. CUP-18-04 Staff Report, 5. CUP-18-04 Exterior Elevations with calculations, 6. CUP-18-04 Color Elevations, 7. CUP-18-04 hat creek overall, 8. CUP-18-04 hat creek patio, 9. CUP-18-04 Application.pdf, 10. CUP-18-04 Hat Creek.pdf				

Date	Ver.	Action By	Action	Result
2/6/2018	1	City Council	approved	Pass

AGENDA CAPTION:

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2018-20R, approving a request for a conditional use permit to allow more than 20 percent of the exterior building materials for a new restaurant located at 4206 South Interstate 35 to be comprised of wood; authorizing City Staff to issue a conditional use permit consistent with this Resolution; and declaring an effective date; and consider approval of Resolution 2018-20R.

Meeting date: 2/6/2018

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

Fiscal Note:

Prior Council Action: NA

City Council Goal: [Please select goal from dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

Hat Creek is proposing to construct an approximately 4,160 square foot restaurant. The restaurant structure consists of three separate spaces, the covered patio, the interior conditioned space, and the covered cooler/service area.

The applicant is proposing two walls constructed in a fence like manner to enclose the covered cooler and service area at the rear of the building, as well as one side (left) of the covered patio at the front of the building. These walls will be constructed of 1x6 inch cedar boards attached to 4x4 inch cedar posts, with a 1 inch gap between each board. In addition to cedar boards, the applicant is proposing to construct the front patio frame out of cedar columns and beams. The applicant is proposing that the two columns and four beams at the front of the patio, be wrapped in "break metal", a very thin gauge metal (32nds of an inch) used to mimic the appearance of aluminum. The proposal to have the patio open in the front, allows a view to the interior wall separating the covered patio from the conditioned space. This interior wall separating the conditioned space from the patio is proposed to be primarily aluminum and glass, with cedar siding around the edge.

The breakdown for each façade is as follows:

- Front of patio - 100 % break metal over cedar posts and beams
- Front of conditioned space - 22% brick, 31% cedar siding, 47% glazing
- Right side of building - 67% brick, 14% glazing, 12% cedar siding, 7% cedar boards
- Rear of building - 65% brick, 35% cedar boards
- Left side of building - 62% brick, 32% cedar boards, 6% glazing

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has analyzed the request and recommends **approval** of the Conditional Use Permit for the use of cedar boards and siding as shown by the applicant.