

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: February 26, 2009
Item No.: 7
Staff: Jason R. Hade

DESIGN REVIEW

FILE NUMBER: DR08-0006/Bob Dog Pizza

OWNER: Rebecca E. Schwartz-Leuch and Bryan A. Leuch

AGENT: Blaise D'Angelo, P.E.

REQUEST: Design Review for the construction of a new 2,587 square foot building for Bob Dog Pizza.

LOCATION: On the north side of U.S. Highway 50, approximately 1,500 feet east of the intersection with State Route 89 in the Meyers area, Supervisorial District V. (Exhibit A)

APN: 034-323-10 (Exhibit B)

ACREAGE: 0.29 acre

GENERAL PLAN: Adopted Plan (AP), Tahoe Regional Planning Agency (TRPA) Regional Plan (Exhibit C)

ZONING: Meyers Community Plan – Subarea 3 (MCP-3) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional approval

BACKGROUND

The proposed project would provide a new building for Bob Dog Pizza which has been operating across U.S. Highway 50 from the proposed project site for approximately nine years.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County’s regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The project would include construction of a new 2,587 square foot building for Bob Dog Pizza. An eight-foot tall monument sign is proposed with approximately 40 square feet of sign display area. Eleven parking spaces are proposed along with associated landscaping. Public sewer and water would be provided to the subject site by the South Tahoe Public Utility District (STPUD).

Site Description

The subject site is approximately 6,320 feet above sea level and fairly level. The lot is vacant and has not been previously disturbed. Sparse vegetation consists of seven trees, grasses, and many small seedling pines. The soils are granular and highly porous, consisting of sands and gravels. Access to the site would be provided via U.S. Highway 50 and Magua Street. The site is bounded by a residential area to the north, open space to the east, U.S. Highway 50 to the south, and a professional office complex to the west.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	MCP-3	Meyers Community Plan	Undeveloped
North	MCP-3	Meyers Community Plan	Residential/Single-Family Residences
South	MCP-3	Meyers Community Plan	U.S. Highway 50
East	MCP-3	Meyers Community Plan	Open Space/State of California Tahoe Conservancy
West	MCP-3	Meyers Community Plan	Commercial/Professional Office Complex

DESIGN ISSUES

Staff has reviewed the project for compliance with the applicable sections of the Meyers Community Plan Design Guidelines and provided the following analysis.

Access

Proposed site access is via a one-way driveway from U.S. Highway 50 and a two-way driveway via Magua Street. With the exception of emergency vehicles, all customers would enter the site from U.S. Highway 50 or Magua Street and exit onto Magua Street. The proposed driveway to U.S.

Highway 50 would require an encroachment permit from Caltrans while the proposed driveway to Magua Street would require an encroachment permit from the El Dorado County Department of Transportation (DOT). DOT is supportive of issuing an encroachment permit for access to Magua Street, but Caltrans submitted comments expressing concerns about an additional access point to U.S. Highway 50 because of potential impacts to traffic circulation and planned water quality improvements. However, the applicant subsequently contacted Caltrans after receipt of the comments and was advised that obtaining County approval of the project would allow Caltrans to consider approval of the required encroachment permit. The Lake Valley Fire Protection District Fire Marshall is also supportive of two project access points for emergency vehicle use.

The Meyers Community Plan Design Guidelines recommends combining driveways along U.S. Highway 50 wherever possible. The subject site has one of the few remaining developable access points to U.S. Highway 50 in Meyers as many of the surrounding parcels are owned by the California Tahoe Conservancy or U.S. Forest Service. The remaining privately owned lots already have established driveway access points. As such, the impact of one additional driveway onto U.S. Highway 50 would be insignificant. Additionally, the applicant would be required to install appropriate signage, including stop signs, where the proposed driveway would intersect with the bike trail.

Bicycle Racks

As required within the Meyers Community Plan Design Guidelines, the applicant would install a bike rack at the project site. This issue is addressed within the project's conditions of approval in Attachment 1.

Building Design

The proposed building's historical architectural theme and form are consistent with the building design recommendations within the Meyers Community Plan Design Guidelines. Further, the proposed side porch and front deck would provide usable outdoor spaces which are also recommended in the Meyers Community Plan Design Guidelines. The porch and roof eaves would also provide cover from snow for proposed building entrances as suggested in the design guidelines.

Building Material/Colors

As shown on the project elevations (Exhibit I) and material/color board on file with Planning Services, the proposed stone veneer, treated cement siding and dormers to resemble wood, and roof materials are consistent with the recommended building materials outlined in the Meyers Community Plan Design Guidelines. The proposed project colors of black for the roof, cedar for the dormers, and maple for the siding are consistent with the recommended color schemes for historic theme buildings in Meyers.

Landscaping

Preliminary landscaping is identified in Exhibit G which is consistent with the requirements contained within Section 17.18.090 of the Zoning Ordinance and Meyers Community Plan Design Guidelines with the continuation of the proposed landscape buffer along the entire length of the northeastern property line. The applicant shall submit a final landscape plan which addresses this issue at the time of building permit submittal which will be reviewed by permit center staff at that

time. The final landscape plan shall also utilize plants native to the Tahoe Basin as defined in the Tahoe Regional Planning Agency's plant species list. Additionally, staff will conduct an onsite inspection to verify that the landscaping has been planted consistent with the final landscape plan.

Lighting

Staff has reviewed the submitted preliminary lighting plan (Exhibit H) and has determined that it is in compliance with the County's Outdoor Lighting Ordinance and Meyers Community Plan Design Guidelines. The proposed use of exterior lighting and light fixture styles are consistent with those found within the Meyers Community Plan Design Guidelines. Pursuant to the design guidelines, the light fixture height shall not exceed 15 feet for the parking area and 10 feet for building-mounted fixtures. All outdoor lighting shall be fully shielded in accordance with Section 17.14.170 of the Zoning Ordinance. This is especially important because of the adjacent residential uses to the project site.

Parking

Pursuant to Section 17.18.060 of the Zoning Ordinance, parking requirements for restaurants (non-fast food), bars, and cocktail lounges are one space per three fixed seats or equivalent occupancy per Uniform Building Code plus one recreational vehicle space per each 10 parking spaces. The proposed restaurant would include 44 fixed seats as shown on Exhibit E. As such, minimum parking requirements for the proposed use are 15 parking spaces and one recreational vehicle space. Eleven parking spaces and no recreational vehicle parking space are shown on the site plan. The applicant has submitted documentation (Exhibit M) requesting relief from strict compliance with parking requirements contained within the Zoning Ordinance. The information requests a reduction of four parking spaces and elimination of the requirement to provide a recreational vehicle parking space. Staff has reviewed the submitted documentation and is in support of the applicant's request. Pursuant to Section 17.18.040.D.2, appropriate findings for approval are included in Attachment 2.

The majority of the on-site parking is proposed to be located in the rear of the proposed building, out of sight with U.S. Highway 50, as recommended in the Meyers Community Plan Design Guidelines.

Signage

Staff has reviewed the preliminary sign plan (Exhibit K) and has determined the proposed monument sign height, materials, lighting, and overall size is consistent with the Meyers Community Plan Design Guidelines sign specifications. Proposed building signage shown on the preliminary elevations (Exhibit I) is consistent with the design guidelines as well.

Screening Outdoor Service Areas

The proposed trash area would be enclosed and out of sight of U.S. Highway 50 consistent with the requirements of the Meyers Community Plan Design Guidelines. No other outdoor services areas are proposed.

OTHER ISSUES

Circulation/Traffic

El Dorado County DOT reviewed the proposed project and determined that the estimated trip generation from the restaurant would be less than significant. Accordingly, no further traffic analysis is required.

Cultural Resources

A cultural resources survey was conducted by Summit Envirosolutions on December 12, 2008 with the following result, “the survey results were negative; there is no cultural material in the project area.” (*Bob Dog Pizza Relocation Project*, Summit Envirosolutions, December 17, 2008) No further study is required.

Grading/Drainage

Caltrans and the El Dorado County DOT have reviewed the preliminary grading plan (Exhibit F) and have determined that all grading and drainage issues would be addressed by compliance with the recommended conditions of approval in Attachment 1.

Land Use Compatibility

As discussed above, the site is surrounded by open space, U.S. Highway 50, residential, and commercial uses. The proposed new restaurant has been designed in a manner to avoid negative impacts on these surrounding land uses and provide architectural enhancement to the Meyers community. Therefore, staff believes the proposed project is compatible within the context of the surrounding land uses based on compliance with the recommended conditions of approval in Attachment 1.

Lake Valley Fire Protection District

The Lake Valley Fire Protection District reviewed the proposed project and recommends conditional approval based on the recommended conditions of approval in Attachment 1. Conditions of approval address issues such as defensible space, construction methods and building materials, driveway width, and emergency vehicle access.

Meyers Community Roundtable

The Meyers Community Roundtable reviewed the project on January 14 and was pleased with the project's concept and design as presented by the applicant. No concerns were expressed by the group.

Tahoe Regional Planning Agency (TRPA)

TRPA approval would be required to construct the proposed restaurant as outlined in the recommended conditions of approval (Attachment 1).

Water/Sewer

Pursuant to a letter dated October 13, 2008, the South Tahoe Public Utility District would provide public water and sewer service to the subject site.

GENERAL PLAN

The County General Plan designates the subject parcel as Adopted Plan, which refers to the Tahoe Regional Planning Agency's Regional Plan. The parcel is located within TRPA Plan Area Statement (PAS) 125, Meyers Commercial, which refers to the Meyers Community Plan. As detailed above, the proposed restaurant is consistent with the Meyers Community Plan. The conditional approval of this design review application, therefore, conforms to the Adopted Plan land use designation.

The County General Plan provides broad deference to the TRPA Regional Plan, for the implementation of related General Plan policies and for the review of County discretionary projects. With regard to the Tahoe Basin, the primary goal of the County General Plan is to integrate the County's regulations with those of TRPA, to eliminate inconsistencies with the Regional Plan and to simplify the regulatory environment in the Tahoe Basin, as articulated in *Goal 2.10* of the *County General Plan* and its associated policies.

This project is consistent with all applicable policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2.

ZONING

The subject site is located within subarea 3 (MCP-3) of the Meyers Community Plan. As stated under Section 17.58.180.A of the Zoning Ordinance, eating and drinking places are permitted by right within the MCP-3 zone district. The proposed building is consistent with the development standards contained within Table 17.58.190.A. As outlined above, the proposal is also consistent with the applicable outdoor lighting, landscaping, and parking development standards contained within the Zoning Ordinance. Findings for conditional approval are provided in Attachment 2.

ENVIRONMENTAL REVIEW

This project has been found to be exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines stating that "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." As such, the proposed new 2,587 square foot restaurant is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

1. Certify that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
2. Approve Design Review DR08-0006 subject to the conditions of approval in Attachment 1, based on the findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2.....	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Parcel Map Page
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Site Plan
Exhibit F	Preliminary Grading Plan
Exhibit G	Preliminary Landscape Plan
Exhibit H.....	Preliminary Lighting Plan
Exhibit I	Building Elevations
Exhibit J	Floorplan
Exhibit K.....	Exterior Sign
Exhibit L	Defensible Space Plan
Exhibit M	Applicant's Parking Information

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER DR08-0006

I. PROJECT DESCRIPTION

1. This design review permit is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits E through L, dated February 26, 2009, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Design review permit authorizing the construction of a new 2,587 square foot building for Bob Dog Pizza. An eight-foot tall monument sign is permitted with approximately 40 square feet of sign display area. Eleven parking spaces are permitted along with associated landscaping. Public sewer and water will be provided to the subject site by the South Tahoe Public Utility District (STPUD).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. PROJECT CONDITIONS OF APPROVAL

Planning Services

2. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Design Review Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

3. Prior to building permit issuance, the applicant shall provide a written description, together with appropriate documentation, demonstrating conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services permit center staff prior to final occupancy for verification of compliance with applicable conditions of approval.
4. The applicant is responsible for providing 11 off-street parking spaces at all times while the restaurant is in operation pursuant to 17.18.060 of the Zoning Ordinance. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of the County Code. The required parking shall be provided as shown on the approved site plan, Exhibit E.
5. In accordance with the Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance), the applicant shall submit a final landscape plan consistent with the approved landscape plan, Exhibit G, prior to issuance of a building permit. The final landscape plan shall reflect the continuation of the required landscape buffer along the entire length of the northeastern property line. Additionally, staff will make an on-site inspection to verify compliance with the final landscape plan prior to occupancy.
6. Prior to final building occupancy, all outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation, as determined by Planning Services. The final lighting plan shall be consistent with the approved preliminary lighting plan, Exhibit H.
7. Prior to occupancy of the structure as a restaurant, the applicant shall pay all Development Services fees, if applicable.
8. Prior to building permit issuance, the applicant shall provide Planning Services proof of all permits required by the Tahoe Regional Planning Agency.

California Department of Transportation (Caltrans)

9. Prior to final building occupancy, the applicant shall provide Planning Services proof of an encroachment permit issued by Caltrans.

El Dorado County Department of Transportation

10. Prior to grading permit issuance, the applicant shall update the site improvement and grading plan to conform with the County of El Dorado "Design and Improvement Standards Manual," the "Grading, Erosion and Sediment Control Ordinance," the Drainage Manual," the "Storm Water Management Plan," the "Off-Street Parking and Loading Ordinance," and State of California Handicapped Accessibility Standards.
11. Prior to grading permit issuance, the applicant shall update the drainage report, dated October 2008, to conform to the County Drainage Manual and Storm Water Management

Plan which addresses design storm requirements, storm water runoff increases, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

12. The applicant shall complete an application for a commercial grading permit and is subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.
13. The applicant shall provide a soils report time of grading permit application addressing, at a minimum, grading practices, compaction, erosion potential, ground water and pavement section based on TI and R values. Any export to be deposited within El Dorado County shall require an additional grading permit.
14. Prior to grading permit issuance, the applicant needs to address the potential flooding impacts at the convergence of the two outfall swales located at the NE side of the Magua Street encroachment.
15. Prior to grading permit issuance, the applicant shall provide a driveway profile at both encroachment locations commensurate with County standards.
16. Prior to building permit issuance, the applicant shall update the site plan to reflect improvements to the bike trail location which shall include: County approved removable type bollards, County approved bike trail delineation across the driveway, County approved signage, and appropriate pavement tie-in details.
17. The applicant shall provide a bike rack location at the building prior to final building occupancy.
18. Prior to grading permit issuance, the applicant shall update the design of the pond location at B with an appropriate outlet and the discharge location from the property which shall not negatively impact County right-of-way, downstream properties, or adjacent properties.
19. Prior to grading permit issuance, the applicant shall update the design of the rainstore location at C and the infiltration pond at D with an appropriate outlet design and the discharge location from the property which shall not negatively impact the adjacent property or Caltrans right-of-way.

Environmental Management Department

20. Prior to commencement of project construction, the water quality monitoring wells on-site shall be protected to the satisfaction of the Environmental Management Department.
21. Prior to building permit issuance, construction plans shall be submitted to the Environmental Management Department for review and approval.

22. During construction, all activities shall apply standard Best Management Practices (BMPs) to control dust during construction. These practices shall be incorporated into the project and include:
 - Application of water on disturbed soils and unpaved roadways a minimum of three times per day
 - Using track-out prevention devices at construction site access points
 - Stabilizing construction area exit points
 - Covering haul vehicles
 - Restricting vehicle speeds on unpaved roads to 15 miles per hour
 - Replanting disturbed areas as soon as practical and other measures as deemed appropriate to the site, to control fugitive dust
23. Prior to grading permit issuance, a Fugitive Dust Plan (FDP) shall be submitted with appropriate fees to and approved by the Air Quality Management District (AQMD).
24. Burning of vegetative wastes that result from “Land Development Clearing” must be permitted through the District Rule 300 Open Burning. Only vegetative waste materials are permitted to be disposed of using an open outdoor fire.
25. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
26. If any commercial, industrial, agricultural, mining or any other hazardous materials handling activities have taken place on the property in the past, the applicant must conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a workplan and conduct a Phase II ESA and any required site remediation activities prior to developing property.
27. If this facility will store reportable quantities of hazardous materials (55 gallons/liquid, 500 lbs/solid or 200 cubic feet/gas) or generate hazardous waste, prior to commencing operations the owner/operator must:
 - Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.
 - Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
 - Train all employees to properly handle hazardous materials and wastes.
 - Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

28. The 2007 California Building Code, Section 701A.3.2.4, and Public Resource Code Section 4291 requires a minimum clearance of 100 feet, or to the property line of all flammable vegetation to be maintained around all structures by the property owner. This is for the purpose of creating and maintaining defensible space vegetation clearance around the structure. This does not include individual species of ornamental shrubs and landscaping. Any trees greater than 14 inches in diameter at 4.5 feet above grade level will require tree marking. Contact the Lake Valley Fire Protection District, Vegetation Management Division at 530-577-2447 to schedule an appointment for tree marking or for a required PRC 4291 Defensible Space inspection prior to final building occupancy.
29. As this project is located within a fire hazard severity zone, as designated by the California Department of Forestry and Fire Protection (Cal-Fire), all of the construction standards located in the 2007 California Building Code, Chapter 7A, Materials Construction Methods for Exterior Wildfire Exposure, are required to be incorporated into this project prior to building permit issuance.
30. Prior to building permit issuance, the 10 foot driveway in front of the building needs to be a minimum width of 12 feet.
31. At time of building permit submittal, the plans shall reflect access for a fire engine to negotiate from the front of the structure to the rear of the structure.
32. A complete set of engineered building plans must be submitted to the Fire District for review prior to the issuance of a building permit.
33. The site is subject to a final Fire District inspection prior to final building occupancy.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER DR08-0006

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 The Planning Commission has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the adopted plan (AP) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the County General Plan designates the subject parcel as Adopted Plan, which refers to the Tahoe Regional Planning Agency's Regional Plan. The parcel is located within TRPA Plan Area Statement (PAS) 125, Meyers Commercial, which refers to the Meyers Community Plan. As detailed above, the proposed restaurant is consistent with the Meyers Community Plan. The conditional approval of this design review application, therefore, conforms to the Adopted Plan land use designation.
- 2.2 As discussed above, the project is consistent with all applicable sections of the Meyers Community Plan Design Guidelines including access, bicycle racks, building design, building materials/colors, landscaping, lighting, parking, signage, and the screening of outdoor service areas.

3.0 ZONING FINDINGS

- 3.1 The proposed use is permitted by design review permit within subarea 3 (MCP-3) of the Meyers Community Plan, pursuant to Section 17.58.180.A provided that the administrative findings outlined below can be made by the Planning Commission.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance because sufficient landscaping, lighting, and parking is provided. The proposed building is also consistent with the development standards contained within Table 17.58.190.A.

4.0 DESIGN REVIEW FINDINGS

4.1 *The proposed use and design conforms to the General Plan and Zoning Ordinance.*

As discussed above in the General Plan and Zoning findings sections, the proposed use and building design conform to the Meyers Community Plan, Meyers Community Plan Design Guidelines, and Zoning Ordinance because of the project's adherence to guidelines concerning access, bicycle racks, building design, building materials/colors, landscaping, lighting, parking, signage, and the screening of outdoor service areas.

4.2 *The proposed use and design will not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood.*

The proposed use and design would not be detrimental to the public health, safety and welfare or injurious to the neighborhood as it will fit within the context of the surrounding mix of residential and commercial land uses adjacent to the project site and result in insignificant environmental, visual, noise, and traffic impacts to surrounding residents and businesses. Further, the proposal was reviewed and supported by the Meyers Community Roundtable.

5.0 ADMINISTRATIVE FINDINGS (PARKING RELIEF)

5.1 *Pursuant to Section 17.18.040.D.2 of the Zoning Ordinance, administrative relief from the strict compliance with the provisions for commercial and industrial uses may be granted where the planning director or planning commission finds all of the following:*

- a. The intent of the parking ordinance is preserved.* The intent of the parking ordinance is preserved as the site contains adequate parking for the proposed use based on a high turnover of pizza by the slice customers, high volume of seasonal pedestrian and bicycle traffic, and provision of pizza delivery service.
- b. The parking provided is sufficient to serve the use for which it is intended.* The off-street parking provided is sufficient for the proposed use because of the high turnover of pizza by the slice customers, high volume of seasonal pedestrian and bicycle traffic, and provision of pizza delivery service. Further, the project consists of the relocation of an existing restaurant across U.S. Highway 50. Documentation submitted by the project owners concluded that six parking spaces have provided sufficient parking for the existing business in operation for the past nine years.
- c. The modification will not be detrimental to the public health or safety.* The reduction of four required parking spaces is not detrimental to the public health or safety because the 11 on-site parking spaces shown on the site plan are sufficient to serve the proposed use. No on-street parking or public health or safety hazards would occur.