



DATE: February 10, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 551 State Highway 49 - Design Clearance for an accessory structure
(APN: 044-020-086)
Zoning: C-2 Commercial
Design Standard District: Outside of the Historic District
Applicant: Italian Benevolent Society

RECOMMENDATION:

Approve Design Clearance for an accessory structure located within the C-2 zoning district and along Highway 49.

BACKGROUND:

The applicants, Italian Benevolent Society, are proposing to construct an approximate 46' by 30' (1,380 sf) metal structure over the existing seating area in front of the previously approved food truck, The Taco Spot.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	C-2	C-2	Yes	
District:	--	--		
Lot Size:	--	.31 acres	N/A	
Set Back requirements:				
Front	5'	30'	Yes	
Side	5'	--	Yes	
Rear	10'	--	Yes	
Lot coverage	--	--	Yes	
Are there existing historic features?	No			
Structure Type	Accessory Structure	Accessory Structure	Yes	
Max Building height	45ft	13' 2"	Yes	

DISCUSSION:

The applicant is proposing to construct a new metal structure that will be open on all four sides. The structure will be placed over the existing seating area in front of the food truck. The site has a

Conditional Use Permit in place which allows the placement of the food truck. The new structure will not take up any of the required parking.

The applicant will also be required to obtain Site Plan approval from the Planning Commission for the construction of a new building within the C-2 zone.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

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2.0 Design Standards That Apply to All Project

2. 1 Overall Design Objectives

- a. Keep it simple: The proposed structure is simple in design and similar to other structures located on Highway 49.
- d. Make new design compatible with its existing context: The proposed colors are in keeping with the colors of the Italian Picnic grounds.

While the use of a prefabricated structure may not be the City's preferred aesthetic, similar structures have been approved throughout the City and have not been found to be visually intrusive.

Staff recommend that the Design Review Committee approve the project as presented.