

**COMMUNITY DEVELOPMENT SERVICES
PLANNING SERVICES**

ZONING ADMINISTRATOR AGENDA

**October 21, 2009
City Council Chambers**

9:00 AM

1. 949 Veterans Boulevard (In-N-Out Burger):

Application for a **Use Permit**, pursuant to Article 15, section 4(E) of the Zoning Ordinance, to allow a new fast food restaurant with a drive-through. The proposed restaurant, which includes a drive-through, would include an indoor dining area, as well as an outdoor dining/patio area, and 47 parking spaces. The site is currently developed with a free-standing, one story, approximately 4,900 square foot Baker's Square restaurant. The scope of work would include demolishing the existing building, reconfiguring the layout and circulation patterns of the site and constructing a free-standing, one-story, 3,265 square-foot building. The project would also include landscaping and lighting improvements. The project would be served by two access points: the primary access point would be Veterans Boulevard and the secondary access would be served from Main Street. The site is comprised of 40,001 square feet and is located within the General Commercial (CG) Zoning District.

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