



Special Use Permit #2018-0093
600 Montgomery Street
Hank's Pasta Bar

City Council
March 16, 2019

Site Context



- Surrounded by commercial and future residential uses
- Zoned CD-X – Commercial Downtown (Old Town North)
- Building constructed in 1946 and restaurant has occupied the first floor since 1990

SUP Requests

Amendment to existing SUP #2015-0046:

- Increase number of seats:
 - Indoor: 96 (1st floor), 98 (2nd floor special event space)
 - Outdoor: 32 (street-level), 86 (rooftop)
- Expand hours of operation
 - Indoor: 7 a.m. to 1:30 a.m., daily
 - Outdoor: 7 a.m. to 11:30 p.m., daily
- Outdoor loudspeakers (street-level and rooftop)



Parking Reduction

- Parking reduction of 10 off-street spaces
- Restaurant is well-served by public transportation
- Additional seating is proposed primarily for special events and outdoor dining (seasonal)
- Condition #35 requires applicant to provide off-street parking for special events
- Old Town North SAP found that there is excess off-street parking available in the area
- Staff found that on-street parking is available evenings and weekends
- T&ES is exploring opportunities for additional bicycle parking

Exceed 1.5 Floor Area Ratio (FAR)

- 2.3 FAR requested to construct rooftop outdoor dining area
- Glass roofs and retractable awnings make up majority of proposed rooftop area



**Planning Commission recommends
APPROVAL of the SUP request
subject to conditions**



Encroachment #2018-0012

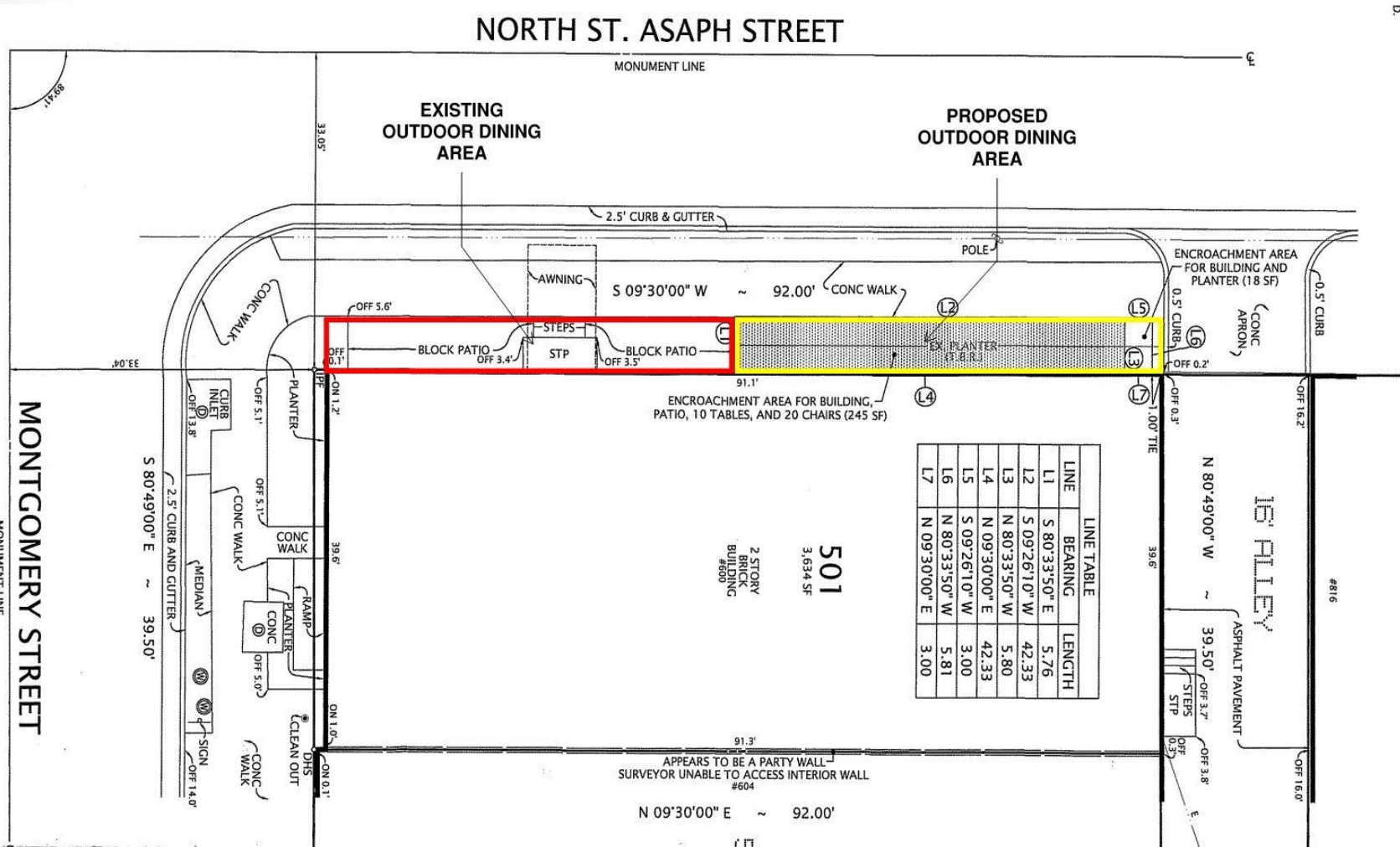
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- 263 square feet of ROW
- 22 seats and storage structure
- Six-foot side walk clearance maintained



**Planning Commission recommends
APPROVAL of the ENC request
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