

Council Agenda Item 26-026-O



MEETING DATE: July 27, 2026

SUBJECT/TITLE: AN ORDINANCE GRANTING VITTA PIZZA, INC. A CONCURRENT USE PERMIT FOR A PERGOLA AND BARRICADE TO PROVIDE CODE COMPLIANT, PERMANENT, OUTDOOR SEATING WITHIN THE RIGHT-OF-WAY AT 307 CANAL PARK DRIVE.

SUBMITTED BY: Jenn Moses, Land Use Supervisor

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND:

This concurrent use permit allows installation of two pergolas and barricades serving as bar stool seating to provide code compliant, permanent, outdoor customer seating within the right-of-way of Canal Park Drive. The pergolas measure 10 ft by 11 ft north of the primary entrance and 7.5 ft by 17 ft south of the primary entrance. access to residential units, occupying a space of 22' x 14.5' over the right of way of West 3rd Street. The seating includes 4 four-top tables with 16 total seats, 2 two-top tables with 4 total seats, and 18 bar stool seats.

At its regular meeting on July 14, 2026, the planning commission held a public hearing (meeting minutes included as Attachment 3) on the proposed concurrent use, where the commission heard a public hearing, reviewed staff report findings and conclusions associated with the concurrent use request (Attachment 1), Staff Report (File No. PLCUP-2605-0010), and discussed and deliberated the matter as a commission. The planning commission considered a motion to recommend to city council to approve the concurrent use permit with the motion passing on a vote of 8 yeas, 0 nays and 0 abstentions.

Having reviewed and considered the application and conducted a public hearing, the planning commission recommends that the city council approve the concurrent use permit with the conditions stated for the following reasons:

- 1) This proposal is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
- 2) This proposal is required by public necessity, convenience, or general welfare, or good zoning practice; and.
- 3) Material adverse impacts on nearby properties are not anticipated or will be mitigated.

BUDGET/FISCAL IMPACT: Development has the potential to increase the tax revenue produced by a property.

OPTIONS: Approve or deny the concurrent use permit application.

NECESSARY ACTION: Not Applicable

ATTACHMENTS:

- Attachment 1- Staff Report and Attachments
- Attachment 2- Exhibit
- Attachment 3- Planning Commission Meeting Minutes