

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Allen R. Hill, 2833-36th Street, Sacramento, CA 95817		
OWNER	Alestino Avalos, 6494 Surfside Drive, Sacramento, CA 95831		
PLANS BY	Allen R. Hill, 2833-36th Street, Sacramento, CA 95817		
FILING DATE	7/20/84	50 DAY CPC ACTION DATE	REPORT BY: PB:lr
NEGATIVE DEC.	8/13/84	EIR	ASSESSOR'S PCL. NO. 277-011-27

- APPLICATION:
- A. Negative Declaration
  - B. Lot Line Adjustment to Merge 2 Parcels Totaling .2+ acres in General Commercial (C-2) Zone
  - C. Special Permit to Allow Drive-Thru for Fast Food Restaurant

LOCATION: 850 El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlement(s) to establish a fast food restaurant with a drive-thru.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/offices
1980 North Sacramento Community Plan Designation:	Special planning district
Existing Zoning:	C-2
Existing Land Use:	Auto sales/repair
Surrounding Land Use and Zoning:	
North:	Gas station/fast food restaurant/vacant; C-2
South:	Single family residential; R-1
East:	Auto repair and sales; C-2
West:	Fast food restaurant; C-2
Parking Required:	13 spaces
Parking Provided:	14
Ratio Required:	1:3 seats
Property Dimensions:	91.66 x 120 feet
Property Area:	.25+ acres
Height of Structure:	17.4 feet
Significant Features of Site:	Existing used car lot
Street Improvements/Utilities:	Existing
Exterior Building Colors:	White walls, red concrete tile roof, brown soffit
Exterior Building Materials:	Stucco, concrete tile roof

STAFF EVALUATION: Staff has the following comments:

- A. The subject site is a .2+ acre parcel in the General Commercial (C-2) zone located at the southeast corner of El Camino Avenue and Emperess Street. It is presently a used car lot and is bounded on three sides by Commercial uses (fast food, auto repair). South, across the alley is a single family residential use. The proposed project is a 1,920 square foot fast food drive-thru with 42 seats. The proposed franchise will replace a prior franchise which had lost its lease at another location.

- B. The proposed project has been reviewed by Electrical Engineering City Traffic and Building Inspections. Electrical Engineering commented that street lights should be installed when they are installed in the neighborhood.
- C. The two existing lots were apparently improperly merged in 1974-1975. This application is to legally merge the two lots into a single lot.
- D. A Special Permit is necessary in order to have a drive-thru in conjunction with the restaurant. The applicant has redesigned the parking/drive-thru area to meet the requirements of Traffic Engineering. It now provides adequate stocking behind the order board. Forty-two seats are proposed. The fourteen parking spaces provided are the minimum required for this number of seats.

The project's access to El Camino is a one-way exit and should be clearly marked as such. This can be included at the time of submittal of sign permit requests.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the Special Permit subject to conditions and based on Findings of Fact which follow.
- C. Approval of Lot Line Merger by adopting the attached Resolution.

Conditions-Special Permit

- 1. The El Camino Avenue end of the drive-thru shall be well marked as an exit only.
- 2. A detailed landscaped, irrigation and shading plan shall be submitted to planning staff for review and approval prior to approval of a building permit.

Findings of Fact-Special Permit

- 1. The Special Permit, as conditioned is based on sound principles of land use in that:
  - a) restaurants are a permitted use in the General Commercial (C-2) zone;

- b) the drive-thru element is compatible with surrounding land uses which consist of commercial uses and fast food restaurants with drive-thru windows.
2. The proposed project, as conditioned is not injurious to the public health, safety or welfare nor will it result in the creation of a nuisance, in that:
- a) adequate parking and adequate drive-thru stacking space are provided;
  - b) the project will not alter the character of the neighborhood.
3. The proposed project, as conditioned complys with the 1974 General Plan which indicates Commercial/Office and the 1984 North Sacramento Community Plan which indicates a Special Planning District. These designations allow drive-thru restaurants with approval of a special permit.

City Planning Commission  
Sacramento, California

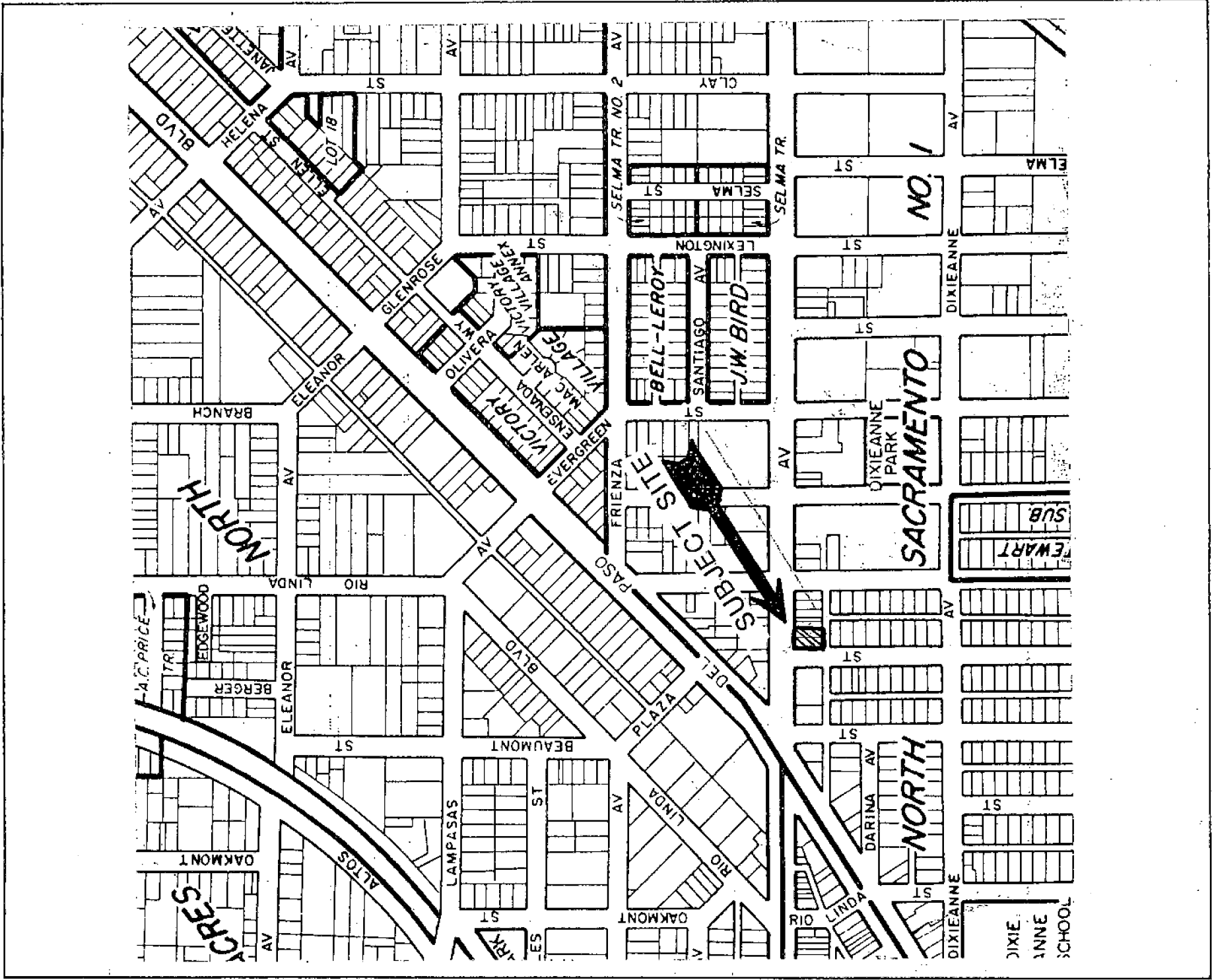
Members in Session:

Subject: Various requests for property located at 850 El Camino Avenue  
(P84-285)

The applicant requests this item be continued to the  
September 13, 1984 Commission meeting.

Respectfully submitted,

*Art Gee*  
Art Gee  
Principal Planner

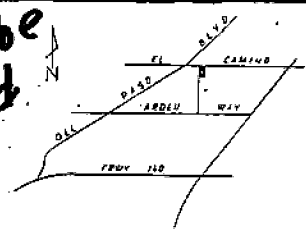
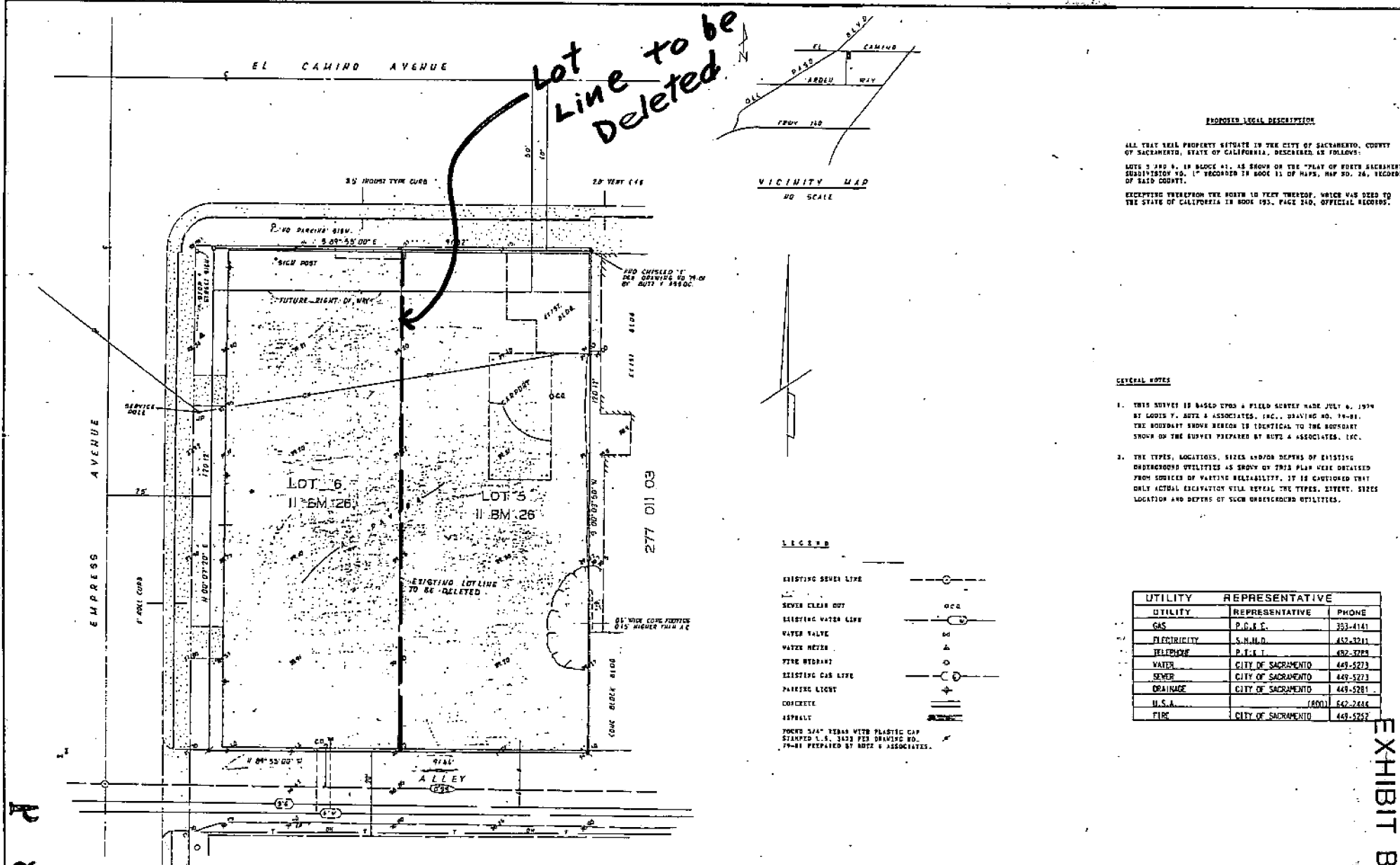


# VICINITY MAP

13 Sept. 1984

25

No. 14



VICINITY MAP  
NO SCALE

**PROPOSED LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOTS 5 AND 6, IN BLOCK 41, AS SHOWN ON THE "PLAN OF FORTY SACRAMENTO 25001-180707 NO. 1" RECORDED IN BOOK 11 OF MAPS, MAP NO. 26, RECORDS OF SAID COUNTY.  
 EXCEPTING THEREFROM THE NORTH 10 FEET THEREOF, WHICH WAS DEED TO THE STATE OF CALIFORNIA IN BOOK 193, PAGE 240, OFFICIAL RECORDS.

**GENERAL NOTES**

- THIS SURVEY IS BASED UPON A FIELD SURVEY MADE JULY 6, 1979 BY LOUIS F. ROTZ & ASSOCIATES, INC., DRAWING NO. 79-01. THE ROADWAY SHOWN HEREON IS IDENTICAL TO THE ROADWAY SHOWN ON THE SURVEY PREPARED BY ROTZ & ASSOCIATES, INC.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, SIZES, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES.

**LEGEND**

- EXISTING SEWER LINE
  - SEWER CLEAR OUT
  - EXISTING WATER LINE
  - WATER VALVE
  - WATER METER
  - TYPE HYDRANT
  - EXISTING GAS LINE
  - ELECTRIC LIGHT
  - CONCRETE
  - ASPHALT
- 70000 5/4" TYPES WITH PLASTIC CAP  
 STAMPED U.S. 1428 PER DRAWING NO. 79-01 PREPARED BY ROTZ & ASSOCIATES, INC.

UTILITY	REPRESENTATIVE	PHONE
GAS	P.G. & E.	333-4141
ELECTRICITY	S.H.M.D.	452-3211
TELEPHONE	P.T.E.T.	492-3225
WATER	CITY OF SACRAMENTO	449-5273
SEWER	CITY OF SACRAMENTO	449-5273
DRAINAGE	CITY OF SACRAMENTO	449-5281
U.S.A.	(800) 542-2644	
FIRE	CITY OF SACRAMENTO	449-5252

EXHIBIT B

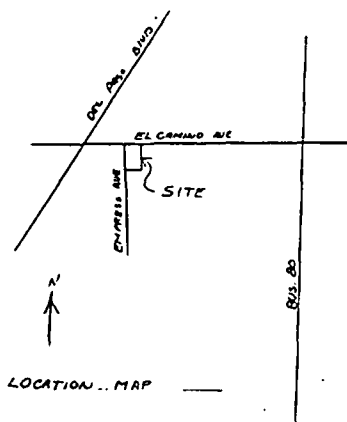
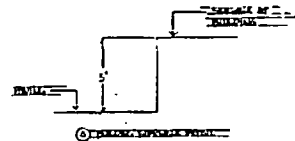
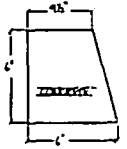
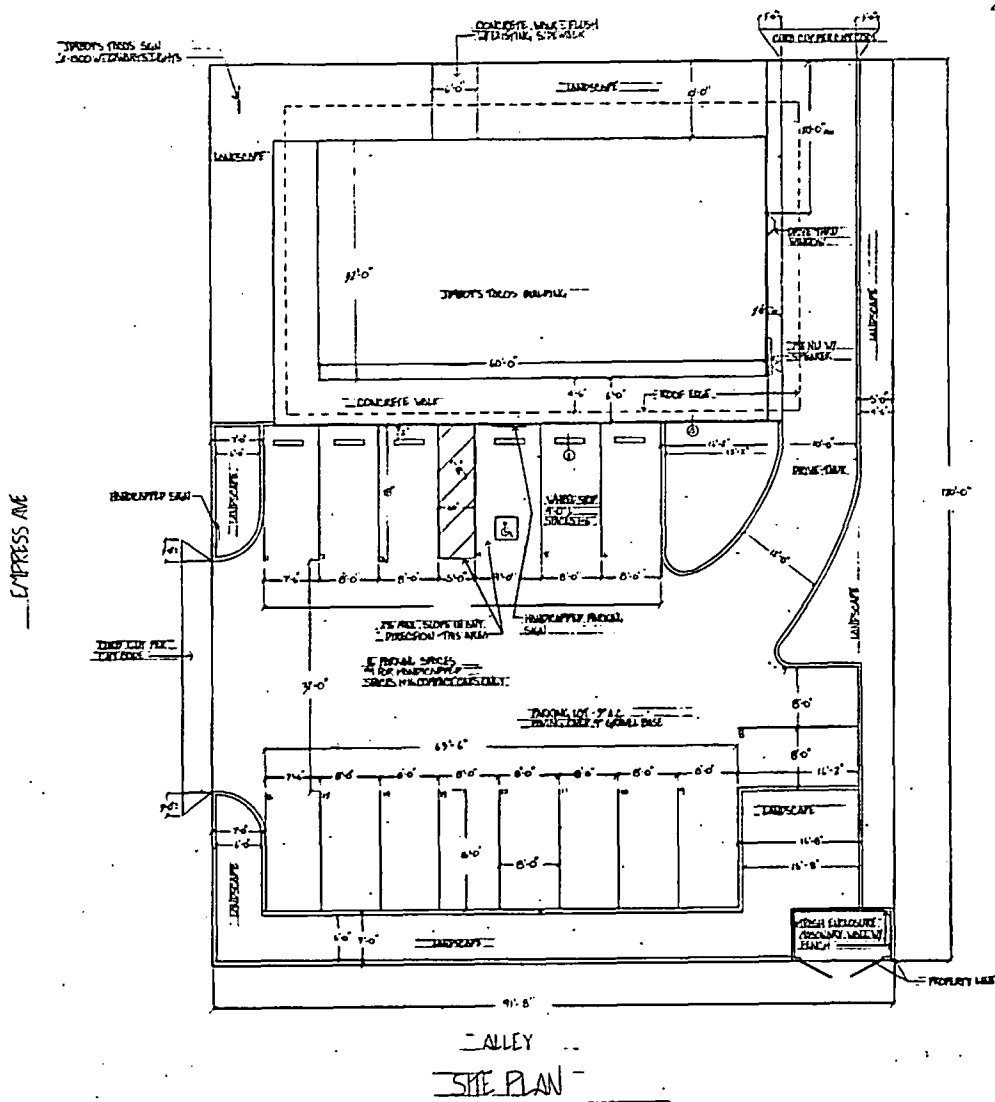
BENCHMARK ELEV. 21.315 1/4" = 100' 05" x 65" TALL CONCRETE BRASS MONUMENT SET ON SE CORNER OF SOUTHWEST PACIFIC R.R. TRACKS OVER EL CAMINO FIELD BOOK NO. _____ PG. _____	<b>WONG &amp; ASSOCIATES</b> SURVEYING • ENGINEERING • LAND PLANNING 1225 H STREET, STE. 103 • SACRAMENTO, CA • (916) 448-7022		DESIGNED: <u>RJA</u> DRAWN: <u>DM</u> CHECKED: <u>CTM</u> SUBMITTED: _____	SCALE 1" = 10' NO DATE REVISION BY	<b>LOT LINE MERGER EXHIBIT</b> 850 EL CAMINO AVENUE APR 777-D11-77 CITY OF SACRAMENTO CALIFORNIA	DATE: 6/1/84 SHEET: 1 JOB NO. B-001
	002600		277 011 03		277 011 03	

P84-285

13 Sept 1984

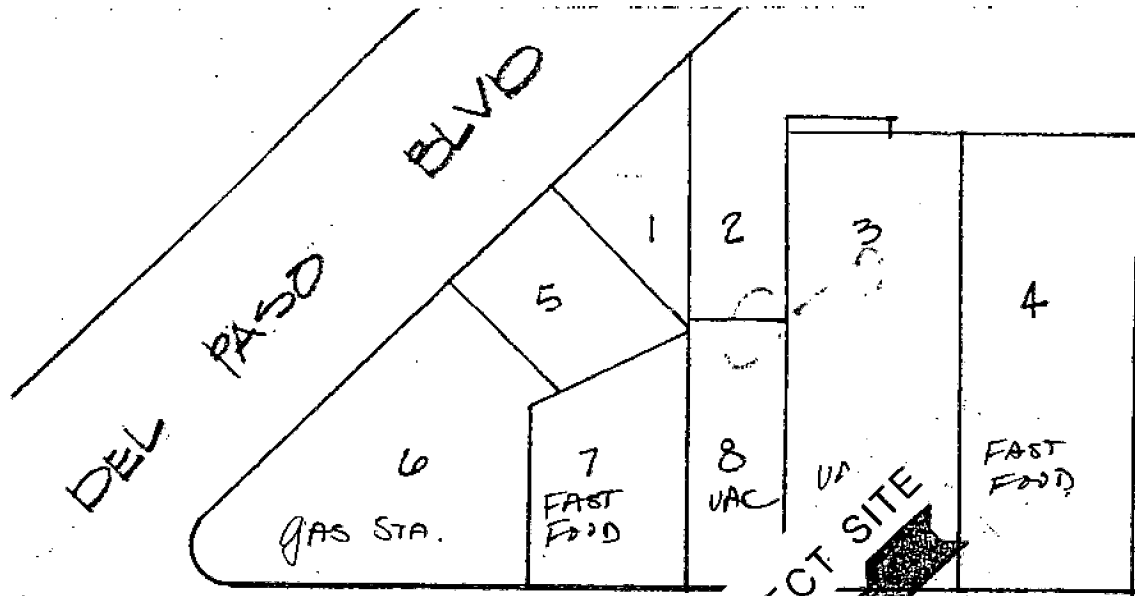
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EL CAMINO AVE



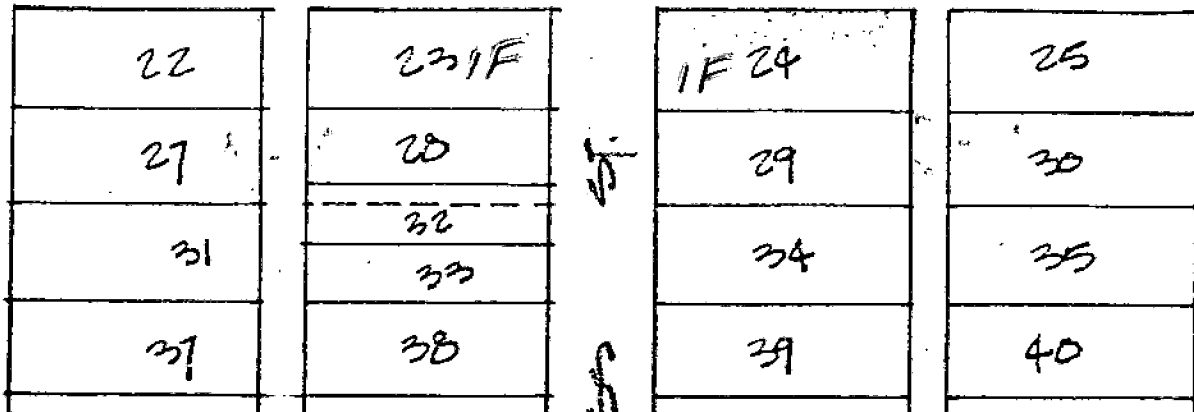
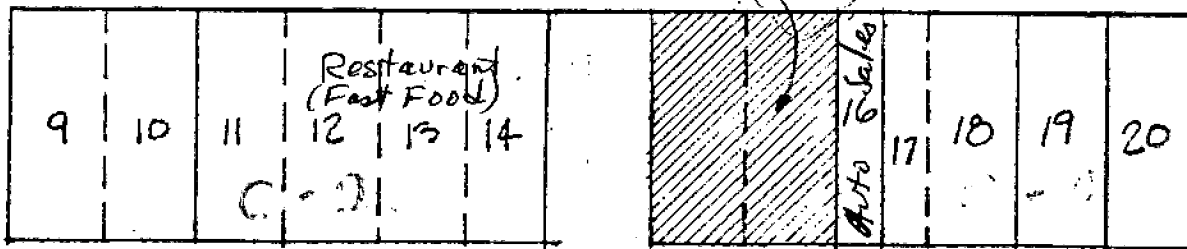
IMBOYS TACOS - 110 EL CAMINO AVE	
TEL: 777-00-2200	110 EL CAMINO AVE
CELESTION: ANOLOS	A R. HILL CONSTRUCTION

002601



EL CAMINO

15 SUBJECT AVENUE



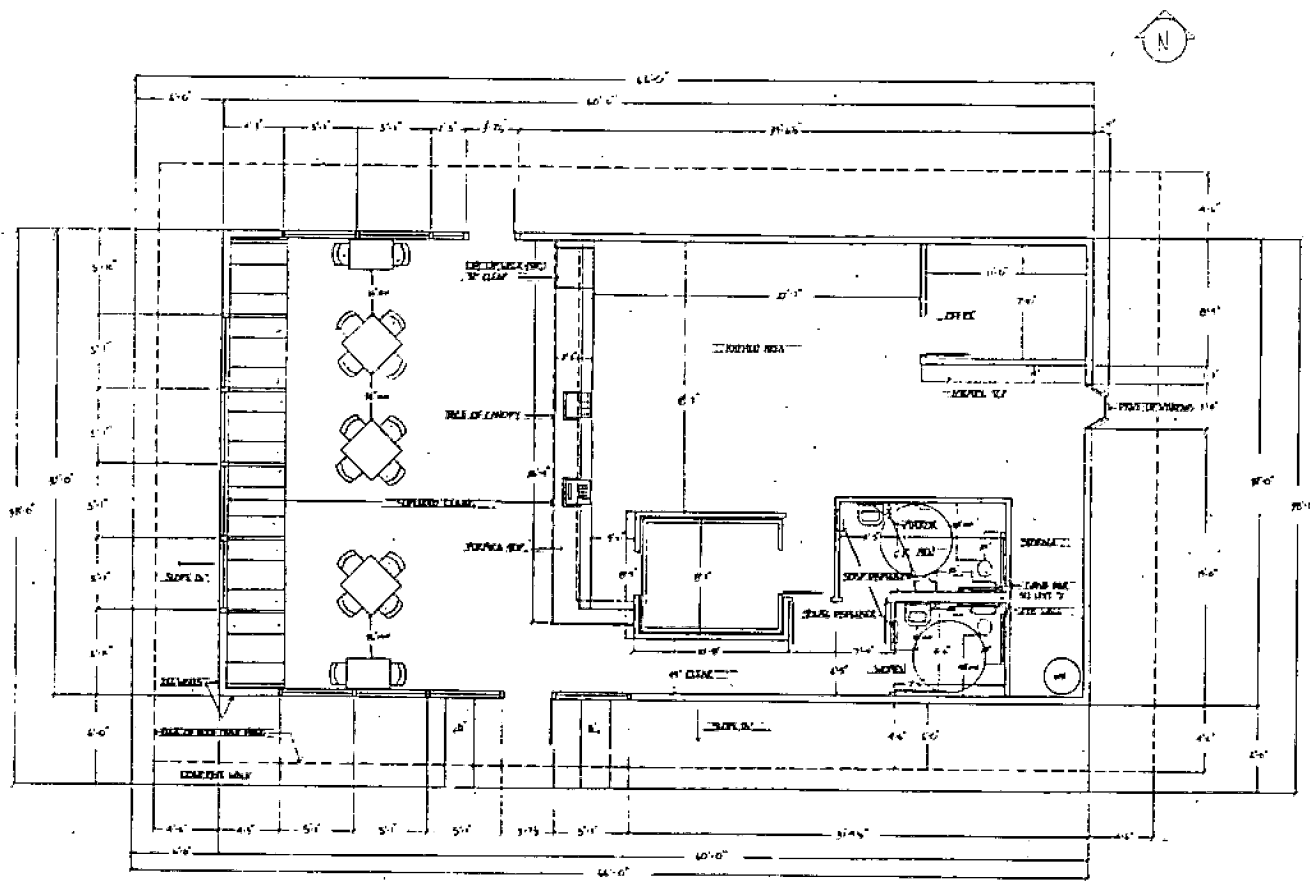
# LAND USE & ZONING MAP



P 84285

No. 14

13 Sept 1984



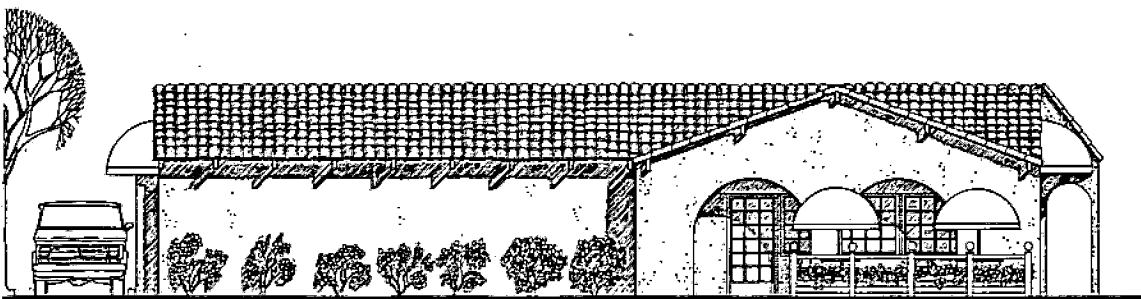
LEGEND  
 WALL THICKNESS SHALL BE CONSIDERED  
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 DIMENSIONS OF FLOOR SHALL BE TO FACE  
 UNLESS SPECIFIED

ROCK PAV

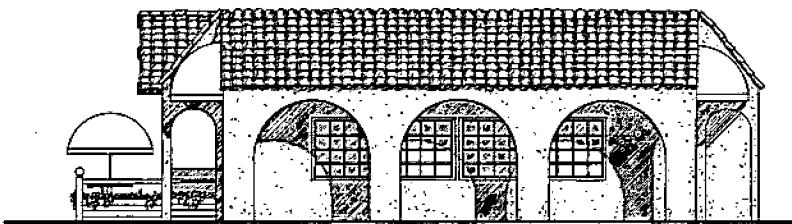
TYBERTS INC.	1100 E. CARLETON AVE.
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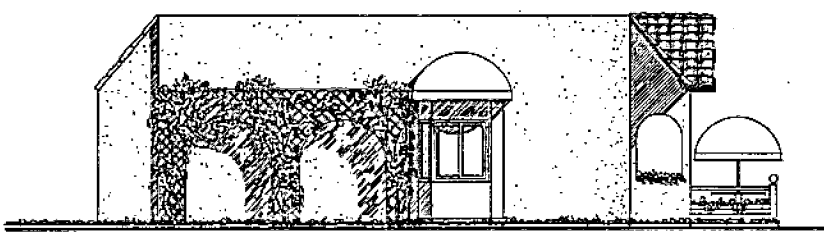


NORTH ELEVATION

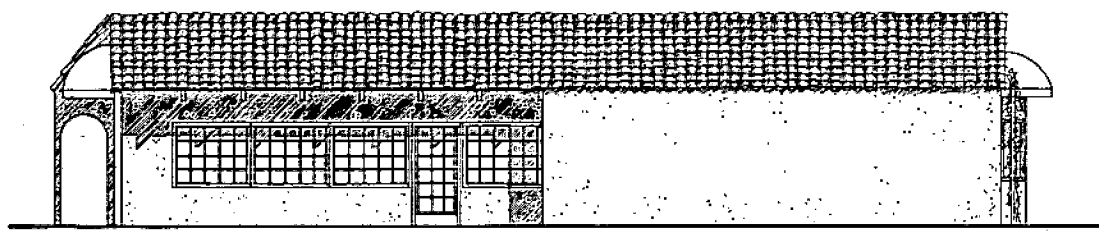


WEST ELEVATION

188-51-6



EAST ELEVATION



SOUTH ELEVATION

JIMBOY'S ELCAMINO

A. R. HILL CONSTRUCTION CO.

002604

No. 14