

file



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

June 14, 1991

BUILDING INSPECTIONS
916-449-5716

SPECIAL PERMIT MODIFICATION
(P90-019)

PLANNING
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to modify the size and hours of operation of an approved restaurant with a drive-through facility on 2.4+ acres in the General Commercial (C-2) zone (P90-019)

LOCATION: 6300 Power Inn Road (APN: 038-0273-019 and 020)

SUMMARY:

A Special Permit to allow a new Dairy Queen restaurant with a drive-through service facility at the northwest corner of Power Inn and Elder Creek Roads in the C-2 zone was approved February 22, 1990. The new applicant, Jack in the Box, is now requesting a Special Permit Modification to decrease the size of the proposed restaurant and modify the proposed hours of operation from those conditioned in the original Special Permit.

BACKGROUND INFORMATION:

On February 22, 1990, the Planning Commission approved a Special Permit for a drive through lane for a fast food restaurant and a Lot Line Adjustment to relocate the common property line between two parcels at 6300 Power Inn Road (P90-019).

ANALYSIS:

The applicant is proposing to decrease the size of the proposed restaurant from 3,000 to 2,356 square feet and decrease the number of restaurant seats from 96 to 58 seats (see Exhibits A, B, and C).

Also, the applicant is proposing to increase the hours of operation from those conditioned in the Special Permit, 10:00 A.M. to 11:00 P.M., to 6:00 A.M. to midnight. Any modification of these hours must be approved by the Planning Director. Police staff did not condition the hours of operation on the original Special Permit.

001373

The restaurant is surrounded by a vacant C-2 site to the north and west, an Arco AM/PM across Elder Creek Road to the south, and industrial uses across Power Inn Road to the east. Single family residences are located north of the vacant site, about 250 feet from the proposed restaurant. A shopping center is planned for the vacant site which will eventually buffer the restaurant from the residential uses.

A six foot high masonry wall will be required along the north property of the shopping center site to buffer the commercial uses from the existing residential uses. Staff recommends that the applicant construct the masonry wall prior to opening the restaurant so that a nuisance is not created by the drive through facility for the residents to the north. The applicant has agreed to construct a six foot high masonry wall along the north property line of the commercial lot adjacent to the subject site per attached site plan (see Exhibit A). Staff finds that the increase in hours, as conditioned, would not create a nuisance in the neighborhood.

The applicant is proposing 32 parking spaces which provides more than adequate parking for the 58 seat restaurant. The applicant is also meeting all the other conditions of the Special Permit (see attached staff report).

Staff has no objection to this request in that the restaurant will be smaller and have fewer seats, the change in hours of operation will not create a nuisance to the neighborhood in that a masonry wall will be built between the drive through facility and the residents, adequate on-site parking is provided, and the other conditions of the original Special Permit will be met.

RECOMMENDATION:

Staff recommends the Planning Director approve the Special Permit Modification to modify the size and hours of operation of an approved fast food restaurant with a drive-through subject to the following condition:

Condition:

1. The applicant shall construct a six foot high masonry wall along the north property line of the adjacent lot to the north as indicated on the attached site plan, Exhibit A.
2. The hours of operation shall be from 6:00 A.M. to Midnight. Any change in these hours shall be reviewed and approved by the Planning Director.
3. The applicant shall comply with all other conditions of the original Special Permit (P90-019).

001374

Report Prepared By:

Carol Shearly
Carol Shearly, Assistant Planner

6-14-91
Date

Recommendation Approved By:

for Joy Patterson
Marty Van Duyn, Planning Director
P90-019.MOD

6-14-91
Date

P91-019.MOD

001376

INFORMATION FOR OWNERS USE

LEGAL DESCRIPTION

PARCEL NO. 31

All that portion of Lot A, as said lot is shown on the official plat of Glen Elder, recorded in the Office of the Recorder of Sacramento County in Book 38 of Maps, Map No. 32, described as follows:

beginning at a point located on the Southern boundary of said Lot A, from which the Southwest corner thereof bears North 89 deg. 58' 00" West 146.44 feet; thence from said point of beginning North 00 deg. 02' 00" East 132.31 feet; thence South 89 deg. 58' 00" East 175.50 feet; thence South 00 deg. 04' 00" East 8.00 feet; thence South 89 deg. 58' 00" East 10.00 feet to a point located on the westerly right of way line of Power Inn Road; thence along said westerly right of way line the following two (2) courses: (1) South 00 deg. 04' 00" East 108.78 feet and (2) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 44 deg. 59' 00" West 28.31 feet to a point located on the Southern boundary of said Lot A; thence along said Southern boundary North 89 deg. 58' 00" West 185.70 feet to the point of beginning.

The above parcel is described as Parcel A in Certificate of Compliance recorded in Book 90028, Page 1517, Official Records.

PROPERTY AND BUILDING SETBACKS

GENERAL REQUIREMENTS AS PER CITY & COUNTY ORDINANCE:

| | | | |
|-------|-----|-------------|-----|
| FRONT | 15' | REAR (LOT) | 76' |
| LEFT | 15' | RIGHT (LOT) | 76' |

BUILDING DATA

USE: RESTAURANT

AREA: 10,000 SQ. FT.

HEIGHT: 15 FEET

ALL CO. REQUIREMENTS SHALL BE MET INCLUDING COMPLIANCE WITH ALL CITY & COUNTY ORDINANCES.

PARKING REQUIREMENTS

MINIMUM PARKING SHALL BE AS FOLLOWS:

- 1. 15% OF GROSS FLOOR AREA
- 2. 2 SPACES PER 100 SQ. FT. OF GROSS FLOOR AREA
- 3. 10% OF GROSS FLOOR AREA
- 4. 10% OF GROSS FLOOR AREA

LANDSCAPE REQUIREMENTS

MINIMUM REQUIREMENTS AS PER CITY & COUNTY ORDINANCES:

| | | | |
|-------|-----|-------------|-----|
| FRONT | 15% | REAR (LOT) | N/A |
| LEFT | 15% | RIGHT (LOT) | 15% |

10% OF GROSS FLOOR AREA

SUBMITTED BY

NO. 1001

1001 1001

1001 1001

ZONING

C-2

COMM. - THRU HIGHWAY FRONTAGE

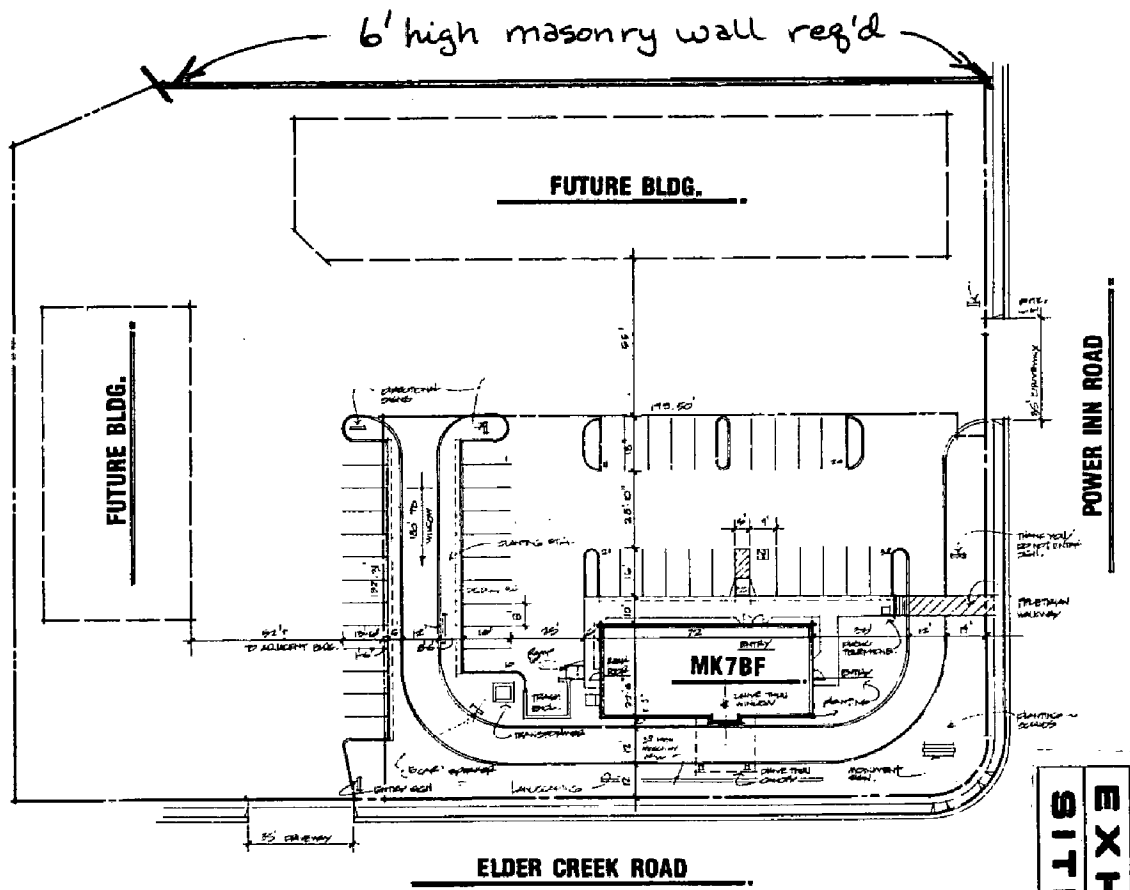
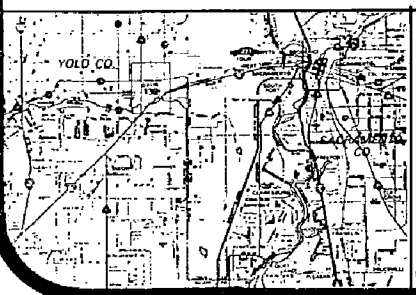
HEIGHTS: NORTH: 15' SOUTH: 15'

REAR: 15' FRONT: 15'

WEST: 15'

VICINITY MAP

LOT 1001



PROPOSED SITE PLAN

SCALE: 1" = 20'



P 90 - 019

EXHIBIT A
SITE PLAN

JOB NUMBER: _____ BUILDING TYPE: RESTAURANT ISSUE DATE: MARCH 27, 1991 DRAWN BY: W. GREGORY

REVISIONS

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| 2 | |
| 3 | |

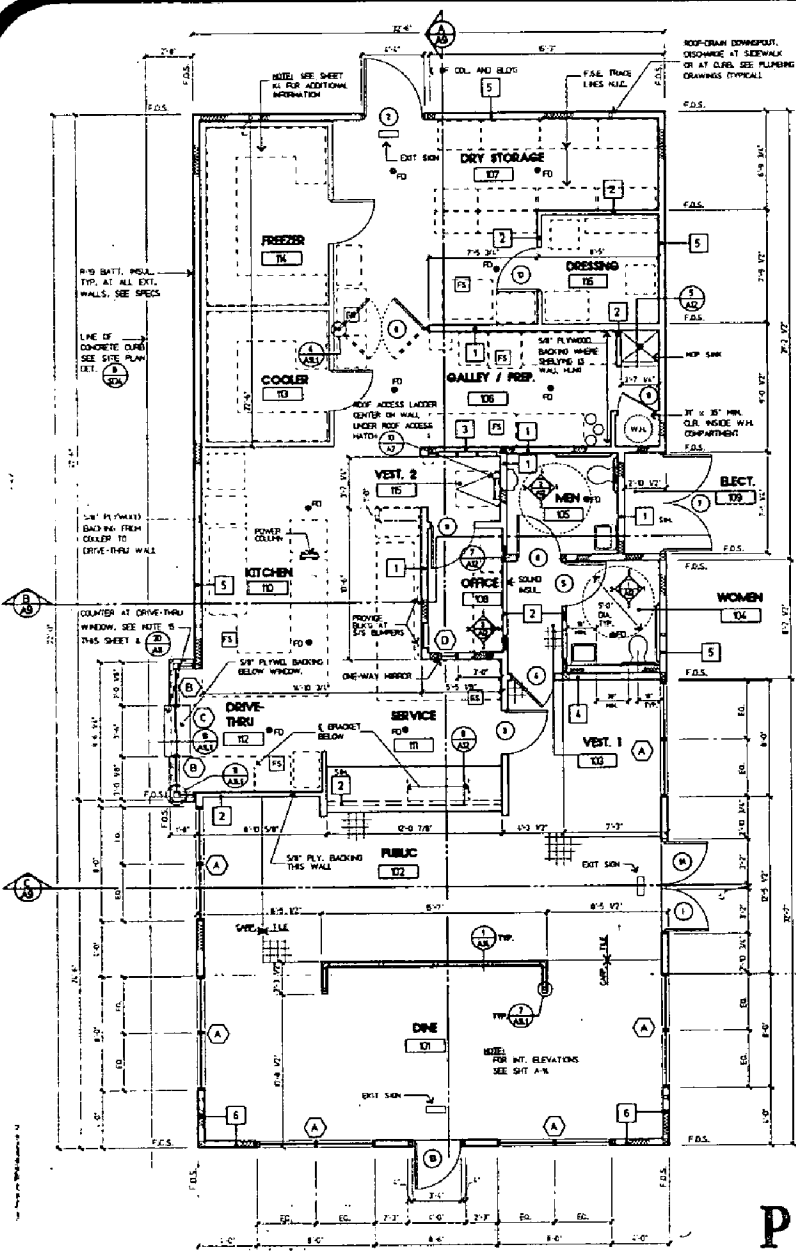
FOODMAKER, INC.
9330 BALBOA AVENUE
SAN DIEGO, CA 92120

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P91-019.MOB

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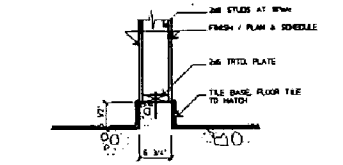
INFORMATION FOR OWNER'S USE: 2-8-89



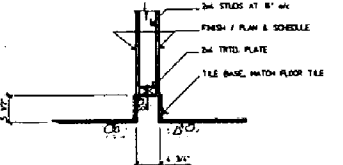
FLOOR PLAN

P90 - 019

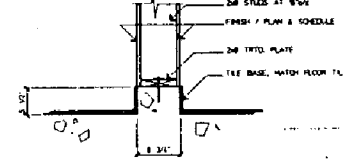
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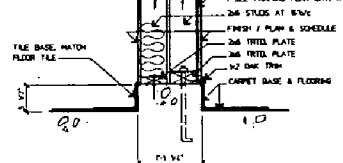
1) TYPICAL 2x6 INTERIOR PARTITION



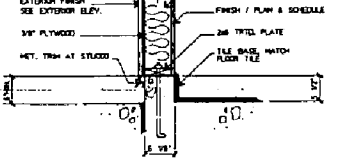
2) TYPICAL 2x4 INTERIOR PARTITION



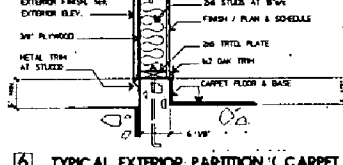
3) TYP. 2x8 BLECT. PANEL PARTITION



4) TYP. DBL 2x6 INTERIOR SHEAR WALL



6) TYPICAL EXTERIOR PARTITION (TILE)



6) TYPICAL EXTERIOR PARTITION (CARPET)

GENERAL NOTES

- OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. SEE CONTR. TO INSTALL.
- SEE FOOD SERVICE EQUIP. SCHED. & COVER SHEET FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GEN. CONTRACTOR.
- ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE "X" GYP. BLD. ON THE INTERIOR FACE.
- ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE "X" GYP. BLD. ON BOTH SIDES UNLESS SPECIFIED OTHERWISE.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE W/O SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
- ALL DRIPSEL, CEILING & CEILING MATERIAL PROVIDED AND/OR INSTALLED BY THE GEN. CONTR. SHALL BE MADE FROM NON-FLAMMABLE MAT. OR TREATED W/FLAME RETARDANT AS APPROVED BY THE LOCAL FIRE MARSHAL.
- ALL FINISH SURFACES OF WALL & CEILING MATERIALS SHALL NOT EXCEED A FLAME SPREAD RATING OF 200 & A SMOKE DEVELOP. RATING OF 25.
- FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
- ALL EXPOSED PIPING BELOW LAVATORIES IN TOILET ROOMS SHALL BE INSULATED W/WRAP REFRIG. PIPE INSULATION.
- ALL ARCHITECTURAL GLAZING WITHIN 4" OF DOORS SHALL BE TYPED-HOLDING GLAZING OF DOORS.
- GEN. CONTR. SHALL COORDINATE HIS WORK W/ THE WORK OF THE FOOD SERVICE EQUIPMENT FABR. CONTRACTOR.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND WINDOWS, & DOOR FRAMES, & AT ALL PENETRATIONS THRU BUILDING ENVELOPE SHALL BE SEALED USING ISOLANT & CAULKING.
- KITCHEN EQUIPMENT & OTHER FURNISHED EQUIP. SHOWN DASHED.
- SEE KITCHEN DRAWINGS FOR INFORMATION REGARDING WALK-IN REFRIG.
- GENERAL CONTRACTOR SHALL OBTAIN PERMIT AT DRIVE-THRU WINDOW EARLY. INSTALL BEFORE INSTALLATION OF WINDOW FRAMES.
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.

HANDICAP NOTES

- HAND ACTIVATED DOOR OPENING MECHANISM TO BE MOUNTED 30" TO 48" ABOVE THE FLOOR AND BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE MECHANISM. 2-3000.0.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. 2-3000.0.
- ALL REPAIRED EXIT DOORWAYS, INCLUDING OFFICE AREA, SHALL HAVE A MINIMUM 20" CLEAR OPENING WITH THE DOOR AT 87" TO THE CLOSED POSITION. USE SECT. 2000A.
- MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2". MAXIMUM VERTICAL CHARGE AT GORE IS 1/4" WITH A MAXIMUM SLOPE OF 1/4". 2-3000.0.
- ONE INCH CLEAR WEATHER SPACE FOR EACH 30 SEATS SHALL BE PROVIDED WITH A MINIMUM OF ONE SPACE. 2-3000.0.
- PROVIDE A L.T. EXHAUSTION SYSTEM, NEXT TO POINTING UP ON DOORS TO HEAVY FACILITIES AND A 12" DIAMETER CIRCLE ON DOOR TO HEAVY FACILITIES. THESE EXHAUSTS SHOULD BE OF CONTRASTING COLOR 1/4" THICK AND CENTERED ON THE DOOR 87" HIGH. 2-3000.0.
- WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH USC SECT. 2000A OF TITLE 24, SECT. 2000A.
- EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. BUILDING CODE SECS. REFER TO 6-2.
- PROVIDE EXIT SIGNS PER BUILDING CODE SECT. 600. REFER TO 6-2.
- PROVIDE APPROVED EXIT ILLUMINATION AND ILLUMINATED EXIT SIGNS. TITLE 24, SECT. 2000.0-4.0. REFER TO 6-2.
- PROVIDE APPROVED PANEL MECHANISM ON EXIT DOORS. TITLE 24, SECT. 2000.0-2.0. AND 2000.0-3.0.
- INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24, SECT. 2000.0-1.0. (ARTISTICAL ENAMEL), CLASS II-2000.0. CLASS II-2000.0.



DATE: _____

DRAWN BY: _____

FOODMAKER, INC.

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

FLOOR PLANS

EXHIBIT B

FLOOR PLAN

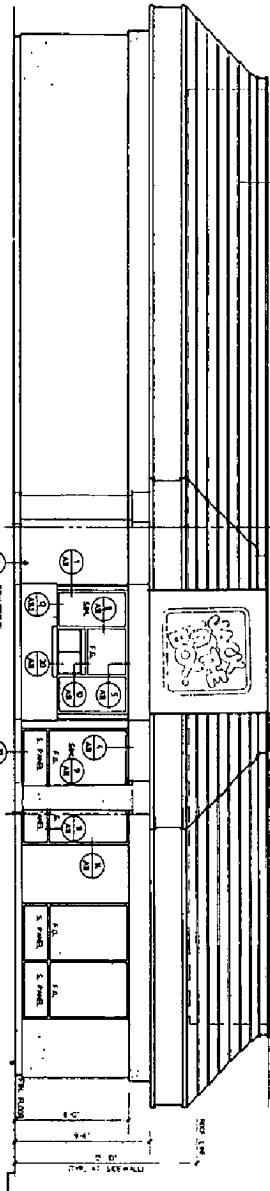
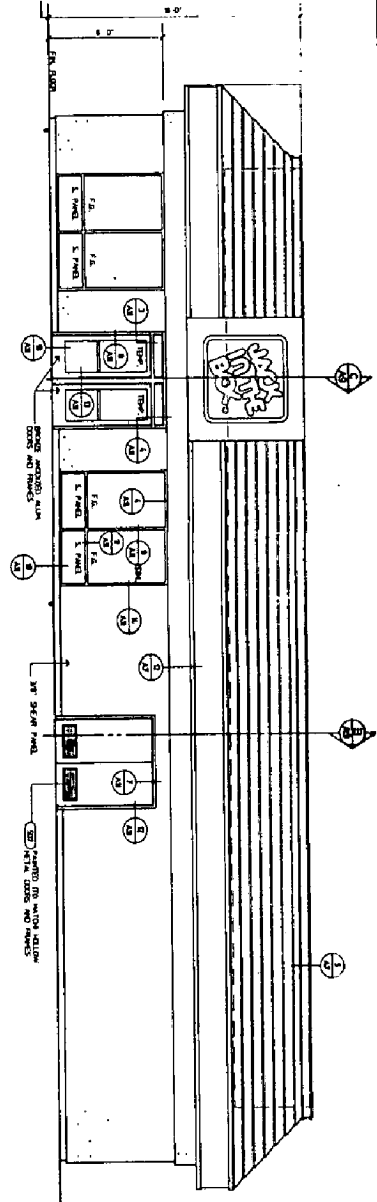
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INFORMATION FOR OWNER'S USE:

4 EXTERIOR FINISH SCHEDULE

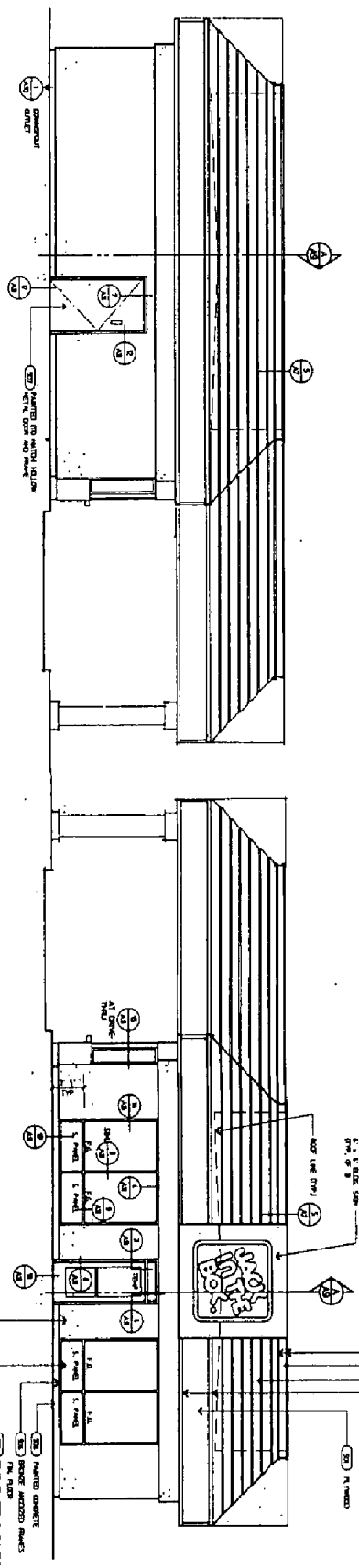
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| 500 | PAINTED CONCRETE |
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RIGHT ELEVATION



REAR ELEVATION

FRONT ELEVATION



P 90 - 019

EXHIBIT C
ELEVATIONS

FOODMAKER, INC.
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

REVISIONS

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