

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

Rancho  
Cordova,

APPLICANT Michael Hurley/Long John Silvers, Inc. 11070 White Rock Rd. #190 CA 95670  
OWNER Northgate Plaza/ACA General Partnership, 2625 Fair Oaks Blvd., Sac., CA 95825  
PLANS BY \_\_\_\_\_  
FILING DATE 3/27/88 ENVIR. DET. Ex. 15301 (e) REPORT BY HK/vf  
ASSESSOR'S-PCL. NO. 250-0240-040,041 and 042

**APPLICATION:** Special Permit to construct a 2,118+ square foot Long John Silvers Restaurant with a drive-up service window.

**LOCATION:** Southeast corner of Northgate Boulevard and Winterhaven Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a drive through service facility.

**PROJECT INFORMATION:**

General Plan Designation: Special Planning District  
1978 South Natomas Community  
Plan Designation: Northgate Boulevard District  
Draft 1988 South Natomas  
Community Plan Designation: Northgate Special Planning District  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Shopping Center & Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Mini-storage; C-2	Front:	33'	40'
South: Vacant, apartments; C-2			
East : Single Family, Market; R-1, C-2	Side(St):	5'	27'
West : Single Family; R-1			

Parking Required: 82 spaces  
Parking Provided: 80 spaces  
Property Dimensions: 130' x 103' pad; 271' x 244' site  
Property Area: 1.5+ acres  
Square Footage of Building: 2,118 sq. ft.  
Height of Building: 14 feet.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: T-111 Siding  
Roof Material: Composition Shingle

**BACKGROUND INFORMATION:** On June 27, 1985, the Planning Commission approved a lot line merger for this site that combined the three parcels into a single parcel to allow for the construction of a 10,800 square foot retail building and a 3,000 square foot restaurant. The merger was never recorded. Staff recommends that recordation of the merger be required as a condition of approval of the special permit for the drive-up service facility. Presently, the existing shopping center is constructed illegally across property lines. A variance would be required for the fast food restaurant to allow access and parking on adjacent parcels.

002607

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The site is designated Special Planning District on the General Plan. The 1978 South Natomas Community Plan designates the site as Northgate Boulevard Commercial District and the draft 1988 South Natomas Community Plan designates the site as Northgate Special Planning District. The draft 1988 South Natomas Community Plan notes that the Northgate Boulevard commercial strip has a history of inconsistent development and commercial development that is incompatible with the adjacent Gardenland residential development. However, the commercial development located on Northgate provides needed services to the immediate neighborhood and the community. Northgate is a major four lane street which connects North and South Natomas with the Central City.

The purpose of the SPD is to encourage commercial uses that will be beneficial to the community and compatible with the adjacent residential development. The SPD encourages uses that have associated drive-up service facilities to locate on corner lots along Northgate Boulevard so that side streets can be utilized for access. The proposed fast food restaurant is neighborhood serving and is located on a corner lot, allowing patrons to enter and/or exit off of Winterhaven Avenue.

The site is zoned C-2. Fast food restaurants are permitted in the C-2 zone and drive-up service facilities are permitted subject to approval of a special permit from the Planning Commission.

B. Site Design

Staff is recommending that the Zoning Ordinance be amended to provide design standards and guidelines for drive-up service facilities. The Ordinance Amendment (M88-042) is scheduled to be heard before the Planning Commission on May 12, 1988. The standards require that the drive-up service facility be designed and located such that it will not create a nuisance for adjacent properties. Residential development is adjacent to the site on the western and eastern boundaries. The residences on the western boundary are located across Northgate Boulevard and will not be affected by nuisances generated by the proposed restaurant. The existing shopping center is located between the residences on the eastern boundary and the restaurant and effectively buffers those residences from any nuisances generated by the proposed restaurant.

Thus, although the site itself is adjacent to residences, the effect of the drive-up facility upon those residences is negligible due to their being screened by existing improvements. A masonry sound wall was installed on the eastern property line adjacent to the residences when

the shopping center was built. No additional design techniques to reduce nuisance impacts from the drive-up service facility are necessary to protect adjacent residences.

The proposed ordinance also recommends that interior landscaping be installed on sites with drive-through lanes to offset the extensive pavement area devoted to the drive-through lane. The applicant has not submitted a landscape plan, however, there is adequate area on the interior of the restaurant pad to provide interior landscaping. Staff recommends the applicant submit a landscape plan for staff review and approval depicting the recommended interior landscaping and the required landscaping adjacent to the public street frontages and in parking area prior to issuance of the building permit.

C. Site Circulations

The proposed drive-up facility is in compliance with the proposed design standards for minimum width of the drive through lane, 11 feet is the minimum standard and the proposed lane is 14 feet wide. The entrance of the drive through is approximately 100 feet from either Winterhaven or Northgate and complies with the standard for a minimum distance of 25 feet from a public street.

The drive-up lane is not in compliance with the proposed ordinance condition for minimum vehicle stacking space for a facility with a separate ordering board and pick-up window. Although the drive through lane is approximately 240 feet in length, the pick-up window is located half way between the entrance and exit of the lane, thus reducing the effective stacking area to 120 feet. There is stacking area for three vehicles to the ordering board and three vehicles to the pick-up window.

The Institute of Traffic Engineers Design Manual recommends that fast food facilities provide stacking area for five vehicles to the order board and stacking area for five more vehicles to the pick-up window. The applicant has met with the Traffic Engineering Division and has provided evidence that Long John Silver's Seafood Shops actually fall under the Institute of Traffic Engineer's definition of a "high volume sit down restaurant" rather than a fast food restaurant. The traffic generation for this type of facility is significantly less than for a fast food restaurant. The applicant's study showed a typical total volume per day of 136 orders (including inside orders), as compared to a typical total volume per day for a fast food restaurant which ranges at 400-500 orders per day.

The Traffic Engineering Division has reviewed the applicant's site plan and supports the drive-up window design. The purpose of requiring a Special Permit review of drive-up services facilities rather than set standards was to allow for flexibility in application of the standards and review of each facility on a case-by-case basis. This facility

appears to have adequate stacking distance for the volume of business.

D. Parking

Tenants in the existing shopping center include a video store, a fast food restaurant (pizza), a bar and dance hall, a liquor store, a beauty salon, and a dry cleaner. Four of the tenants spaces are vacant. The parking requirement for the existing uses and parking for the presently vacant suites, calculated at standard retail use, is 54 spaces. The proposed Long John Silver's restaurant has 84 seats. The parking requirement for restaurants is one parking space for every three seats, which results in 28 required parking spaces.

The shopping center presently has 73 parking spaces. The site plan for Long John Silver's depicts seven parking stalls and one parallel stall. The City does not permit parallel parking stalls, therefore, the total proposed parking for the site is 80 parking stalls. The combined parking required for the shopping center and Long John Silvers is 82 parking spaces.

The two additional parking spaces can be provided at the southeastern corner of the parking area if the existing bike racks are relocated to the northeastern corner of the site, as shown on Exhibit A. The other alternative is that the applicant reduce the capacity of the restaurant by six seats. Staff is not supportive of a variance from the required parking as there is no circumstances unique to this proposal that would justify the granting of a variance and thus, granting of a variance in this situation would be a grant of special privilege.

E. Signage

The Sign Ordinance permits one detached sign for each parcel at one square foot per lineal foot of frontage in the C-2 zone. Parcels with frontage on more than one street are permitted one sign for each street frontage. The shopping center has an existing monument sign fronting on Northgate Boulevard. The applicant could add their name to this sign. A detached sign is also permitted on Winterhaven Avenue. Staff recommends that this sign be a monument sign with a maximum height of 12 feet that shall be compatible with the existing monument sign on the site. The applicant has noted that they intend to install a pole sign, however, no sign elevations for a pole sign were included with the submitted site elevations.

The Sign Ordinance also permits two attached signs for each occupancy at three square feet per front foot of occupancy. The signs depicted on the submitted elevations are in compliance with the requirements.

F. Trash Enclosures

The applicant has depicted that trash enclosures for the restaurant will be provided within the trash enclosure area for the shopping center, which is located on the northern wall of the building. This trash enclosure area is in conformance with the standards for trash enclosures contained in the City Zoning Ordinance.

G. Agency Review

Site plans were submitted for review and comments to the Traffic Engineering Section and Development Section of the City Transportation Division, the City Building Inspection Section and the Natomas Advisory Committee. Comments were received from Traffic Engineering that objected to the existing parcel line splitting the driveway and requiring reciprocal access easements. These issues will be resolved with the recordation of the merger of these parcels. They also noted that Northgate Boulevard has a required 80 foot right-of-way width and Winterhaven Avenue has a required 44 foot right-of-way width. Improvements are existing.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to (CEQA Section 15301 (e)).

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Approve the Special Permit for a drive-up service facility, subject to Conditions and based upon Findings of Fact which follow:

Conditions

1. The applicant shall submit a landscape plan for staff review and approval prior to issuance of building permits. Provide interior landscaping and screen the SMUD transformer.
2. The applicant shall record the lot line merger for the site prior to issuance of building permits.
3. All trash enclosures shall be designed to City standards.
4. The applicant shall provide additional parking spaces and relocate the bike racks, as shown on Exhibit A or reduce seating for the restaurant by six seats, for a total capacity of 78 seats.
5. A signage program shall be submitted for review and approval of staff prior to issuance of sign permits. Detached signage shall be monument type and shall not exceed 12 feet in height measured from the top of the sidewalk.

6. The entrance and exit for the drive-through lane shall be clearly marked. The signs shall be approved by the Planning Director as a part of the sign program.

Findings of Fact - Special Permit

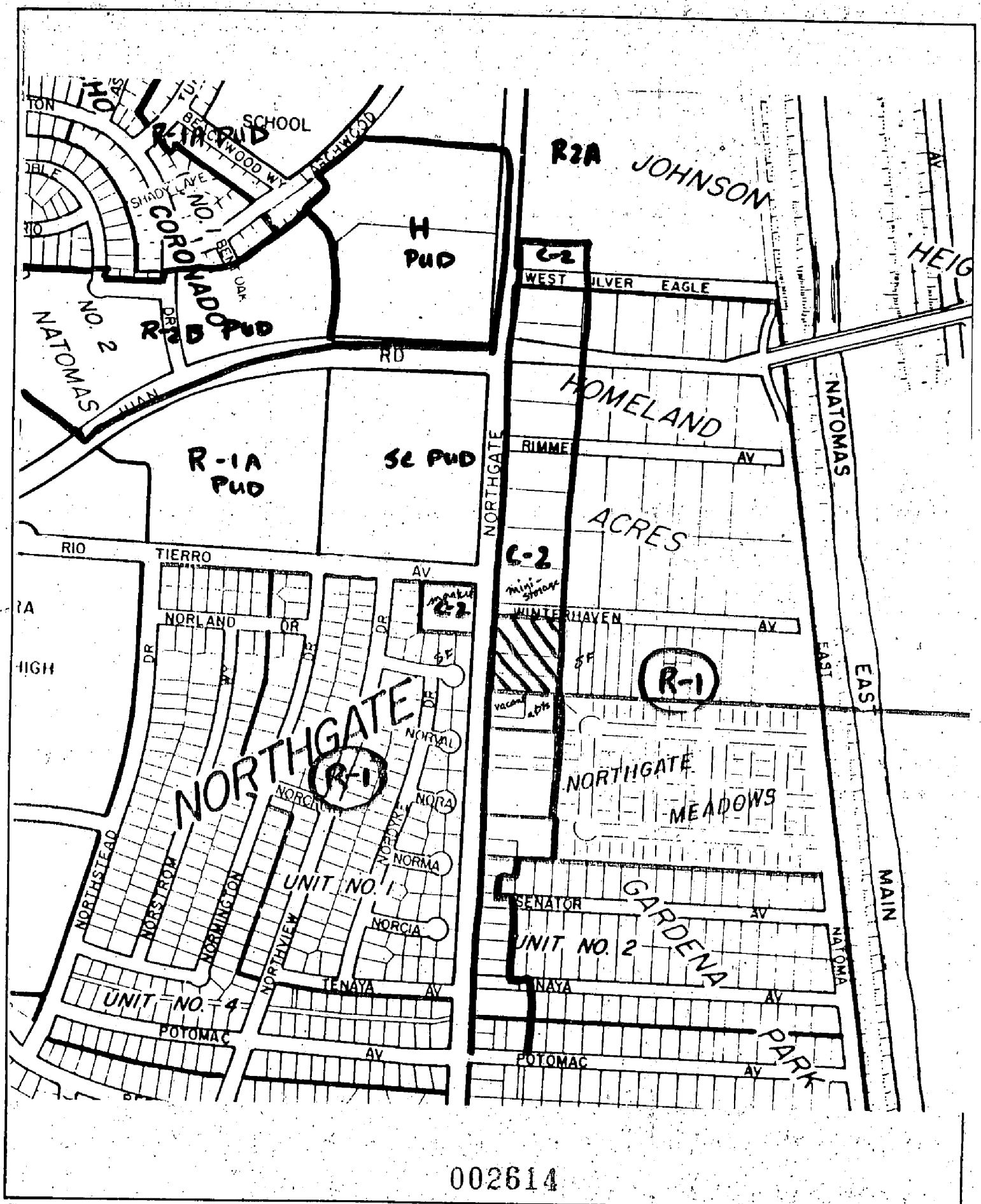
1. The project, as conditioned, is based upon sound principles of land use, in that:

The project is neighborhood serving, is located on a major street and is compatible with the adjacent commercial and residential land uses.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor will it create a nuisance in that:

- a. adequate off-street parking is provided;
- b. adjacent residences are buffered from possible nuisances generated by the drive-up service facility by intervening improvements;
- c. a masonry sound wall was installed on the property boundary adjacent to the residences at the time the shopping center was constructed;
- d. the project, as designed, will have adequate vehicle stacking space;
- e. the design of the project provides for adequate on-site circulation; and
- f. interior landscaping will offset the extensive pavement area devoted to the drive-through lanes.

3. The project, as conditioned, is in compliance with the policies and objectives of the General plan and the 1978 South Natomas Community Plan and draft 1988 South Natomas Community Plan.

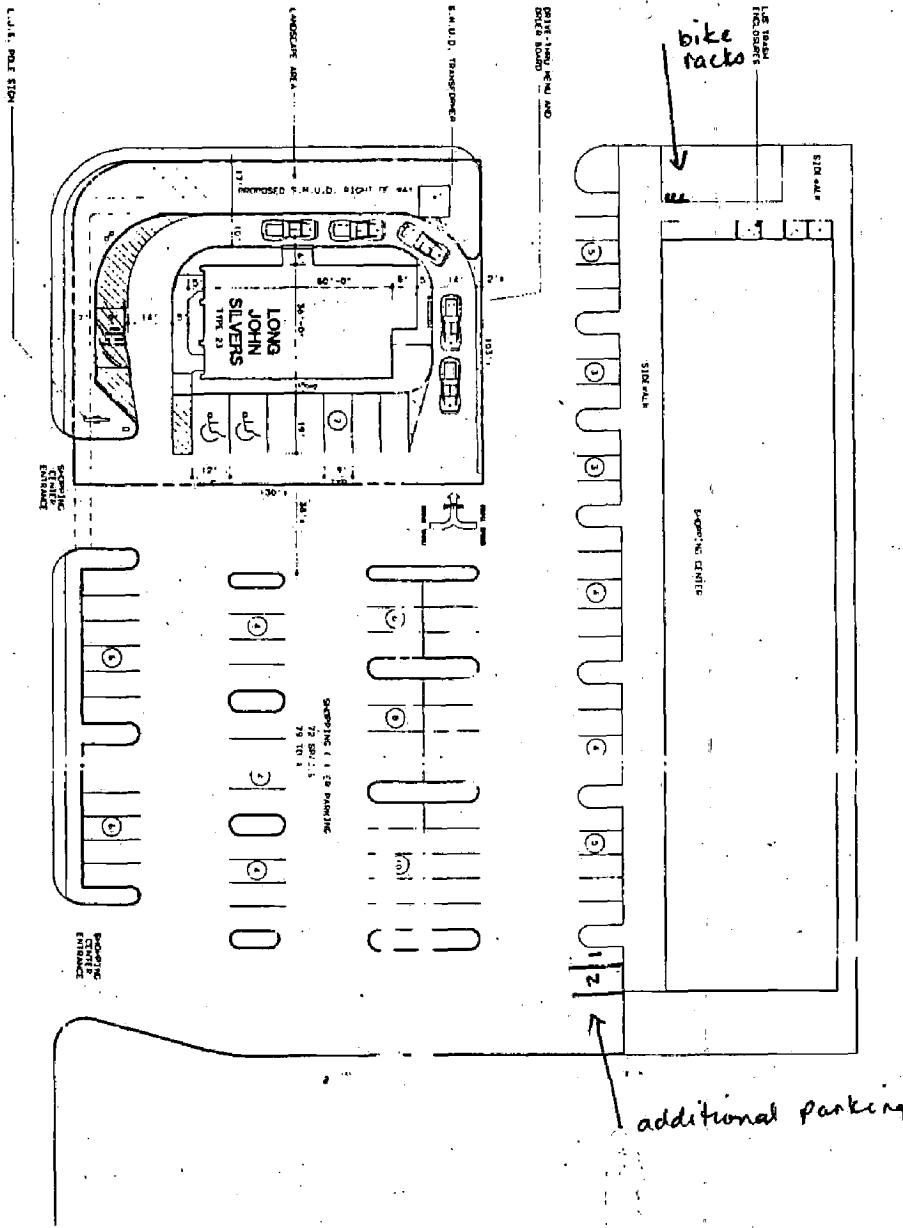


002614

VICINITY - LAND USE - ZONING

WINTERHAVEN AVE.

NORTHGATE BLVD.



additional parking

**EXHIBIT A  
SITE PLAN**

002615

1 of 4

**LONG JOHN SILVERS  
SEAFOOD SHOPPES**  
PRELIMINARY DESIGN FOR  
**SACRAMENTO, CA**  
NORTHGATE BLVD.  
LAYOUT # 1  
NOT FOR CONSTRUCTION

**LEGEND**

- ⊙ L.U.S. POLE STICK
- ⊙ NO. OF PARKING SPACES
- DUMPSTER PAD AND APRON
- PARKING LOT LIGHT

ACCEPTED BY \_\_\_\_\_  
CONTRACTOR NO. \_\_\_\_\_  
REAL ESTATE NO. \_\_\_\_\_  
DEV. P.P. REAL ESTATE \_\_\_\_\_  
REVISIONS: V.P. OWNER \_\_\_\_\_  
FRANCHISE \_\_\_\_\_

SCALE 1" = 20'-0"  
BUILDING TYPE 23  
PARKING FOR 2 CARS  
DRAWN BY GAK  
DATE 3/1/88  
DRAWING I.D. P  
AR271.001.1.880301

REVISION



POURED CONC. STUOP AND STEPS AS REQUIRED BY RAILING. SET SITE PLAN FOR EXACT SITE AND LOCATION.

CONT. ALONG THIS SIDE OF WALL FROM 4'-0" ABOVE FIN. FLR. UPWARD. CHIT 3/4" DIA. SUBSTRATE AND INSTALL 5/8" PLYWOOD SHEATHING TO WALL STUDS FOR INSTALLATION OF SHELVEE. SEE DRAWING ED-1.

6" CONC. CURB SEE SITE PLAN. CHG. 3-1

ADD. 1. THIS WALL TO BE CONSTRUCTED FROM 1/2" WOOD STUDS W/ 5/8" DIA. SUBSTRATE. EACH SIDE PROVIDE 3/4" PLYWOOD SUBSTRATE ABOVE HEAD OF PASS THRU AND 1/2" AT EACH SIDE FOR MOUNTING OF S.S. SHELVEE. SEE ED-1 AND DETAIL 1/4-12.

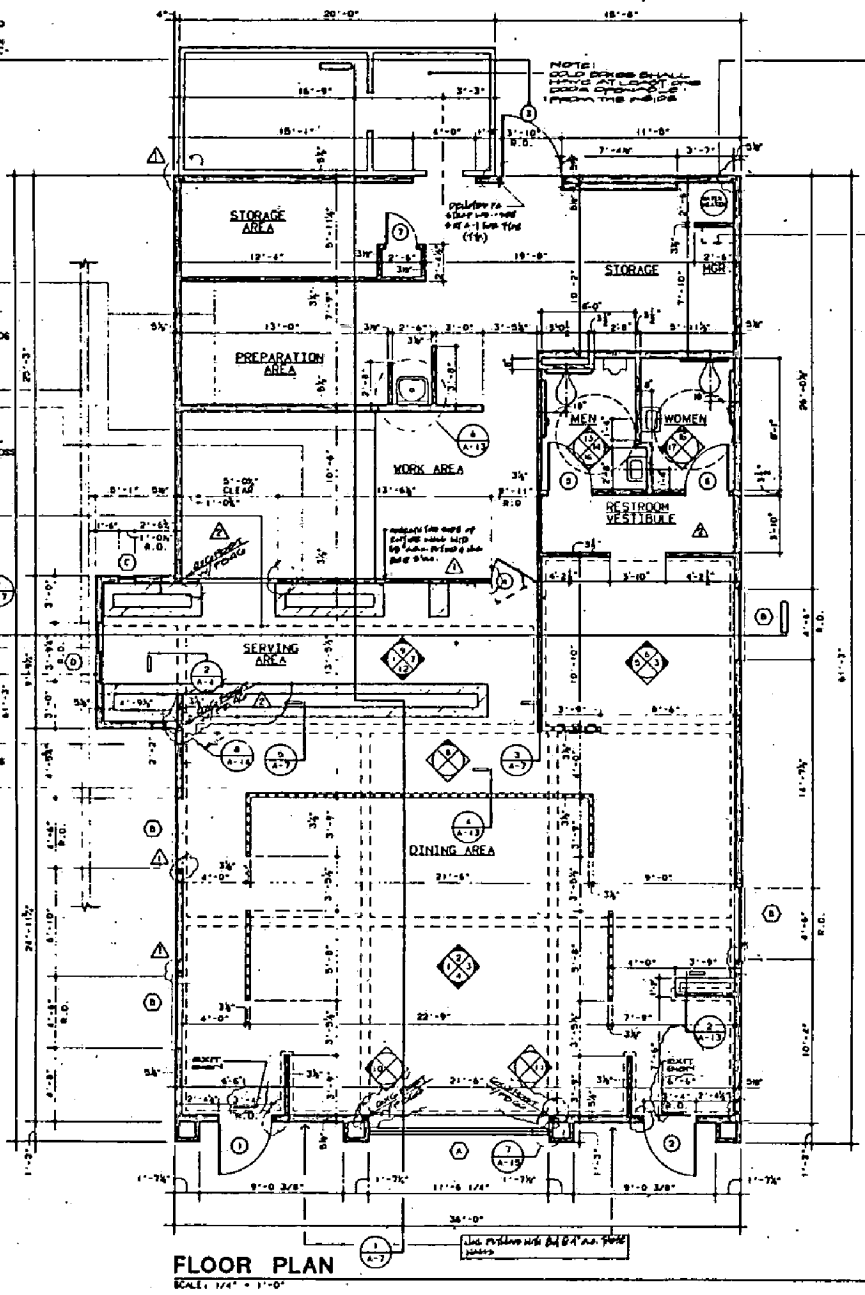
COFFIN FRAMING 3'-0" ABOVE SLAB SEE DETAIL 1/4-12

DRIVE THRU SHELF-SEE DETAIL 9/4-13

PREFABRICATED METAL DRIVE THRU WINDOW SEE DETAIL 8-5, CHG. A-17 FOR INSTALLATION

FILL FALSE BEAMS AND PERIPHERAL BLOCKHEADS ARE SHOWN-SEE DETAILS 7/4-12 & 10/4-11

MASONRY BASE FOR COUNTERS-SEE DETAIL 1/4-13 FOR LOCATION AND DETAILS.



FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

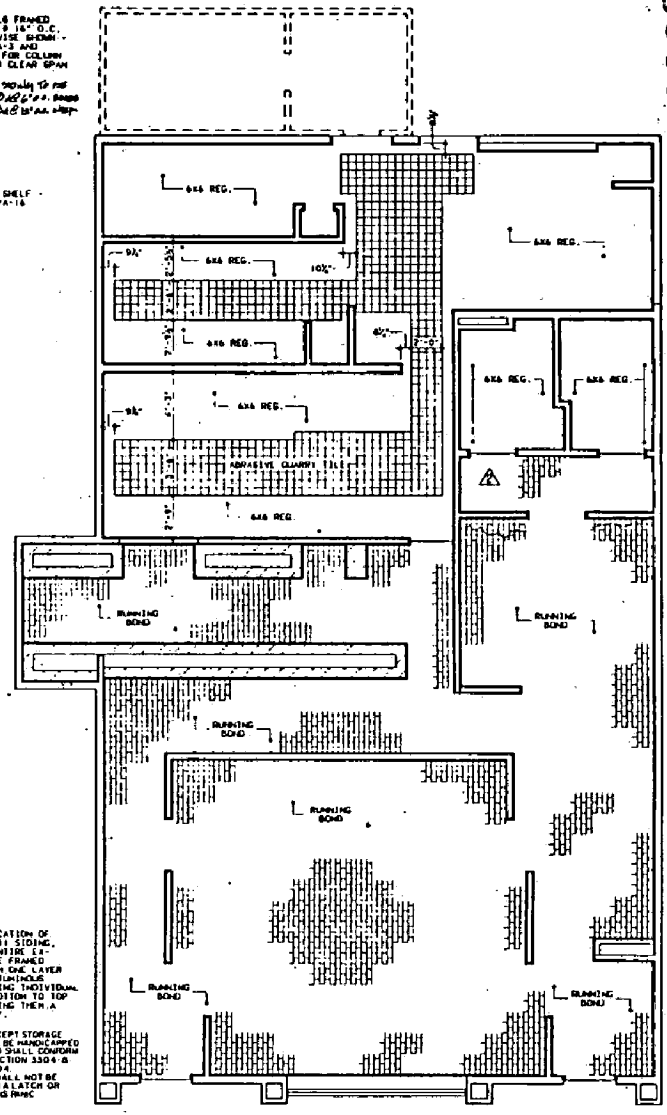
NOTE: EXTERIOR WALLS FRAMED W/ 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE SHOWN. SEE DRAWING A-3 AND DETAIL 2/4-3 FOR COLUMN LOCATIONS FOR CLEAR SPAN TRUSSES.

MUSIC SYSTEM SHELF SEE DETAIL 5/4-16

NOTE: BEFORE APPLICATION OF EXTERIOR FINISH SIDING, SHEATH THE ENTIRE EXTERIOR OF THE FRAMED BUILDING WITH ONE LAYER OF 1/2 LB. BITUMINOUS FELT, DRIVING INDIVIDUAL PLYS FROM BOTTOM TO TOP AND OVERLAPPING THEM A MINIMUM OF 2".

ALL DOORS EXCEPT STORAGE DOORS SHALL BE HANDICAPPED ACCESSIBLE AND SHALL CONFORM TO THE U.B.C. SECTION 3304 & TITLE 16C.3304.

EXIT DOORS SHALL NOT BE PROVIDED WITH ALARMS OR LOCK UNLESS IT IS RMC HARDWARE.



FLOOR TILE DIAGRAM  
 SCALE: 1/4" = 1'-0"

002616

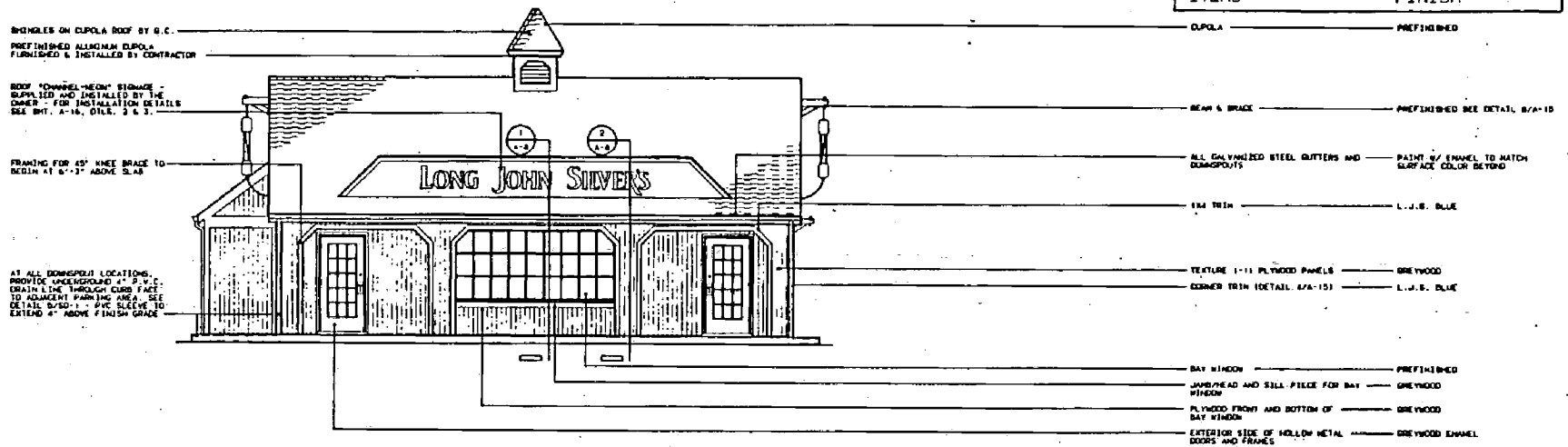
LONG JOHN SILVER'S  
 SEAFOOD SHOPPES

SEE ARCHITECTURAL BOOK FOR ALL FINISHES AND MATERIALS

EXHIBIT B  
 FLOOR PLANS

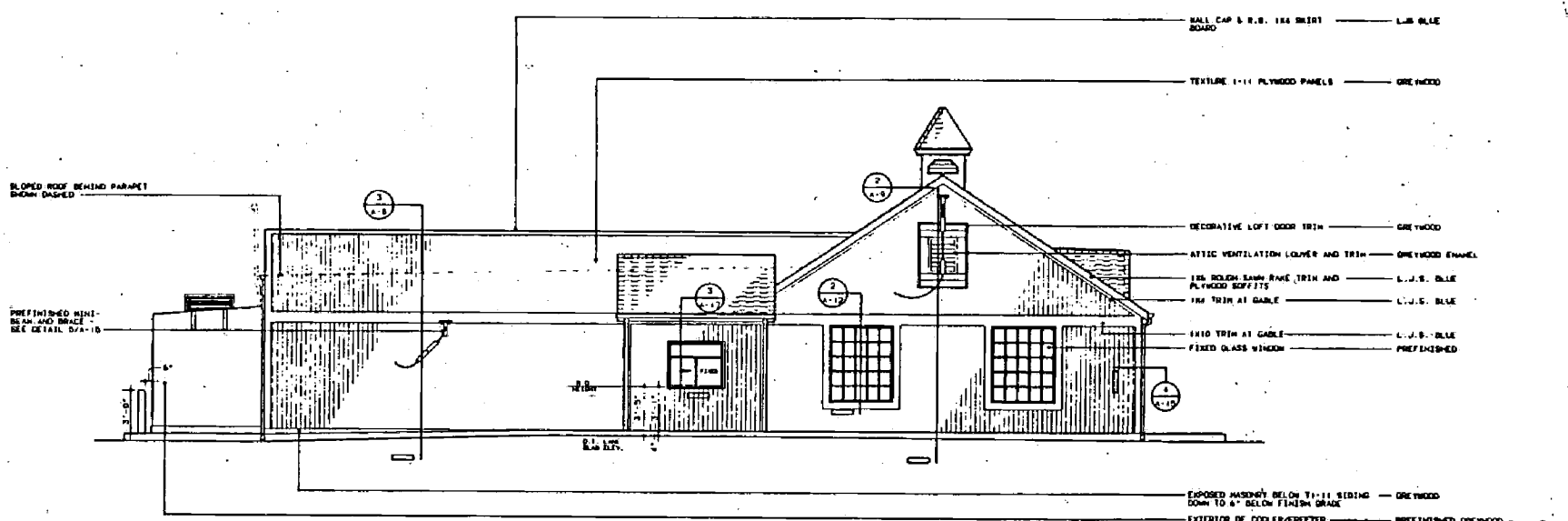
88032.  
 BASE SHEETS  
 SITE  
 LANDSC.  
 ARCHITECTURAL  
 STRUCT.  
 EQUIPMENT  
 H.V.A.C.  
 PLUMBING  
 ELECTRICAL

BUILDING EXTERIOR FINISH SCHEDULE	
SEE SPECIFICATION SECTION 0900 - PAINTING FOR MANUFACTURER'S PAINT, COLOR FORMULAS, SURFACE PREPARATIONS AND PAINT SYSTEMS	
ITEMS	FINISH



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

- CUPOLA — PREFINISHED
- BEAM & BRACE — PREFINISHED SEE DETAIL, B/A-10
- ALL GALVANIZED STEEL BUTTERS AND DAMGROUTS — PAINT BY ENAMEL TO MATCH SURFACE COLOR BEYOND
- 1 1/4" TRIM — L.J.S. BLUE
- TEXTURE 1-11 PLYWOOD PANELS — GREYWOOD
- CORNER TRIM (DETAIL B/A-15) — L.J.S. BLUE
- BAY WINDOW — PREFINISHED
- JAMB/HEAD AND SILL PIECE FOR BAY WINDOW — GREYWOOD
- PLYWOOD FRONT AND BOTTOM OF BAY WINDOW — GREYWOOD
- EXTERIOR SIDE OF HOLLOW METAL DOORS AND FRAMES — GREYWOOD ENAMEL



**LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

- BALL CAP & R.S. 1 1/4" SHIRT BOARD — L.J.S. BLUE
- TEXTURE 1-11 PLYWOOD PANELS — GREYWOOD
- DECORATIVE LOFT DOOR TRIM — GREYWOOD
- ATTIC VENTILATION LOUVER AND TRIM — GREYWOOD ENAMEL
- 1 1/2" BELOW EAVE RAKE TRIM AND PLYWOOD SOFFITS — L.J.S. BLUE
- 1 1/4" TRIM AT GABLE — L.J.S. BLUE
- 5/16" TRIM AT GABLE — L.J.S. BLUE
- FIXED GLASS WINDOW — PREFINISHED
- EXPOSED MASONRY BELOW T-11 SIDING DOWN TO 6" BELOW FINISH GRADE — GREYWOOD
- EXTERIOR OF COOLER/FREEZER — PREFINISHED GREYWOOD TOUCH-UP AS REQUIRED

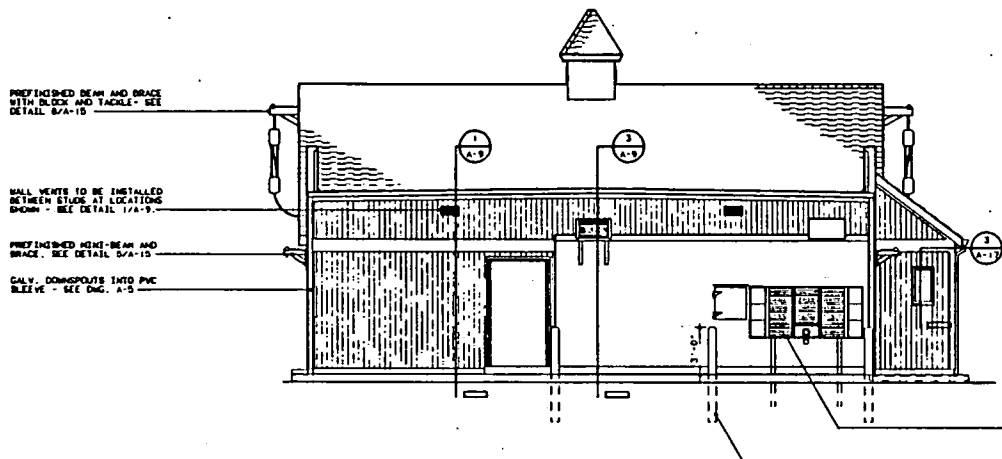
002617

**LONG JOHN SILVERS**  
 SEAFOOD SHOPPES

SEE ARCHITECTURAL GROUP DRAWING SET FOR FINISH SCHEDULE

**EXHIBIT C**  
**ELEVATIONS**  
 P88-152

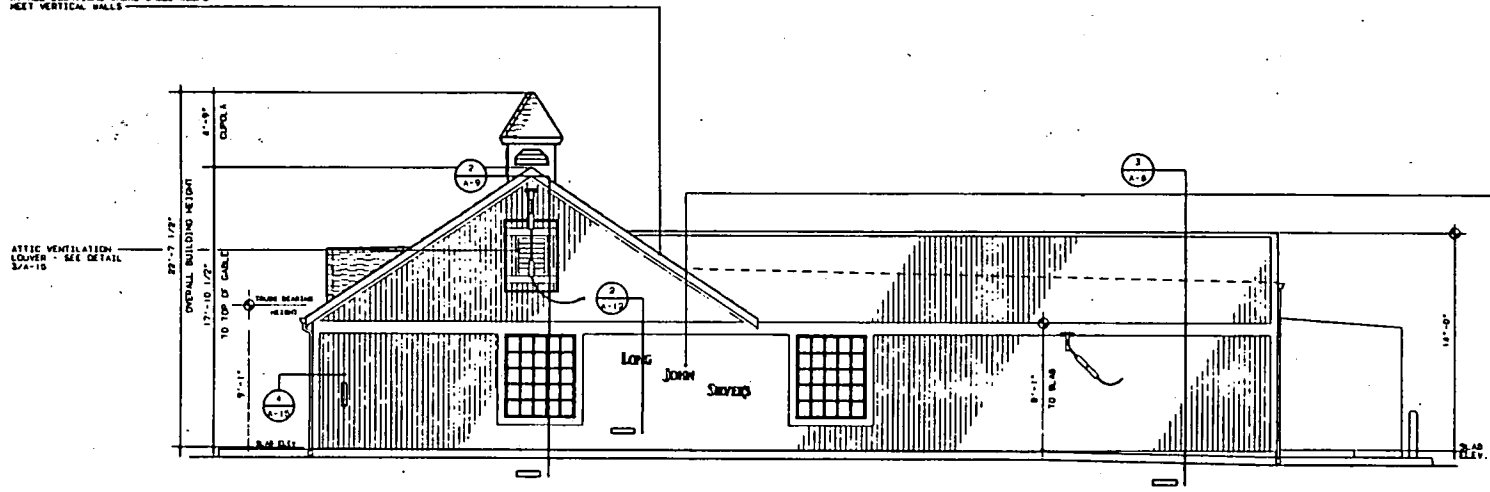
PROJ. NO. 00032  
 BASE SHEETS  
 No. 1  
 SITE  
 ARCHITECTURAL  
 LANDSC.  
 STRUCT.  
 EQUIPMENT  
 H.V.A.C.  
 PLUMBING  
 ELECTRICAL



**REAR ELEVATION**  
 SCALE: 1/4" = 1'

LONG JOHN SILVER'S DRIVE-THRU MENU BOARD SEE SITE PLAN FOR EXACT LOCATION.  
 4" X 8" STEEL POST FILLED WITH CONCRETE WITH 3" OF EXPOSED - PAINT WITH GREENWOOD ENAMEL - SEE SITE PLAN FOR EXACT LOCATION.

PROVIDE GALV. S.W. STEP FLASHING AT ALL LOCATIONS WHERE GABLE ROOFS MEET VERTICAL WALLS



**RIGHT SIDE ELEVATION**  
 SCALE: 1/4" = 1'

LONG JOHN SILVER'S STORAGE SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR

002618  
 819200

**LONG JOHN SILVER'S**  
 SEAFOOD SHOPPES

NEW ARCHITECTURAL GROUP  
 2400 MARKET ST., SUITE 200  
 PHILADELPHIA, PA. 19104  
 (215) 468-0821

**EXHIBIT C**  
**ELEVATIONS**

088-152