

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Wendy's of Sacramento, Inc., 79 Scripps Drive, Sacramento, CA 95825		
OWNER	David L. Gautschi, 79 Scripps Drive, Sacramento, CA 95825		
PLANS BY	Task Engineering, 11292 Coloma Road, Suite A, Sacramento, CA 95670		
FILING DATE	2-18-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	3-15-82	EIR	ASSESSOR'S PCL. NO. 250-010-36

- APPLICATION:
1. Environmental Determination
 2. Special Permit to establish a drive-up window for a fast food restaurant
 3. 'R' Review in HC-R, Highway Commercial zone

LOCATION: 3776 Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to erect a fast food restaurant with drive-up window service in the HC-R zone.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office
 1978 South Natomas Plan

Designation: Highway Commercial
 Existing Zoning of Site: HC-R
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; HC-R
 South: Vacant; HC-R
 East: Vacant; HC-R
 West: Gas Station, Restaurant; HC-R

Number of Seats: 70
 Parking Required: 23 spaces
 Parking Provided: 31 spaces
 Parking Ratio: 1 space/3 seats
 Property Dimensions: 180' x 148'
 Property Area: 26,000 square Feet
 Square Footage of Building: 2,280
 Topography: Flat
 Street Improvements: No drainage in area
 Utilities: To be provided
 Exterior Building Colors: Brick, Redwood
 Exterior Building Materials: Used brick, Redwood, glass

STAFF EVALUATION: Staff has the following comments and observations with regard to this project:

1. A Special Permit is required to establish a drive-up window in any zone. Staff has no objection to the proposed drive-up window which will be located near the northern property line. The adjacent property is vacant and zoned Highway Commercial. There appears to be adequate stacking space which will not conflict with pedestrian movement.

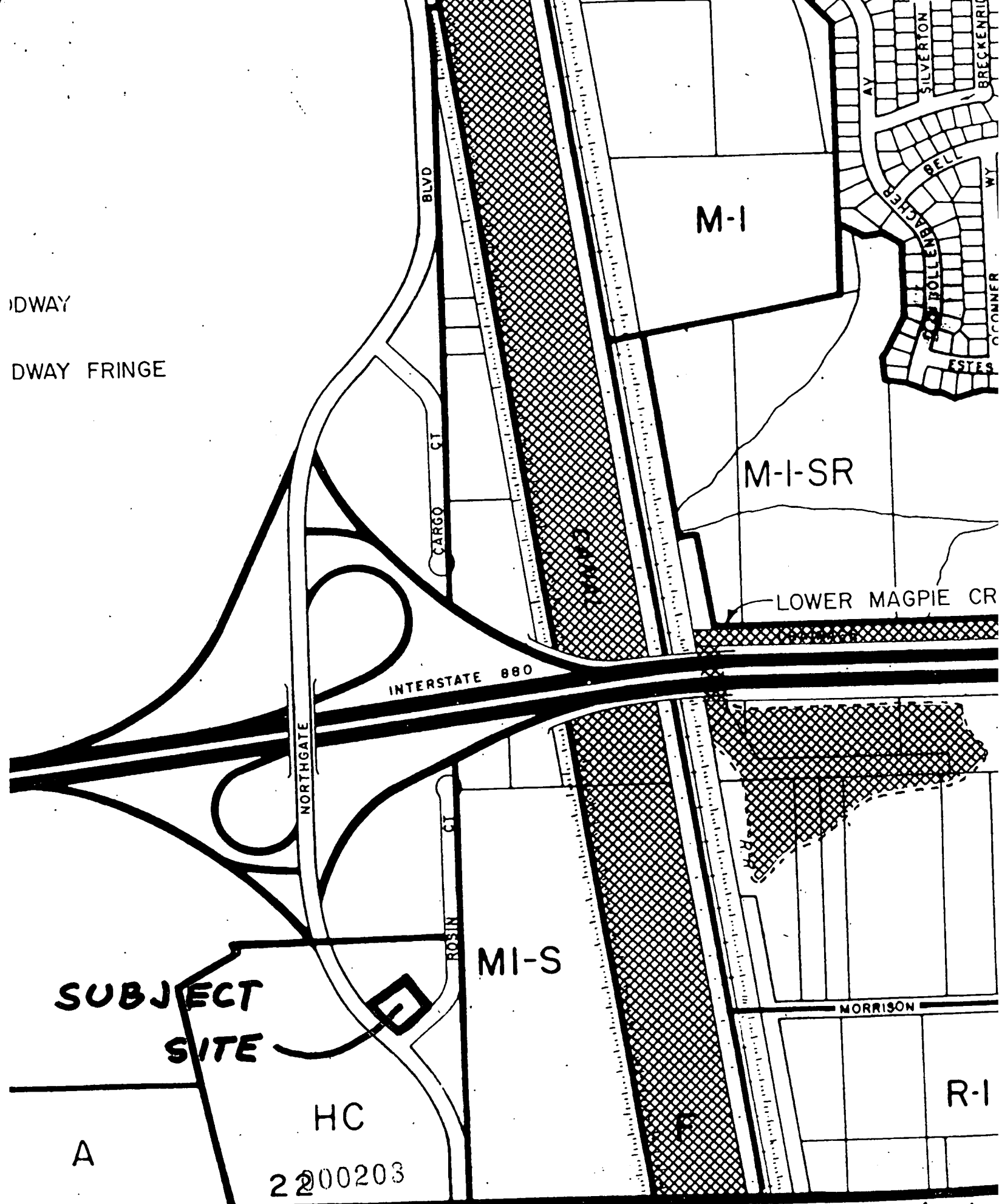
1. (Cont'd.)

In addition, circulation and parking are ample to serve patrons who wish to be seated inside the restaurant. The proposal was reviewed by the City Traffic Engineer who has no objection to the project.

2. The applicant is proposing a 20-foot high pole sign situated three feet from the property line at the corner of Northgate and Rincon. The sign is approximately 108 square feet in size (see Exhibit D). Staff believes pole signs to be unnecessary and a cause of visual blight and therefore suggests a redesign of the sign. The sign should be a monument sign, eight feet in height and approximately 40 square feet. It should be located outside of the 10-foot wide planter area required in the HC zone. Other signs include a 16.8 square foot menu board for the drive-up window and three attached signs, totaling 78 square feet (see Exhibits E and F).
3. The Energy Planner has reviewed the proposed landscaping and irrigation plans. It is suggested that one more tree planter be located in the eastern bank of parking spaces to assure 50 percent shading. Since there is an excess of parking spaces, the reduction of one or more spaces would comply with the parking requirements. The detailed landscaping and irrigation plans should be submitted with building plans for final approval.
4. Trash enclosures should be shown on final plans. These should be conveniently located, enclosed with a five to six-foot high wall of masonry or similar material with solid wooden or metal gates.
5. Since there is no drainage system in the area, a drainage plan must be submitted with building plans for approval of the City Engineering Department.
6. Landscaped berms should be designed near the drive-through exit and at the corner portion of the property (see Exhibit A).
7. Staff has no objection to the proposed site plan and finds it acceptable with the minor modifications already noted. The building design appears to be the standard Wendy's restaurant elevations. Both the design and use are compatible with existing and potential uses in the vicinity and the intent of the Highway Commercial zone.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to establish a drive-up window, based on Findings of Fact to follow;
3. Approval of the development plans subject to conditions which follow.



DWAY
DWAY FRINGE

**SUBJECT
SITE**

HC
2200203

MI-S

M-1

M-I-SR

R-1

INTERSTATE 880

NORTHGATE

BLVD

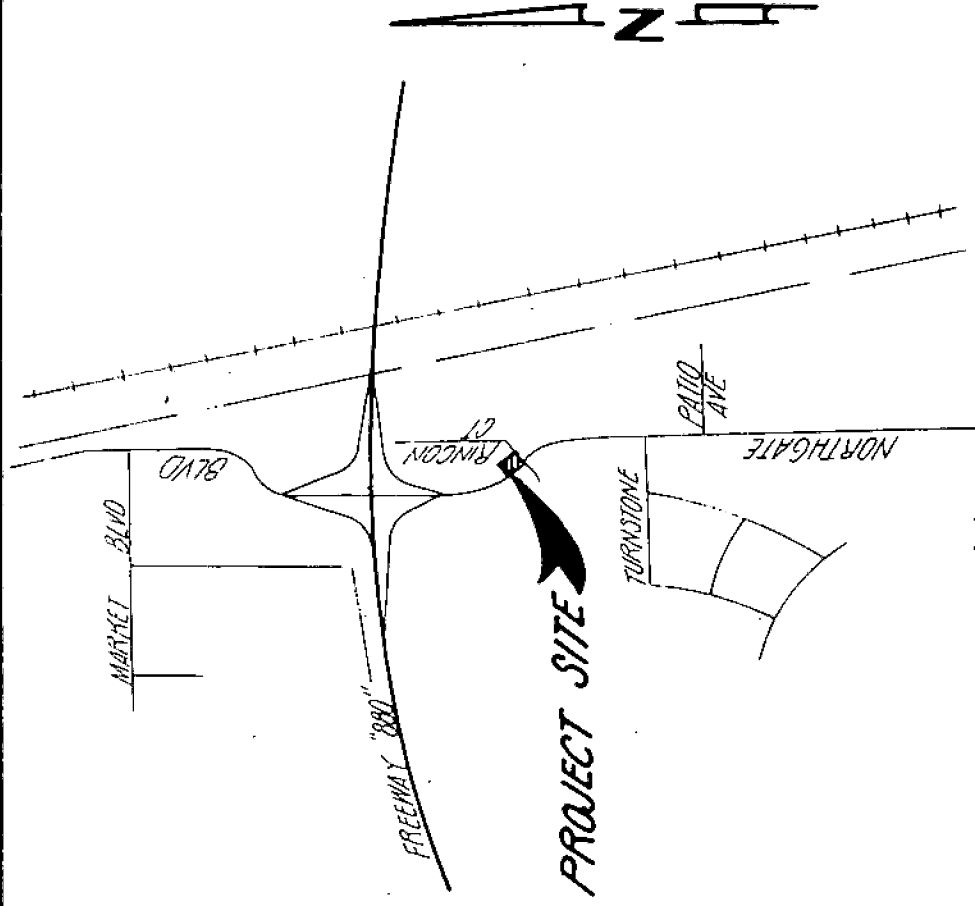
CARGO CT

RO-SIN CT

MORRISON

LOWER MAGPIE CR

SILVERTON
BRECKENRIDGE
BELL
BOLLEMBACHER
ESTES
CONNER



VICINITY MAP

NO SCALE

000204

P-02037

3/25/82

P 82037

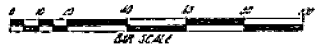
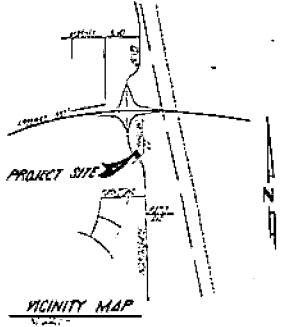
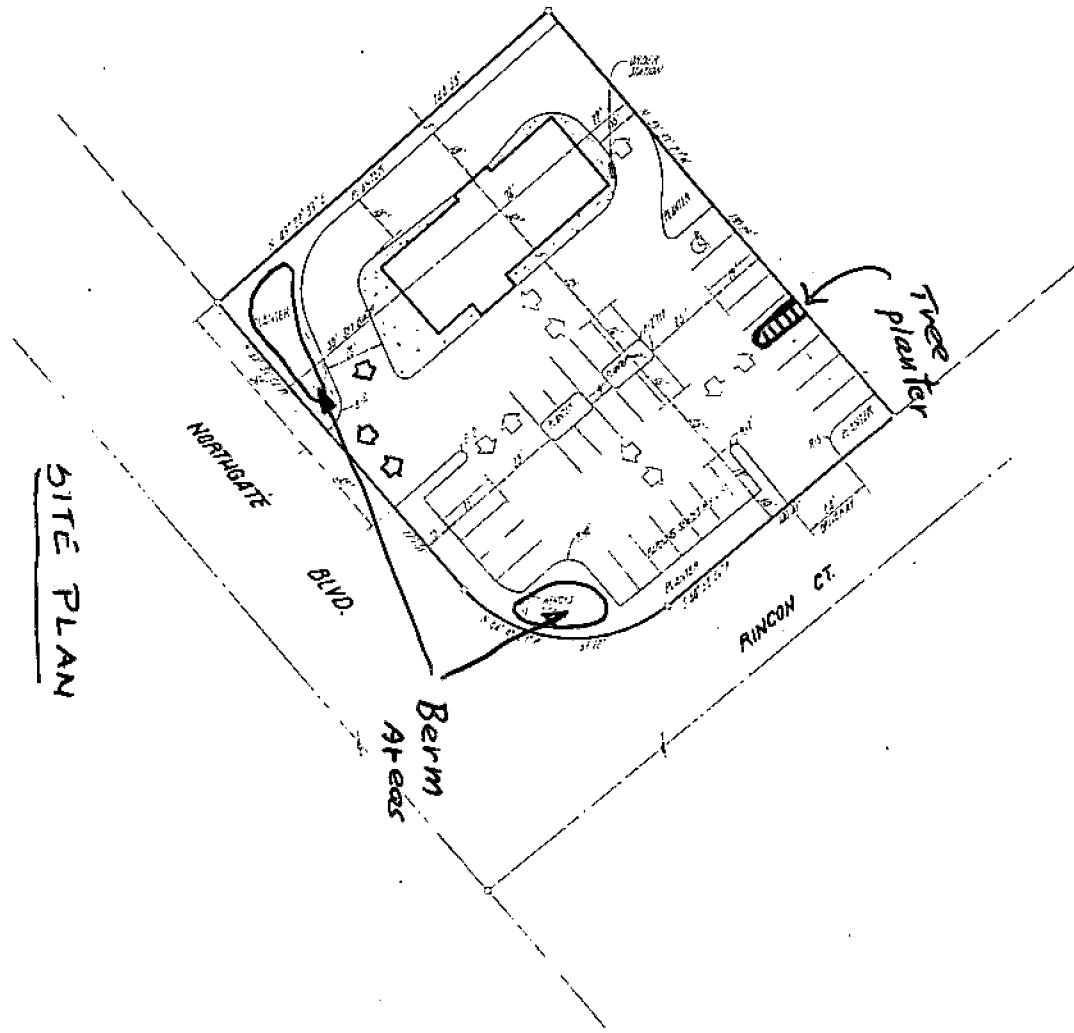
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EXHIBIT A

SITE PLAN



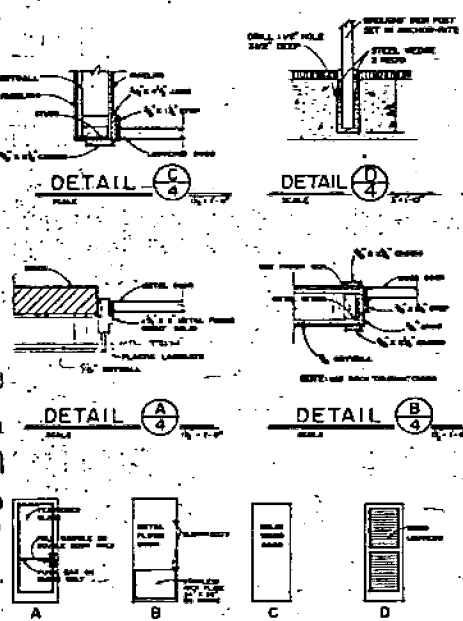
BENCH MARK DESCRIPTION:	ELV. _____	FIELD BOOK SCALE NONE	DATE _____	DRAWN BY J. J. BROWN	DESIGNED BY J. J. BROWN	CHECKED BY J. J. BROWN	NO. _____	DATE _____	REVISION DESCRIPTION	APPROVED DATE	APPROVED BY TERRY A. ROSE, REGISTERED	TASK ENGINEERING INC. 11202 COLONIA ROAD, SUITE A ROCKY HARBOR, CA 94870 PHONE (415) 555-3225 ENGINEERS — PLANNERS — SURVEYORS	SACRAMENTO COUNTY CALIFORNIA	PROPOSED IMPROVEMENTS FOR WENDY'S N.E. COR. OF NORTHGATE BOULEVARD & RINCON COURT ASSESSOR'S PARCEL NO. 020-00-03	SHEET 1 OF 1
	NO. _____		DATE _____												NO. _____

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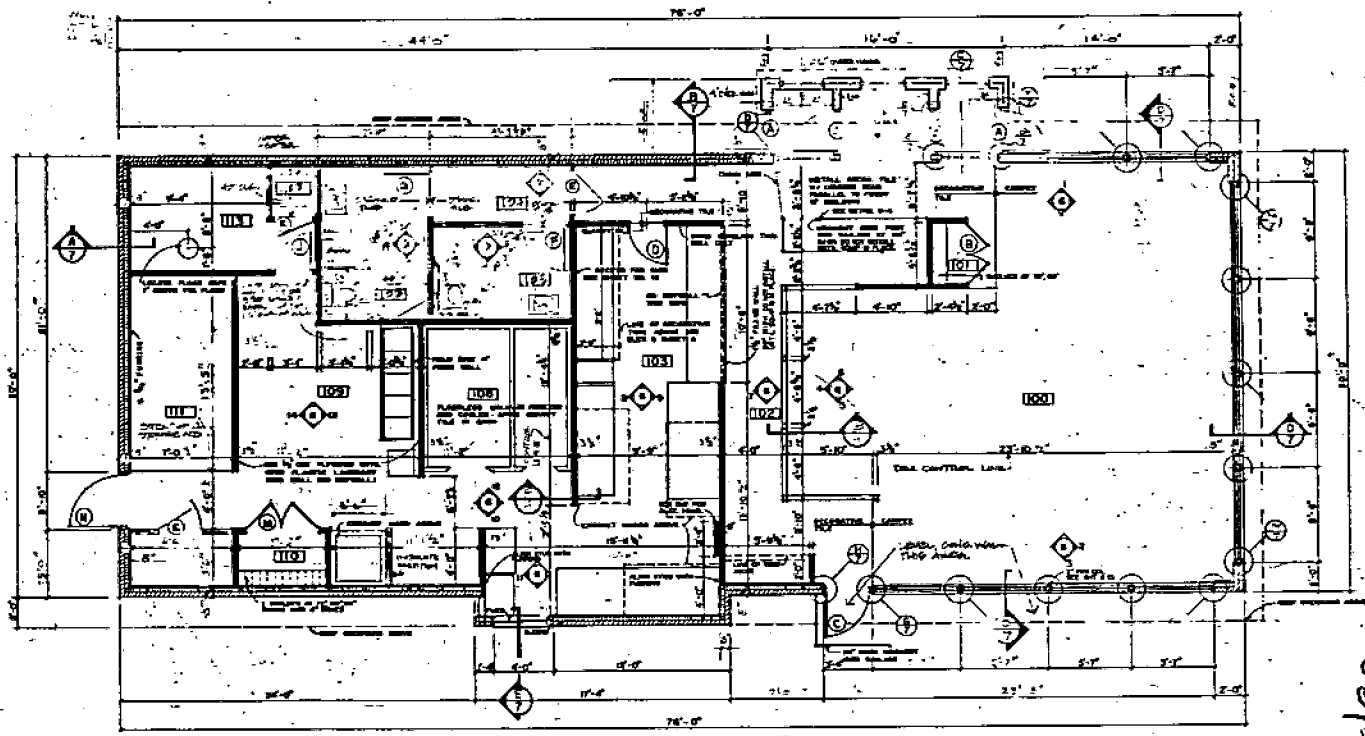
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EXHIBIT C
No. 14

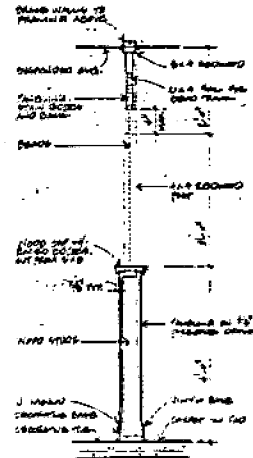


DOOR ELEVATIONS



FLOOR PLAN

DOOR AND HARDWARE SCHEDULE										
DOOR	TYPE	FRAME	HINGES	LATCH-CATCHES	ACCESSORIES					
LOCATION	LEAF SIZE	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
100	2'-0" x 7'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
101	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
102	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
103	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
104	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
105	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
106	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
107	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
108	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
109	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
110	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
111	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
112	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE
113	2'-0" x 6'-0"	ALUMINUM	STEEL	WOOD SOLID	WOOD LAMINATED	DETAIL	TYPE	TYPE	TYPE	TYPE



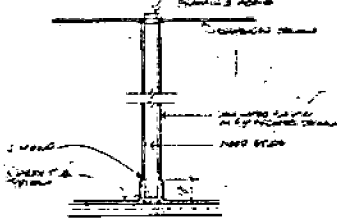
SECTION E

ROOM FINISH SCHEDULE											
ROOM	FLOOR	BASE	WALLS	CLS.	TRIM	DOOR					
SMALL BATH											
ROOM											
100	PUBLIC AREA										
101	FRESH CLOSET										
102	SERVING LINE										
103	SERVING AREA										
104	HALL										
105	WOMEN'S ROOM										
106	WATER HEATER										
107	COOLER-FREEZER										
108	PREPARATION AREA#1										
109	SWEEP STORAGE										
110	STORAGE AREA										
111	STORAGE AREA										
112	STORAGE CLOSET										
113	OFFICE										

- SEE INTERIOR ELEVATIONS ON SHEET 6 FOR EXTENT OF FINISHING
- SEE NOTES ON PLAN IN SERVING AREA
- SEE BATHROOM ELEVATIONS ON SHEET 8 FOR EXTENT OF CERAMIC TILE
- SEE SHEET 1A FOR FINISHING DETAILS

GENERAL NOTES

- WOOD STUDS MAY BE USED IN LIEU OF METAL STUDS IF APPROVED BY GOVERNMENT BUILDING AUTHORITIES
- DO NOT INSTALL 2" HIGH PARTITION BENEATH FRONT COUNTER AND WEIGHT HIGH BASKING UNTIL ALL EQUIPMENT IS IN PLACE.
- LAMINATED PLASTIC (MARBLE) - FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION (WORKING BETWEEN PANELS, ETC). HOLD HORIZONTAL BUTT JOINT OR IF PUMPHAN PANELS APPLICABLE OFF FLOOR BOARD COUNTERS AND KITCHEN EQUIPMENT.



SECTION F

DATE BY EXTENSIONS

SCALE 1/4" = 1'-0"

SCALE 1/8" = 1'-0"

SCALE 1/16" = 1'-0"

SCALE 1/32" = 1'-0"

SCALE 1/64" = 1'-0"

SCALE 1/128" = 1'-0"

SCALE 1/256" = 1'-0"

SCALE 1/512" = 1'-0"

SCALE 1/1024" = 1'-0"

SCALE 1/2048" = 1'-0"

SCALE 1/4096" = 1'-0"

SCALE 1/8192" = 1'-0"

SCALE 1/16384" = 1'-0"

SCALE 1/32768" = 1'-0"

SCALE 1/65536" = 1'-0"

SCALE 1/131072" = 1'-0"

SCALE 1/262144" = 1'-0"

SCALE 1/524288" = 1'-0"

SCALE 1/1048576" = 1'-0"

SCALE 1/2097152" = 1'-0"

SCALE 1/4194304" = 1'-0"

SCALE 1/8388608" = 1'-0"

SCALE 1/16777216" = 1'-0"

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Wendy's

7'-8" (92")

12.6 AMPS

3'-0" (36")

Wendy's

10'-8" (128")

13.8 AMPS

3'-0" (36")

Wendy's



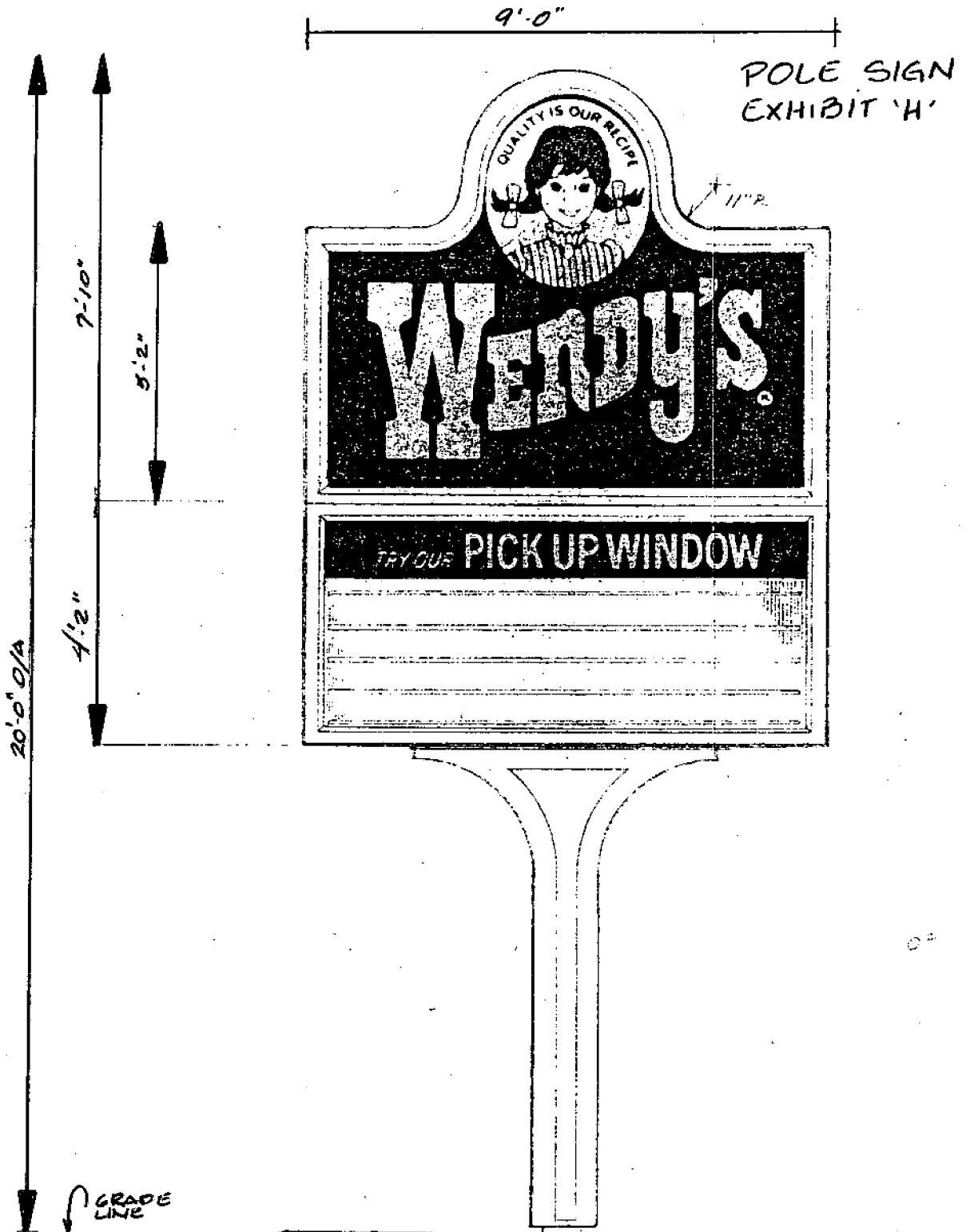
000207

EXHIBIT E

P-82037

3/25/82

No. 14



LAYOUT ELEVATION

EXHIBIT "D"

000208

P-82037

3/25/82

No. 14

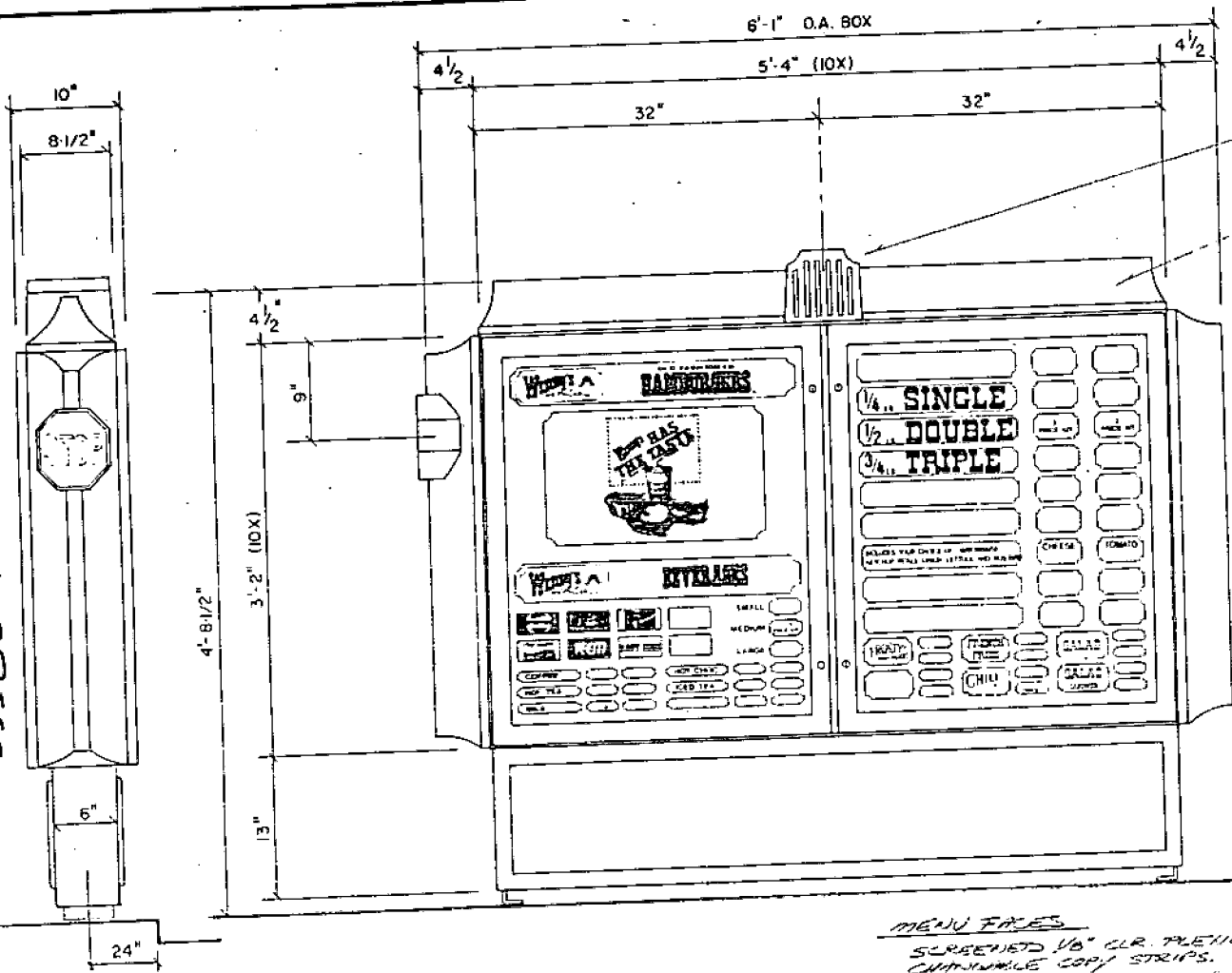
P-82037

3/25/82

No. 17

SIGN SPECS.

EXHIBIT F



EXCETOISE #C-750
2 WAY SPEAKER -
FURNISHED AND INSTALLED
BY OTHERS

FRAMED ABS WHITE BOARDS
TOP BOARD REMOVABLE FOR
SPEAKER SERVICE FROM
INSIDE SIGN CABINET.

MOUNTING BASE
SPEAKER MENU BASE IS LAG BOLTED
DIRECTLY TO CONCRETE PAD.
ENTIRE BOTTOM OF BASE IS OPEN FOR
EASY POSITIONING OF MENU BASE
OVER EXPOSED CONDUIT IN CONC. PAD.
MOUNTING BASE SHOULD BE INSTALLED 24"
AWAY FROM AND PARALLEL TO FINISHED
DRIVEWAY CURB.
CONST. DRWG 792315

MENU PAGES
SCREENED 1/8" CLR. PLENIGLAS PAGES WITH
CHANGIBLE COPY STRIPS.
"BEVERAGE & INDIVIDUAL" PAGE VAC. P/N =
"SANDWICH PAGE" VAC. P/N =
MENU PAGES ARE SHIELDED BY A CLEAR POLYCARB.
ONLINE DOOR COVER AND HINGED ALUM. DOOR FRAME.
DOOR FRAME AND MENU CLOSED WITH MATCHING
KEY OPERATED LOCKS.

BOX DETAIL CONST #800020
BOX FABRICATED FROM ALUMINIUM EXTRUSION.
SMOOTH SHEET METAL BACK.
BOX AND RETAINERS PAINTED DR. BRONZE.
FRAMED WHITE ABS PLASTIC TRIM.
ILLUM. WITH 3-60" H.V. LAMPS 1-BST 5-611

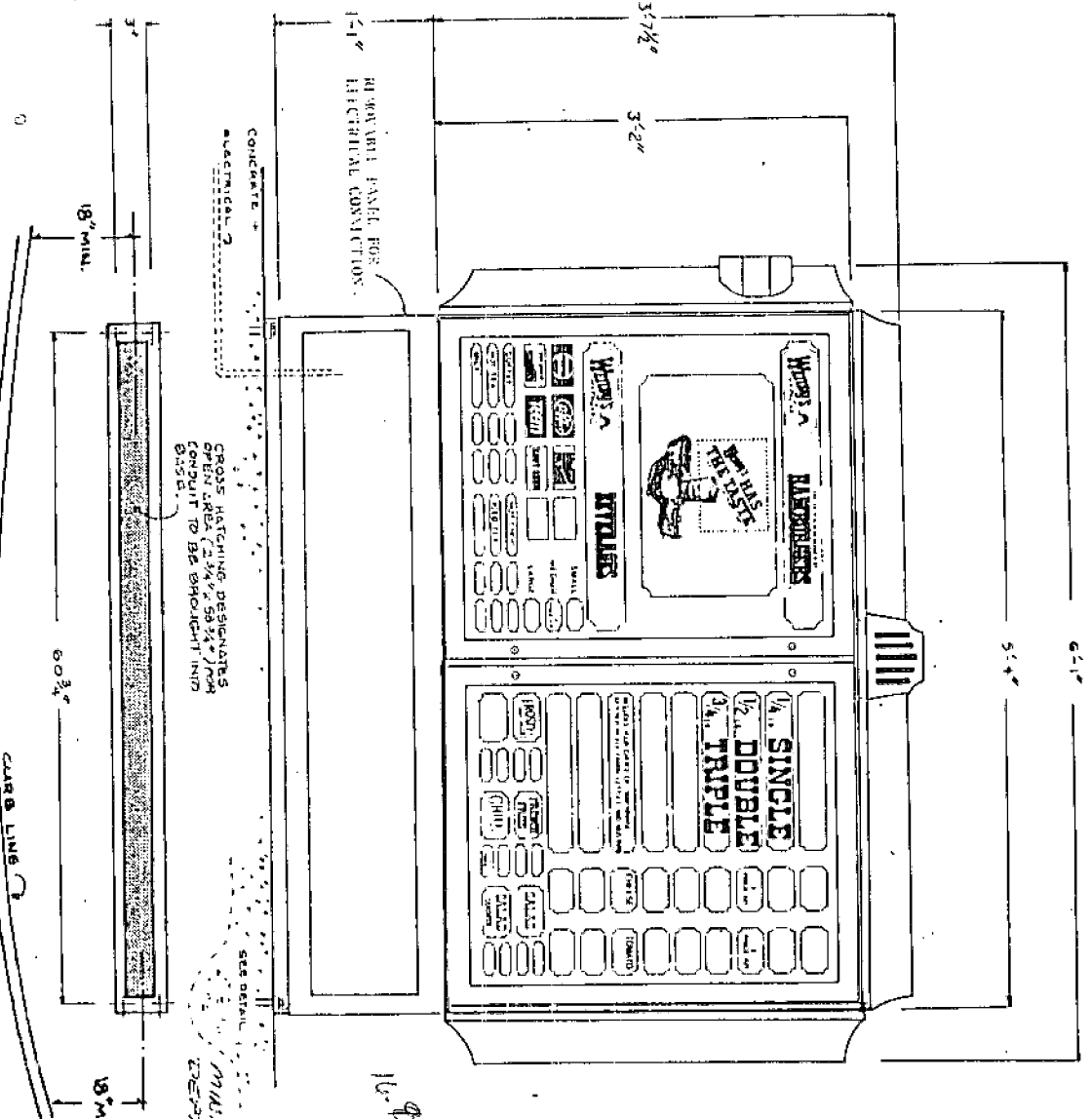
FRONT VIEW ELEVATION

Date: 6-30-80 Scale: 1-1/2" = 1'-0" Orig: W O			Job Name: _____ Address: _____ City: _____ State: _____ Salesperson: _____ Designer: _____ App'd By: _____		VACUFORM 1827 E. 17th Ave. Columbus Ohio 43219 Project: WENDY'S 38"x64" OMENU Item No: _____ Dwg: 803188
Circ: 1-15A Vols: 110 Anpl: 2.2	Date: _____ Initial: _____	Date: _____ Initial: _____	Date: _____ Initial: _____	Date: _____ Initial: _____	

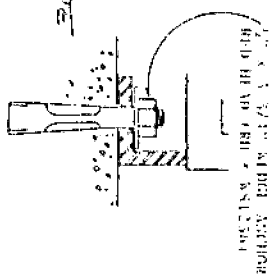
000210

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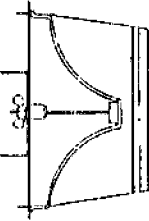
SIGN SPECS.



CONCRETE -
 ELECTRICAL -
 CROSS MATCHING DESIGNERS
 CONCRETE (2" x 4" x 4") FROM
 CURB TO BE EMBEDDED INTO
 CONCRETE

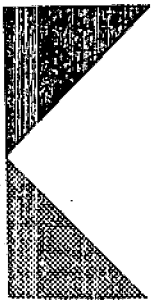


FOR SIGN AIR INSTALLATION
 REMOVE TOP AIRS BOLT, OPEN
 FRONT DOOR AND REMOVE BOLTS
 UNDER FOR FRAME. SIGN WIRE
 UNDER TOPS PROVIDED ON TOP
 AND BOTTOM CHANNEL.



Wendy's
SPEAKER MOUNT

000211 800795



VACUFORM

CORPORATION
 1877 E 17TH AVE
 COLUMBUS, OHIO 43219
 (614) 294-2816

CABINET:

10" extruded aluminum cabinet, alodined and finished with dark bronze metallic acrylic enamel. Copy reading "Pick Up Window" is screened on 22 gauge sheet metal back.

Speaker enclosure and decorative trim on all sides are formed from ABS plastic material, decorated white, and protected with "Korad" film.

Speaker sign base is formed from "pebbled" ABS plastic material which is removable for easy access to electrical and communication systems.

ILLUMINATION:

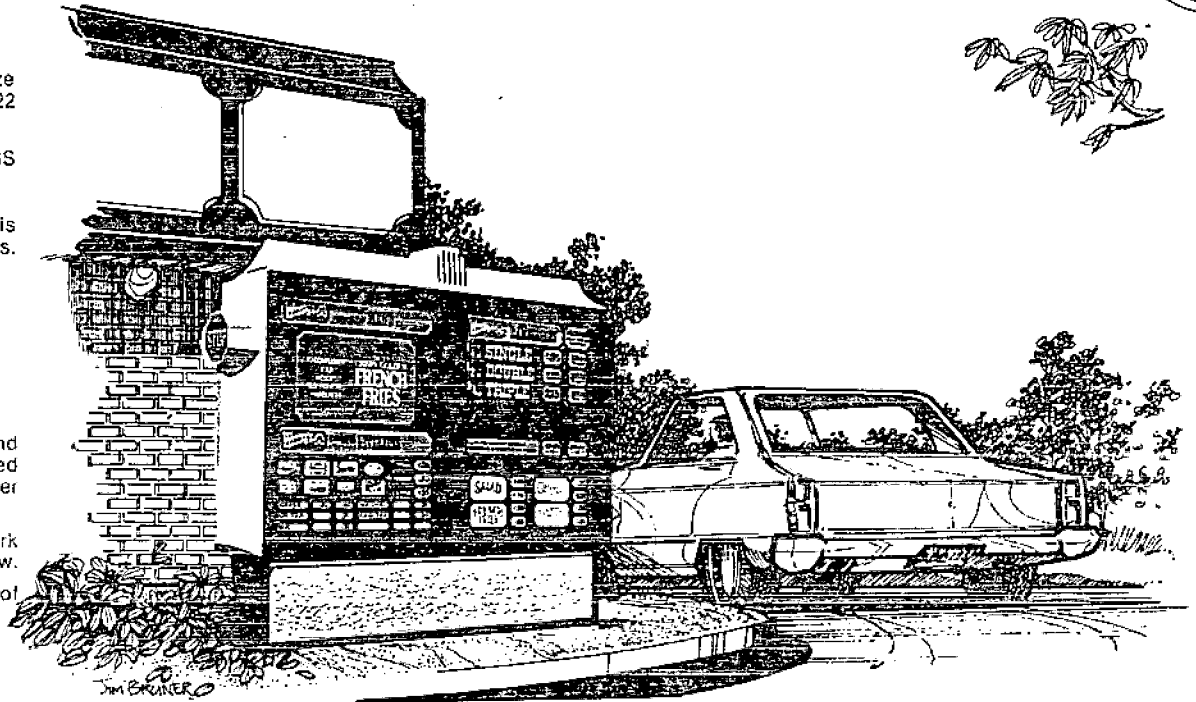
Three 800 milliamp high output fluorescent lamps.

MENU FACE PANELS:

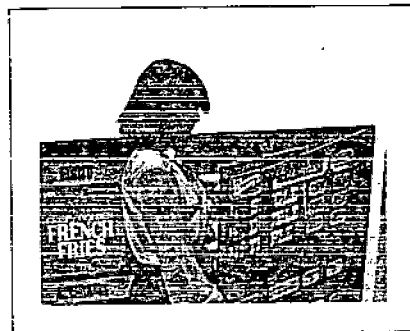
Two separate sections are installed in the aluminum hinged frame, behind individual clear polycarbonate cover doors. These cover doors are provided with lock and keys and are designed to protect menu faces from weather and vandalism.

Menu faces are made of clear acrylic plastic with a silk screened, dark brown background. Plastic tracks are provided around each strip window.

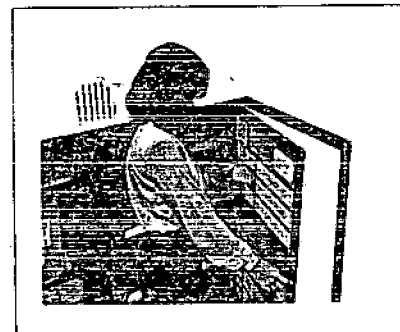
All copy strips and price strips which are not installed in the sign at time of shipment are located inside storage cabinet.



UNLOCK CLEAR COVER DOOR



OPEN INTERIOR MENU DOOR



CHANGE COPY AND PRICE STRIPS



REAR VIEW - COPY SCREENED ON METAL BACK.

Wendy's Speaker Menu Graphics

000212



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