

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	David Silverberg, 2025 Gateway Pl., Suite 300, San Jose, CA 95110-1081		
OWNER	David Silverberg, 2025 Gateway Pl., Suite 300, San Jose, CA 95110-1081		
PLANS BY	Mark Backhaus, 526 'B', 30th Avenue, Santa Cruz, CA 95062		
FILING DATE	2-27-84	50 DAY CPC ACTION DATE	4-12-84
REPORT BY	SC:bw		
NEGATIVE DEC.	3-15-84	EIR	ASSESSOR'S PCL. NO. 023-221-09 & 16

APPLICATION: 1. Environmental Determination
2. Special Permit to develop a drive-thru window in an existing restaurant in the Heavy Commercial (C-4) and Office Building (OB) zones. (Sec. 2-B-(13))

LOCATION: 5425 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to develop a drive-thru service in an existing fast food restaurant.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices
1965 Fruitridge Community Plan Designation: Shopping/Commercial
Existing Zoning of Site: C-4 and OB
Existing Land Use of Site: Fast Food Restaurant

Surrounding Land Use and Zoning:
North: Commercial; Single Family; C-4/R-1
South: Shopping Center; C-2/R-1
East: Vacant; R-1
West: Service Station; C-4

Parking Required: 27 spaces
Parking Provided: 35 spaces
Property Dimensions: Irregular
Property Area: 0.75± acres
Square Footage of Building: 60 sq. ft. addition for drive-thru
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Color: Red
Exterior Building Materials: Brick and tile roof

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located at the intersection of Fruitridge Road and Stockton Boulevard. The site is divided into two zoning classifications, each of which are located on separate parcels. The existing fast food restaurant is located on separate parcels. The existing fast food restaurant is located in the heavy commercial zone. The proposed drive-thru service will also be located on this portion of the site. The east side of the site is zoned for office building use and is developed with a parking lot which is used in conjunction with this fast food restaurant. Staff has no objection to the development of a drive-thru service on this site since adequate stacking and maneuvering space is available to accommodate the additional service.

001241

Staff does have concern over the design of the drive-thru lane as proposed, due to the close proximity of this lane to an adjacent residence. In an effort to address concerns over the design of this project, staff recommends the planter area on the northeast corner of the site adjacent to the proposed drive-thru lane be increased to a minimum width of eight feet. This can be accomplished by relocating the drive-thru lane to the west, reducing the menu board island and using compact car spaces along the east side of the restaurant (see revised plan Exhibit B).

2. At the present time, the property lines between the restaurant and parking area and the adjacent residential use are developed with a four-foot masonry wall. Staff recommends this wall be increased to the required six feet to provide better separation of the restaurant use from the adjacent residence. The applicant indicated that hours of operation will be from 7 A.M. to 11 P.M. which will further ensure the drive-thru service will not adversely affect the residential uses.
3. Parking lot lighting is currently provided by tall pole lamps. These lights are located adjacent to the residence on the northeast side of the site.

Staff inspected the subject site at night and found that the lights shine into the adjacent residence. It is suggested that the applicant install light shields to prevent spillage of light into the residential property.

4. The applicant is proposing to increase on-site landscaping with the addition of seven new planter areas. The new planters will assist in providing shade to the paved area since the planters are large enough to accommodate shade trees. Staff recommends the use of large trees listed in the City's shade ordinance.

The applicant has also indicated that red lava rock will be used in the new planter areas. This material is contrary to the Zoning Ordinance (Sec. 6-D-5). The ordinance requires planter areas to be covered with living ground cover.

5. The applicant's proposal was sent to the City Traffic Engineer, Fire Department and Building Inspections. The Traffic Engineer indicated concern over the drive-way entrances and the proposed return lane in front of the structure. The Traffic Engineer requested modifications necessary to minimize on-site traffic problems, and the applicant has redesigned the plan to address these concerns (see attached Exhibit B).

STAFF RECOMMENDATION: Staff recommends the Commission approve the project by:

1. Ratifying the Negative Declaration;
2. Approve the Special Permit, subject to the following conditions and based upon Findings of Fact to follow.

Conditions - Special Permit

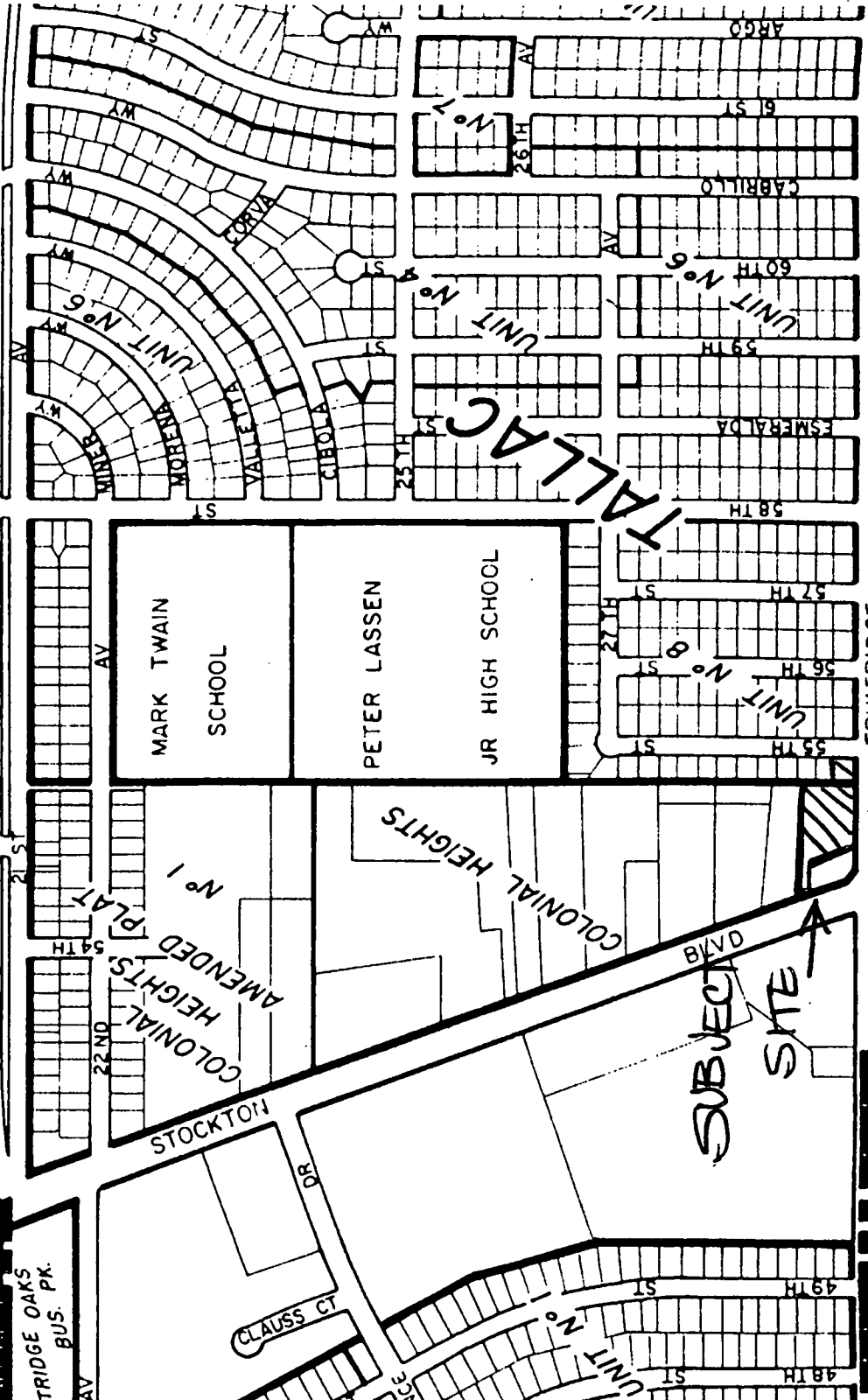
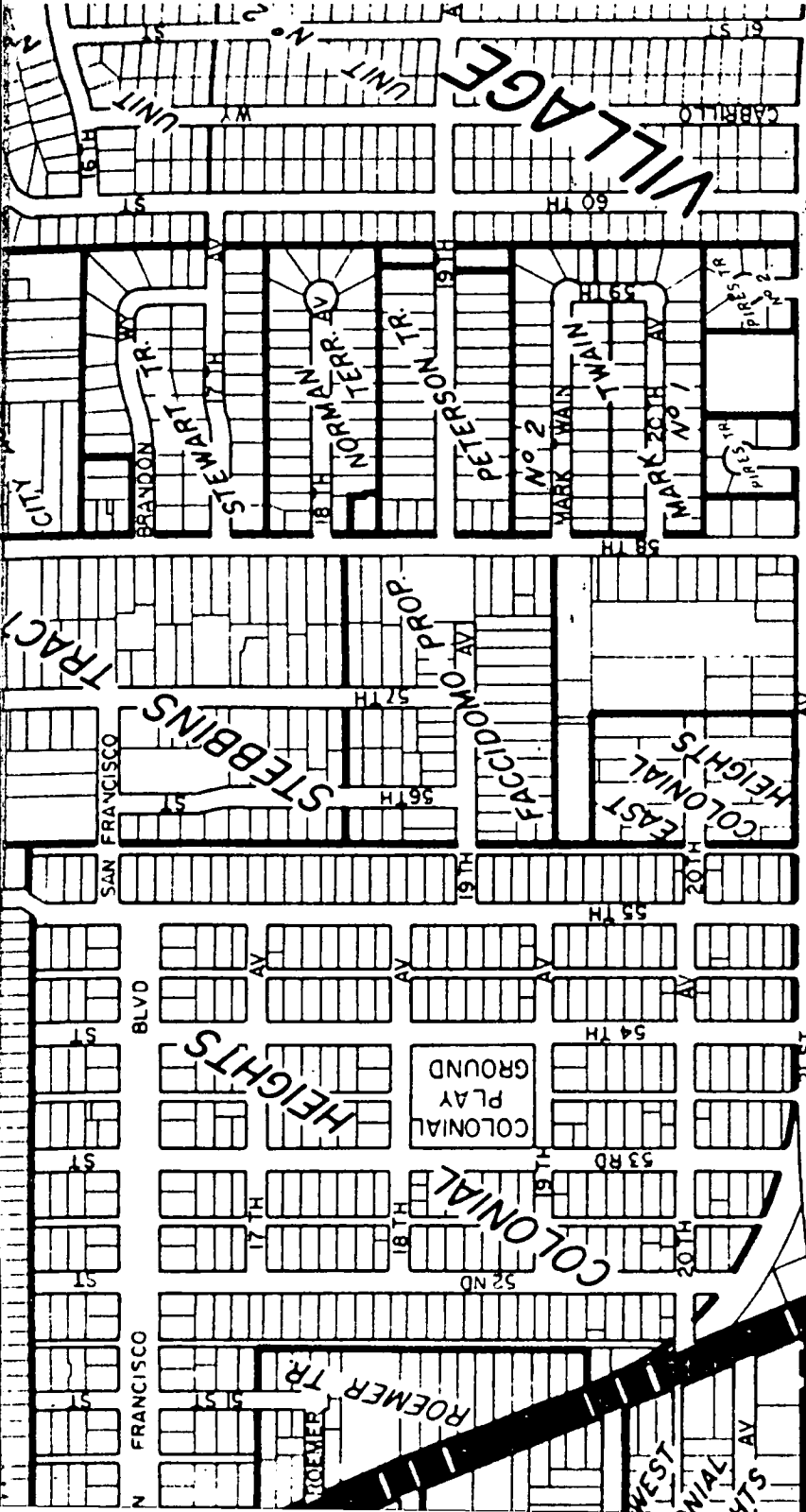
- a. The applicant shall submit a detailed landscape and irrigation plan for review and approval by the Planning Director prior to issuance of a building permit. The plan shall utilize the large tree selection in the list provided in the City's shading ordinance. All new planter areas shall be developed with living ground cover;

- b. The drive-thru service and traffic patterns shall be developed according to the revised plans in Exhibit B. These plans shall be reviewed and approved by the Planning Director and Traffic Engineer prior to issuance of building permit;
- c. The four-foot masonry wall on the northeast property lines shall be extended to six feet in height as measured from the grade of the subject site. Revised plans shall be submitted for Planning Director review and approval prior to issuance of a building permit (see Exhibit B);
- d. The applicant shall install a light shield to those light fixtures adjacent to the residences to prevent light spillage into the residential yards.

Findings of Fact - Special Permit

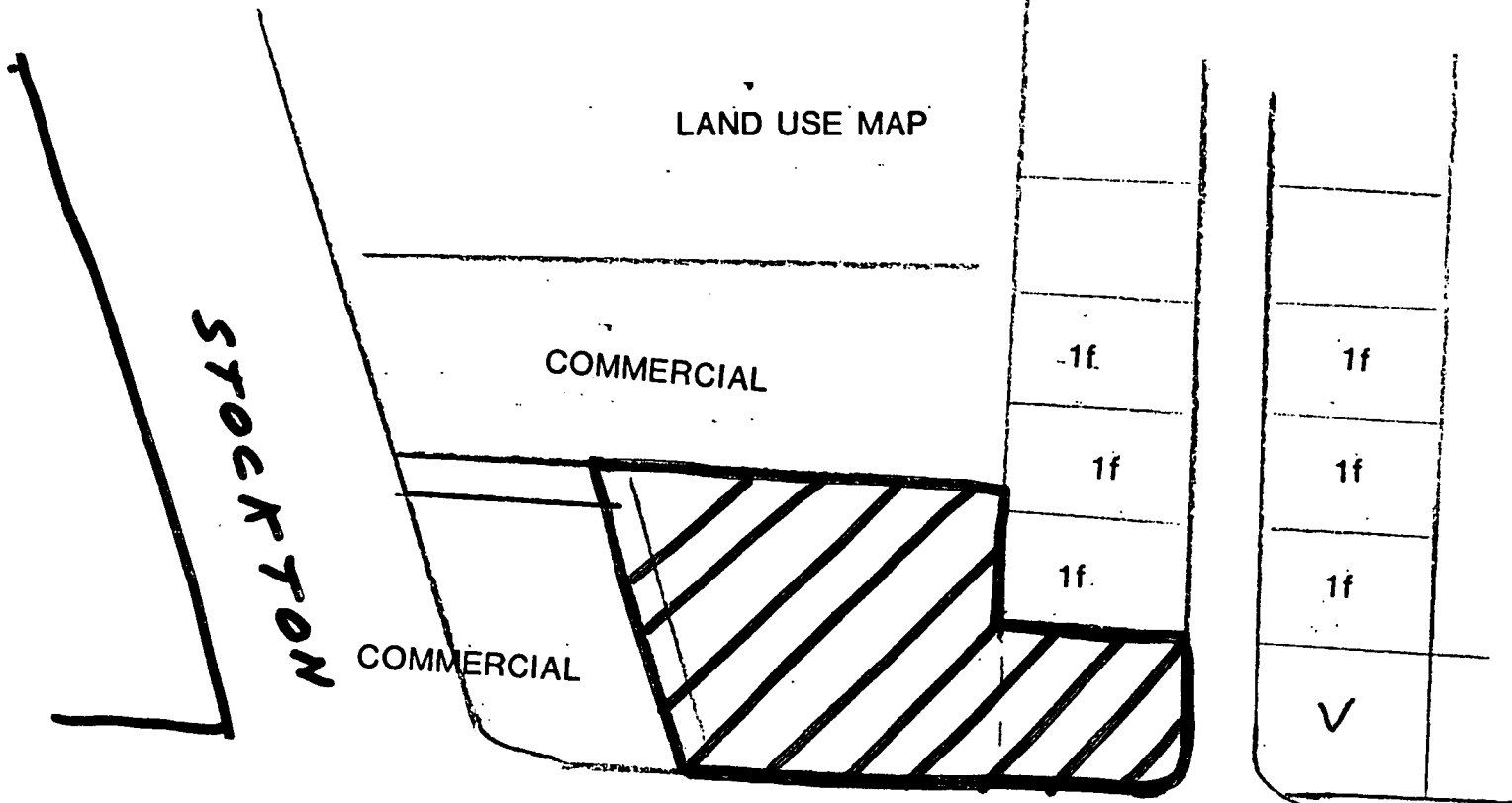
- a. As proposed and conditioned, the project is based upon sound principles of land use, in that adequate space is available on the site to accommodate the drive-thru service;
- b. As proposed and conditioned, the special permit will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - 1) additional landscaping will be provided;
 - 2) a six-foot solid masonry wall will separate the subject site from adjacent residential uses; and
 - 3) parking lot lighting will be modified so that it will not adversely affect the adjacent residence.
- c. The special permit use is consistent with the Fruitridge Community Plan and the General Plan which designate the site for commercial purposes.

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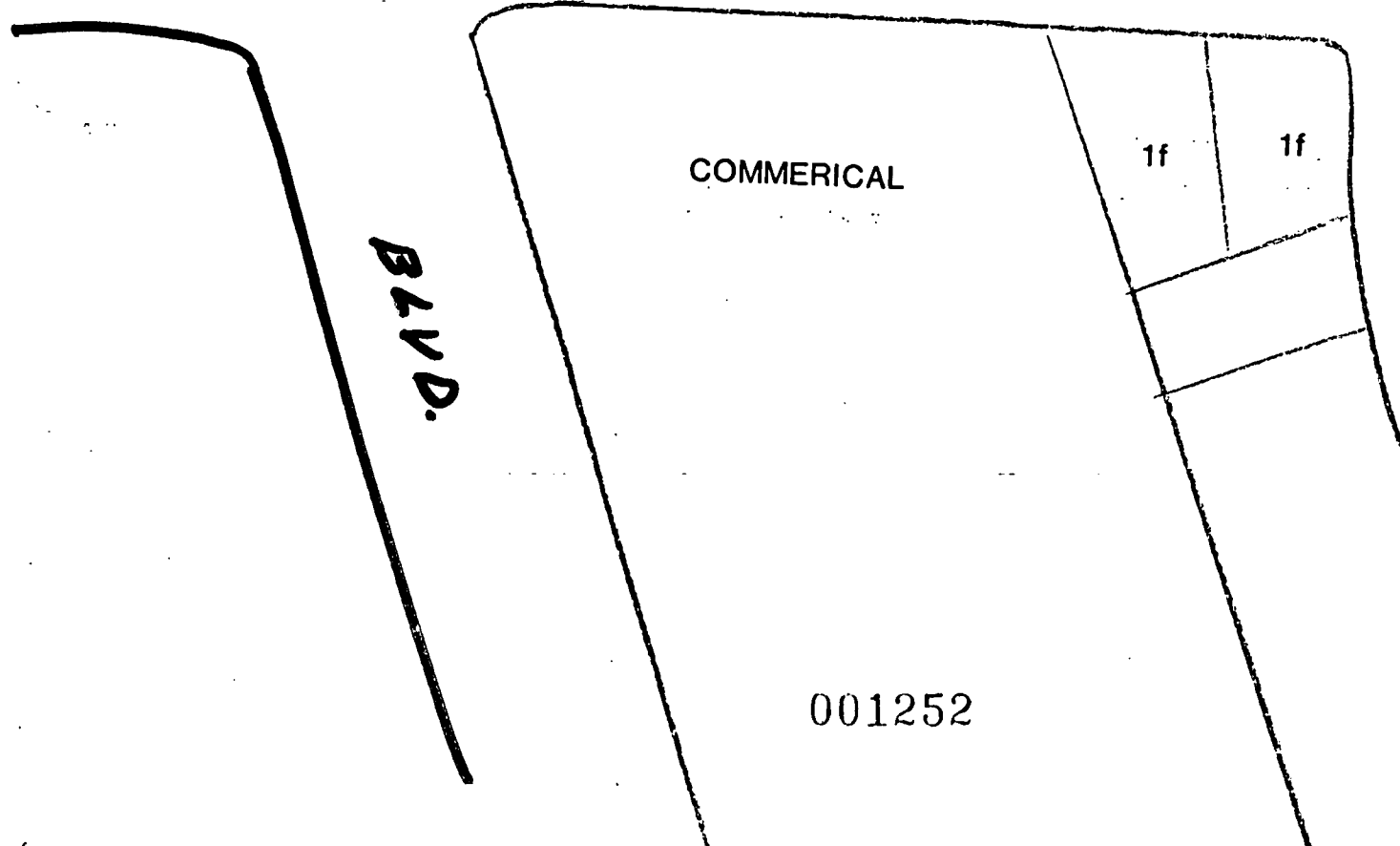
MAP NO. 7
001245
P84-088
4-12-84
No 17

LAND USE MAP



FRUITRIDGE

RD



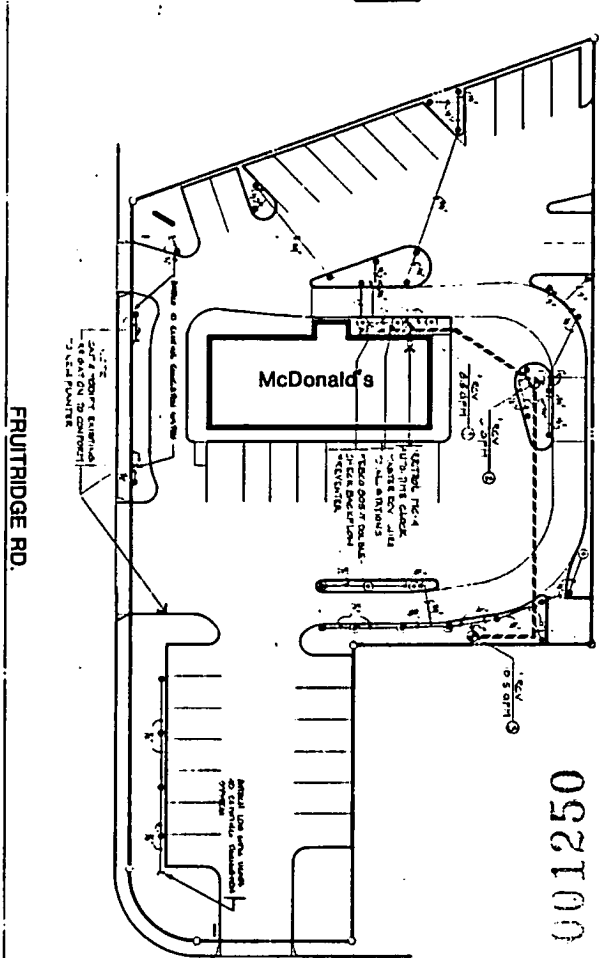
P84-088

4-12-84

No. 17

84-088

Revised Plan



001250

R 84088

NOTE TO LANDSCAPE CONTRACTOR
 This landscape contractor is responsible for installing all irrigation lines for both water & electrical under asphalt & concrete.

IRRIGATION KEY

- 1000 Series 570 Pvc-Uh 5/8" Size 3/4" Spigot Head w/ Polyethylene Filter model 500-14
- 1000 Series 670 Pvc-Uh 5/8" Size 3/4" Spigot Head w/ Polyethylene Filter model 600-14
- 1000 1/2" Pvc-Uh 5/8" Size 3/4" Spigot Head w/ Thin-Walled Poly Pipe model 600-14 (See Spigot Head)
- Pvc Class 200 Pipe 1"
- Pvc Class 200 Pipe 1 1/2"
- 1000 Series 320 Raised Control Valve
- 1000 Series 320 Raised Control Valve
- 1000 Series 320 Raised Control Valve
- 1000 Series 320 Raised Control Valve



Model BUSY (2' through 2 1/2') Double Check Backflow Preventer For Low Hazard Service



FEBCO

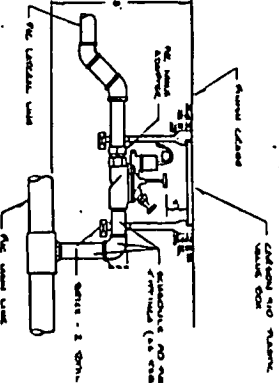
DESCRIPTION
 This device is designed to prevent backflow of water into the water supply system. It consists of two check valves in series, one above the other, with a pressure-sensing mechanism between them. The device is used to protect the water supply from contamination by backflow of water from a lower hazard area into a higher hazard area.

INSTALLATION
 The device should be installed in a vertical position. The inlet should be at the top and the outlet at the bottom. The device should be installed in a clean, dry location, protected from freezing temperatures.

CHARACTERISTICS
 The device is made of brass and is suitable for use with water. It is designed to handle a maximum flow rate of 10 GPM and a maximum pressure of 150 PSI.

INSTALLATION INSTRUCTIONS

1. **NOTE:** The irrigation plans are a schematic guide for the contractor. The Contractor shall be responsible for providing the correct location of all heads, valves, and additional heads as deemed necessary.
2. **ELECTRICAL PANEL ROOM:** The Owner shall provide the necessary power supply to the contractor's panel. The Landscape Contractor shall locate and install the control panel in the specified location.
3. **INSTALLATION:** The Landscape Contractor shall install 2" PVC pipe, 1/2" diameter, for the mainline and 1/2" diameter, 1/4" diameter, for the branch lines. The Contractor shall install the specified fittings, valves, and heads in accordance with the manufacturer's instructions and the specifications in this plan.
4. **VALVE INSTALLATION:** The Landscape Contractor shall install the specified raised double check backflow preventer valves in accordance with the manufacturer's instructions and the specifications in this plan.
5. **PIPEWORK:** The Contractor shall install 2" PVC pipe, 1/2" diameter, for the mainline and 1/2" diameter, 1/4" diameter, for the branch lines. The Contractor shall install the specified fittings, valves, and heads in accordance with the manufacturer's instructions and the specifications in this plan.
6. **CONTROL VALVE:** The Contractor shall install the specified raised double check backflow preventer valves in accordance with the manufacturer's instructions and the specifications in this plan.
7. **CONTROL VALVE:** The Contractor shall install the specified raised double check backflow preventer valves in accordance with the manufacturer's instructions and the specifications in this plan.
8. **CONTROL VALVE:** The Contractor shall install the specified raised double check backflow preventer valves in accordance with the manufacturer's instructions and the specifications in this plan.
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15. **CONTROL VALVE:** The Contractor shall install the specified raised double check backflow preventer valves in accordance with the manufacturer's instructions and the specifications in this plan.



3425 FRUITRIDGE ROAD SACRAMENTO, Ca.

McDonald's

Mark D. Backhaus environmental design
 628 'B' 30th Avenue
 Santa Cruz, Ca. 95062
 408-462-1870

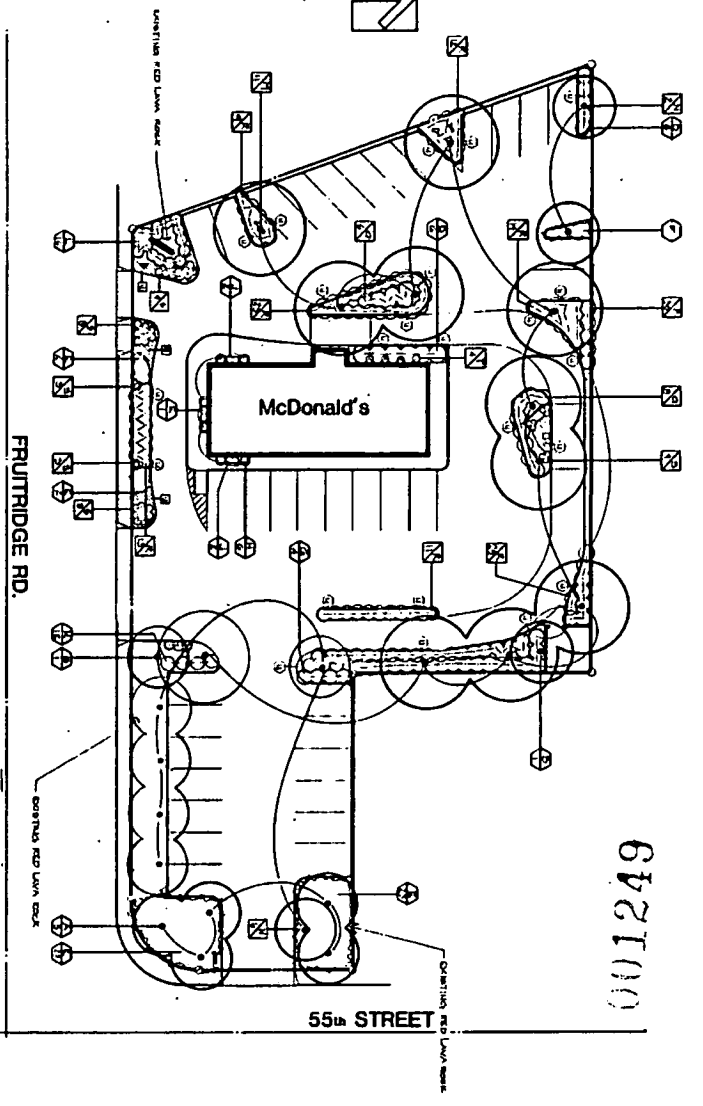
NO.	DATE	REVISIONS
1	1/25/84	ISSUED FOR PERMIT
2	1/25/84	REVISED PER COMMENTS
3	1/25/84	REVISED PER COMMENTS

IRRIGATION PLAN

84-088

4-12-87

REVISIED PLAN No. 17



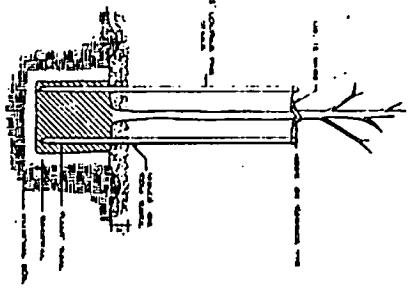
001249

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
1	FRUITRIDGE ROAD				
2	FRUITRIDGE ROAD				
3	FRUITRIDGE ROAD				
4	FRUITRIDGE ROAD				
5	FRUITRIDGE ROAD				
6	FRUITRIDGE ROAD				
7	FRUITRIDGE ROAD				
8	FRUITRIDGE ROAD				
9	FRUITRIDGE ROAD				
10	FRUITRIDGE ROAD				
11	FRUITRIDGE ROAD				
12	FRUITRIDGE ROAD				
13	FRUITRIDGE ROAD				

LANDSCAPE SPECIFICATIONS

- REMOVAL & ERECTION.** The Landscape Contractor shall remove all shrubs, stems, roots, tree stumps, and other landscape material from within the project area. All trees to be removed shall be removed from the site by the date of final site completion.
- ERIE CHAINING.** All landscape areas shall be filled and/or graded as noted on drawings. Imported fill material shall be sand-free and shall be free of weeds, rocks, stumps, and foreign debris. All imported fill shall be thoroughly watered and compacted prior to planting.
- SOIL PREPARATION.** Six or seven feet of planting area for a depth of 4 inches and moisture. Apply uniformly to all planting areas for every 1000 square feet: 1 cubic yard of removed shrubs and stems of soil.
- PLANT INSTALLATION.** Notify the Landscape Architect of plant material to be installed. All plants will be installed at the project site. All plants to be installed shall be installed in the project area. All plants to be installed shall be installed in the project area.
- PLANTING.** The planting site shall be prepared by the Landscape Architect for planting approval. The contractor shall install plants in the project area. All plants shall be installed in the project area.
- WATERING.** The contractor shall water the plants for a period of 14 days after installation. The contractor shall water the plants for a period of 14 days after installation.
- MAINTENANCE.** The contractor shall maintain the plants for a period of 14 days after installation. The contractor shall maintain the plants for a period of 14 days after installation.
- QUALITY.** The contractor shall maintain the plants for a period of 14 days after installation. The contractor shall maintain the plants for a period of 14 days after installation.



TREE STAKING
5 GAL OR 15 GAL TREE

1. All plants to be installed shall be installed in the project area.
2. All plants to be installed shall be installed in the project area.

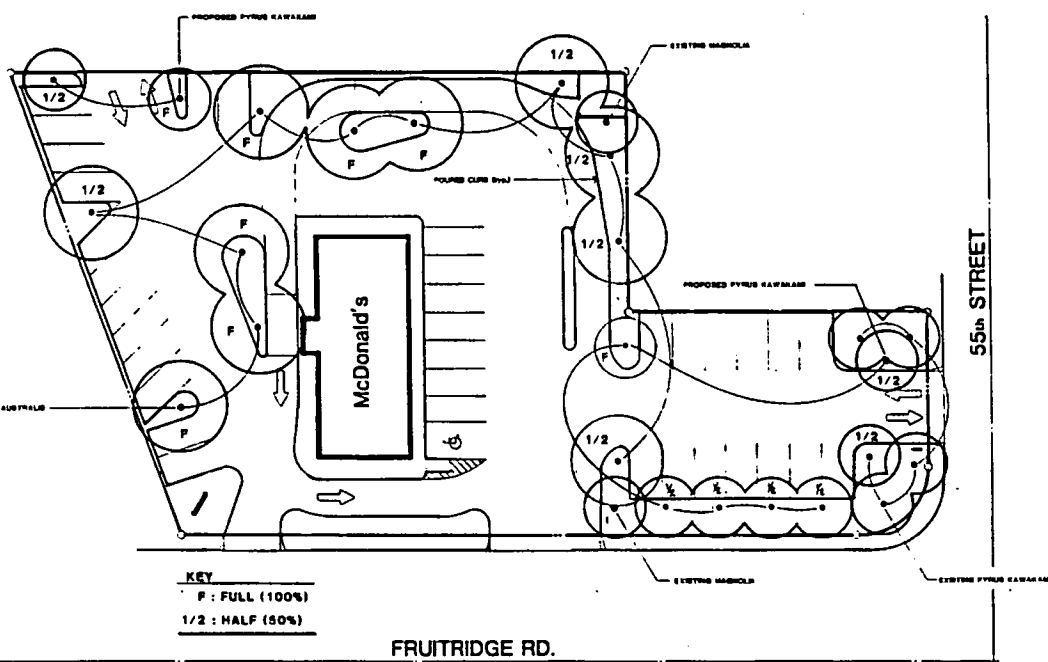
3425 FRUITRIDGE ROAD SACRAMENTO, Ca.

Mark D. Backhaus environmental design
26 B' 30th Avenue
Santa Cruz, Ca. 95062
408-462-1870

DATE	1-4-84
BY	
NO.	

184-088

001251



KEY
 F : FULL (100%)
 1/2 : HALF (50%)

SHADE VALUE of TREE as per LOCATION on SITE

TREE	FULL (100%)	HALF (50%)
CELTIS AUSTRALIS	87+062 = 8,772 sq. ft.	12+081 = 2,406 sq. ft.
PYRUS SAWAMBI	12+316 = 825 sq. ft.	17+167 = 1,791 sq. ft.
TOTAL :	6,402 sq. ft.	4,197 sq. ft.
		TOTAL : 9,904 sq. ft.

SHADE ANALYSIS	
SITE AREA	32,025 sq. ft.
PAVED AREA	19,065 sq. ft.
SHADED AREA	9,904 sq. ft.
% AREA IN SHADE — 52%	

REVISED PLAN

4-12-84

Revised Plan

No. 17

REVISION	BY
4-5-84	W.P.

Mark D. Backhaus
 environmental design
 326 E. 30th Ave. #114
 SALT LAKE CITY, UT 84115
 408-462-1870



3425 FRUITRIDGE ROAD SACRAMENTO, Ca.
McDonald's

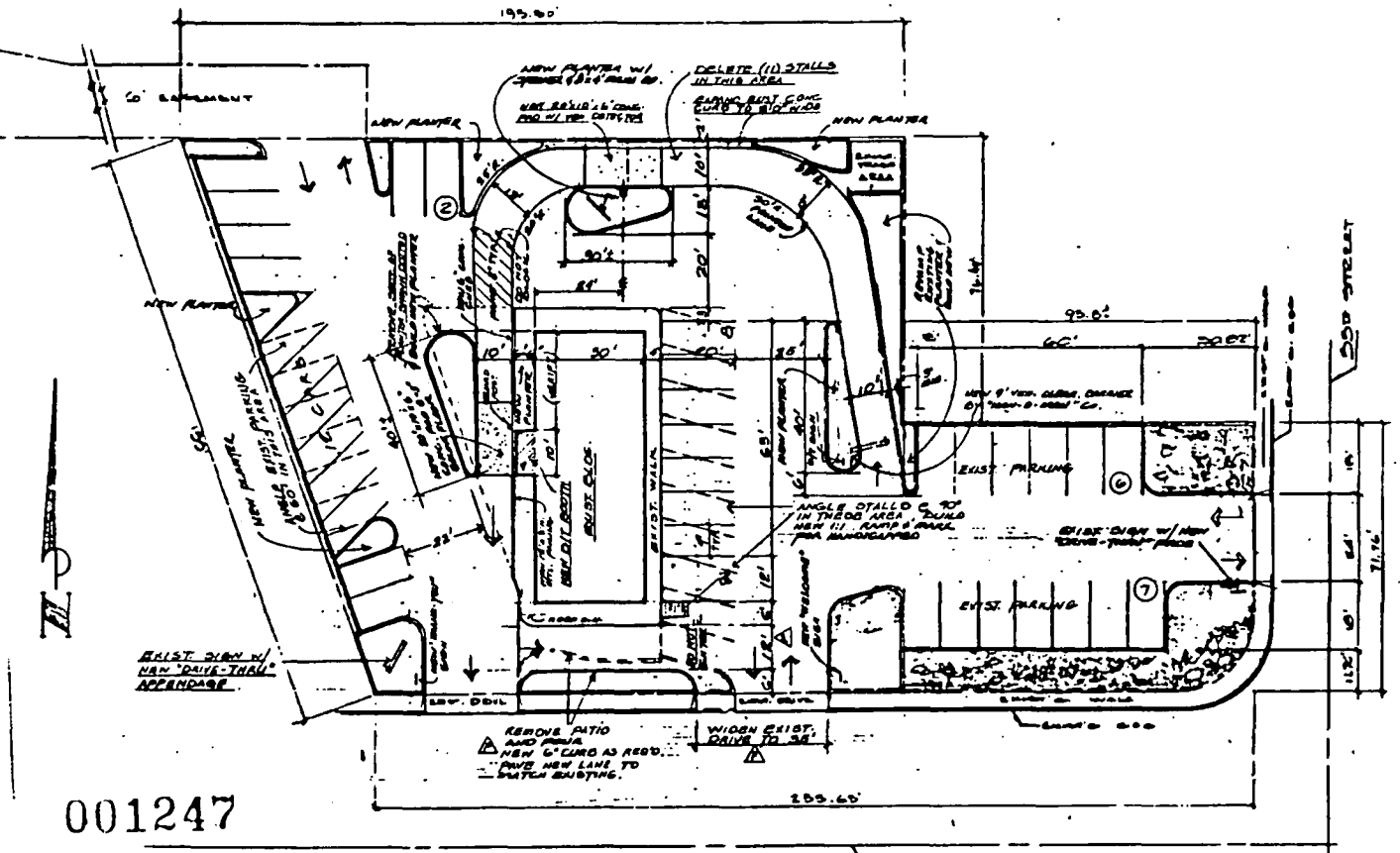
DATE	
PROJECT	
SCALE	
SHEET	
L-3	
3	

EXHIBIT 'A'

001247

- NOTES:
1. WORK TO MEET LOCAL CODES & REGULATIONS
 2. VERIFY ALL DIMENSIONS IN FIELD

REVISIONS	GENERAL INFORMATION:
<p>△ ADDD LANE 8 FEET W/ 10' WIDENED R.B. DRIVEWAY TO 28'</p> <p>△ REVISED DRIVE - R/R</p> <p>△ TRUCK LAYOUT 4/27/83</p>	<p>1- THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S SYSTEM, INC. ONE MCDONALD'S PLAZA, OAKBROOK, ILLINOIS 60521 AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THEIR WRITTEN PERMISSION.</p> <p>2- FRANCHISE OPERATOR SHALL FURNISH AND MAINTAIN ALL STRIPINGS, SIGN, SIGNCATOR AND ITS ENCLOSURE.</p> <p>3- IN THE EVENT ANY LANDSCAPING, BUFFER ZONES AND OTHER SITE IMPROVEMENTS ARE SPECIFICALLY REQUIRED BY ANY LAW, CODES OR ORDINANCES THESE SHALL BE THE OBLIGATION OF THE OWNER.</p> <p>4- WHEN SANITARY SEWER IS NOT AVAILABLE, AN ADEQUATE SEPTIC SYSTEM MUST BE SHOWN ON THIS PLOT PLAN IN DETAIL. THIS SYSTEM TO BE APPROVED BY LOCAL SANITATION AUTHORITIES AND THE MCDONALD'S SYSTEM, INC.</p> <p>5- MCDONALD'S CONSTRUCTION SUPERINTENDENT TO ESTABLISH FINAL ELEVATIONS AT SITE.</p> <p>6- FINISHED SIDEWALK ELEVATION TO BE 6" ABOVE FINISHED BLACKTOP SURFACE AND SHALL MATCH TO EXIST FINISHED ELEVATION OF BUILDING SIDEWALK SLAB.</p> <p>7- WHEN THIS PLAN IS ACCEPTED BY STATE AND LOCAL GOVERNING AUTHORITIES BETWEEN CHANGES IT CAN BE STAMPED BY THESE AUTHORITIES AS APPROVED.</p>



NOTES:

- 1- PARKING FOR _____ CARS
- 2- PARKING SPACES _____
- 3- ESTIMATED BLACKTOP AREA _____ SQ. FT.
- 4- PLOT PLAN REQUESTED BY _____
- 5- SITE CHECK OUT PREPARED BY _____
- 6- INFORMATION TAKEN FROM _____ PREPARED BY _____ OF _____ ON _____
- 7- EXT. SIGN BASES BY GEN. CONTRACTOR
- 8- SIGN BASES TO BE 1" ABOVE FINISHED GRADE
- 9- FOR DETAILS OF 6" x 12" CONC. CURB & 2" WIDE CONC. WALKS, SEE SITE IMPROVEMENT SHEET

UTILITIES:

SANITARY SEWER	
CITY WATER	
GAS - NATURAL	
ELECTRICAL	

REVISED	DATE	BY
1	11-10-79	...
2	1-24-79	...
3	2-24-79	W/O A/S/L/E
4	11-10-79	...
5	11-10-79	...

DRAWN: [Name] DATE: 11-10-79 DRAWING NUMBER: PW-272

SCALE: 1" = 20'-0"

CHECKED: [Name]

APPROVED: [Signature]

PLOT PLAN for:
 5825 FRUIT RIDGE RD.
 SACRAMENTO,
 CALIF.

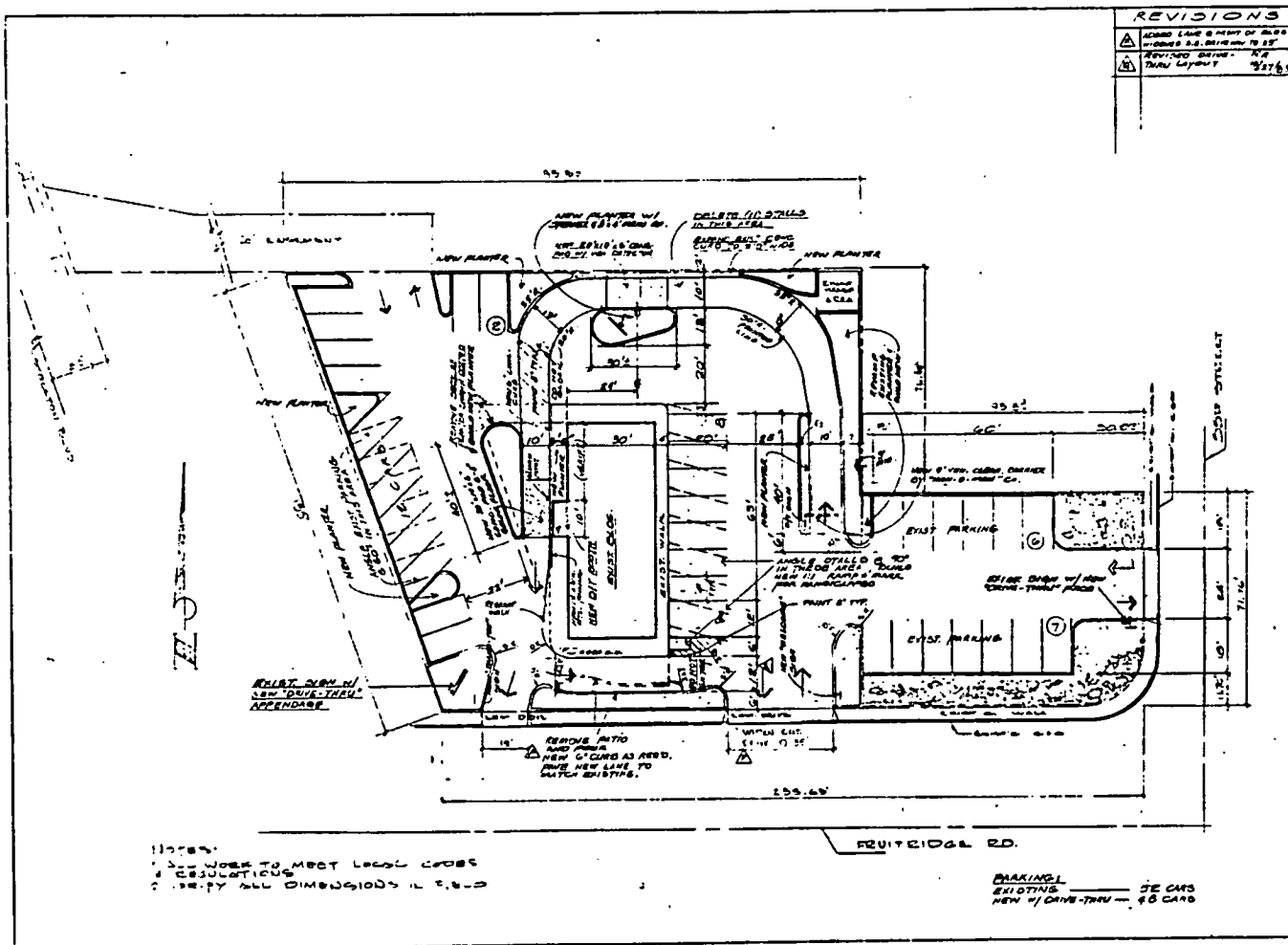
MCDONALD'S RESTAURANT

McDonald's Corporation
 Sacramento, Calif.
 One French, Route 66
 © McDonald's Corporation 1983

P 84-088

001248

4-12-84



REVISIONS	
▲	RECORD DRAWING OF THIS PLAN TO BE MADE BY THE ARCHITECT BY THE DATE OF THE PERMIT TO BE OBTAINED FROM THE CITY OF SACRAMENTO.
▲	REVISIONS: 1. SEE PLAN FOR CHANGES TO THE ORIGINAL PLAN.

- GENERAL INFORMATION:**
1. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S SYSTEM, INC. ONE MCDONALD'S PLAZA, CHANDLER, ARIZONA 85226 AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THEIR WRITTEN PERMISSION.
 2. THE PERMITS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SACRAMENTO.
 3. THE PERMITS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SACRAMENTO.
 4. WHEN SANITARY SEWER IS NOT AVAILABLE, AN ADEQUATE SEWER SYSTEM MUST BE SUBMITTED ON THIS PLAN IN ACCORDANCE WITH THE CITY OF SACRAMENTO.
 5. MCDONALD'S CONSTRUCTION SUPERINTENDENT TO ESTABLISH FINAL ELEVATIONS AT SITE.
 6. FINISHED SURFACE ELEVATION TO BE AS ABOVE FINISHED ELEVATION OF CURB AND SHALL MATCH TO ADJACENT FINISHED ELEVATION OF BUILDING FOOTING SLAB.
 7. WHEN THIS PLAN IS ACCEPTED BY STATE AND LOCAL GOVERNING AUTHORITIES WITH ANY CHANGES IT CAN BE STARTED BY THESE AUTHORITIES AS APPROVED.

NOTES:

1. - PREPARED FOR: _____
2. - PARTIAL BACKLOT: _____
3. - ESTIMATED BACKLOT AREA: _____ SQ. FT.
4. - PLAN PREPARED BY: _____
5. - SITE CHECK OUT PREPARED BY: _____
6. - INFORMATION TAKEN FROM: _____
7. - PREPARED BY: _____
8. - FOR DETAILS OF SITE SEE CIVIL, GEOTECH & SEWER WALLS SEE SITE IMPROVEMENT SHEET

UTILITIES:

SEWER	_____
CITY WATER	_____
GAS	_____
ELECTRICAL	_____

DATE: 11-20-78
 SHEET: 1 OF 2
 PROJECT: FW-212

Plot PLAN
 for
 3425 FRUITRIDGE RD.
 SACRAMENTO,
 CALIF.

REVISED PLAN

EX 'B'

No. 17

MCDONALD'S RESTAURANT

McDonald's Corporation
 11100 N. Pecos
 One Stop, 8-800-6821
 © McDonald's Corporation 1984

NOTES:
 1. SEE WORK TO MEET LOCAL CODES & REGULATIONS
 2. VERIFY ALL DIMENSIONS IN F.S.D.

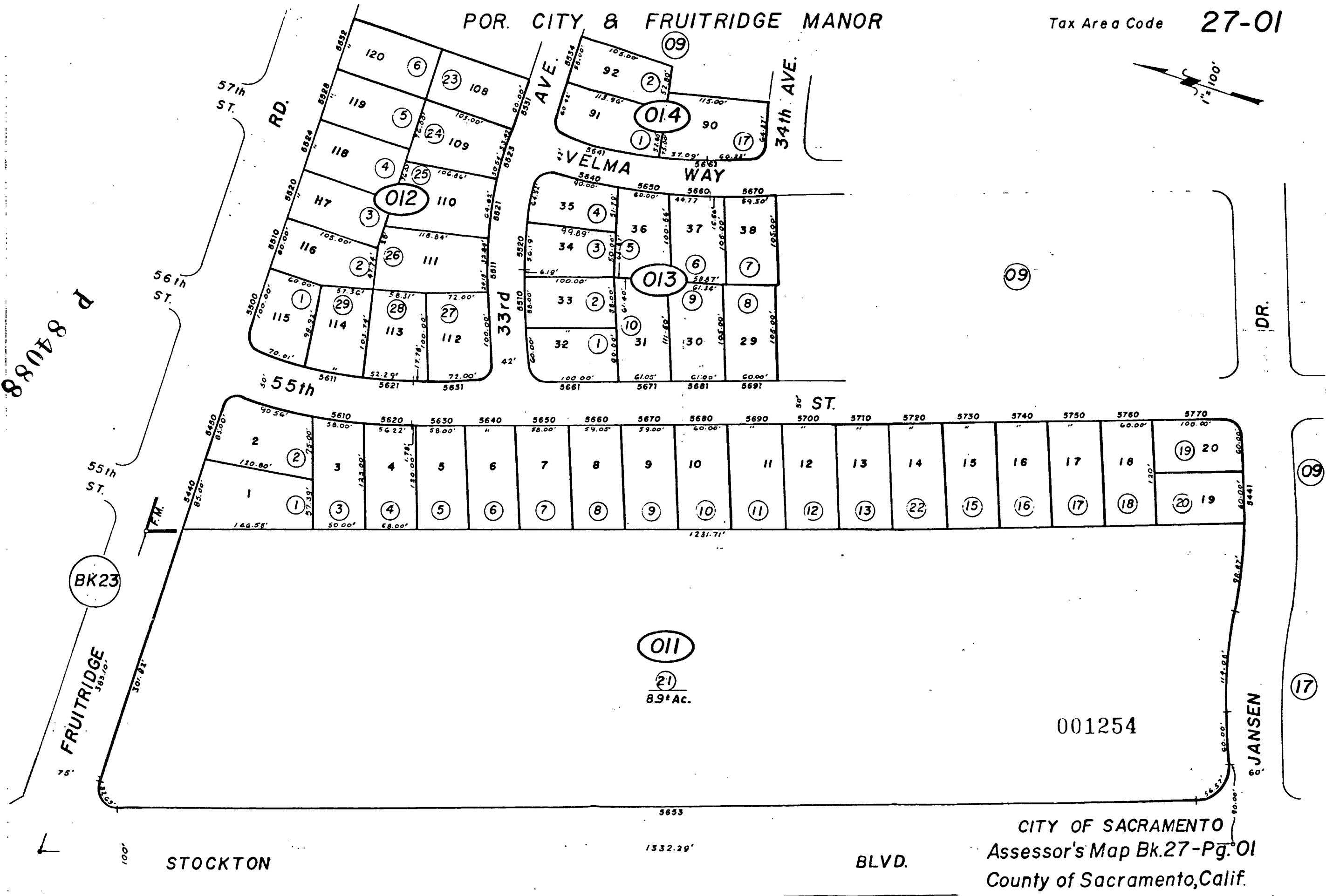
PAVING EXISTING 35 CARS
 NEW 41 DRIVE-THRU 46 CARS

POR. CITY & FRUITRIDGE MANOR

Tax Area Code 27-01



P 84088



BK23

001254

STOCKTON

BLVD.

CITY OF SACRAMENTO
Assessor's Map Bk.27-Pg. 01
County of Sacramento, Calif.