

P96-114 WENDY'S DRIVE-THRU @ FOLSOM & POWER INN

- REQUEST:
- A. **Environmental Determination: Negative Declaration**
 - B. **Special Permit** to allow the establishment of a drive-up service facility on a proposed 3,013 square-foot (Wendy's) restaurant on 0.69± undeveloped acres in the Heavy Industrial (M-2S) zone.
 - C. **Special Permit** to reduce the parking requirement from 27 spaces to 25 spaces for an 80-seat restaurant in the M-2S zone.

LOCATION: W. Side of Power Inn Road; 160 Feet South of Folsom Blvd.
APN: 079-0230-037
Council District 6 (Area 3)
East Broadway Community Plan Area

APPLICANT:	The Frazier Group (Will Harris), 916-988-9364 9286 Madison Avenue, Orangevale, CA 95662
OWNER:	Cahan Properties, 619-674-6976 11440 West Bernardo Court #300, San Diego, CA 92127
APPLICATION FILED:	November 20, 1996
STAFF CONTACT:	Mike Dale, 916-264-8309

SUMMARY: The applicant is seeking entitlements to construct an 80-seat, 3,013 square-foot, "quick service restaurant" (QSR) with a drive-up service facility and parking lot. Special Permits are needed to allow a drive-up service facility and to reduce the parking requirement from 27 to 25 spaces.

RECOMMENDATION: The project's primary issues relate to land use policy and aesthetics. The applicant has worked with staff to develop a revised site plan which provides sufficient stacking and maneuvering distances, landscaping, and pedestrian orientation. The revised project balances these issues with the need to provide sufficient seating capacity and on-site parking spaces. The surrounding commercial and industrial uses are compatible with the proposed project. **Staff therefore recommends approval subject to the conditions and findings of fact identified in Attachment 1.**

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
Existing Zoning of Site:	Heavy Industrial (M-2S)
Land Use of Site:	Partially Developed w/Parking Spaces

Surrounding Land Use and Zoning (Attachment 3):

North:	Shell Station; C-2
South:	Parking Lot; M-2S
East:	Power Inn Road, Industrial; M-2S
West:	Office Max Building; M-2S

Property Dimensions (Area):	Irregular (0.69± acres)
Building Size:	3,013 Gross Square Feet
Number/Type of Seats:	80 Indoor, Fixed Seats
Building Height:	18 Feet Tall
Length of Drive-Thru Lane:	200± Feet
Parking Spaces Required:	27 On-Site Parking Spaces
Parking Spaces Provided:	25 On-Site Parking Spaces

OTHER APPROVALS REQUIRED: In addition to the above entitlements, the project will require building permits.

BACKGROUND: On October 4, 1994, the Zoning Administrator approved a Lot Line Adjustment (Z94-104) to merge four parcels into two parcels (for Home Depot and Office Max buildings) totaling 14.6 acres. On February 6, 1996, the Zoning Administrator approved a Variance (Z96-009) to waive the masonry wall along the entire south property line. On March 5, 1996, the Zoning Administrator approved a Lot Line Adjustment (Z96-015) to relocate the property lines between the Home Depot, Office Max, and Shell Station to provide more area for the Shell Station. On July 25, 1996, the Planning Commission approved a Tentative Map (P96-053) to separate the Office Max site from the subject (Wendy's) site. The map has not yet been recorded and the parcels remain under the same ownership and APN number. On February 13, 1997, the Planning Commission approved Variances (P96-108) to allow additional signage on the Office Max building and one detached, off-site, sign on the subject (Wendy's) site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General and Community Plans. The subject site is designated as "Heavy Commercial or Warehouse" by the General Plan. No Community Plan exists for the area. The proposal would not result in a change to the present or anticipated land

use of the site in that restaurants are allowed by-right at this location. The proposal is considered to be compatible with the goals of the General Plan which encourage land use compatibility and which discourage the proliferation of unneeded parking.

Zoning. The "Heavy Industrial" (M-2S) zone permits the manufacture or treatment of goods from raw materials in addition to general commercial uses. The "S" suffix requires a minimum 25-foot wide landscaped setback along Power Inn Road. A further discussion of the project's design features is provided below.

B. Site Plan / Design

Existing. The 0.69-acre site is partially developed with parking spaces intended for use by local shopping center patrons. The site is accessible from private driveways located along Folsom Boulevard or Power Inn Road.

Proposed. The site would be developed with a 3,013 square foot restaurant with a 200± foot long drive-thru lane. Twenty-five parking spaces would be located on-site. A 25-foot wide planter area would be provided along Power Inn Road, and additional vegetation would be provided within the parking lot to meet the City's landscaping and shading ordinances. Reciprocal parking and maneuvering easements will be recorded to allow patrons of the restaurant and adjacent Office Max to share the contiguous parking areas. A paved and striped pedestrian access would extend from the adjacent driveway, and a walkways would be constructed along the building's perimeter. The location and construction of signage is not a part of this project and will be reviewed under a separate application.

C. Special Permit for Drive-Thru Lane

The establishment and of a "drive-up service facility" requires Planning Commission approval of a Special Permit. According to the Zoning Ordinance, the facility must not increase congestion, impede access to or exit from the parking lot serving the primary business, or create a nuisance for adjacent properties. Planning staff has worked with the applicant and the Public Works Department to develop a site plan which provides adequate space for vehicles in the drive-thru lane and for pedestrians seeking to safely enter upon the premises. The Public Works Department has concluded that the project will not generate a significant number of vehicle trips. The site is surrounded by commercial and industrial uses which will not be adversely affected by the proposed restaurant or drive-thru lane.

The Zoning Ordinance provides a series of physical and operational standards for drive-up service facilities. In particular, the drive-thru lane must be at least 180 feet long, a four-space stacking distance must be provided in advance of each

ordering point, and the width of the drive-thru lane must be at least 11 feet. The project will meet these criteria as shown on the attached site plan and as required in the attached conditions of approval. Staff therefore recommends approval of the Special Permit to allow the drive-up service facility.

D. Special Permit for Parking Reduction

Special Permit Required. The applicant is requesting Planning Commission approval of a Special Permit to reduce the parking requirement from 27 to 25 spaces. The Zoning Ordinance authorizes the Zoning Administrator to approve a Special Permit to waive or reduce the parking requirement for non-residential projects not exceeding 10,000 square feet in gross floor area. However, since a Planning Commission Special Permit is required to allow the drive-up service facility, the Planning Commission is requested to approve the Special Permit to reduce the parking requirement as well.

Site Plan. The proposed site plan is the result of staff discussions with the owner to provide adequate drive-thru stacking and maneuvering areas. The original project involved 88 seats, 33 parking spaces, and a drive-thru lane which did not meet the City's design standards for drive-up service facilities. To provide a longer drive-thru lane, the number of seats and parking spaces were reduced. The applicant contends that a further reduction in seating would render the project non-viable. A net-shortage of two (2) parking spaces therefore exists. Staff believes that the revised proposal balances the need for adequate stacking distances; landscaping, walkways, and building setbacks; and an adequate seating capacity.

Shared Parking. The subject site's parking lot is contiguous with a 121-space parking lot owned and operated by Office Max. Both sites are owned by the same entity. To mitigate the effect of the parking reduction, the owner will officially record parking and maneuvering easements with the Office Max site. The Office Max site provides the minimum number of parking spaces as prescribed by the Zoning Ordinance.

Peak-Hour Demand. The effect of waiving two parking spaces can be further assessed in terms of peak-hour demand for parking. Due to the site's location in a predominantly commercial and industrial area, differing peak-hour demands are anticipated for the proposed restaurant (11:30 AM - 1:30 PM) and the adjoining Office Max (1:00 PM - 3:00 PM). In most cases during peak-hour, sufficient on-site parking spaces would be available either on the subject (Wendy's) site or on the Office Max site. The 25 on-site restaurant parking spaces are anticipated to provide sufficient parking spaces to meet the normal parking demand for the project. Based on all of the above, Staff supports the Special Permit to reduce the parking requirement from 27 to 25 spaces.

E. Building Elevations

The proposed building elevations utilize the "Wendy's" corporate design, color, and materials. Staff is not opposed to this design. The subject site is not in a design-review area. The surrounding non-residential (commercial and industrial) land uses would not be adversely affected by the building's commercial character and design. Furthermore, the site is partially shielded by an existing structure (Shell Station) along Folsom Boulevard and is situated a significant distance from Folsom Boulevard. Visibility of the structure is also partially obscured by the enhanced 25-foot landscaped setback and 11-foot wide drive-thru lane along Power Inn Road. The commercial architecture will provide additional advertising and visibility for the proposed business.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Planning and Development Department has reviewed the project for potential environmental impacts. The primary areas of study pertained to air quality and transportation impacts associated with the proposed drive-up service facility and parking reduction. The Initial Study concluded that the project would not result in any significant environmental impacts. A Negative Declaration has been prepared and released with no mitigation measures.

B. Neighborhood Response

An early notice of the project application was routed to the following organizations:

- South Sacramento Neighborhood Coalition
- South Sacramento Chamber of Commerce (SSCC)
- College Glen Neighborhood Association
- Twenty-First Avenue Neighborhood Association
- Sacramento Roundtree Homeowners Association

A notification of the Planning Commission hearing was also sent to the above organizations and to all owners of property located within 500 feet of the site. At the time of this writing (2/19/97), Staff has received no comments in opposition to, or in support for, the proposal.

C. Summary of Agency Comments

Copies of the project application and drawings were routed to the appropriate City Departments and local agencies. No comments were received.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to ratify the Negative Declaration and to approve or deny the Special Permits. The Planning Commission's action(s) may be appealed to the Council within 10 days following the Commission's action(s).

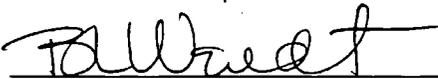
RECOMMENDATION: Staff recommends that the Planning Commission take the following action(s):

- A. **Adopt** the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. **Adopt** the attached Notice of Decision and Findings of Fact approving the **Special Permit** to allow the establishment of a drive-up service facility on a proposed 3,013 square-foot (Wendy's) restaurant on 0.69+ undeveloped acres in the Heavy Industrial (M-2S) zone.
- C. **Adopt** the attached Notice of Decision and Findings of Fact approving the **Special Permit** to reduce the parking requirement from 27 spaces to 25 spaces for an 80-seat restaurant in the M-2S zone.

Report Prepared By:


Mike Dale, Associate Planner

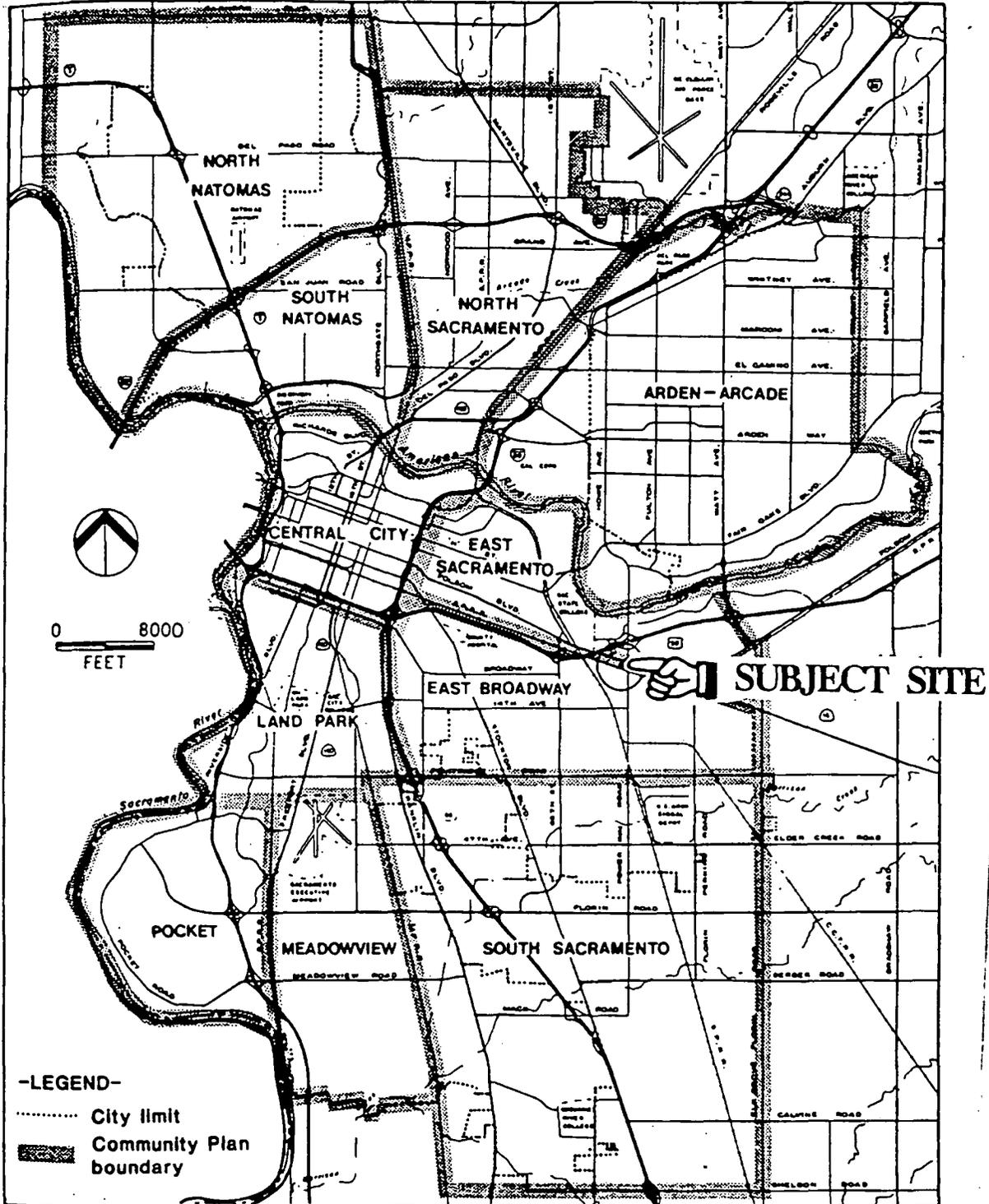
Report Reviewed By:


Barbara L. Wendt, Senior Planner

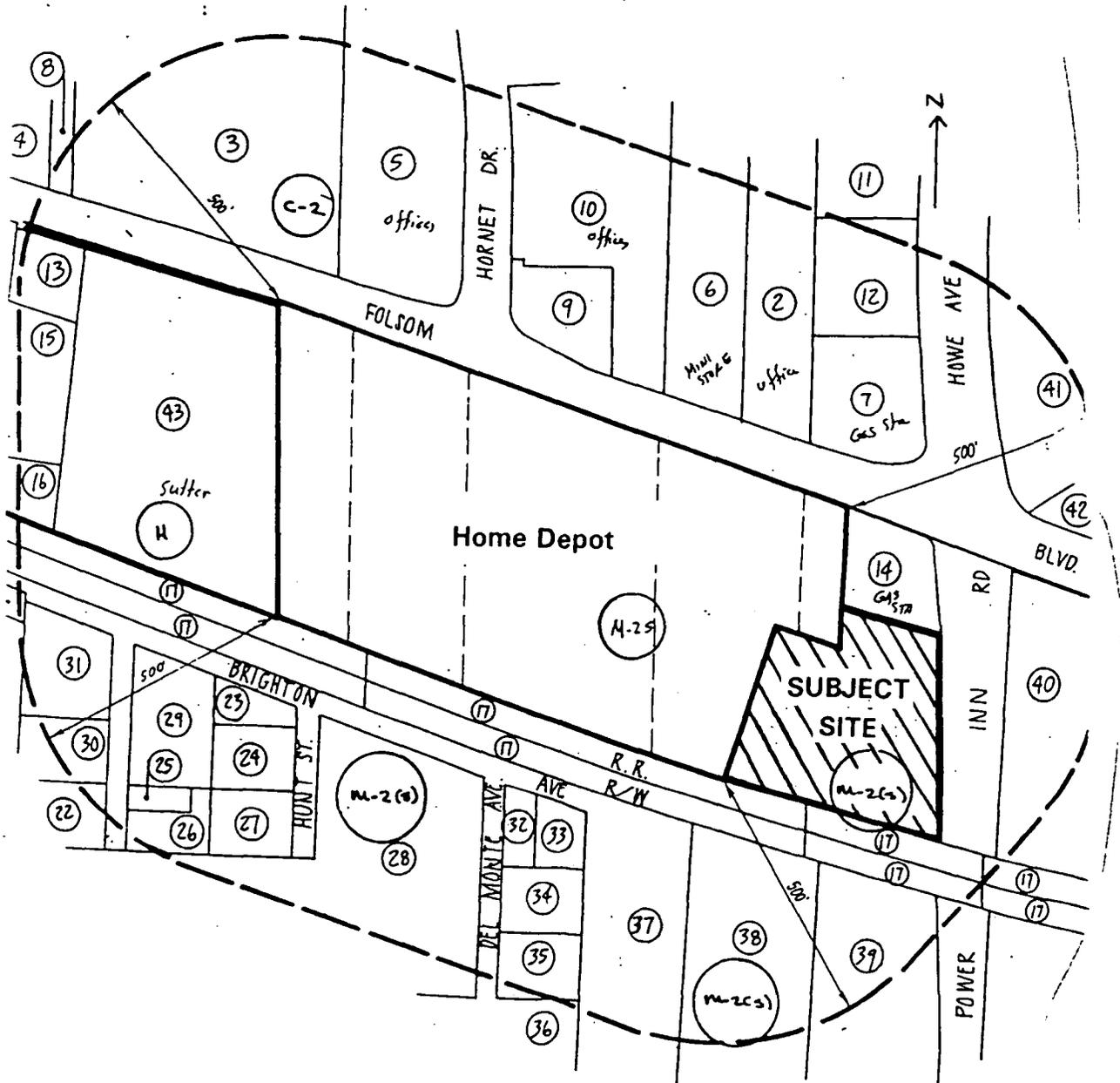
ATTACHMENTS

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Planting Plan
Exhibit 1C	Floor Plan
Exhibit 1D	Building Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map
Attachment 4	Area Map

Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map



Attachment 4
Area Map

