

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Special Permit to establish a drive-through window in an existing fast food restaurant (P83-195)

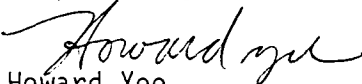
On July 28, 1983 the Planning Commission continued this item at the request of the applicant. Subsequent to this hearing date, the applicant met with staff in an effort to mitigate concerns over the proposed drive-through facility. Attached are revised plans for the drive-through which have been changed to reflect a longer drive-through lane by the elimination of unneeded parking spaces at the rear of the site. The order box has also been relocated in an effort to overcome concerns by staff and neighboring property owners over noise that may adversely affect the adjacent residential use. The applicant has also provided a landscape plan for the Commission's review.

Although the revised plans are an improvement over those originally submitted, staff still believes the proposed drive-through to be inappropriate on this site. The site is not adequate to accommodate a drive-through facility, and it is expected that traffic congestion will occur on 57th Street due to inadequate stacking distance for waiting automobiles.

RECOMMENDATION

Staff recommends the Commission deny the special permit request based on Findings Fact in the original staff report. (CPC indicated intent to approve permit based on findings of fact due 9-8-83 and conditions listed below)

Respectfully submitted,



Howard Yee  
Principal Planner

SC:bw

Attachments

CONDITIONS

1. Applicant shall place "exit only" sign on Folsom Boulevard.
2. Applicant shall provide frontage landscaping per Exhibit 1.
3. Applicant shall construct 6' high masonry fence along northerly property line.

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