

# 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.

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 driveway 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.

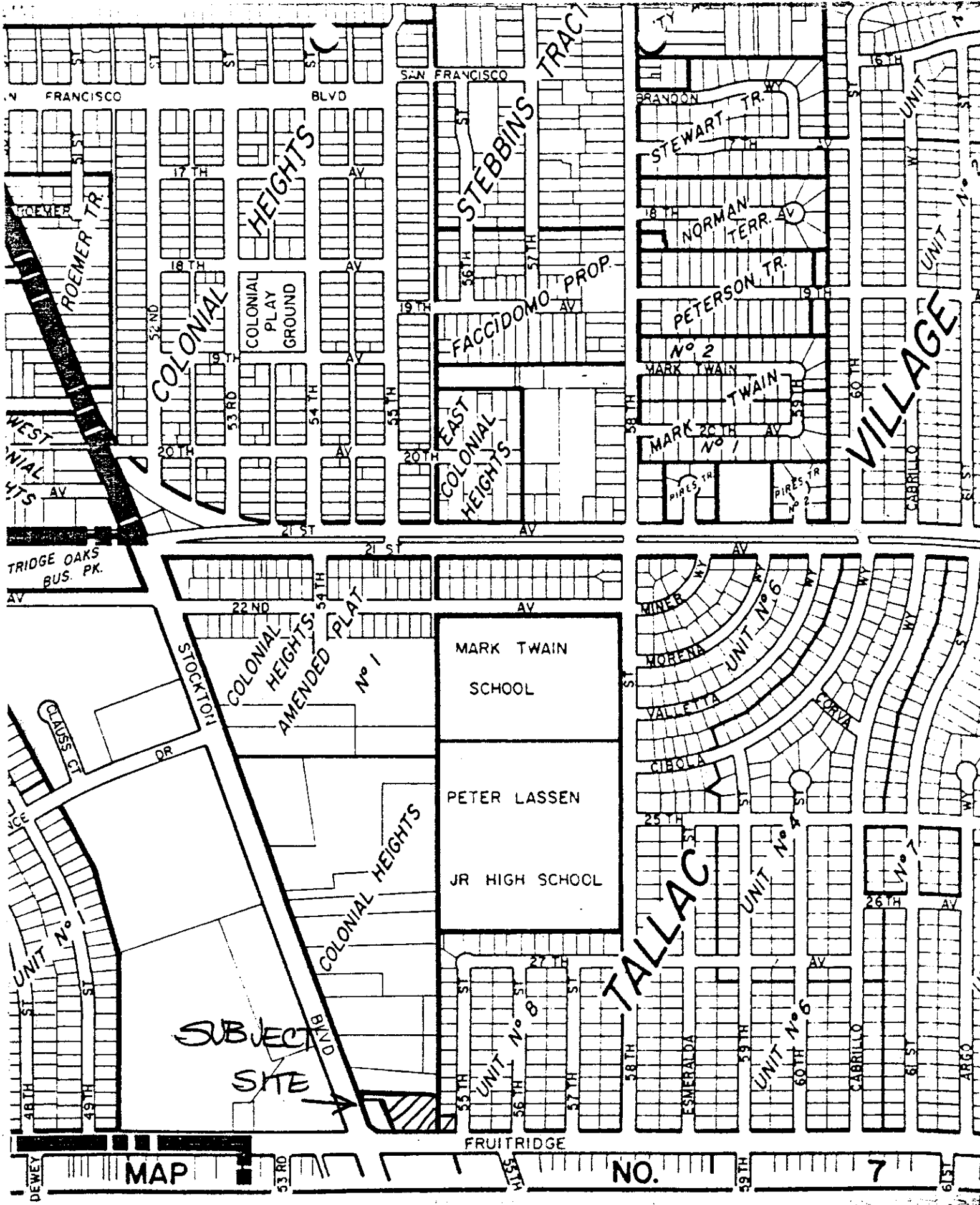
Conditions - Special Permit

- 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.



P84-088

4-12-84

No. 17

LAND USE MAP

COMMERCIAL  
COMMERCIAL

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1f  
1f

1f  
1f  
1f

✓

COMMERICAL

1f 1f

P84-038

4-12-84

do. 17

P 84088

**REVISIONS**

1	ADD	REVISIONS TO BE MADE TO THIS PLAN AS SHOWN ON SHEET PW. 272
2	ADD	REVISIONS TO BE MADE TO THIS PLAN AS SHOWN ON SHEET PW. 272

**GENERAL INFORMATION:**

- 1- THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR IN ANY MANNER WITHOUT THEIR WRITTEN PERMISSION.
- 2- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL UTILITIES, SUCH AS WATER, GAS, AND SEWER, THROUGHOUT THE CONSTRUCTION OF THE WORK.
- 3- IN THE EVENT ANY UTILITIES ARE FOUND TO BE DEEPER THAN INDICATED ON THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RELOCATION OF SUCH UTILITIES AT HIS OWNERS RISK.
- 4- THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
- 5- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL SANITATION AUTHORITY AND THE LOCAL HEALTH DEPARTMENT.
- 6- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
- 7- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL SANITATION AUTHORITY AND THE LOCAL HEALTH DEPARTMENT.
- 8- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL SANITATION AUTHORITY AND THE LOCAL HEALTH DEPARTMENT.
- 9- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL SANITATION AUTHORITY AND THE LOCAL HEALTH DEPARTMENT.
- 10- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL SANITATION AUTHORITY AND THE LOCAL HEALTH DEPARTMENT.

**NOTES:**

- 1- FURNISH FUEL
- 2- FURNISH BRACKETS
- 3- ESTIMATE BLACKTOP AREA
- 4- FLOOR PLAN SUBMITTED BY
- 5- SITE CHECK PREPARED BY
- 6- INFORMATION TAKEN FROM
- 7- PREPARED BY
- 8- CONTRACTOR TO BE
- 9- CONTRACTOR TO BE
- 10- CONTRACTOR TO BE

**UTILITIES:**

SEWER MAIN: 12" DIA. 10' DEEP

CITY WATER: 8" DIA. 10' DEEP

GAS MAIN: 8" DIA. 10' DEEP

ELECTRICAL: 4" DIA. 10' DEEP

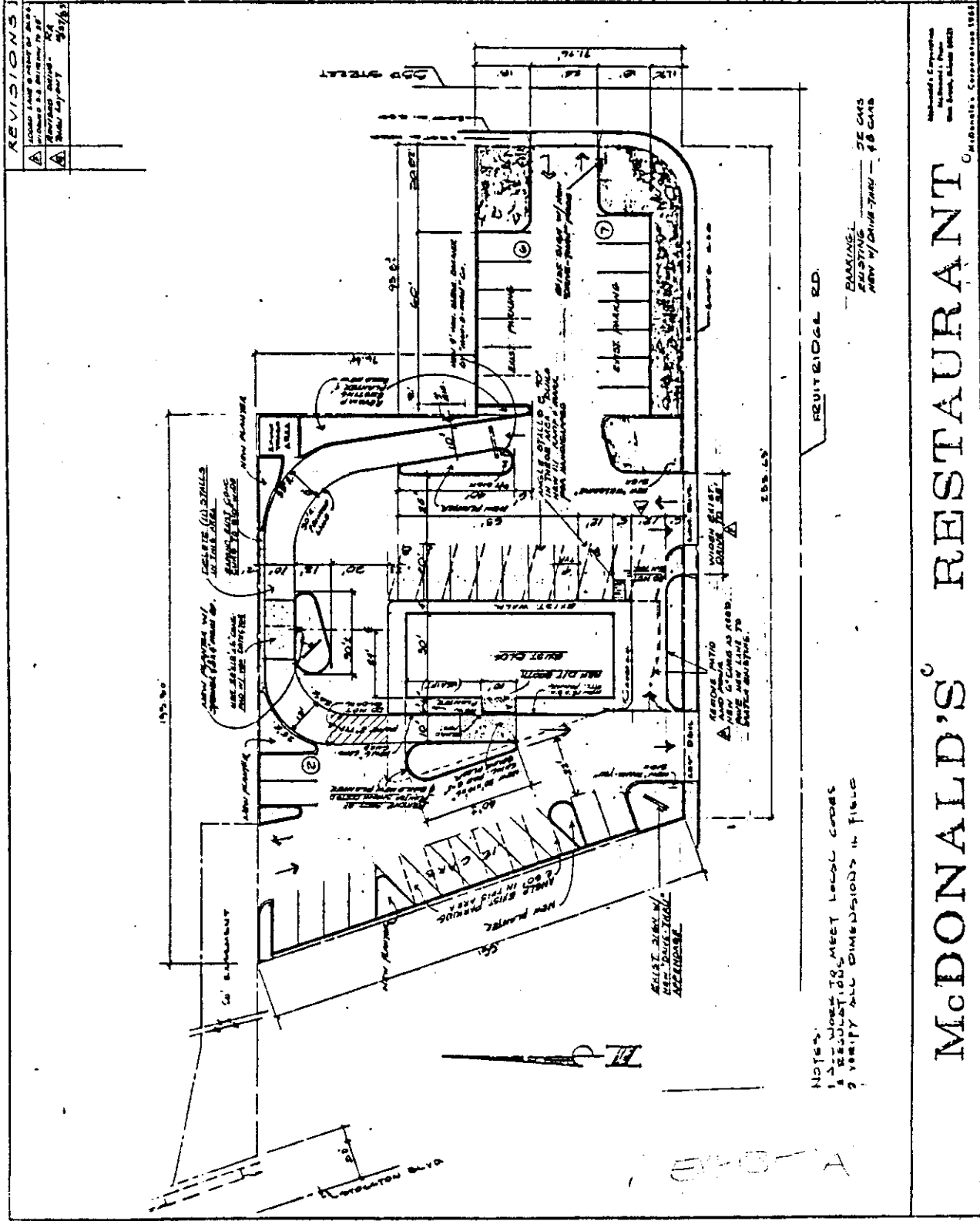
CLIMATE ZONE: 3B

DATE: 11-10-84

SCALE: 1" = 10' - 0"

PROJECT: PW. 272

APPROVED: [Signature]



**NOTES:**

1. ALL WORK TO MEET LOCAL CODES
2. VERIFY ALL DIMENSIONS IN FIELD

**PARKING:** 15 CARS  
NEW W/ DRIVE-THRU - 15 CARS

FRUITRIDGE RD.

# McDONALD'S RESTAURANT

Plot Plan for  
3425 FRUITRIDGE RD.  
SACRAMENTO, CALIF.

P 84-088

4-12-84

No. 17

EX 'B'

# REVISED PLAN

**REVISIONS**

1	ADD	REVISIONS	DATE
1	ADD	REVISIONS	DATE
2	ADD	REVISIONS	DATE

**GENERAL INFORMATION**

1. THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. RECORDS CONTAINING DIMENSIONS TO ESTABLISH THE LOCATION OF ALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.

4. WHEN EXISTING UTILITIES ARE NOT SHOWN ON THE PLAN, THE CONTRACTOR SHALL INVESTIGATE AND LOCATE THEM PRIOR TO CONSTRUCTION.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**NOTES:**

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE WALL UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PARKING LOT UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
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- ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.

**UTILITIES:**

1. CITY WATER

2. CITY SEWER

3. GAS SERVICE

4. TELEPHONE

5. CABLE

6. POWER

7. FIBER OPTIC

8. RAIN WATER

9. SLOPE

10. CURB

11. DRIVE

12. SIDEWALK

13. PARKING LOT

14. DRIVEWAY

15. DRIVEWAY

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50. DRIVEWAY

**PROJECT:** Plot Plan for 5125 Fruitridge Rd., Sacramento, Calif.

**PROJECT NO.:** PW-272

**DATE:** 11/18/84

**SCALE:** 1/8" = 1'-0"

**DESIGNED BY:** [Name]

**DRAWN BY:** [Name]

**CHECKED BY:** [Name]

**APPROVED BY:** [Name]

P84-088

4-12-84

No. 17

## MCDONALD'S RESTAURANT

FRUITRIDGE RD.  
DUNSMUIR  
SACRAMENTO, CALIF. 95815

11000'S  
2 1/2" = 1'-0"  
2 1/2" = 1'-0"









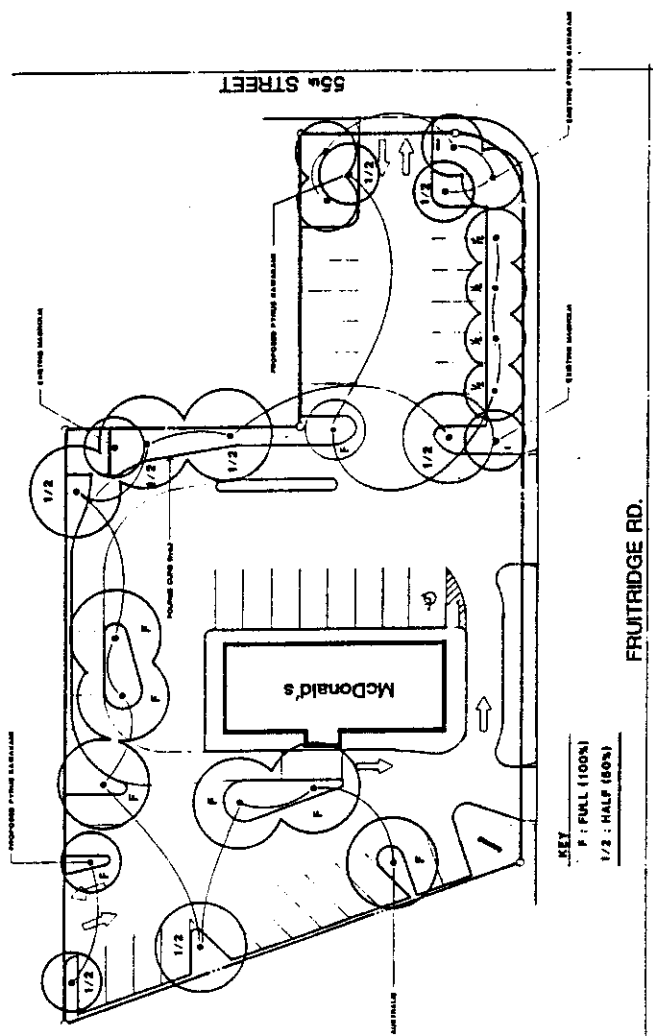
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BY	
NO.	
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Mark D. Backhaus  
environmental design  
4026 B' SOUTH AVENUE  
SACRAMENTO, CA 95832  
408-212-1870



**McDonald's**  
3425 FRUITRIDGE ROAD  
SACRAMENTO, CA

DATE	
BY	
NO.	
REV.	
DATE	
BY	
NO.	
REV.	
DATE	
BY	
NO.	
REV.	



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

SHADE VALUE OF TREE BY LOCATION ON SITE

TREE	FULL (100%)	HALF (50%)
CULTE AMOUNT	101,962 - 2,778 sq. ft.	101,961 - 2,400 sq. ft.
PERCENT SHADING	12 - 51% = 62% SH. A.	715 - 67 = 648% SH. B.
TOTAL	6,402 sq. ft.	647% SH. B.
		TOTAL: 648% SH. B.

SHADE ANALYSIS

SITE AREA	32,826 sq. ft.
PAVED AREA	19,088 sq. ft.
SHADED AREA	9,504 sq. ft.
% AREA IN SHADE	62%

PS4-888

4-12-84

Revised Plan

No. 17

