



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

**Plan Review Modification  
(P92-004)**

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

**APPLICATION:** Planning Director's Modification of a Plan Review to allow a playland to be constructed for an existing fast food restaurant with a drive through window on 1.1± developed acres in the Highway Commercial Review (HC-R) zone.

**LOCATION:** 3773 Northgate Boulevard, APN #250-0010-060-0000

**APPLICANT/OWNER:** McDonald's Corporation, c/o Lori Anderson  
1750 Howe Avenue, Suite #550, Sacramento, CA 95825

**SUMMARY:** The applicant is requesting a modification of the plan review for an existing McDonald's Restaurant in order to construct an outside playland and dining area which will have three tables and eight seats. The proposed playland is to be located at the northeast corner of the existing restaurant building.

**BACKGROUND INFORMATION:** On January 25, 1979, the Planning Commission approved a Plan Review for a 3,872 square foot drive through McDonald's Restaurant with 62 seats (P8476). In 1985, the applicant received approval by staff to remove three flag poles of 20 to 30 feet in height and replaced them with a 75 foot single flag pole. On January 26, 1989, the Planning Commission approved a Plan Review allowing the addition of 1,184± square feet to the existing McDonald's Restaurant which would allow an additional 52 seats within the restaurant.

**ANALYSIS:** The proposed playland will be approximately 500 square feet in area and is to be constructed adjacent to the northeast corner of the existing McDonald's Restaurant. In addition to the proposed playland an outside dining area with three tables and a total of eight seats is also proposed. The existing restaurant currently has a total of 117 seats which requires 39 parking spaces the additional eight seats will increase the parking requirement to a total of 42 parking spaces. The subject site currently has 49 parking spaces and only two of the existing spaces will be eliminated by the construction of the proposed playland. No additional parking will be required with the construction of the playland and outside seating area as there will be enough parking on the subject site to accommodate 141 seats within the restaurant.

**APPLICATION NO. P92-004**

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The existing parking spaces adjacent to the restaurant on the north and east sides of the building are currently nine foot wide parking spaces. By restriping these parking spaces the applicant could provide a four foot wide planter area adjacent to the playland structure on the south and west sides. As the existing driveway area is only 26 feet, which is required for maneuvering area, planters could only be provided on two of the four sides of the proposed playland. Upon inspection of the subject site planning staff found that the existing landscape berms adjacent to Northgate Boulevard and Rosin Boulevard have recently been replanted providing a mix of grass area and drought tolerant plants. The existing planters along these streets should provide a buffer from the appearance of the playland from the street. Prior to issuance of a building permit the applicant should provide the Planning Director with a revised site, landscape and irrigation plan which includes the four foot planters adjacent to the playland.

The applicant is also proposing to attach four signs approximately 22 square feet in area to the canopy structure that will cover the playland. The existing restaurant currently has only one 38 square foot attached sign and a total of four attached signs are permitted. Therefore, planning staff has no objections to the addition of three of the four proposed 22 square foot signs on the canopy structure. The submitted plans indicate that lighting is proposed to be installed under the canopy in order to provide light for the play area. The applicant should utilize a canvas that is not transparent in order to prevent the entire canopy from being illuminated. As the proposed lighting is not intended for the purpose of lighting up the canopy planning staff has no objections to the lighting as proposed.

During the site visit staff also noticed that a sign has been painted on the trash enclosure and advertising signs directed towards the streets have been painted on the windows of the restaurant. The existing window signs and the sign on the trash enclosure are not permitted signs and should be removed prior to issuance of sign permits for the canopy. In addition, the previous Plan Review which was approved in January of 1989, (P88-468) included a condition that the McDonald's flag shall not be flown from the existing flag pole.

**RECOMMENDATION:** Staff recommends the Planning Director approve the special permit modification to allow the outside playland and dining area subject to conditions and based upon findings of fact which follow.

**Conditions**

1. Prior to issuance of building permits the applicant shall provide a revised site, landscape and irrigation plan to the Planning Director for review and approval;
2. The applicant shall eliminate all of the existing illegal signage including all banners and flags from the subject site prior to issuance of a sign permit for the proposed canopy structure;

- 3. The applicant shall obtain all necessary building permits and sign permits prior to installation of the playland and canopy structure; and
- 4. The maximum seating within the restaurant and the outside dining area shall be 141 seats, which is based upon the existing 47 parking spaces which are located on the subject site.

Findings of Fact

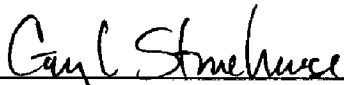
- 1. The project, as conditioned, is based upon sound principles of land use in that an outside playland and dining area is compatible with the existing restaurant development.
- 2. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that adequate setbacks, on-site parking, vehicle maneuvering, and landscaping will be provided.
- 3. The project is consistent with the General Plan which designates the site for Community/Neighborhood Commercial and Offices and the South Natomas Community Plan which designates the site Highway Commercial.

REPORT PREPARED BY:

  
 Dawn T. Holm, Planner

3-4-92  
 Date

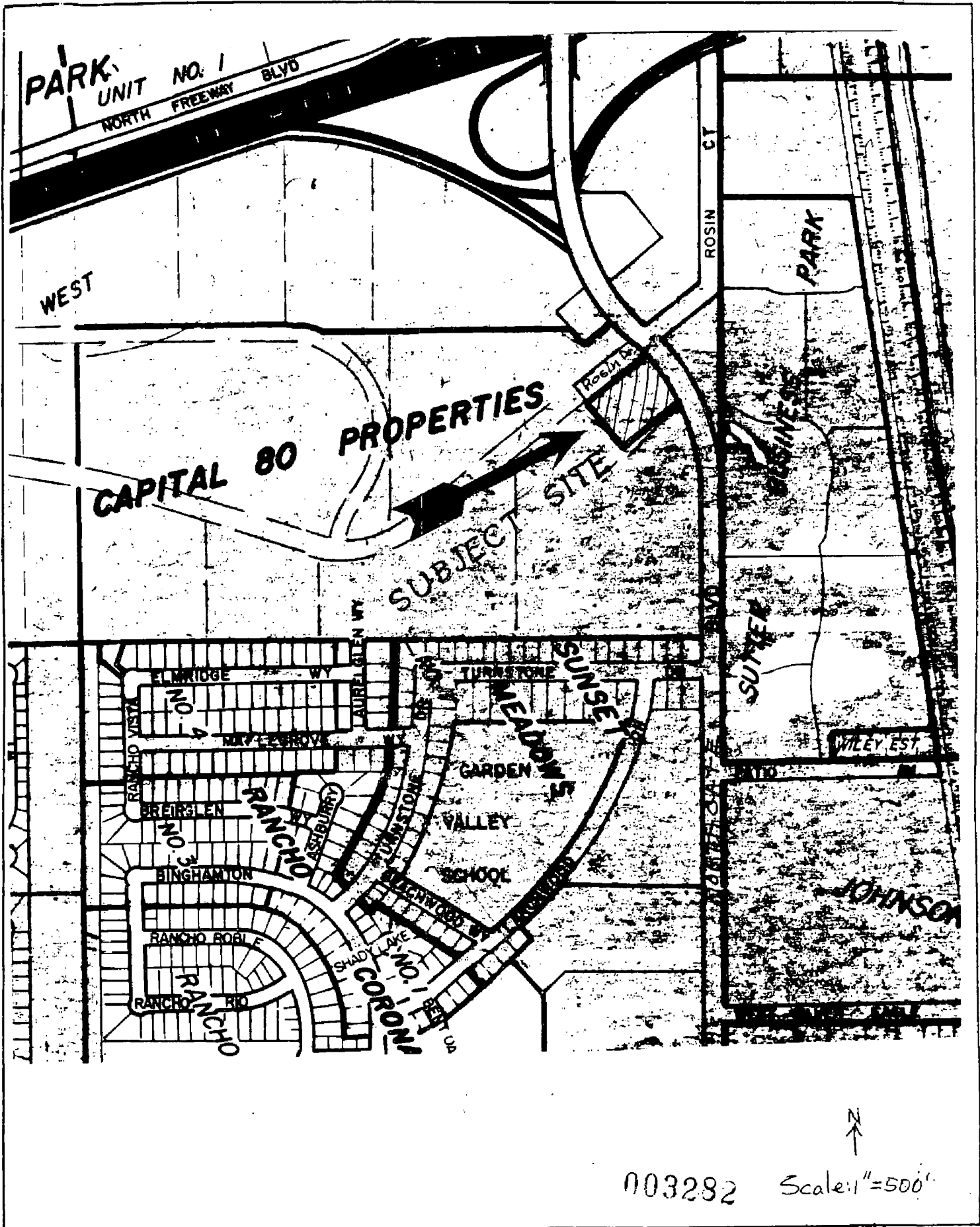
REPORT APPROVED BY:

  
 Gary Stonehouse, Planning Director  
 Report Prepared By:

3-2-92  
 Date

APPLICATION NO. P92-004

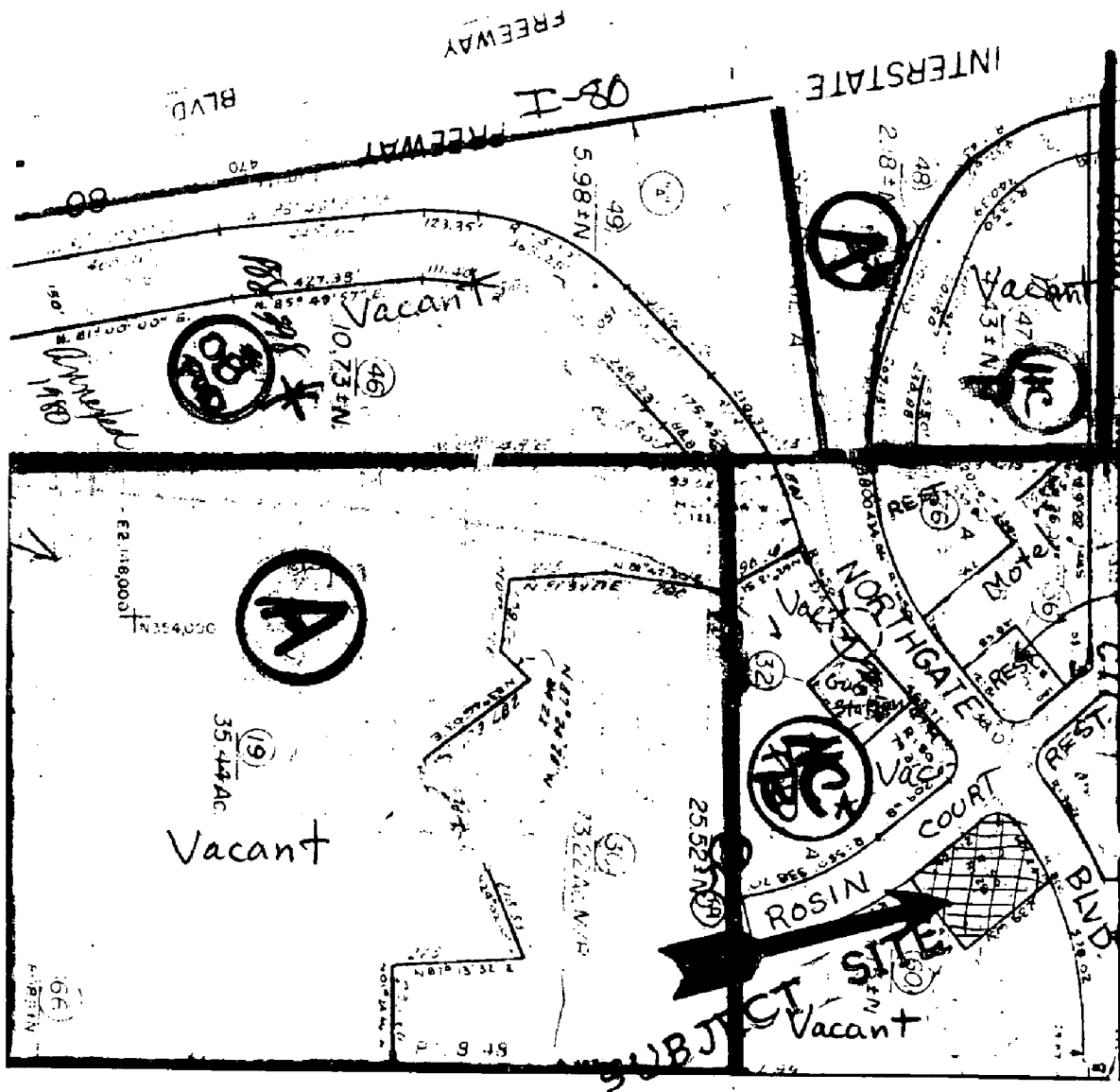
001563



003282 Scale: 1"=500'

001564

VICINITY MAP



N  
↑  
Scale: 1" = 400'

003283

001565

LAND USE & ZONING MAP

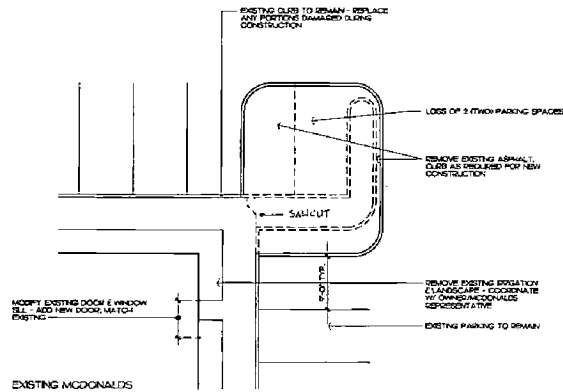
P92-004

**DEMOLITION NOTES**

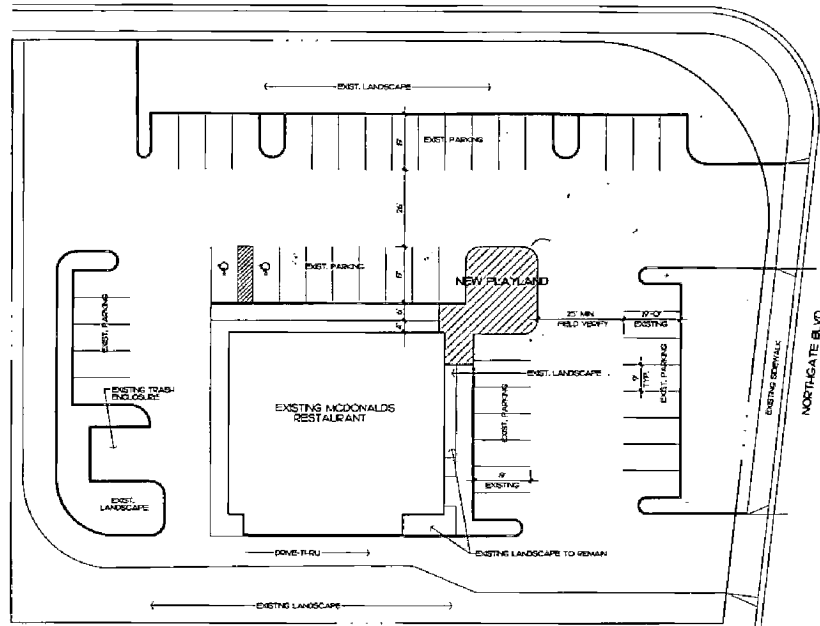
1. REMOVE EXISTING SHOWN DOTTED AS REQUIRED FOR NEW CONSTRUCTION.
2. COMPLY WITH ALL APPLICABLE CODES.
3. ALL EXITS SHALL BE REMOVED FROM THE PLAYLAND WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.

**GENERAL NOTES**

1. VERIFY IN FIELD ALL EXISTING CONDITIONS.
2. COMPLY WITH ALL APPLICABLE CODES.
3. ALL EXITS SHALL BE REMOVED FROM THE PLAYLAND WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
4. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND INFORMATION, AND IN ACCORDANCE WITH THE ACCEPTED PROFESSIONAL STANDARDS, WE HAVE DRAWN UP APPLICABLE PORTIONS OF THE SETS SAID THROUGH SAID DRAWINGS TO BEING ACCESSIBILITY TO THE PHYSICALLY HANDICAPPED.
5. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.



DEMOLITION PLAN



SITE PLAN



**SHADE CLOTH SPECIFICATIONS**

TYPE OF MATERIAL	0.03"
TESTING METHOD	
DESIGN NUMBER (SHADE COO)	
THICKNESS	
PLANE SPREAD	
IGNITION	14 SECONDS
FLAME HEIGHT	5.0 FEET MAXIMUM
TIME TO MAXIMUM SPREAD	24 SECONDS
TEST DURATION	10 SECONDS
CALCULATION	47.02 x 0.86 = 24.22
<b>SUMMARY</b>	
PLANE SPREAD	25
SHADE DENSITY	80
M.P.A. CLASS	A
UBC CLASS	I
REGISTRATION NUMBER	87

**INDEX OF DRAWINGS**

- A-1 SITE PLAN / DEMOLITION PLAN / PROJECT DATA
- A-2 FLOOR PLAN / ELEVATIONS / DETAILS
- A-3 FINISHING PLAN / DETAILS
- E-1 ELECTRICAL LIGHTING PLAN

**MATERIAL SPECIFICATIONS**

MASONRY	FM - 800 PS
MORTAR	TYPE S 800 PS MIN
CONCRETE	FC - 3000 PS AT 28 DAYS
REINFORCING	ASTM A63 - 62 #3
STRUCTURAL STEEL	A-36
PILE STEEL	PT - 48 KS
COLTNG	A-307, A-308 AS NOTED
WELDING	E-7018, LOW HYDROGEN ELECTRODES

**PROJECT DATA**

OWNER	MCDONALD'S CORPORATION 200 LYONS AVENUE SUITE 200 SACRAMENTO, CA 95825 (916) 447-9777
ADDRESS	3775 NORTHGATE BLVD. SACRAMENTO, CA
ZONING	UC-9
OCCUPANCY	A-4 / B-2
TYPE OF CONSTRUCTION	2-N
PARKING EXISTING	49
LOSS	3
NEW PARKING	47
CODE	908 UNIFORM BUILDING CODE
NEW PLAYLAND AREA	750 SF.

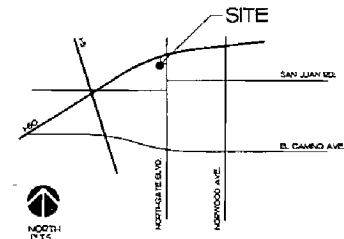
**CONSULTANTS**

ARCHITECT  
THE ARCHUS GROUP, INC.  
2600 NORTH 16TH STREET  
SUITE 100  
PHOENIX, ARIZONA 85008  
(602) 775-5775

STRUCTURAL ENGINEER  
BLANDY ENGINEERING INC.  
305 NORTH ACUILLA LANE  
PHOENIX, ARIZONA 85033  
(602) 978-4889

ELECTRICAL ENGINEER  
MAYNE ENGINEERING SERVICES  
201 35TH AVE  
COVE SPRING, ARIZONA 85033  
(602) 978-4889

**VICINITY MAP**



NO.	DATE	REVISIONS	BY

MCDONALD'S CORPORATION  
MCDONALD'S PLAZA  
CHICAGO, ILLINOIS 60699

THE ARCHUS GROUP, INC.  
2600 NORTH 16TH STREET  
SUITE 100  
PHOENIX, ARIZONA 85008  
(602) 775-5775

**ARCHUS**



3775 NORTHGATE BOULEVARD SACRAMENTO, CALIFORNIA

# McDonald's

THE CHINESE BUILDING DESIGN AND THE HANGAR ROOF BELOW SCENE IN THESE DRAWINGS ARE SERVICE MARKS OF MCDONALD'S CORPORATION, REGISTERED IN THE U.S. PATENT AND TRADEMARK OFFICE.

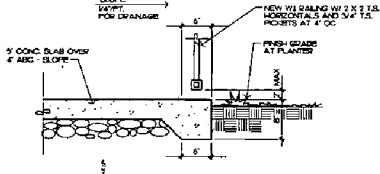
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A-1

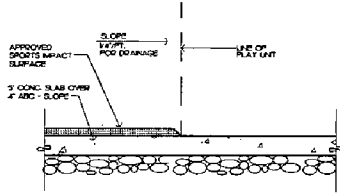
9144-4/90



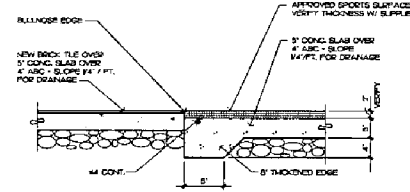
P92-004



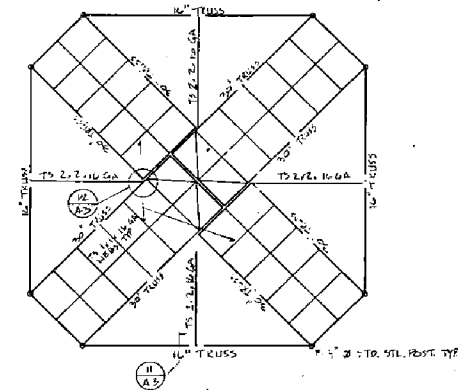
1 DETAIL AT FENCE



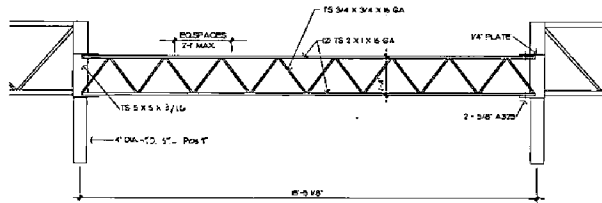
2 EDGE SECTION



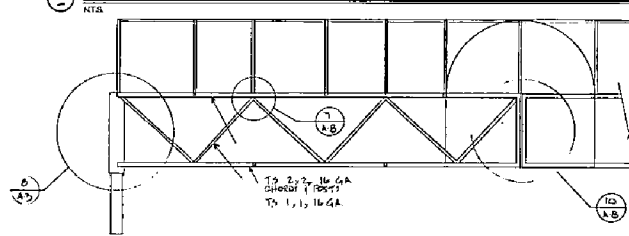
3 EDGE SECTION



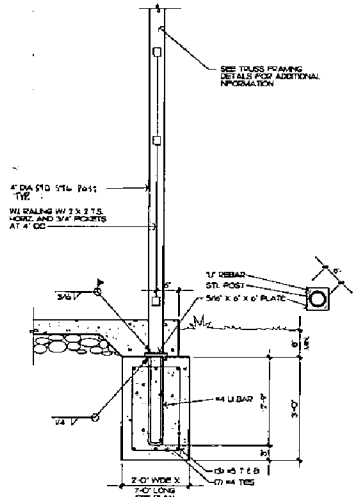
FRAMING PLAN



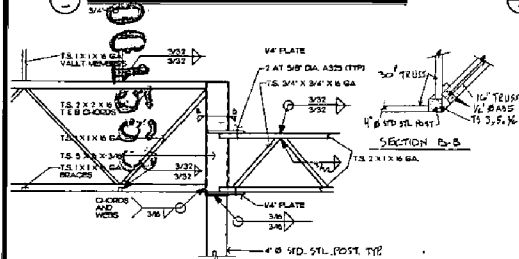
4 TYPICAL 16' TRUSS FRAMING



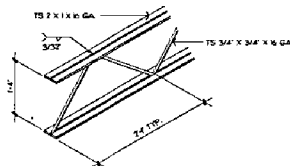
5 TYPICAL 30' TRUSS FRAMING



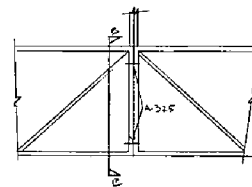
6 COLUMN SECTION



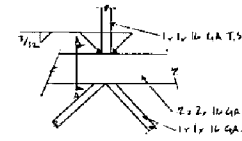
7 TRUSS CONNECTION



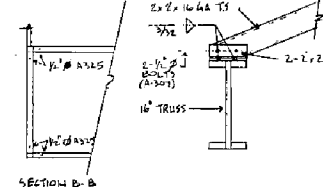
8 TYPICAL TRUSS SECTION



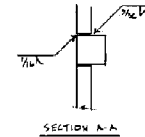
9 TRUSS CENTER CONNECTIONS



10 TYPICAL ARCH CONNECTIONS

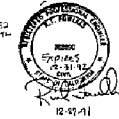


11 BRACE & 16' TRUSS



12 BRACE & TRUSS CONN.

REFER TO GLENCOE ENGINEERING CALCULATIONS  
JOB NUMBER: 11-1158  
DATED: 11-24-01  
FOR TRUSS INFORMATION.  
MY SEAL AND SIGNATURE HAVE BEEN REVIEWED  
THIS DRAWING & SPECIFICATIONS IN COMPLIANCE WITH  
THE STRUCTURAL CALCULATIONS.



REVISIONS		NO. DATE	ITEMS	BY
MCDONALD'S CORPORATION		OAK BROOK, ILLINOIS 60521		BUILDING
ARCHITECT		PROJECT MANAGER		DRAWN
ARCHITECT		PROJECT MANAGER		CHECKED
ARCHITECT		PROJECT MANAGER		DATE

3775 NORTHGATE BOULEVARD SACRAMENTO, CALIFORNIA

# McDonald's

THE DIRECT BUILDING DESIGN AND THE HANGAR ROOF DESIGN SHOWN IN THESE DRAWINGS ARE SERVICE MARKS OF MCDONALD'S CORPORATION, REGISTERED IN THE U.S. PATENT AND TRADEMARK OFFICE.

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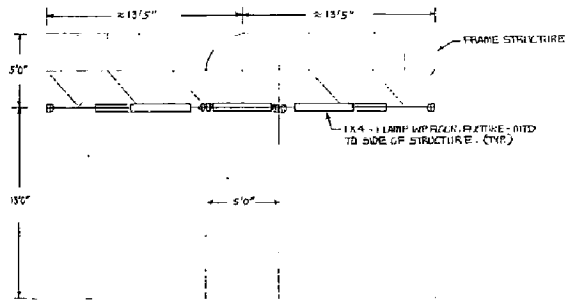
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A-3

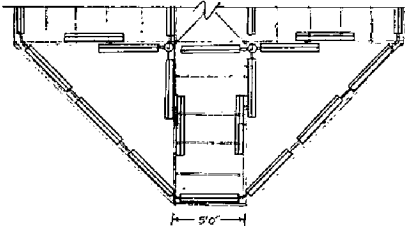
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P92-004



SECTION A-A DETAIL - SIDE VIEW



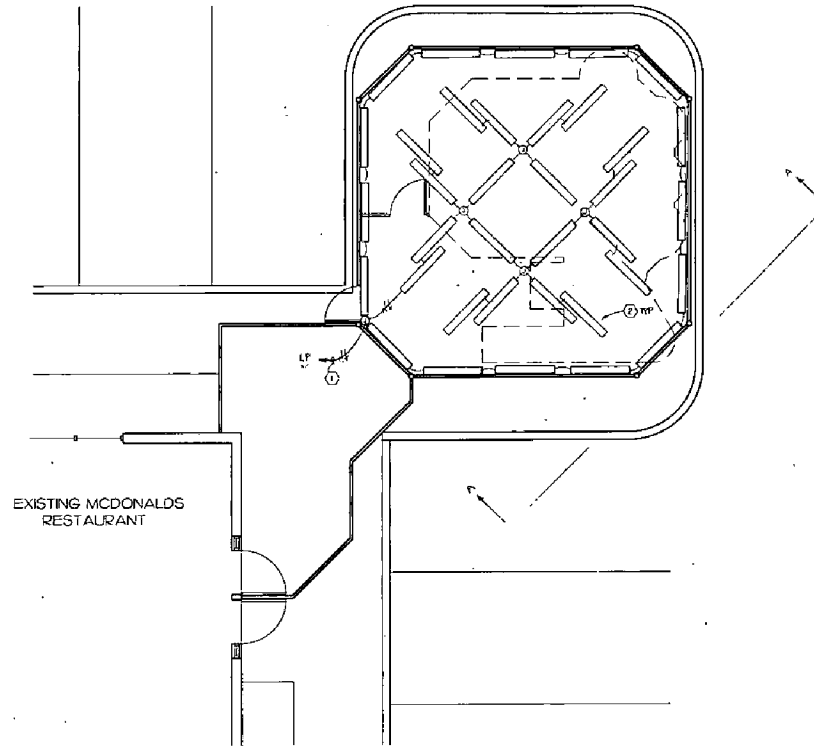
SECTION A-A DETAIL - TOP VIEW

**LOAD CALCULATION:**

NEW FLUORESCENT FIXTURES - 36 @ 37VA/FIXTURE = 1332 VA  
 NEW LOAD @ 75% CD = 333  
 TOTAL NEW LOAD ADDED = 1665 VA  
 $1665 \text{ VA} \div 120\text{V} = 13.9 \text{ AMPS}$

**MAIN NOTES:**

- 1. CONNECT TO SPARE CIRCUIT IN PANEL 'LP'. VERIFY CIRCUIT STATUS PRIOR TO CONNECTION.
- 2. CEILING MOUNTED W/ FLUORESCENT FIXTURE - 1x4 - 1 W/ RY 4-50-140-NS-E W/ 120V BALLAST.



**ELECTRICAL / LIGHTING PLAN**



1/4" = 1'-0"

NO.	DATE	REVISIONS	BY

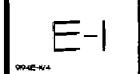
MCDONALD'S CORPORATION  
 MCDONALD'S PLAZA  
 OAK BROOK, ILLINOIS 60521  
 ARCHUS  
 ARCHITECTURAL FIRM  
 3000 N. 24th St., Suite 102  
 Phoenix, AZ 85016  
 Phone: 602-278-3779



3773 NOBLES GATE BOULEVARD SACRAMENTO, CALIFORNIA

THE GOLDEN ARCHES, STORE AND THE ARCHES, THE ARCHES, STORES IN THESE STATES ARE SERVICE MARKS OF MCDONALD'S CORPORATION, REGISTERED IN THE U.S. PATENT AND TRADEMARK OFFICE.

24-9 15030



99-42-44



FAX TRANSMITTAL

McDonald's Corporation  
1750 Howe Avenue  
Suite 550  
Sacramento, California 95825  
916/649-9797  
Fax: 916-641-3599

TO: [REDACTED] DEPT. Planning

EXT. \_\_\_\_\_

FROM: Wendy Anderson # OF PAGES 3  
SACRAMENTO REGION INCLUDING COVER SHEET

IF YOU DO NOT RECEIVE ALL OF THE FOLLOWING MATERIAL, PLEASE CALL US AT (916) 649-9797.

THANK YOU

COMMENTS:

Dawn - The Midway store has one roof sign. 30 SF total

Thanks,  
*[Signature]*

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

FEB 18 1992  
RECEIVED

001570