

FILL IN ALL SPACES

CITY PLANNING COMMISSION

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

Genl,
See my notes
[Signature]

APPLICANT	Michael Palmer, 2932 East Nutwood Av, Fullerton, Ca. 92634		
OWNER	West Coast Investments, Attn: John Coelho, 910 Florib Rd, Suite 211, Sac 95831		
PLANS BY	_____		
FILING DATE	12/29/83	50 DAY CPC ACTION DATE	REPORT BY: CM
NEGATIVE DEC.	1/23/84	EIR	ASSESSOR'S PCL, NO. 274-060-25

- APPLICATION:
1. Negative Declaration
 2. Special Permit for drive-up window for proposed restaurant on 17,900 s.f. parcel in the SC-R Zone.
 3. Plan Review of proposed 1,800± s.f. restaurant

LOCATION: S.E. corner of W. El Camino ^{Av} & Truel Rd.

PROPOSAL: The applicant is requesting the necessary entitlement to develop a fast-food restaurant in the Discovery Plaza Shopping Center (under construction).

PROJECT INFORMATION:

1974 General Plan Designation: Commercial & Office
 1978 So. Natomas Community Plan Designation: Comm. - Shopping Ctr.
 Existing Zoning of Site: SC (PUD)
 Existing Land Use of Site: Vacant
 Surrounding Land Use and Zoning:
 North: Vacant & R-1A
 South: " & R-3R
 East: " & R-3R
 West: " & R-2-B-R

Parking Required: 17
 Parking Provided: 18
 Property Dimensions: 134' 1/2 x 137' 1/2
 Property Area: ~~18,000± s.f.~~ 17,900± s.f.
 Density of Development: —
 Square Footage of Lot(s): —
 Square Footage of Building(s): 1800± s.f.
 Height of Structure(s) 18' 3" (one-story)
 Significant Features of Site: —
 Topography: Flat
 Street Improvements: To be provided
 Utilities: " " "
 Exterior Building Colors: Beige stucco, red tile roof, fascia - dark brown
 Exterior Building Materials: stucco & red spanish tile

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FILL IN P#

APPLC. NO. 83-439

MEETING DATE _____

CPC ITEM NO. _____

On July 15, 1980, the City Council approved the recommendations of the Planning Commission and the Board of Public Works for the proposed development.

The subject site is located at the intersection of ...
Plaza Shopping Center, which is now under construction at the south east corner of ...
West of Camino Ave. & Tule Rd.
The subject site is located on a 0.41-acre vacant pad located within the parking lot of the Center adjacent to West. ...

Staff Evaluation: Staff has the following comments regarding this report:

1. Plan Review

The applicant proposes to construct a one-story (18'3") multiple restaurant consisting of 1800 sq. ft. of floor area with floor seating for 50 persons. The exterior wall material is composed of large stone walls, red tile roof, and wood frame painted dark brown. The front elevation will also include a brick of ceramic tile under the overhang. The remaining areas of the site are a combination of existing red, yellow & brown color tile. The subject site, proposed exterior material & ...

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indicated
proposed
basically
conforms
to water plan
approved
by
CPC

colors essentially conform to the main shopping center complex. The shopping center is constructed of beige stucco walls with ~~composition~~ ^{dark brown metal} roof. The subject site plan also conforms to the Shopping Center Master Plan.

The parking requirement for the project is 17 parking spaces. The applicant proposes 18 on-site spaces.

2. Landscaping

The site plan indicates a perimeter landscape strip around the west, south & east side of the project. The staff requests intensive planting of trees (various sizes & species), shrubs, & low ground cover.

3. Trash Enclosure

A trash enclosure is proposed on the south side of the project site facing the main shopping center bldg. Staff requests that the perimeter of the trash enclosure structure be effectively screened with heavy landscape plantings.

The following design standards shall be utilized for the design of the trash enclosure structure:

- The walls of the trash enclosure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main ~~office~~ ^{restaurant} building;
- The trash enclosure structure shall have heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;

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- c. The trash enclosure facility shall be designed to allow walk-in access by ~~janitorial~~ ^{restaurant} personnel without having to open the enclosure gates;
- d. The walls shall be a minimum six feet in height, more if necessary, for adequate screening;
- e. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing vines.

The applicant shall include detailed plans indicating location and construction materials of the enclosure facility on the plans submitted for the building permit.

4. Bicycle parking

The staff requests that the applicant provide sufficient bicycle parking facilities to encourage bicycle usage by employees & customers. Staff recommends bicycle parking for a minimum of six bicycles, of which three shall be class II facilities.

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5. Drive-up window

The site plan indicates a drive-up window on the east bldg elevation with the drive-thru lane extending around the east & south side of the subject site. The Traffic Engineer has ^{reviewed} ^{the applica} ^{site plan & has} no objection to the proposed drive-thru element.

6. Outdoor and Parking Area Lighting

The landscape areas surrounding the building, walkways and parking areas shall be well lighted to provide a safe and secure night environment. The final site and building plans shall indicate the location and specifications of the outdoor lighting system. It is recommended that the parking areas be well lighted with a minimum illumination level of one to two average maintained footcandles measured at the paved surface area.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the negative Declaration;
2. Approval of the special permit, subject to conditions, & based upon the findings of fact which follow;
3. Approval of the Plan Review

Conditions

1. The applicant shall submit detailed landscape, irrigation & shading plans for review & approval of the Planning Director prior to issuance of bldg. permit. The landscape plan shall include a variety of trees, shrubs, vines, & low ground cover in a variety of sizes (15, 15, one gallon containers). The revised final plans shall also include the location & lighting specifications of the outdoor lighting system.
2. The design of the trash enclosure facility shall adhere to the guidelines specified in staff comment #3.
3. The applicant shall incorporate a minimum of 6 bicycle parking facilities on the final bldg plans, of which three shall be Class II facilities.

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the applicant is encouraged to provide additional language parking facilities to be taken advantage of in other areas of the site.

4. The applicant shall submit a detailed program of graphics program to the Planning Director for review of approval prior to issuance of any permits.

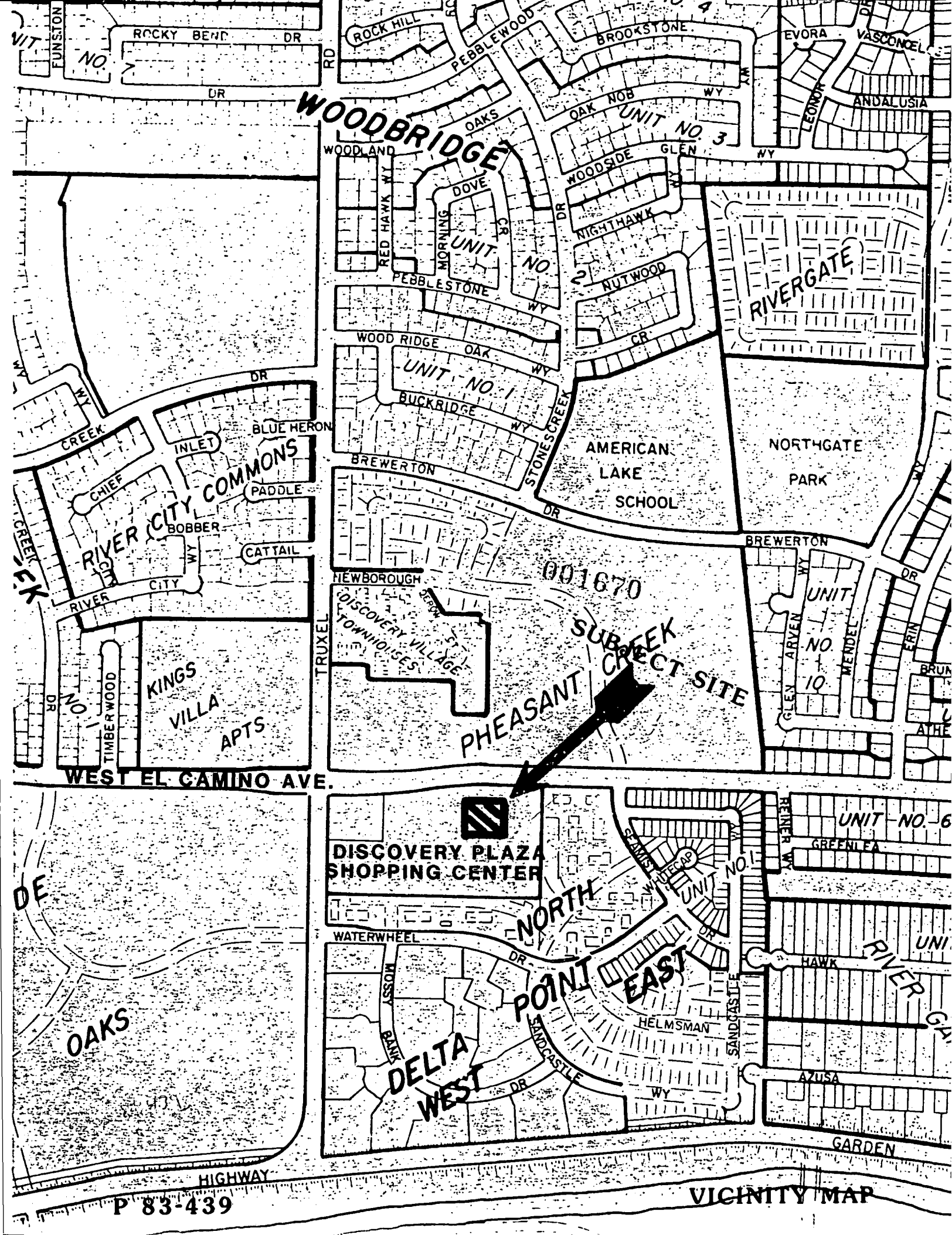
Findings of fact

1. The proposed project is based upon sound principles of land use in that the design of the project is compatible to the main shopping center in the vicinity.

2. The special permit is conditional, since it is not recommended to the public health, safety or welfare nor is it in the public interest of insurance in that the proposed project provides adequate on-site parking facilities, and auto stacking distance for the drive-thru element.

3. The proposed project is compatible with the 1978 S.O. Urban Community Plan which designates the site for commercial use.

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WOODBRIDGE

RIVERGATE

RIVER CITY COMMONS

KINGS VILLA APTS

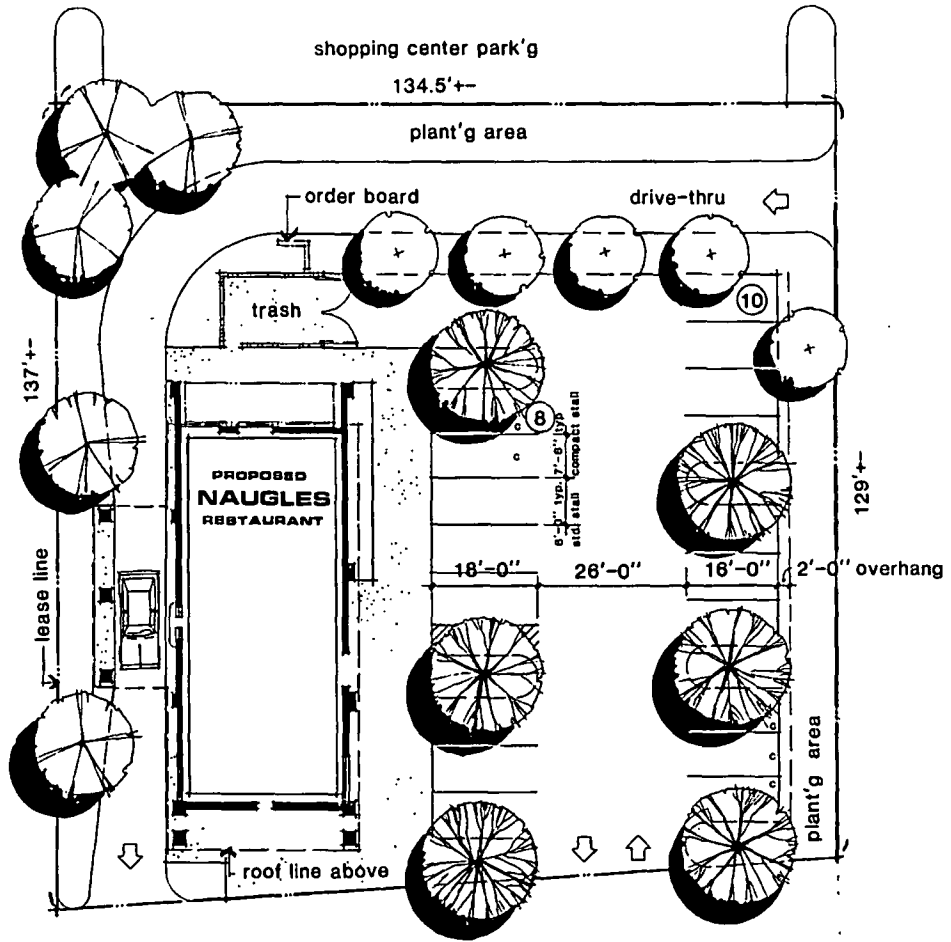
DISCOVERY PLAZA SHOPPING CENTER

DELTA WEST

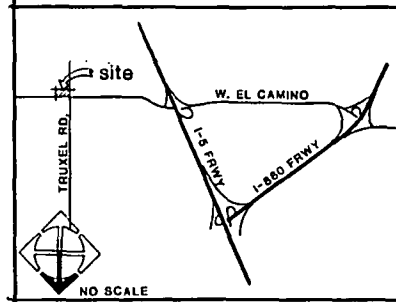
DELTA EAST

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SUBCREEK CREEK SITE

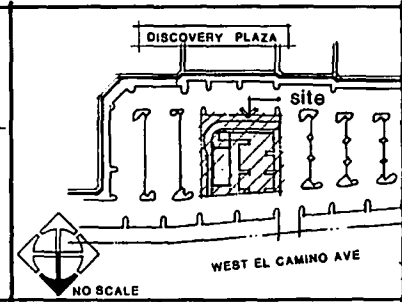
AMERICAN LAKE SCHOOL



VICINITY



LOCATION



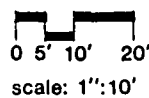
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SITE PLAN

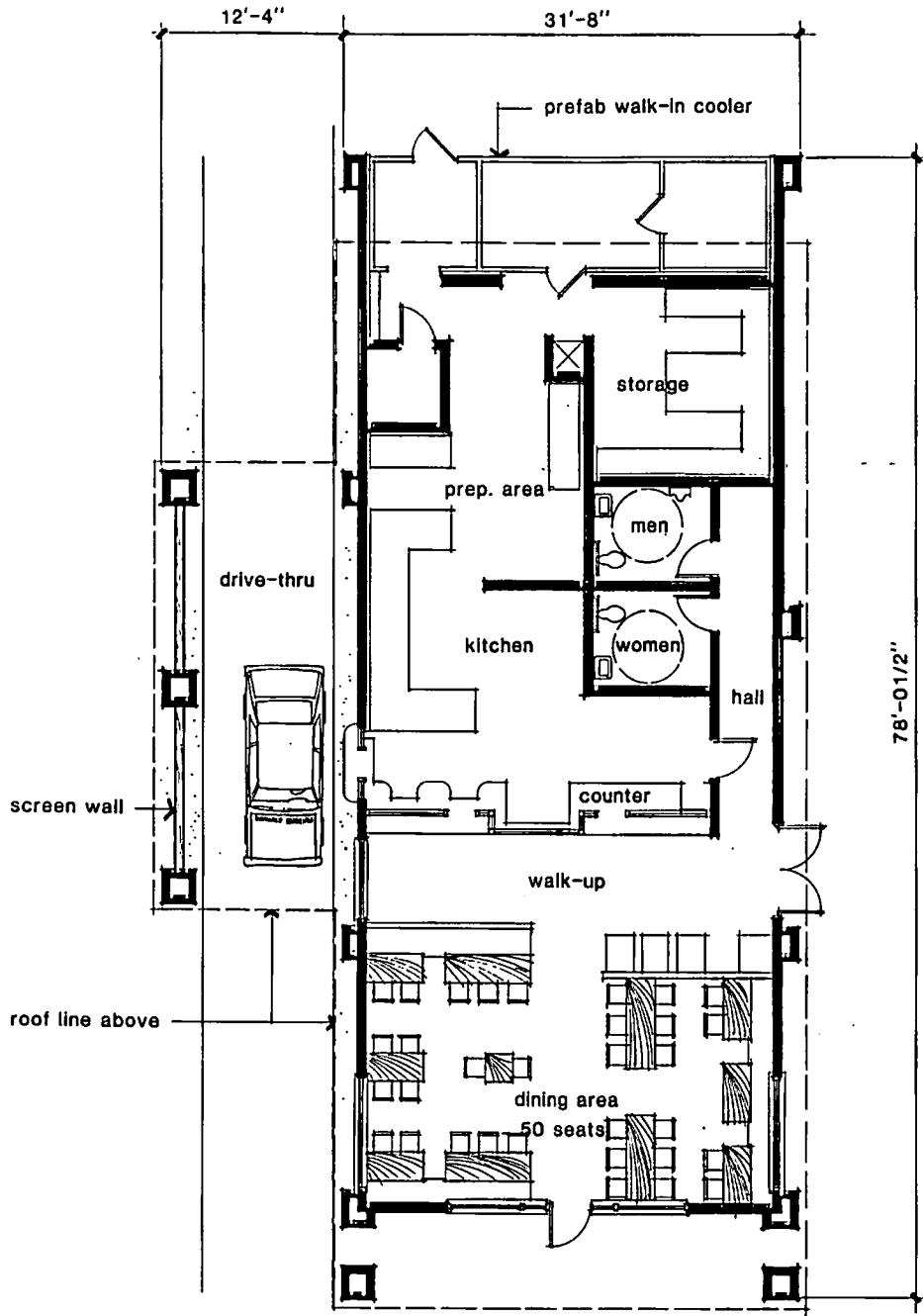
NAUGLES

#705

SACRAMENTO, CA



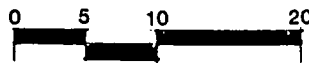
12/5/83



FLOOR PLAN 1/4"

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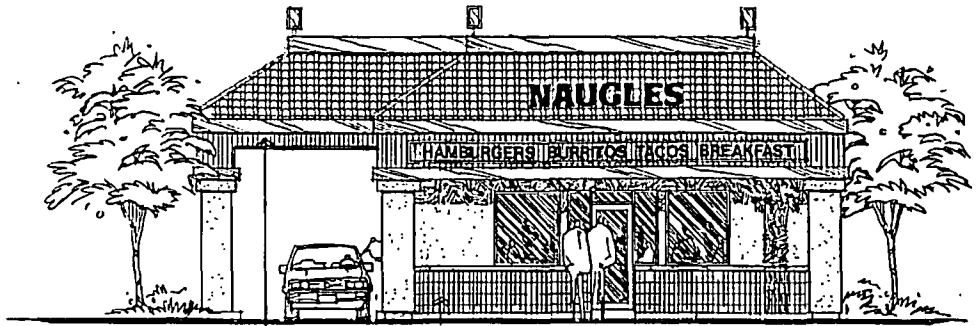
NAUGLES #705



SACRAMENTO, CA

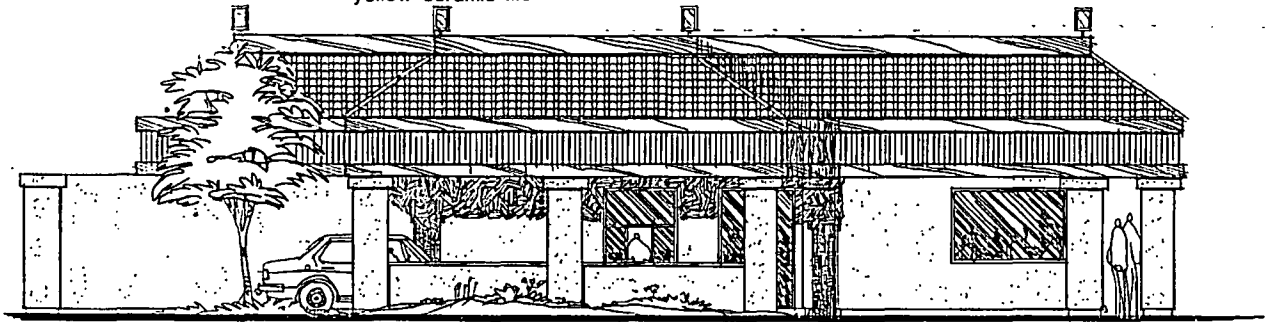


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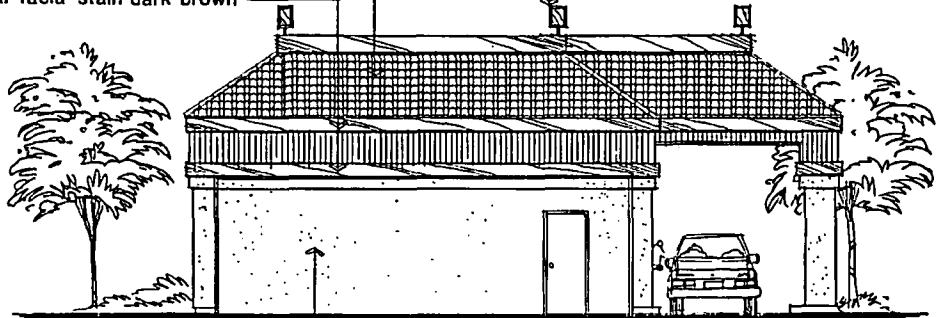
grooved plywd. siding—
stain light brown
dark brown, orange &
yellow ceramic tile

FRONT ELEVATION



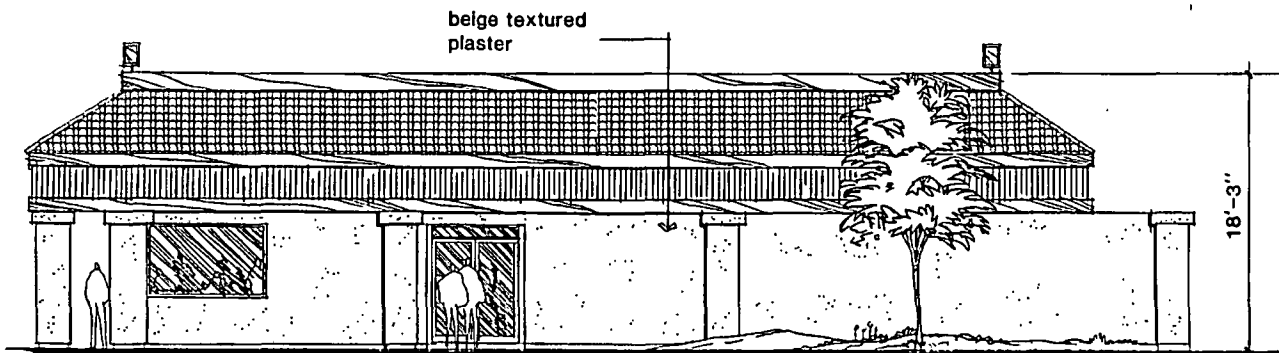
roof lanterns
metal roofing - "tile red"
cedar facla—stain dark brown

LEFT ELEVATION



walk-in refrig. w/
beige stucco finish

REAR ELEVATION



beige textured
plaster

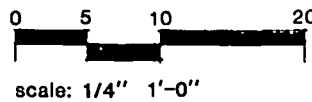
18'-3"

RIGHT ELEVATION

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NAUGLES #705

SACRAMENTO, CA



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ARCHITECTS & ENGINEERS
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916/441-1111

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