

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	RUSS WATSON ASSOCIATES, 138 Columbus Avenue, San Francisco, CA 94433				
OWNER	CALNEY, INC. 1650 Borel Place, Suite 101, San Mateo, CA 94402				
PLANS BY	RUSS WATSON ASSOCIATES, 138 Columbus Avenue, San Francisco, CA 94433				
FILING DATE	7/29/87	ENVIR. DET.	Neg. Dec	REPORT BY	CS:vf
ASSESSOR'S-PCL. NO.	010-231-013,014				

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to add a drive-up service window to an existing restaurant.
 - C. Lot Line Adjustment to merge two parcels.

LOCATION: 2431 Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to add a drive-up service window to an existing Taco Bell restaurant.

PROJECT INFORMATION:

1974 General Plan Designation:	General Commercial Use
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Restaurant and vacant lot

Surrounding Land Use and Zoning:

North: 4 unit apartment: C-2
South: State offices: C-2
East : Fast food restaurant; C-2
West : Commercial; C-2

Parking Required:	10 spaces and 1 handicap stall
Parking Provided:	11 spaces and 1 handicap stall
Property Dimensions:	105' x 160'
Property Area:	.38+ acre
Square Footage of Building:	1,150 sq. ft.
Height of Building:	1 story
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Plaster, concrete plump block
Roof Material:	Tile

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use and Zoning

The subject site consists of 0.38+ acre in the General Commercial (C-2) zone. The lot along the alley consists of a vacant residence. The residence and garage have undergone fire damage. Both parcels to be merged are under the same ownership. The larger parcel at the corner of Broadway and 25th Street is developed with an existing Taco Bell restaurant and a 21 space parking lot. The 1980 Central City Community Plan designates the site for General Commercial use. The proposed project is consistent with the Community Plan designation. Surrounding land uses include a two-story, four unit apartment across the alley to the north, a Weinerschnitzel restaurant to the east, a six story office building to the south and a dry cleaning business to the west.

B. Applicant's Proposal

The applicant is proposing to redesign the existing site in order to accommodate a drive-through lane and pick-up/order window. The proposed site plan is shown in Exhibit A. The new window will expand the building by 500 sq. ft. and will match the design of the existing building, (see Exhibit B). The lot to the north will be merged in order to add 40.18 feet of length to the site for the drive-through lane (see Exhibit C). A new 20 foot wide driveway is proposed off 25th Street in order to provide access to the drive-through lane and parking lot. Traffic would exit onto Broadway. Currently, site circulation is in the opposite direction. Parking will be reduced from 21 spaces to 11 spaces with one handicap stall. As shown on the site plan an increase in landscaping is proposed. The existing patio with built-in tables in the front setback west of the building will be replaced with a landscape planter and much of the area between the drive-through and sidewalk will be landscaped.

Outdoor seating will be reduced from 32 seats to 22 seats and the 8 existing indoor seats will remain. Ten parking spaces are required for the proposed 30 seats. The Building Division has indicated that the location of the handicap stall will meet City Code.

New signage is proposed as shown in Exhibits D-1 and D-2. Although D-1 shows plans for a monument sign it is not a part of this project. A new 15 foot high pole sign is proposed as well as a new building logo sign. The building sign will use fluorescent and neon lighting. Three directional signs are also proposed.

C. Staff Evaluation

The applicant previously submitted a site plan showing access from the alley (see Exhibit E). Staff suggested the alley access be eliminated because there is an apartment located across the alley to the north. The elimination of the alley access and installation of a wall would mitigate a large portion of the noise problem. However, when the revised site plan was reviewed by Traffic Engineering, they responded with a letter recommending

denial of the project (see Exhibit E). The letter indicates that the Driveway Code requires a distance of 20 feet be maintained between the proposed driveway and the alley, Section 38.163 (c). Therefore, the entrance driveway would need to be relocated 20 feet south. This creates a problem by reducing stacking distance for the drive-through. Inadequate stacking distance could block the driveway cutting off access to the parking lot. Stacking problems have been noted by staff at the Burger King site at 2331 Broadway. Burger King has a stacking distance twice as long (10 cars) as the proposed project. In addition, the Taco Bell at 57th and Folsom Boulevard has had some stacking problems where cars were actually waiting in the street.

Staff also notes that many design amenities such as adequate vehicle and pedestrian circulation are sacrificed in order to provide the drive-through. Since the site is already developed, the location of the building restricts the location of the handicap stall and safe pedestrian access to the building entrance. To resolve these concerns and if the applicant is interested in a drive-through, the building should be relocated to the west side of the site.

Staff cannot support this project because the project cannot be revised to meet the concerns of Traffic Department and staff while still providing the required masonry wall and eliminating the alley access.

The proposed project has been reviewed by the City Traffic Engineer, the City Engineer, City Arborist and City Real Estate. The following comments were received:

Traffic Engineering

- a. replace driveway on Broadway;
- b. drive-through to have a minimum width of 12 feet throughout;
- c. there is not sufficient stacking room for the drive-up window; and
- d. see Exhibit E for other comments.

Engineering

- a. driveway permit required for new driveway; and
- b. improve alley and sidewalk along 25th Street.

Arborist

- a. protect four existing trees in 25th Street planter by using temporary protective barricades; and

- b. o.k. to remove large existing tree in parking lot. It has undergone fire damage.

Real Estate

o.k. to merge lots.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator determined that the project will not have a negative impact on the environment and has prepared a negative declaration.

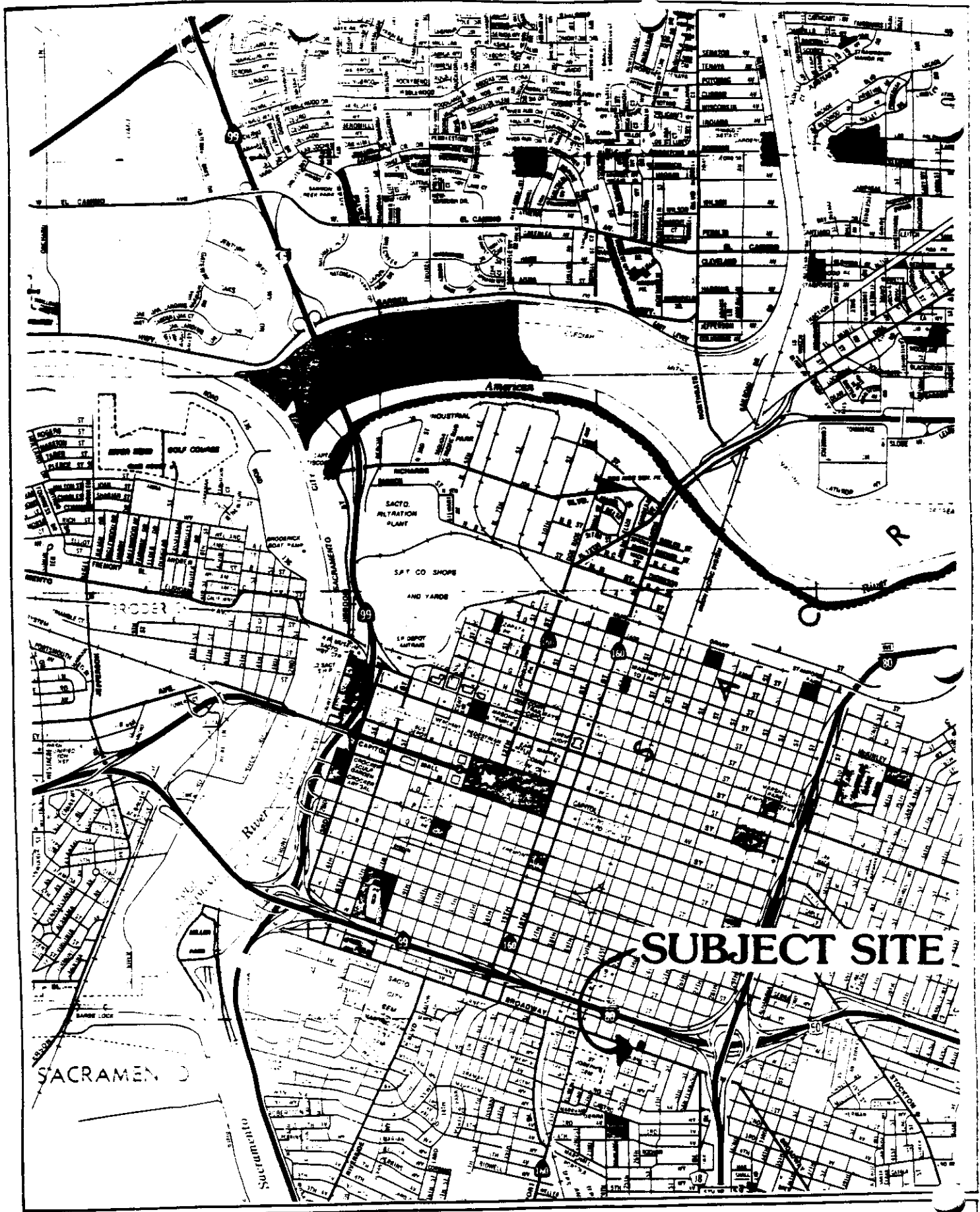
RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Deny the Special Permit based upon findings of fact which follow; and
- B. Deny the lot line merger.

Findings of Fact

1. The project, as proposed, is not based upon sound principles of land use in that:
 - a. adequate on-site pedestrian and vehicular circulation is not provided; and
 - b. the proposal will alter the character of the neighborhood (residential & commercial) by creating additional traffic and noise closer to residential uses.
2. The project as proposed, would be injurious to the public welfare and surrounding properties in that:
 - a. the vehicle stacking distance is inadequate and would create traffic congestion on 25th Street;
 - b. potential safety hazards exist due to the location of the handicap stall and the entrance driveway abutting the alley; and
 - c. The circulation problem cannot be resolved by removing the masonry wall, as it is a required mitigation measure to buffer residents from noise, dust and glare.
3. The proposed project is not consistent with the following goals of the Central City Community Plan:
 - a. "provide an environment which is free of annoying noise and continue to reduce air pollution."

- b. reduce the impact of traffic upon residential neighborhoods and discourage where possible through traffic in residential areas.

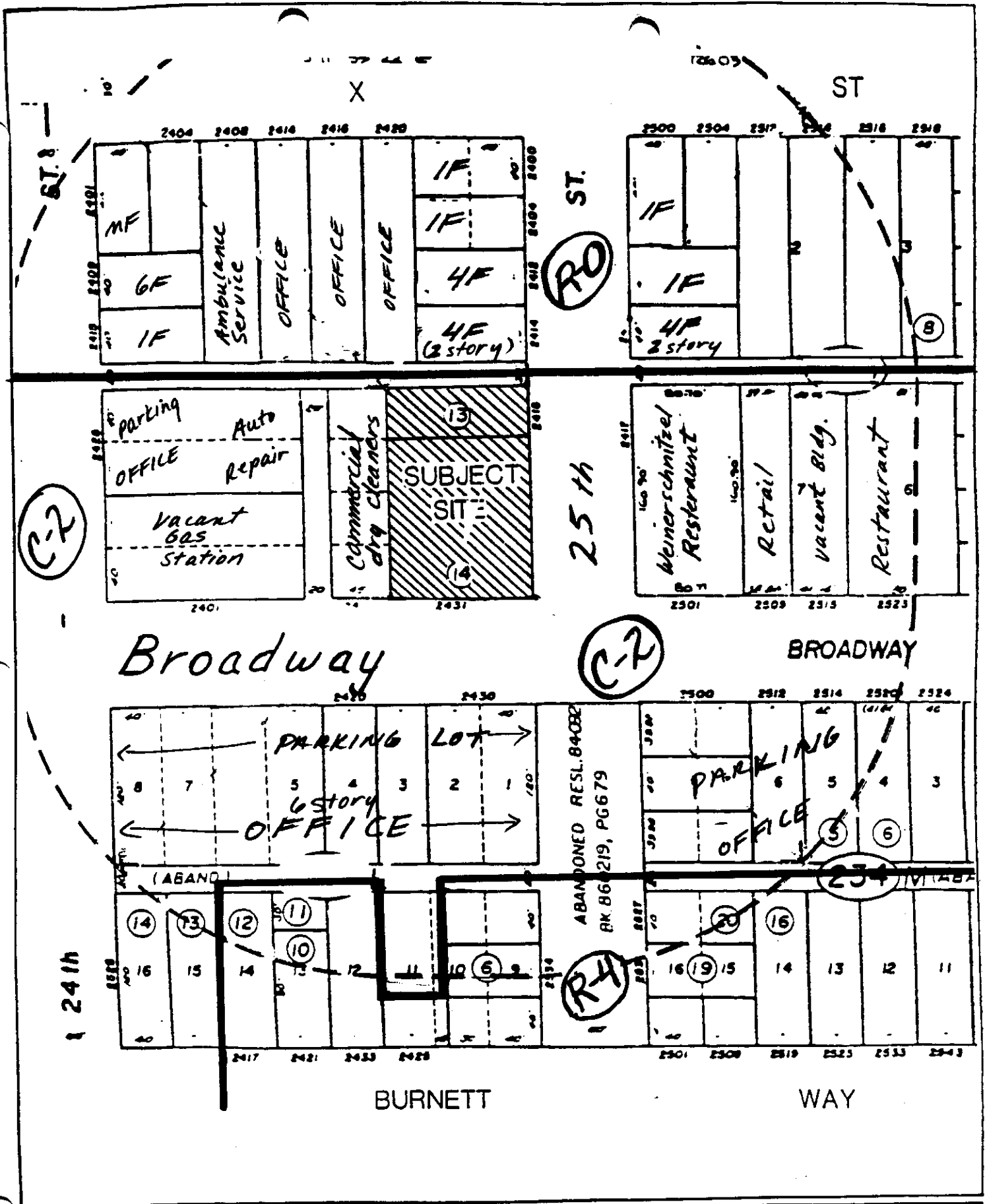


VICINITY MAP

DR87-347

Sept. 24, 1987

Item 12



LAND USE & ZONING MAP

EXHIBIT C

THE SURVEY AND MAP OF THE PROPERTY DESCRIBED IN THE ATTACHED INSTRUMENT IS A REPRODUCTION OF THE ORIGINAL SURVEY AND MAP. THE ORIGINAL SURVEY AND MAP IS FILED IN THE OFFICE OF THE COUNTY CLERK, SAN FRANCISCO, CALIFORNIA, UNDER THE NAME OF THE SURVEY AND MAP OF THE PROPERTY DESCRIBED IN THE ATTACHED INSTRUMENT. THE SURVEY AND MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT. THE SURVEY AND MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEY AND MAP IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR'S OFFICE IS LOCATED AT 1001 17TH STREET, SAN FRANCISCO, CALIFORNIA 94133.

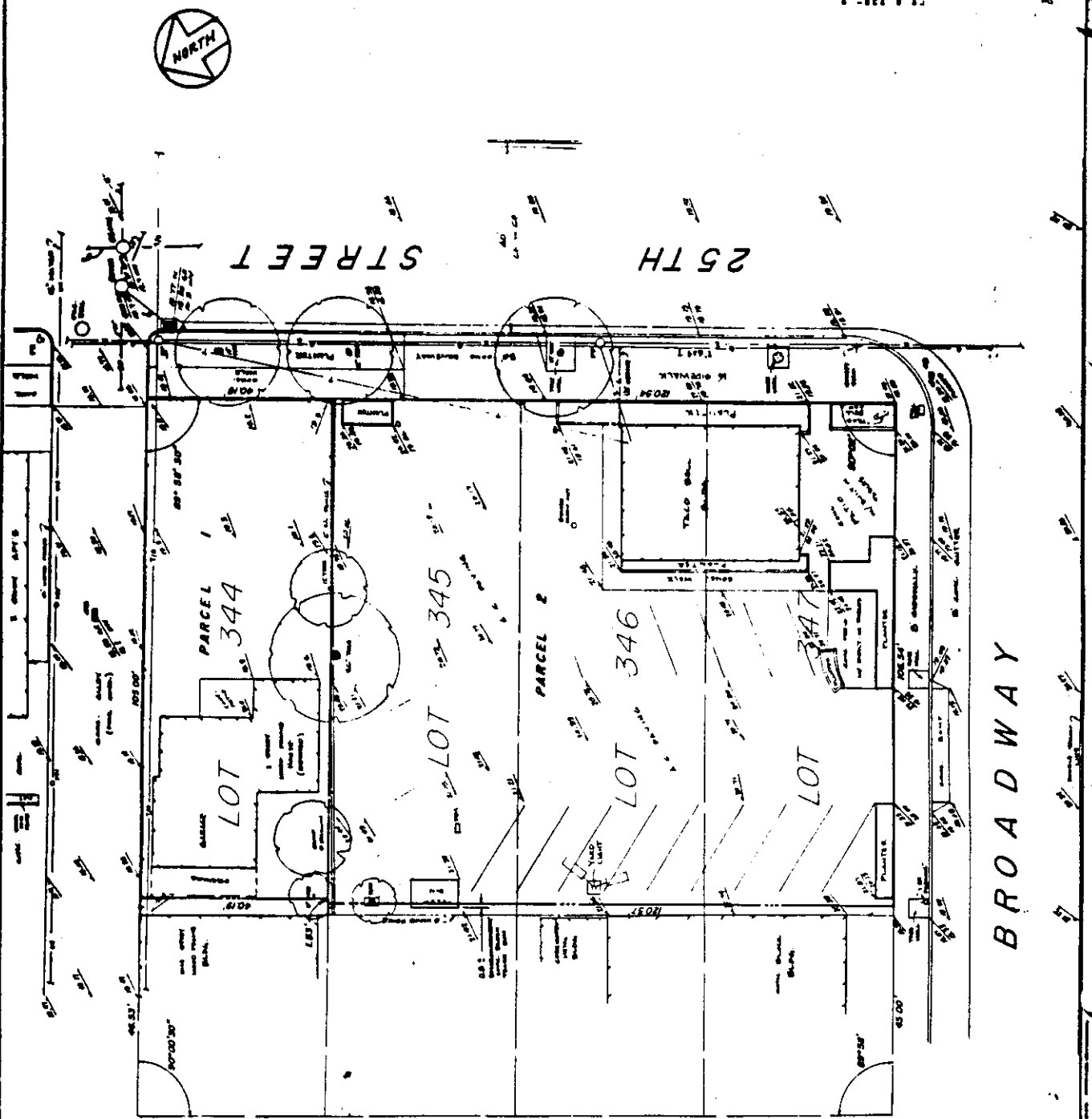
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20 July, 87

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Item 12,

