

# CITY PLANNING COMMISSION

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

APPLICANT	Stan Hatfield, 8181 Plumeria Ave., Fair Oaks, CA 95628				
OWNER	Joe & Mary Brazil, 521 Rimmer Ave./Jennie Hernandez, Sacramento, CA 95834 3408 Northgate Blvd				
PLANS BY	Joseph Angello, 1101 Fulton Ave., Sacramento, CA 95825/ C.C. Brunley, Louisville, KY 4025 Blue-				
FILING DATE	1/9/87	ENVIR. DET.	EX 1530e	REPORT BY	JP:kh
ASSESSOR'S-PCL. NO.	250-0160-028, 029				

**APPLICATION:** Special permit to develop a 596+ sq. ft. restaurant with two drive-up service windows (see 3-D-8)

**LOCATION:** NE Corner Rimmer Avenue and Northgate Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 0.9+ acre site with a 596 sq. ft. Rally's Restaurant with two drive-up service windows (no seating/dining area) and a 4,652 sq. ft. Goodyear Tire Center

**PROJECT INFORMATION:**

1974 General Plan Designation: Northgate Special Planning District  
1986 S. Natomas Community Plan Designation: Northgate Special Planning District  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Two single-family residences

**Surrounding Land Use and Zoning:**

North: Single family, vacant; C-2  
South: Mini-storage; C-2  
East: Single family; R-1  
West: Vacant (K-Mart site) SC-PUD

Parking Required: Restaurant: 2 spaces      Parking Ratio Required: 1:250 sq. ft.  
Tire Center: 19 spaces      Parking Provided: 29 spaces  
Property Dimensions: 153' x 248'  
Property Area: 0.9+ acres  
Square Footage of Building: Restaurant: 596+ sq. ft.; Tire Center: 4,652 sq. ft.  
Height of Building: Restaurant: 15.5 ft.; Tire Center: 15.5 ft  
Exterior Building Materials: Restaurant: Stucco and plastic canopies  
Exterior Building Colors: Red

**PROJECT ELEVATION:** Staff has the following comments regarding this proposal:

**A. Land Use/Zoning**

The subject site consists of two parcels totaling 0.9+ acres in the General Commercial (C-2) zone. Two single-family residences are located on the site. Surrounding land uses include single-family residential and vacant land zoned C-2 to the north; a mini-storage complex to the south; single-family residential to the east; and vacant land zoned for a shopping center (SC-PUD) to the west. The site is designated as a part of the Northgate Special Planning District by the General Plan and 1986 South Natomas Community Plan.

APPLC. NO. P87-046 MEETING DATE February 12, 1987 ITEM NO 14

The applicant proposes to remove the residential uses from the site and develop the property with two commercial uses: a 4,752 square foot Goodyear Tire Center and a 596 square foot Rally's Hamburgers. The proposed restaurant use would have no seating or dining area and customers would receive their food through one of the two drive-up service windows on either side of the building or one of the two walk-up service windows in the front of the building. A special permit is required for the drive-up service window use.

The South Natomas Community Plan designates the east side of Northgate Boulevard between Patio Avenue and the southern boundary of Gardenland as a special planning district to address concerns over the long-term trend of economic stagnation and physical blight affecting this area. Planning Staff is currently developing a SPD Ordinance listing allowed uses and design guidelines for this area. The major goal of the SPD Ordinance is to ensure that this area is developed with a mixture of local serving commercial and office uses that encourage interaction between the public and service provider while being mutually supportive of other uses in the area. Efforts to eliminate incompatible uses in the area are also included in the proposed ordinance. The ordinance limits the number of drive-through restaurants in the planning district to two, as the concentration of this use in the special planning district would minimize opportunities for more appropriate and needed uses in the SPD.

One drive-up service window, Burger King at the northeast corner of Northgate and W. Silver Eagle, is already located in the SPD. The applicant's request is the second drive-through restaurant proposed for the SPD.

The Planning Commission reviewed the proposed SPD Ordinance on December 11, 1986, and recommended adoption to the City Council. It is anticipated that the Council will hear the proposed ordinance in late February.

#### B. Site-Plan Design

The submitted site plan indicates the proposed tire center at the rear of the site and Rally's located at the front of the parcel facing Northgate Boulevard (Exhibit A). The minimum 10-foot planter along Northgate Boulevard and five-foot planter along Rimmer Avenue, as proposed by the SPD Ordinance, are provided. Staff finds, however, that the majority of the site (66 percent) is devoted to paving for driveways, drive-up service lanes and parking. Staff recommends additional landscaping to improve the appearance of the site.

Trash enclosure facilities have not been indicated on the site plan and need to be provided.

The submitted site plan indicates two detached-pole signs along Northgate Boulevard. The Sign Ordinance permits only one detached sign per street frontage per parcel. Any detached sign should meet the design requirements of the proposed SPD Ordinance. A sign program for the drive-up windows should also be provided.

The site plan was also reviewed by the City Traffic Engineering Division. Traffic Engineering indicated several problems with the proposed circulation pattern. These problems included: inadequate width for drive-up service lanes; an unacceptable design around the Northgate Boulevard driveway creating vehicle congestion and

RECOMMENDATION: Staff recommends denial of the special permit request based upon findings of fact which follow:

Findings of Fact

1. The project, as proposed, is not based upon sound principles of land use in that:
  - a. adequate vehicle circulation and landscaping are not provided;
  - b. a project which provides indoor seating and is a local serving commercial use for the South Natomas area would be provided for the site.
2. The project will be detrimental to the public health, safety and welfare and result in the creation of a nuisance in that the proposed design does not address the safety concerns of the City Traffic Engineering Division.

circulation problems; concern that drivers using the southern drive-through lane will have difficulty judging how close their vehicles are to the window and problems getting their food from the opposite side of their automobiles. A redesign of the site plan is recommended.

C. Building Design

The proposed Rally's building is proposed to have a stucco exterior painted beige with a red accent stripe around the building (Exhibit D). Red plastic awnings are proposed to cover the two drive-up windows and two walk-up windows. An attached identification sign is proposed for the west elevation. Staff finds the proposed elevations to be stark and lacking in interest. More design variation and detail is needed.

D. Lot-Line Adjustment

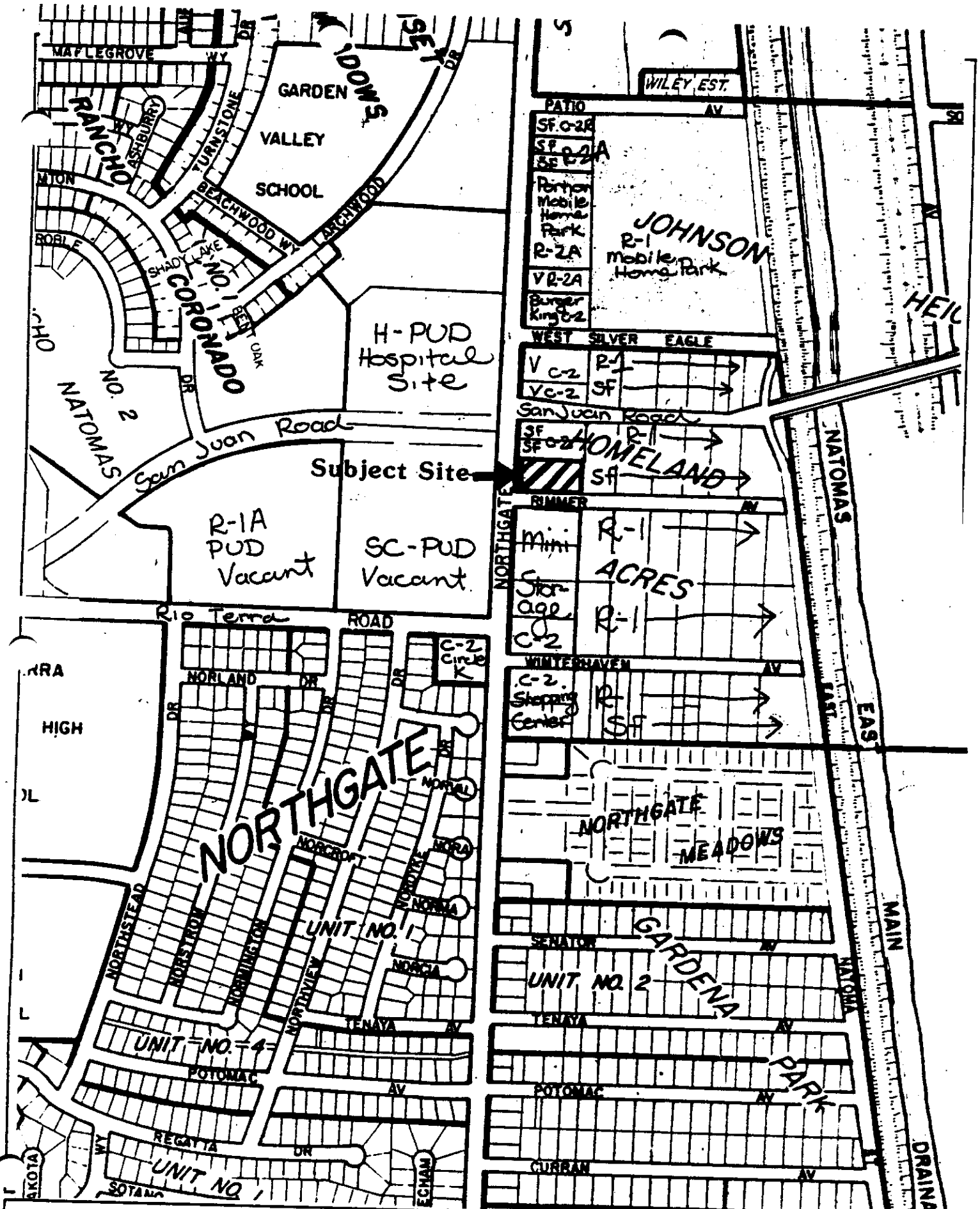
A lot-line adjustment to merge the two lots is necessary in order to construct the proposed buildings. The applicant has indicated that he will apply for a lot-line adjustment if the special permit is approved.

E. Recommendation

Planning Staff finds that the proposed restaurant use with two drive-up service windows is incompatible with the goals of the Northgate Boulevard SPD to encourage local serving uses compatible with surrounding uses. The proposed restaurant use provides little benefit to the neighborhood as the primary access to the food served is by vehicle. Walk-up service, while allowable, does not appear to be encouraged as a pedestrian would have to cross over the drive-up window lanes to reach the building. Furthermore, no indoor-dining area is provided making it difficult for workers at adjacent sites to use the restaurant. In addition, 66 percent of the site is devoted to paving in the form of driveways, drive-up service lanes and parking. The Traffic Engineering Division has also found significant circulation problems with the submitted site plan.

Planning Staff met with the applicant and recommended that the site plan be redesigned to eliminate one drive-up service window, add an indoor seating/dining area, reduce the amount of paving and solve the existing circulation problems. The applicant submitted a revised site plan redesigning the circulation pattern and adding an outdoor seating area and landscaping (Exhibit B). Planning and Traffic Engineering Staff find this site plan to be unacceptable in that: inadequate parking is provided for the number of seats indicated; indoor seating is not provided; adequate stacking distance for vehicles is not provided; drive-through lane should accommodate a minimum of six vehicles; and there are still circulation problems with the proposed design. Planning and Traffic Engineering Staff find that the project should be redesigned to eliminate one drive-up service window and add indoor seating (Exhibit C). Staff, therefore, recommends denial of the applicant's request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e).

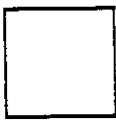


**VICINITY - LAND USE - ZONING**

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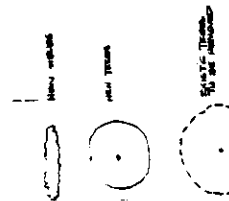
JOSEPH F. ANGELLO  
ARCHITECT  
1101 - E. FULTON AVENUE, SUITE 201  
SACRAMENTO, CALIFORNIA 95825  
PHONE 478-1276

DEVELOPMENT OF  
RALLY'S HANDICAP  
ACCESSIBLE TIRE CENTERS AND  
SERVICE AREA AT NORTHGATE AND  
RIMMER AVENUE, SACRAMENTO,  
CALIFORNIA  
APR 28, 1987 - 29/87

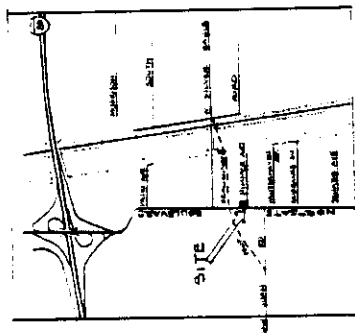
DATE: \_\_\_\_\_  
SHEET: 140  
SHEET: 140

# EXHIBIT A

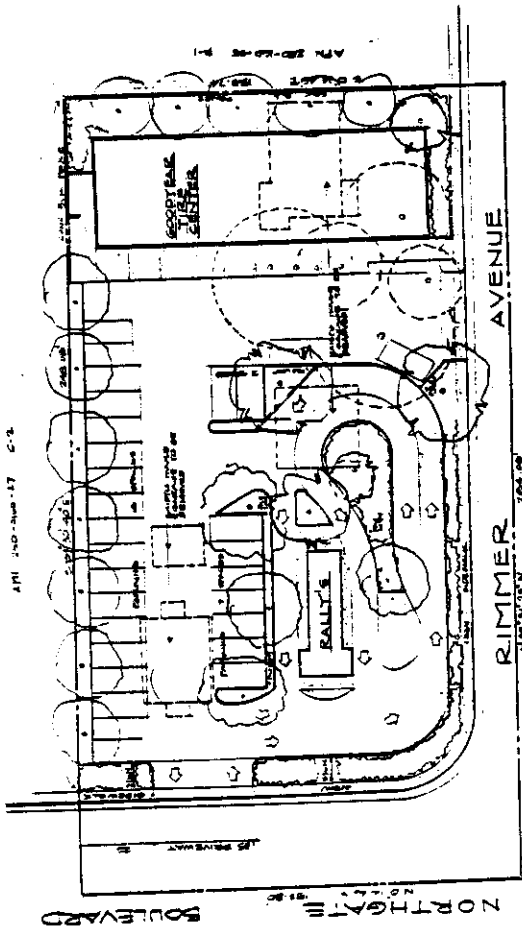
## Original Site Plan



AREA CALCULATIONS  
SITE AREA: 100,000 sq. ft. (2.25 ac)  
SITE NET AREA: 80,000 sq. ft. (1.83 ac)  
BUILDING AREA: 4,812 sq. ft.  
LANDSCAPE DEVELOPMENT: 5,100 sq. ft.  
PAVED AREA: 51,284 sq. ft.  
PARKING (REQUIRED): 2200 spaces + 21 spaces  
PARKING PROVIDED: 21 spaces



LOCATION MAP

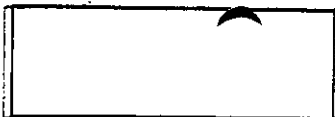


SITE PLAN  
SCALE 1/8" = 1'-0"

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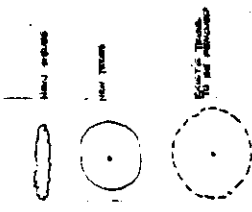
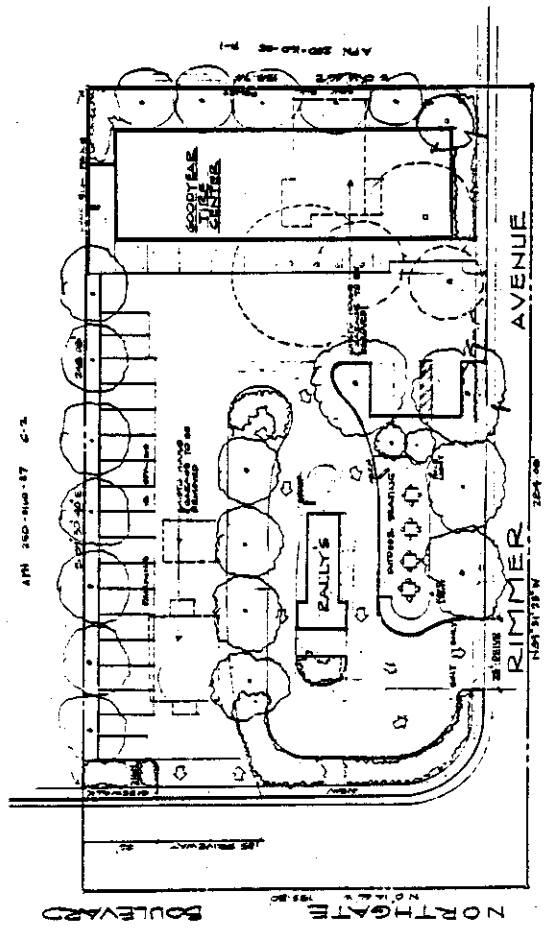
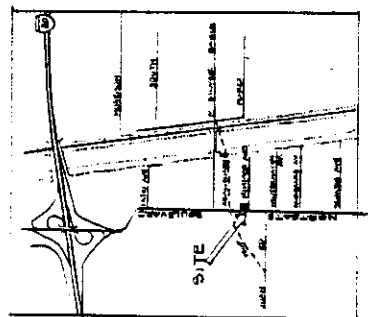
JOSEPH F. ANGELLO  
ARCHITECT  
1101 - FULTON AVENUE, SUITE 201  
EMERYVILLE, CALIFORNIA 94608  
(415) 473-1023

DEVELOPMENT OF  
RALLY'S HAMBURGERS  
SCOOTER SERVICE CENTER  
3000 RIMMER AVENUE, SUITE 100  
EMERYVILLE, CALIFORNIA 94608  
APN: 280-0160-0000

DATE: 1-30-87  
SHEET No.  
PROJECT No.

# EXHIBIT B

## Applicant's Revised Site Plan



AREA CALCULATIONS  
TOTAL SITE AREA: 200,000 sq. ft. (4.54 AC)  
TOTAL IMP. AREA: 100,000 sq. ft. (2.27 AC)  
TOTAL BUILDING AREA: 40,000 sq. ft. (0.92 AC)

LANDSCAPE DEVELOPMENT: 6,100 sq. ft.  
PAVED AREA: 21,240 sq. ft.  
PARKING REQUIRED: 20 spaces  
PARKING PROVIDED: 21 spaces

SITE PLAN  
SCALE 1"=20'

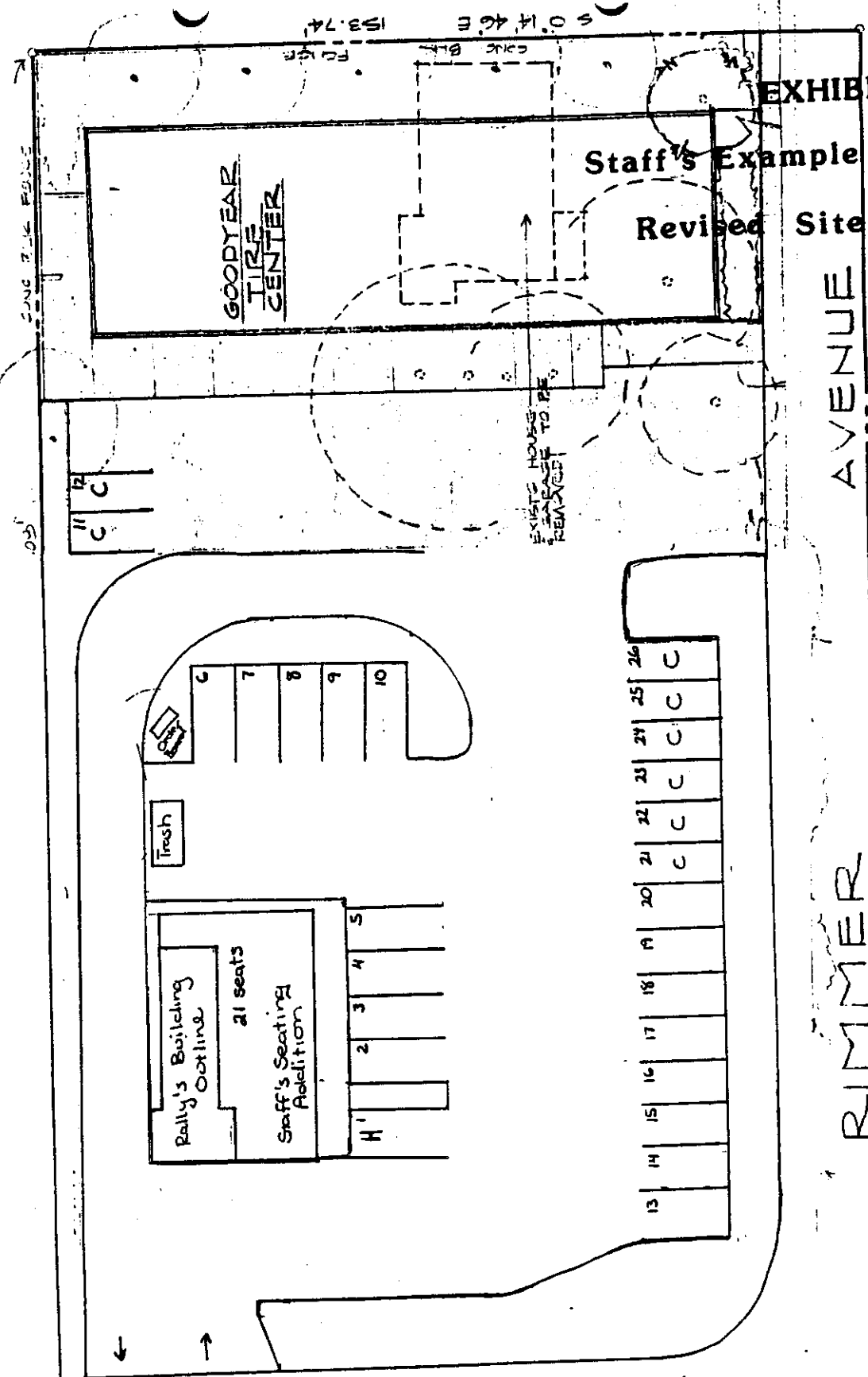
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EXHIBIT C

Staff's Example Of A Revised Site Plan



APN 50-10-17 C-2

RIMMER AVENUE

Northgate Blvd.

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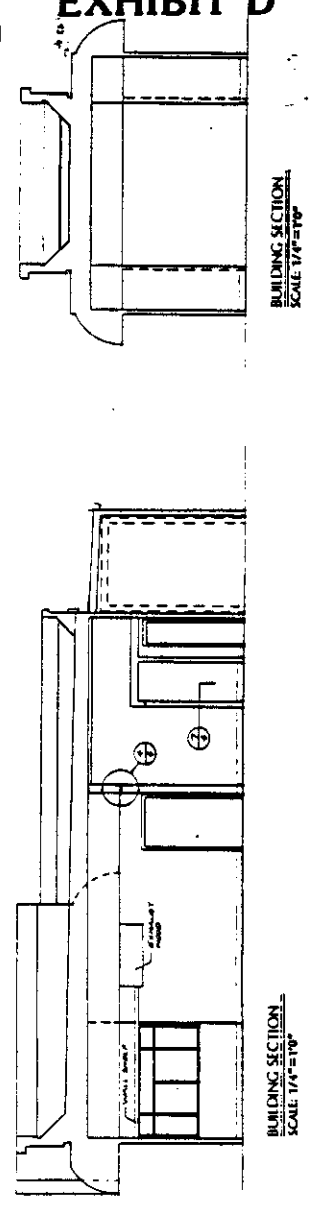
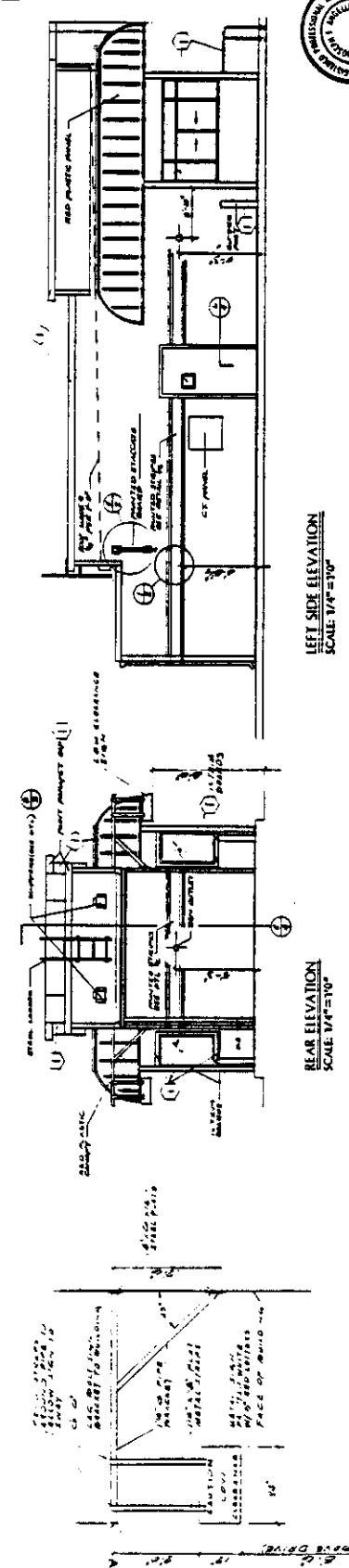
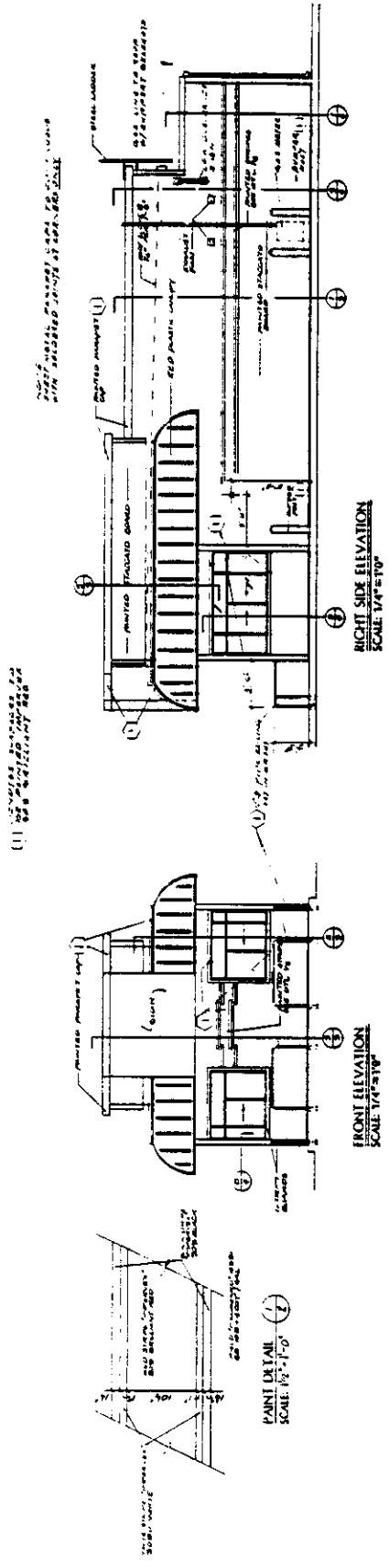
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**Elevations**

**EXHIBIT D**



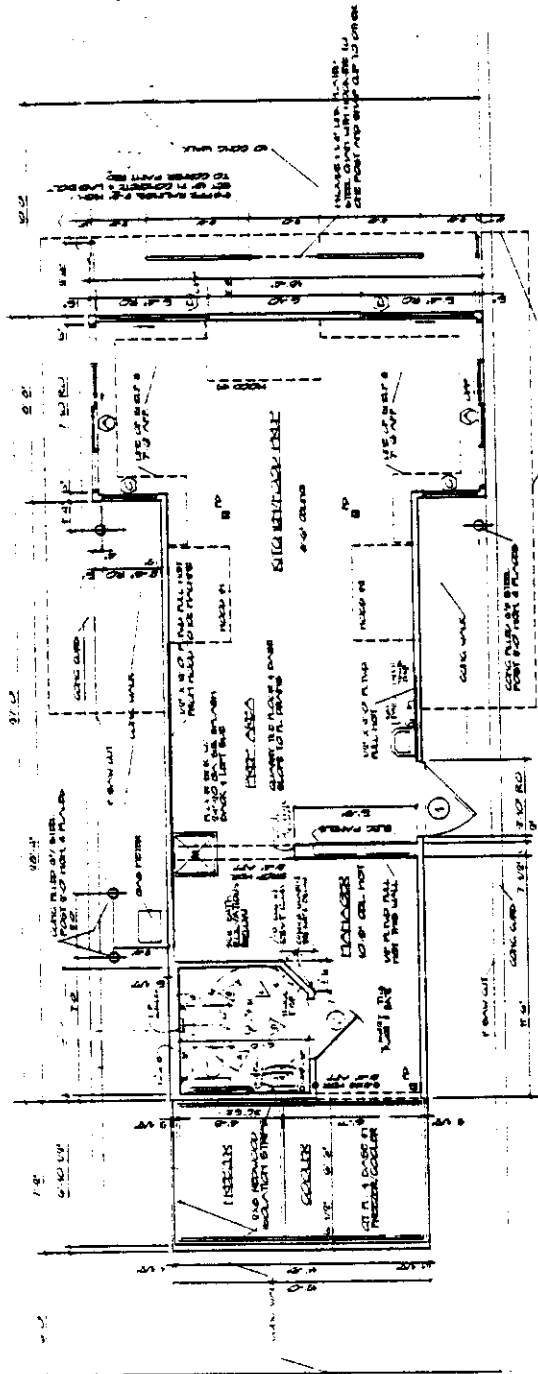
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# EXHIBIT E

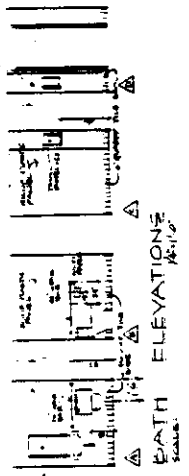
## Floor Plan



RALPHS DOUBLE WALK-UP UNIT  
**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

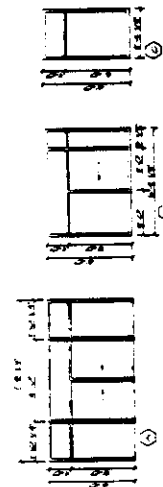
ALL WALLS TO BE 1/2" THICK  
 ALL DOORS TO BE 2'-0" HIGH  
 ALL FLOORS TO BE 4" CONCRETE  
 ALL CEILING TO BE 8" CONCRETE

1. ALL WALLS TO BE 1/2" THICK  
 2. ALL DOORS TO BE 2'-0" HIGH  
 3. ALL FLOORS TO BE 4" CONCRETE  
 4. ALL CEILING TO BE 8" CONCRETE  
 5. ALL LIGHT FIXTURES TO BE 1'-0" ON CENTER  
 6. ALL SWITCHES TO BE 4'-0" ON CENTER  
 7. ALL VENTS TO BE 1'-0" ON CENTER  
 8. ALL RISERS TO BE 1'-0" ON CENTER  
 9. ALL HANDRAILS TO BE 3'-6" ON CENTER  
 10. ALL STAIRS TO BE 10" TREADS BY 11" RISES



**DOOR SCHEDULE**

1. 1'-0" x 6'-0" - 1/2" THICK  
 2. 1'-0" x 6'-0" - 1/2" THICK  
 3. 1'-0" x 6'-0" - 1/2" THICK  
 4. 1'-0" x 6'-0" - 1/2" THICK  
 5. 1'-0" x 6'-0" - 1/2" THICK  
 6. 1'-0" x 6'-0" - 1/2" THICK  
 7. 1'-0" x 6'-0" - 1/2" THICK  
 8. 1'-0" x 6'-0" - 1/2" THICK  
 9. 1'-0" x 6'-0" - 1/2" THICK  
 10. 1'-0" x 6'-0" - 1/2" THICK

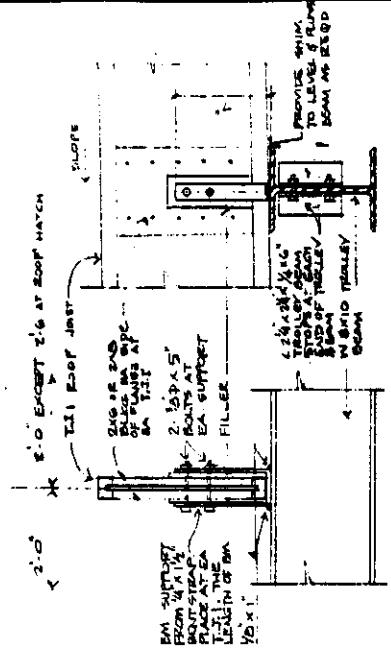
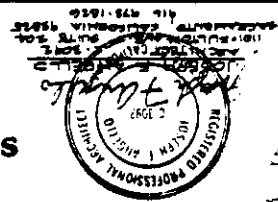


**WINDOW SCHEDULE**

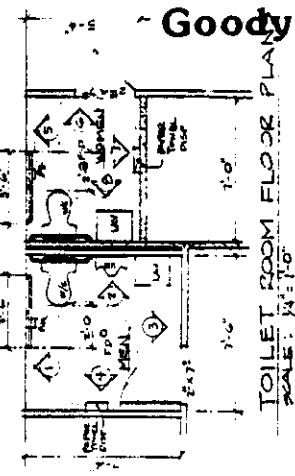
1. 1'-0" x 6'-0" - 1/2" THICK  
 2. 1'-0" x 6'-0" - 1/2" THICK  
 3. 1'-0" x 6'-0" - 1/2" THICK  
 4. 1'-0" x 6'-0" - 1/2" THICK  
 5. 1'-0" x 6'-0" - 1/2" THICK  
 6. 1'-0" x 6'-0" - 1/2" THICK

EXHIBIT F

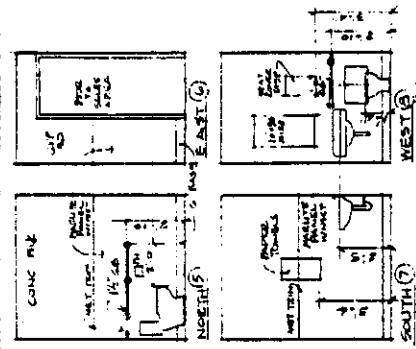
Goodyear Elevations



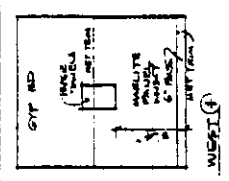
1 TROLLEY BEAM SUPPORT DETAIL  
 SCALE: 1/8" = 1'-0"



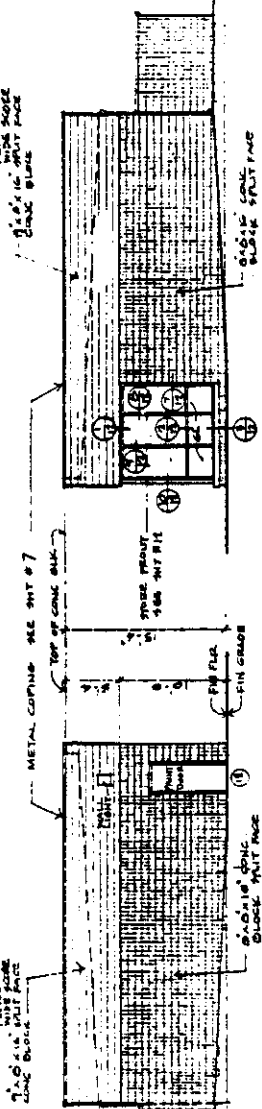
TOILET ROOM FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



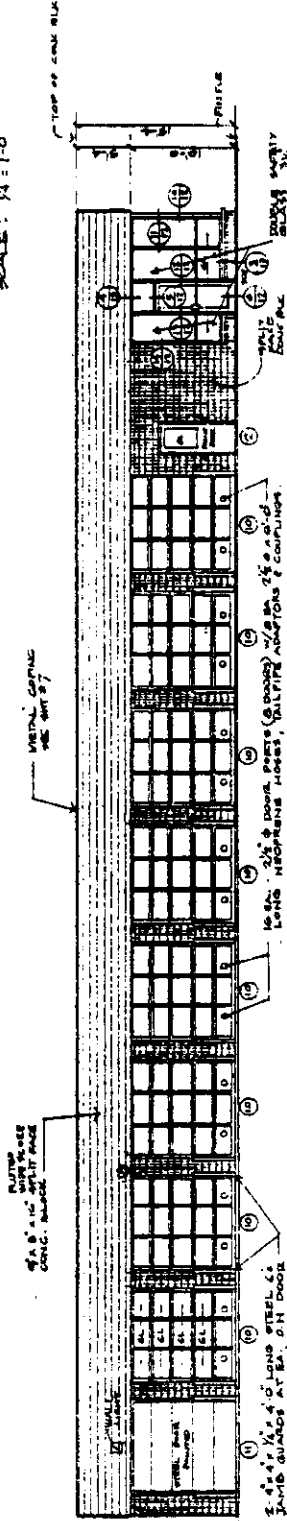
MEN'S TOILET ELEVATION  
 SCALE: 1/4" = 1'-0"



WOMEN TOILET ELEVATIONS  
 SCALE: 1/4" = 1'-0"



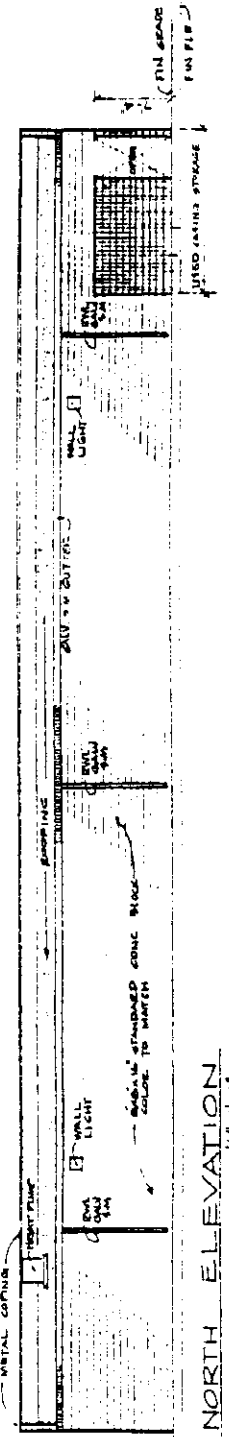
EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (ELKHORN BOULEVARD)  
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

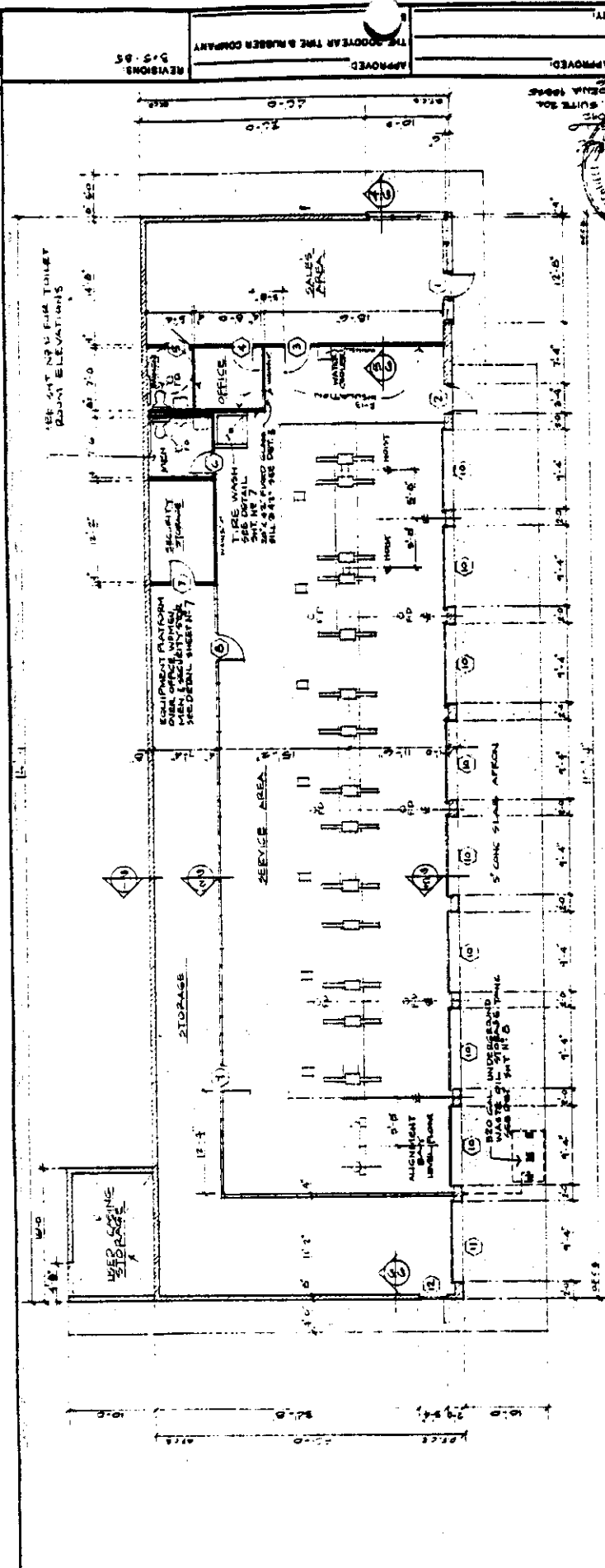
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EXHIBIT G

Goodyear Floor Plan



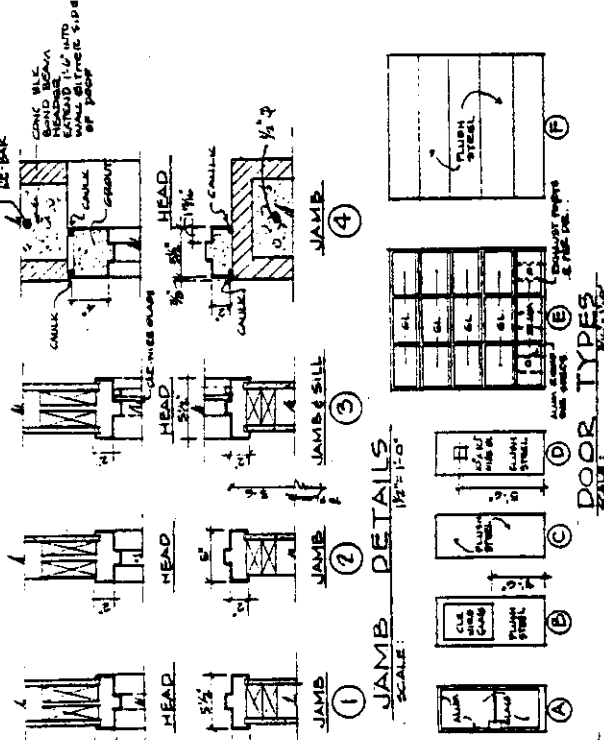
DATE: JAN 9 1985  
 CHECKED BY: J.M.  
 DRAWN BY: J.M.  
 APPROVED: THE GOODYEAR TIRE RUBBER COMPANY

LEGEND  
 CONTROL JOINT  
 FLOOR DRAIN  
 8" CONC. SLAB  
 12" CONC. BLOCK

FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

NOTE: WALL AND CEILING HAS NOT YET OBTAINED THE FINISH CLASSIFICATIONS IN '71

DOOR SCHEDULE		ROOM FINISH SC					
NO	SIZE	DOOR TYPE	REMARKS	ROOM	FLOOR FINISH	WALLS	CEILING
1	5'0" x 7'0"	A	ALUM. ANOD.	1	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
2	5'0" x 7'0"	B	STEEL	2	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
3	5'0" x 7'0"	C	STEEL	3	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
4	5'0" x 7'0"	D	STEEL	4	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
5	5'0" x 7'0"	E	STEEL	5	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
6	5'0" x 7'0"	F	STEEL	6	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
7	5'0" x 7'0"	G	STEEL	7	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
8	5'0" x 7'0"	H	STEEL	8	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
9	5'0" x 7'0"	I	STEEL	9	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
10	5'0" x 7'0"	J	STEEL	10	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
11	5'0" x 7'0"	K	STEEL	11	CONC. SLAB	CONC. BLOCK	CONC. BLOCK
12	5'0" x 7'0"	L	STEEL	12	CONC. SLAB	CONC. BLOCK	CONC. BLOCK



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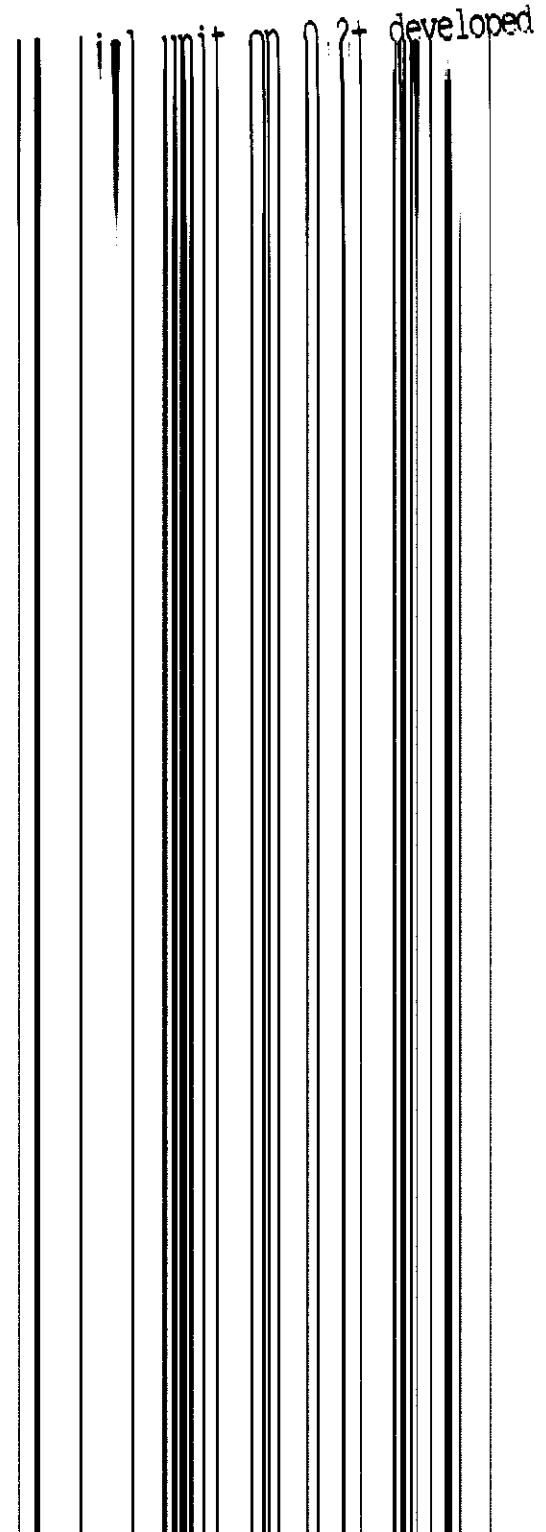
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*\*AMENDED BY STAFF 3-11-87*  
**CITY PLANNING COMMISSION**

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

APPLICANT James Construction Company - 7828 Charmette Way, Sacramento, CA 95823  
OWNER Olivia Rinetti - 3250 32nd Avenue, Sacramento, CA 95824  
PLANS BY James Construction Company - 7828 Charmette Way, Sacramento, CA 95823  
FILING DATE 1-9-87 ENVIR. DET. Exempt 15303a REPORT BY KMB:sd  
ASSESSOR'S-PCL. NO. 025-0092-015

*an additional*



th,

[REDACTED] project design is compatible with existing residences in the [REDACTED] from the character of the area.