

## CITY PLANNING COMMISSION

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

APPLICANT Raymond D. Mart, 2009 Ione Street, Sacramento, CA 95825  
OWNER Mr. & Mrs. Byron Bradford, 2549 Morley Way, Sacramento, CA 95825  
PLANS BY R. D. Mart, 2009 Ione Street, Sacramento, CA 95825  
FILING DATE 7-23-82 60 DAY CPC ACTION DATE 8-26-82 REPORT BY: SC:bw  
NEGATIVE DEC. 8-11-82 EIR \_\_\_\_\_ ASSESSOR'S PCL. NO. 079-01-34

APPLICATION: 1. Environmental Determination  
2. Special Permit to add a drive through element to an existing fast food restaurant on .75± acres in the SC-R zone

LOCATION: 7590 La Riviera Drive

PROPOSAL: The applicant is requesting a special permit to develop a drive through service in an existing restaurant located in a neighborhood shopping center.

### PROJECT INFORMATION:

1974 General Plan Designation: Shopping Center  
1967 College Greens Community Plan Designation: Medium Density Residential/Shopping Center  
Existing Zoning of Site: SC-R  
Existing Land Use of Site: Fast Food Restaurant

### Surrounding Land Use and Zoning:

North: Shopping Center; SC-R  
South: Service Station; SC-R  
East: Home Avenue & Apts; R-2A-R  
West: Apartments; R-3

Parking Required: 22 spaces  
Parking Provided: 22 spaces  
Parking Ratio: 1:250 square feet in center  
Property Dimensions: 130 x 234 square feet (irregular)  
Property Area: 30,000 square feet  
Square Footage of Building: 2,400  
Topography: Flat  
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: The site of this proposed drive-through facility is located in a neighborhood shopping center which is part of the College Town PUD. Based on guidelines established for commercial development in this PUD, the proposed drive through facility would not be appropriate. The guidelines exclude uses that generate high traffic volumes or the necessity for large service areas which are characteristic of drive through facilities.

STAFF EVALUATION: Staff has the following comments concerning this request:

1. There is an existing fast food restaurant on this site. In addition to this restaurant, the adjacent parcel contains a liquor store, convenience store and a pizza parlor. All of these uses generate a large volume of traffic in this neighborhood shopping center.

001417

APPLIC. NO. PC2-185

MEETING DATE August 23, 1982  
September 21, 1982

CPC ITEM NO. 17