

CITY PLANNING COMMISSION

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

APPLICANT	Calny Food Services, Inc., 1650 Borel Place, Suite 101, San Mateo, CA 94402				
OWNER	A. Vigilione/Italo A. Baccetti, 4253 Marsalla Ct., Sacramento, CA 95820				
PLANS BY	Architectural Dimensions, 1243 Alpine Rd., Suite 212, Walnut Creek, CA 94596				
FILING DATE	6/10/83	50 DAY CPC ACTION DATE		REPORT BY	SC:bw
NEGATIVE DEC.	6/22/83	EIR		ASSESSOR'S PCL. NO.	008-361-27

- APPLICATION:
1. Environmental Determination
 2. Special Permit to establish a drive-through window in an existing fast food restaurant in the General Commercial (C-2) zone

LOCATION: 5625 Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a drive-through service in an existing Taco Bell restaurant.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices
1963 East Sacramento Community Plan Designation: Shopping, Office, Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Taco Bell restaurant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Commercial; C-2
East: Commercial; C-2
West: Commercial; C-2

Parking Required: 7 spaces
Parking Provided: 12 spaces
Property Dimensions: 102' x 109'
Property Area: .26± acres
Square Footage of Building: 1,120 (total) 56 (addition)
Height of Structure: 20± feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Beige and dark brown
Exterior Building Materials: Slump stone with wood trim

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STAFF EVALUATION: Staff has the following concerns and comments regarding this request:

1. The drive-through entrance is proposed from 57th Street at the rear of the subject site. The adjacent property to the north of the subject site is developed with a single family dwelling. At the present time, separation between these properties is provided by a chainlink fence. The applicant has indicated that the chainlink fence will be replaced by a solid masonry wall. Although a masonry wall will reduce some noise to the neighboring residence, staff has concern that the additional traffic generated by the drive-through, and the noise from the menu box, will adversely affect the adjacent property.

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MEETING DATE ²⁸ July 14, 1983

CPC ITEM NO. ⁷ 25-13

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2. As proposed, the drive-through lane does not have adequate stacking space for autos waiting to order. This may create traffic problems along 57th Street.
3. The City Traffic Engineer has reviewed the plans for the proposed drive-through and has indicated objections to the proposal because of the inadequate stacking space. The Traffic Engineer stated that the site plan would provide only enough space for one waiting auto and a second auto would be extending into the public right-of-way. Additional cars stacking along 57th Street could be hazardous to pedestrians and vehicle circulation.
4. As proposed, the drive-through addition will eliminate some existing on-site parking spaces; however, there will be adequate parking, based on a ratio of one required space per each three seats.
5. The subject fast food restaurant was not originally intended to have a drive-up window. The location of the structure and inadequate size of the lot make it difficult to provide a drive-through window with adequate stacking distance and maneuvering area.

STAFF RECOMMENDATION: Staff recommends the Planning Commission deny the request by the following actions:

1. Ratify the Negative Declaration; and
2. Deny the Special Permit, based upon the following Findings of Fact.

Findings of Fact - Special Permit

- a. As proposed, the special permit is not based upon sound principles of land use in that the drive-through facility will interfere with the residential use on the adjacent property;
- b. Granting the special permit will be detrimental to the public safety and welfare in that the stacking space is inadequate to accommodate autos waiting to order at the menu box, and it is anticipated that traffic problems will result along 57th Street.

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