

# CITY PLANNING COMMISSION

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

Rancho  
Cordova,  
CA 95670

APPLICANT Michael Hurley/Long John Silvers, Inc. 11070 White Rock Rd. #190  
OWNER Northgate Plaza/ACA General Partnership, 2625 Fair Oaks Blvd., Sac., CA 95825  
PLANS BY \_\_\_\_\_  
FILING DATE 3/27/88 ENVIR. DET. Ex. 15301 (e) REPORT BY HK/vf  
ASSESSOR'S-PCL. NO. 250-0240-040,041 and 042

APPLICATION: Special Permit to construct a 2,118+ square foot Long John Silvers Restaurant with a drive-up service window.

LOCATION: Southeast corner of Northgate Boulevard and Winterhaven Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a drive through service facility.

PROJECT INFORMATION:

General Plan Designation: Special Planning District  
1978 South Natomas Community  
Plan Designation: Northgate Boulevard District  
Draft 1988 South Natomas  
Community Plan Designation: Northgate Special Planning District  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Shopping Center & Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Mini-storage; C-2	Front:	33'	40'
South: Vacant, apartments; C-2			
East : Single Family, Market; R-1, C-2	Side(St):	5'	27'
West : Single Family; R-1			

Parking Required: 82 spaces  
Parking Provided: 80 spaces  
Property Dimensions: 130' x 103' pad; 271' x 244' site  
Property Area: 1.5+ acres  
Square Footage of Building: 2,118 sq. ft.  
Height of Building: 14 feet.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: T-111 Siding  
Roof Material: Composition Shingle

BACKGROUND INFORMATION: On June 27, 1985, the Planning Commission approved a lot line merger for this site that combined the three parcels into a single parcel to allow for the construction of a 10,800 square foot retail building and a 3,000 square foot restaurant. The merger was never recorded. Staff recommends that recordation of the merger be required as a condition of approval of the special permit for the drive-up service facility. Presently, the existing shopping center is constructed illegally across property lines. A variance would be required for the fast food restaurant to allow access and parking on adjacent parcels.

002607

APPLC. NO. P88-152 MEETING DATE May 12, 1988 ITEM NO 17

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The site is designated Special Planning District on the General Plan. The 1978 South Natomas Community Plan designates the site as Northgate Boulevard Commercial District and the draft 1988 South Natomas Community Plan designates the site as Northgate Special Planning District. The draft 1988 South Natomas Community Plan notes that the Northgate Boulevard commercial strip has a history of inconsistent development and commercial development that is incompatible with the adjacent Gardenland residential development. However, the commercial development located on Northgate provides needed services to the immediate neighborhood and the community. Northgate is a major four lane street which connects North and South Natomas with the Central City.

The purpose of the SPD is to encourage commercial uses that will be beneficial to the community and compatible with the adjacent residential development. The SPD encourages uses that have associated drive-up service facilities to locate on corner lots along Northgate Boulevard so that side streets can be utilized for access. The proposed fast food restaurant is neighborhood serving and is located on a corner lot, allowing patrons to enter and/or exit off of Winterhaven Avenue.

The site is zoned C-2. Fast food restaurants are permitted in the C-2 zone and drive-up service facilities are permitted subject to approval of a special permit from the Planning Commission.

B. Site Design

Staff is recommending that the Zoning Ordinance be amended to provide design standards and guidelines for drive-up service facilities. The Ordinance Amendment (M88-042) is scheduled to be heard before the Planning Commission on May 12, 1988. The standards require that the drive-up service facility be designed and located such that it will not create a nuisance for adjacent properties. Residential development is adjacent to the site on the western and eastern boundaries. The residences on the western boundary are located across Northgate Boulevard and will not be affected by nuisances generated by the proposed restaurant. The existing shopping center is located between the residences on the eastern boundary and the restaurant and effectively buffers those residences from any nuisances generated by the proposed restaurant.

Thus, although the site itself is adjacent to residences, the effect of the drive-up facility upon those residences is negligible due to their being screened by existing improvements. A masonry sound wall was installed on the eastern property line adjacent to the residences when

the shopping center was built. No additional design techniques to reduce nuisance impacts from the drive-up service facility are necessary to protect adjacent residences.

The proposed ordinance also recommends that interior landscaping be installed on sites with drive-through lanes to offset the extensive pavement area devoted to the drive-through lane. The applicant has not submitted a landscape plan, however, there is adequate area on the interior of the restaurant pad to provide interior landscaping. Staff recommends the applicant submit a landscape plan for staff review and approval depicting the recommended interior landscaping and the required landscaping adjacent to the public street frontages and in parking area prior to issuance of the building permit.

C. Site Circulations

The proposed drive-up facility is in compliance with the proposed design standards for minimum width of the drive through lane, 11 feet is the minimum standard and the proposed lane is 14 feet wide. The entrance of the drive through is approximately 100 feet from either Winterhaven or Northgate and complies with the standard for a minimum distance of 25 feet from a public street.

The drive-up lane is not in compliance with the proposed ordinance condition for minimum vehicle stacking space for a facility with a separate ordering board and pick-up window. Although the drive through lane is approximately 240 feet in length, the pick-up window is located half way between the entrance and exit of the lane, thus reducing the effective stacking area to 120 feet. There is stacking area for three vehicles to the ordering board and three vehicles to the pick-up window.

The Institute of Traffic Engineers Design Manual recommends that fast food facilities provide stacking area for five vehicles to the order board and stacking area for five more vehicles to the pick-up window. The applicant has met with the Traffic Engineering Division and has provided evidence that Long John Silver's Seafood Shops actually fall under the Institute of Traffic Engineer's definition of a "high volume sit down restaurant" rather than a fast food restaurant. The traffic generation for this type of facility is significantly less than for a fast food restaurant. The applicant's study showed a typical total volume per day of 136 orders (including inside orders), as compared to a typical total volume per day for a fast food restaurant which ranges at 400-500 orders per day.

The Traffic Engineering Division has reviewed the applicant's site plan and supports the drive-up window design. The purpose of requiring a Special Permit review of drive-up services facilities rather than set standards was to allow for flexibility in application of the standards and review of each facility on a case-by-case basis. This facility

appears to have adequate stacking distance for the volume of business.

D. Parking

Tenants in the existing shopping center include a video store, a fast food restaurant (pizza), a bar and dance hall, a liquor store, a beauty salon, and a dry cleaner. Four of the tenants spaces are vacant. The parking requirement for the existing uses and parking for the presently vacant suites, calculated at standard retail use, is 54 spaces. The proposed Long John Silver's restaurant has 84 seats. The parking requirement for restaurants is one parking space for every three seats, which results in 28 required parking spaces.

The shopping center presently has 73 parking spaces. The site plan for Long John Silver's depicts seven parking stalls and one parallel stall. The City does not permit parallel parking stalls, therefore, the total proposed parking for the site is 80 parking stalls. The combined parking required for the shopping center and Long John Silvers is 82 parking spaces.

The two additional parking spaces can be provided at the southeastern corner of the parking area if the existing bike racks are relocated to the northeastern corner of the site, as shown on Exhibit A. The other alternative is that the applicant reduce the capacity of the restaurant by six seats. Staff is not supportive of a variance from the required parking as there is no circumstances unique to this proposal that would justify the granting of a variance and thus, granting of a variance in this situation would be a grant of special privilege.

E. Signage

The Sign Ordinance permits one detached sign for each parcel at one square foot per lineal foot of frontage in the C-2 zone. Parcels with frontage on more than one street are permitted one sign for each street frontage. The shopping center has an existing monument sign fronting on Northgate Boulevard. The applicant could add their name to this sign. A detached sign is also permitted on Winterhaven Avenue. Staff recommends that this sign be a monument sign with a maximum height of 12 feet that shall be compatible with the existing monument sign on the site. The applicant has noted that they intend to install a pole sign, however, no sign elevations for a pole sign were included with the submitted site elevations.

The Sign Ordinance also permits two attached signs for each occupancy at three square feet per front foot of occupancy. The signs depicted on the submitted elevations are in compliance with the requirements.

F. Trash Enclosures

The applicant has depicted that trash enclosures for the restaurant will be provided within the trash enclosure area for the shopping center, which is located on the northern wall of the building. This trash enclosure area is in conformance with the standards for trash enclosures contained in the City Zoning Ordinance.

G. Agency Review

Site plans were submitted for review and comments to the Traffic Engineering Section and Development Section of the City Transportation Division, the City Building Inspection Section and the Natomas Advisory Committee. Comments were received from Traffic Engineering that objected to the existing parcel line splitting the driveway and requiring reciprocal access easements. These issues will be resolved with the recordation of the merger of these parcels. They also noted that Northgate Boulevard has a required 80 foot right-of-way width and Winterhaven Avenue has a required 44 foot right-of-way width. Improvements are existing.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to (CEQA Section 15301 (e)).

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Approve the Special Permit for a drive-up service facility, subject to Conditions and based upon Findings of Fact which follow:

Conditions

1. The applicant shall submit a landscape plan for staff review and approval prior to issuance of building permits. Provide interior landscaping and screen the SMUD transformer.
2. The applicant shall record the lot line merger for the site prior to issuance of building permits.
3. All trash enclosures shall be designed to City standards.
4. The applicant shall provide additional parking spaces and relocate the bike racks, as shown on Exhibit A or reduce seating for the restaurant by six seats, for a total capacity of 78 seats.
5. A signage program shall be submitted for review and approval of staff prior to issuance of sign permits. Detached signage shall be monument type and shall not exceed 12 feet in height measured from the top of the sidewalk.

6. The entrance and exit for the drive-through lane shall be clearly marked. The signs shall be approved by the Planning Director as a part of the sign program.

Findings of Fact - Special Permit

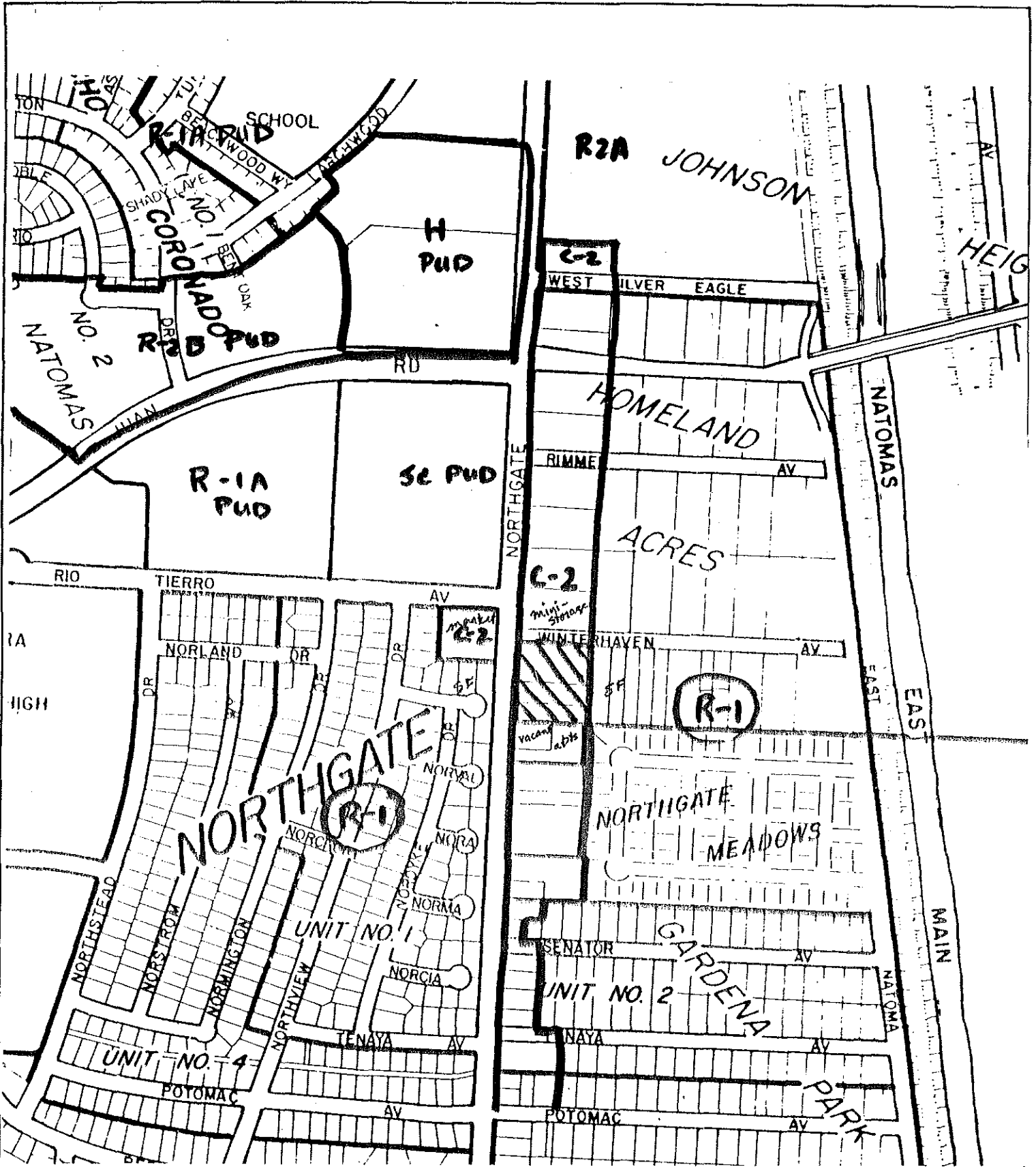
1. The project, as conditioned, is based upon sound principles of land use, in that:

The project is neighborhood serving, is located on a major street and is compatible with the adjacent commercial and residential land uses.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor will it create a nuisance in that:

- a. adequate off-street parking is provided;
- b. adjacent residences are buffered from possible nuisances generated by the drive-up service facility by intervening improvements;
- c. a masonry sound wall was installed on the property boundary adjacent to the residences at the time the shopping center was constructed;
- d. the project, as designed, will have adequate vehicle stacking space;
- e. the design of the project provides for adequate on-site circulation; and
- f. interior landscaping will offset the extensive pavement area devoted to the drive-through lanes.

3. The project, as conditioned, is in compliance with the policies and objectives of the General plan and the 1978 South Natomas Community Plan and draft 1988 South Natomas Community Plan.



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VICINITY - LAND USE - ZONING

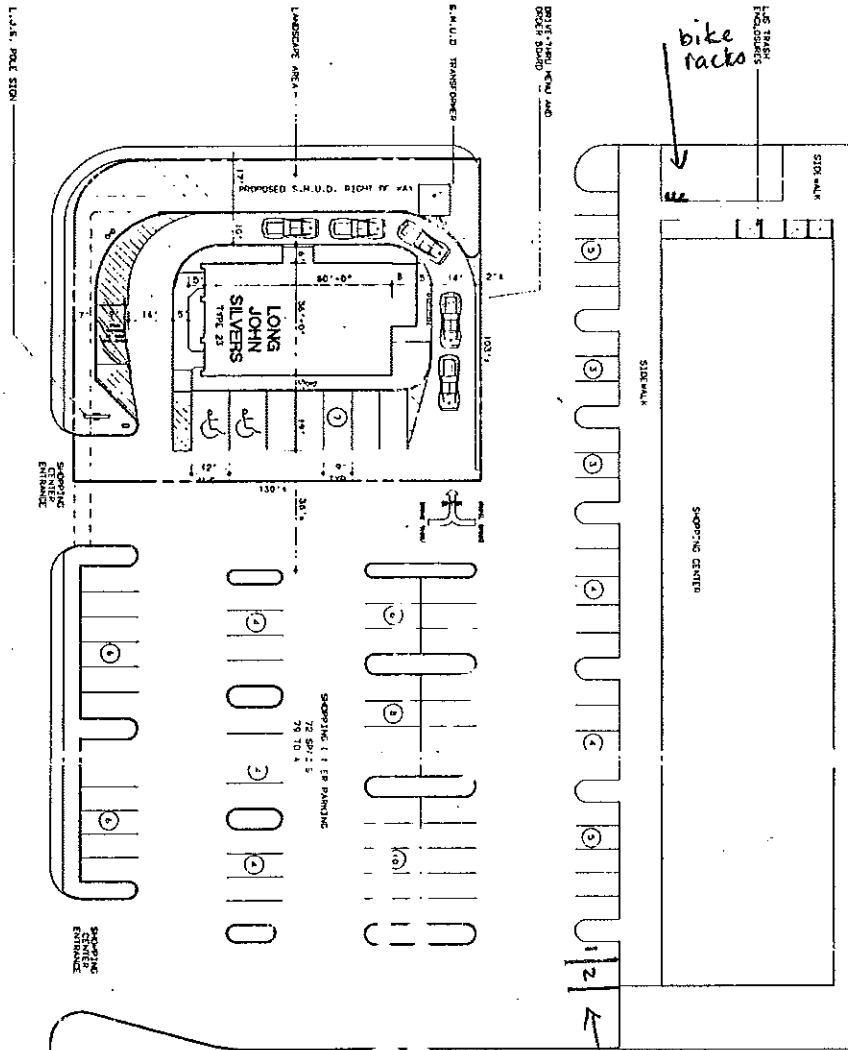
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WINTERHAVEN AVE.

NORTHGATE BLVD.



**EXHIBIT A  
SITE PLAN**



002615

1 of 4

**LONG JOHN SILVER'S**  
SEAFOOD SHOPPER  
PRELIMINARY DESIGN FOR  
SACRAMENTO, CA.  
NORTHGATE BLVD.  
LAYOUT # \_\_\_\_\_  
NOT FOR CONSTRUCTION

**LEGEND**

	L.A.S. POLE SIGN
	NO. OF PARKING SPACES
	DUMPSTER PAD AND APRON
	PARKING LOT LIGHT

<small>THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.</small>	ACCEPTED BY _____	SCALE 1" = 20'-0"	REVISION
	CONSTRUCTION REP. _____	BUILDING TYPE 23	
REAL ESTATE REP. _____	PARKING FOR 71 CARS	DRAWN BY GAN	
DIV. Y.P. REAL ESTATE _____	DATE 3/1/88	DESIGNED BY P. OWEN	
REGIONAL Y.P. OWEN _____	DRAWING I.D. # 88271.001.1.050301	FRANCHISE _____	
DESIGNER SIGNATURE _____	DATE 03/01/88		

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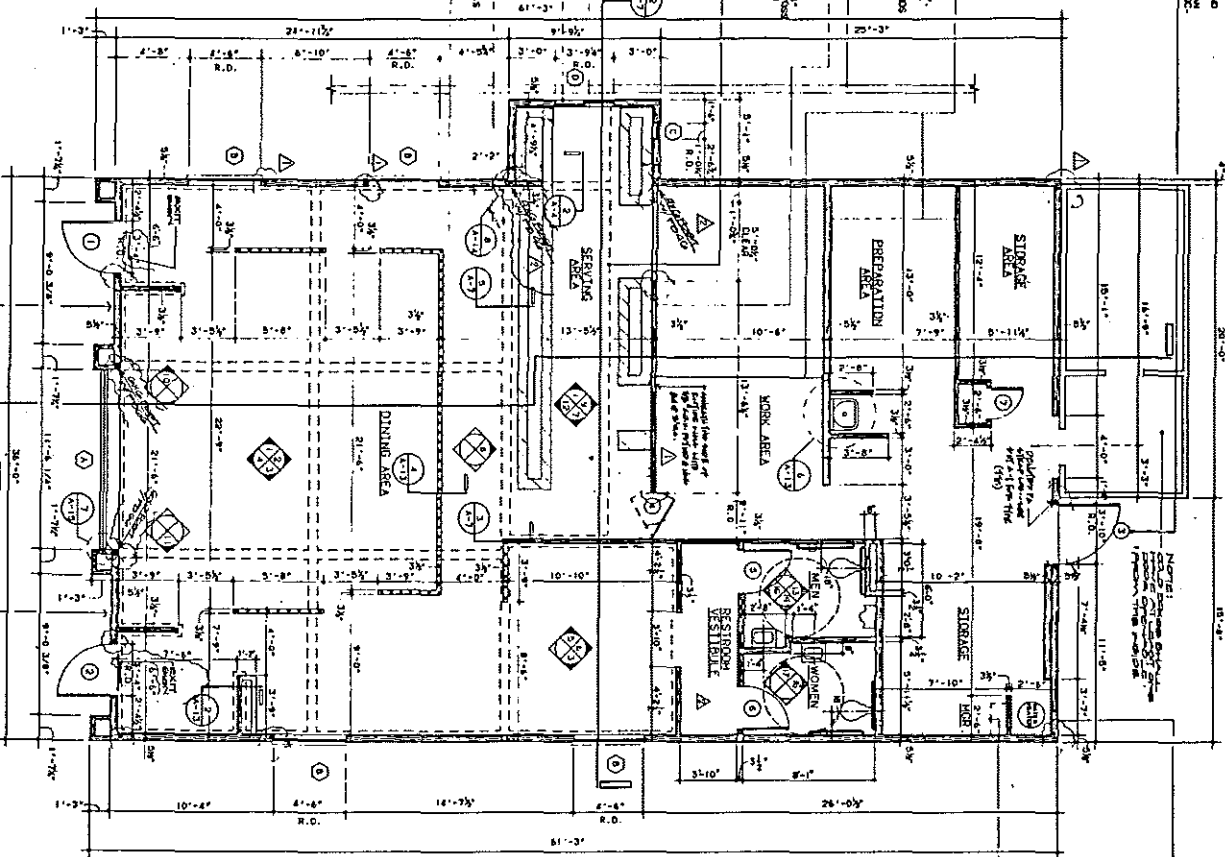
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ELECTRICAL	PLUMBING	H.V.A.C.	EQUIPMENT	STRUCT.	ARCHITECTURAL	LANDSC.	SITE	BASE SHEETS

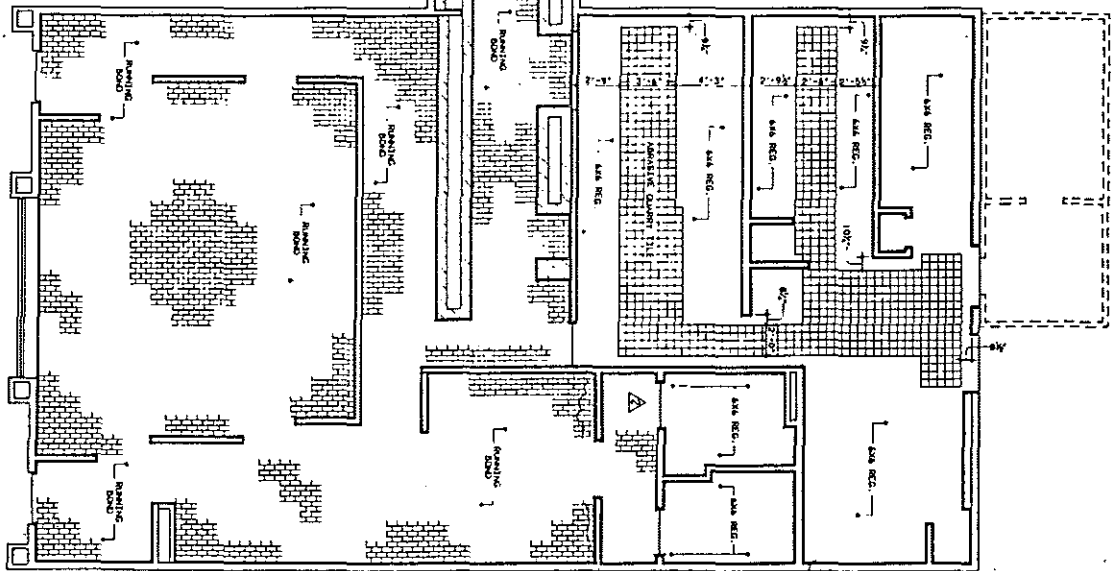
GENERAL NOTES:  
 1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS.  
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PROJECT MANUAL AND SPECIFICATIONS.



**FLOOR PLAN**  
 SHEET 17-2-1-100

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**FLOOR TILE DIAGRAM**  
 SHEET 17-2-1-100

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**EXHIBIT B**  
**FLOOR PLANS**

ARCHITECTURAL FIRM  
 2450 WATT AVE., SUITE 200  
 BACHMAN, OLMSTEAD & ASSOCIATES  
 19141 482-0834

**LONG JOHN SILVER'S**  
 SEAFOOD SHOPPES

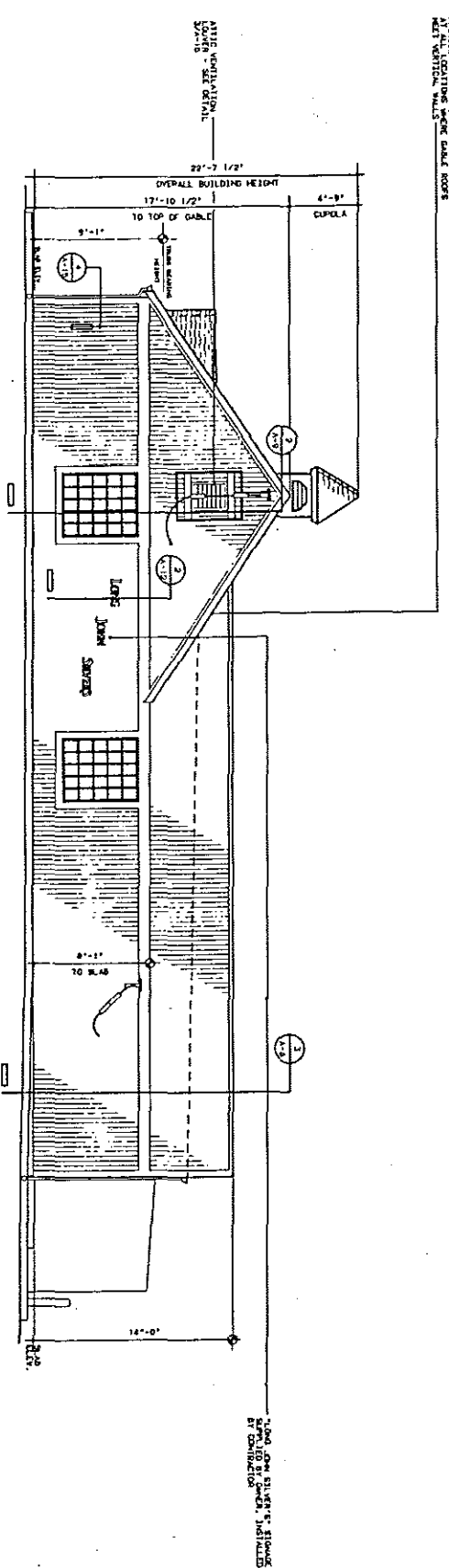
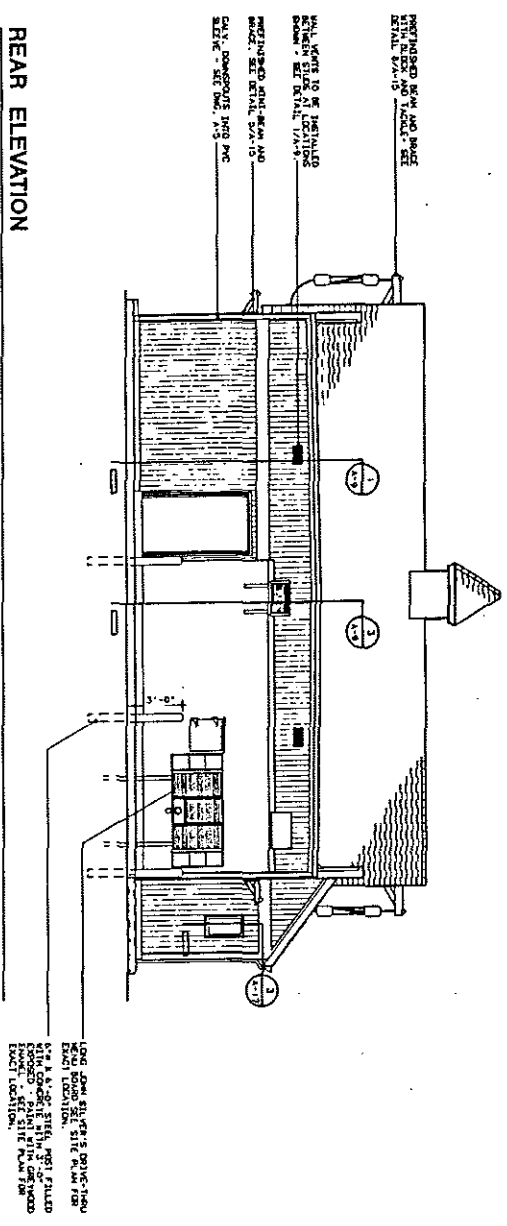
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S-17-80

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ELECTRICAL	PLUMBING	H. V. A. C.	EQUIPMENT	STRUCT.	ARCHITECTURAL	LANDSC.	SITE	BASE SHEETS	TOTAL NO.



**EXHIBIT C  
ELEVATIONS**

108 ARCHITECTURAL GROUP  
2480 WEST AVE., SUITE 200  
SACRAMENTO, CAL. 95825  
(916) 485-0834

**LONG JOHN SILVER'S  
SEAFOOD SHOPPES**

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