

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

*This is
not set?*

APPLICANT	Brian Shinalt - Box 79, South Lake Tahoe, CA 95705		
OWNER	Harold Dellest - 1164 Idaho Avenue, Escondido, CA 92025		
PLANS BY	Brian Shinalt - Box 79, South Lake Tahoe, CA 95705		
FILING DATE	2-23-83	50 DAY CPC ACTION DATE	REPORT BY: PB:sg
NEGATIVE DEC.	Ex. 15103e	EIR	ASSESSOR'S PCL NO. 265-293-27

- APPLICATION:
1. Special Permit to construct a drive-thru window to an existing restaurant.
 2. Lot Line Adjustment to merge three lots into one.

LOCATION: 2434 Del Paso Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to add a drive-thru facility to an existing fast food restaurant in C-2 zone (General Commercial zone).

PROJECT INFORMATION:

1974 General Plan Designation: Commercial Offices
 1965 Woodlake Noralto Community
 Plan Designation: Shopping Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Commercial - fast food restaurant
 Surrounding Land Use and Zoning:
 North: Commercial; C-2
 South: Commercial; C-2
 East: Commercial; C-2
 West: Commercial; C-2

Parking Required: 14 spaces
 Parking Provided: 22 spaces
 Ratio Required: 1:3 seats
 Ratio Provided: 1:2 seats
 Property Dimensions: Irregular
 Property Area: .4± acres
 Square Footage of
 Building: 1,728
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Colors: Beige
 Exterior Building
 Materials: Slump stone

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

1. The site is a .4± acre parcel in the C-2 General Commercial zone near a major intersection and is surrounded by commercial uses (El Camino Avenue and Del Paso Boulevard). The applicant is proposing a drive-thru addition to an existing fast food restaurant that is located on an irregular-shaped parcel.

001030

2. The project was reviewed by the City Building Division and the City Traffic Engineer. The following comments were received from Traffic.
 - a. Redesign the drive-thru window exit area as indicated by Exhibit B.
 - b. Revise the parking area to reflect the one-way operation.
3. Staff has determined that the second back-out parking space behind the restaurant would cause a back-out conflict with cars "stacking" for the drive-thru. A single back-out space is recommended (Exhibit B).

The project provides adequate stacking distance. Any additional traffic generated by the proposed drive-thru should be minor and would not create congestion on Del Paso Boulevard.

4. The parcel boundary shown on the site plan does not coincide with surrounding property boundaries or that shown on assessor parcel maps. The applicant should provide copy of a title search to verify ownership of the property in question prior to issuance of building permit (Exhibit F).
5. Any additional signage other than menu board for drive-thru and directional signs should conform to City Sign Ordinance.
6. Staff suggests that additional landscaping be planted with shrubs, ground cover and 15 gallon shade trees when feasible, to improve the aesthetics of the area and provide some shading (see staff's Exhibit B). The applicant should provide a revised planting/landscape/irrigation plan prior to issuance of building permit.

RECOMMENDATION: Staff recommends approval of the Special Permit and Lot Line Merger, subject to conditions and based on the following findings of fact:

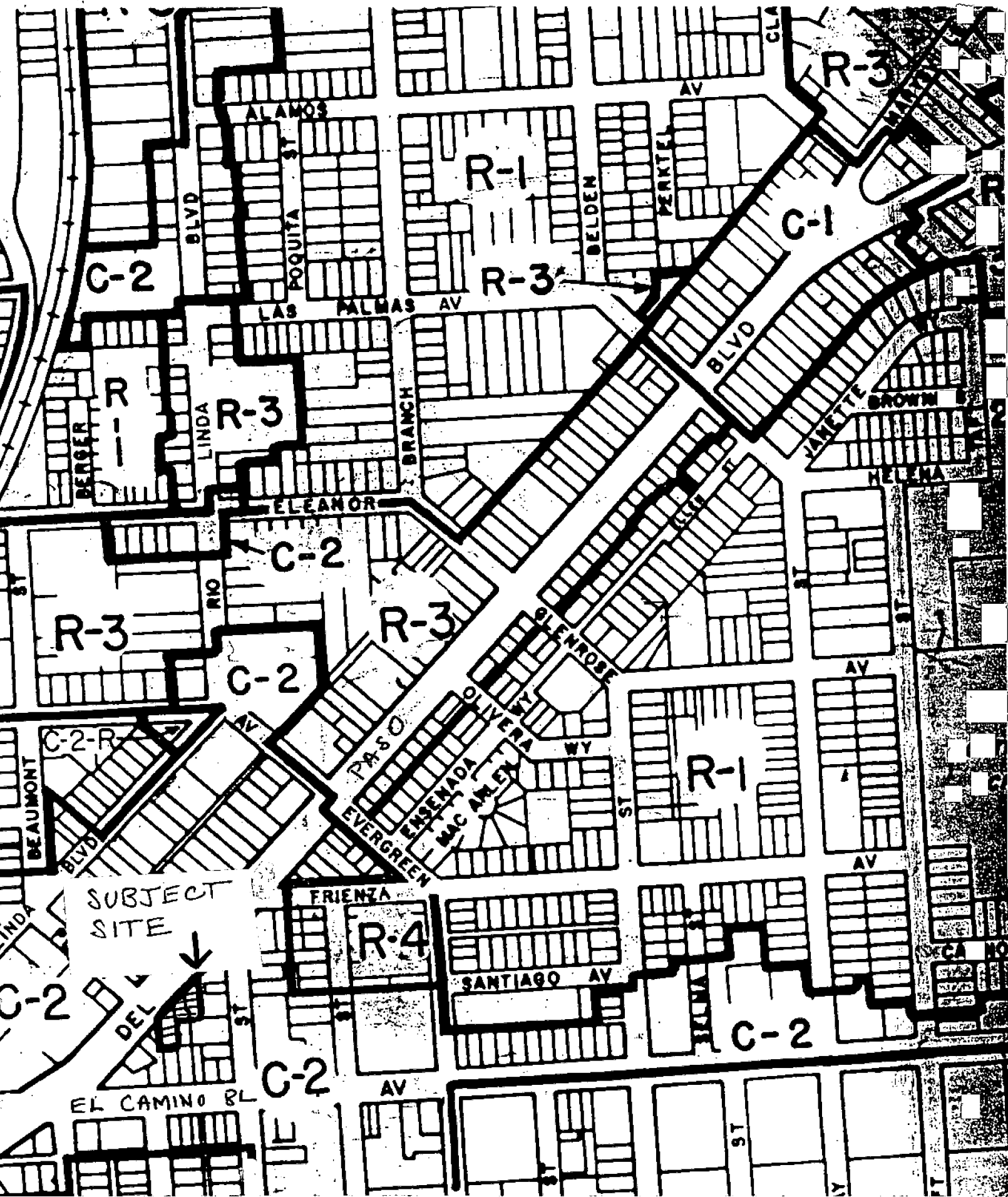
Conditions - Special Permit

- a. Applicant shall redesign the drive-thru exit area as indicated by Exhibit B.
- b. The applicant shall revise the parking area to reflect the one-way operation.
- c. The applicant shall revise parking to delete one of two proposed spaces behind building (Exhibit B).
- d. The applicant shall submit a revised site plan indicating the above items and a title search to verify ownership of property in question prior to issuance of building permit (Exhibit F).
- e. Additional landscaping shall be planted with shrubs, ground cover and 15 gallon shade trees when feasible (Exhibit B). A revised planting/landscaping/irrigation plan shall be reviewed and approved prior to issuance of building permit.

Findings of Fact - Special Permit

- a. The proposed drive-thru service as conditioned is based on sound principles of land use in that the site is kdesignated for commercial use.
- b. The proposed drive-thru as conditioned will not be detrimental to the health, safety and welfare of the neighborhood in that:
 1. The entire block is commercial use and therefore the project will not alter the character of the area.
 2. Adequate vehicular stacking distance will be provided.
 3. Additional landscaping will improve the appearance of the parking area.
- c. The proposed project is consistent with the 1974 Sacramento City General Plan and the 1965 Woodlake-Norauto Community Plan which designate this site as commercial.

001032



83-086

APRIL 28, 1983
 JUNE 9, 1983

001037

#12
 #6

Order No. M-653675-IC
Escrow No. E-799397-A
Loan No.

RECORDED AT REQUEST OF B7910-31P267
TITLE INSURANCE AND TRUST COMPANY

OCT 31 1979 8:00 A.M.

\$4.00

WHEN RECORDED MAIL TO:
Harold W. Dellett,
1164 Idaho Ave.,
Escondido, CA 92025

Alvin V. Rodde
SACRAMENTO COUNTY RECORDER

185821

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

same as above

DOCUMENTARY TRANSFER TAX \$ 318.45

XX Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

E. Schmidt First American Title Ins. Co.
Signature of Declarant or Agent determining tax - Firm Name

Tax Parcel 265-293-27 Code Area 03-240

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DAYTOM ENTERPRISES, INC.

a corporation organized under the laws of the State of California



does hereby

GRANT to HAROLD W. DELLETT, a married man as his sole and separate property as to an undivided one-half interest; NANCY R. DELLETT, a married woman as her sole and separate property as to an undivided one-half interest

the real property in the City of SACRAMENTO
County of SACRAMENTO

State of California, described as

Assessor's Parcels No. 265-293-13; 265-293-14; 265-293-5

Complete legal description of which is attached hereto and made a part hereof.

185821

THIS GRANT DEED IS SUBJECT TO:

1. General and special City and County taxes and assessments for the fiscal year 1979-80, a lien not yet payable;
2. Covenants, conditions, restrictions, easements and public utility easements of record.

Dated October 15, 1979

DAYTOM ENTERPRISES, INC.,

a California corporation

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

By *Thomas F. Hinds*
Thomas F. Hinds President

On October 25, 1979

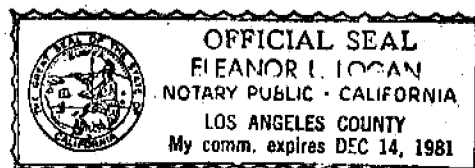
By *Mary Jane Hinds*
Mary Jane Hinds Secretary

before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas F. Hinds

known to me to be the Mary Jane Hinds President, and

known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
Signature *Eleanor L. Logan*



001046

P 83086

(This area for official notarial seal)

LEGAL DESCRIPTION

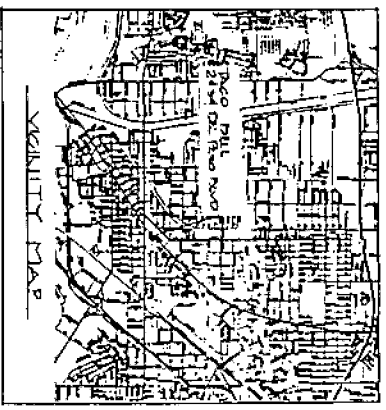
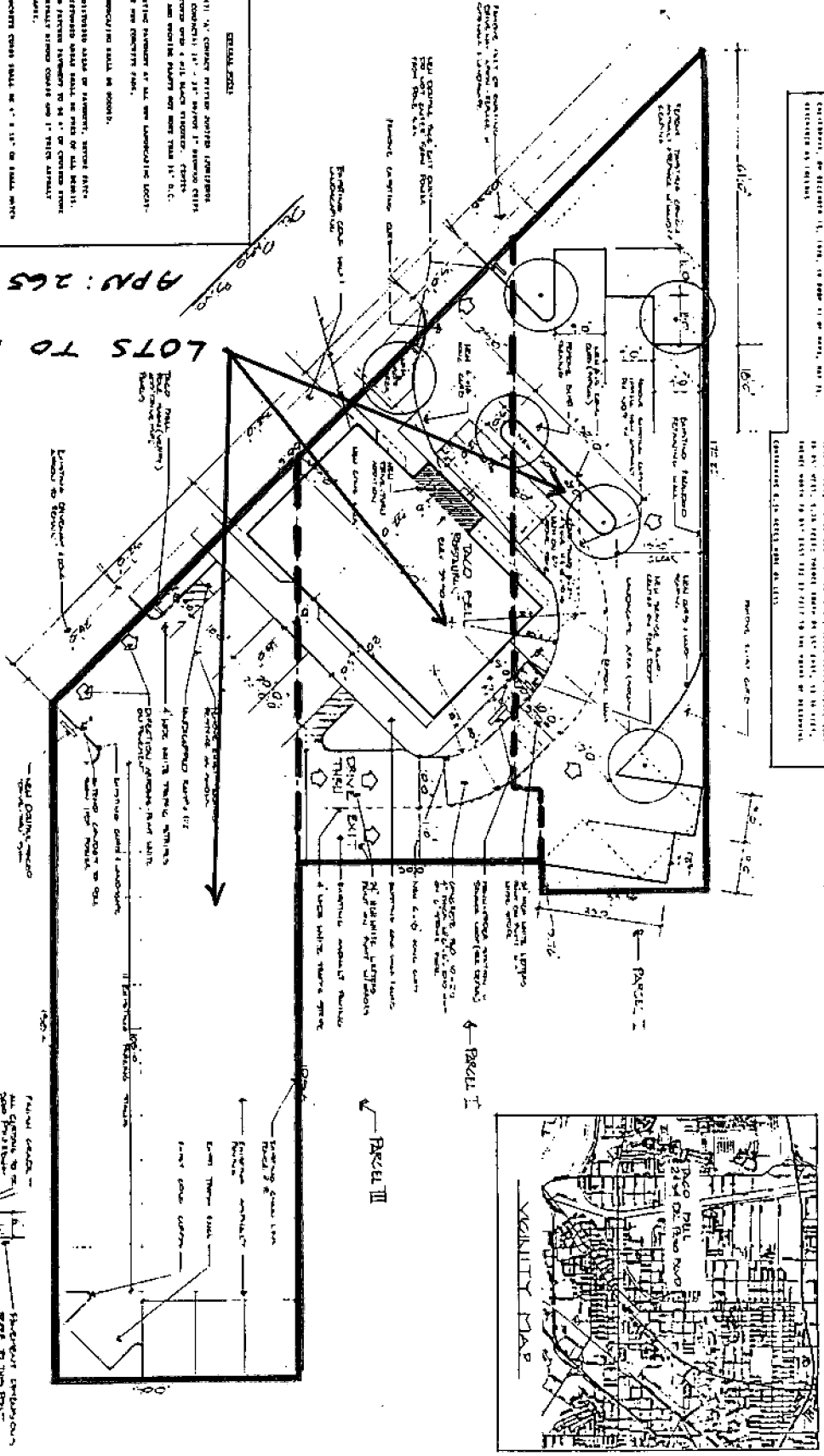
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CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS OF THE SITE AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

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- GENERAL NOTES:**
1. ALL CONCRETE SHALL BE 3000 PSI.
 2. ALL REINFORCING SHALL BE #4.
 3. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 4. ALL ROOFS SHALL BE 2" MINIMUM UNLESS OTHERWISE NOTED.
 5. ALL EXTERIOR FINISHES SHALL BE AS NOTED.
 6. ALL INTERIOR FINISHES SHALL BE AS NOTED.
 7. ALL MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 8. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
 9. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED UNLESS OTHERWISE NOTED.
 10. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED UNLESS OTHERWISE NOTED.
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 20. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED UNLESS OTHERWISE NOTED.

APR: 265-293-05, 13, 14
 LOTS TO BE MERGED



TALD BELL 1/6/82
 NEW YORK, NY

BHINAULT & ASSOCIATES
 DESIGNERS - BUILDERS
 2000 75
 2000 75

EXHIBIT A-1

001040

67910-31P268

DESCRIPTION

All that certain real property, situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

PARCEL I

All that portion of Block 69 of "North Sacramento Subdivision No. 1", according to the official plat thereof filed in the office of the County Recorder of the said County of Sacramento, State of California, on December 15, 1910 in Book 11 of Maps, Map 26, described as follows:

COMMENCING at a point in the Northwesterly boundary line of said Block 69 (which is also the Southeasterly boundary line of Del Paso Boulevard, so called), located South 45° 05' West 141.42 feet from the most Northerly corner of said Block 69, but which point of commencement is located in said Northwesterly boundary line of said Block 69 at a point exactly 100 feet West, at right angles, from the East boundary line of said Block 69; thence South 45° 05' West, along the Northwesterly boundary line of said Block 69, a distance of 54.67 feet; thence South 0° 05' West 113.0 feet; thence South 89° 55' East, a distance of 5.3 feet; thence South 0° 05' West, a distance of 20.56 feet to a point 250 feet North at right angles from the South boundary line of said Block 69; thence South 89° 55' East, a distance of 33.36 feet to a point exactly 100 feet West, at right angles from the East boundary line of said Block 69; thence North 0° 05' East 172.22 feet to the place of commencement.

PARCEL II

BEGINNING at a point on the Northwesterly boundary line of said Block 69 located South 45° 05' West 196.09 feet from the Northeast corner of said block and which point is further located North 89° 55' West 138.66 feet from the East line of said Block 69; thence South 0° 05' West 113.00 feet; thence South 89° 55' East 5.30 feet; thence South 0° 05' West parallel with and 133.36 feet distant from the East line of said Block 69 a distance of 14.80 feet; thence North 89° 55' West parallel with the South line of said Block 69, a distance of 50.00 feet; thence North 0° 05' East parallel with the East line of said Block 69, a distance of 83.10 feet to the Northwesterly line of said Block 69; thence North 45° 05' East along the line of said block, 63.23 feet to the point of beginning.

PARCEL III

All that portion of Block 69, as shown on the "Plat of North Sacramento Subdivision No. 1", recorded in the office of the County Recorder of Sacramento County, December 15, 1910 in Book 11 of Maps, Map No. 26, described as follows:

BEGINNING at a point in the Northwesterly boundary line of Block 69 of North Sacramento Subdivision No. 1, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on December 15, 1910 in Book 11 of Maps, Map No. 26, (being also the Southeasterly boundary line of Del Paso Boulevard, so-called), situate South 45° 05' West 258.1 feet from the most Northerly corner of said Block 69; thence South 0° 05' West 188.5 feet; thence North 89° 05' West 50 feet; thence North 0° 05' East 138.4 feet (more or less) to the aforesaid Northwesterly boundary line of said Block 69; thence along the said Northwesterly boundary line of said Block 69, North 45° 05' East 70.6 feet, more or less, to the point of beginning.

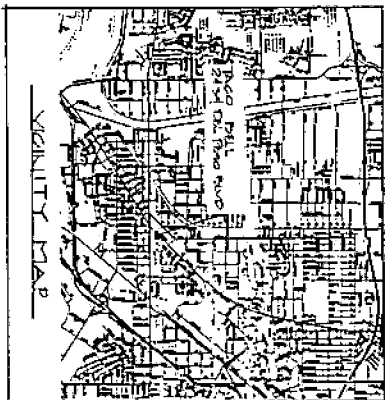
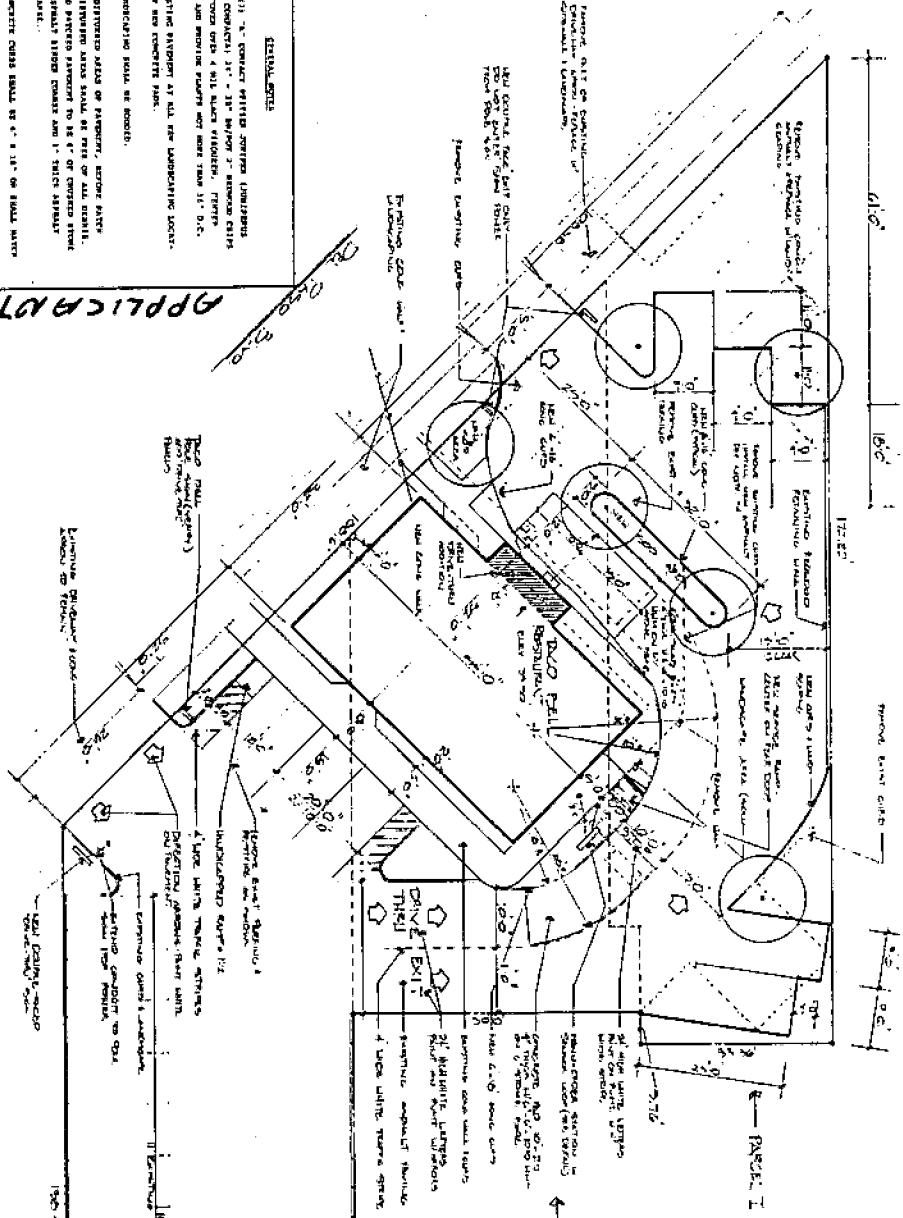
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LEGAL NOTICES

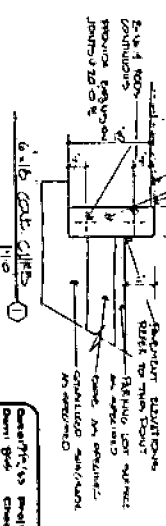
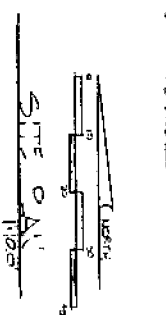
ALL WORK SHOWN ON THIS PROPOSAL, INCLUDING, BUT NOT LIMITED TO, THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHAEOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ANTHROPOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL BOTANICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ZOOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MINERAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER FEATURES AND RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER ARCHAEOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER ANTHROPOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER BOTANICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER ZOOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER GEOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER MINERAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OTHER REMAINS.



- GENERAL NOTES**
- 1.1 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.2 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.3 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.4 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.5 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.6 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.7 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.8 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.9 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.
 - 1.10 ALL NEW CONCRETE SHALL BE 4" OR 5" THICK ON SHALL MATS.

APPLICANTS' PROPOSAL

001041

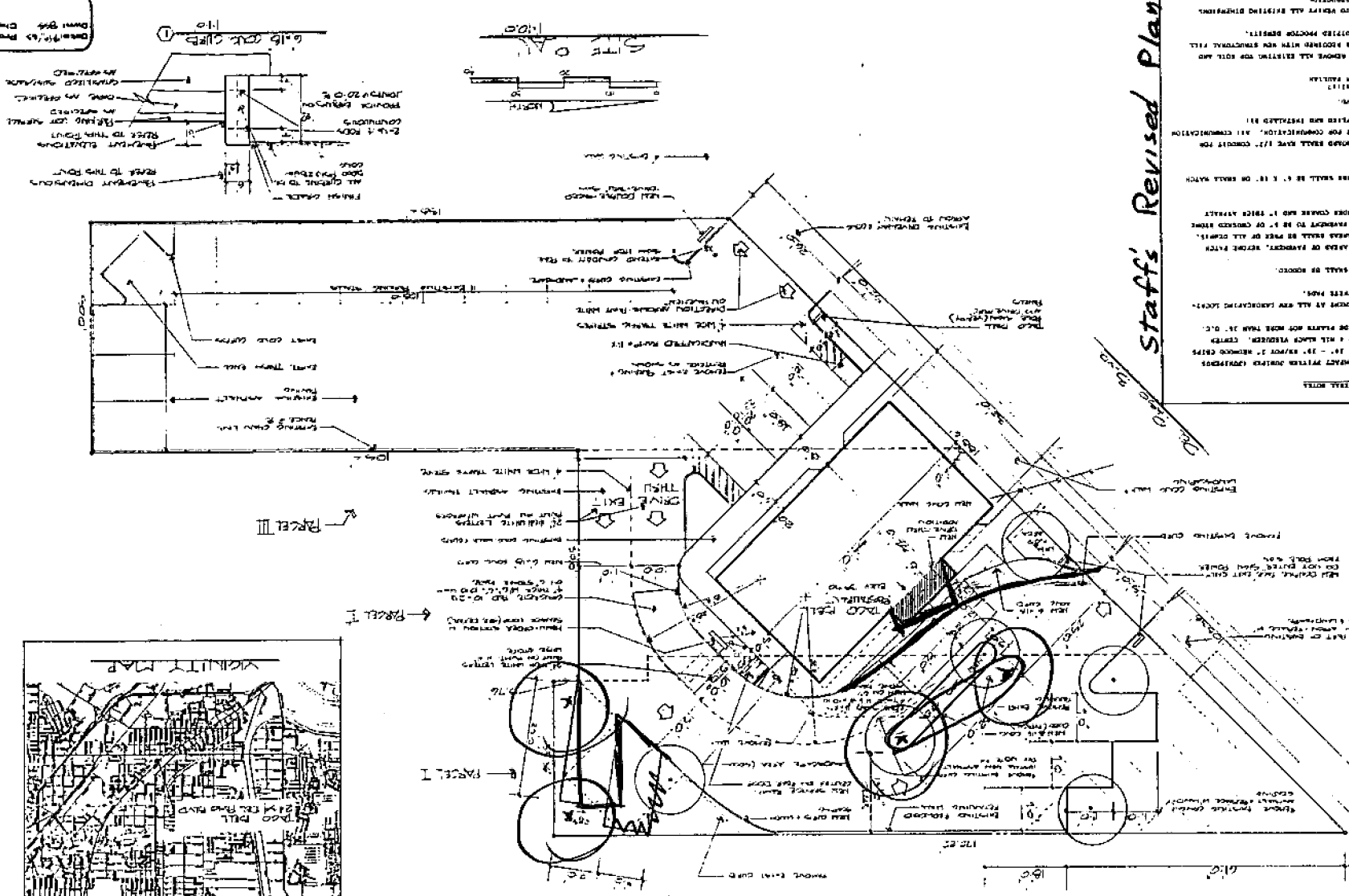


BHINAULT & ASSOCIATES
 DESIGNERS - BUILDERS
 7800 14th Avenue, S.W.
 Seattle, WA 98148
 Phone: 780-0100
 Fax: 780-0101

TACO BEL 1642
 PER 2-24 ADDITION

001042

Item 6



Staff's Revised Plan

- GENERAL NOTES
- 1.0 SEE SHEET 11 "A" CONTACT WITHIN OTHER SHEETS FOR ALL PERMITS AND APPROVALS.
 - 2.0 REMOVE EXISTING PAVEMENT AT ALL EXISTING DRIVEWAYS AND DRIVEWAYS TO BE REPAIRED AND REPAVED AS SHOWN ON SHEET 11 "A".
 - 3.0 ALL NEW CONCRETE SHALL BE 4" OR 6" ON SLAB MATCH EXISTING.
 - 4.0 ALL NEW CONCRETE SHALL HAVE 1/2" CONCRETE FOR FINISH COURSE.
 - 5.0 ALL NEW CONCRETE SHALL BE 4" OR 6" ON SLAB MATCH EXISTING.
 - 6.0 ALL NEW CONCRETE SHALL BE 4" OR 6" ON SLAB MATCH EXISTING.
 - 7.0 ALL NEW CONCRETE SHALL BE 4" OR 6" ON SLAB MATCH EXISTING.
 - 8.0 ALL NEW CONCRETE SHALL BE 4" OR 6" ON SLAB MATCH EXISTING.
 - 9.0 ALL NEW CONCRETE SHALL BE 4" OR 6" ON SLAB MATCH EXISTING.
 - 10.0 ALL NEW CONCRETE SHALL BE 4" OR 6" ON SLAB MATCH EXISTING.

REVISIONS TO BE MADE TO THE SUBMITTAL DRAWINGS AND TO THE CONTRACT DOCUMENTS AS SHOWN ON SHEET 11 "A".

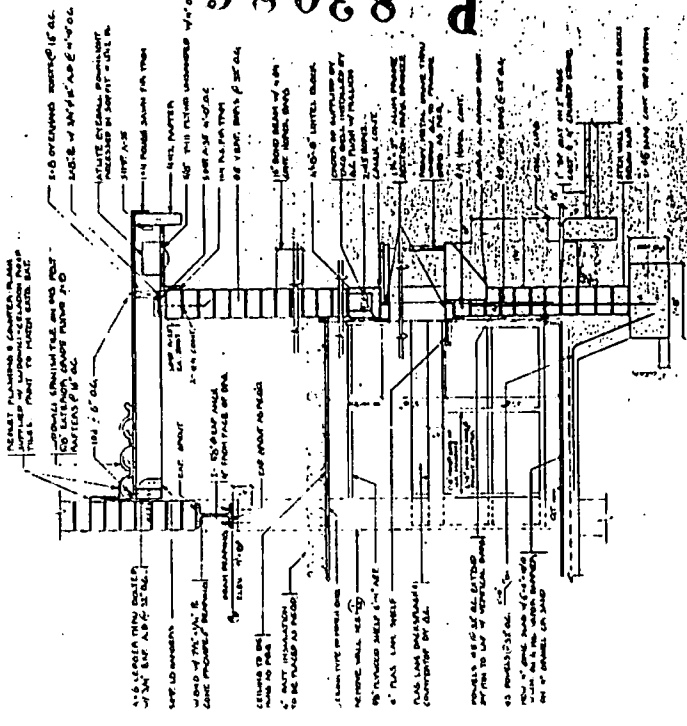
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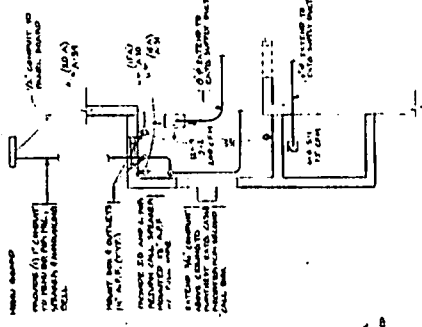
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June 9, 1983

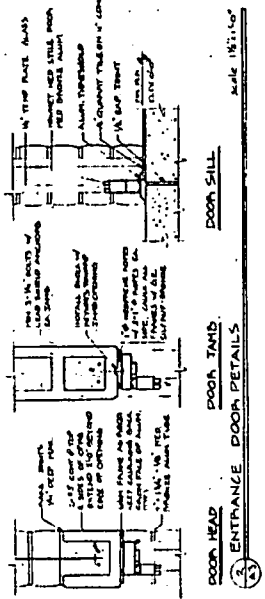
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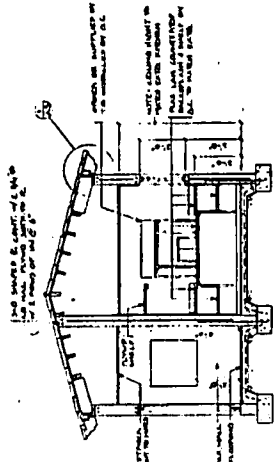
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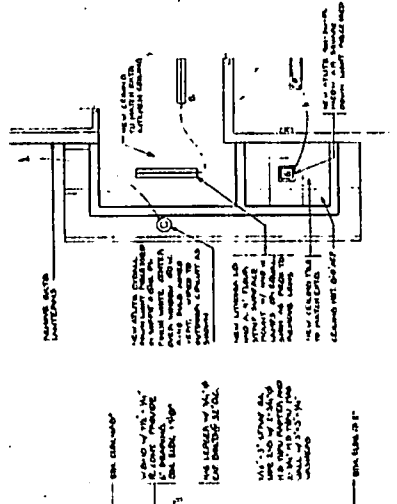
MECHANICAL PLAN



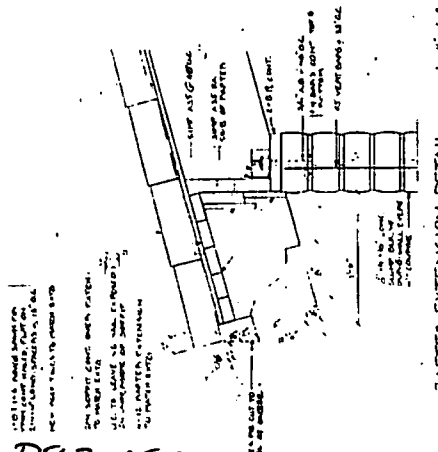
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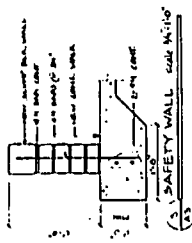
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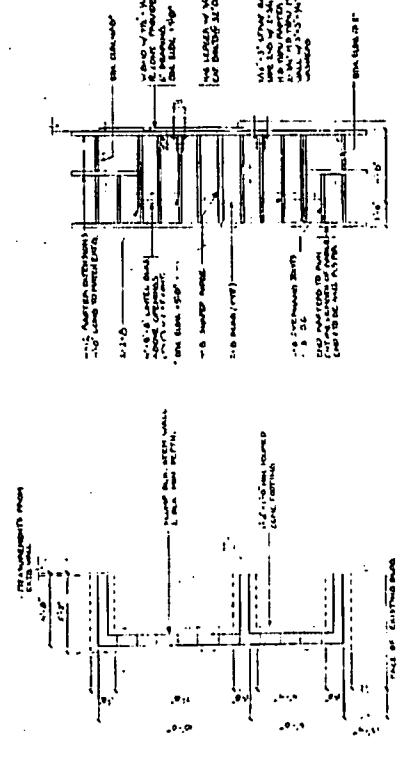
REFLECTED CEILING PLAN



RAFTER EXTENSION DETAIL



SAFETY WALL



ROOF FRAMING PLAN

P83-086

6-9-83
4-28-83

#12

001039

EXHIBIT E

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Brian Shinalt, Box 79, South Lake Tahoe, California 95705				
OWNER	Harold Dellett, 1164 Idaho Avenue, Escondido, CA 92025				
PLANS BY	Brian Shinalt, Box 79, South Lake Tahoe, California 95705				
FILING DATE	3/23/83	50 DAY CPC ACTION DATE		REPORT BY:	PB:mmm
NEGATIVE DEC.	Ex. 15103e	EIR		ASSESSOR'S PCL. NO.	285-293-27

APPLICATION: Special Permit to construct a drive-thru window to an existing restaurant.

LOCATION: 2434 Del Paso Boulevard.

PROPOSAL: The applicant is requesting entitlements to add a drive thru facility to an existing fast food restaurant in C-2 zone (General Commercial Zone)

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial Offices
1965 Woodlake Noralto Community Plan Designation:	Shopping Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Commercial-fast food restaurant
Surrounding Land Use and Zoning:	
North:	Commercial, C-2
South:	Commercial, C-2
East:	Commercial, C-2
West:	Commercial, C-2
Parking Required:	14 spaces
Parking Provided:	22 spaces
Ratio Required:	1:3 seats
Ratio provided:	1:2 seats
Property Dimensions:	Irregular
Property Area:	.4± acres
Square Footage of building:	1,728
Significant Features of Site:	
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Beige
Exterior Building Materials:	Slump stone

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

1. The site is a .4± acre parcel in the C-2 General Commercial zone near a major intersection and is surrounded by commercial uses. (El Camino and Del Paso Bl.) The applicant is proposing a drive-thru addition to an existing fast food restaurant that is located on an irregular shaped parcel.

001028

2. The project was reviewed by Building Inspection and Traffic Engineer. The following comments were received from Traffic.
 - a. Redesign the drive-thru window exit area as indicated by Exhibit B.
 - b. Revise the parking area to reflect the one-way operation.
 - c. Install "Do Not Enter" signs on one-way exit driveway.
 - d. Reduce the exit driveway to 15 feet wide and remove remaining existing driveway. (See Exhibit B).

The Project provides adequate stacking distance. Any additional traffic generated by the proposed drive-thru should be minor and would not create congestion on Del Paso Boulevard.

3. Planning records indicate an apparent illegal lot line merger. The applicant should submit a lot line merger application prior to building permit issuance.
4. The parcel boundary shown on the site plan does not coincide with surrounding property boundaries or that shown on assessor parcel maps. The applicant should provide revised, correct site plans and certified legal description prior to issuance of building permit (See Exhibit A).
5. Any additional signage other than menu board for drive-thru and directional signs should conform to City Sign Ordinance.
6. Staff suggests that additional landscaping be planted with shrubs, ground cover and 15 gallon shade trees when feasible, to improve the aesthetics of the area and provide some shading (See staff's exhibit B). The applicant should provide a revised planting/landscape plan prior to issuance of building permit.

RECOMMENDATION: Staff recommends approval of the Special Permit to conditions and based on the following findings of fact:

Conditions:

1. Applicant shall redesign the drive-thru exit area as indicated by Exhibit B.
2. The applicant shall revise the parking area to reflect the one-way operation.
3. The applicant shall install "Do Not Enter" signs on the one-way exit driveway.
4. The applicant shall reduce the exit driveway to 15 feet wide and remove existing driveway (See Exhibit B).
5. The applicant shall submit a lot line merger application prior to building permit issuance.
6. The applicant shall submit a revised site plan indicating the above items and a certified legal description prior to issuance of building permit.
7. Additional landscaping shall be planted with shrubs, groundcover and 15 gallon shade trees when feasible (Exhibit B). A revised planting/landscaping plan shall be reviewed and approved prior to issuance of a building permit.

Findings of Fact:

- a. The proposed drive-thru service as conditioned is based on sound principals of land use in that the site is designated for commercial use.
- b. The proposed drive-thru as conditioned will not be detrimental to the health, safety and welfare of the neighborhood in that:
 1. The entire block is commercial use and therefore the project will not alter the character of the area.
 2. Adequate vehicular stacking distance will be provided.
 3. Additional landscaping will improve the appearance of the parking area.
- c. The proposed project is consistent with the 1974 Sacramento City General Plan and the 1965 Woodlake-Norlto Community Plan which designate this site as commercial.