

History

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

000722

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.

APPLC. NO. P83-195

MEETING DATE July 14, 1983

CPC ITEM NO. 25-13

8-25-83

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.

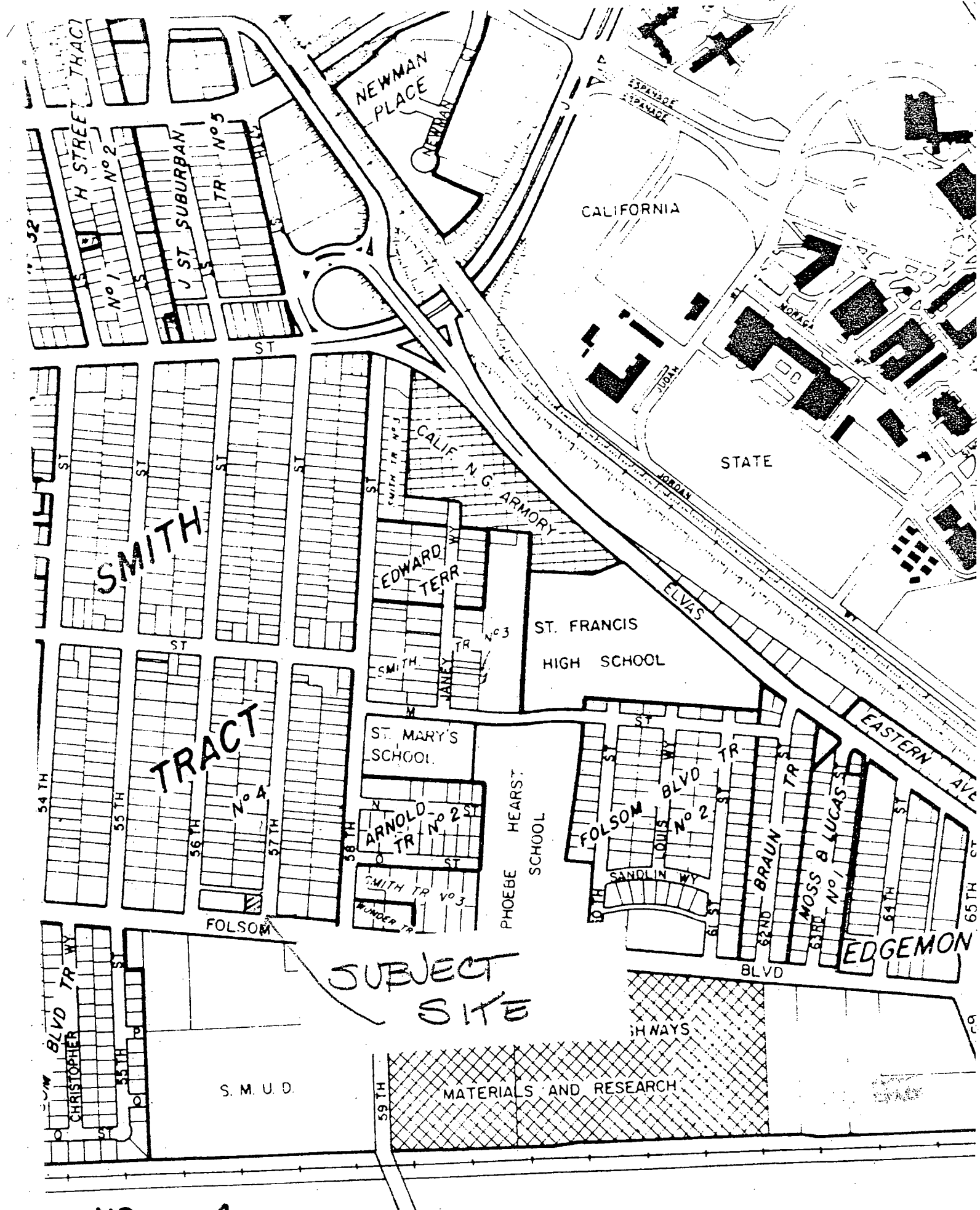
STAFF RECOMMENDATION: Staff recommends the Planning Commission deny the request by the following actions:

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.

000723



NO. 4

003 105

28
7/1/83

No. 2

PLANTING SPECIFICATION

- All planting areas shall be cleared of rocks, weeds and other debris prior to soil preparation and planting.
- Contractor shall be responsible for final grading and all planting area surface drainage. No low spots that hold standing water will be accepted. The contractor shall coordinate cost and source of materials, if shown on plans, prior to bidding.
- All planting areas shall be cultivated to a depth of 6" with soil conditioner.
- Soil conditioner shall be bark mulch conditioned 1-3-0 11P or approved equal.
- Turf and groundcover areas shall receive 8 lbs. per 1,000 sq. ft. of 16-0-0 and 3 cu. yds. of soil conditioner.
- Planting backfill shall be a mix of 75% topsoil with 25% soil conditioner.
- Commercial fertilizer for turf and groundcover shall be 16-0-0, or approved equal.
- Bark mulch shall be minimum cover 1" - 1 1/2" or equal. Planting areas shall receive 1 1/2" comp bark.
- Fertilizer for trees and shrubs shall be 31 gram AgriLife Planting Tablets (25 to 51).
- 1 C.C. shall have 1 1/2" diameter x 1 1/2" deep hole, 1 1/2 cu. ft. of planting backfill, 3 planting tablets.
- 3 C.C. shall have 2 1/2" diameter x 2 1/2" deep hole, 3 cu. ft. of planting backfill, 3 planting tablets.
- 5 C.C. shall have 3 1/2" diameter x 3 1/2" deep hole, 5 cu. ft. of planting backfill, 3 planting tablets.
- Specimen trees shall be 18" rootball, 3 cu. ft. of planting backfill, 3 planting tablets per 1" caliper.
- All trees will be staked with 2" x 4" x 6" rounded stakes with 1/2" dia. steel.
- All plant material, outside of turf area will have water bark.
- Good control to be applied to all groundcover area after completion of all planting, either topsoil or 1/2" topsoil.
- Minimum 60 day period shall be 60 days after approval by landscape architect.
- All substitutions shall be approved by Landscape Architect.
- Tree & Shrub Calipers - 11 C.C. or larger; trees shall be burl and exhibiting new growth 1 year from date of final acceptance; shrubs and 6" caliper trees shall be final acceptance.

LEGEND

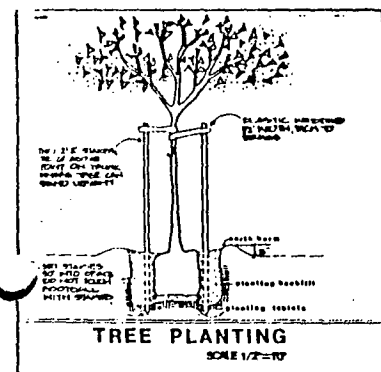
	EVERGREEN TREE
	DECIDUOUS TREE
	SHRUB
	KEY

PLANT LIST

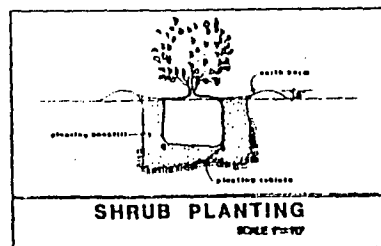
KEY	AMT.	SIZE	BOTANICAL NAME	COMMON NAME
LI	5	15G	TREES	
PH	1	7G	LAGERSTROMIA INDICA	WATERMELON TREE / CRAPE MYRTLE
HP	7	15G	PODOCARPUS MACROPHYLLUS	MAKI SHURUB / YEW PINE
AP	30	1G	ULMUS PARVIFOLIA	CHINESE ELM
GN	31	1G	SHRUBS	
EC	27	1G	AGAPANTHUS 'PETER PAN'	DWARF LILY OF THE VALLEY
PW	10	1G	GEYVILLEA NOBLEI	THE HILLS
ED	16	5G	ESCALLONIA COMPACTA	ESCALLONIA
TG	24	2G	PITOSPORUM TUBIKA	WHEELER'S DWARF
XC	19	5G	RAPHIOLEPIA INDICA	BOLLERINA
			TEENSTUBSIA GYMNANTHERA	
			XYLOPSA CONGESTUM	SHINY XYLOPSA
HH	172G		GROUND COVER	
			HEDERA HELIX	ENGLISH IVY

SHADE

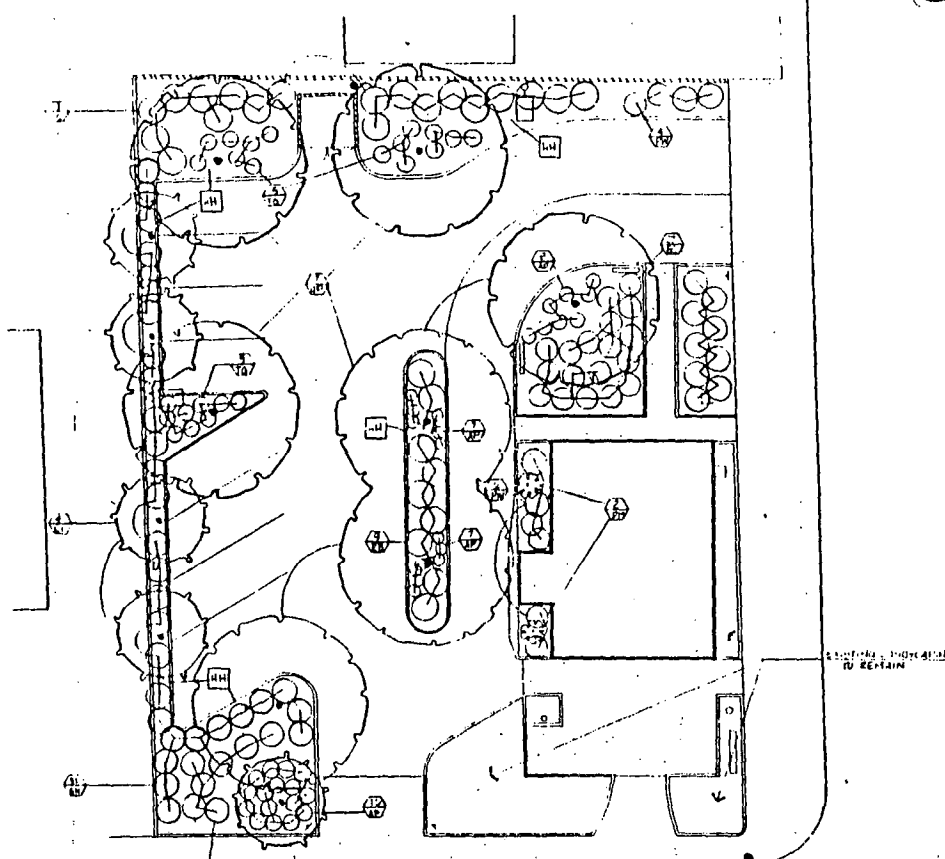
PAVING LOT PAVED AREA	6442 SF
INCLUDING DRIVE-THRU	
SHADED PAVEMENT AREA	4329 SF
% SHADE AREA TO PAVED AREA	67%
PARKING STALL AREA	48 9'18" x 6'48" = 3138 SF
SHADE TREES - LRMUS PARVIFOLIA	48 9'18" x 7'10" = 3138 SF
LAGERSTROMIA INDICA	16 7'6" x 20'48" = 4329 SF
48 15'	628 SF
AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED	



TREE PLANTING
SCALE 1/2"=10'

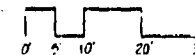


SHRUB PLANTING
SCALE 1/2"=10'



LANDSCAPE PLAN

SCALE 1"=10'



TECH. REV. 01/16/82
LANDSCAPE ARCHITECT
1030 24TH ST. #200
SACRAMENTO, CA 95811
(415) 428-2240

1625 FOLSOM BLVD.
SACRAMENTO, CA

CALNY INC.
TACO BELL #170

ARCHITECTURAL DIMENSIONS - 38 OUAL COURT-WALNUT CREEK, CA 94596-(415)932-8651

REVISIONS

ISSUE DATE

1-19-82

DRAWN BY

S.H.H.E.C.

BID ISSUE DATE

SHEET NO.

L-1

FOR NO. 1592

001506