

CITY PLANNING COMMISSION

927-10th Street SACRAMENTO, CALIFORNIA 95814

| | | | | | |
|---------------|--|------------------------|--|---------------------|--------------------|
| APPLICANT | David Gautschi, 1107-2nd Street, Suite 220, Sacramento, CA 95814 | | | | |
| OWNER | Charles A. Ogle, 1107-2nd Street, Suite 220, Sacramento, CA 95814 | | | | |
| PLANS BY | Task Engineering, 11292 Coloma Road, Suite A, Rancho Cordova, CA 95670 | | | | |
| FILING DATE | 6-18-82 | 50 DAY CPC ACTION DATE | | REPORT BY: | SD:bw |
| NEGATIVE DEC. | 7-12-82 | EIR | | ASSESSOR'S PCL. NO. | 265-293-06 thru 12 |

- APPLICATION:
1. Environmental Determination
 2. Special Permit to establish a drive-up window facility
 3. Lot Line Adjustment

LOCATION: 899 El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to establish a fast food restaurant with a drive-up window facility.

PROJECT INFORMATION:

| | | | |
|---|---------------------------|-------------------|--------------|
| 1974 General Plan Designation: | Commercial & Office | | |
| 1965 Woodlake/Norauto Community Plan Designation: | Shopping/Commercial | | |
| Existing Zoning of Site: | C-2 | | |
| Existing Land Use of Site: | Vacant | | |
| <u>Surrounding Land Use and Zoning:</u> | | | |
| North: | Fast Food Restaurant; C-2 | | |
| South: | Trailer Sales; C-2 | | |
| East: | Trailer Sales; C-2 | | |
| West: | Fast Food Restaurant; C-2 | | |
| Parking Required: | 27 spaces | Parking Provided: | 27 spaces |
| Parking Ratio: | | | 1 sp/3 seats |
| Property Dimensions: | 183' x 250' | | |
| Property Area: | 1.05± acres. | | |
| Square Footage of Building: | 2,400 | | |
| Topography: | Flat | | |
| Street Improvements/Utilities: | Existing | | |
| Exterior Building Colors: | Red and brown | | |
| Exterior Building Materials: | Brick, glass and redwood | | |
| Hours of Operation: | 10 A.M. to 11 P.M. | | |
| No. of employees: | 35 | | |
| No. of employees per shift: | 10-16 | | |
| Height of Structure: | 14'-8" | | |

STAFF EVALUATION: Staff has the following concerns and comments with regard to this project:

1. The applicant proposes to combine seven parcels and create two new parcels. The site is located in the General Commercial, C-2 zone. Parcel A, at the corner of Boxwood and El Camino, is 93' x 250' in size and is intended for a Wendy's fast food restaurant with a drive-up window. Parcel B, 90' x 250' is intended for future development.

APPLC. NO. P82-157

MEETING DATE August 12, 1982

CPC ITEM NO. 6

000547

2. The site plan was routed to the Traffic Engineer's office for review. There was no objection to the basic design. It was suggested that the western-most driveway on El Camino be widened to 30 feet, and the excess width be barricaded and marked one-way. This will eliminate the need to alter the driveway in the future. It was also suggested that the existing driveway on Boxwood be eliminated. Further reciprocal access easements should be provided for the driveway on Boxwood and the western driveway on El Camino Avenue (see Exhibit D).
3. Staff has no objection to the drive-up window facility and supports the request for a special permit. Since the proposed lots are somewhat small, staff also wishes to assure adequate access for both lots with reciprocal access easements noted on the map to be recorded. Easement locations should be approved by the Traffic Engineer.
4. To reduce maintenance and an unsightly appearance, a trash-container enclosure should be constructed of sturdy material which matches or compliments the restaurant structure. Design of the enclosure should be reviewed and approved by the Planning Director prior to issuance of building permits.
5. The Energy Planner has commented that 50 percent shading might not be achieved with the amount of planter area proposed. Detailed landscaping, irrigation and shading plans must be reviewed and approved by the Energy Planner prior to issuance of building permits. Planters along street frontages must be at least four feet in width.
6. Lot Line Merger: The proposal to combine parcels was reviewed by the offices of Building Inspections, Traffic Engineering and Engineering. The Engineering Department requests that the lots be monumented.

STAFF RECOMMENDATION: Staff recommends the following actions be taken:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit subject to conditions and based on Findings of Fact to follow;
3. Approval of the Lot Line Merger by adopting the attached resolution.

Conditions - Special Permit

- a. The site plan shall be revised to reflect a 30-foot wide driveway exit from the drive-up window. The western 15 feet of the driveway shall be barricaded to the satisfaction of the Planning Director prior to issuance of building permits. The exit from the drive-up window shall be marked as one-way;
- b. The lot line merger shall be recorded prior to issuance of building permits;
- c. Design of the trash enclosure shall be reviewed and approved by the Planning Director, prior to issuance of building permits;
- d. Detailed landscaping, irrigation and shading plans shall be reviewed and approved by the Energy Planner prior to issuance of building permits.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the project is compatible with surrounding uses which consist of another fast food restaurant, trailer sales and other commercial uses;
 - 2) adequate on-site parking and shading will be provided.
- b. The project, as conditioned, will not be injurious to surrounding properties or public welfare in that adequate parking, stacking space and landscaping are provided;
- c. The project is consistent with the 1974 General Plan which designates the site for commercial and office uses.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of August 12, 1982

APPROVING A LOT LINE MERGER FOR PORTIONS OF LOT 69,
AS SHOWN ON THE 'PLAT OF NORTH SACRAMENTO SUBDIVISION
NO. 1 RECORDED IN THE OFFICE OF THE COUNTY RECORDER
OF SACRAMENTO COUNTY ON DECEMBER 15, 1910 IN BOOK 11
OF MAPS, MAP NO. 26. (P82-157)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 899 El Camino Avenue; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 Woodlake/Norralto Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

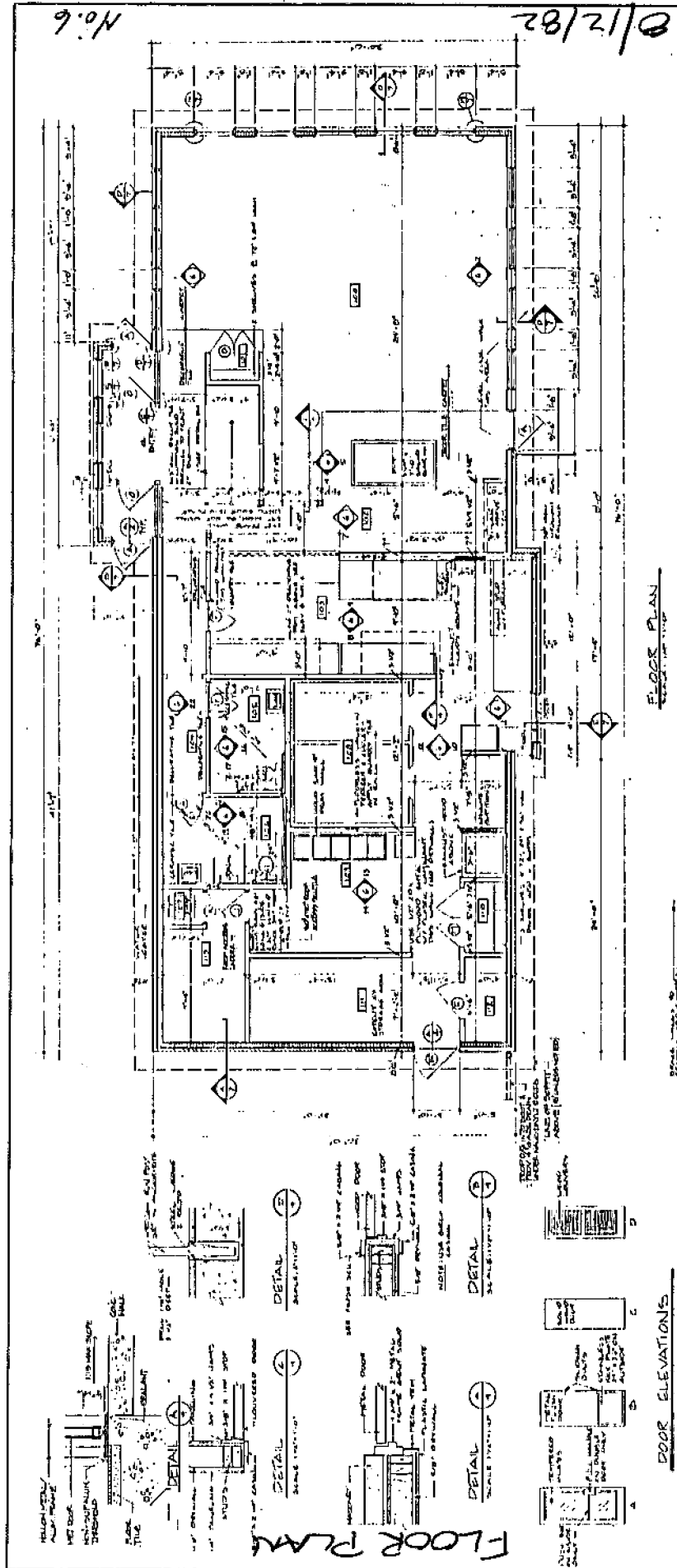
That the lot line merger for property located at 899 El Camino Avenue, City of Sacramento, be approved as shown and described in Exhibits A, B, C and D attached hereto, subject to the following conditions:

1. The proposed lot lines are to be monumented.
2. Reciprocal access easements shall be indicated on the map prior to recordation.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING
COMMISSION



GENERAL NOTES

DO NOT ATTEMPT TO MAKE MATERIALS SPECIFIC UNLESS SPECIALLY NOTED. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.

SECTION

ROOM FINISH SCHEDULE

| ROOM | FLOOR | BASE | WALLS | CL. | TRIM | DOOR |
|------|-------|------|-------|-----|------|------|
| 101 | 1 | 1 | 1 | 1 | 1 | 1 |
| 102 | 1 | 1 | 1 | 1 | 1 | 1 |
| 103 | 1 | 1 | 1 | 1 | 1 | 1 |
| 104 | 1 | 1 | 1 | 1 | 1 | 1 |
| 105 | 1 | 1 | 1 | 1 | 1 | 1 |
| 106 | 1 | 1 | 1 | 1 | 1 | 1 |
| 107 | 1 | 1 | 1 | 1 | 1 | 1 |
| 108 | 1 | 1 | 1 | 1 | 1 | 1 |
| 109 | 1 | 1 | 1 | 1 | 1 | 1 |
| 110 | 1 | 1 | 1 | 1 | 1 | 1 |
| 111 | 1 | 1 | 1 | 1 | 1 | 1 |
| 112 | 1 | 1 | 1 | 1 | 1 | 1 |
| 113 | 1 | 1 | 1 | 1 | 1 | 1 |
| 114 | 1 | 1 | 1 | 1 | 1 | 1 |
| 115 | 1 | 1 | 1 | 1 | 1 | 1 |
| 116 | 1 | 1 | 1 | 1 | 1 | 1 |
| 117 | 1 | 1 | 1 | 1 | 1 | 1 |
| 118 | 1 | 1 | 1 | 1 | 1 | 1 |
| 119 | 1 | 1 | 1 | 1 | 1 | 1 |
| 120 | 1 | 1 | 1 | 1 | 1 | 1 |

DOOR ELEVATIONS

DOOR AND HARDWARE SCHEDULE

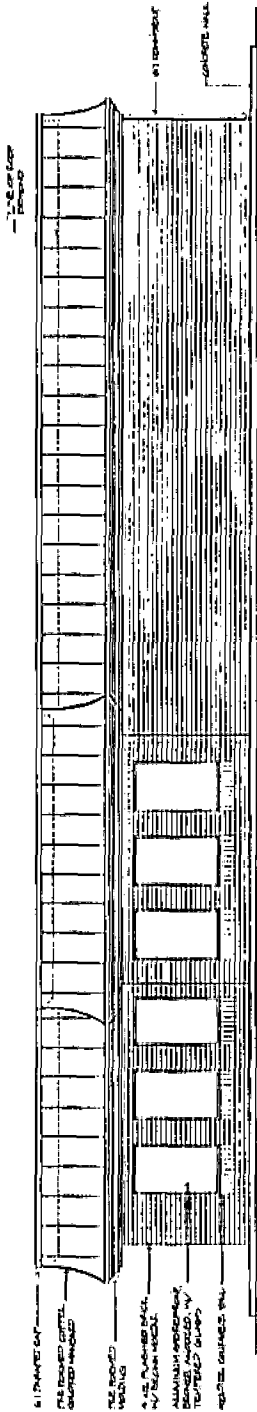
| DOOR | TYPE | FRAME | HANGES | LOCK | HARDWARE | REMARKS |
|------|------|-------|--------|------|----------|---------|
| 101 | 1 | 1 | 1 | 1 | 1 | 1 |
| 102 | 1 | 1 | 1 | 1 | 1 | 1 |
| 103 | 1 | 1 | 1 | 1 | 1 | 1 |
| 104 | 1 | 1 | 1 | 1 | 1 | 1 |
| 105 | 1 | 1 | 1 | 1 | 1 | 1 |
| 106 | 1 | 1 | 1 | 1 | 1 | 1 |
| 107 | 1 | 1 | 1 | 1 | 1 | 1 |
| 108 | 1 | 1 | 1 | 1 | 1 | 1 |
| 109 | 1 | 1 | 1 | 1 | 1 | 1 |
| 110 | 1 | 1 | 1 | 1 | 1 | 1 |
| 111 | 1 | 1 | 1 | 1 | 1 | 1 |
| 112 | 1 | 1 | 1 | 1 | 1 | 1 |
| 113 | 1 | 1 | 1 | 1 | 1 | 1 |
| 114 | 1 | 1 | 1 | 1 | 1 | 1 |
| 115 | 1 | 1 | 1 | 1 | 1 | 1 |
| 116 | 1 | 1 | 1 | 1 | 1 | 1 |
| 117 | 1 | 1 | 1 | 1 | 1 | 1 |
| 118 | 1 | 1 | 1 | 1 | 1 | 1 |
| 119 | 1 | 1 | 1 | 1 | 1 | 1 |
| 120 | 1 | 1 | 1 | 1 | 1 | 1 |

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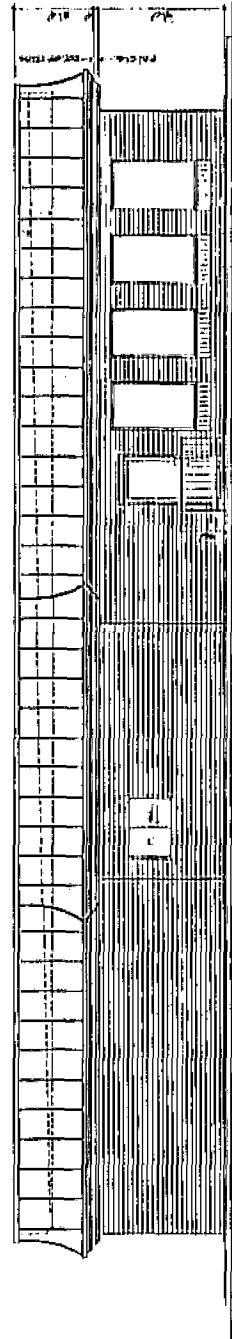
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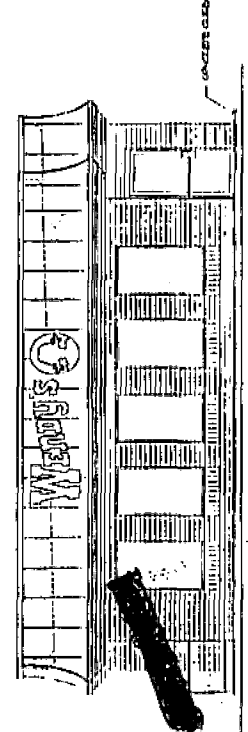
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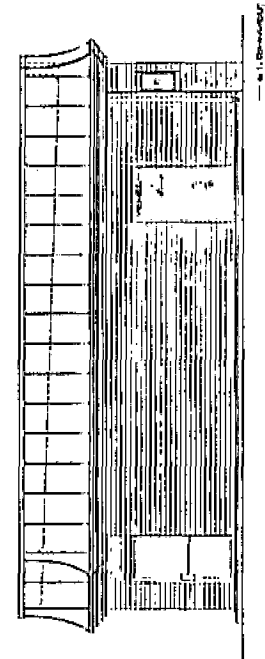
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

ELEVATIONS

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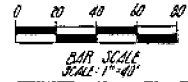
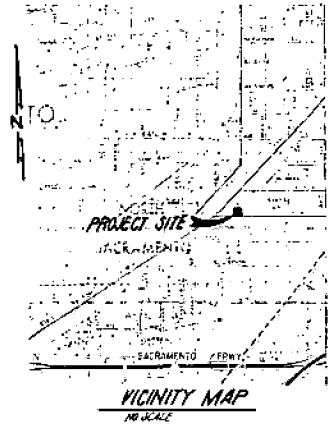
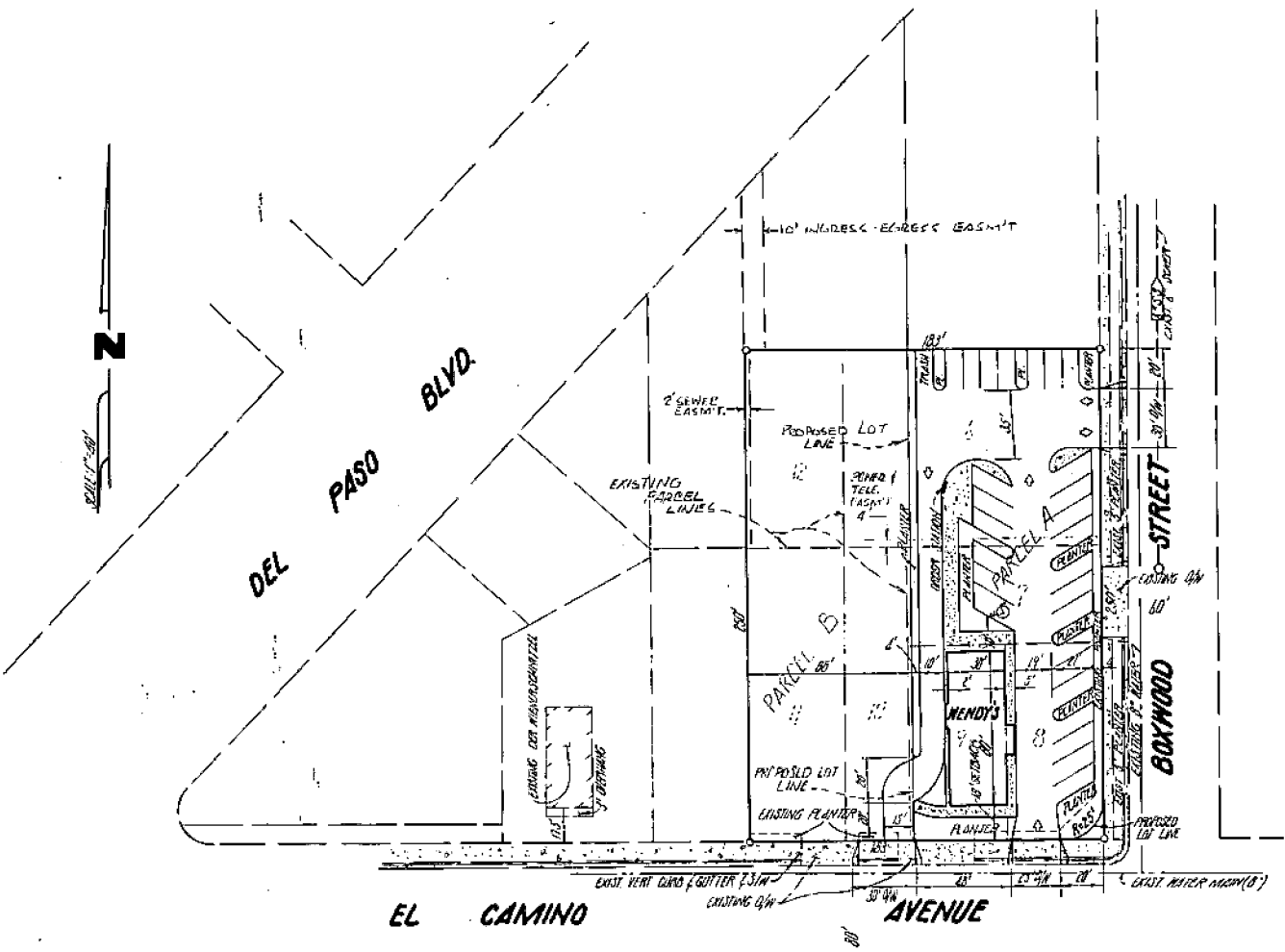
EXHIBIT 'C'

N

DEL PASO BLVD.

EL CAMINO AVENUE

STREET BOXWOOD



TASK ENGINEERING INC.
 11292 COLOMA ROAD, SUITE A
 RANCHO CORDOVA, CA 95670
 PHONE (916) 835-3505
ENGINEERS — PLANNERS — SURVEYORS

PROPOSED SITE PLAN FOR
WENDY'S
899 EL CAMINO AVENUE
 ASSESSORS' PARCEL NO. 265-293-4,7,8,9,10,11,12
 SACRAMENTO COUNTY, CITY OF SACRAMENTO, CALIFORNIA

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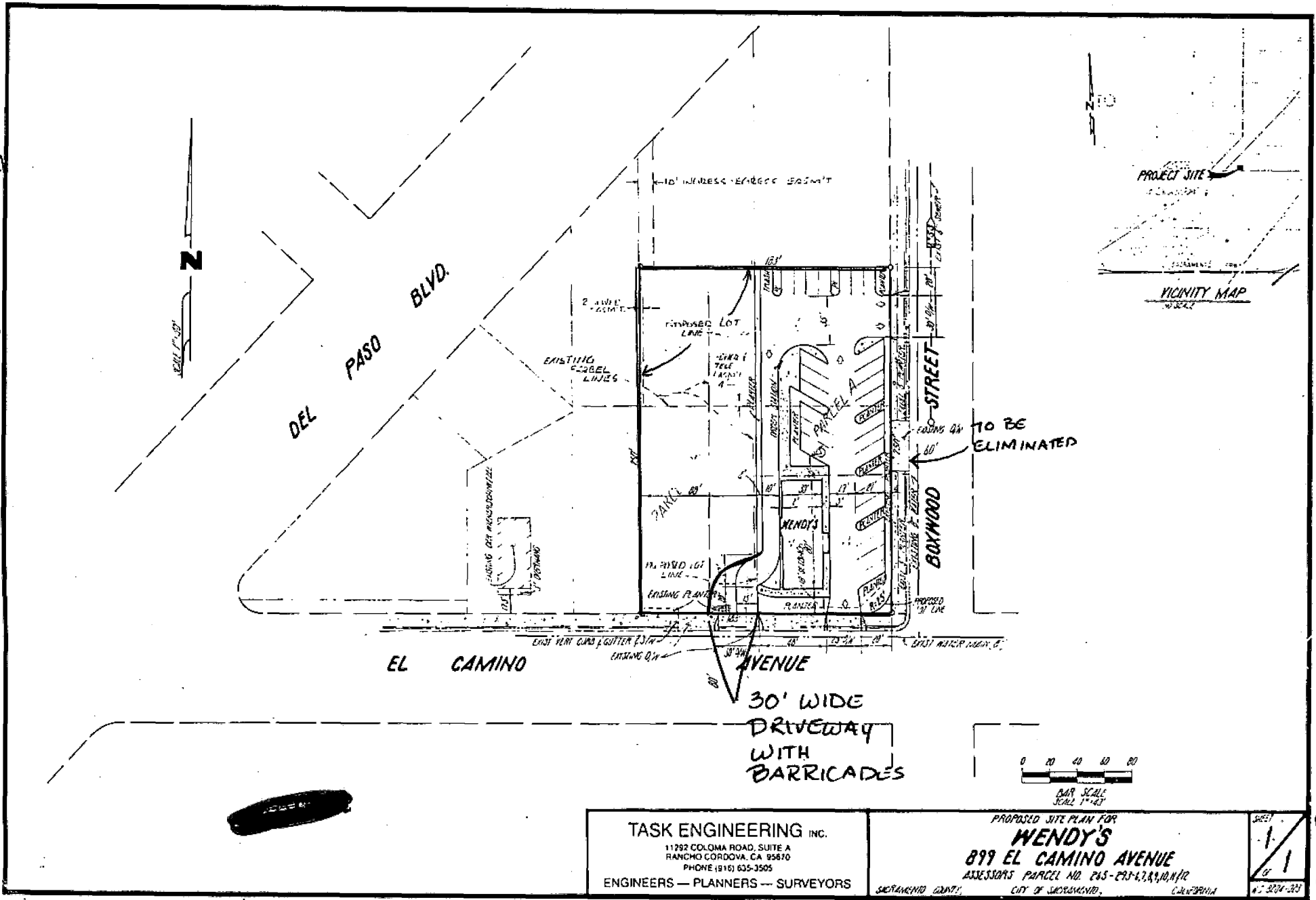
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EXHIBIT 'D'

No. 6



AUG. 12, 1982

TASK ENGINEERING INC.
 11292 COLOMA ROAD, SUITE A
 RANCHO CORDOVA, CA 95670
 PHONE (916) 635-3505
 ENGINEERS — PLANNERS — SURVEYORS

PROPOSED SITE PLAN FOR
WENDY'S
 899 EL CAMINO AVENUE
 ASSESSOR'S PARCEL NO. 265-270-07, 08, 09, 10, 11, 12
 SACRAMENTO COUNTY, CITY OF SACRAMENTO, CALIFORNIA

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