

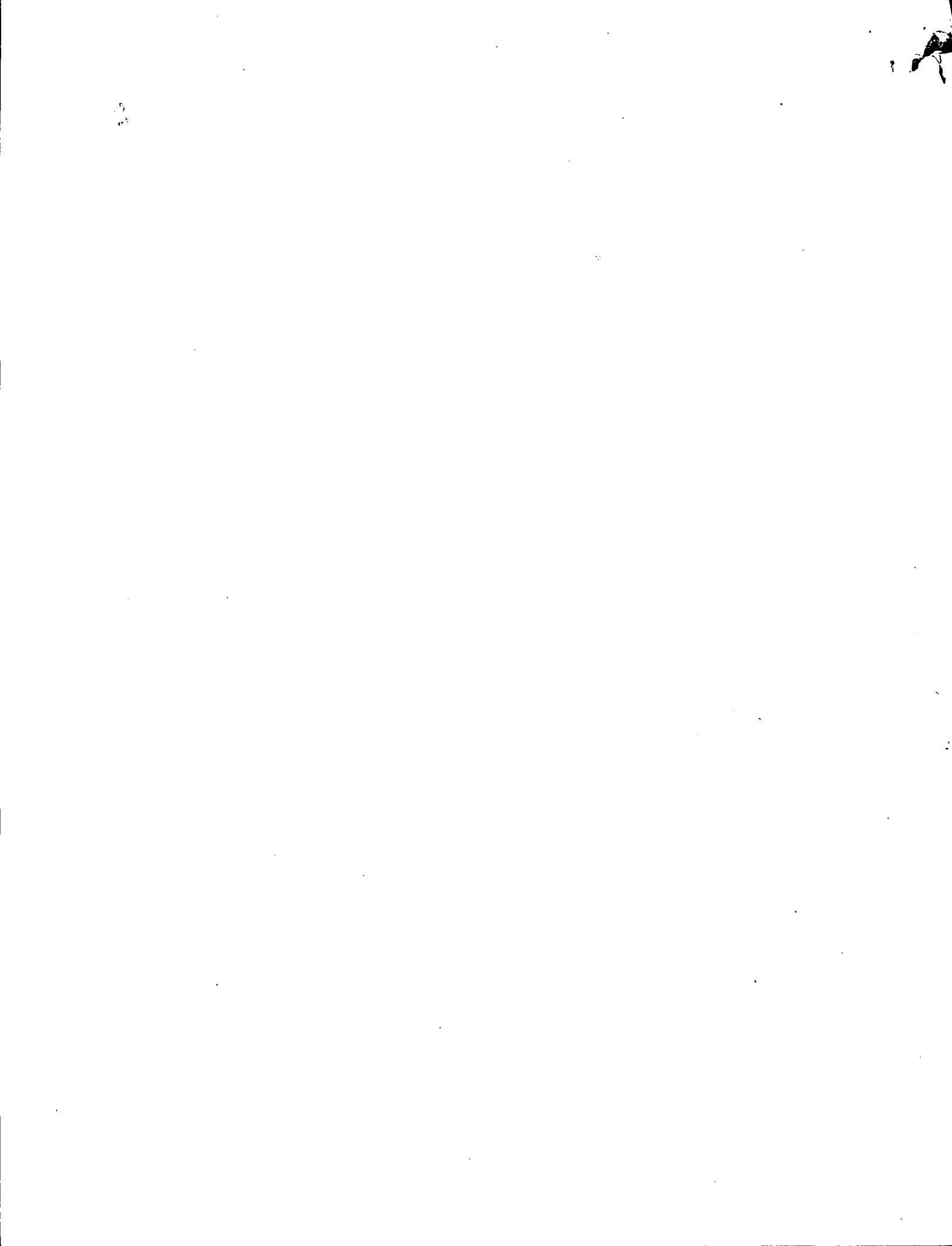
P98-081 5425 FRUITRIDGE ROAD

- REQUEST:
- A. Categorical Exemption (Section 15302(b);
  - B. **Special Permit Modification** to allow the expansion of an existing drive-thru facility for a McDonald's Restaurant;
  - C. **Special Permit** to allow off-site parking and maneuvering on a parcel under different ownership;
  - D. **Variance** to operate a drive thru facility outside the 7 AM to 10 PM time limitation (6 AM to 10 PM Sundays through Thursdays and 6 AM to Midnight on Friday and Saturday evenings); and,
  - E. **Variance** to allow two attached signs and two logos, rather than only two signs on 1.0 ± acres in the Heavy Commercial (C-4) and Office Building (OB) zones.

LOCATION: 5425 Fruitridge Road  
APN: 023-0221-009, 015 and 016  
Council District 5

APPLICANT:	McDonald's Corporation 3009 Douglas Boulevard #300 Roseville, CA 95661
OWNER:	Helen Grady 1209 Beckett Road Roseville, CA 95749
APPLICATION FILED:	July 15, 1998
STAFF CONTACT:	Don Smith, 264-8289

**SUMMARY:** The applicant is seeking the necessary entitlements to allow the modification and expansion of an existing drive-thru facility for a McDonald's Restaurant. The expansion involves the use of an adjacent parcel for parking and maneuvering area, a variance to expand the drive thru window hours, and a variance to allow two additional signs.



**RECOMMENDATION:** Staff supports the proposals as the overall project will remodel and upgrade the business. No opposition from the neighbors has been received.

**PROJECT INFORMATION:**

General Plan Designation:	Community/ Neighborhood Commercial & Offices
Existing Zoning:	Heavy Commercial (C-4) and Office Building (OB)
Existing Land Use of Site:	McDonald's Restaurant
School District:	Sacramento Unified

**Surrounding Land Use and Zoning:**

North:	Commercial: Heavy Commercial (C-4); and Standard Single Family (R-1)
South:	Commercial: General Commercial (C-2)
East:	Residential: Standard Single Family (R-1)
West:	Commercial, Heavy Commercial (C-4)

Property Area:	1.0± acres
Property Dimensions:	Varies
Square Footage of Building:	3,850 square feet
Height of Building:	16' 11"
Exterior Building Materials:	Stucco, glass and tile
Roof Material:	Built up
Parking Provided:	39
Parking Required:	39 (1 spaces per 3 seats - 117 seats)
Topography:	Flat
Street Improvements:	Existing, however a dedication of additional right-of-way is recommended by staff
Utilities:	Existing, modifications are recommended by staff

**OTHER APPROVALS REQUIRED:** In addition to the requested entitlement, the applicant will be required to obtain the following permits:

<u>Permits</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit(s)	Building Division

**BACKGROUND:** This is said to be the site of the first McDonald's restaurant in Sacramento. The building was constructed in 1972. A drive thru facility for the restaurant was approved in 1984 (P84-088). The staff report indicated that the facility operated between 7 AM and 11 PM. At that time, the adjacent parcel, east of the restaurant, had already become a parking lot for the use. In 1989 (P89-116), the applicant requested an expansion of the drive thru, similar to that proposed with this

application. Property to the north of the existing site was to be leased, and the stacking area for the drive thru and some additional parking would be expanded to the north.

The 1989 request to expand the drive thru was approved by the Planning Commission. However, shortly after the approval, the City determined that a Tentative Parcel Map would be required to locate the use on the property to the north. A Tentative Parcel Map has never been submitted and the prior approval for the drive thru expired.

The question about requiring the Tentative Parcel Map to locate the parking and maneuvering on the northerly parcel was reviewed by the City Attorney's Office with this application. The legal direction received at this time allows the applicant the ability to lease the adjacent site for parking and maneuvering area similar to other commercial and industrial uses in complexes. In this case, the terms of the lease will be linked to the drive thru. That is, if the lease is terminated or expires, the drive thru will cease to operate. The facility would then need to comply with all City regulations that are in force at the time. As is, the applicant is obtaining a 20 year lease with four, 5 year extensions.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The restaurant and drive thru are commercial uses consistent with the General Plan and Zoning designations that have been applied to the site.

The proposal has the potential to bring economic activity and revitalization to the location which is consistent with General Plan policies that promote improving the quality of life in the community.

The Zoning Ordinance requires an approved Special Permit Modification to expand the drive thru facility, a Special Permit to allow off-site parking, and a Variance to modify the designated hours of operation.

B. Site Plan

The site plan shows the restaurant, drive thru and parking on two complete parcels and a portion of a third parcel. One parcel fronting on Fruitridge Road is the site of the existing restaurant. The second parcel, east of the restaurant (fronting Fruitridge Road and 55th Street), has been obtained in the past for additional parking. The third parcel, north of the restaurant, is a portion of property leased by the Big O Tire Company. The additional property from the Big O Tire site will provide the expanded stacking area for vehicles as orders are placed and picked up at the drive thru window. The area also includes five new parking spaces.

Acquisition of the new property for the drive thru and parking is considered a benefit to the use as it improves the internal congestion of the site and adds parking spaces. An additional element of the project includes relocating the existing trash receptacle from its location next to the adjacent residential properties to an area near the adjacent gas station. The benefits are that noise and odors from the receptacle would now be further away from the residential uses.

C. Elevations and Landscaping

Staff and the applicant have worked to improve the proposed plans by providing different elevations than the traditional McDonald's restaurant style that was originally submitted. Elevations provided with the original application were very similar to the existing building's traditional McDonald's design with a mansard roof. Staff feels that the elevations now being considered (Exhibits 3C and 3D) will help to upgrade the site and will contribute to improve the architecture in the area. The proposed building design has art deco elements and is a more modern design.

The applicant is requesting two "M" logos on the central architectural feature located above the front door (see Exhibit 3C). Two other "McDonald's" signs are requested: one on the east side and, one on the west side of the building (see Exhibit 3D). Staff considers the request for the additional signs to be reasonable. Similar signage has been approved and installed at the McDonald's located at 14th and Broadway.

Some of the existing landscaping on the site is in need of improvement. The planter along Fruitridge Road will need to be reconstructed. The area next to the Big O Tire building also needs detail and special consideration. Staff recommends that the applicant provide a revised landscape plan prior to the approval of the final building permit for the site. Landscape plans should include a mixture of ground cover, flowering shrubs and trees, irrigation system, curbing, walkways, etc. as appropriate.

The applicant desires retaining the existing freestanding sign that is adjacent to Fruitridge Road. New attached or detached signs will require sign permit(s).

D. Parking

The minimum amount of parking will be provided at a ratio of one space for every three seats. Seating within the restaurant shall be maintained at the appropriate ratio, or the applicant shall obtain approval of a Variance to reduce parking below the level required by the City Zoning Ordinance. The five parking spaces, located on the Big O Tire property, shall be continuously provided as necessary.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project involves the reconstruction of a commercial structure that is substantially the same size, purpose and capacity as the existing facility. The project qualifies for a Categorical Exemption pursuant to Section 15302(b) of the California Environmental Quality Act (CEQA) Guidelines. No further environmental review is required.

B. Neighborhood Response

Public notice was sent to adjacent residential neighbors of the project. Only one responded (Attachment 2). That response was in favor of McDonald's and their request.

C. Summary of Agency Comments

Staff has received comments from various City departments. Most of the comments have been incorporated into the recommended conditions of approval. Several comments and notes from City staff are provided as follows:

Public Works - Solid Waste Division: The Solid Waste Division has offered a number of recommendations to improve recycling opportunities (Attachment 3).

Public Works - Transportation Division: Plans for the widening of Fruitridge need to include a dedication of property from the subject site. The applicant has revised the site plan to provide enough area to accommodate an eventual widening of Fruitridge Road.

The loading zone adjacent to and north of the restaurant will not allow a WB-60 truck to pull in and out in one maneuver. This size truck will probably need to back in and out several times to enter and depart the loading zone. Several parking stalls will also probably need to be coned off to accommodate the maneuvers of this size truck.

Utilities Department: Drainage and grading plans are required for the new layout of the site. Drainage across parcel lines is not allowed. The lots must then be graded so that drainage does not cross property lines, or a private reciprocal drainage easement shall be recorded. In addition, measures will be taken to minimize the increase of urban run-off pollution caused by development of the site.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlement(s). The Commission's action may be appealed to the City Council within 10 days following the Commission's action. Any modification to the

project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

**RECOMMENDATION:** Staff recommends that the Planning Commission take the following action:

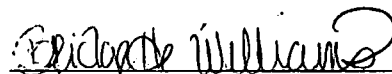
- A. Adopt the attached Notice of Decision and Findings of Fact with the environmental determination that the project is exempt pursuant to CEQA;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the **Special Permit Modification** to allow the expansion of an existing drive-thru facility for a McDonald's Restaurant;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the **Special Permit** to allow off-site parking and maneuvering on a parcel under different ownership;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the **Variance** to operate the hours of the drive thru outside the 7 AM to 10 PM time limit (6 AM to 10 PM Sundays thru Thursdays and 6 AM to Midnight on Friday and Saturday evenings); and,
- E. Adopt the attached Notice of Decision and Findings of Fact approving the **Variance** to allow two attached signs and two logos, rather than only two signs on 1.0 ± acres in the Heavy Commercial (C-4) and Office Building (OB) zones.

Report Prepared By,



Don Smith, Associate Planner

Report Reviewed By,



Bridgette Williams, Associate Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1	Vicinity Map
Exhibit 2	Land Use and Zoning Map
Exhibit 3A	Site Plan
Exhibit 3B	Floor Plan
Exhibit 3C	Elevations - South and North
Exhibit 3D	Elevations - East and West
Attachment 2	Response from neighbor
Attachment 3	Letter from Solid Waste Division

**ATTACHMENT 1:**

**NOTICE OF DECISION AND FINDINGS OF FACT  
FOR A SPECIAL PERMIT MODIFICATION TO EXPAND AN EXISTING DRIVE THRU  
FACILITY; SPECIAL PERMIT TO ALLOW OFF-SITE PARKING AND MANEUVERING;  
VARIANCE TO OPERATE FROM 6 AM TO 10 PM SUNDAY THROUGH THURSDAYS AND  
6AM TO MIDNIGHT ON FRIDAY AND SATURDAY; AND A VARIANCE TO ALLOW TWO  
ATTACHED SIGNS AND TWO LOGOS AT 5425 FRUITRIDGE ROAD, APN 023-0221-  
009, 015 AND 016. SACRAMENTO, CA**

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At the regular meeting of November 19, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following action for the location listed above:

- A. Categorical Exemption (Section 15302(b));
- B. Approved the **Special Permit Modification** to allow the expansion of an existing drive-thru facility for a McDonald's Restaurant; and,
- C. Approved the **Special Permit** to allow off-site parking and maneuvering on a parcel under different ownership;
- D. Approved the **Variance** to operate the hours of the drive thru outside the 7 AM to 10 PM time limit (6 AM to 10 PM Sundays thru Thursdays and 6 AM to Midnight on Friday and Saturday evenings); and,
- E. Approved the **Variance** to allow two attached signs and two logos, rather than only two signs on 1.0 ± acres in the Heavy Commercial (C-4) and Office Building (OB) zones.

These actions were made based upon the following findings of fact:

**FINDINGS OF FACT****ENVIRONMENTAL**

- A. Categorical Exemption The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15302(b) of the CEQA Guidelines.

**SPECIAL PERMIT MODIFICATION**



- A. Granting the Special Permit Modification is granted upon sound principles of planning in that the expansion of the drive thru:
1. will upgrade the existing business and will support commercial activity in the area of the project,
  2. is consistent with the Heavy Commercial (C-4) zone in which it is located, and
  3. is compatible with other development in the area.
- B. Granting the Special Permit Modification is not detrimental to the public health, safety or welfare in that:
1. adequate maneuvering, drive thru stacking and parking are provided, and
  2. adequate trash receptacle will be provided.
  3. the design of the project accommodates future expansion of Fruitridge Road.
- C. Granting of the Special Permit Modification will not create a nuisance in that:
1. adequate parking is provided,
  2. the existing trash receptacle will be moved away from the residential properties, and
  3. lighting shall be shielded from surrounding properties.
  4. drainage and stormwater runoff will be accommodated through the planning of the site.
- D. Granting of the Special Permit Modification complies with the objectives of the General Plan for the area in that:
1. the use is a commercial use in a commercial designation of the General Plan, and
  2. the use promotes the goal to encourage economic activity and revitalization of an area.

**SPECIAL PERMIT**

- A. Granting the Special Permit for the off-site parking and maneuvering is granted upon sound principles of planning in that the expansion of the drive thru:
1. will upgrade the existing business and will support commercial activity in the area of the project,
  2. is consistent with the Heavy Commercial (C-4) zone in which it is located, and
  3. is compatible with other development in the area.
- B. Granting the Special Permit is not detrimental to the public health, safety or welfare in that adequate maneuvering, drive thru stacking and parking are provided.
- C. Granting of the Special Permit will not create a nuisance in that:
1. adequate parking is provided.
  2. a six foot high masonry wall will be provided between the use and adjacent residential properties.
  3. lighting shall be shielded from surrounding properties.
  4. drainage and stormwater runoff will be accommodated through the planning of the site.
- D. Granting of the Special Permit complies with the objectives of the General Plan for the area in that:
1. the use is a commercial use in a commercial designation of the General Plan, and
  2. the use promotes the goal to encourage economic activity and revitalization of an area.

**VARIANCE - HOURS OF OPERATION**

- A. Granting of the Variance to operate the hours of the drive thru outside the 7 AM to 10 PM time limit (6 AM to 10 PM Sundays thru Thursdays and 6 AM to Midnight on Friday and Saturday evenings):
1. is not a special privilege extended to one individual property owner, and

2. the same Variance may be appropriate for any property owner facing similar circumstances.
- B. Granting of the Variance is not considered a use variance in that commercial uses are permitted in the commercially zoned area.
  - C. Granting of the Variance will not be injurious to the public welfare, nor to property in the vicinity of the project.
  - D. The Variance is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Sacramento General Plan.

#### VARIANCE - SIGNS

- A. Granting of the Variance to allow two additional:
  1. is not a special privilege extended to one individual property owner, and
  2. the same Variance may be appropriate for any property owner facing similar circumstances.
- B. Granting of the Variance is not considered a use variance in that signs are permitted in the commercially zoned area.
- C. Granting of the Variance will not be injurious to the public welfare, nor to property in the vicinity of the project.
- D. The Variance is in harmony with the general purpose and intent of the Zoning Ordinance and consistent with the Sacramento General Plan.

These actions were made based upon the following conditions of approval:

**CONDITION OF APPROVAL** The requested Special Permit Modification and Special Permit are hereby approved subject to the following conditions:

1. The reconstruction including the drive thru facility and off-site parking shall be constructed as shown on the approved plans. The drive thru shall meet city standards for drive thru facilities including specified stacking distances and drive thru lane widths
2. Approval of the drive thru is subject to obtaining and maintaining a lease for the adjacent property to the north (identified in the site plan as a portion of the Big O Tire Company site - portion of APN 023-0221-015). Prior to obtaining building permits for the drive thru facility, a lease shall be submitted and approved by the

Planning Division. The lease shall be for a minimum period of 20 years. Should the lease be discontinued for any reason, the drive thru shall discontinue to operate and seating within the restaurant shall be maintained at a ratio of one parking space for every three seats.

3. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours. Lighting shall be shielded from traffic on Fruitridge Road and from adjacent residences.
4. Landscape plans shall be submitted and approved by the Planning Division prior to the issuance of a building permit. Landscaping shall include a mixture of ground cover, flowering shrubs, trees, irrigation, planter curbs. Landscape improvements shall be installed prior to the issuance of the final building permit.
5. All landscaping shall be maintained at a minimum plant or shrub height of 30 inches and trees maintained at a minimum distance of six feet from lowest branch to the ground.
6. Decorative planting shall be maintained in a manner that will not obstruct or diminish lighting levels throughout the project.
7. Hours of operation may be extended between 6AM and 10 PM Sunday through Thursday and 6AM to Midnight on Fridays and Saturdays. Any change in hours that conflict with the hour restrictions contained in the Zoning Ordinance, or the Variance approved for this project shall be reviewed the Planning Department. A new Variance or other entitlement may be required.
8. The trash enclosure shall be constructed in the location shown in the site plan (Exhibit 3A) and shall be in compliance with Section 34 of the City Zoning Ordinance in the location shown on site plan.
9. A six foot high masonry wall is required between the site and adjacent residences to the east.
10. Prior to obtaining building permits, applicant shall dedicate 13 feet for future intersection widening along Fruitridge Road. The 13 foot widening shall extend from the westerly property line easterly approximately 120 feet to an angle point, then on a taper to conform to the City standard intersection widening for a Collector (4 lane, with bike lane).
11. Prior to obtaining building permits, applicant shall dedicate a standard 12.5 foot

- public utility easement for underground and overhead facilities and appurtenances northerly of and adjacent to the future widening.
12. Prior to obtaining building permits, applicant shall obtain rights of access and parking from the parcel immediately north, County Assessor's Parcel Number 023-0221-015.
  13. Remove and reconstruct existing deteriorated curb, gutter, and sidewalk per City standards.
  14. Construct a handicapped ramp at the northwest corner of Fruitridge Road and 55<sup>th</sup> Street.
  15. Remove and reconstruct any driveways to current handicap access standards.
  16. Applicant shall sign an agreement delegating sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602(k) of the California Penal Code and that applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block lettering, with the wording: NO TRESPASSING, VIOLATORS WILL PROSECUTED UNDER 602(k) C.P.C.
  17. The following conditions are required to be met prior to the issuance of a building permit:
    - a. Prepare a drainage study and shed map for the review and approval of the Department of Utilities and/or Department of Public Works. The 10-year and 100-year HGL's may be required to be shown on the improvement plans. Building pad elevations shall be a minimum of 1 foot above the 100-year HGL and approved by the Department of Utilities.
    - b. Prepare a grading plan showing existing and proposed elevations. Adjacent off-site topography shall be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
    - c. Meet all County Sanitation District requirements.
    - d. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
    - e. Drainage across parcel lines is not allowed. Either the lots must be graded

so that drainage does not cross property lines or a private reciprocal drainage easement shall be recorded.

- f. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban run-off pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standard for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.

\_\_\_\_\_  
CHAIRPERSON

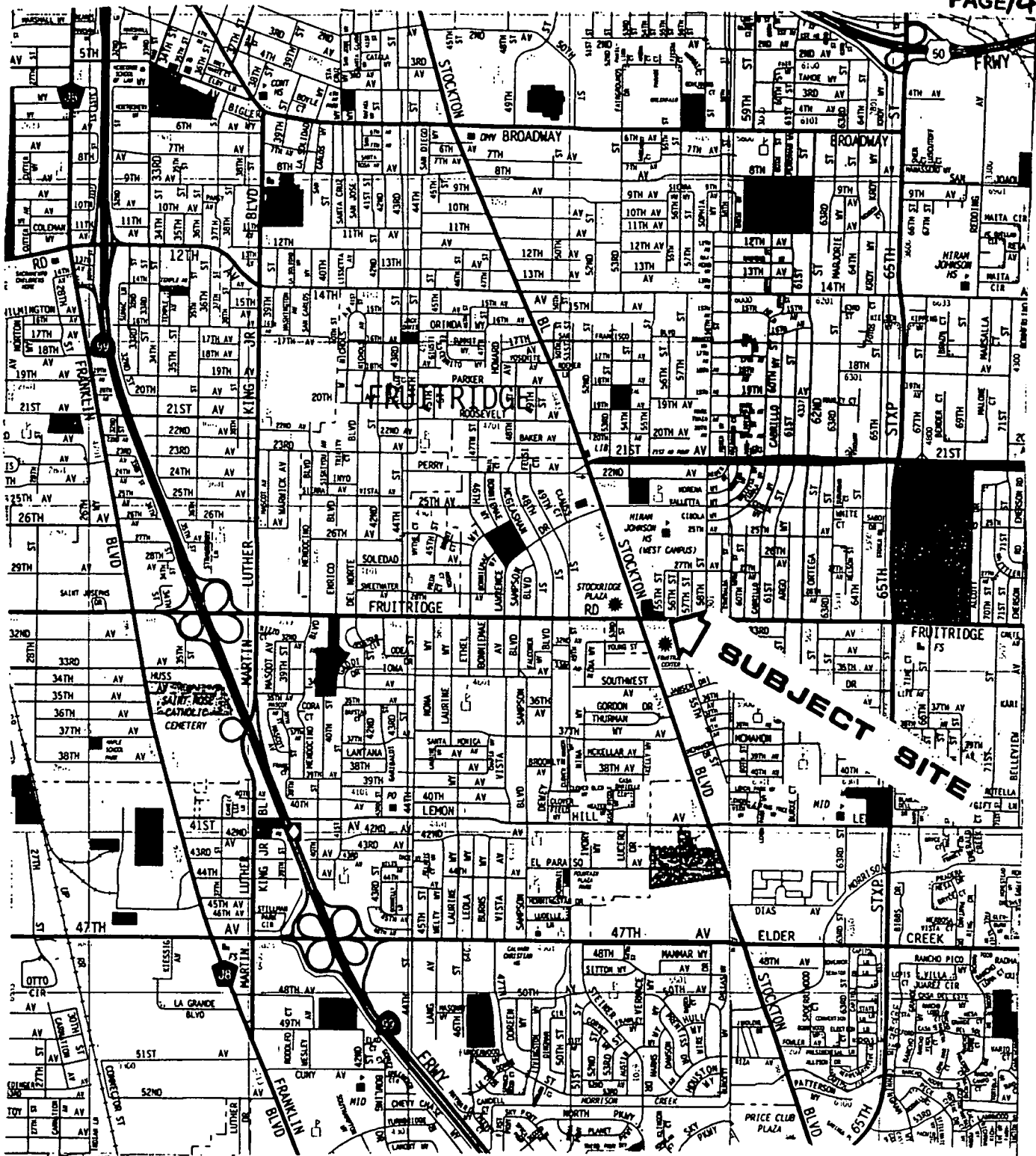
ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P98-081)

Attachments

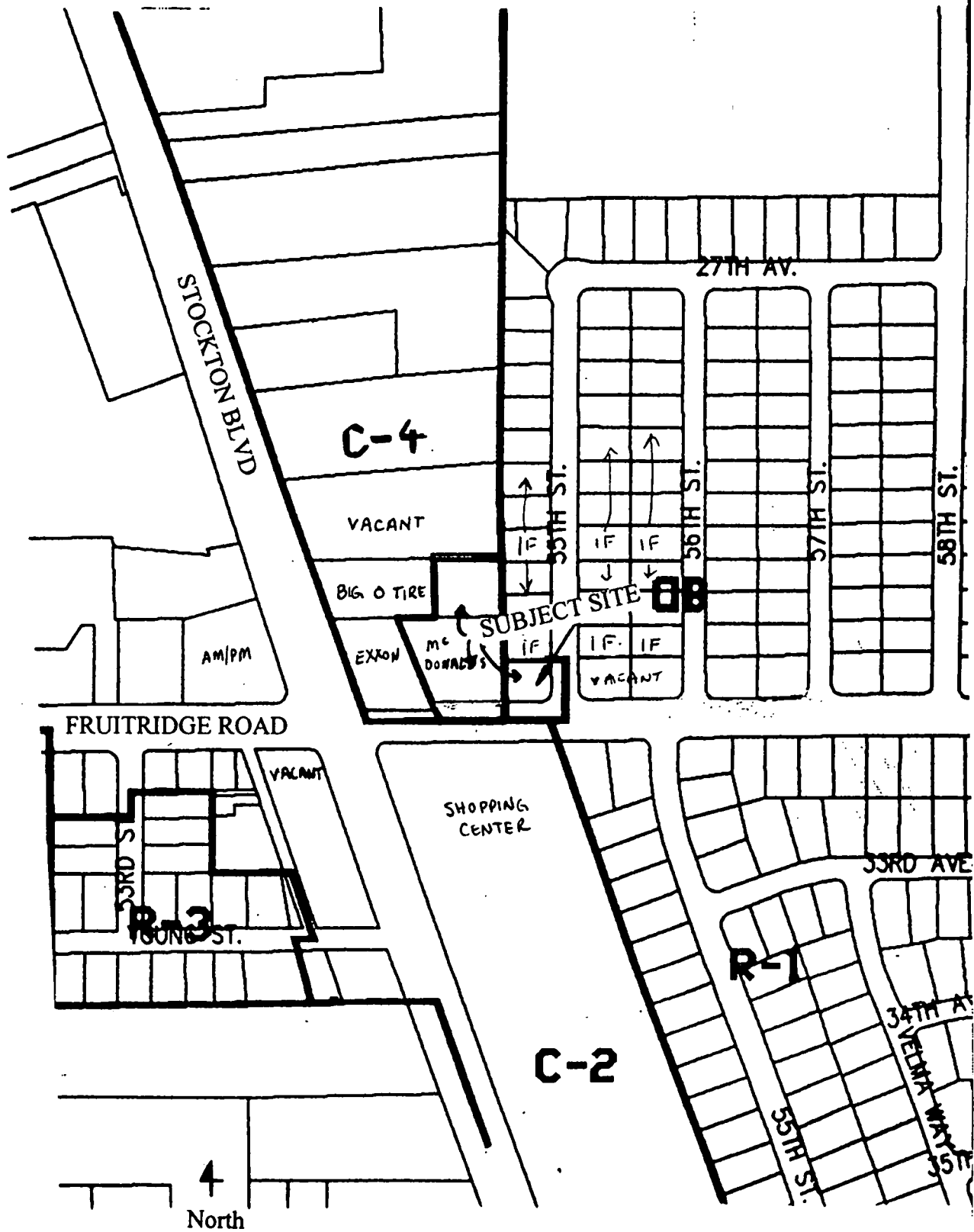
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Attachment 3	Letter from Public Works



**SUBJECT SITE**

VICINITY MAP

November 19, 1998



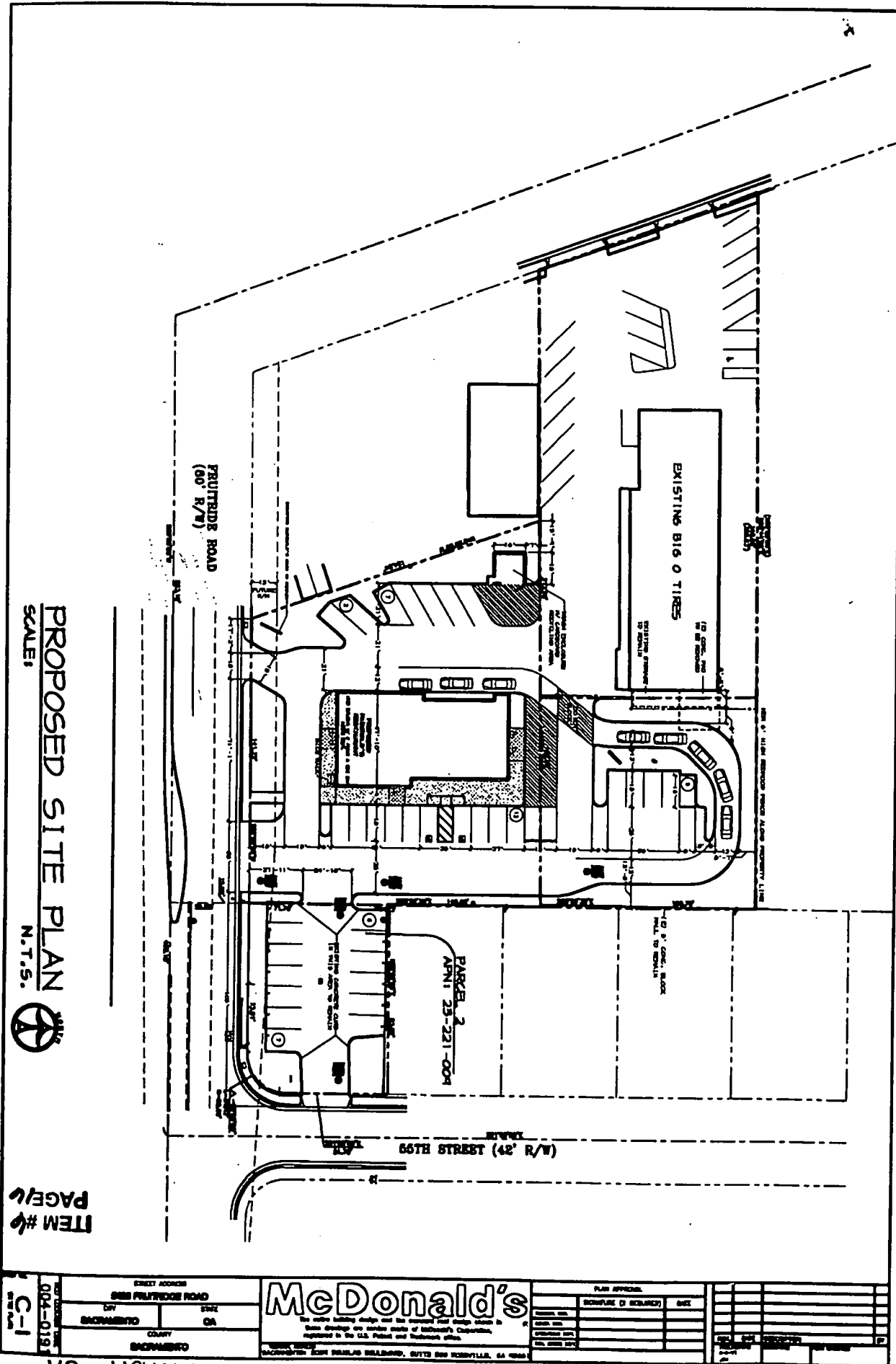
LAND USE AND ZONING MAP



#

NOVEMBER 19, 1998

180-862



PROPOSED SITE PLAN  
SCALE: N.T.S.



ITEM # 4  
PAGE 6

C-1		004-0191	
SHEET ADDRESS 666 FRUITRIDGE ROAD			
CITY SACRAMENTO	STATE CA		
COUNTY SACRAMENTO			

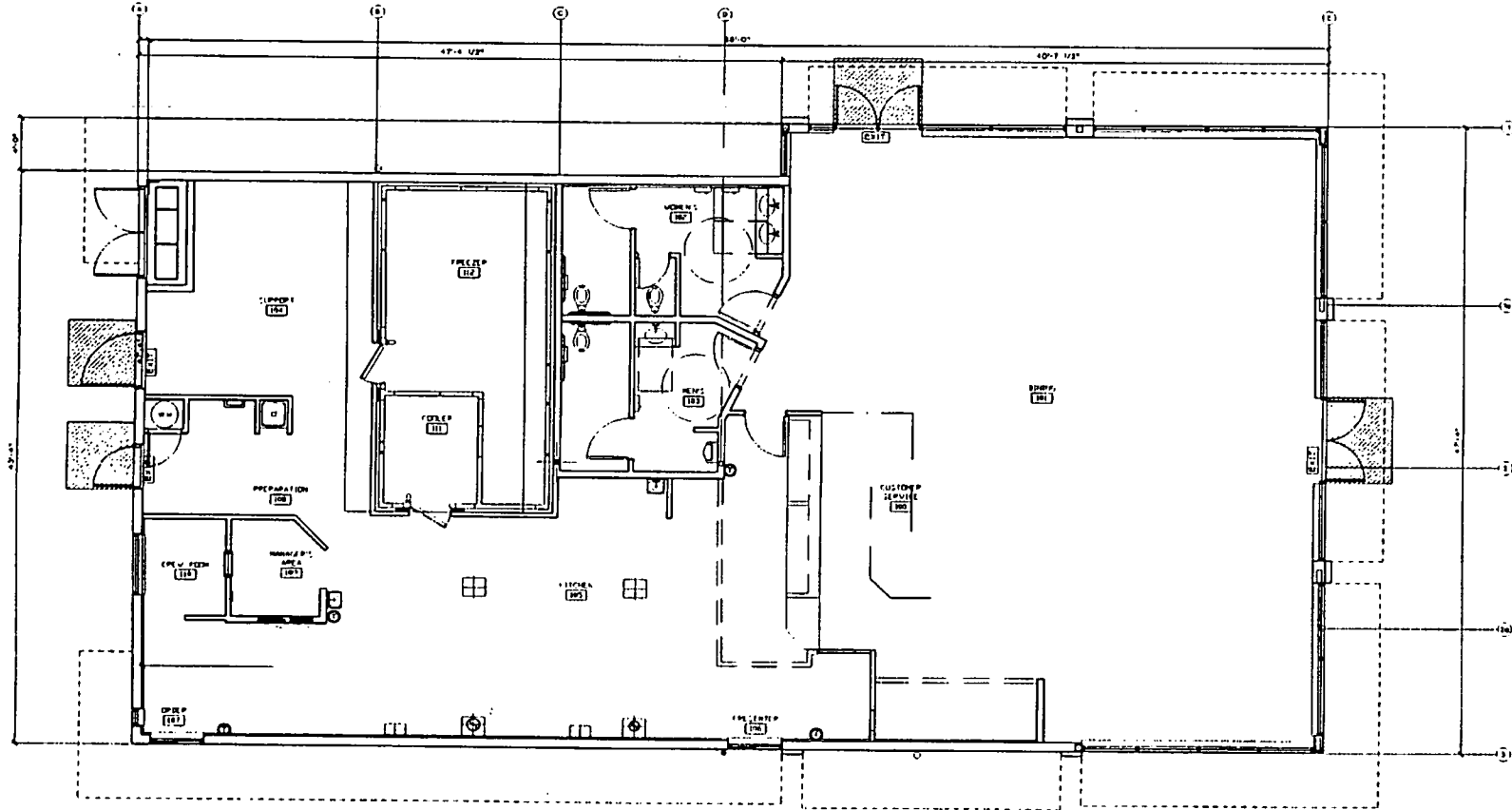
**McDonald's**

The color building design and the sign and logo design shown in these drawings are service marks of McDonald's Corporation, registered in the U.S. Patent and Trademark Office.

McDonald's  
SACRAMENTO: 600 SHARON HILLMAN, SUITE 200 FORTYVILLE, CA 95834

PLAN APPROVAL		
DATE	SIGNATURE (if required)	DATE

EXHIBIT 3A



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

TOTAL SPACE (ENCLOSED FREEZER/COOLER): 325 SQ. FT.  
 TOTAL SPACE (WITHOUT FREEZER/COOLER): 3652 SQ. FT.  
 TOTAL ENCLOSED SPACE: 3977 SQ. FT.

PARKING REQUIRED: 36  
 PARKING PROVIDED: 39

1997 SERIES 1560 FLOOR PLAN  
 11 NOVEMBER, 1996

The name "McDonald's" and the Golden Arches logo are registered trademarks of McDonald's Corporation. © 1996 McDonald's Corporation	
PROJECT NO. 117-100-001 DATE 11/11/96	DRAWN BY: [Name] CHECKED BY: [Name]
TITLE: 1997 SERIES 1560 FLOOR PLAN	SCALE: 1/4" = 1'-0"
SHEET NO. A-1	TOTAL SHEETS: 17
ARCHITECT: [Firm Name] 12345 Main Street City, State, Zip	





**CITY OF SACRAMENTO  
PLANNING DIVISION  
DEVELOPMENT PROJECT ROUTING**

TO: Engineering Transportation/Development - Theresa Arnold  
 Electrical Division - Angie Louie  
 Special Districts - Ron Wicky  
 Utilities Division - Dave Brent  
 Planning & Development - Gary Stonehouse  
 City-Wide Planning - Art Gee  
 Police Department - Lynne Ohlson  
 Building Inspections - Bryon Nakashima  
 Fire Department - Troy Malaspino  
 Councilmember District 5 - Lauren Hammond  
 Neighborhood Services - Max Fernandez  
 Waste Removal - Gary Van Dorst  
 SHRA - Celia Yniquez

RECEIVED

AUG 10 1998

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

FROM: Project Manager: Don Smith, Associate Planner IF QUESTIONS CALL: 2648289  
 Assessor's Parcel Number: Portion of 023-0221-016 and 015  
 Project Name/Location: Mc Donald's Drive Thru - 5425 Fruitridge (East of Stockton Blvd)  
 Applicant's Name: McDonald's Corp. - Mike Hoganboom  
 Applicant's Phone No: (916) 772-4280  
 TRC Date: August 13, 1998

Project Description: Special Permit to expand an existing drive thru facility for a McDonald's Restaurant. (See P84-088 which was a similar request denied in 1984)

**COMMENTS (continue on back or attach a second sheet if necessary):**

*To Whom it may concern:  
 According to the existing planning map, it doesn't bother me  
 go with your plan if the rest of the neighborhood is O.K.  
 after all, it is for the benefit of the community, children  
 love to come to McDonald.*

Reviewed By: W. M. [Signature]Phone Number <sup>(916)</sup> 4564477 Date 8/5/98



ATTACHMENT 3

RECEIVED

AUG 18 1998

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

ITEM #6  
PAGE 21

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

921 TENTH STREET  
SUITE 500  
SACRAMENTO, CA  
95814-2715

ADMINISTRATION  
PHONE 916-264-7043  
FAX 916-264-7771

CUSTOMER SERVICE  
PHONE 916-264-5757

SOLID WASTE DIVISION

August 14, 1998

## MEMORANDUM

**TO:** Don Smith, Project Manager

**FROM:** Gary Van Dorst, Solid Waste Planning Superintendent  
Michael Root, Waste Reduction Coordinator II

**SUBJECT:** MC DONALD'S DRIVE THRU (P98-081)

Solid Waste Division staff has reviewed the Application and Project Questionnaire for the above project. Staff is available to assist the developer in developing an efficient and environmentally sound integrated waste management plan. Please see our comments compiled below:

### Form A (Page 7 of 8):

The developer is not in compliance with §34 of the Zoning Ordinance of the City of Sacramento. The size of the trash/recycling enclosure must be large enough to accommodate both solid waste and recycling needs. Enclosures that are too small create architectural barriers to resource recovery. The number of cubic yards allocated for recycling is required as part of §34 of the Zoning Ordinance of the City of Sacramento. A commercial development such as this is required to allocate 1 cubic yard for recycling. This type of business will generate an estimated 200 pounds of solid waste for every \$1000 in sales. Only strict adherence to §34 of the Zoning Ordinance of the City of Sacramento will reduce the amount of waste to less than significant levels. Solid Waste Staff requests that these comments be passed on to the developer.

The applicant should also consider:

- The Solid Waste Division is able to provide recycling as part of a comprehensive waste disposal/diversion package to meet the complete disposal needs of the project's tenants.

- The cost of waste disposal will increase dramatically over the course of the next several years. Therefore, recycling and waste reduction opportunities become important means of increasing profit through cost avoidance.
- The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
- Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
- The developer should plan to recycle demolition and construction waste. Doing so will significantly impact the disposal cost of construction activities.

Solid Waste Division Staff are available to assist the project developer with information on waste audits, resource recovery, and recycling. Staff can also provide information on available solid waste collection and recycling services, such as those provided by the City of Sacramento, as well as private services. If you or the project developer have any questions, please contact me at 264-5596 or Gary Van Dorst at 264-7561.

cc: Reina J. Schwartz, Manager Solid Waste  
File No. PL-5