

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph B. Wooten, ARA, 4610 Joaquin Way, Sacramento, CA 95822		
OWNER	John & Belle Trunnell, 1270 E. 2100, Salt Lake City, Utah		
PLANS BY	Joseph B. Wooten, ARA, 4610 Joaquin Way, Sacramento, CA 95822		
FILING DATE	5-21-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	6-14-82	EIR	ASSESSOR'S PCL. NO. 008-131-07

- APPLICATION:
1. Environmental Determination
 2. Special Permit for a drive-up window for an existing restaurant
 3. Variance to reduce parking maneuvering space
 4. Variance to waive the required six-foot masonry wall
 5. Variance to reduce on-site parking from 11 spaces to 5 spaces

LOCATION: 3672 'J' Street

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

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1963 East Sacramento Community Plan Designation:	Shopping-Offices-Commercial
Existing Zoning of Site:	C-1
Existing Land Use of Site:	Fast Food Restaurant

Surrounding Land Use and Zoning:

North:	Commercial; C-1
South:	Residential; R-1
East:	Bakery; C-1
West:	Ice Cream Parlor; C-1

Parking Required:	12 spaces
Parking Provided:	5 spaces
Parking Ratio:	One space for each 3 seats
Property Dimensions:	78' x 88'
Property Area:	0.16± acre; 6,864 square feet
Square Footage of Building:	2,052
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Red and brown brick with white trim
Exterior Building Materials:	Brick, wood and metal

BACKGROUND INFORMATION:

1. The subject site is developed with a fast food restaurant and six parking spaces. The parking is oriented south from 'J' Street so that when exiting the site, a customer passes behind the structure and enters traffic on 37th Street. There are currently 36 seats in the restaurant. The applicant is requesting to add a drive-up facility on the western side of the structure.

July 8, 1982

APPLC. NO. P82-135

MEETING DATE

~~1/11/82~~ 7/11/82

CPC ITEM NO. 14

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2. To provide stacking space for customers waiting for service, the applicant proposes to reorient the parking lot so that autos enter from 37th Street and exit onto 'J' Street. To accomplish this re-design and provide stacking space, one parking space is eliminated.

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

1. The existing structure requires 11 parking spaces based on one space for three seats, and only six are now provided. Providing for stacking space will further reduce the parking by one space. Addition of the drive-up window facility can only increase the volume of traffic as it is intended to do. Since the site is already over built because of inadequate parking, staff believes the current proposal to be entirely too aggressive and inappropriate for the site.
2. Stacking space for the proposed restaurant conflicts with parking maneuvering space. A reduction of one foot of maneuvering space may be insignificant in some instances; however, in this situation it only compounds problems. Further, the reduction could actually be more than one foot.
3. The structure is located on the north and east property lines. This makes proposed site distance to the right, or easterly, inadequate for entrance into the west flowing traffic on 'J' Street. If a car is using the drive-up window, it is likely to exit the site close to the structure, further reducing site distance. Staff believes this pattern could create unsafe conditions.
4. A menu board is proposed to be situated approximately half way into the site along the entrance driveway adjacent to residential property. Presumably a speaker box will be situated at the menu board to place orders. Since the applicant proposes no wall adjacent to the residential property line, there will be no buffering of automobile noise, fumes and odor, not to mention buffering of noise from the speaker box. This could create a nuisance for the adjacent residence and perhaps, other nearby neighbors, and render the proposed addition incompatible with surrounding residential uses.
5. This project was forwarded to the East Sacramento Improvement Association for comment. Their representative has verbally indicated opposition to the project based on those reasons expressed in this staff report. Their comments will be presented at the Commission hearing.
6. The City Traffic Engineer has the same concerns addressed by the staff relative to visibility, stacking space problems, inadequate maneuvering and safety.

7. In conclusion, staff believes this proposal would compound an existing substandard parking situation and create additional problems with noise, fumes, odor, parking and interior circulation. Staff therefore cannot support the project.

STAFF RECOMMENDATION: Staff recommends the following actions:

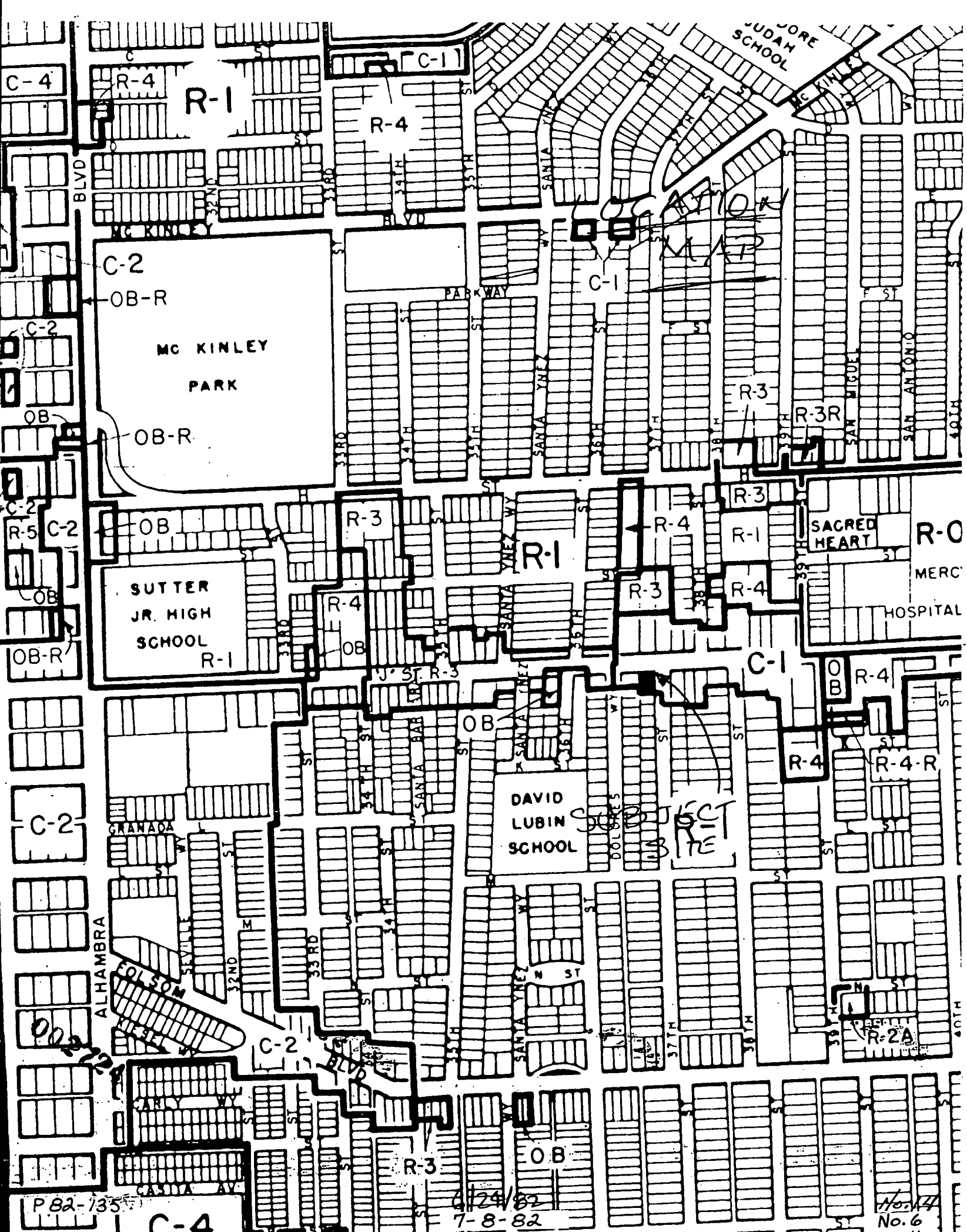
1. Ratification of the Negative Declaration;
2. Denial of the Special Permit for a drive-up window, based on Findings of Fact to follow;
3. Denial of the Variance to reduce parking maneuvering space, based on Findings of Fact to follow;
4. Denial of the Variance to waive the six-foot masonry wall, based on Findings of Fact to follow;
5. Denial of the Variance to reduce parking from 11 to five spaces, based on Findings of Fact to follow.

Special Permit - Findings of Fact

- a. The project is not based on sound principles of land use in that:
 - 1) there are insufficient parking spaces for the existing restaurant. These would be further reduced for necessary stacking;
 - 2) stacking space, as proposed, conflicts with what parking is on site.
- b. The proposal would be injurious to surrounding properties and the general welfare in that there will be inadequate site distance for exiting onto 'J' Street.

Variations - Findings of Fact

- a. Granting the variations would constitute a special privilege extended to one individual property owner in that development of the site already exceeds the maximum number of seats, based on Zoning Ordinance parking standards. No hardships exist to warrant further over-development of the site.
- b. Granting the variations would be a disservice to the surrounding property in that insufficient buffering of noise, fumes and odor is provided.



JUDAH SCHOOL

C-4

R-4

R-1

R-4

C-1

C-2

OB-R

MC KINLEY PARK

OB-R

SECTION MAP

C-1

R-3

R-3R

C-2

R-5

C-2

OB

OB-R

SUTTER JR. HIGH SCHOOL

R-1

R-3

R-1

R-3

R-3

R-1

SACRED HEART

R-0

MERCY HOSPITAL

C-2

GRANADA

ALHAMBRA

EOL SOM

C-2

DAVID LUBIN SCHOOL

SUBJECT SITE

R-4

R-4-R

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C-4

R-3

OB

6/24/82
7-8-82

No. 177
No. 6

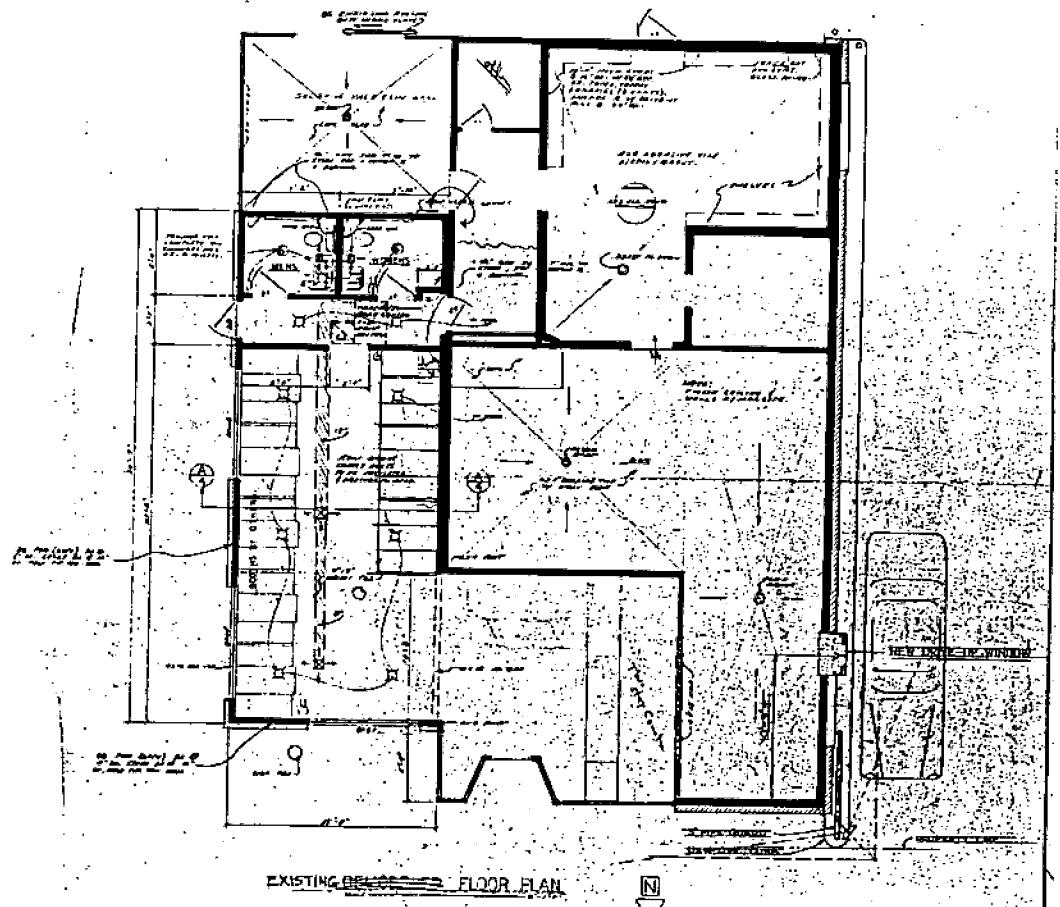
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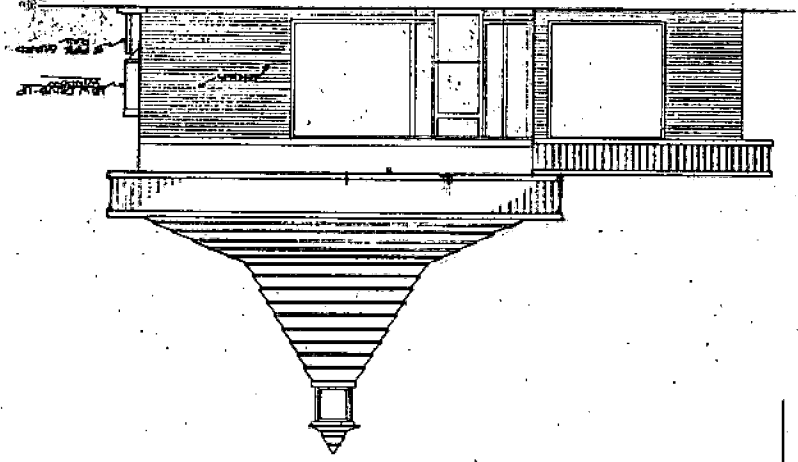
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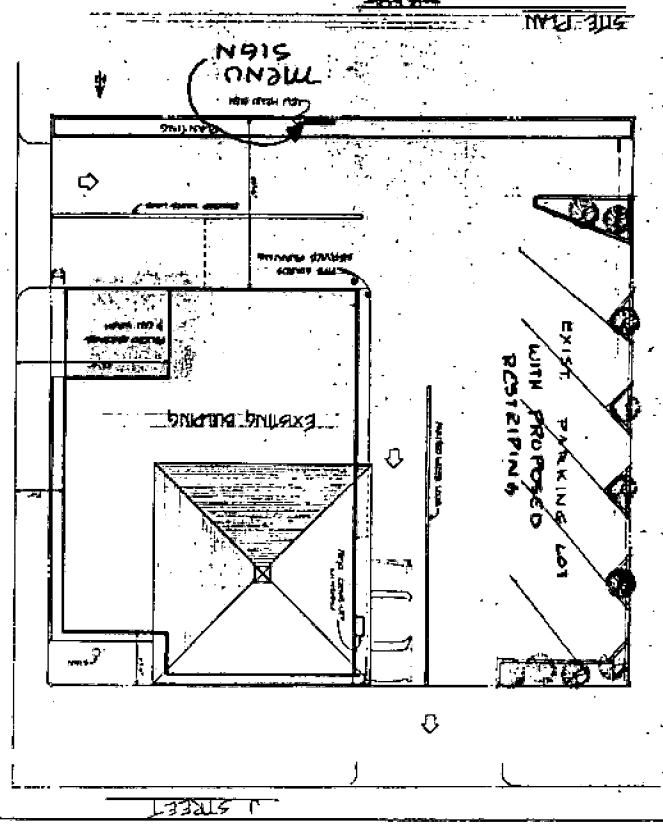
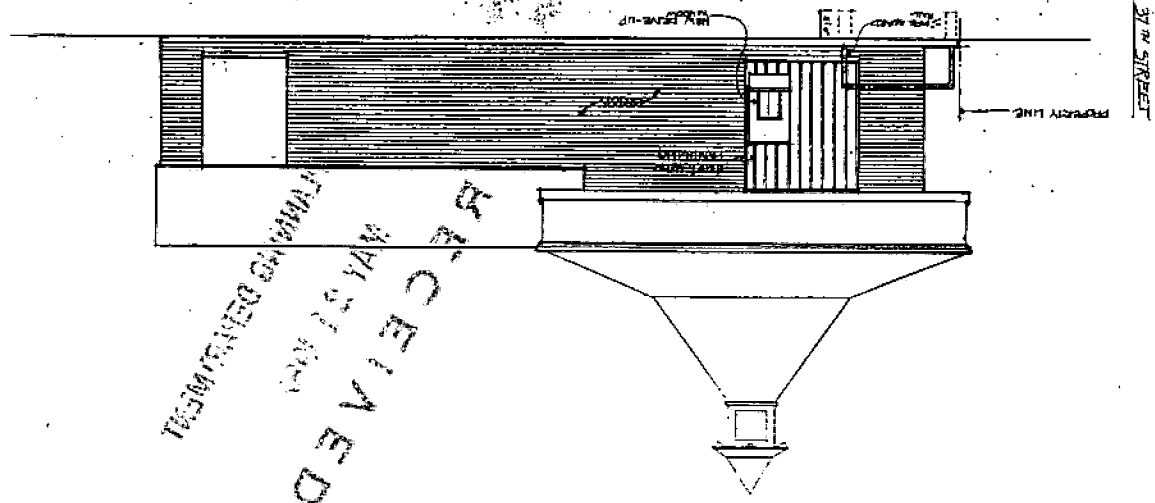
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FRONT OR J STREET ELEVATION



WEST ELEVATION



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