

CITY PLANNING COMMISSION

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

APPLICANT	Burger King Corp., 1333 Lawrence Expressway, Ste. 115, Santa Clara, CA 95051		
OWNER	KMP Partners, 2020 Union Street, San Francisco, CA 94123		
PLANS BY			
FILING DATE	2-3-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	2-16-84	EIR	ASSESSOR'S PCL. NO. 022-280-09

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop a drive-thru facility for a fast food restaurant on 0.5± acres in the C-2 zone
 3. Variance to exceed maximum sign area for C-2 zone (WITHDRAWN)

LOCATION: 5200 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a Burger King restaurant in an existing shopping center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Fruitridge Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Shopping Center

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Commercial; C-2
East:	Commercial; C-4
West:	Residential; R-1

Parking Required:	33 spaces
Parking Provided:	51 spaces
Property Dimensions:	148' x 167'
Property Area:	0.56 acres
Square Footage of Building:	2,467
Height of Structure:	16 ft.-7 in.
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Natural wood tones with red brick
Exterior Building Materials:	Wood and brick

BACKGROUND: The subject site is a portion of an existing shopping center located at 5200 Stockton Boulevard. The applicant is proposing to construct a free-standing 2,467 square foot Burger King restaurant containing 99 seats on a 0.5 acre site within the shopping center. The subject site is currently developed with a vacant commercial building which will be removed to allow development of the restaurant structure.

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

1. Drive-thru element

The applicant proposes a drive-up window on the south elevation of the building with the drive-thru lane extending along the south and west sides of the structure.

APPLC. NO. P84-067

MEETING DATE March 22, 1984

CPC ITEM NO. 11

The City Traffic Engineer has reviewed the site plan and has no objection to the proposed drive-thru element. The site plan proposes adequate auto stacking distance and the circulation system does not conflict with the overall circulation and parking plan of the existing shopping center.

2. Covered patio and trellis

The applicant proposes to construct a trellis structure over the open patio in front of the restaurant facing Stockton Boulevard. Staff notes that a 50-foot building setback requirement exists along Stockton Boulevard and that the trellis work extends into the required setback area. In order to construct the trellis structure, a variance application to reduce the 50-foot setback is necessary.

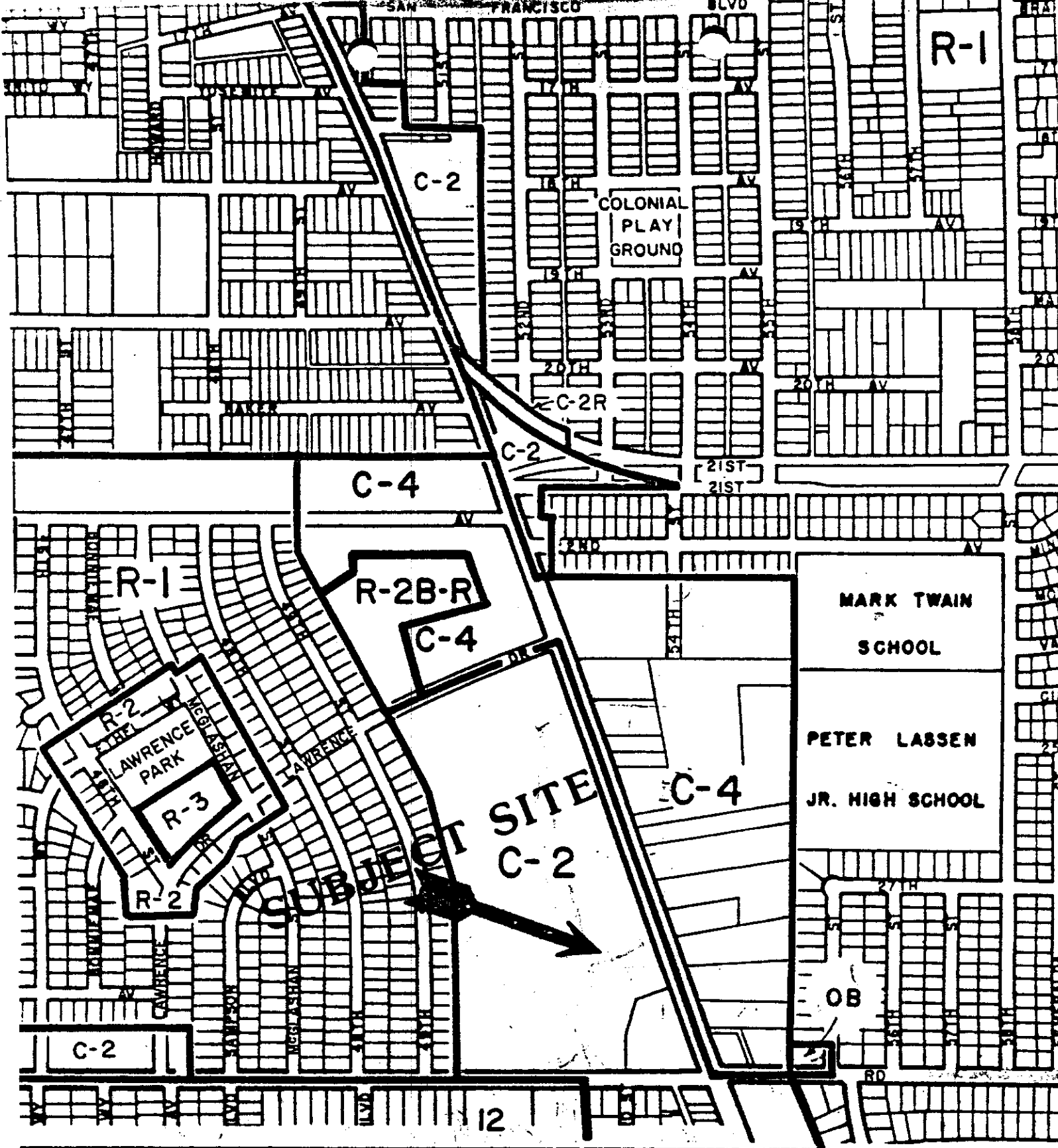
STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based on the Findings of Fact which follow.

Conditions

1. The applicant shall submit detailed landscape, irrigation and shading plans for the review and approval of the Planning Director prior to issuance of building permit.
2. The trash enclosure facility shall be designed as follows:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures;
 - b. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position;
 - c. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates;
 - d. The walls shall be a minimum six feet in height, more if necessary for adequate screening;
 - e. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that 1) the drive-up window is a logical auxilliary use to the existing restaurant; 2) adequate auto stacking distance is provided;
- b. The project, as conditioned, will not be injurious to surrounding property in that:
 - 1) adequate parking is provided;
 - 2) additional landscaping will be provided.
- c. The project complies with the 1974 General Plan and the 1965 Fruitridge Community Plan which designate the site for commercial purposes.



OFFICIAL ZONING

VICINITY MAP

P84-067

3-12-8

71

ASSASSIN'S PARCEL NO.
SL-288-1.0.12

5200 STOCKTON BLVD.
COUNTY OF SACRAMENTO, CALIFORNIA

Client F. Williams & Associates
Subdivisions, Planning, Engineers
1000 J Street, Sacramento, California
Tel. (916) 442-1121

SCALE
AS SHOWN

NO.	Description	Area

NO.	Description	Area

NO.	Description	Area

NO.	Description	Area

NO.	Description	Area

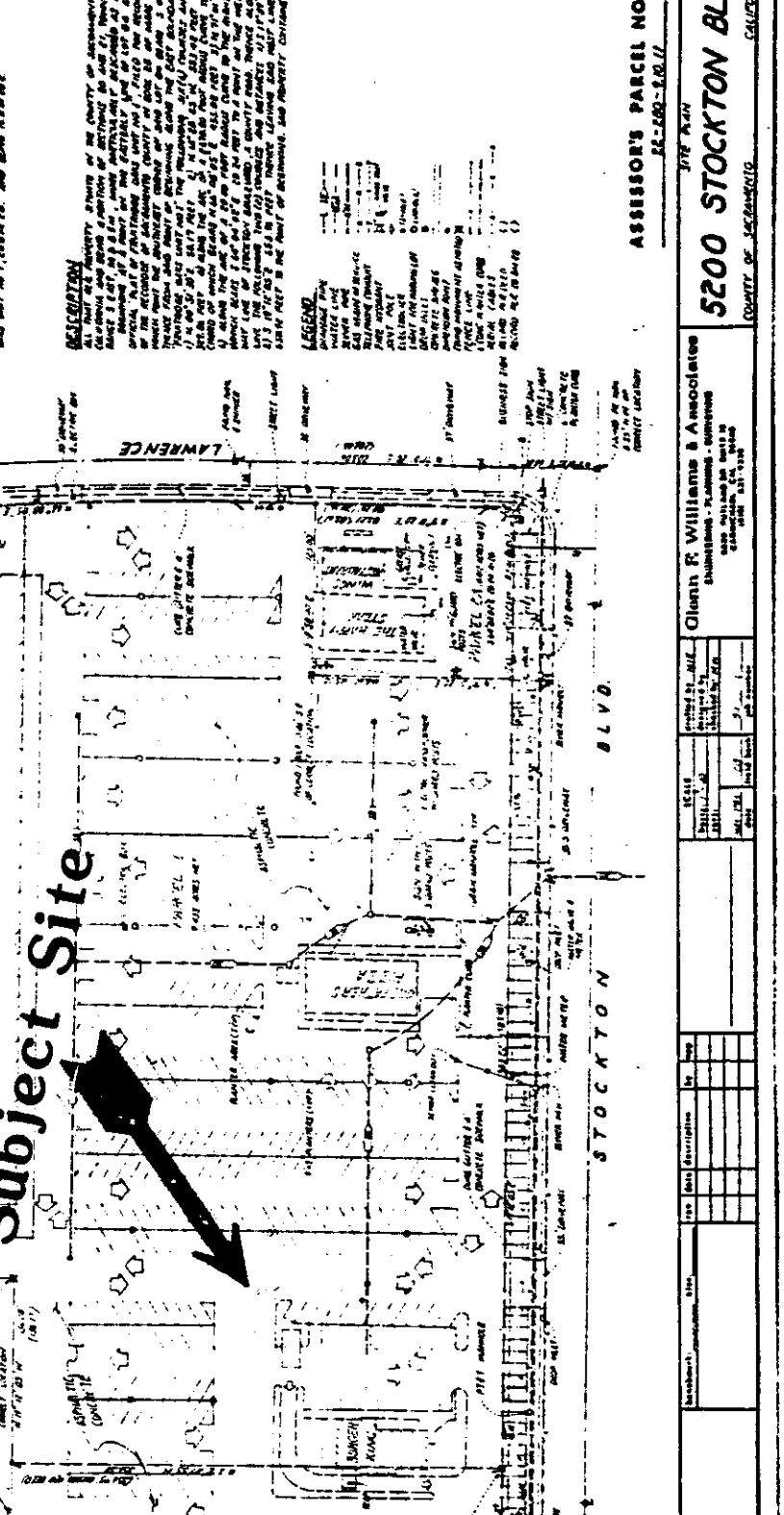
NO.	Description	Area

NO.	Description	Area

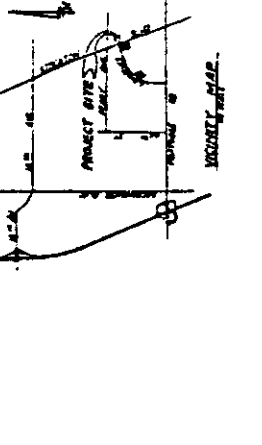
NO.	Description	Area

NO.	Description	Area

Subject Site



DESCRIPTION
CERTIFICATION
BASIS OF DEEDS
Handwritten signature

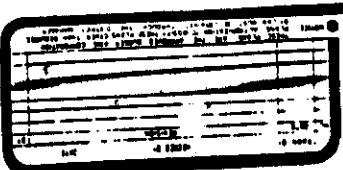


P 84067

P 84067

3-22-84

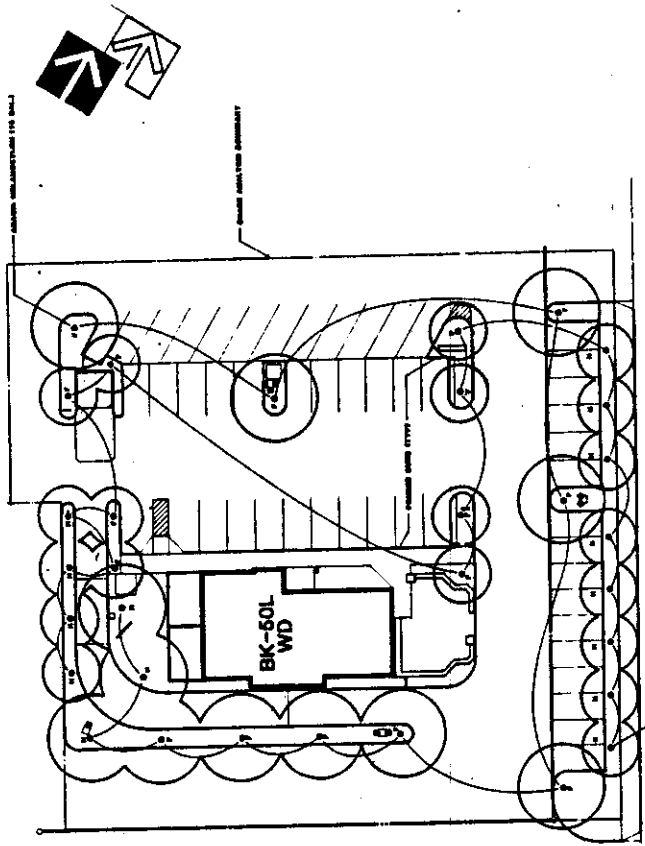
No. 4



BURGER KING CORPORATION
BURGER KING RESTAURANT FOR:

MARK D BACHHAUS
 LANDSCAPE ARCHITECT
 128 S 20TH AVENUE
 SANTA CRUZ CALIFORNIA
 95062-2822 - 1970

SHADE TREE ANALYSIS
 STOCKTON BLVD.
 SACRAMENTO, CA
 10' 10'



KEY
 P: FULL (100%)
 H: HALF (50%)
 Scale: 1"=20'

SHADE VALUE OF TREE at per LOCATION on SITE

TREE	FULL (100%)	HALF (50%)
001-002 - 100% SHADE		
003-004 - 100% SHADE		
005-006 - 100% SHADE		
007-008 - 100% SHADE		
009-010 - 100% SHADE		
011-012 - 100% SHADE		
013-014 - 100% SHADE		
015-016 - 100% SHADE		
017-018 - 100% SHADE		
019-020 - 100% SHADE		
021-022 - 100% SHADE		
023-024 - 100% SHADE		
025-026 - 100% SHADE		
027-028 - 100% SHADE		
029-030 - 100% SHADE		
031-032 - 100% SHADE		
033-034 - 100% SHADE		
035-036 - 100% SHADE		
037-038 - 100% SHADE		
039-040 - 100% SHADE		
041-042 - 100% SHADE		
043-044 - 100% SHADE		
045-046 - 100% SHADE		
047-048 - 100% SHADE		
049-050 - 100% SHADE		
051-052 - 100% SHADE		
053-054 - 100% SHADE		
055-056 - 100% SHADE		
057-058 - 100% SHADE		
059-060 - 100% SHADE		
061-062 - 100% SHADE		
063-064 - 100% SHADE		
065-066 - 100% SHADE		
067-068 - 100% SHADE		
069-070 - 100% SHADE		
071-072 - 100% SHADE		
073-074 - 100% SHADE		
075-076 - 100% SHADE		
077-078 - 100% SHADE		
079-080 - 100% SHADE		
081-082 - 100% SHADE		
083-084 - 100% SHADE		
085-086 - 100% SHADE		
087-088 - 100% SHADE		
089-090 - 100% SHADE		
091-092 - 100% SHADE		
093-094 - 100% SHADE		
095-096 - 100% SHADE		
097-098 - 100% SHADE		
099-100 - 100% SHADE		
101-102 - 100% SHADE		
103-104 - 100% SHADE		
105-106 - 100% SHADE		
107-108 - 100% SHADE		
109-110 - 100% SHADE		
111-112 - 100% SHADE		
113-114 - 100% SHADE		
115-116 - 100% SHADE		
117-118 - 100% SHADE		
119-120 - 100% SHADE		
121-122 - 100% SHADE		
123-124 - 100% SHADE		
125-126 - 100% SHADE		
127-128 - 100% SHADE		
129-130 - 100% SHADE		
131-132 - 100% SHADE		
133-134 - 100% SHADE		
135-136 - 100% SHADE		
137-138 - 100% SHADE		
139-140 - 100% SHADE		
141-142 - 100% SHADE		
143-144 - 100% SHADE		
145-146 - 100% SHADE		
147-148 - 100% SHADE		
149-150 - 100% SHADE		
151-152 - 100% SHADE		
153-154 - 100% SHADE		
155-156 - 100% SHADE		
157-158 - 100% SHADE		
159-160 - 100% SHADE		
161-162 - 100% SHADE		
163-164 - 100% SHADE		
165-166 - 100% SHADE		
167-168 - 100% SHADE		
169-170 - 100% SHADE		
171-172 - 100% SHADE		
173-174 - 100% SHADE		
175-176 - 100% SHADE		
177-178 - 100% SHADE		
179-180 - 100% SHADE		
181-182 - 100% SHADE		
183-184 - 100% SHADE		
185-186 - 100% SHADE		
187-188 - 100% SHADE		
189-190 - 100% SHADE		
191-192 - 100% SHADE		
193-194 - 100% SHADE		
195-196 - 100% SHADE		
197-198 - 100% SHADE		
199-200 - 100% SHADE		

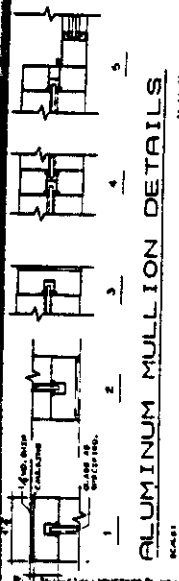
SHADE ANALYSIS

SITE AREA	30,000 sq. ft.
PAVED AREA	20,000 sq. ft.
SHADED AREA	14,487 sq. ft.
% AREA IN SHADE	80.1%

084-067

3-22-84

No. 11



ALUMINUM MULLION DETAILS

DRIVE THRU WINDOW SPECIFICATIONS

1. ALL WINDOW UNITS TO BE SEVEN (7) FEET HIGH AND FIVE (5) FEET WIDE.

2. ALL WINDOW UNITS TO BE ALUMINUM FRAME WITH GLASS INSULATED UNIT (IGU).

3. ALL WINDOW UNITS TO BE OPERABLE BY HAND OR FOOT.

4. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR.

5. ALL WINDOW UNITS TO BE OPERABLE FROM THE EXTERIOR.

6. ALL WINDOW UNITS TO BE OPERABLE FROM BOTH INTERIOR AND EXTERIOR.

7. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT.

8. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL.

9. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL AND BY VOICE CONTROL.

10. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL AND BY VOICE CONTROL AND BY TOUCH SCREEN.

11. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL AND BY VOICE CONTROL AND BY TOUCH SCREEN AND BY MOBILE APP.

12. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL AND BY VOICE CONTROL AND BY TOUCH SCREEN AND BY MOBILE APP AND BY WEARABLE DEVICE.

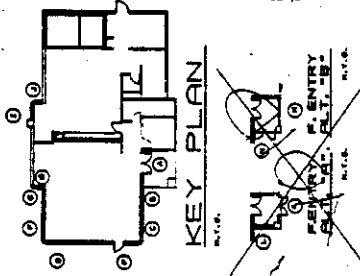
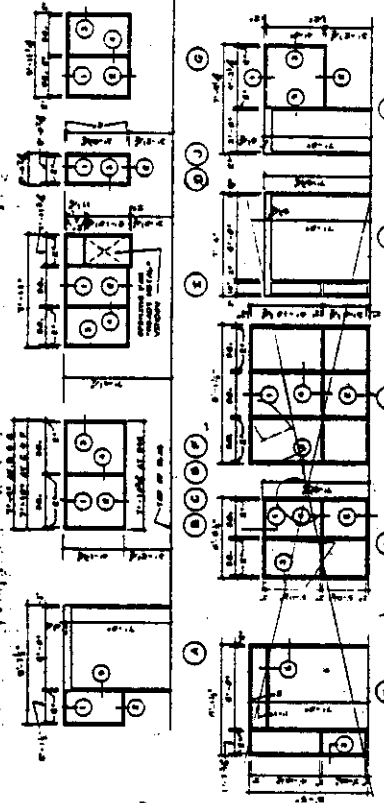
13. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL AND BY VOICE CONTROL AND BY TOUCH SCREEN AND BY MOBILE APP AND BY WEARABLE DEVICE AND BY BIOMETRIC SECURITY.

14. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL AND BY VOICE CONTROL AND BY TOUCH SCREEN AND BY MOBILE APP AND BY WEARABLE DEVICE AND BY BIOMETRIC SECURITY AND BY AI ASSISTANT.

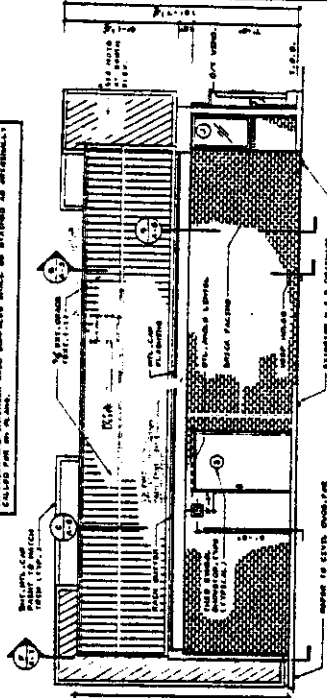
15. ALL WINDOW UNITS TO BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL AND BY VOICE CONTROL AND BY TOUCH SCREEN AND BY MOBILE APP AND BY WEARABLE DEVICE AND BY BIOMETRIC SECURITY AND BY AI ASSISTANT AND BY SMART HOME SYSTEM.

ALTERNATE SLIDING NOTE:

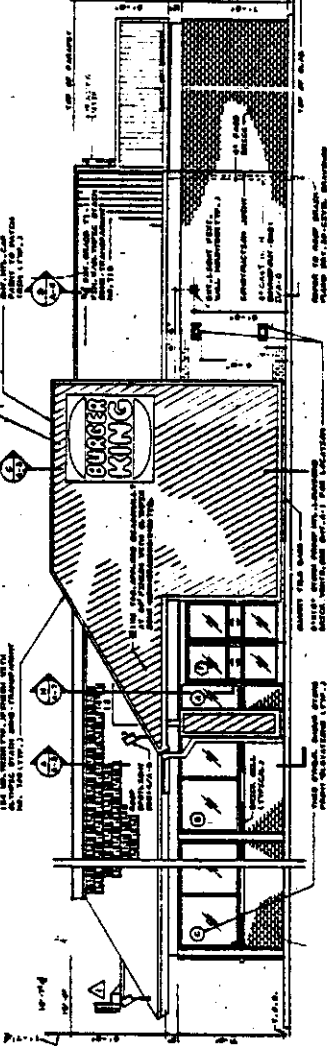
IF THE SLIDING WINDOW IS TO BE USED, THE WINDOW SHALL BE OPERABLE FROM THE INTERIOR AND EXTERIOR BY HAND OR FOOT AND BY KEY OR REMOTE CONTROL AND BY VOICE CONTROL AND BY TOUCH SCREEN AND BY MOBILE APP AND BY WEARABLE DEVICE AND BY BIOMETRIC SECURITY AND BY AI ASSISTANT AND BY SMART HOME SYSTEM.



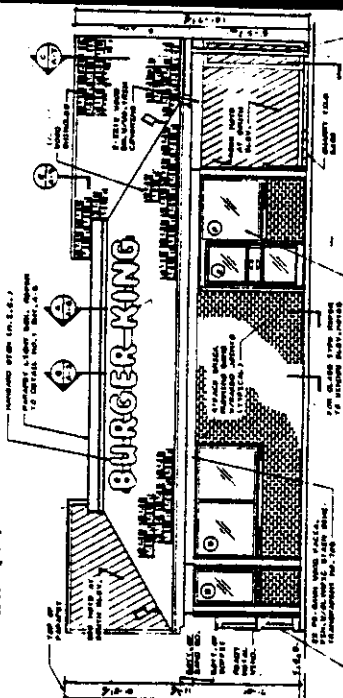
STOREFRONT ELEVATIONS



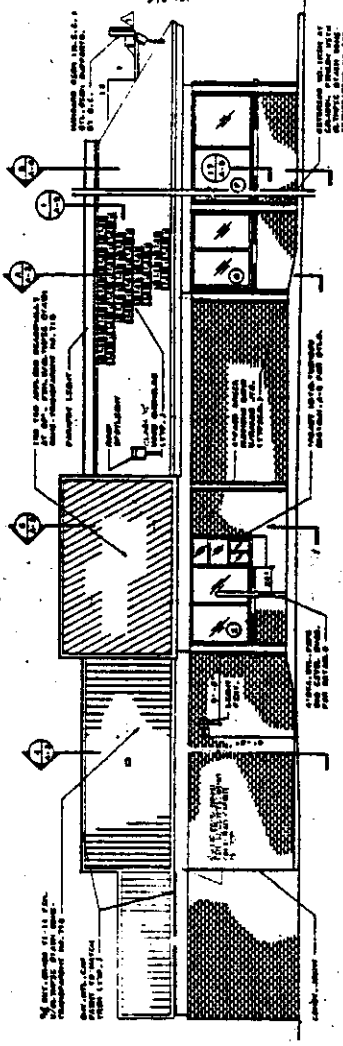
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

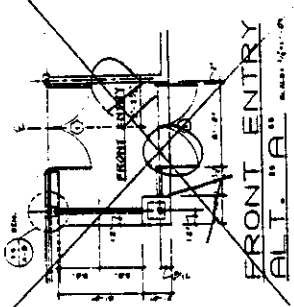
NO.	DATE	REVISION

BURGER KING CORPORATION

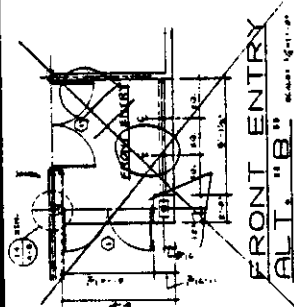
JACK LEE MEYER
PROFESSIONAL ENGINEER
20 BOX GROVE
GENERAL BLDG FACILITY
MEMPHIS, TN 38103
PHONE 363-286-7978

1-1
BK-50 WOOD

RESTAURANT FOR: 15188 N

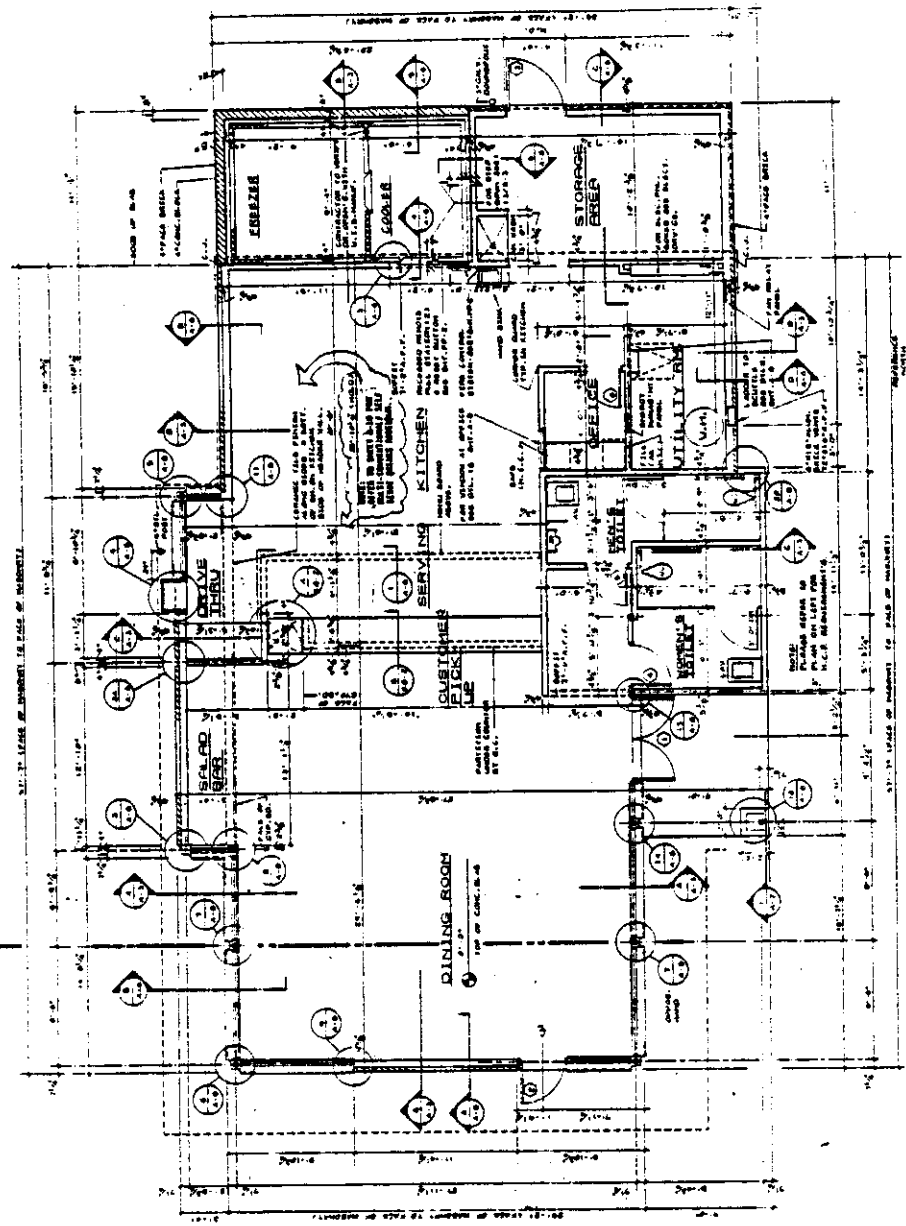


FRONT ENTRY
ALT. "A"

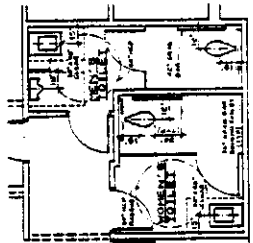


FRONT ENTRY
ALT. "B"

MATCH LINE
SEE DRAWING FOR
CONTINUATION



FLOOR PLAN
SCALE: 1/8" = 1'-0"



M.C.R. REQUIREMENTS

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

3. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

4. ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

5. ALL ROOF ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. SEE GENERAL NOTES AND DETAILS FOR ALL WORK.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

4. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

5. ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

6. ALL ROOF ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

