

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Long John Silver's Inc. 11070 White Rock Rd. Suite 190. Rancho Cordova, CA  
OWNER Joseph & Rose Hagopian, 787 Perkins Way, Sacramento, CA 95818  
PLANS BY Long John Silver's Inc. 11070 White Rock Rd. Suite 190. Rancho Cordova, CA  
FILING DATE 10-28-86 ENVIR. DET. Cat Ex. 15305(a) REPORT BY DH:tc  
ASSESSOR'S-PCL. NO. 010-235-16.17.18.19.20

- APPLICATION:**
- A. Special Permit to construct a 96 seat drive through restaurant on 0.74 developed acres in the General Commercial (C-2) zone.
  - B. Lot line adjustment to merge 5 developed lots totaling 0.74+ acres

**LOCATION:** 2601 and 2615 Broadway

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a Long John Silver's drive through seafood restaurant and merge 5 parcels into one parcel.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial  
1980 Central City Community Plan Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Used car sales, office, auto repair

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: residential; R-0	Front:	10'	7 ft
South: commercial; C-2	Side (int):	0'	69 ft
East: commercial; C-2	Side (st):	0'	100 ft
West: commercial; residential; C-2	Rear:	5'	70 ft

Parking Required:	33 spaces
Parking Provided:	53 spaces
Property Dimensions:	Irregular
Property Area:	0.75+ acres
Square Footage of Building:	2,506 square feet
Height of Building:	23 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	T-1-11, plywood, wood trim
Roof Material:	wood shingles
Total Number of Employees:	15
Number of Employees per Shift:	6
Hours of Operation:	10:30 a.m. to 9:30 p.m.
Seating Capacity:	96 seats

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 5 developed lots containing a used car sales lot, auto repair shop and several vacant building which were formerly used for automobile sales. The site is zoned General Commercial (C-2) Zone and is subject to Design Review since it is located in the Central City Community Plan area. The 1980 Central City Community Plan designates the site for General Commercial uses. The proposed project is consistent with the general plan designation. Surrounding land uses are shown on the Land Use and Zoning exhibit.

B. Site Plan

1. Access-Alley and Trash Enclosure Relocation

Staff recommends that no access be allowed off the alley due to the location of residential uses to the north of the subject site. Staff recommends relocation of the trash enclosure so that the dumpster unit can be accessible from both the alley for pick up and restaurant for disposal of garbage. The landscape stripe should be continued along the north property line, adjacent to the wall as shown in Exhibit A, Staff Modified Site Plan. The trash enclosure shall comply with the Trash Enclosure Guidelines, Exhibit D.

2. Walls

The site plan shows a 6 foot solid masonry wall at the northwest corner of the site surrounding the 6 unit apartment building. A wall is also required along the east property line where two existing single family dwellings fronting on 27th Street are located. Staff is also recommending a decorative wall along the north property line adjacent to the alley. This will insulate the residential uses from increased commercial traffic, prevent noise, dust and lighting from affecting the residential area, and provide security so that employees will be able to police the site without providing an uncontrolled access point.

3. Driveway - Drive Through Service Window

The applicant proposes the drive through to be located adjacent to a two way entry exit on Broadway. Staff is concerned over the lack of distance between the drive through exit and oncoming traffic off Broadway. Staff recommends that the Broadway driveway be modified as shown on Exhibit C. The City Traffic Engineer recommends a one-way exit only traffic from the drive-up window as shown in Exhibit C. The width of the driveway shall be 15 feet. This requires closure of the middle 35 foot wide driveway and reducing the drive-up window lane to an exit only 15 foot wide lane. An "exit only" sign should be installed at this location.

4. Driveway on 26th Street

The Traffic Engineer noted that the driveway off 26th Street should be moved northward 10 feet to allow for the additional 10 feet of right-of-way required along Broadway. Staff recommends the revised site plan reflect the driveway location revision (See Exhibit C).

5. 50 Foot Right-Of-Way Half Section Along Broadway

The applicant's site plan shows a 40 foot half street right-of-way along Broadway. The City Engineer noted that a 100 foot right-of-way is required for Broadway. The applicant will be required to relocate the restaurant 13 feet to the north in order to provide the 10 foot additional dedication of right-of-way and provide a 10 foot landscape setback from the front of the building to the new property line.

In relocating the building, staff recommends deletion of the row of parking stalls located north of the drive through line on the north side of the building and retain a 5 foot wide landscape strip along the drive through aisle. Deletion of 8 spaces does not affect the required parking total. Refer to Exhibit C for Staff Modified Site Plan.

6. Driveway Design

All driveways will be required to meet City Engineering standards for commercial driveways. This includes 20 feet radius corners, handicapped access at the corner of 26th Street and Broadway, sidewalk and curb construction.

7. Trash Enclosures

Staff recommends that the trash enclosure be designed with alley access for disposal trucks and employee access of the restaurant site. Residential refuse is picked up from the alley, thereby reducing the need for garbage trucks entering the site. Two locations are suggested (see Exhibit C).

C. Building Design - Architecture and Floor Plan

The drive-up window lane is the location of a doorway into the west side of the restaurant. In reviewing the Burger King Special Permit (P84-341) and Design Review (DR84-198) files (24th and Broadway), the issue of pedestrian access across the driveway from the drive-up window poses a safety problem. Since the project is subject to Design Review, staff recommends that alternative entrance locations be shown so that pedestrians do not walk across the drive through window area. Alternative designs are to be approved by the Design Review Board staff.

Staff notes that the architecture is standard for the building used throughout the nation. Staff has noted that earth tone browns may be more acceptable a color due to the colors of newer buildings and restaurants along Broadway. Staff field observed the Long John Silver's in Placerville as being painted brown with dark brown trim and recommended the brown color scheme rather than the blue and blue-gray colored proposed.

D. Landscaping

1. Parking Lot

The preliminary landscaping plan shows perimeter landscaping. Staff recommends that the applicant show a minimum of 4 feet of landscaping between the wall and 2 foot vehicle overhang area which includes the wheel stops. The proposed wall shown on the northwest corner is setback 3 feet from the property line, leaving 5 feet from the wall to the edge of the 6" concrete curb.

2. Broadway Frontage and 26th Street

With the increased setback off Broadway, staff recommends additional lawn area being designed with berming 2 to 3 feet in height and use of decorative shrubbery and rock along the setback with 15 gallon trees on 20 foot centers or clustered trees at a density of 1 per 20 lineal feet of street frontage. Landscaping should be designed to comply with minimum visibility requirements for all driveways. The corner of 26th Street and Broadway should be designed with low profile shrubs and living ground cover.

3. Bark Mulch

Staff notes placement of bark mulch under the proposed shrubbery on the landscape plan. Staff has observed that mulch tends to be carried away by winds or rain and that a more permanent type of living ground cover is desirable under the shrubs. The applicant shall revise the landscape plan to show living ground cover of a material suitable for the shrubbery. Bark mulch is discouraged.

4. Walkways

Staff has noted that additional pedestrian walkways would be appropriate as shown on Exhibit C. A walkway should be constructed opposite the trash enclosure on the north side of the building across the 6 foot landscape strip.

A second walkway is proposed to the west of the drive through exit onto Broadway. This walkway would provide access for pedestrians from the parking lot to the sidewalk and to the front of the restaurant without directly affecting the drive-up window traffic.

A third walkway is recommended from the front of the building to the sidewalk.

5. Tree Shading Requirement

The parking lot will be required to meet the City Tree Shading Ordinance requirements of 50 percent coverage within 15 years of planting. Additional landscaping may be required.

E. Parking Reduction and Bicycle Parking

The revised plans should show bicycle parking as per the parking ordinance requirements. Staff noted that rather than the proposed 52 parking spaces shown on the original plan, the proposed revisions as suggested by staff reduce the total number of regular parking stalls to 42 spaces and 2 handicapped spaces. Required parking for a 96 seat restaurant is 33 spaces so that adequate parking is provided on site after modifications suggested by staff.

F. Signage

The applicant has shown attached building identification signage on the elevations. Staff recommends the use of a monument type sign if a detached sign is requested. The overall height of the sign should not exceed 12 feet above the adjacent Broadway sidewalk surface. Staff recommends the review and approval by the Planning Director of a uniform sign program prior to issuance of sign permits.

G. Lighting

Exterior parking lot lighting is proposed on poles. Staff recommends that all exterior parking lighting and building lighting be directed on-site and not reflect off-site onto residentially zoned or used lots. Use of light shields are recommended.

H. Lot Line Adjustment

The applicant is also requesting approval of a lot line merger to merge 5 parcels into one 0.74 acre parcel. The City Departments have reviewed the request and have no problem with the merger. Staff recommends approval of the lot line adjustment to merge 5 parcels which results in a larger more usable parcel for the restaurant.

I. Agency Comments

The proposed project was reviewed by the following agencies with comments received as follows:

City Engineer:

Any necessary sidewalk repairs, driveways and on-site drainage extensions to be handled at time of building permits.

City Traffic Engineer:

1. Delete two way driveway in center. Single 15 foot "exit only" is appropriate.
2. Broadway is to be a 100 foot right-of-way.
3. Move driveway away from Broadway on 26th Street.
4. Increase east driveway width on Broadway.
5. Design minimum 20 foot corner radius at street intersections.

City Police Department:

No requirements; however, the applicant should be made aware that they will face an armed robbery risk at this location.

City Real Estate:

Pay off existing assessments, if any.

An adjacent property owner has contacted staff regarding the need to buffer the restaurant from residential uses to the north. Refer to Exhibit E for his letter.

J. Design Review

Staff supports the proposed Special Permit subject to modifications previously stated in this report. Since the project is located in the Central City, it is subject to Design Review Board action. The design and layout of the proposed building will be reviewed and approved by the Design Review Board to insure compatibility with existing structures in the area. Minor modifications to the site plan may be required in order to reflect Design Review Board conditions.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a and 15303e).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the special permit subject to Conditions and based upon Findings of Fact which follow; and
- B. Approval of the lot line merger by adopting the attached resolution.

Conditions - Special Permit

1. Revised landscaping, shading, and irrigation plans for the site shall be submitted for staff review and approval prior to issuance of building permits.
2. Six foot high decorative walls shall be shown on a revised site plan adjacent to residential uses and the alley as per Exhibit C.
3. The drive through driveway shall be redesigned into a one way only exit onto Broadway as shown on Exhibit C. This driveway onto Broadway shall be reduced to 15 feet in width.
4. The 26th Street driveway shall be relocated northward approximately 10 feet and designed to City standards.
5. The applicant shall dedicate an additional 10 feet of right-of-way along Broadway. The restaurant shall be relocated 13 feet to the north so that a 10 foot landscape area will exist between the new Broadway right-of-way and the building face. The site plan shall be reviewed and approved by the Planning Director prior to issuance of building permits.
6. All driveways shall be designed to City standards for commercial driveways. All improvements to the public right-of-way shall be reviewed and approved by the City Engineer's Office.
7. The trash enclosure shall be relocated to provide alley access and restaurant access. The enclosure shall be designed according to the attached trash enclosure guidelines (Exhibit D).
8. The applicant shall revise the walkway across the drive through window aisle to the satisfaction of the Design Review Board. Architectural modifications, including use of brown earth tones, are to be established by the Design Review Board and approved by staff prior to building permit issuance.
9. Parking lot shall comply with the 50% shading requirement. A minimum 4 foot planter strip and two additional feet of plan for vehicle overhang shall be provided adjacent to the wall.

10. No bark mulch is to be used on the site. Living ground cover is required under shrubbery on the revised landscape plans.
11. Landscaping shall be designed to comply with minimum visibility requirements for all driveways and intersections.
12. Additional walkways shall be included on the revised site plan as noted on Exhibit C, unless modified by the Design Review Board.
13. Bicycle parking shall be provided as per the City Parking Ordinance.
14. A uniform signage program shall be submitted for review and approval by the staff prior to issuance of sign permits.
15. All on-sight lighting shall be directed away from residential uses. Use of shields on lights in the parking lot shall be required where light poles are adjacent to the residential uses.
16. No prefabricated wheel stops shall be used on the site. All wheel stops shall be 6 inch high continuous pour concrete which incorporates a two foot vehicle overhang into the landscape area.
17. The one way only drive through exit shall be clearly marked so the public does not mistake the driveway for an entrance. the sign shall be approved the Planning Director as part of the sign program.
18. The loudspeaker used by the drive-up window shall not be audible to adjacent residential windows.
19. A "right turn only" sign shall be placed where the drive through exit enters Broadway.

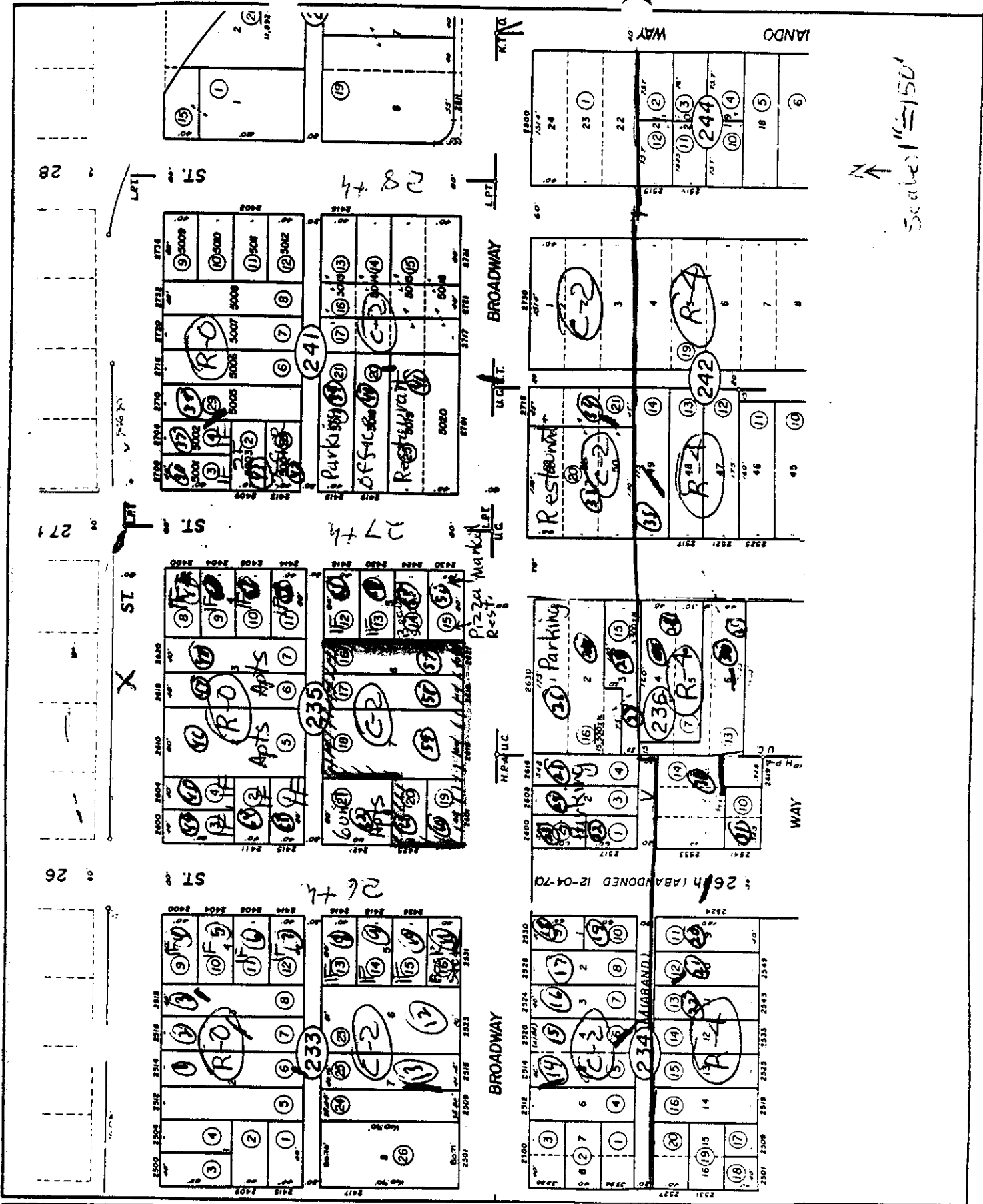
Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
  - a. the project is compatible with surrounding land uses which consist of commercial and residential;
  - b. adequate off-street parking is provided;
  - c. the project is located on a major street.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:

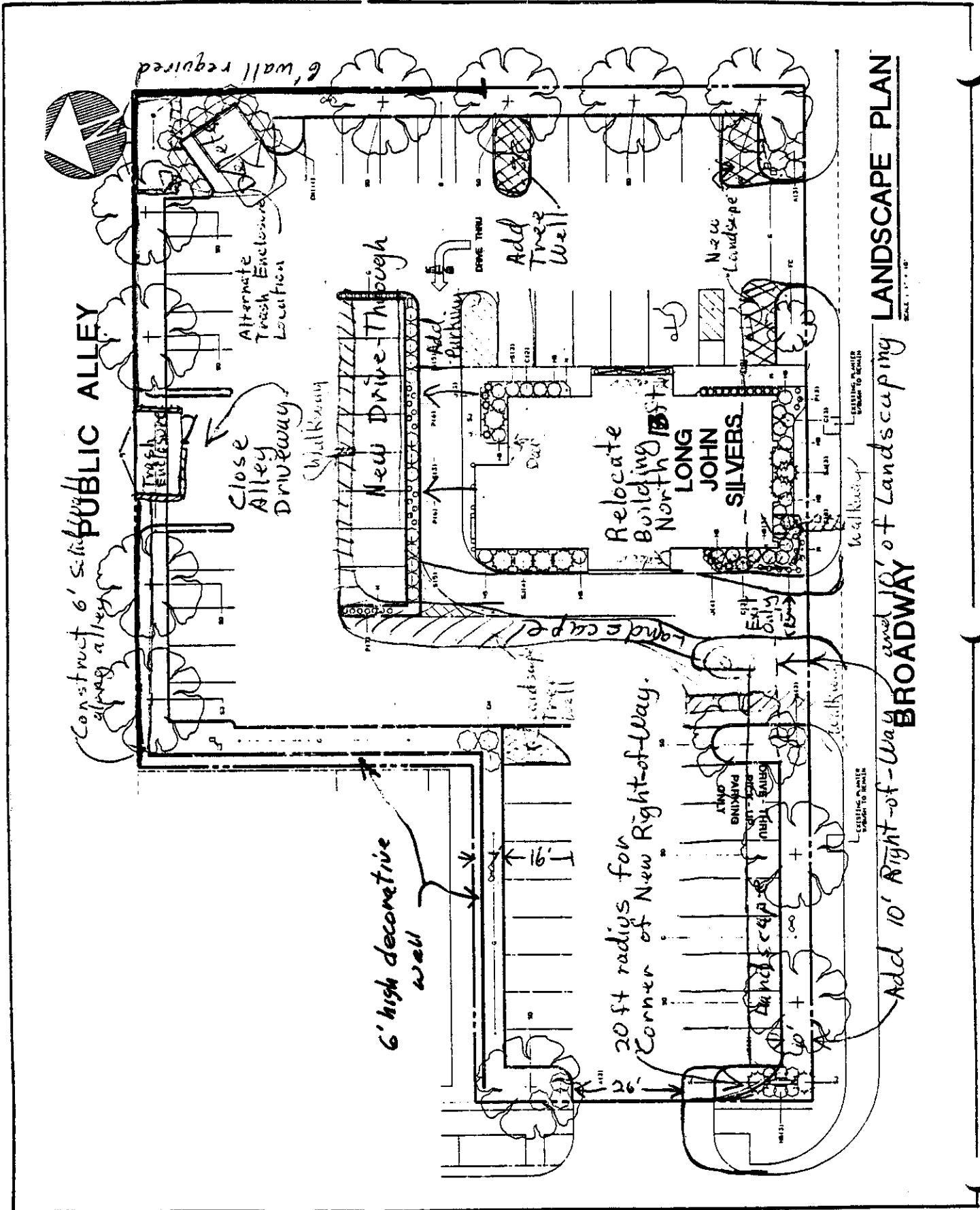


- a. adequate auto stacking distance is provided for the drive-up service window lane;
  - b. the required six foot high masonry wall will act as a noise buffer between the drive-up service window lane and adjacent residential uses to the north, west and east.
3. The proposed special permit, as conditioned, is consistent with the City's Discretionary Land Use Policy in that the site is designated for commercial uses in the 1980 Central City Community Plan and the proposed drive through restaurant conforms with the plan designation.





# LAND USE & ZONING MAP



**LANDSCAPE PLAN**  
 Scale 1/8" = 1'-0"  
 and 10' of Landscaping  
**BROADWAY**

**STAFF MODIFIED SITE PLAN**







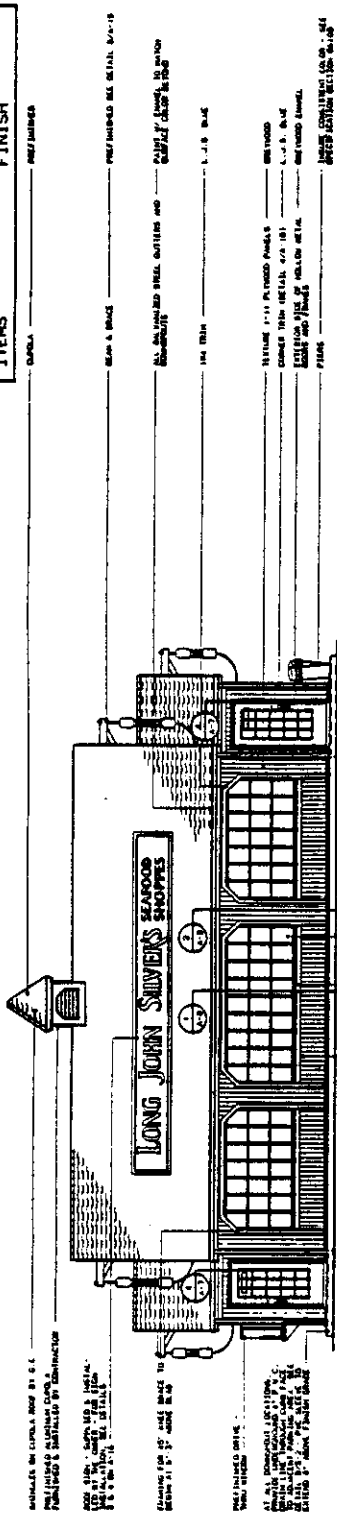
**ELEVATIONS**

A-86-419

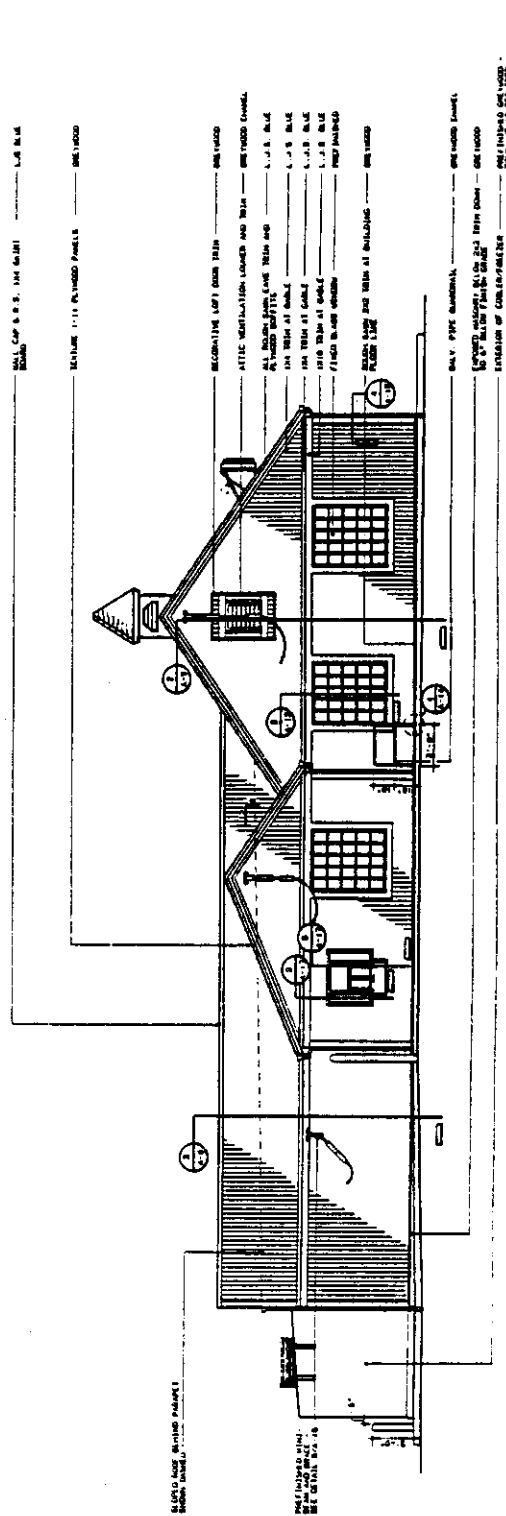
12-486

*item 30*

BUILDING EXTERIOR FINISH SCHEDULE	
ITEMS	FINISH
1. EXTERIOR WALLS	SEE SPECIFICATIONS
2. EXTERIOR ROOF	SEE SPECIFICATIONS
3. EXTERIOR FLOORING	SEE SPECIFICATIONS
4. EXTERIOR PAINTING	SEE SPECIFICATIONS
5. EXTERIOR TRIM	SEE SPECIFICATIONS
6. EXTERIOR LIGHTING	SEE SPECIFICATIONS
7. EXTERIOR SIGNAGE	SEE SPECIFICATIONS



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

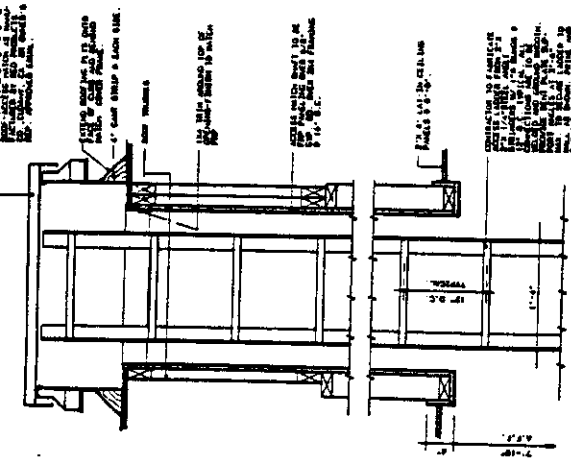


**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT NO.	87024
DATE	11-1-74
SHEET NO.	BASE SHEETS
DISCIPLINE	ELECTRICAL
PLUMBING	
M.V.A.C.	
EQUIPMENT	
STRUCT.	
ARCHITECTURAL	
LANDSC.	
SITE	



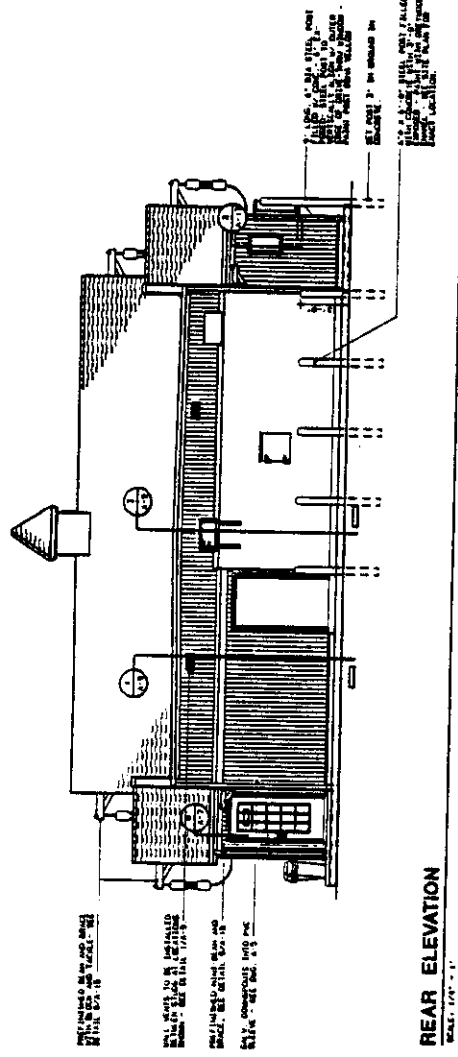
NO.	DATE	DESCRIPTION
1	10/1/66	BASE SHEETS
2		SITE
3		LANDSCAPE
4		ARCHITECTURAL
5		STRUCT.
6		EQUIPMENT
7		M.V.A.C.
8		PLUMBING
9		ELECTRICAL



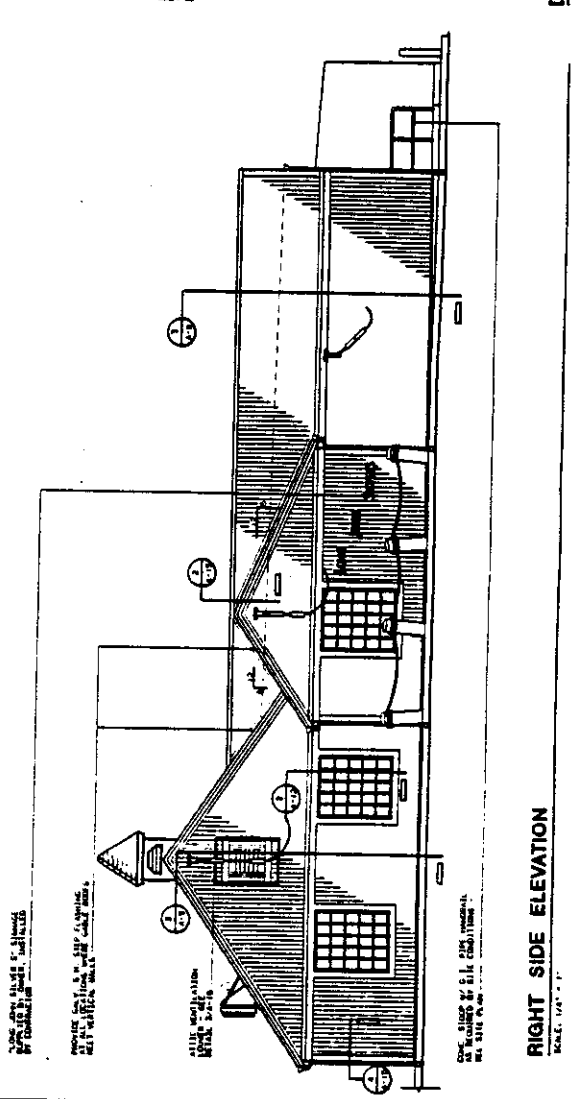
**1**  
DETAIL  
ROOF ACCESS HATCH  
SCALE: 1/2" = 1'-0"

UNASSIGNED

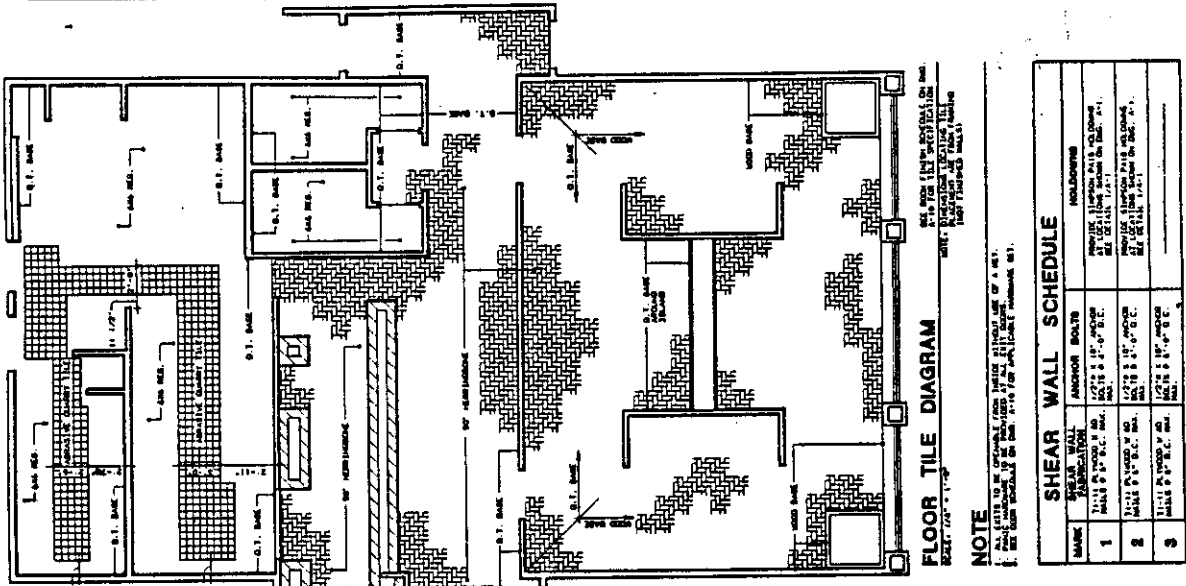
**2**  
DETAIL  
SCALE:



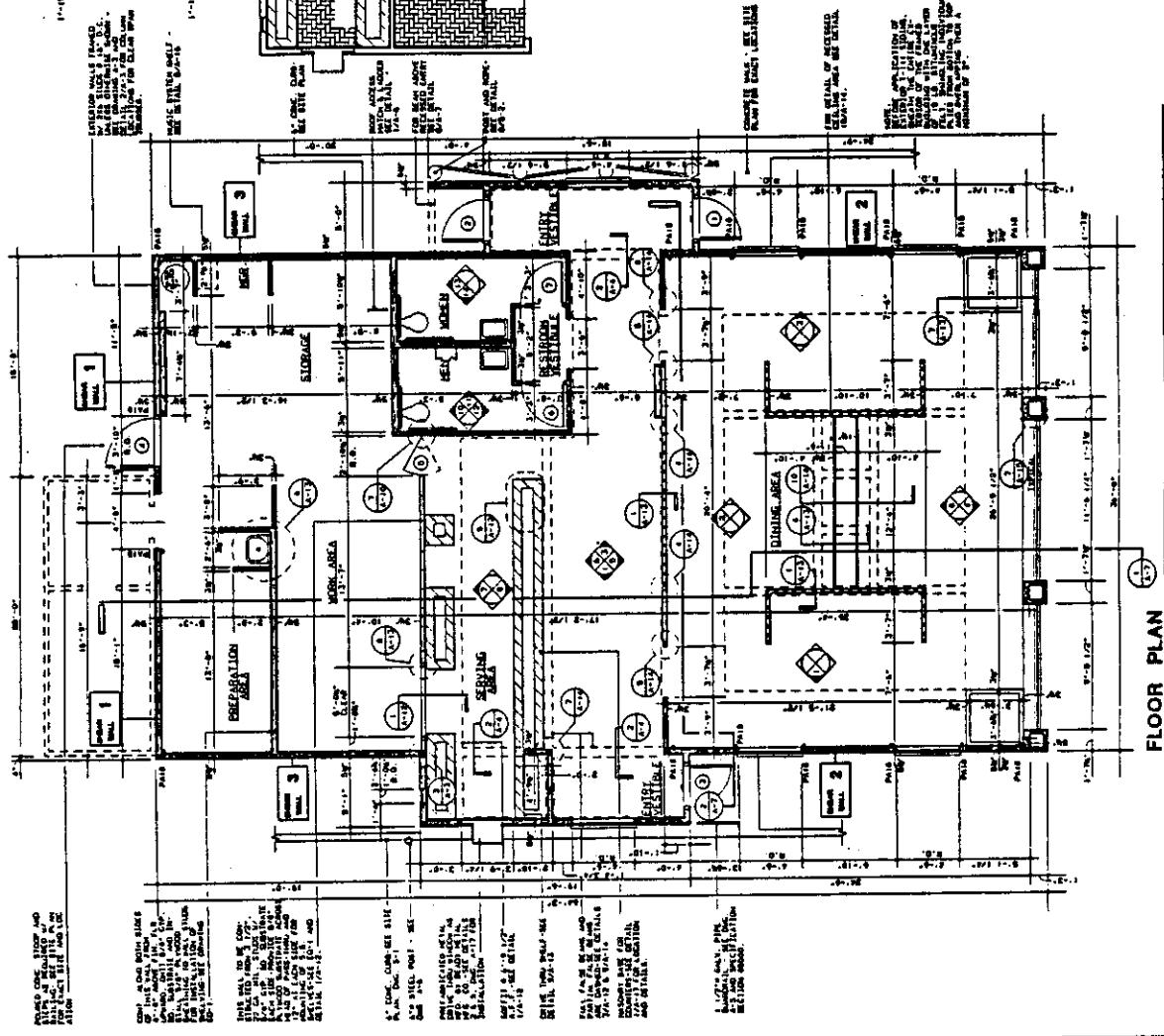
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



MARK	ANCHOR BOLTS	HOLDINGS
1	1/2" x 6" x 6" A307	1/2" x 6" x 6" A307
2	1/2" x 6" x 6" A307	1/2" x 6" x 6" A307
3	1/2" x 6" x 6" A307	1/2" x 6" x 6" A307



BASE SHEETS	SITE	LANDSC.	ARCHITECTURAL	STRUCT.	EQUIPMENT	H.V.A.C.	PLUMBING	ELECTRICAL
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**FLOOR PLANS**



## TRASH ENCLOSURE GUIDELINES

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 structure(s).

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. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing ever-green vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trallis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~

# EXHIBIT A

Lots 6,7,and the south 1/2 of lot 8 in the block bounded by 26th and,27th , X and Broadway ( formerly Y street ) of the City of Sacramento , Ca. , more particurly described as :

Beginning at the south west corner of the above said block and beeing the north right of way of Broadway and the East right of way of 26th Street ; thence North  $18^{\circ}27'43''$  East 80.46 feet along the east right of way of said 26th Street ; thence South  $71^{\circ}31'38''$  East 80.78 feet to the West line of said lot 7 ; thence North  $18^{\circ}28'12''$  East 80.47 feet to the South line of the ally and the Northwest corner of of said lot 7 ; thence South  $71^{\circ}31'50''$  East 161.58 feet along the north line of said lots 7 and 6 to the Northeast corner of said lot 6 ; thence South  $18^{\circ}29'11''$  West 160.97 feet to the southeast corner of said lot 6 ; thence North  $71^{\circ}31'12''$  west 242.30 feet along the South line of said lots 6,7 and 8 to the point of beginning .

P86419

P-86-419

12-4-86

item 30



Mr. Dan Hendrycks  
City Planning and Development Office  
1231 I Street  
Sacramento, CA 95814

Dear Mr. Hendrycks;

I received your public notice (P86-419) to locate a fast food restaurant on 2615 Broadway which is located behind my property. I understand that the restaurant wants to use the alley way as an entry point to the restaurant. I'm concerned about this and would like to see this access to the restaurant blocked by a fence. As you know on the corner of 27th and Broadway is Bucks Liquor Store. There is a lot of foot traffic to this store, some of which are alcoholics who stand around asking for money to buy liquor, pass out etc. By having this access through the restaurant parking lot would result in more problems for me and my neighbors. I get enough wine bottles now in my back yard but with another access route for these people I'm afraid the problem will increase.

Another concern of mine is a night when the restaurant is closed. With two routes out of the parking lot (Broadway & the Alley) it would be harder for the police to patrol the area.

Thank you

*Terence J. Mulligan*  
Terence J. Mulligan  
2620 X St  
Sacramento, CA 99818

CITY PLANNING DIVISION

NOV 24 1986

RECEIVED

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 6, 7 AND SOUTH HALF OF LOT 3  
IN THE BLOCK BOUNDED BY 26TH AND 27TH, X AND BROADWAY OF THE CITY OF SACRAMENTO.

(P86-417)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located as described above; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1980 Central City Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial use by the 1980 Central City Plan and the proposed restaurant conforms with the Plan Designation;

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

that the lot line adjustment for property located at 2601 and 2615 Broadway, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments, if any;
2. Record an irrevocable offer of dedication for 10 feet of right-of-way to the satisfaction of the Director of Public Works.

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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION