

CITY PLANNING COMMISSION

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

APPLICANT	Taco Bell/H. Frazier Harris, Jr., 9837 Golden Dr., Orangevale, CA 95662		
OWNER	D. J. Nelson, 918-2nd Street, Sacramento, CA 95814		
PLANS BY	_____		
FILING DATE	7/20/84	50 DAY CPC ACTION DATE	_____
REPORT BY:	GM:bw		
NEGATIVE DEC.	8/13/84	EIR	_____
ASSESSOR'S PCL. NO.	250-010-28		

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to develop drive-thru service in conjunction with fast food restaurant on 0.9+ acres in the HC-R zone;
 - C. Plan Review of restaurant and drive-thru service in HC-R zone
 - D. Lot Line Adjustment to relocate common property line.

LOCATION: Southeast corner of Northgate Boulevard and Rosin Court.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a Taco Bell restaurant with drive-thru service in the HC-R zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1978 South Natomas Community Plan Designation:	Heavy Commercial/Industrial
Existing Zoning of Site:	HC-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Wendy's Restaurant; HC-R
South:	Northgate Boulevard; M-1(S)
East:	Office Industrial Park; M-1(S)
West:	McDonald's Restaurant; HC-R

Parking Required:	23 spaces
Parking Provided:	38 spaces
Property Dimensions:	Irregular
Property Area:	0.9+ acres
Square Footage of Building:	2,416
Height of Structure:	17'-4"
Significant Feature of Site:	Remnant parcel after realignment of Northgate Boulevard
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Colors:	Beige, dark brown
Exterior Building Materials:	Stucco and wood

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use: The subject site is a 0.9+ acre triangular-shaped parcel located at the southeast corner of Northgate Boulevard and Rosin Court. The parcel's irregular shape is the result of the relocation of Northgate Boulevard which was realigned with the development of Northgate Boulevard and I-80 (formerly I-880) interchange. The abandoned Northgate Boulevard forms the site's eastern boundary. One-half of the old right-of-way was deeded to the owner of the subject site and the other half to the adjacent office industrial park.

Surrounding land uses include fast food restaurants to the north and west, and a new office industrial park to the east. The subject site is zoned Highway Commercial-Review (HC-R) zone. The proposed project is consistent with the current zoning of HC-R and the South Natomas Community Plan land use designation of commercial.

- B. Applicant's Proposal: The applicant proposes to develop a 70-seat Taco Bell Restaurant with 38 off-street parking spaces. Given the site's prime location and efforts to upgrade the development of Northgate Boulevard, staff requested the applicant incorporate substantial landscape treatment along the public right-of-way.

The adjacent property owner to the east (McKuen & Steele) has offered to sell its half-section of the old Northgate Boulevard right-of-way to the applicant if the subject site was intensively landscaped.

The applicant's site plan proposes a 25-foot landscape setback along Northgate Boulevard and Rosin Court. A triangular piece located at the south end of the subject site is also proposed to be intensively landscaped.

The staff requests that the landscaped setback areas be intensively landscaped with a combination of specimen size shade trees, shrubs and turfed landscape material. Undulating berms at a minimum height of four feet shall be incorporated into the landscape setback area.

3. Drive-thru Service: The site plan indicates a drive-thru lane along the east and north sides of the restaurant building. The City Traffic Engineer has indicated that the drive-thru lane has adequate stacking distance and there appears to be no conflicts with the overall on-site circulation and parking plan. However, minor modifications to the driveway flares and interior landscape island are requested.

The applicant shall submit a revised plan with the changes requested by the Traffic Engineer for review and approval prior to issuance of building permit.

4. Lot Line Adjustment: The adjacent property owner to the east has agreed to sell his portion of the abandoned Northgate Boulevard to the applicant to allow more logical development of the subject site.

The lot line adjustment was reviewed by the offices of City Real Estate and Public Works. There were no objections to the lot line adjustment.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and Findings of Fact which follow;
- C. Approval of the Plan Review;
- D. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions

- 1. The applicant shall submit a detailed landscape, irrigation and 50 percent shading plan to the Planning Director for review and approval prior to issuance of building permit. The landscape plan shall include a combination of 24-inch box specimen and 15 gallon trees, five and one-gallon shrubs, and live turf lawn shall be planted in all landscape setback areas. Undulating mounds at a minimum height of four feet shall be incorporated into the landscaped setback areas.
- 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 employees 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.
- 3. A parking lot lighting plan shall be submitted to the Building Division for review and approval prior to issuance of building permit.
- 4. The Public Works Director requests the following actions be completed prior to issuance of building permit:
 - a. Submit a sewer and drainage study which includes an interim drainage plan until Sunset Meadows Assessment District Pump Station is in operation;
 - b. Submit a right-of-way study for Northgate Boulevard and Rosin Court; possible dedication of land may be required;

c. Standard street improvements required.

5. A revised site plan with modifications to the driveway flares and interior landscape island shall be submitted to the City Traffic Engineer for review and approval prior to issuance of building permit.

Findings of Fact

1. The Special Permit, as conditioned, is based upon sound principles of land use in that the proposed project is compatible to the surrounding land uses which consist of two fast food restaurants and an office park.
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 adequate off-street parking and auto stacking distance for the drive-thru window element is proposed.
3. The proposed project is compatible with the 1976 South Natomas Community Plan which designates the site for commercial use.

County Assessor
Division of Standard Assessment
700 H Street, Room 2640
Sacramento, California 95814

RE: APN 250-010-28 (\$ 65862 GOVERNMENT CODE)

Dear Mr. Lynch:

Pursuant to section 65862 of the Government Code of the State of California you are hereby notified that the following action was taken by the City of Sacramento with respect to the above-numbered property:

Rezoned from _____

to _____

Special Use Permit granted permitting develop drive-thru service in conj. with fast food restaurant in HC-R zone

Variance from \$ _____ Ordinance No. 2550,

Fourth Series granted. Permitting _____

Very truly yours,

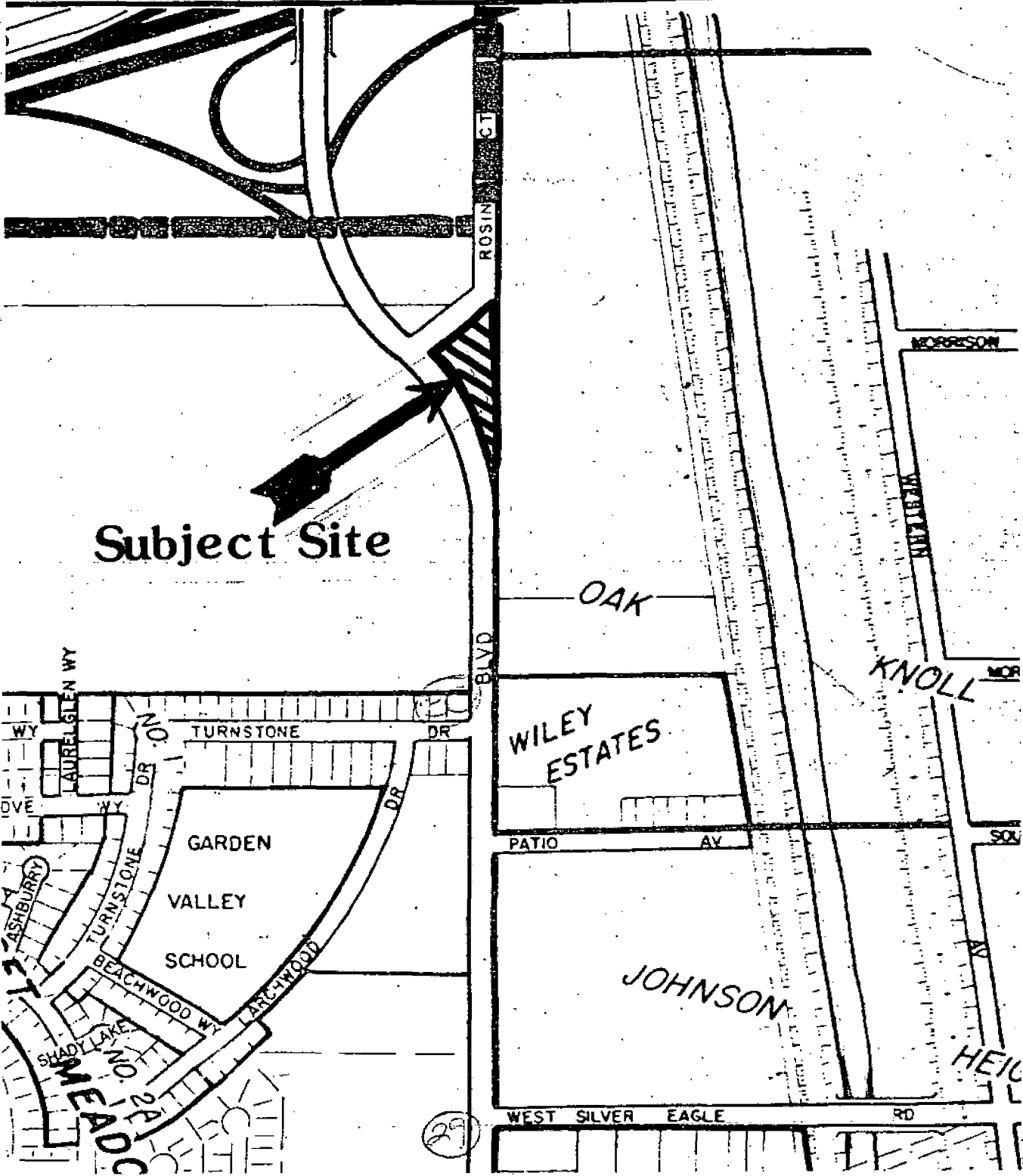
P-84-280

Suzanne Glimstad

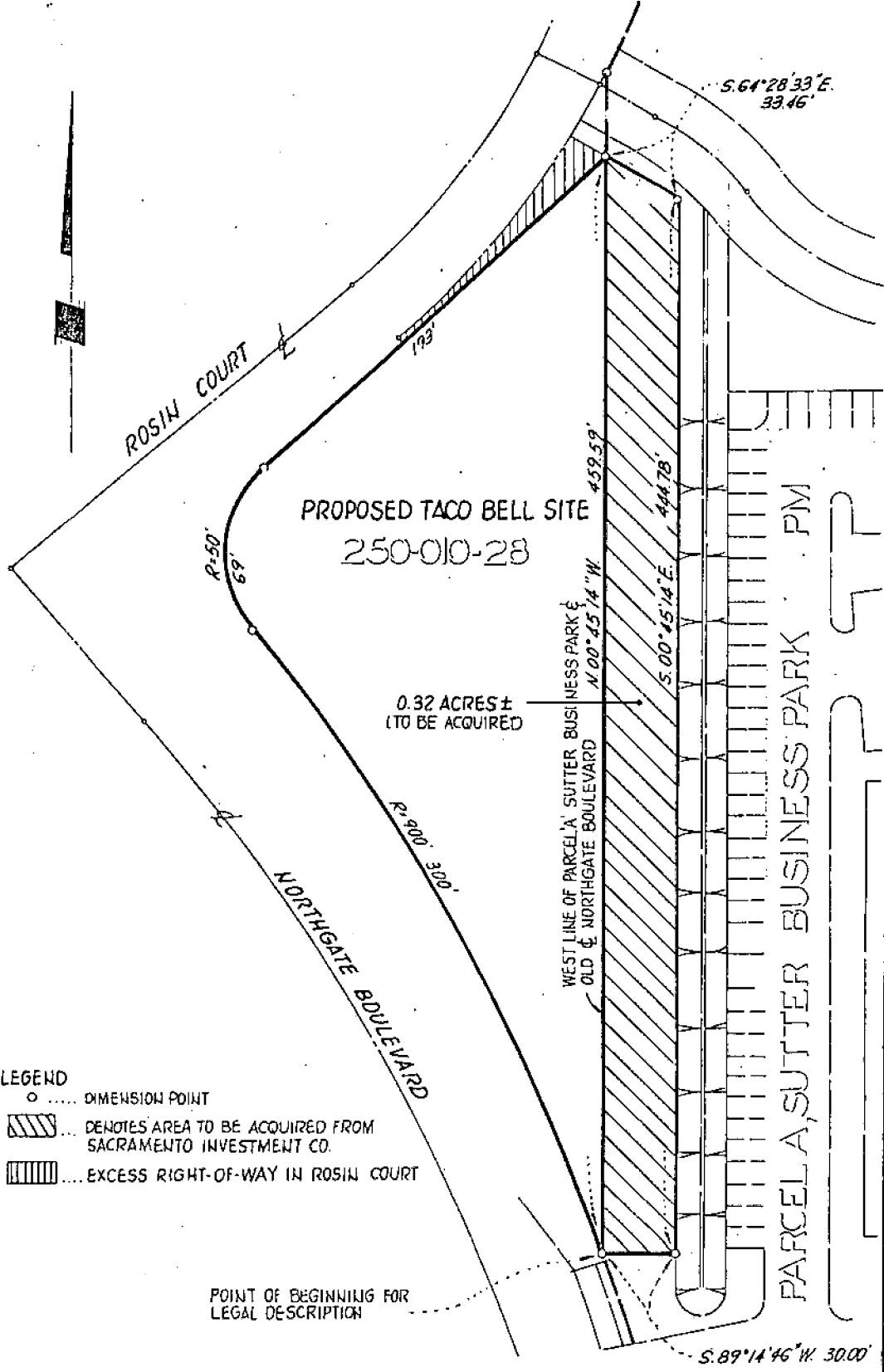
Suzanne Glimstad,
Sec. to Planning Commission

October 1, 1984

002319



VICINITY MAP



S.64°28'33"E.
33.46'

ROSWIN COURT

PROPOSED TACO BELL SITE
250-010-28

0.32 ACRES ±
LTO BE ACQUIRED

NORTHGATE BOULEVARD

WEST LINE OF PARCEL 'A', SUTTER BUSINESS PARK &
OLD & NORTHGATE BOULEVARD

PARCEL A, SUTTER BUSINESS PARK · PM

- LEGEND
- DIMENSION POINT
 - ▨ DENOTES AREA TO BE ACQUIRED FROM SACRAMENTO INVESTMENT CO.
 - ▧ EXCESS RIGHT-OF-WAY IN ROSWIN COURT

POINT OF BEGINNING FOR
LEGAL DESCRIPTION

S.89°14'46"W 30.00'

EXHIBIT C

CALC. _____
DRN. _____
CKD. _____
APRVD. _____

EXHIBIT FOR POSSIBLE ACQUISITION for
PORTION OF PCL "A" SUTTER BUS. PARK

MURRAY M. SMITH CIVIL ENGINEERING COMPANY
04280 SACRAMENTO, CALIFORNIA

DATE AUGUST 84
SCALE 1"=50'
F.B. N/A
W.O. 84158

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE CITY ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

CONSTRUCTION NOTES

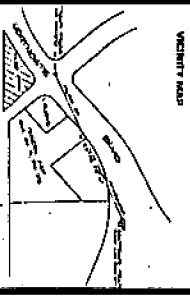
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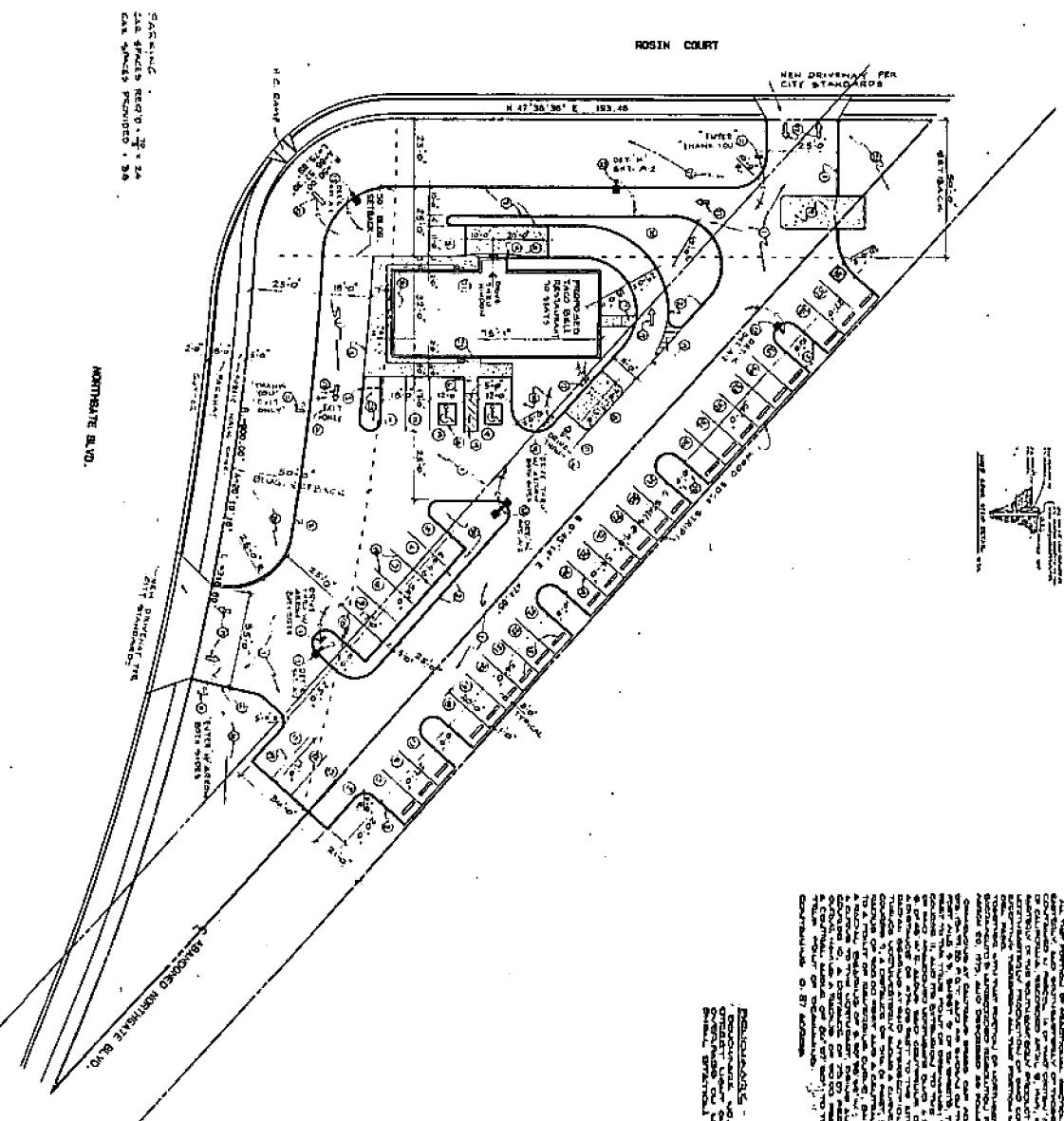
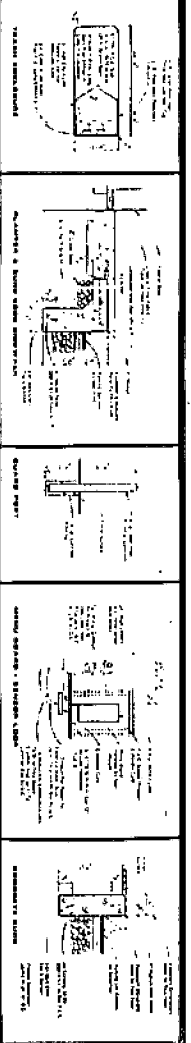
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ABBREVIATIONS

Symbol	Description
1	1st Floor
2	2nd Floor
3	3rd Floor
4	4th Floor
5	5th Floor
6	6th Floor
7	7th Floor
8	8th Floor
9	9th Floor
10	10th Floor
11	11th Floor
12	12th Floor
13	13th Floor
14	14th Floor
15	15th Floor
16	16th Floor
17	17th Floor
18	18th Floor
19	19th Floor
20	20th Floor
21	21st Floor
22	22nd Floor
23	23rd Floor
24	24th Floor
25	25th Floor
26	26th Floor
27	27th Floor
28	28th Floor
29	29th Floor
30	30th Floor
31	31st Floor
32	32nd Floor
33	33rd Floor
34	34th Floor
35	35th Floor
36	36th Floor
37	37th Floor
38	38th Floor
39	39th Floor
40	40th Floor
41	41st Floor
42	42nd Floor
43	43rd Floor
44	44th Floor
45	45th Floor
46	46th Floor
47	47th Floor
48	48th Floor
49	49th Floor
50	50th Floor



SITE PLAN
84280
 SCALE 1" = 20'-0"

EXHIBIT A

RESUBMITTALS - THE CITY ENGINEER HAS REVIEWED THE SUBMITTED DRAWINGS AND HAS IDENTIFIED THE FOLLOWING ITEMS THAT REQUIRE REVISION:

- 1. REVISION 1: CORRECT THE DIMENSIONS OF THE PARKING SPACES TO COMPLY WITH THE CITY STANDARD.
- 2. REVISION 2: UPDATE THE EROSION CONTROL MEASURES TO THE LATEST EDITION OF THE CALIFORNIA EROSION CONTROL MANUAL.
- 3. REVISION 3: CORRECT THE SPACING OF THE REINFORCEMENT BARS IN THE FOUNDATION WALLS.
- 4. REVISION 4: UPDATE THE ELECTRICAL SYMBOLS TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL SYMBOLS.
- 5. REVISION 5: CORRECT THE DIMENSIONS OF THE EXTERIOR WALLS TO COMPLY WITH THE CITY STANDARD.
- 6. REVISION 6: UPDATE THE MECHANICAL SYMBOLS TO THE LATEST EDITION OF THE NATIONAL MECHANICAL SYMBOLS.
- 7. REVISION 7: CORRECT THE DIMENSIONS OF THE ROOF STRUCTURE TO COMPLY WITH THE CITY STANDARD.
- 8. REVISION 8: UPDATE THE PLUMBING SYMBOLS TO THE LATEST EDITION OF THE NATIONAL PLUMBING SYMBOLS.
- 9. REVISION 9: CORRECT THE DIMENSIONS OF THE INTERIOR WALLS TO COMPLY WITH THE CITY STANDARD.
- 10. REVISION 10: UPDATE THE STRUCTURAL SYMBOLS TO THE LATEST EDITION OF THE NATIONAL STRUCTURAL SYMBOLS.

TACO BELL SACRAMENTO CA. NORTHGATE BLVD.

TACO BELL ARCHITECTURAL DEPARTMENT 18288 ARMSTRONG AVE. IRVINE, CALIFORNIA 92714

AIA 22-113

002322

002323

EXTERIOR FINISH SCHEDULE	
1	ROOF DOME & FRAMING
2	CONCRETE & REINFORCEMENT
3	STUCCO SURROUND DETAIL
4	STUCCO SURROUND DETAIL

NOTES:
 1. CONSULT ALL TRADES WILL REQUIREMENTS.
 2. VERIFY ALL CODES & REGULATIONS.
 3. EXTERIOR FINISH SCHEDULE.
 4. FINISH SCHEDULE FOR ALL TRADES.
 5. FINISH SCHEDULE FOR ALL TRADES.
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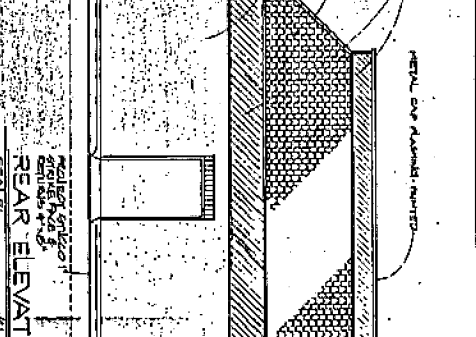
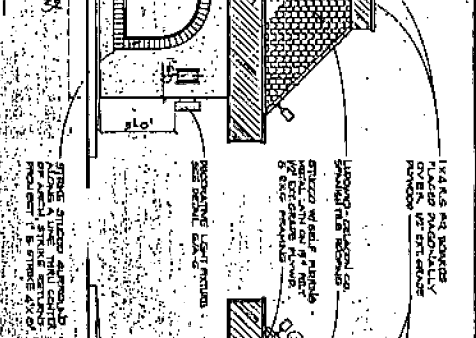
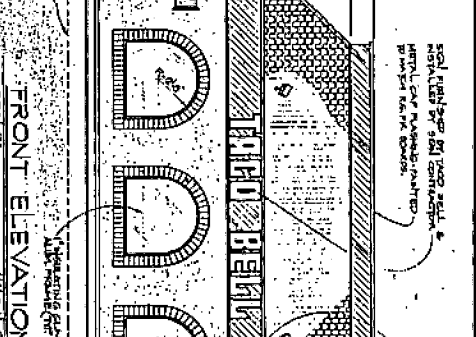
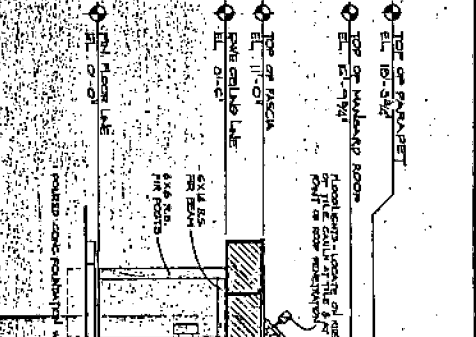
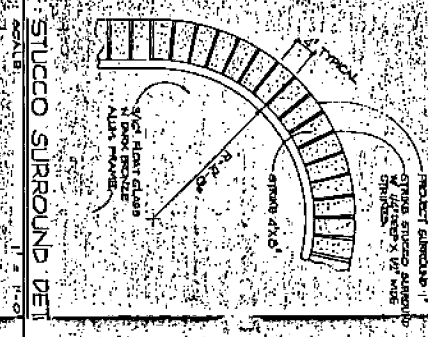


EXHIBIT B

P 84280

DATE: 6-16-84
 DRAWN BY: CALIFORNIA ARCHITECTS
 PROJECT NO: A-5



ARCHITECT
 1800S ARMSTRONG AVE. IRVINE, CALIFORNIA 92714
 714-850-6505

TACO BELL ARCHITECTURAL DEPARTMENT