

CITY PLANNING COMMISSION

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

APPLICANT	Stan Westfall, 345 Baker Street, Costa Mesa, CA 92626				
OWNER	South Point Association, 17922 Fitch 100, Irvine, CA 92714				
PLANS BY	C. S. Acevedo				
FILING DATE	5-15-82	50 DAY CPC ACTION DATE		REPORT BY	PB:bw
NEGATIVE DEC	5-3-82	EIR		ASSESSOR'S PCL. NO.	118-103-05

APPLICATION: 1. Special Permit for a drive through window in conjunction with a fast food restaurant

LOCATION: North side of Mack Road, approximately 300 feet west of La Mancha Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop a drive-through window in conjunction with a fast food restaurant containing 1,872 square feet.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1965 Southgate Community Plan Designation:	Shopping-Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant pad within existing shopping center

Surrounding Land Use and Zoning:

North:	Shopping Center; C-2
South:	Shopping Center, Residential; C-2, R-3
East:	Vacant; C-2
West:	Residential; R-3

Parking Required:	20 spaces
Parking Provided:	43 spaces
Parking Ratio:	1:3 seats
Property Dimensions:	Varies
Property Area:	.65 acre
Square Footage of Building:	1,872
Utilities:	Available to site

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

1. The City Engineering and Traffic Engineering offices have reviewed the applicant's project and have no objections to the proposed drive-through element of the restaurant. The project provides adequate access and stacking distance for the drive-up window service.
2. The site plan indicates a trash enclosure at the northwest portion of the site. Staff requests that the walls of the trash enclosure be constructed of a solid decorative masonry material compatible with the architectural theme of the restaurant building. The exterior of the trash enclosure shall be planted with a combination of shrubs and climbing vines to provide additional screening from surrounding area.

APPLC. NO. P-82-079

MEETING DATE May 13, 1982

CPC ITEM NO. 14

002668

3. A parking lot shading plan must be submitted for review and approval prior to building permit issuance.

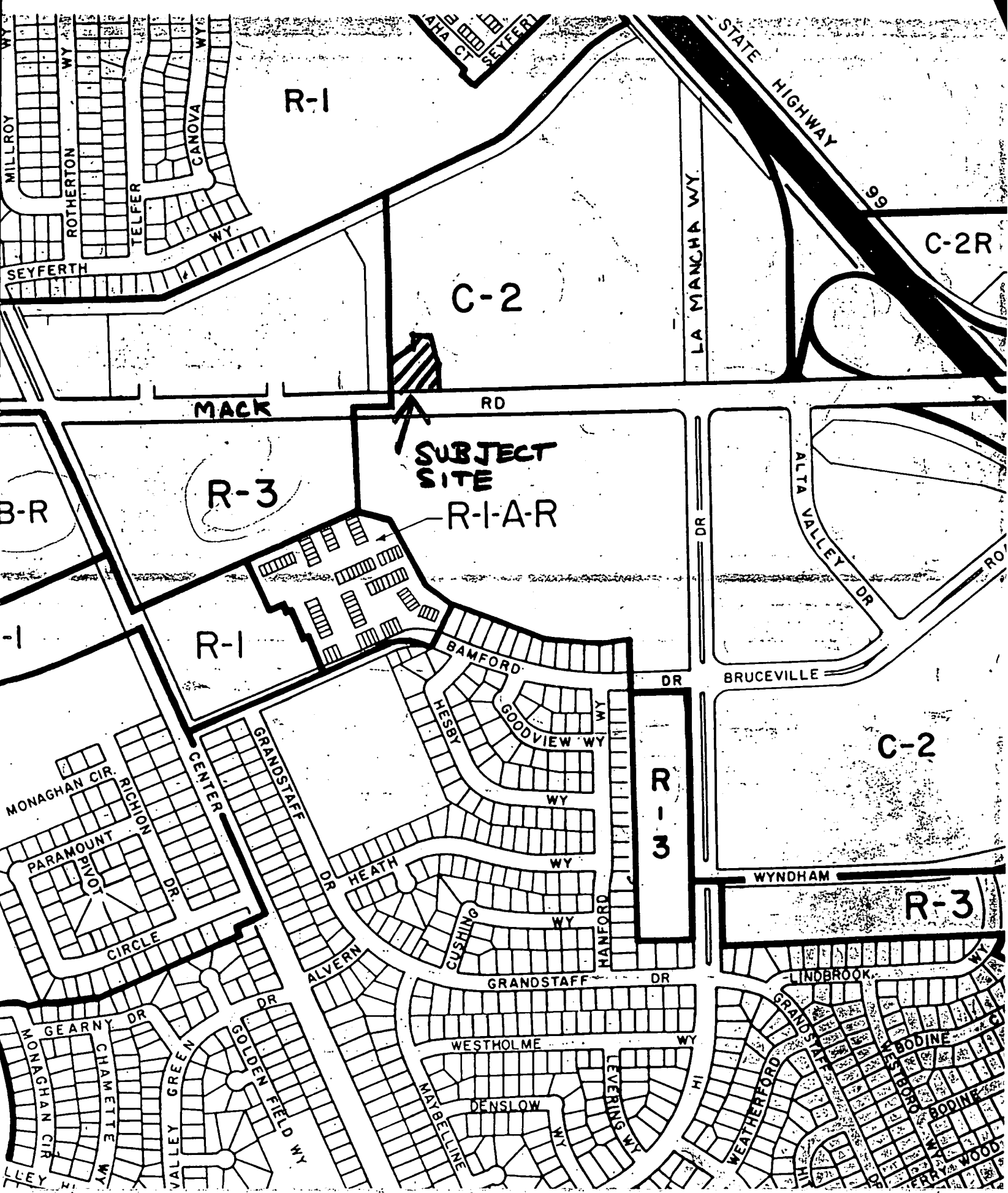
STAFF RECOMMENDATION: Staff recommends approval of the special permit subject to the following conditions and based on Findings of Fact which follow.

1. A detailed landscape-irrigation plan and a 50 percent parking lot shading plan shall be submitted to staff for review and approval prior to building permit approval.
2. The trash enclosure shall be constructed of solid decorative masonry material compatible with the architectural theme of the restaurant building.
3. The area surrounding the trash enclosure shall be planted with a combination of shrubs and climbing vines (five gallon and one gallon size containers) to provide additional visual screening from surrounding area.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the project site is an area designated for retail development;
 - 2) the project is compatible to surrounding land uses which consist of retail stores and auxiliary businesses.
- b. The project, as conditioned, is not injurious to the public welfare and safety or surrounding properties in that:
 - 1) adequate vehicular access stacking distance and parking will be provided by the project and surrounding shopping center;
 - 2) a decorative masonry wall with landscaping will be provided to screen the trash enclosure.
- c. The proposal conforms to the 1974 General Plan and 1965 Southgate Community Plan in that:

the plans designate the subject site for commercial development.



R-1

C-2

C-2R

MACK RD

SUBJECT SITE
R-1-A-R

R-3

R-1

R-3

C-2

R-3

002670

002670

002670

82-079

13 MAY '82

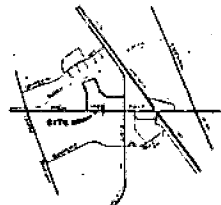
No. 14

82-079

13 MAY '82

1/6/14

NOT TO SCALE
FOR INFORMATION ONLY
THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.



VICINITY MAP

TENTATIVE PARCEL MAP SOUTH POINTE

CITY OF SACRAMENTO

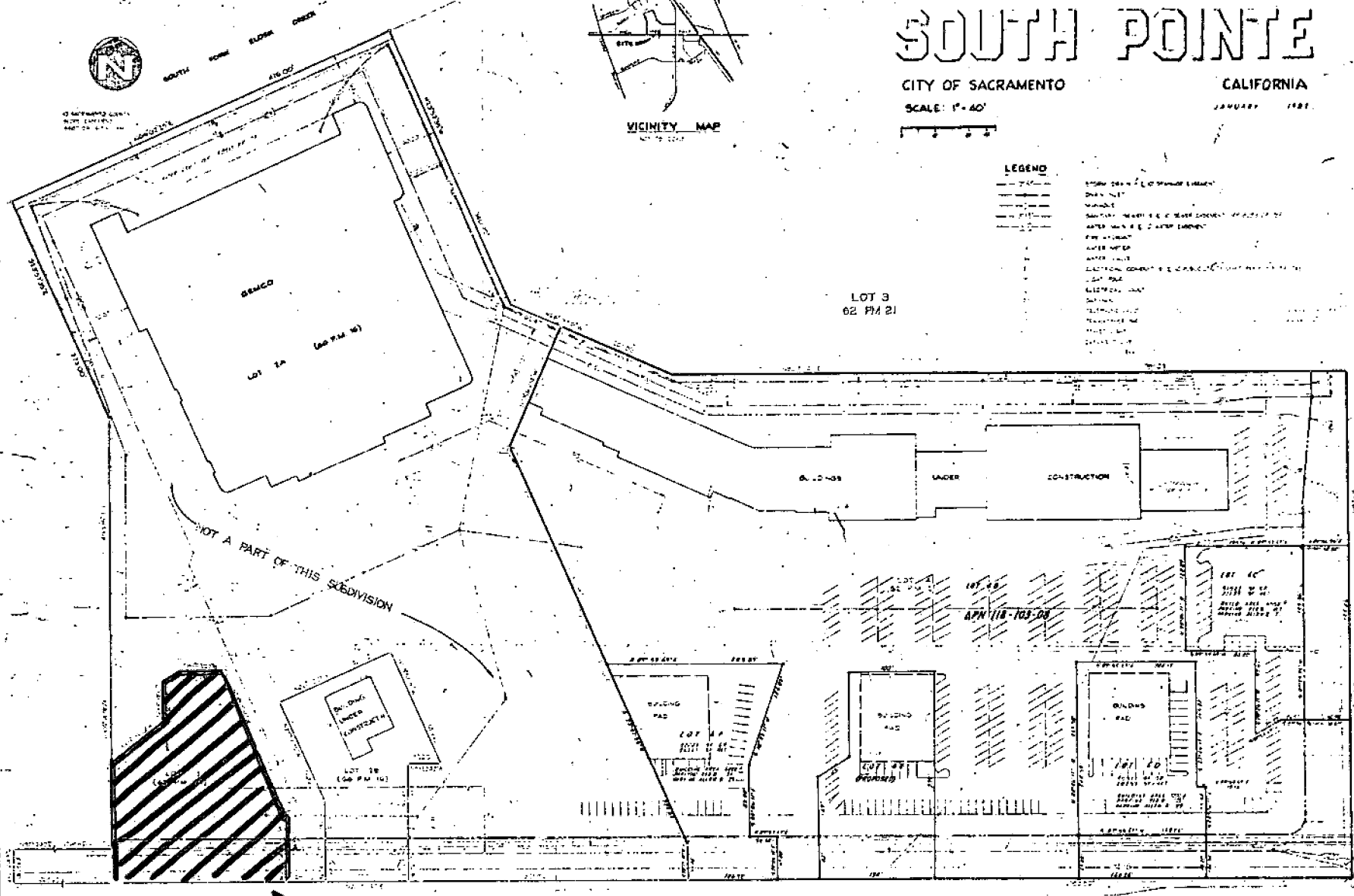
CALIFORNIA

SCALE: 1" = 40'

JANUARY 1982

LEGEND

- PROPERTY LINE
- DRIVE
- WALKWAY
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- FIBER OPTIC
- POWER LINE
- TELEPHONE LINE
- CABLE TV
- FENCE
- CONSTRUCTION
- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING WALKWAY
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING FIBER OPTIC
- EXISTING POWER LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV



SUBJECT SITE



002671

OWNER
SACRAMENTO SUBDIVISION
CORPORATION
1111 P STREET, SUITE 110
SACRAMENTO, CA 95811
(916) 441-1111

ENGINEER
JTS ENGINEERING CONSULTANTS, INC.
211 J. WILSON
SACRAMENTO, CA 95811
(916) 441-1111

PREPARED AND SUBMITTED BY
JTS ENGINEERING CONSULTANTS, INC.
211 J. WILSON
SACRAMENTO, CA 95811
(916) 441-1111

DATE
1/11/82

LEGAL DESCRIPTION
LOT 4 BEING ONE FULL CERTAIN PARCEL MAP FILED IN BOOK 42 OF TOWN
MAPS, PAGE 11.

EXISTING IMPROVEMENTS
NONE SHOWN AND LOCATIONS NOT HAVE BEEN DETERMINED.

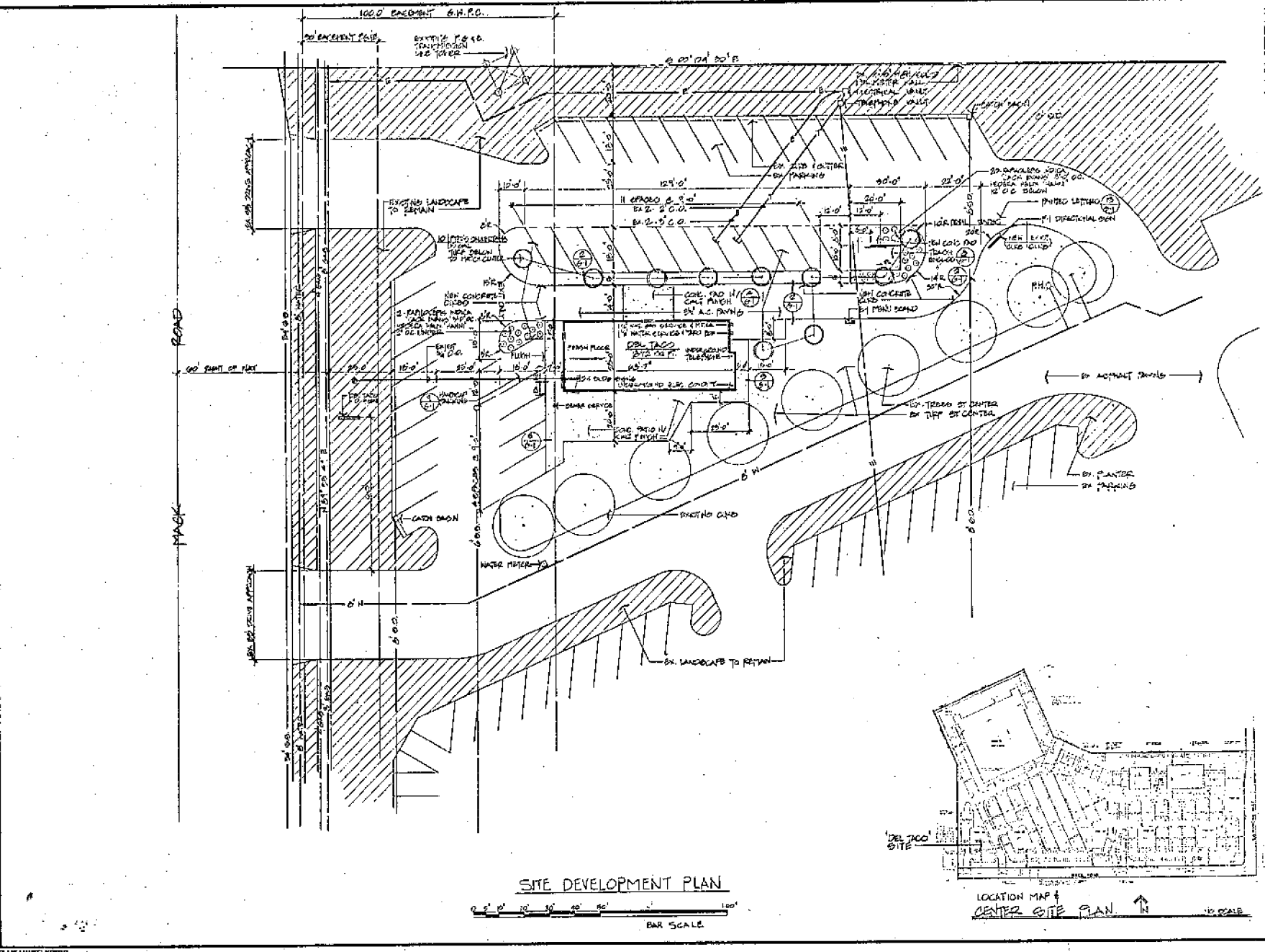
JTS ENGINEERING CONSULTANTS, INC.
211 J. WILSON
SACRAMENTO, CALIFORNIA 95811 (916) 441-1111



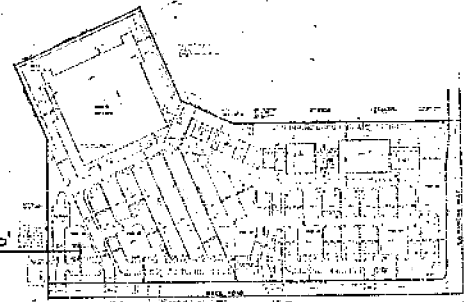
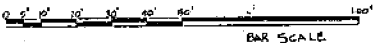
P 82079

13 MAY 82

No. 14



SITE DEVELOPMENT PLAN



LOCATION MAP & CENTER SITE PLAN

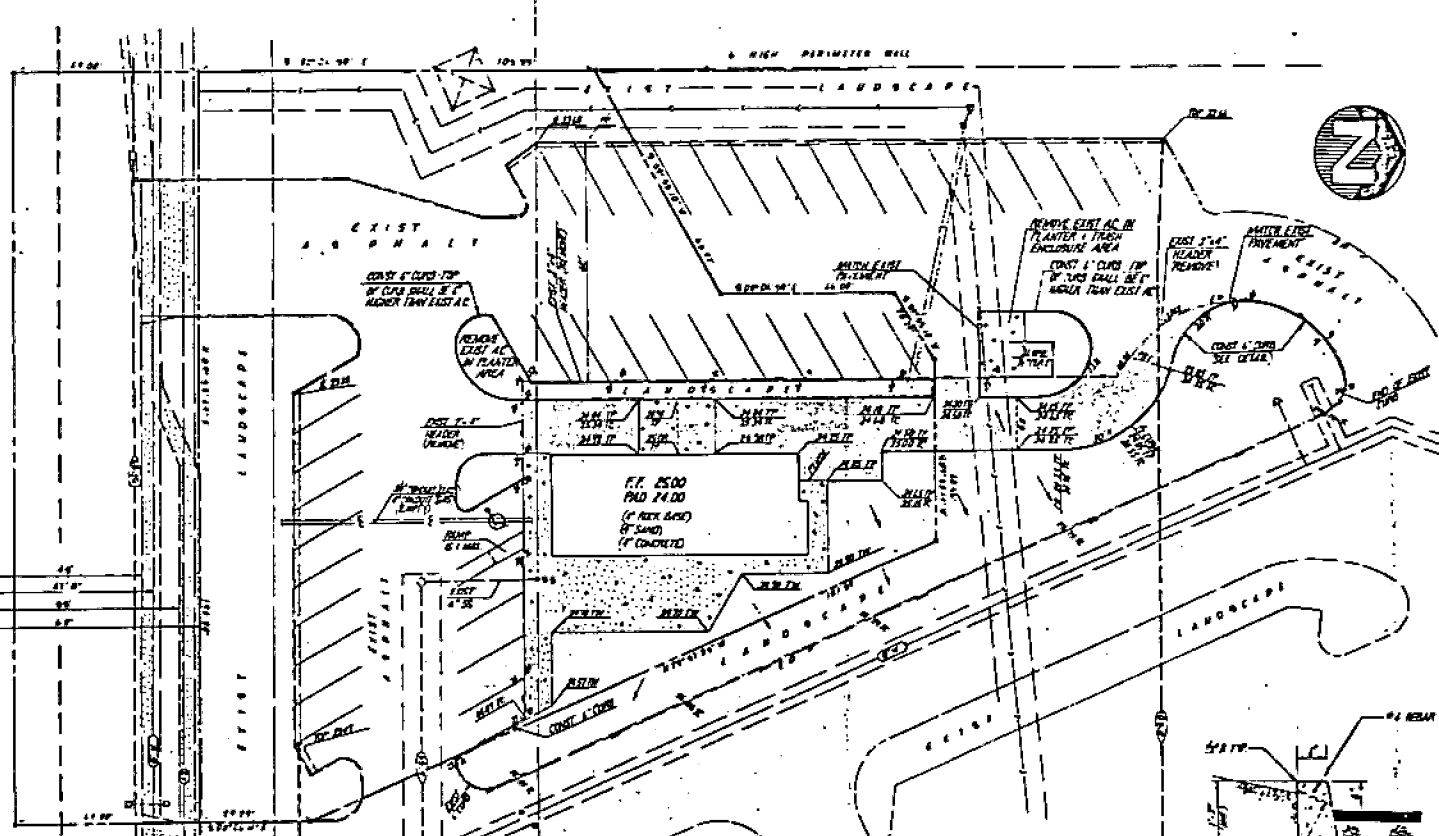
 <p>Del Taco 345 BAKER STREET - COSTA MESA CALIFORNIA 92626 - 714/540-8914</p>		
<p>NOTICE: THIS PLAN IS A PRELIMINARY DESIGN. THE CLIENT ACCEPTS ALL RISKS AND LIABILITIES ASSOCIATED WITH THE USE OF THIS PLAN. NO WARRANTIES OR REPRESENTATIONS ARE MADE BY THE ARCHITECT FOR ANY OTHER PURPOSES.</p>		
<p>SITE PLAN</p>	<p>PROJECT: DEL TACO DATE: 5/22/82 SCALE: 1/8" = 1'-0"</p>	
<p>NO. 14</p>	<p>PROJECT: DEL TACO DATE: 5/22/82 SCALE: 1/8" = 1'-0"</p>	

002672

BZ-079

13 MAY 82

No. 14



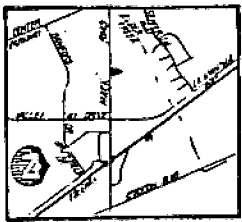
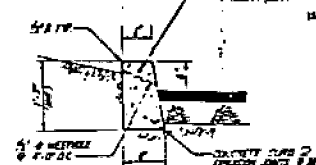
1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED MAY, 1981.
2. THE CONTRACTOR SHALL BE IN RECEIPT OF CITY APPROVED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT OF WAY.
3. RESPONSIBILITY FOR FINAL ACCEPTANCE OF WORK AND SIGN BY THE CITY OF SACRAMENTO WILL BE ASSUMED ONLY IF CONSTRUCTION STAGES ARE SET BY CITY SURVEY CREW.
4. CONTACT CITY OF SACRAMENTO CONSTRUCTION SUPERVISOR, PHIL SCHWARTZ, 48 HOURS IN ADVANCE FOR CONSTRUCTION STAGES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
8. EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAR STRAIGHT LINE PARALLEL TO THE STREET CENTER LINE. THE EXPOSED EDGE SHALL BE FACED WITH DRESSING PRIOR TO PATCHING.
9. THE WIDTH OF EXISTING PAVEMENT TO BE SALVAGED SHALL BE DETERMINED BY THE FIELD BY CONSTRUCTION SUPERVISOR, PHIL SCHWARTZ.
10. FOR ALL FINISH ELEVATIONS 2 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY STATE AGENCY WORK, SUITE 80, SACRAMENTO - PHONE 445-5418 PRIOR TO BEGINNING ANY ELEVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
11. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THESE PRELIMINARY PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL LOCATION AND DEPTHS WILL BE KNOWN. THE TYPES, EXTENT, SIZES, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE UTILITIES DETERMINATION ON THIS DRAWING NOR FOR THE EXISTING OR OTHER UNPAID UTILITIES OR UTILITIES WHICH MAY BE ENCOUNTERED BUT ARE NOT SHOWN ON THIS DRAWING PLAN.
12. THE CONTRACTOR SHALL OBTAIN CITY WATER AND SEWER DEPARTMENTS APPROVAL PRIOR TO THE INSTALLATION OF SEWER AND WATER SERVICE CONNECTIONS. ALL SERVICE CONNECTIONS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPING CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL SITE WORK AND SHALL INSURE THAT THERE IS ADEQUATE DRAINAGE, AFTER LANDSCAPING, TO PREVENT ANY POOLING ON THE PROPOSED SITE.
14. CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF MONUMENTS AND ALL OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OF MARKERS NOT TO BE MOVED DURING CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. UNLESS SPECIFICALLY SET FORTH IN THE SPECIAL PROVISIONS, ALL MARKED LINES OF TRAFFIC SHALL BE OPEN ON ALL MAJOR STREETS IN EACH DIRECTION DURING THE PEAK TRAFFIC HOURS OF 7:00 TO 8:00 A.M. AND 1:30 TO 3:30 P.M. A TRAFFIC LANE SHALL BE CONSIDERED OPEN IF IT IS SURFACED WITH ASPHALT AND AT LEAST 7'-0" WIDE. MAJOR STREETS ARE THOSE HIGHWAYS WITH TWO OR MORE MARKED TRAFFIC LANES IN EACH DIRECTION AND CERTAIN SELECTED 2-LANE HIGH VOLUME HIGHWAYS. THE ENGINEER HAS APPROVED THE EXISTING TRAFFIC RESTRICTIONS NECESSARY FOR PUBLIC SAFETY IN EMERGENCY CONDITIONS DURING PEAK TRAFFIC HOURS.
16. ALL CONSTRUCTION AREAS ARE TO BE CONFINED TO THE SITES UNLESS OTHERWISE SPECIFIED AS FOUND IN THE REPORT FOR THIS PROJECT. CONTACT PROJECT ARCHITECT FOR PROPER INFORMATION PRIOR TO SCHEDULING CONSTRUCTION.

LEGEND

- PROPOSED TOP OF PAVEMENT ELEVATION
- PROPOSED TOP OF FINISH ELEVATION
- PROPOSED TOP OF WALL FINISH
- EXIST. GROUND DRAIN
- EXIST. SEWER
- DRAIN INLET
- SEWER ELEVATION
- EXIST. WATER LINE
- WATER METER
- ELECTRIC WIRE
- CONDUIT
- TELEPHONE WIRE
- CONCRETE
- BARRIER CURB
- FIRE HYDRANT
- PROPOSED PAVEMENT

CURB DETAIL

NO SCALE



VICINITY MAP

UTILITY	REPRESENTATIVE	PHONE
BAR	PG&E	383-4140
ELECTRICITY	SMUG	432-3228
TELEPHONE	RTE	482-3280
WATER	CITY OF SACRAMENTO	449-3273
SEWER	CITY OF SACRAMENTO	449-3273
DRAINAGE	CITY OF SACRAMENTO	449-3228
UNDERGROUND SERVICE ALERT	UNION PAC	380-2444
FIRE	CITY OF SACRAMENTO	449-3252

APPROVAL

CITY ENGINEER _____ DATE _____

STANDARD SPECIFICATIONS
 2011 BY THE CALIFORNIA
 STATE BOARD OF STANDARD SPECIFICATIONS
 1220 G STREET, SACRAMENTO, CA 95833
 916-441-2000

JTS ENGINEERING CONSULTANTS, INC.
 511 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 441-8700

DESIGNED BY _____ SCALE _____
 DRAWN BY _____
 CHECKED BY _____
 SUBMITTED BY _____

NO.	DATE	REVISION	COUNTY APPROVAL	BY

CITY OF SACRAMENTO
 DEL TACO
 MACE ROAD
 APR 110-109-05

DATE 5-1982
 SHEET 1/1

002673

002079

ROOM	FLOOR	BASE	WALLS	Ceilings	REMARKS
101	PHINING AREA				
102	PREPARATION				
103	STORAGE ROOM				
104	DRY STORAGE				
105	WASH				
106	MOVING				
107	STORAGE				
108	STORAGE				
109	STORAGE				
110	STORAGE				
111	STORAGE				
112	STORAGE				
113	STORAGE				
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118	STORAGE				
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120	STORAGE				

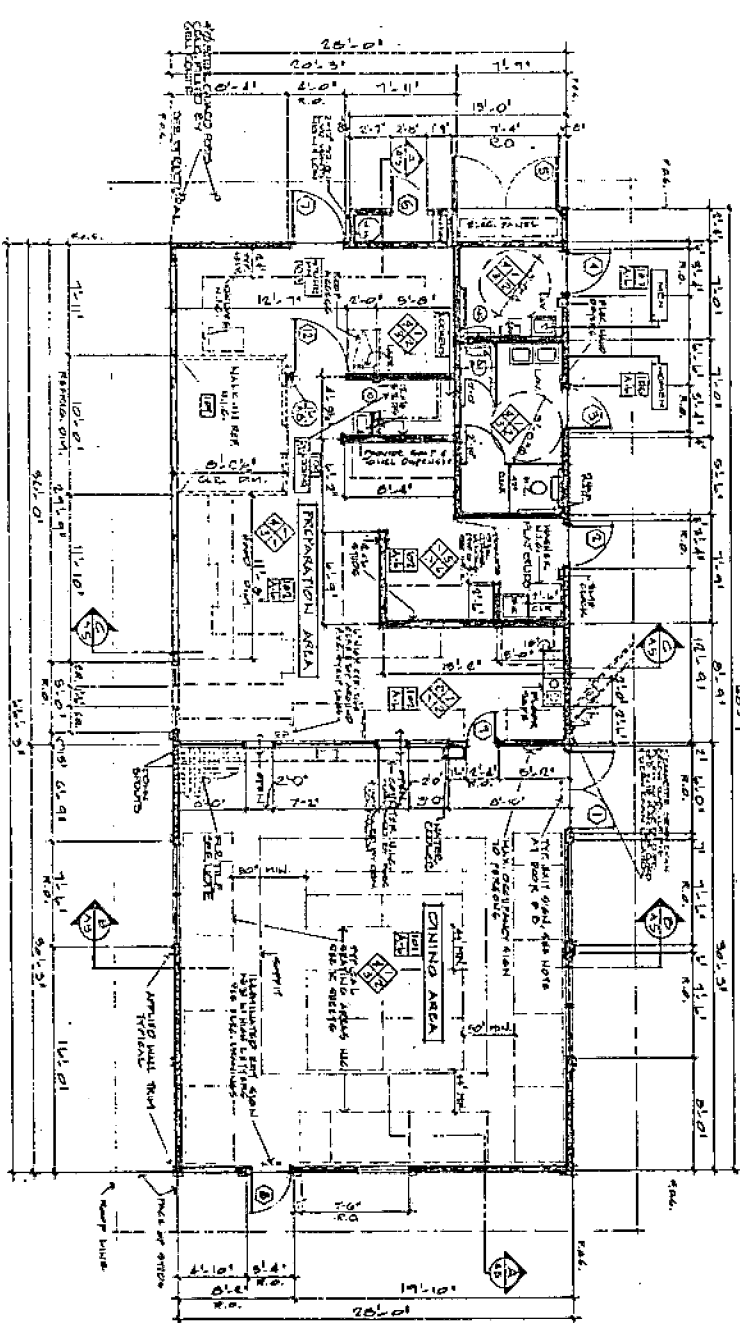
INTERIOR PAINT SCHEDULES

INTERIOR PERMANENT WALLS AND CEILING: 101-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120

EXTERIOR PAINT SCHEDULES

EXTERIOR PERMANENT WALLS AND CEILING: 101-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120

NOTES: SEE SPECIFICATIONS FOR FINISHES AND MATERIALS.



NO.	SIZE	DESCRIPTION	NO.	QTY	UNIT	PRICE	REMARKS
1	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
2	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
3	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
4	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
5	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
6	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
7	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
8	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
9	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE
10	10' x 10'	WOOD CASE - METAL	10	10	EA	100	FOR STORAGE

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
5. PROTECT EXISTING STRUCTURES AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
6. ALL WASTE AND DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS.

LEGEND

101-102 ROOM NUMBER

103-104 ROOM NUMBER

105-106 ROOM NUMBER

107-108 ROOM NUMBER

109-110 ROOM NUMBER

111-112 ROOM NUMBER

113-114 ROOM NUMBER

115-116 ROOM NUMBER

117-118 ROOM NUMBER

119-120 ROOM NUMBER

WALL REFERENCE

FLOOR PLAN & SCHEDULES

MACK RD
SACRAMENTO, CALIF.

Del Toco
345 BAKER STREET • COSTA MESA
CALIFORNIA 92626 • 714/540-8014

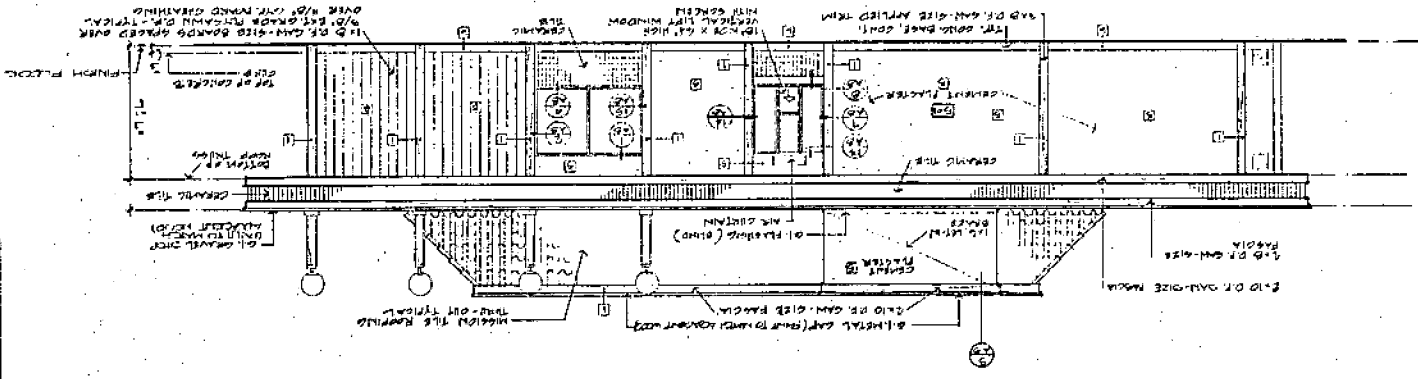
NOTES

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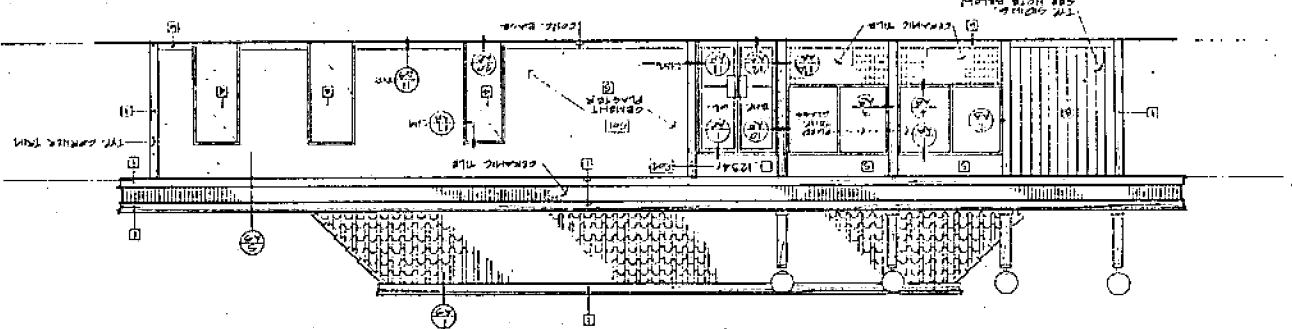
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13 MAY '82

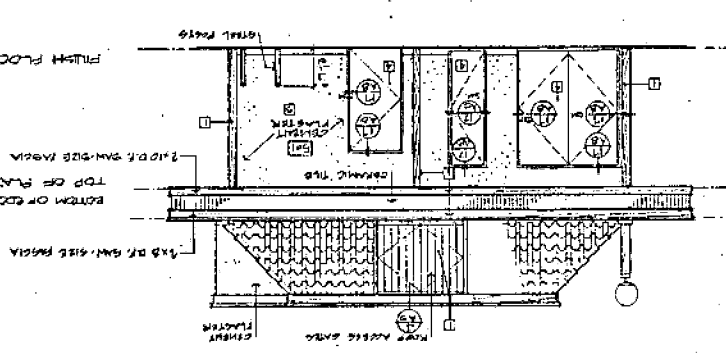
EXTERIOR ELEVATIONS



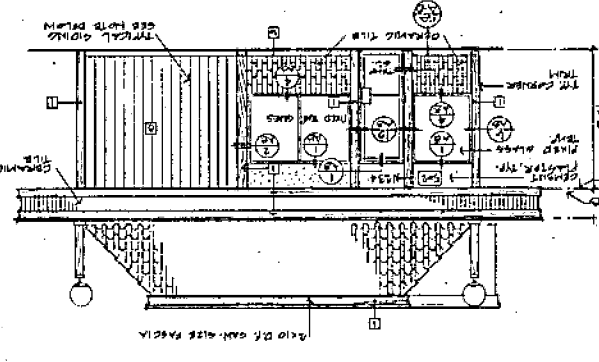
RIGHT SIDE



REAR



FRONT



- LEGEND**
- INDICATES PAINT OR STAIN COLOR - SEE EXTERIOR PAINT STAIN SCHEDULE AT WORK PLAN
 - ▭ GROUT PLASTER OVER EXPOSED METAL LATH AT CORNERS OR PROVIDE 5\"/>

PROJECT: SACRAMENTO, CALIF.

DATE: 12/2/80

BY: [Signature]

SCALE: 1/4\"/>

Del Taco

345 BAKER STREET · COSTA MESA
CALIFORNIA 92626 · 714/540-8914

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