

6. Exposed beams underneath the mansard roof should be added to all elevations to match the exposed beams as constructed on the existing shopping center. These exposed wood beams shall be placed under all mansard roof areas, except the area over the greenhouse.
7. The two mansard roofs on the west elevation shall continue all the way across the west roof line so as to give architectural continuity to all sides of the building.

Staff recommends revised elevations be submitted to Planning staff for review and approval prior to the issuance of building permits.

E. Signage:

Three attached signs are proposed for the north, east and south building elevations. All signs will have individual letters varying in size from 2'-6" to 3'-0". The Sign Ordinance allows only two attached signs for each occupancy within a developed parcel in the Shopping Center (SC) zone. Also these signs shall not exceed a total aggregate area of three square feet of sign area for each front foot of building occupancy. Staff has no problem with the size of the signs as proposed. However, staff recommends only two signs be allowed. It should be noted that any detached signs, if proposed in the future, shall be a monument type sign per condition seven (P85-490).

F. Other Comments Received:

One letter from a property owner in the South Natomas area was received objecting to the fast foot restaurant proposal. A sit down restaurant would be more appropriate (see Exhibit A).

G. Interdepartmental Review:

The proposal was reviewed by Traffic Engineering and the Natomas Community Association and the following comment was received:

Traffic Engineering: The drive-thru area has adequate stacking distance to accommodate five cars simultaneously. Therefore, traffic has no problems with the project as proposed.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

RECOMMENDATION: Staff recommends the following actions:

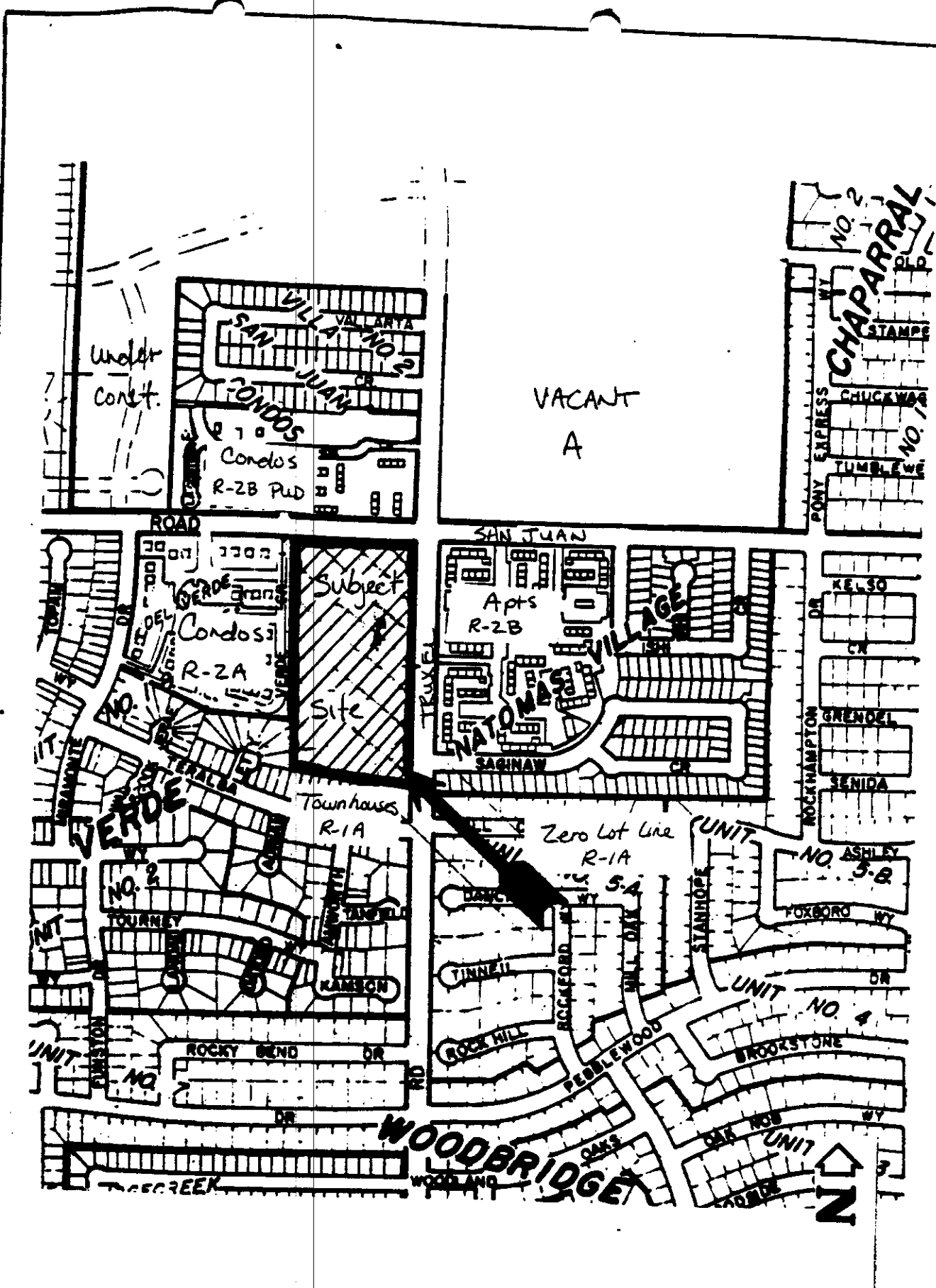
1. Approval of the special permit to allow a fast food restaurant subject to conditions and based upon the Findings of Fact which follow.
2. Approval of the special permit to allow a drive-up service window for a fast food restaurant subject to conditions and based upon the Findings of Fact which follow.

Conditions - Special Permits:

1. The hours of operation shall be limited to 6:30 a.m. to 11:00 p.m.
2. Only two attached signs shall be allowed. These signs shall consist of individual letters as proposed.
3. The applicant shall develop planter areas as proposed (see landscape plans).
4. The applicant shall submit revised elevations reflecting the following changes for review and approval of the Planning Director prior to the issuance of building permits:
  - a. Drivit or stucco shall be used along the east elevation above the greenhouse window area only. For the remainder of the east elevation and all other elevations split face concrete block only shall be used.
  - b. An exterior wood trellis shall be added to the west, south and east elevations on all walls not located below the mansard roof. The trellis support columns shall be constructed of wood.
  - c. All air-conditioning equipment shall be hidden behind the mansard roof.
  - d. The mansard roof shall be red tile to match the roofs of the other building in the shopping center.
  - e. The two proposed 16" sonotube columns on the east elevations indicate they will have a drivit finish. Staff recommends only split face concrete block to match the existing shopping center columns be used for the proposed sonotube columns.
  - f. Exposed beams underneath the mansard roof shall be added to all elevations to match the exposed beams as constructed on the existing shopping center. These exposed wood beams shall be placed under all mansard roof areas, except the area over the greenhouse.
  - g. The two mansard roofs on the west elevation shall continue all the way across the west roof line so as to give architectural continuity to all sides of the building.

Findings of Fact - Special Permit:

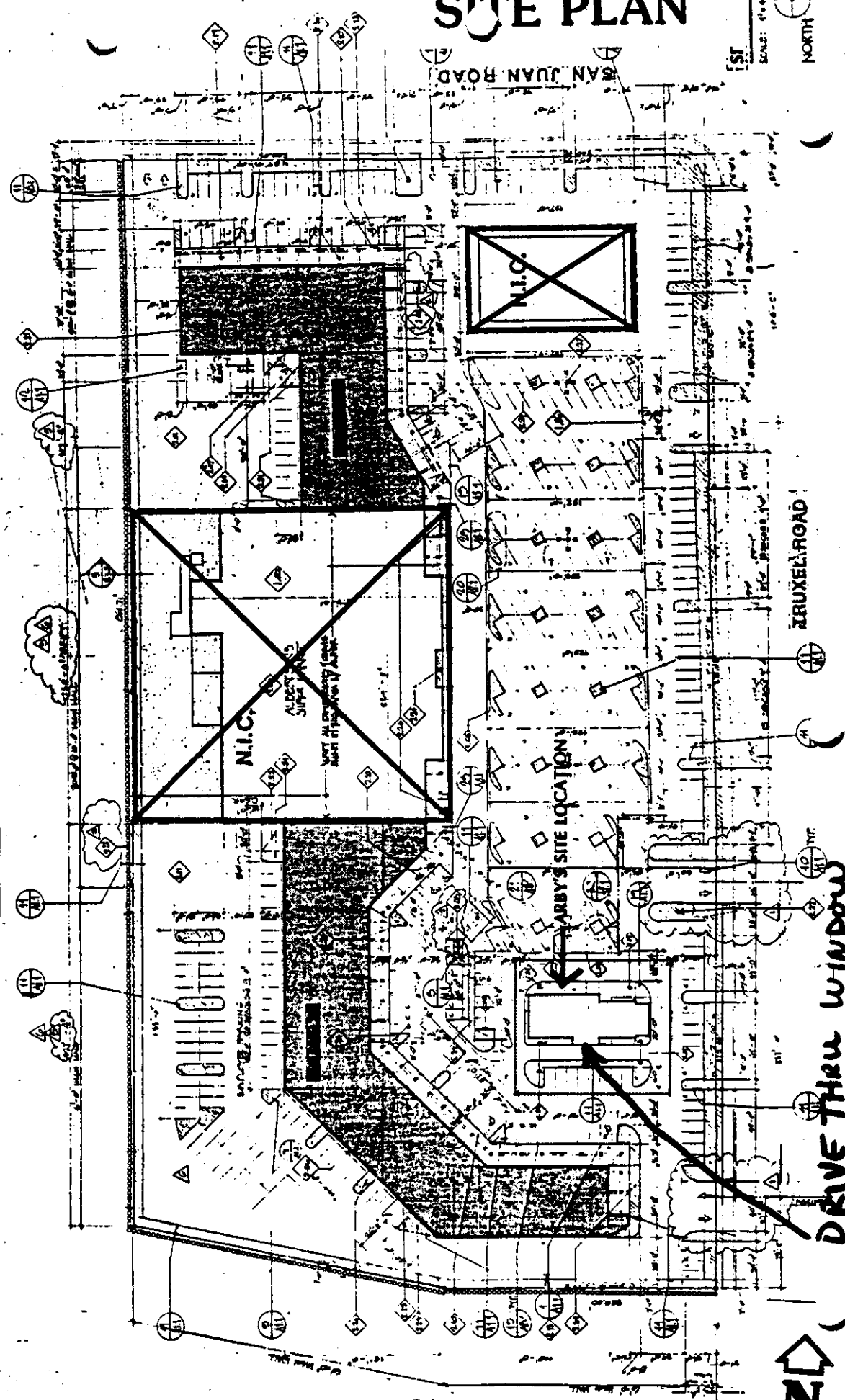
1. The project, as conditioned, is based upon sound principles of land use, in that the proposed fast food restaurant is compatible with the shopping center and surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that adequate landscaping and off-street parking have been provided.
3. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Neighborhood Commercial by the 1986 South Natomas Community Plan and the proposed restaurant use conforms with the plan designation.



**VICINITY - LAND USE - ZONING**

# SITE PLAN

SCALE: 1"=40'-0"  
NORTH



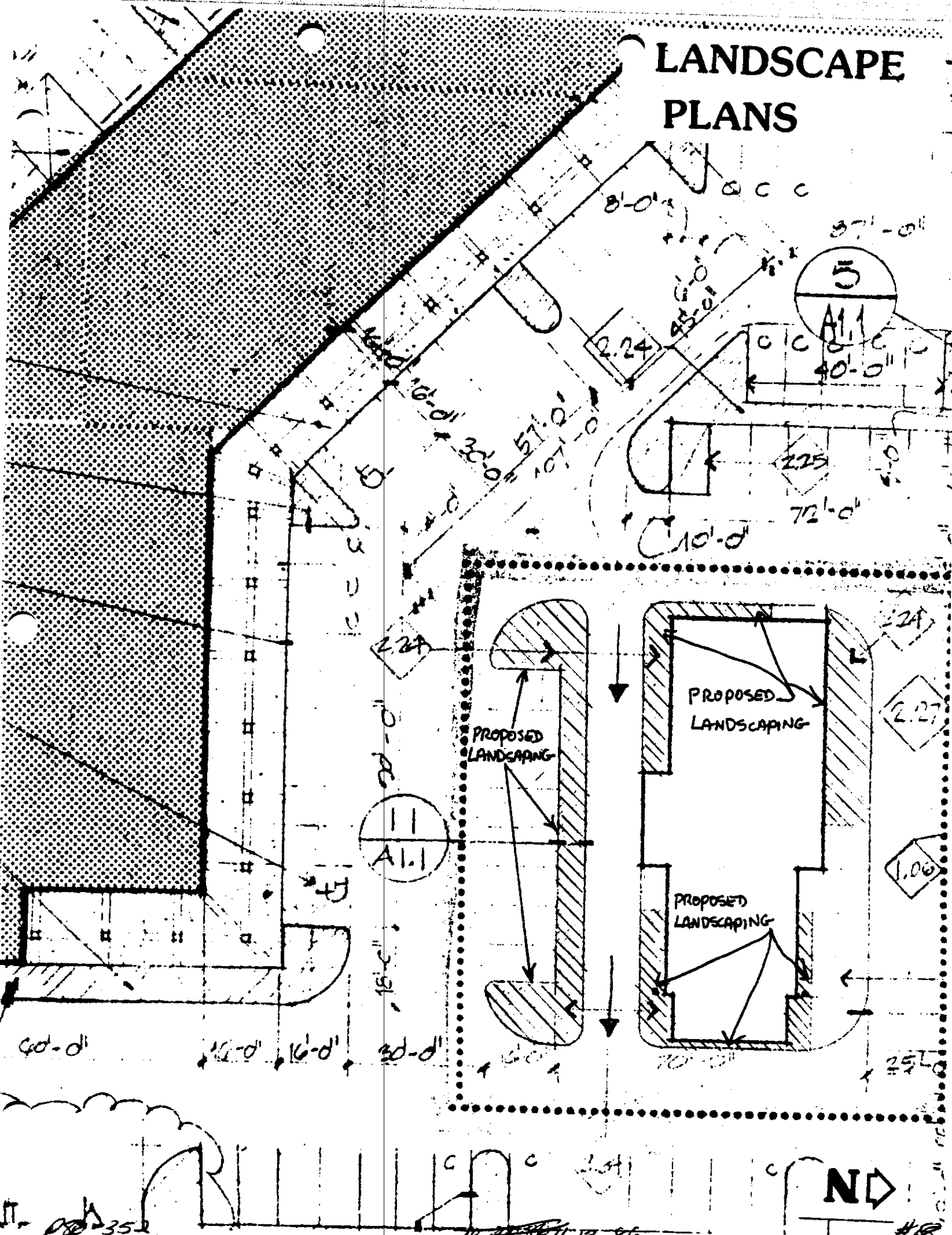
PSG-352

11-13-86  
10-27-86

FROM [Signature]

DRIVE THRU WINDOW

# LANDSCAPE PLANS



ND

10-25-86/1-13-86

#18

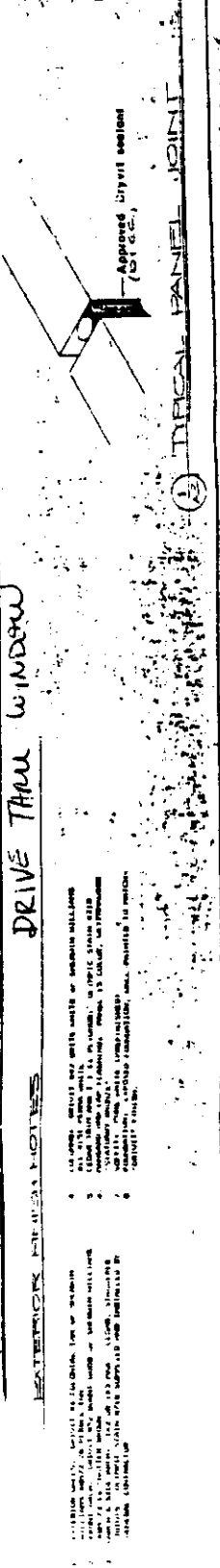
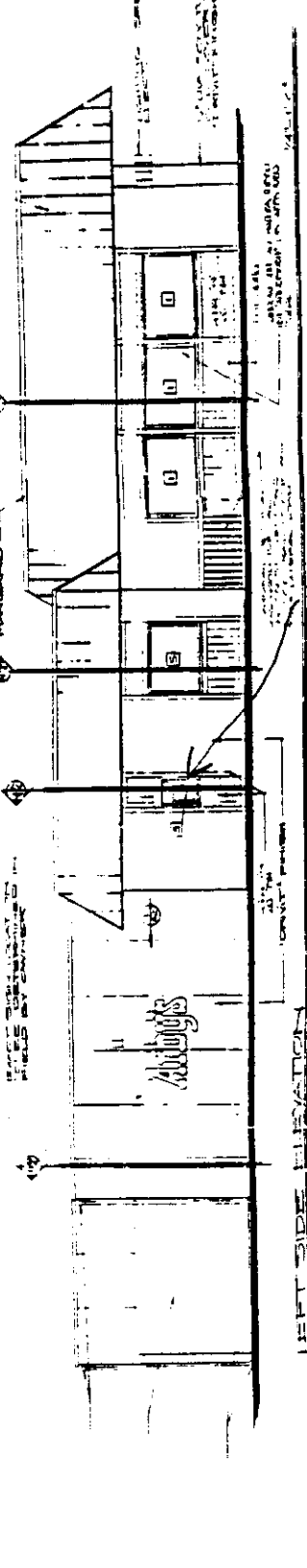
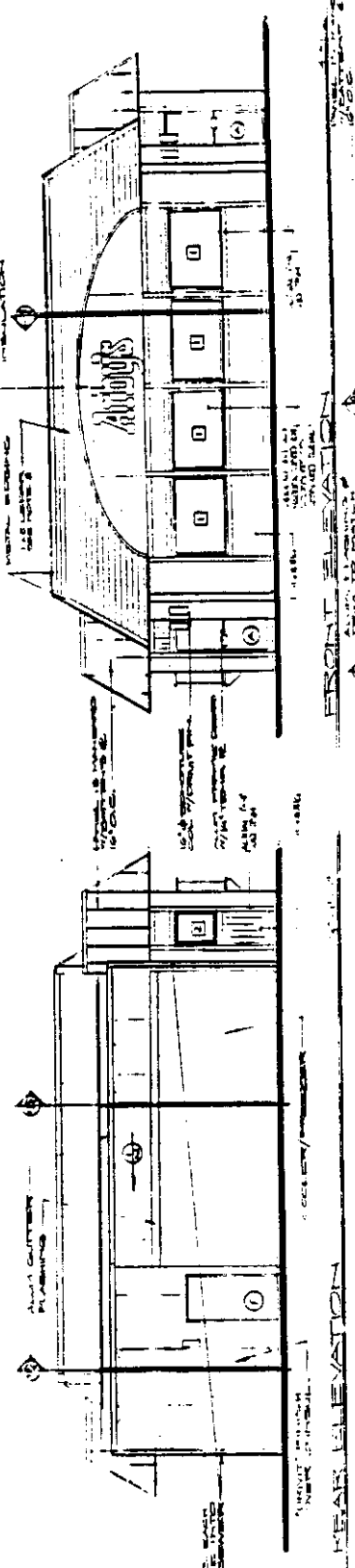
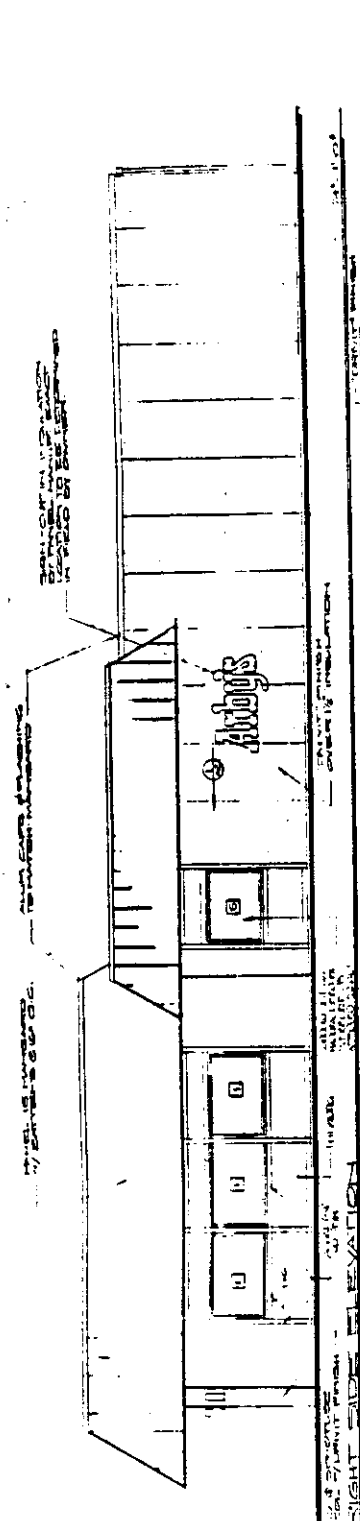


WOOD FRAME  
 APPROVED BY THE PROPERTY  
 ARBY'S, INC. AND IS THE  
 APPROVED BY THE DESIGN.

SAN JUAN & WEST TRUXEL  
 SACRAMENTO, CALIFORNIA



# ELEVATIONS



DRIVE THRU WINDOW

EXTERIOR LIGHT FIXTURES

- 1. EXTERIOR LIGHT FIXTURES TO BE INSTALLED AT THE DRIVE THRU WINDOW.
- 2. EXTERIOR LIGHT FIXTURES TO BE INSTALLED AT THE DRIVE THRU WINDOW.
- 3. EXTERIOR LIGHT FIXTURES TO BE INSTALLED AT THE DRIVE THRU WINDOW.
- 4. EXTERIOR LIGHT FIXTURES TO BE INSTALLED AT THE DRIVE THRU WINDOW.

TYPICAL PANEL JOINT

1786-352

11-13-86  
 112386

118  
 118

182-352

11-13-86  
10-23-86

SP UNIT  
N

DRIVE THRU WINDOW

LABRY'S SITE LOCATION

N.I.C.

ALBERTA'S  
SINCE 1982  
NOT A LICENSED  
REAL ESTATE AGENT

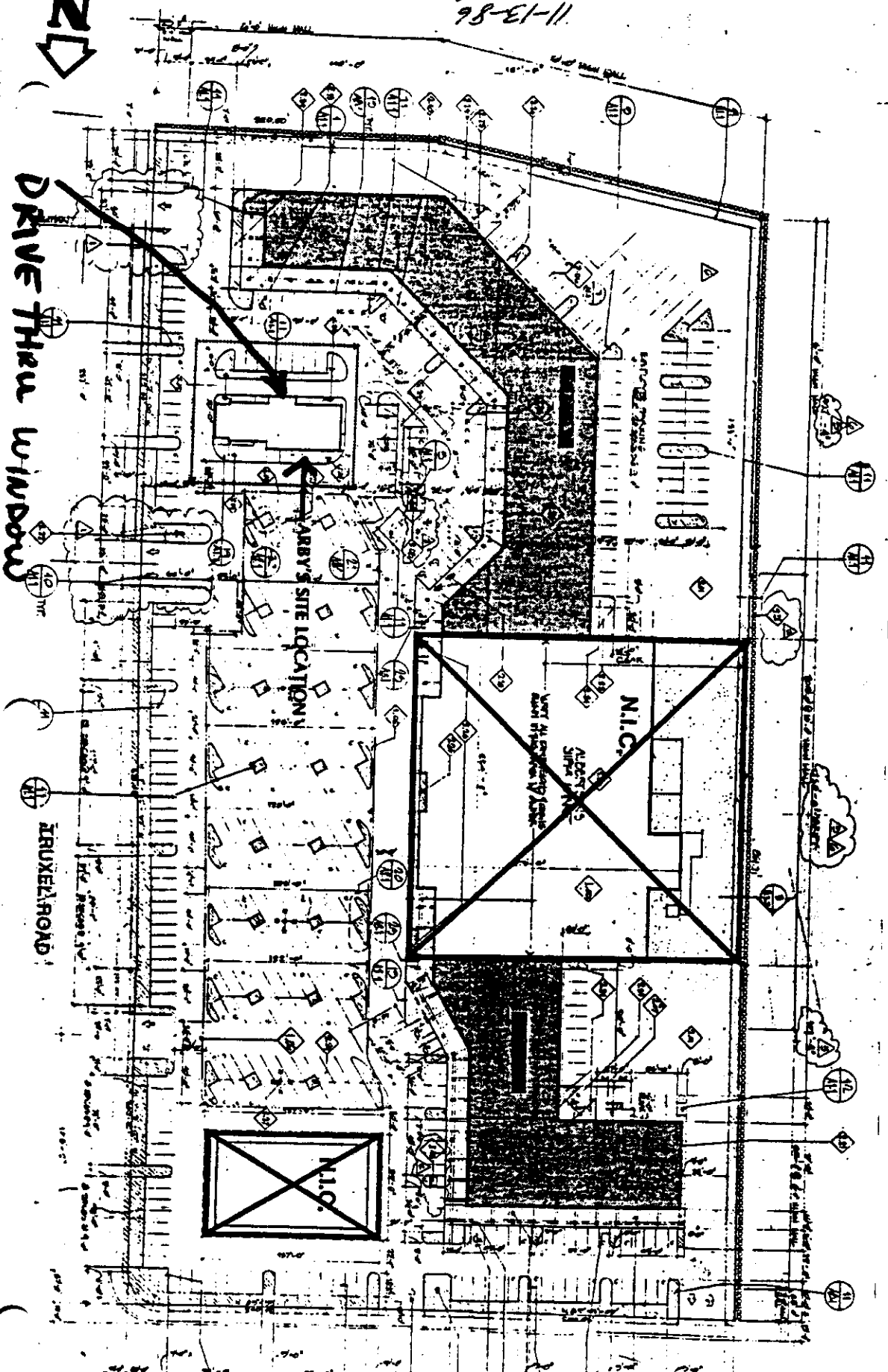
N.I.C.

SAN JUAN ROAD

TRUXEL ROAD

SITE PLAN

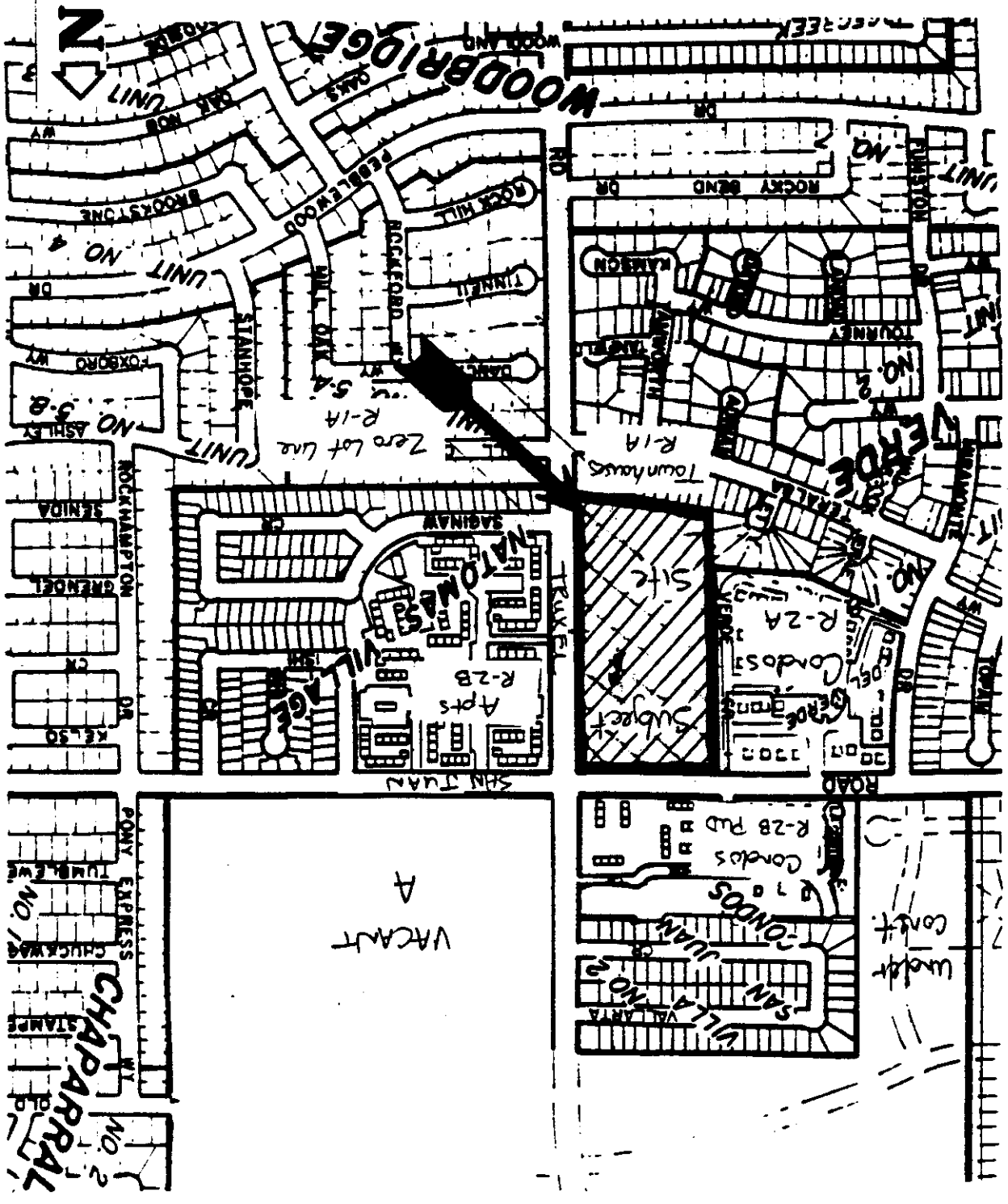
SCALE: 1"=40'  
NORTH



November 13, 1986  
10-23-86

8  
B/A

# VICINITY - LAND USE - ZONING





November 13, 1986  
~~October 23, 1986~~

Item No. 85

- Findings of Fact - Special Permit:
1. The project, as conditioned, is based upon sound principles of land use, in that the proposed fast food restaurant is compatible with the shopping center and surrounding land uses.
  2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that adequate landscaping and off-street parking have been provided.
  3. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Neighborhood Commercial by the 1986 South Natamas Community Plan and the proposed restaurant use conforms with the plan designation.

- g. The two mansard roofs on the west elevation shall continue all the way across the west roof line so as to give architectural continuity to all sides of the building.
- f. Exposed beams underneath the mansard roof shall be added to all elevations to match the exposed beams as constructed on the existing shopping center. These exposed wood beams shall be placed under all mansard roof areas, except the area over the greenhouse.
- e. The two proposed 16" sonotube columns on the east elevations indicate they will have a drift finish. Staff recommends only split face concrete block to match the existing shopping center columns be used for the proposed sonotube columns.
- d. The mansard roof shall be red tile to match the roofs of the other building in the shopping center.
- c. All air-conditioning equipment shall be hidden behind the mansard roof.
- b. An exterior wood trellis shall be added to the west, south and east elevations on all walls not located below the mansard roof. The trellis support columns shall be constructed of wood.
- a. Drift or stucco shall be used along the east elevation above the greenhouse window area only. For the remainder of the east elevation and all other elevations split face concrete block only shall be used.

4. The applicant shall submit revised elevations reflecting the following changes for review and approval of the Planning Director prior to the issuance of building permits:
  3. The applicant shall develop planter areas as proposed (see landscape plans).
  2. Only two attached signs shall be allowed. These signs shall consist of individual letters as proposed.
  1. The hours of operation shall be limited to 6:30 a.m. to 11:00 p.m.

NOVEMBER 13, 1986  
October 29, 1986

Conditions - Special Permits:

1. Approval of the special permit to allow a fast food restaurant subject to conditions and based upon the findings of fact which follow.
2. Approval of the special permit to allow a drive-up service window for a fast food restaurant subject to conditions and based upon the findings of fact which follow.

RECOMMENDATION: Staff recommends the following actions:

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

Traffic Engineering: The drive-thru area has adequate stacking distance to accommodate five cars simultaneously. Therefore, traffic has no problems with the project as proposed.

The proposal was reviewed by Traffic Engineering and the Natomas Community Association and the following comment was received:

G. Interdepartmental Review:

One letter from a property owner in the South Natomas area was received objecting to the fast food restaurant proposal. A sit down restaurant would be more appropriate (see Exhibit A).

F. Other Comments Received:

Three attached signs are proposed for the north, east and south building elevations. All signs will have individual letters varying in size from 2'-6" to 3'-0". The sign Ordinance allows only two attached signs for each occupancy within a developed parcel in the Shopping Center (SC) zone. Also these signs shall not exceed a total aggregate area of three square feet of sign area for each front foot of building occupancy. Staff has no problem with the size of the signs as proposed. However, staff recommends only two signs be allowed. It should be noted that any detached signs, if proposed in the future, shall be a monument type sign per condition seven (P85-490).

E. Signage:

Staff recommends revised elevations be submitted to Planning staff for review and approval prior to the issuance of building permits.

6. Exposed beams underneath the mansard roof should be added to all elevations to match the exposed beams as constructed on the existing shopping center. These exposed wood beams shall be placed under all mansard roof areas, except the area over the greenhouse.
7. The two mansard roofs on the west elevation shall continue all the way across the west roof line so as to give architectural continuity to all sides of the building.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a 9.6+ acre lot presently under construction for a shopping center. The site is zoned Shopping Center - PUD and is part of the Del Verde Planned Unit Development. The site is surrounded by single and multiple family residential uses.

B. Site Plan and Building Design:

The applicant proposes to develop a 4,000 square foot, 104 seat fast food restaurant (Arby's). There will be a total of 40 employees (12 per shift). The proposed hours of operation will be from 6:30 a.m. to 10:30 p.m. Floor plans submitted indicated a proposed enclosed dining area, service area, office, kitchen and employee room. The drive-up service window is to be located on the south building elevation, see building elevations and site plan.

Elevations submitted indicate the building materials will consist of glass, split face concrete block, T-11 siding and drivit finish. A metal mansard and red tile roof are also proposed.

C. Parking:

A total of 458 parking spaces will be provided for the entire shopping center. The applicant has indicated they have a reciprocal parking agreement with the shopping center to allow customers of the proposed fast food restaurant to park on the shopping center site. Staff has no problems with this arrangement which has been used in other SC(PUD) zones.

D. Staff Comments:

Staff has the following comments regarding the proposed elevations and exterior building materials:

1. Drivit or stucco may be used along the east elevation above the greenhouse window area only. For the remainder of the east elevation and all other elevations, staff recommends using split face concrete block only to match the existing shopping center.
2. An exterior wood trellis shall be added to the west, south and east elevations on all walls not located below the mansard roof. The trellis support columns shall be constructed of wood. These wood trellises will provide additional design variation.
3. All air-conditioning equipment shall be hidden behind the mansard roof.
4. The mansard roof shall be red tile to match the roofs of other buildings in the shopping center.
5. The two proposed 16" sonotube columns on the east elevations indicate they will have a drivit finish. Staff recommends only split face concrete block, to match the existing shopping center columns be used for the proposed sonotube columns.

APPLICANT	Larry Greenwood, P O Box 1149, Roseville, CA 95661
OWNER	Joseph Benvenutti, 2101 Evergreen Street - Sac, CA 95815 Dean Unger, 700 Alhambra Blvd., Sacramento, CA 95816
PLANS BY	ENVR. DET. EX 15303 (e) REPORT BY CV
FILING DATE	9/15/86
ASSESSOR'S P.C.L. NO.	225-230-41

APPLICATION: A. Special Permit to allow a fast food restaurant in the SC-PUD zone

B. Special Permit to allow a drive-up service window for a fast food restaurant

LOCATION:

South west corner Truxel Road and San Juan Road

PROPOSAL:

The applicant is requesting the necessary entitlements to develop a 4,000 square foot, 104 seat fast food restaurant with a drive-up service window.

PROJECT INFORMATION:

1974 General Plan Designation: Neighborhood Commercial  
 1986 South Natomas Community Plan Designation: Neighborhood Commercial  
 Existing Zoning of Site: SC (Del Verde PUD)  
 Existing Land Use of Site: Shopping Center - under construction  
 Surrounding Land Use and Zoning: Setbacks: Required  
 Provided

North:	Condominiums:	R-2B-PUD	Front:	50'	670'±
South:	Single Family:	R-1A	Side(Int):	5'	317'±
East:	Apartments:	R-2B-PUD	Side(St):	50'	55'±
West:	Condominiums:	R-2-A	Rear:	15'	200'±

Parking Required: 35 spaces  
 Parking Provided: 35 spaces per reciprocal parking agreement with the shopping center

Property Dimensions:

862' X 475' (approx.)

Property Area:

9.6± acres

Square Footage of Building:

4,000

Height of Building:

13'±

Topography:

Flat

Street Improvements:

Existing

Utilities:

Existing

Exterior Building Materials:

Glass, split face concrete block, T1-11 siding, drivit

Roof Materials:

Tile roof

Colors:

Brown, grey solar glass, red tile roof

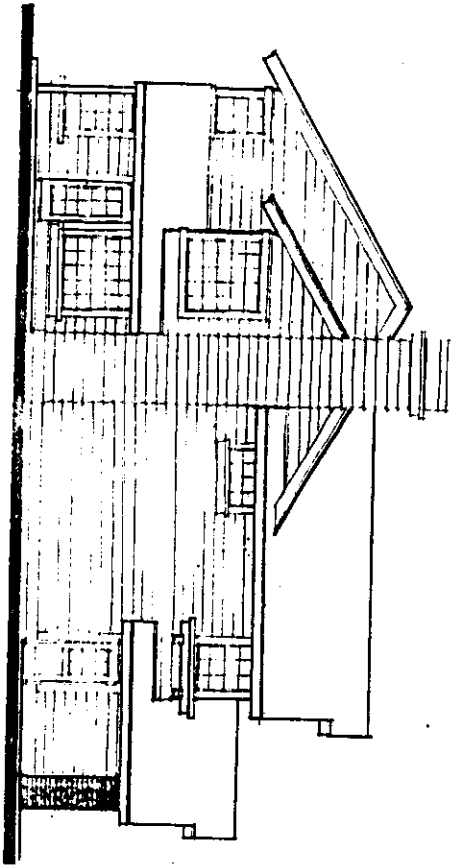
BACKGROUND INFORMATION:

The subject site is a portion of a 112,763± square foot shopping center approved by the Planning Commission January 9, 1986 (P85-490). This center will include a 45,100 square foot supermarket, 59,663 square feet of retail commercial and an 8,000 square foot financial institution. Exterior building materials proposed were concrete, brick and redwood. Parking requirements for the shopping center were calculated based upon one space per 250 square feet of gross floor area for retail uses.

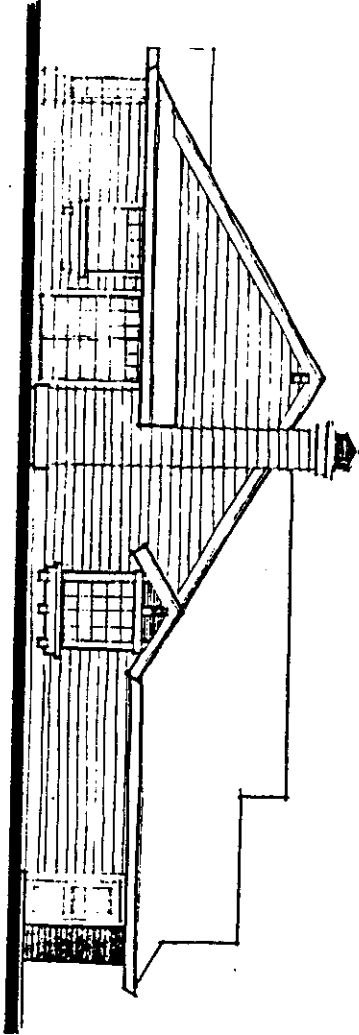
7-15-77

11-13-82

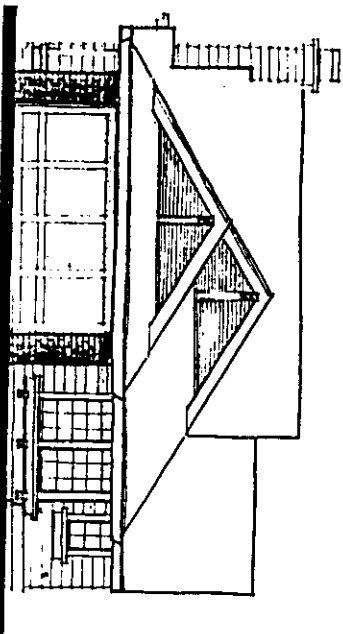
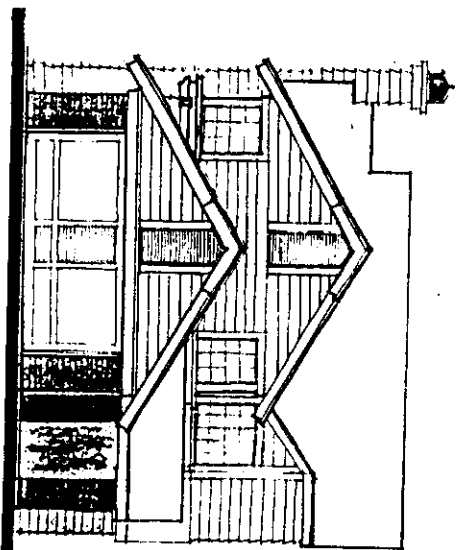
086-373



ELEVATION-C  
 CORNER LOTS  
 PLAN 1470



ELEVATION-C  
 CORNER LOTS  
 PLAN 1310



PARTRIDGE GLEN

**talbert packowski residential planning**  
 580 Jameson Ct. Suite 8 Carmichael, CA 95608 (916) 484-7526  
**STUBLEFIELD CONSTRUCTION**

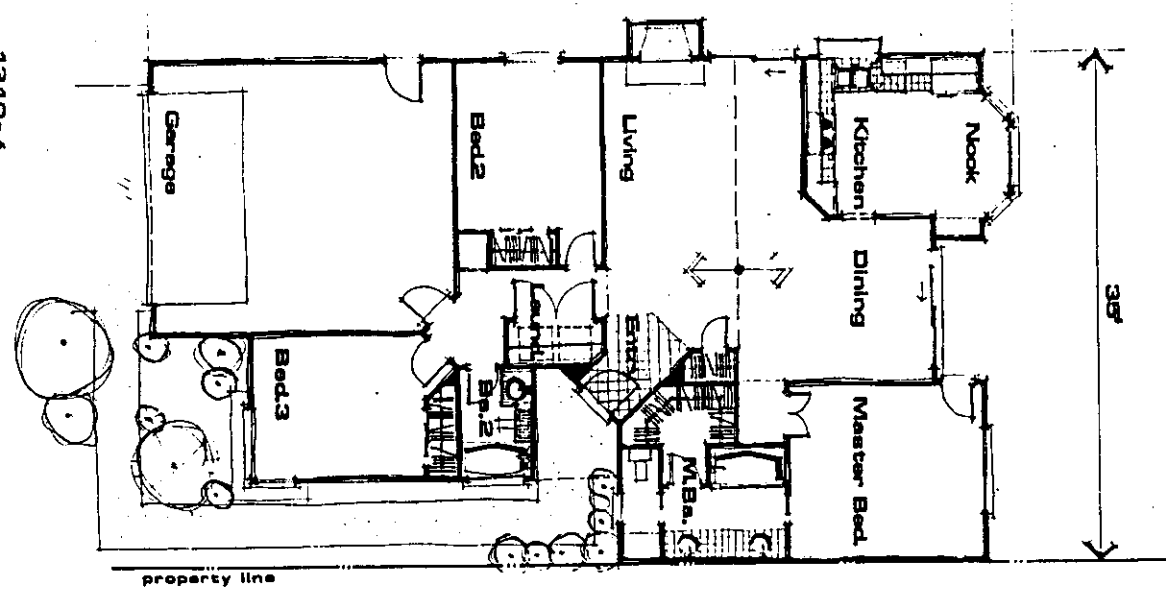
DATE	REVISION





60'

1310s.f.



property line

36'

PARTHIDGE GLEN

**talbert packowski residential planning**  
 5800 Mason ct. suite 8 carmichael, ca 95608 ph 51484-7526

1310 PLAN

STUBBLEFIELD CONSTRUCTION!

Date	Revisions



EXHIBIT A  
CITY PLANNING DIVISION

OCT 15 1986

RECEIVED

10-13-86

Department of Planning and  
Development  
City of Sacramento

Re: P86-352

I own two pieces of property in south Matomas, so I am very much opposed to the fast food restaurant in that location. There are about five such places on North Northgate Blvd, and a few more on Elcamino and Truxel. That's enough.

Fast food restaurant may result in people dumping their trash on the neighboring streets. The restaurant owner will not assume responsibility. Even if they did, it would not help the unsightliness of the streets. The restaurant may also draw potential criminal elements to the area, giving them an opportunity to to engage in crime.

So for fast food, I vote NO. For a nice family restaurant Yes.

*Roy J. Weston*

ROY J. WESTON

P86-352

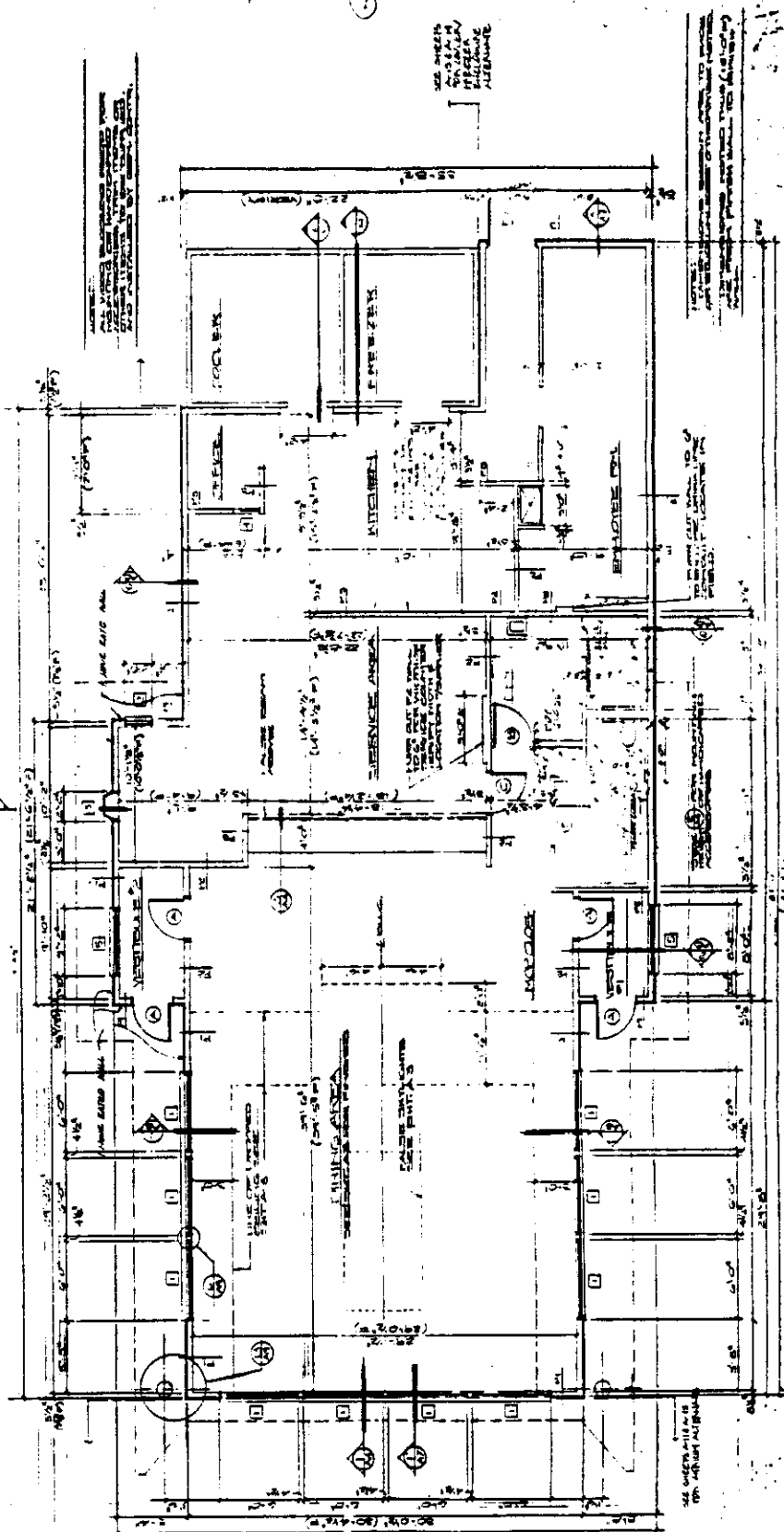
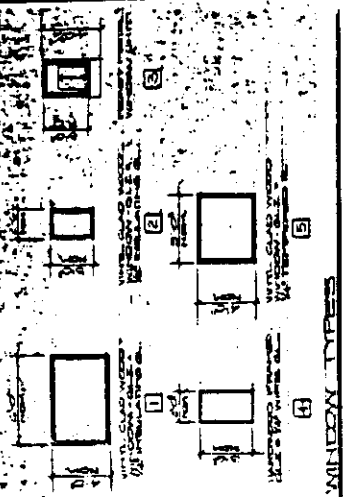
11-13-86  
~~10-23-86~~

#8  
45

# FLOOR PLANS

W. J. LADD & WEST TRUCK  
SACRAMENTO, CALIFORNIA

**Alford**



FLOOR PLAN

AC-352

11-13-86  
10-23-86

48  
45

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Revised Conditions - Special Permit (P86-352)

SUMMARY: At the October 23, 1986, Planning Commission meeting, the applicant requested a continuance because they did not agree with the staff conditions concerning the need to revise the proposed elevations. These conditions were included in the staff report as Condition 4 a-g (see attached staff report). Staff and the applicant have discussed these conditions and have agreed to a revised set of conditions as indicated below.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the Special Permit based upon the conditions and Findings of Fact which follow:

1. The hours of operation shall be limited to 6:30 a.m. to 11:00 p.m.
2. Only two attached signs shall be allowed. These signs shall consist of individual letters as proposed.
3. The applicant shall develop planter areas as proposed (see landscape plans).
4.
  - a. Split face concrete block to match that of the shopping center shall be used on the exterior wainscot on all walls of the building.
  - b. Mansard roof to have tile to match shopping center in color and shape.
  - c. Mansard roof to extend around building. All air-conditioning equipment shall be hidden behind the mansard roof.
  - d. Flat arched sign area to be removed from mansard roof at front elevation.
  - e. The rear elevation of the higher mansard roof is to be carried across the building from the right to left side.
  - f. The two round columns at the front elevation to be changed to columns to match those found on the shopping center in shape and finish.
  - g. No T1-11 to be used on the exterior of the building.

Findings of Fact - Special Permit:

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed fast food restaurant is compatible with the shopping center and surrounding land uses.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that adequate landscaping and off-street parking have been provided.

3. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Neighborhood Commercial by the 1986 South Natomas Community Plan and the proposed restaurant use conforms with the plan designation.

Respectfully submitted,

*Art Gee by W. M.*  
Art Gee  
Principal Planner