



City Planning Commission  
Sacramento, California

Members in Session:

Subject: Northeast corner of Northgate Boulevard and West Silver Eagle Road (P85-099)

On April 4, 1985 the Planning Commission reviewed the draft South Natomas Community Plan and the proposed plan amendments and rezonings along Northgate Boulevard associated with the plan update. At this meeting the Commission voted to recommend to the City Council that the subject site be designated "Northgate Boulevard Mixed Use" and be zoned Garden Apartment (R-2B). The Northgate Boulevard Mixed Use designation, if approved by the City Council, will allow residential and office uses. Commercial uses, such as the proposed Burger King Restaurant, would be prohibited.

The proposed project was originally scheduled for the March 28, 1985 meeting. At this meeting staff recommended approval of the plan amendments to allow commercial uses on the subject parcel and approval of a special permit for a drive-up service window. The Commission, however, continued the project so they could reconsider the project in light of their recommendations for the Northgate Boulevard area. As previously noted, at the last South Natomas Community Plan hearing, the consensus of the Commission was that there is too much commercially zoned property along Northgate Boulevard and that the vacant subject parcel is better suited for office or residential uses. Based on the Commission's actions on April 4, 1985, staff recommends that the requested entitlements be denied.

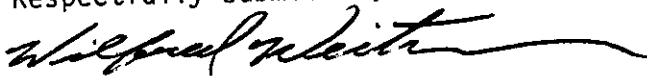
STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend denial of the General Plan Amendment from Residential to Commercial and Offices;
- C. Recommend denial of the Community Plan Amendment from Residential (4-8 du/ac.) to Commercial/Shopping Center;
- D. Denial of the Special Permit to construct a drive-up service window, based upon Findings of Fact which follow.

Findings of Fact

1. The project is not based upon sound principles of land use, in that the site is not designated for commercial uses, and is better suited for a residential or local serving office use.
2. The project is not consistent with the 1974 General Plan or 1978 South Natomas Community Plan which designate the site for residential uses.

Respectfully submitted,



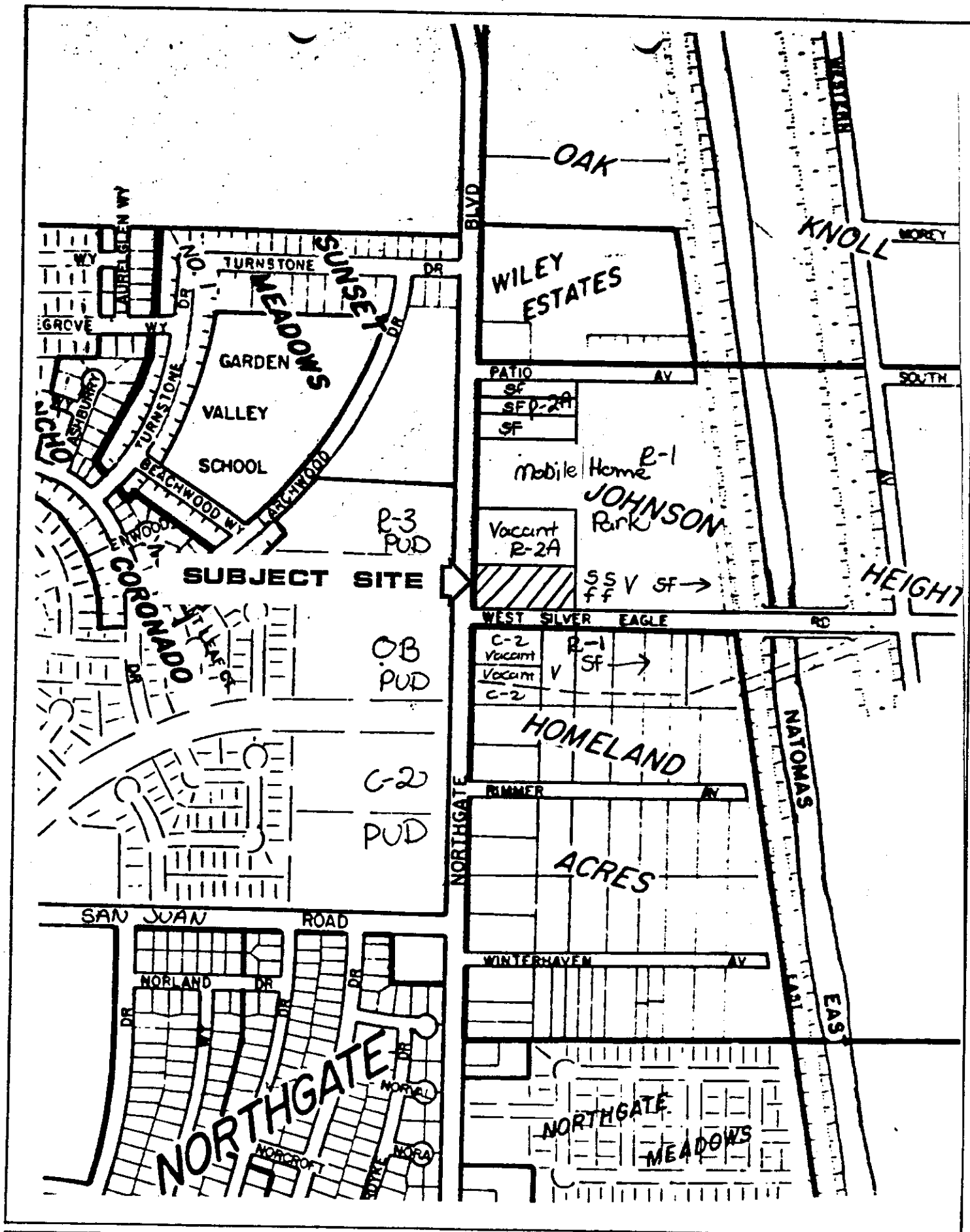
Wilfred Weitman  
Senior Planner

JP:bw

P85-099

April 11, 1985

Item No. 10



VICINITY - LAND USE - ZONING

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	RBS Architectural Group, 2460 Watt Ave., #200, Sacramento, CA 95825		
OWNER	Moss Land Company, 711 'J' Street, Sacramento, CA 95814		
PLANS BY	RBS Architectural Group, 2460 Watt Avenue, #200, Sacramento, CA 95825		
FILING DATE	2-20-85	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC	3-18-85	EIR	ASSESSOR'S PCL NO. 250-121-21

- APPLICATION:**
- A. Negative Declaration
  - B. Amend General Plan from Residential to Commercial and Offices
  - C. Amend South Natomas Community Plan from (4-8 du/ac-12 min.) to Commercial/Shopping Center
  - D. Special Permit to construct a drive-up service window in conjunction with a fast food restaurant (Sec. 3-D-8)

**LOCATION:** Northeast corner of Northgate Boulevard and W. Silver Eagle Road

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct a drive-up service window for a proposed 95-seat Burger King Restaurant

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential (4-21 du/ac.)
Draft 1984 South Natomas Plan:	Multiple Family (R-3-R) zone
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Vacant; R-2A  
South: Vacant; C-2  
East: Vacant, Residential; R-1  
West: Vacant; R-3 PUD and OB-PUD

Parking Required:	32 spaces
Parking Provided:	45 spaces
Parking Ratio:	1 space per 3 seats
Property Dimensions:	386±' x 150±'
Property Area:	.8± acre
Square Footage of Building:	3,325±
Topography:	Flat
Exterior Building Colors:	Stained natural
Exterior Building Materials:	Cedar and used brick

**STAFF EVALUATION:** Staff has the following comments regarding this proposal:

- A. **Land Use and Zoning:** The subject site is a portion of a .8± acre vacant parcel located in the General Commercial (C-2) zone. The existing zoning of the site is not in conformance with the 1974 General Plan and 1978 South Natomas Community Plan which designate the site for residential uses.

APPLC. NO. P85-099

MEETING DATE 4-11-85  
March 28, 1985

CPC ITEM NO. 15-10

The 1984 South Natomas Community Plan revision proposes to designate the site as Northgate Boulevard mixed use, and rezone the site to Light Density Multiple Family-Review (R-3-R) zone. The proposed mixed use designation and R-3-R zoning would allow for residential and office uses, but not commercial uses.

The applicant proposes to construct a 3,325+ square foot 95-seat fast food restaurant on the subject parcel. In conjunction with the restaurant the applicant proposes a drive-up service window on the north side of the building. While the proposed land use is not consistent with the existing and proposed General Plan and South Natomas Community Plan designations, the current zoning allows general commercial uses to locate on the site. The applicant should be aware, however, that if the proposed R-3-R zoning is approved for the site by the City Council, the applicant will have to have 1) an approved building permit; and 2) had commenced construction of the building prior to the effective date of the zone change for the restaurant use to be permitted.

- B. Drive-up Service Window: The proposed site plan indicates a drive-up service window lane along the proposed east and north property lines of the site. The vacant parcel to the north is currently zoned residential (R-2A). A six-foot high solid masonry wall, therefore, will be required between the proposed commercial use and the residentially zoned parcel. This decorative wall will act as a noise buffer between the drive-up service window and any future residential uses. A tentative map has been submitted to subdivide the site into two parcels (P85-113). A wall will not be required along the proposed eastern property line of the restaurant site if this map is approved and recorded.

The Traffic Engineering Division has reviewed the proposed site plan and has indicated that the vehicle maneuvering area, circulation plan and stacking distance for the drive-up service window is adequate.

Proposed signage for the service window has not been indicated on the site plan. The applicant should be aware that the restaurant's name and/or logo are not permitted on directional signage pertaining to the drive-up window unless included as part of the site's permitted signage. All proposed signs for the site must conform to the requirements of the City's Sign Ordinance.

- C. Site Plan and Building Design: The submitted site plan indicates 45 parking spaces for the proposed 95-seat restaurant, 13 more spaces than required. Ten feet of landscaped planter is located along Northgate Boulevard and W. Silver Eagle Road and the required 50-foot building setback along Northgate Boulevard is indicated. Proposed building materials are stained natural cedar and used brick with a greenhouse window along a portion of the south side of the structure. The site plan also indicates a trash enclosure facility. The enclosure should be compatible in design and materials to the main restaurant building and constructed as outlined in Exhibit D.
- D. As previously noted, while the proposed restaurant use is not consistent with the general and community plan designations for the subject site, the existing general commercial zoning allows the use. The maneuvering and stacking area provided for the drive-up service area is adequate and the required masonry wall will serve as a noise buffer between the use and any future adjacent residential uses.

Adequate parking and landscaping will be provided on the site for the proposed use. Staff, therefore, recommends approval of the special permit request, subject to conditions and based upon Findings of Fact which follow.

ENVIRONMENTAL DETERMINATION: The environmental coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has issued a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

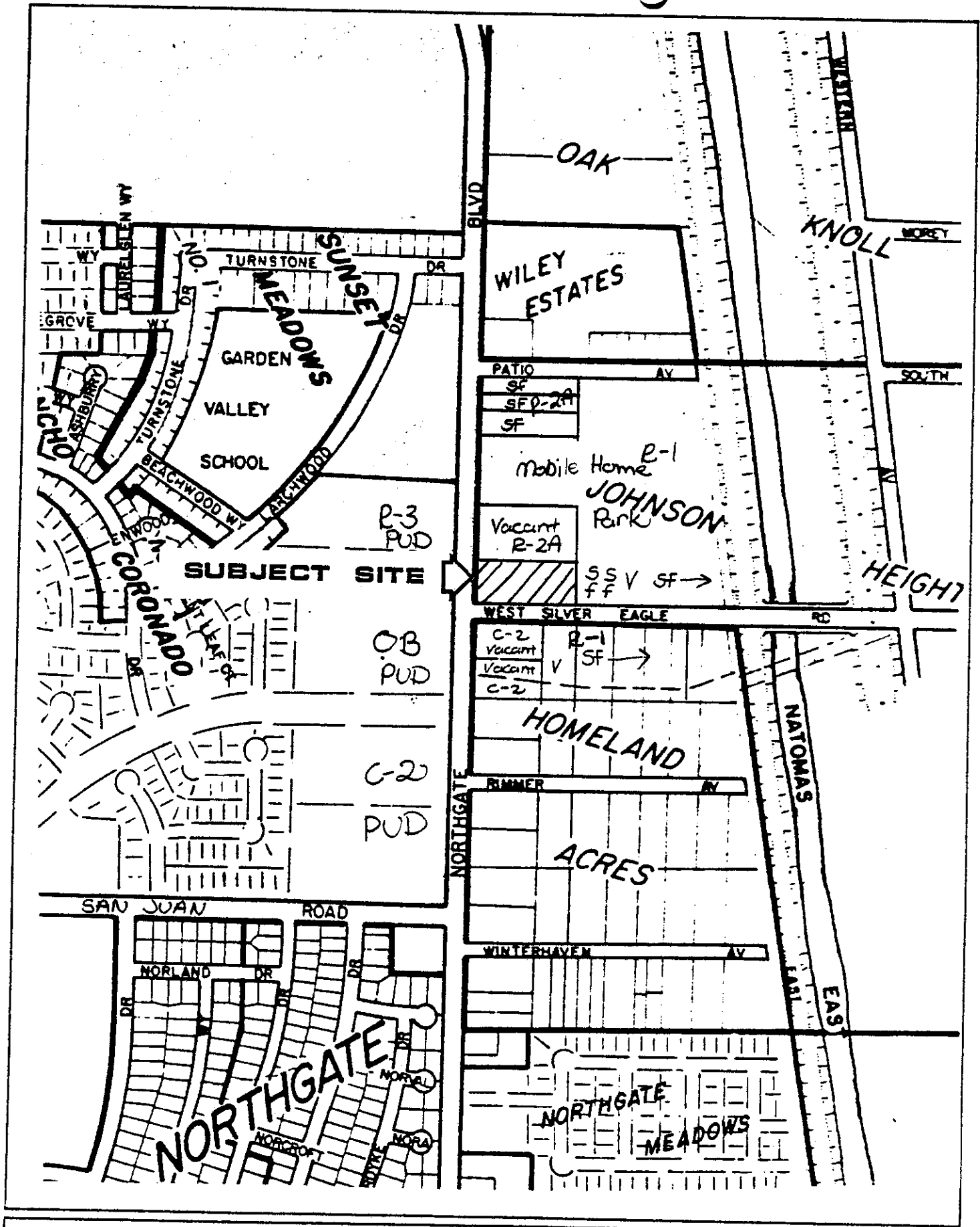
- A. Ratification of the Negative Declaration;
- B. Approval of the General Plan Amendment from Residential to Commercial and Offices;
- C. Approval of the South Natomas Community Plan Amendment from 4-8 du/ac-12 min. to Commercial/Shopping Center.
- D. Approval of the Special Permit request, subject to conditions and based upon Findings of Fact which follow.

Conditions

1. The applicant shall install a decorative masonry wall that is compatible with building materials along the north property line. Plans for this required masonry wall shall be submitted for staff review and approval prior to issuance of building permits.
2. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permit.
3. The trash enclosure facility shall follow the design standards outlined in Exhibit D.

Findings of Fact

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
  - a. adequate off-street parking is provided;
  - b. 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 decorative masonry wall will act as a noise buffer between the drive-up service window lane and the adjacent residential zoned property to the north.



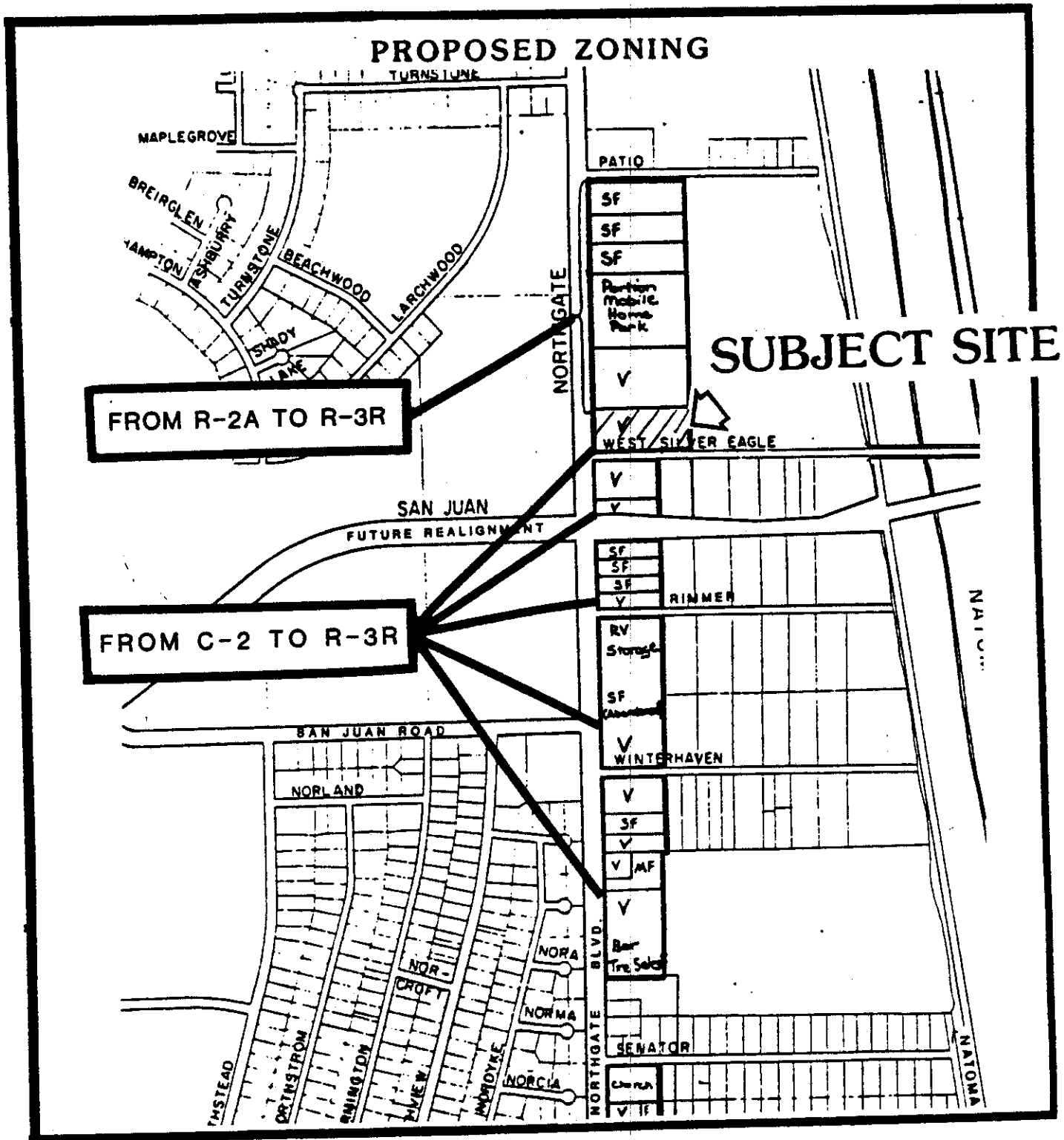
VICINITY - LAND USE - ZONING

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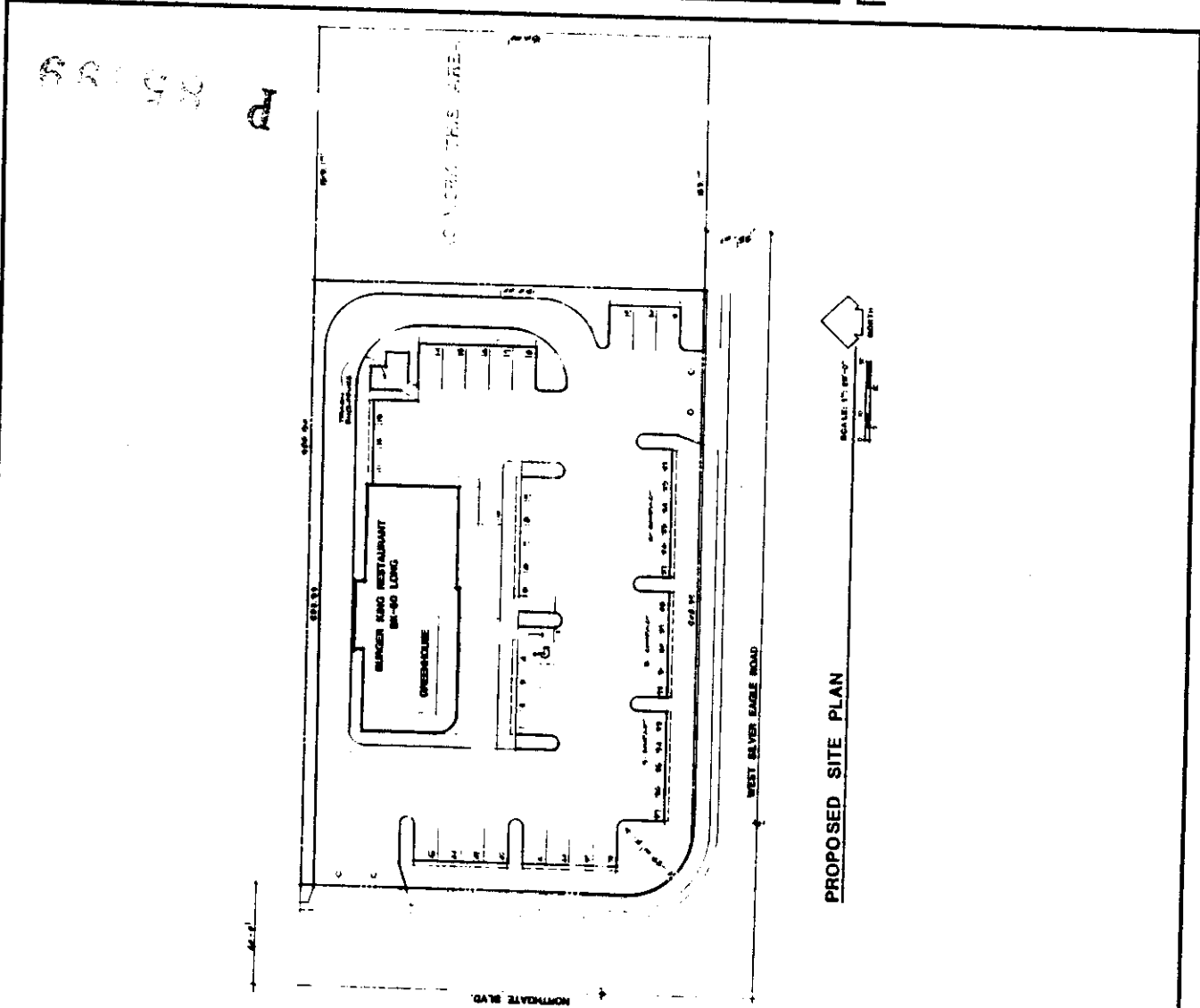
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No. 15-10

# SOUTH NATOMAS COMMUNITY PLAN REVISION







**PROPOSED SITE PLAN**

**PROJECT STATISTICS:**  
 Assessor Parcel No. - 250-12 121 2  
 JURISDICTION - CITY OF SACRAMENTO  
 Zoning - LC  
 Location - East of Northvale Blvd.,  
 South of West Silver Eagle Road

**PLANNING ANALYSIS**  
 RESTAURANT - 95 SEATS @ 1 SPACE/3 SEATS = 32 SPACES

**PLANING PROVISIONS**  
 A: AMERICAN SPACES 1  
 B: COMPACT SPACES 14  
 C: REGULAR SPACES 15  
 TOTAL PROVIDED - 30 SPACES

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 3 30 85

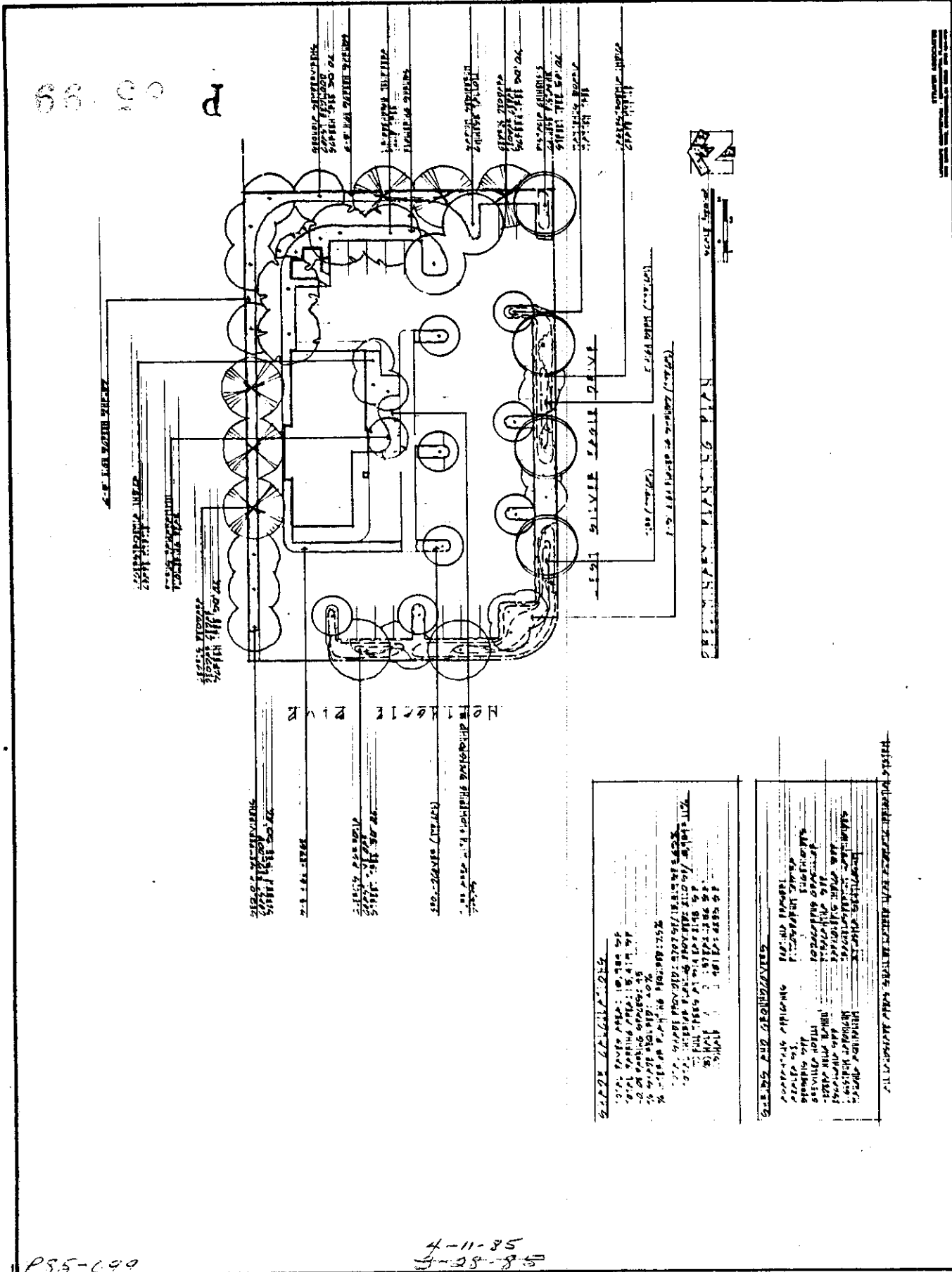
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# EXHIBIT B LANDSCAPING

NO.	REVISION	DATE

PROJECT TITLE: [REDACTED]  
 SHEET TITLE: [REDACTED]  
 PROJECT NO.: [REDACTED]

The RBS  
 Architectural Group



PLEASE REFER TO THE SITE PLAN FOR THE EXACT LOCATION OF THE PLANTINGS.

PLANTING	QUANTITY	LOCATION
100	10	...
101	10	...
...	...	...

PLANTING	QUANTITY	LOCATION
...	...	...
...	...	...
...	...	...

100  
101  
102

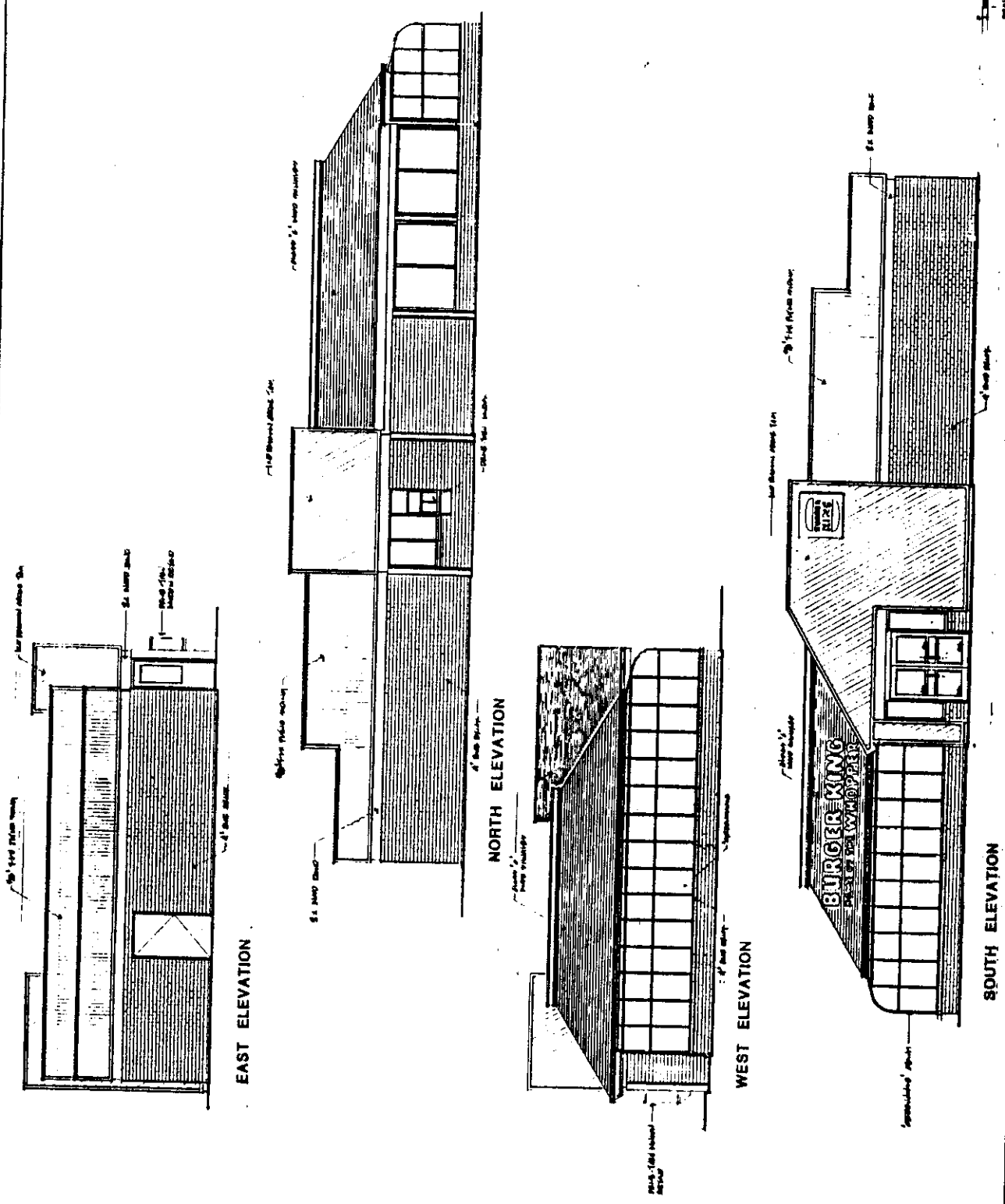
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No. 10

**EXHIBIT C  
 ELEVATIONS**

P



TRASH ENCLOSURE GUIDELINES  
P85-099

1. 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).
2. 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.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.