

# CITY PLANNING COMMISSION

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

APPLICANT	Richard L. Montgomery, 1650 Borel Place, Suite 101, San Mateo, CA 94402		
OWNER	Herbert & Margrit Von Hartel, A-2340 Modling, Park St. 6/8 AUSTRIA		
PLANS BY	Architectural Dimensions, 36 Quail Court, Walnut Creek, CA 94546		
FILING DATE	9/22/83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Ex. 15101(e)	EIR	ASSESSOR'S PCL. NO. 041-082-05

APPLICATION: Special Permit for Drive Thru

LOCATION: 2693 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlement to install a drive thru window in an existing fast food restaurant on .5± acres in the General Commercial (C-2) and General Commercial-Review (C-2-R) zones.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Airport Community Plan Designation:	Multi-Family Residential
Existing Zoning:	C-2 and C-2-R
Existing Land Use:	Fast Food Restaurant

Surrounding Land Use and Zoning:

North:	Vacant; C-2-R
South:	Commercial/Vacant; C-2
East:	Commercial/Retail; C-2 & C-2-R
West:	Vacant; C-2 & R-1

Parking Required:	13 spaces
Parking Provided:	Existing - 29± spaces; Proposed - 13 spaces
Ratio Required:	1 space: 3 seats
Ratio Provided:	1 space: 3 seats
Property Dimensions:	Approx. 85' x 200'
Property Area:	17,000 square feet
Street Improvements:	Existing
Utilities:	Existing (site uses septic system)
Exterior Building Colors:	Beige
Exterior Building Materials:	Slump block

STAFF EVALUATION: Staff has the following comments concerning this request:

1. The site is a .5± acre parcel in the General Commercial (C-2) and General Commercial-Review (C-2-R) zones. It is bounded by commercial/retail use east and south, vacant commercial west and north and vacant residential site west. The applicant is proposing a drive thru addition to an existing fast food restaurant. A drive thru window and lane existed with the previous fast food franchise. However, the drive thru has not been used for several years.
2. The project was reviewed by City Traffic Engineer and Water/Sewer Division. There were no objections to the project. Water and Sewers commented that the existing septic system could remain as the project is not a new building.

003488

3. The proposed project provides adequate stacking distances. Any addition of traffic generated by the proposed drive-thru should be minor and would not create congestion on Florin Road.
4. A six-foot masonry wall is required adjacent to a residential zone/use. The northerly 74 ft.-6 inches of the westerly property line is adjacent to such a zone. Submitted plans indicate a new six-foot high masonry wall will be built in conformance with requirements.
5. Any additional signage other than a single menu board for the drive-thru and directional signs should conform to the City Sign Ordinance.
6. The proposed landscape/shading/irrigation plans should be revised to accurately indicate the amount of paving/shading/landscape provided. The submitted plan is not accurate in terms of the total square footage of paved area and shading area.

RECOMMENDATION: Staff recommends the following:

Approval of Special Permit for drive-thru window, subject to condition and based upon Findings of Fact which follow.

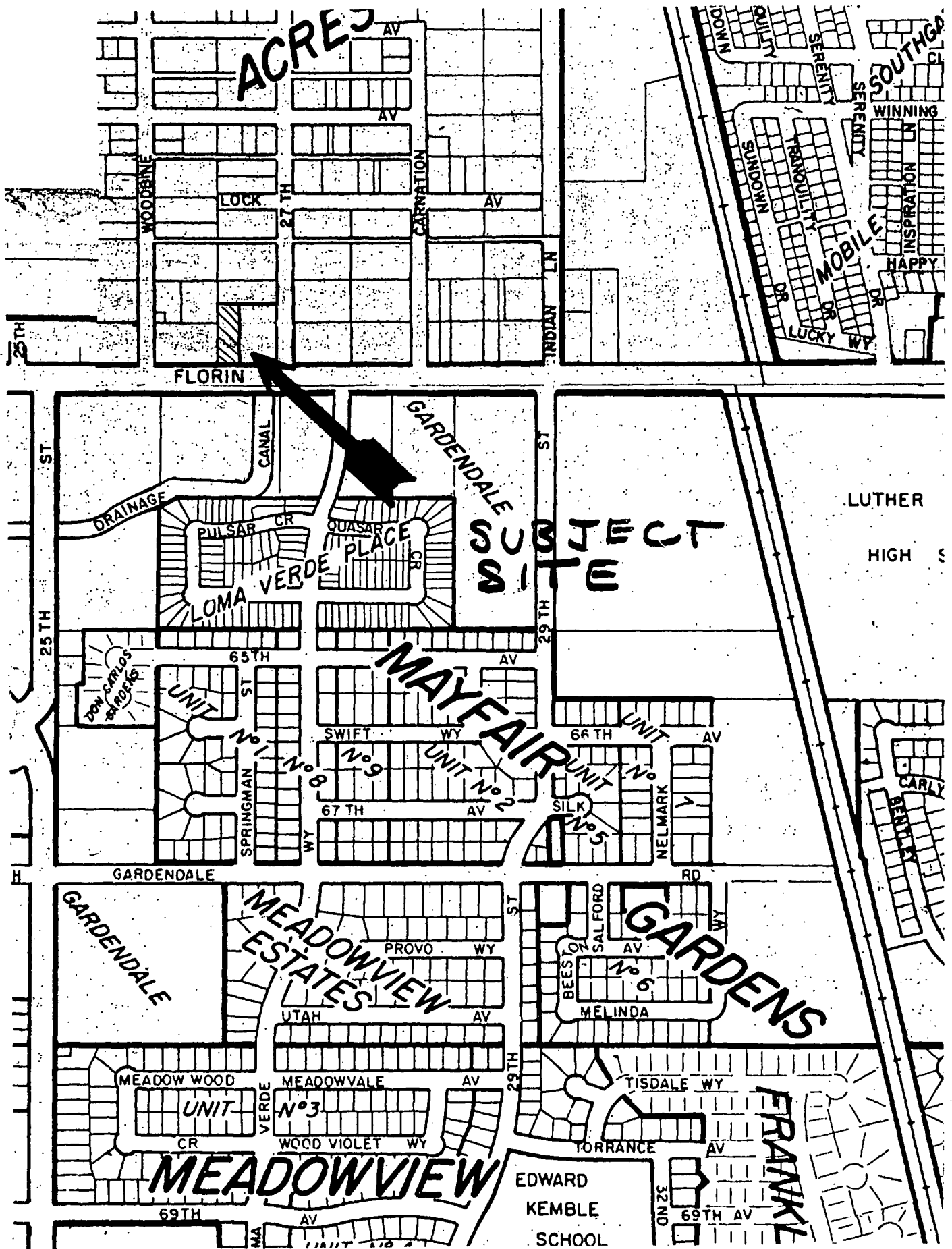
Condition - Special Permit

A revised planting/landscaping/irrigation plan shall be submitted for review and approval prior to issuance of building permit.

Findings of Fact - Special Permit

- a. The proposed drive-thru service, as conditioned, is based on sound principles of land use in that the site is designated for commercial use;
- b. The proposed drive-thru, as conditioned, will not be detrimental to the health, safety and welfare of the neighborhood in that:
  - 1) the majority of the block is commercial use/zone and therefore the project will not alter the character of the area;
  - 2) adequate vehicular stacking distance will be provided;
  - 3) additional landscaping will improve the appearance of the area.
- c. The proposed project is consistent with the 1974 General Plan which designates this site as commercial and offices.

003489



ACRES

SUBJECT

MAYFAIR

MEADOWVIEW ESTATES

GARDENS

MEADOWVIEW

FRANKLIN

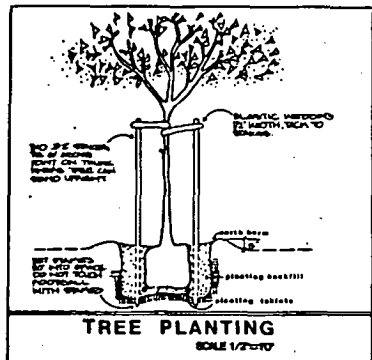
003492



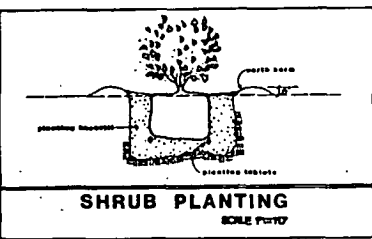
P 83321

27 09'03

No. 27



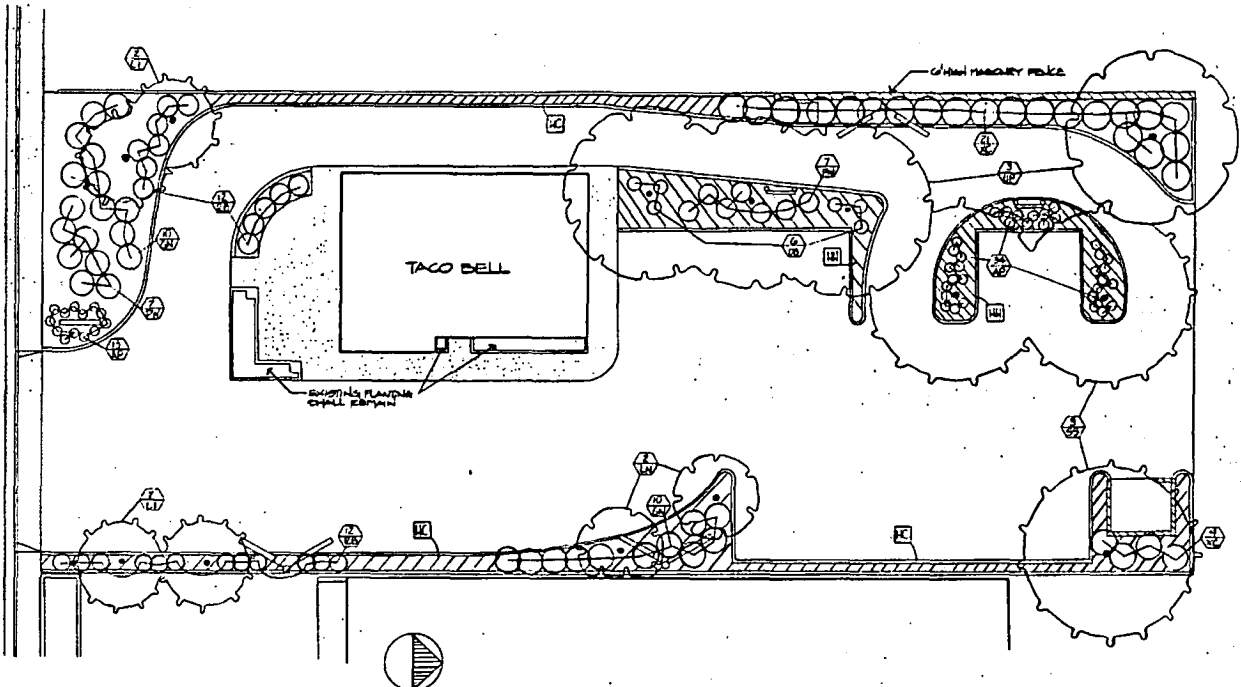
**TREE PLANTING**  
SCALE 1/2"=1'-0"



**SHRUB PLANTING**  
SCALE 1/2"=1'-0"

- PLANTING SPECIFICATION**
- All planting areas shall be cleared of rocks, weeds and other debris prior to soil preparation and planting.
  - Contractor shall be responsible for final grading and all plan and site surface drainage. No low spots that could accumulate water will be accepted. The Contractor shall coordinate cost of 4" surface of manholes, if shown on plans, prior to bidding.
  - All planting areas shall be cultivated to a depth of 12" with and cultivating.
  - Soil conditioner shall be bark mulch conditioned 1-0 1/2" or approved equal.
  - Turf and groundcover areas shall receive 8 lbs. per 1,000 sq. ft. of 16-8-8 and 3 cu. yds. of soil conditioner.
  - Planting backfill shall be a color of 715 Turf soil with 315 soil conditioner together.
  - Commercial fertilizer for turf and groundcover shall be 16-8-8, or approved equal.
  - Bark mulch shall be minimum cover 11/2" (11/2" or equal). Planting areas shall receive 1" deep bark.
  - Particular for trees and shrubs shall be 11 grams Agriplant Planting Tablets (11-16-33).
  - 1 C.C. shall have 12" diameter x 12" deep hole, 112 cu. ft. of planting backfill, 1 planting tablet.
  - 3 C.C. shall have 16" diameter x 16" deep hole, 1 cu. ft. of planting backfill, 1 planting tablet.
  - 15 C.C. shall have 12" diameter x 12" deep hole, 3 cu. ft. of planting backfill, 1 planting tablet.
  - Specimen transplants to fit rootball, 3 cu. ft. of planting backfill, 1 planting tablet per 1" caliper.
  - All trees will be staked with 2" x 2" x 4' redwood stakes w/lines. See note.
  - All plant material, outside of turf area will have water basin.
  - Plant center to be capped to 20 groundcover area after completion of all plantings, either Tuffex or Surfex.
  - Maintenance period shall be 15 days after approval by landscape architect.
  - All substitution shall be approved by Landscape Architect.
  - Trees & Shrub Guarantee: 15 C.C. or larger, trees shall be lush and exhibiting no or growth 1 year from date of final acceptance; shrubs for 3 months from date of final acceptance.

FLORIN ROAD



**LEGEND**

	EVERGREEN TREE
	DECIDUOUS TREE
	SHRUB
	KEY
	GROUND COVER

**PLANT LIST**

KEY	AMT.	SIZE	BOTANICAL NAME	COMMON NAME
LI	4	15G	LAGESTROEMIA INDICA	WATERMELON
UP	4	15G	ESQ	CEAS MYETLE
PP	3	15G	ULMUS PRINIFOLIA	CHINESE BLM
LN	2	15G	SAPINDUS DRUPICERUM	CHINESE TALLOW TR.
AP	47	16	LAURUS NOBILIS	GERMAN LAUREL
SHRUB	20	24	AGAPANTHUS 'POTBE PAN'	ONE LILY OF THE VALS
PN	14	24	GEVILLA NOBILI	WHEELER'S DWARF
CB	24	24	PITTOSPORUM TOBIKA	WHEELER'S DWARF
FB	3	24	EUPHORBIA INDICA	ROSEMARY
GC	25	24	DYALIS BICOLOR	FORENIGHT LILY
			XYLOPIA CONGESTUM	'SHINY XYLOPIA'
GC	100	100	HYPERICUM CALYCEINUM	SAFEDAWN
GC	100	100	HEDERA HELIX	ENGLISH IVY

**SHADE**

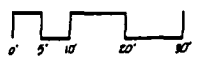
PARKING LOT PAVED AREA (INC DRIVE-THRU)	4112	SF
SHADED PAVEMENT AREA	2298	SF
% ALIENS AREA TO PAVED AREA	50	%
PARKING STALL AREA	1944	SF
SHADE TREES - ULMUS PRINIFOLIA	20	01A
SAPINDUS DRUPICERUM	20	01A
LAURUS NOBILIS	19	01A

AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED

003494

**LANDSCAPE PLAN**

SCALE 1"=10'



THE CALVIN LINDEN ARCHITECTS  
2401 TUDORVILLE LANE  
SAN JOSE, CA 95129  
(408) 244-1662

2695 FLORIN ROAD  
SACRAMENTO, CA

CALVIN INC. #981  
TACO BELL

ARCHITECTURAL DIMENSIONS: 36 OVAL COURT-WALNUT CREEK, CA-94596-1415/9032-8651

REVISIONS

ISSUE DATE  
21 SEP 03

DRAWN BY  
JLW

SHEET NO.  
1-1

100 NO. 101022



AVE. LOCK

ST.

AVE. WOODBINE

AVE. SAM

WOODBINE

271H

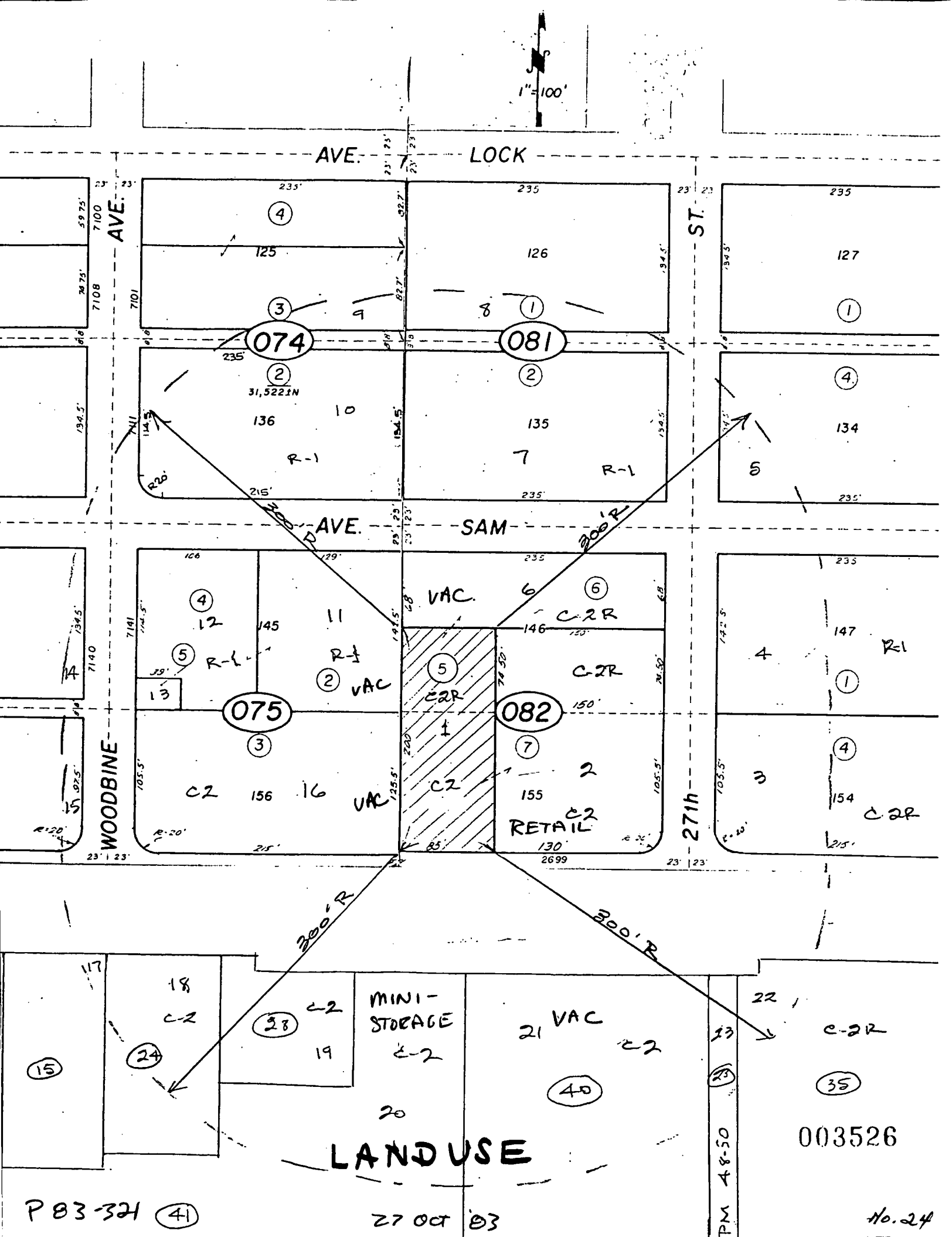
LAND USE

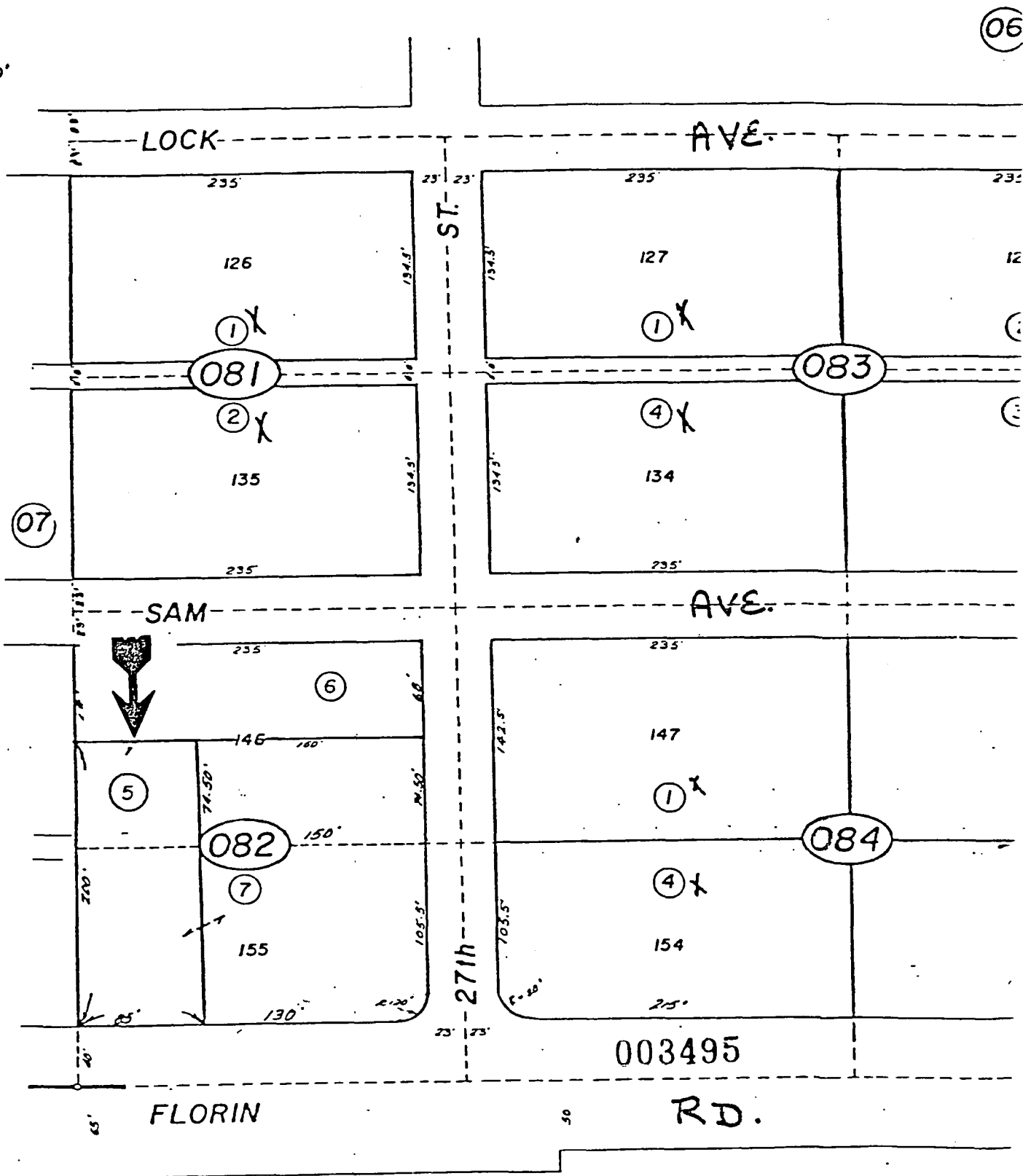
003526

P 83-321 (41)

27 OCT 03

No. 24





This diagram is not a Survey of the land,  
 but is furnished as a courtesy of  
**FIRST AMERICAN TITLE INSURANCE CO.**  
 and not intended to be part of the Policy  
 of Title Insurance or Preliminary Title Report.

P 83321