

REPORT AMENDED BY STAFF 3-4-87
CIT PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Harman Management, 2460 Watt Ave., Suite 200, Sacramento, CA 95825		
OWNER	Beulah F. Maloney, 3580 Northgate Blvd., Sacramento, CA 95838		
PLANS BY	RBS Architectural Group, 2460 Watt Ave., Suite 200, Sacramento, CA 95825		
FILING DATE	1/5/87	ENVIR. DET.	EX 15061(b)(3) REPORT BY DJH:kh
ASSESSOR'S-PCL. NO.	250-121-01		

APPLICATION: A. Plan Review of a 2,920 sq. ft., 74 seat fast-food restaurant with one drive-through window on 0.9+ acres in the General Commercial-Review (C-2-R) Zone

LOCATION: 3580 Northgate Boulevard. Southeast corner Patio Avenue and Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a Kentucky Fried Chicken fast-food restaurant with a drive-through window

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial
1986 North/Sacramento Community Plan/Designation:	Commercial/Shopping Center (deleted by staff)
Existing Zoning of Site:	C-2-R
Existing Land Use of Site:	Single-Family Dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Warehouse under construction; C-2, C-4-R	Front:	50'	50'
South: Vacant and Single family; R-2A	Side(Int):	5'	52'
East: Single Family, Trailer Park, R-1	Side(ST):	5'	18'
West: Vacant, H-PUD	Rear:	0	215'

Parking Required:	25 spaces at 1 space per 3 seats
Parking Provided:	43 spaces
Property Dimensions:	357 ft. x 10 ft.
Property Area:	0.9+ acres
Square Footage of Building:	2,920 sq. ft.
Height of Building:	One story, 16 1/2 ft. to parapet; 24 1/2 ft. cupola
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided
Exterior Building Materials:	Brick veneer; wood trim
Roof Material:	Composition shingle
Hours of Operation:	10 A.M. to 11 P.M., 7 days/week
Number of Employees:	8 full time; 38 part time
Employees Per Shift:	3 full time; 13 part time

PROJECT BACKGROUND: On August 14, 1986, the Planning Commission recommended approval of the following entitlements for the subject site:

- A. Amendment of the General Plan from Residential to Commercial/Office.

City Planning Commission
Sacramento, California

Members in Session:


Subject: Special permit to develop a 2,920 sq. ft. restaurant with one drive-up window
(P87-039)

Location: Southeast corner Patio Avenue and Northgate Boulevard

Summary: The special permit request to develop a Kentucky Fried Chicken Restaurant with one drive-up window was originally scheduled for the February 12, 1987 Planning Commission meeting. The item was continued by staff with other projects in the South Natomas Community Plan area so that the project could be re-evaluated in light of recent court decisions concerning the South Natomas Community Plan area. It was determined by the courts that this project was not affected by the court actions and could be heard by the Planning Commission. Planning staff recommends that the special permit request be approved.

Recommendation: Staff recommends approval of the special permit subject to conditions and based upon findings of fact which follow in the attached amended staff report.

Respectfully submitted,


Wilfred Weitman
Senior Planner

WW:kh

- B. Amendment of the South Natomas Community Plan from Special Planning District to Commercial Shopping Center.
- C. Rezone from Garden Apartment (R-2A) to General Commercial-Review (C-2-R) Zone.
- D. Special permit to allow a drive-through window in the C-2-R Zone (P86-012).

On September 9, 1986, the City Council approved the first three items. The special permit for the drive-through window remains in effect so that the current application is for a plan review only.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site consists of 0.9+ developed acres containing a single-family dwelling and several street trees. The site is zoned General Commercial-Review (C-2-R) Zone and ~~as Commercial/Shopping Center as indicated on the 1986 South Natomas Community Plan as amended on September 9, 1986, by the City Council.~~ The proposed use is compatible with the General Plan designation. *(deleted by staff)*

Surrounding land uses include warehouse/office under construction north of Patio Avenue; vacant to the west and south; and single family and mobile home park to the east.

B. Project Proposal

The applicant proposes to construct a 2,920 square foot, 74-seat Kentucky Fried Chicken restaurant with a drive-through window. The site plan shows 43 parking spaces, trash enclosure, a future retail commercial site, landscape berming, a 6-foot high solid wall along the south and east property lines and 1 driveway each off Patio Avenue and Northgate Boulevard. Signage is also shown on the applicant's plans. The total number of full-time employees will be 8 with 38 part-time employees. The per-shift ratio will be 3 full-time employees and 13 part-time employees. Building materials include brick, wood trim and composition shingles.

The drive-through window requires a special permit which was previously approved for a Long John Silver's restaurant by the Planning Commission on August 14, 1986 (P86-012). The special permit is still in effect so that no new permit is necessary.

C. Site Plan

1. Setbacks and Previous Conditions (P86-012): The Planning Commission previously approved a minimum 25-foot landscape setback along Northgate Boulevard with a 4-foot high landscape berm. Along Patio Avenue, a 5-foot landscape setback was required. Detached signage was restricted to one monument sign with a maximum height of 6 feet. The proposed site plan complies with the original special permit conditions except the monument sign height is actually 10 feet as measured from the top of sidewalk. Revised landscape plans shall show placement of the monument sign so that the top of sign is no higher than 6 feet above the top of sidewalk surface.

2. **Trash Enclosure:** The applicant's site plans show a trash enclosure. Staff recommends that the trash enclosure comply with the attached Trash Enclosure Guidelines (Exhibit A).
3. **Walls:** A 6-foot high solid wall is shown along the south and east property line. The method of construction and type of wall appears to be masonry block on a concrete foundation. Staff recommends that the wall be constructed of a decorative material and color compatible with the restaurant's design. The wall shall observe the height limits within the 25-foot setback area off Northgate Boulevard and Patio Avenue.
4. **Driveway for Drive-Through Window:** Staff has discussed with the applicant a potential conflict with pedestrian traffic coming off Patio Drive across the drive-through driveway to the north door. The office/warehouse development and future use by Golden Gate University to the north of Patio Avenue may create an increase in pedestrian traffic across the drive-through driveway. Staff recommends that the applicant revise his site plan to provide intensive landscaping along Patio Avenue in the 5-foot planter adjacent to the sidewalk to deter through traffic. Another alternative is to provide a walkway with railing to prevent access adjacent to the north side of the building leading from the Northgate Boulevard.
5. **Utility Transformer and Meters:** Staff recommends that any utility distribution facilities be screened so to not be visible off-site. The SMUD transformer proposed between the building and trash enclosure shall be screened with materials or landscaping compatible with the building.

D. Landscape Plan

1. **South Property Line Wall:** Staff notes that deciduous trees are shown along the landscape area adjacent to the south property line. Staff recommends use of evergreen trees for shading adjacent to the residentially zoned property in place of the deciduous trees. It should be noted the landscape planter adjacent to the south property line will require an increase in width from 5 feet to 6 1/2 feet allowing 6 inches for a wall, 2 feet for vehicle overhang and 4 feet of clear, unobstructed landscaping between the wall face and vehicle overhang area.
2. **Trees Shading Requirement:** The applicant's preliminary landscape plan appears to meet the 50 percent shading coverage requirement. The applicant shall maintain the coverage when selecting evergreen trees along the south property line landscape strip.
3. **Curb and Wheel Stops:** The applicant shows the use of 6 inch concrete curb with vehicle overhang. Staff recommends that no portable concrete wheel stop be used on the site and that 6-inch concrete curb be used adjacent to all landscape areas.
4. **Bark Mulch:** Groundcover under shrubbery on the landscape plan is not clearly identified. Staff notes that within the landscape street frontages, living groundcover is required. Staff recommends that all exposed areas be planted with living groundcover with no use of bark, mulch or rock.

5. Future Retail Area: The applicant's landscape plan shows the eastern portion of the lot as a possible retail store site. Until the area is developed, staff recommends that the area be landscaped with grass, irrigated during the summer and maintained in a weed- and litter-free condition. Fencing off the area may be appropriate if loitering or security problems arise. Staff recommends the revised landscape plan show the type of groundcover. Irrigation plans can show use of a hose bib to service the area unless automatic irrigation is desired by the applicant. The applicant indicated the use of a rye grass with high mowing and weekly watering during the summer months as an option. Specifics remain to be worked out between the owner and applicant.

E. Bicycle Parking

City Code requires one Class I bicycle parking facility for each 25 required parking spaces for commercial uses. The applicant is required to provide 28 spaces and shows 43 including one handicapped. The revised site plan shall show the location of a bicycle storage facility.

F. Lighting

Exterior parking lot lighting is proposed on poles. Staff recommends that all exterior parking lighting and building lighting be directed on-site and not reflect off-site onto residentially zoned or used lots. Use of light shields are recommended.

G. Parking Lot Design

The parking lot should be redesigned to show the following:

1. Increased landscape strip along the south property line to 6 1/2 feet. These may require redesigning stalls 1 to 12 to a 60 degree angle.
2. Eliminate the 2 stalls, number 32 and 33 closest to Patio Avenue at the driveway so no vehicles back into traffic entering or exiting the site. The total area free of parking should be 20-foot deep as measured from the Patio Avenue right-of-way property line. Staff recommends landscaping in the area which does not create a visibility problem.
3. The revised site plan shall show all dimensions of driveways, parking spaces, building setbacks and landscaped areas. Due to the limited area of the site, dimensions are necessary to determine viability of the site layout.

H. Existing Single-Family Dwelling and Trees

The site contains several large street trees and a single-family dwelling. The house and trees are proposed by removal. No information was provided on the structural integrity of the dwelling so that it may be capable of being removed by a house mover. Staff recommends that the dwelling be offered for relocation by local house movers if found to be in suitable condition for relocation. The offer of sale shall be valid for 60 days prior to demolition of the house. All efforts shall be made to retain street trees on the site.

I. Signage

1. Monument Sign: The previous permit (P86-356) allows one freestanding monument no higher than 6 feet as measured from the top of sidewalk. The proposed monument sign is located on top of a 4-foot high berm resulting in a 10-foot height. The monument sign shall be redesigned or relocated to comply with the 6-foot height limit.
2. Logos on Directional and Informational Signs: The portrait of the "Colonel" is shown on the directional and informational signs. The applicant should be aware that the logo is not allowed on directional signs as per the City Sign Ordinance. The logo is included in calculating attached and detached signage in addition to any letters.
3. Welcome/Enter Sign: The sign showing the logo and words "Welcome/Enter" should be downsized from 5-feet high, 3 1/2-foot wide size to a more modest size of no greater than 4-square feet of sign area and 4 feet in height. The signs should be set back more than 10 feet from the public right-of-way. The words "Welcome/Thank You" and the logo are not allowed as part of the directional sign. Staff recommends that the applicant submit a signage program reflecting all above concerns for review and approval by the Planning Director prior to issuance of sign permits.

J. Menu-Board Loudspeaker

The drive-through window requires an external speaker unit. Staff recommends that the volume on the loudspeaker be controlled so to not be audible to adjacent residentially zoned property. The menu board may required readjustment to face northward so that the loudspeaker projects to the north and not east as shown.

K. Agency Comments

The proposed project was reviewed by the City Engineer, Traffic Engineer, Waste Removal Divisions and the South Natomas' Advisory Committee with the following comments received:

City Engineer: on-site drainage required and street lighting required

Traffic Engineer: the project shall comply with the requirements of the City Traffic Engineer regarding public road improvements

Solid Waste Division: no problems.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to Stat EIR Guidelines [CEQA Section 15061b(3)].

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the Plan Review subject to Conditions and based upon Findings of Fact which follow:

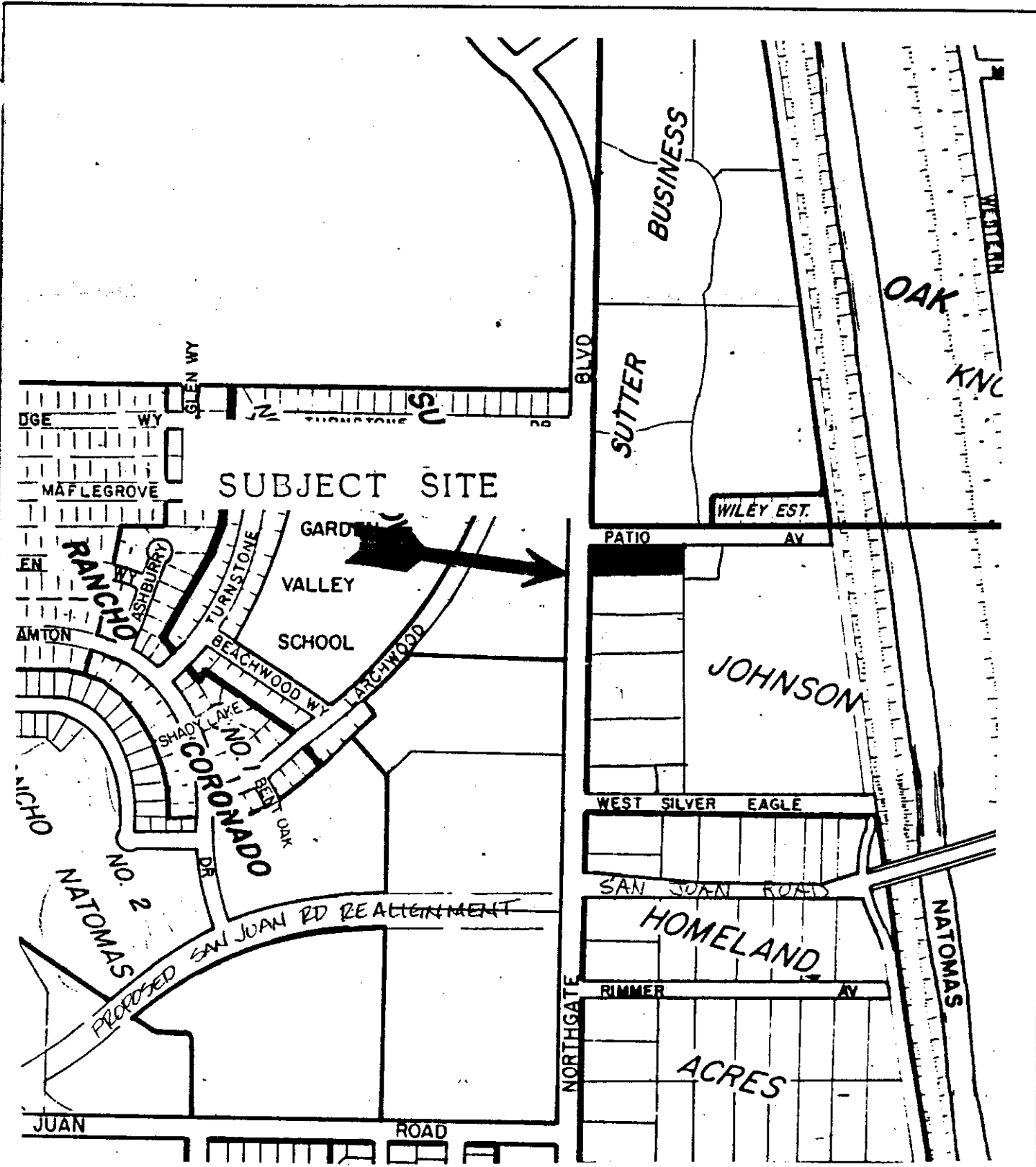
Conditions - Plan Review

1. Revised landscaping, shading, and irrigation plans for the site shall be submitted for Staff review and approval prior to issuance of building permits.
2. Six-foot high decorative walls shall be shown on a revised site plan adjacent to residential zones compatible in color with the restaurant.
3. All driveways shall be designed to City standards for commercial driveways. All improvements to the public right-of-way shall be reviewed and approved by the City Engineer's Office.
4. The trash enclosure shall be designed according to the attached trash enclosure guidelines (Exhibit A).
5. The applicant shall restrict access off Patio Avenue across the drive-through driveway by use of intensive landscaping or providing railing or barrier along the north building elevation opposite the north doorway. An "Exit Only" doorway may be most appropriate with no external door hardware.
6. The eastern portion of the lot shall be landscaped with grass, irrigated and maintained in a litter free condition.
7. The parking lot shall delete stalls 32 and 33 closest to Patio Avenue so that a minimum of 20 feet of vehicle clear area is established off Patio Avenue. Landscaping shall be low profile so to not provide visibility problems.
8. Parking lot shall comply with the 50 percent shading requirement. A minimum 4-foot planter strip and 2 additional feet of planter for vehicle overhang shall be provided adjacent to the wall.
9. No bark mulch is to be used on the site. Living groundcover is required under shrubbery on the revised landscape plans.
10. Landscaping shall be designed to comply with minimum visibility requirements for all driveways and intersections.
11. Utility meters and transformers shall be screened from roadway view.
12. Bicycle parking shall be provided as per the City Parking Ordinance.
13. A uniform signage program shall be submitted for review and approval by the Staff prior to issuance of sign permits. The monument sign shall not exceed 6 feet in height as measured from top of sidewalk.
14. All on-site lighting shall be directed away from residential zones. Use of shields on lights in the parking lot shall be required where light poles are adjacent to the residential zones.
15. No prefabricated wheel stops shall be used on the site. All wheel stops shall be six-inch high continuous-pour concrete which incorporates a two-foot vehicle overhang into the landscape area.

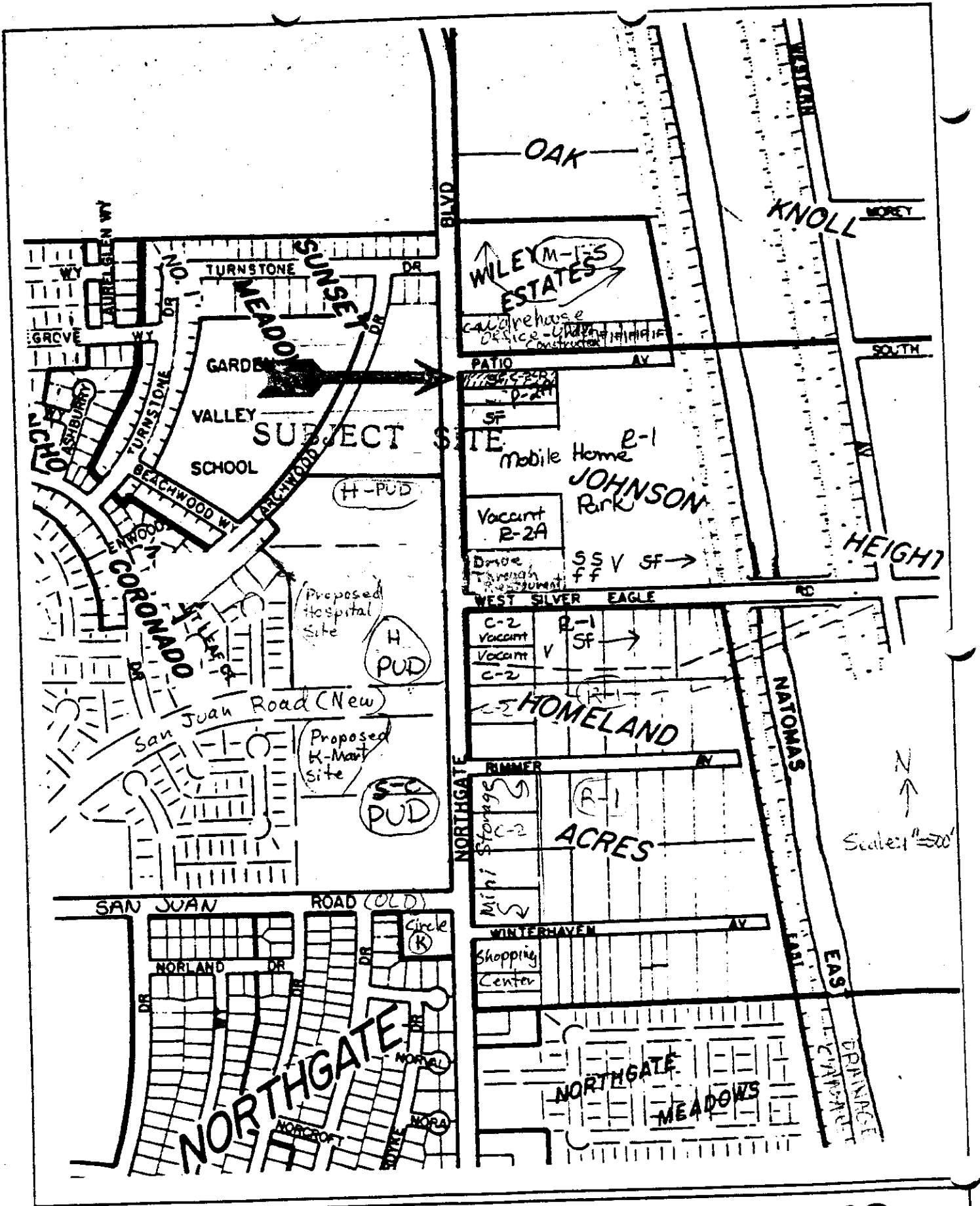
16. The one way only drive-through exit shall be clearly marked so the public does not mistake the driveway for an entrance. The sign shall be approved by the Planning Director as part of the sign program.
17. The loudspeaker used by the drive-up window shall not be audible to adjacent residential windows.
18. The revised site plan shall show all dimensions.
19. The existing single-family dwelling shall be offered for relocation 60 days prior to demolition. Trees shall be retained if possible on the landscape plan.

Findings of Fact - Special Permit Plan Review (amended by staff)

1. The project plan, as conditioned, is based upon sound principles of land use, in that:
 - a. the project is compatible with surrounding land uses which consist of commercial and residential;
 - b. adequate off-street parking is provided;
 - c. the project is located on a major street.
2. The project plan, 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 6-foot high masonry wall will act as a noise buffer between the drive-up service window lane and adjacent residential zones to the south and east.
3. ~~The proposed special permit, as conditioned, is consistent with the City's Discretionary Land Use Policy in that the site is designated for commercial uses in the 1986 South Natomas Community Plan and the proposed drive-through restaurant conforms with the plan designation. (deleted by staff)~~
 3. The proposed project, as conditioned, is consistent with the City's Discretionary Land Use Policy for the South Natomas area in that the site is designated for commercial uses in that policy and the proposed drive-through restaurant conform with the policy designation. (staff added)



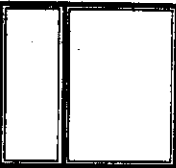
VICINITY MAP



VICINITY - LAND USE - ZONING

P87039

RBS
ARCHITECTS
(1987)



PROJECT TITLE

Kentucky Fried Chicken
2800 NORTHGATE BOULEVARD
SACRAMENTO, CALIFORNIA

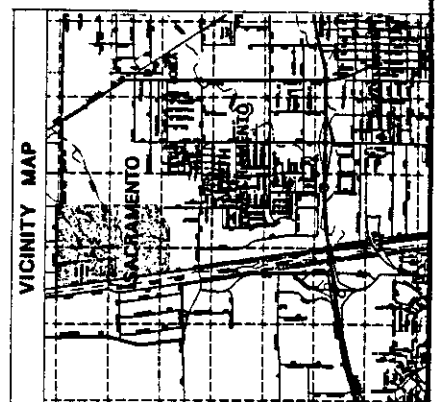
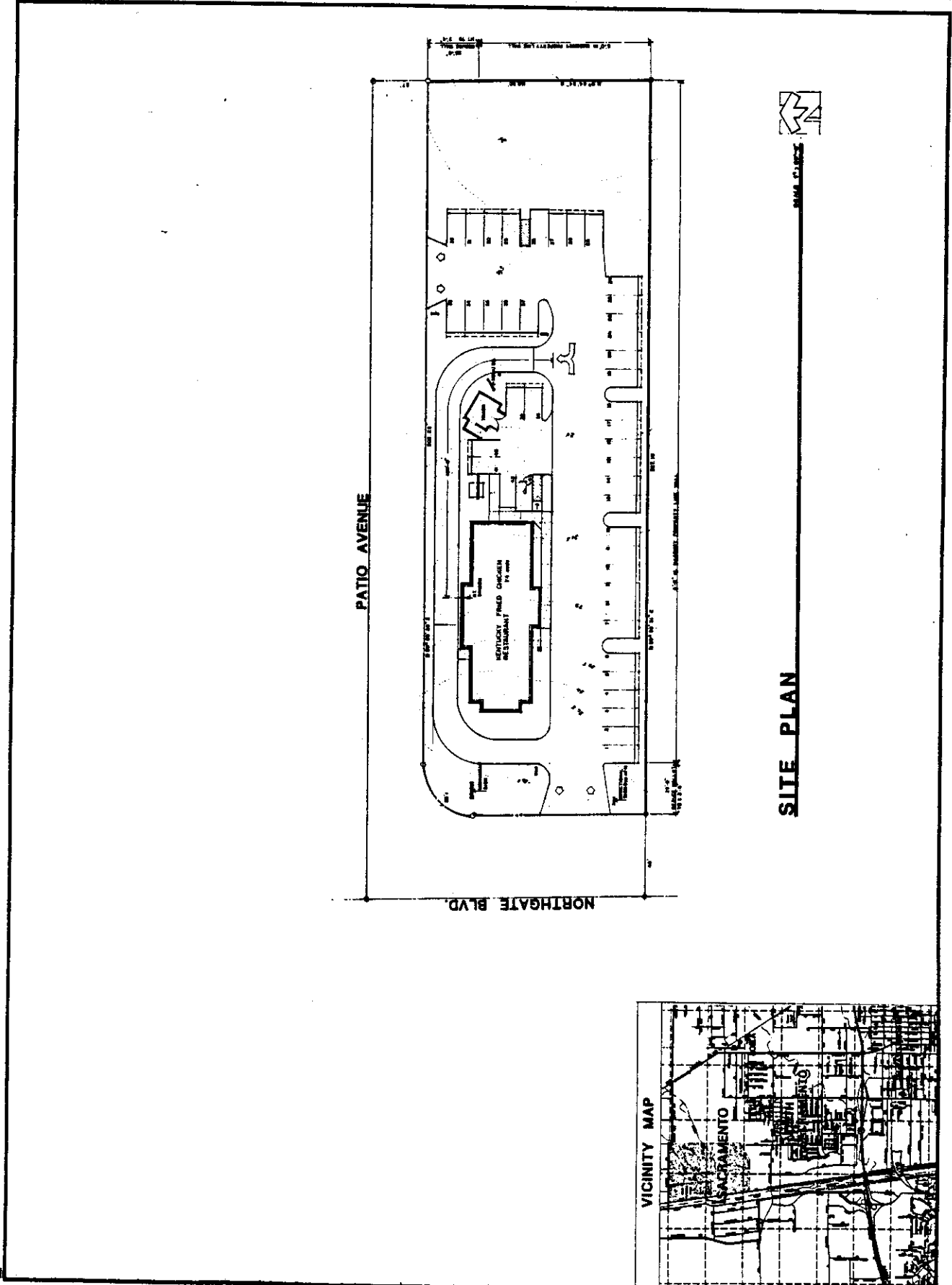
SHEET TITLE

NO. 1

REVISION

SITE PLAN

NO. 2

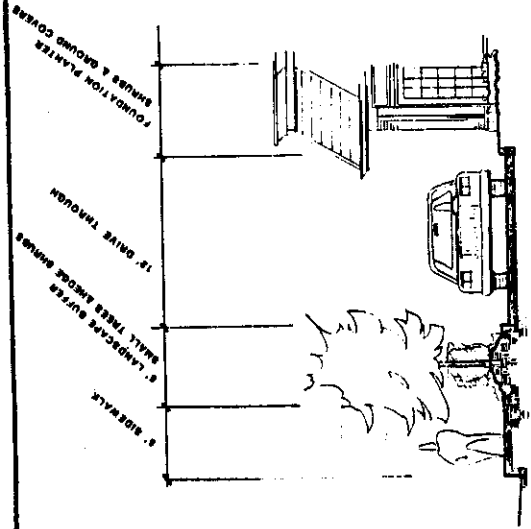
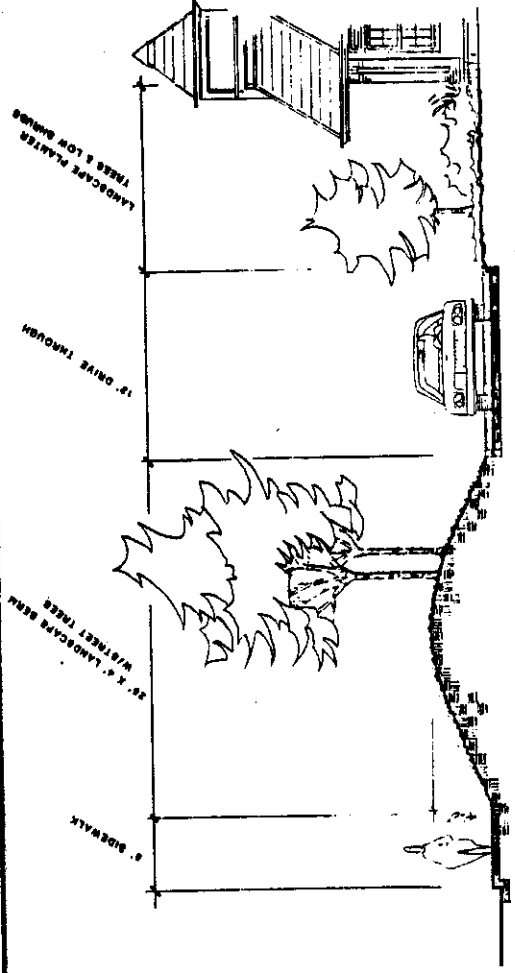


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Kentucky Fried Chicken

LANDSCAPE PLAN



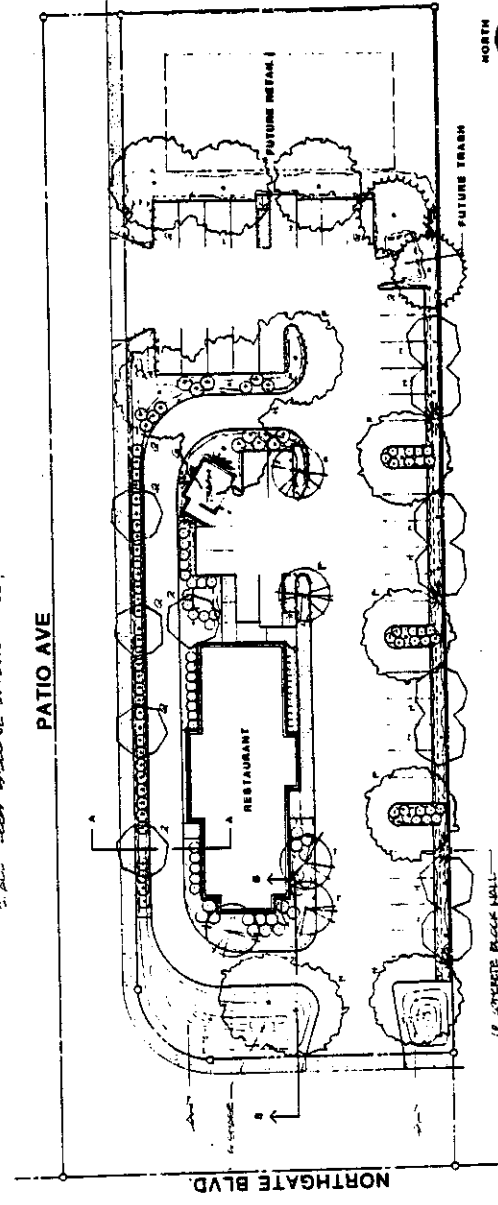
SCALE 1" = 4'-0"

SECTION B.B

SCALE 1" = 4'-0"

SECTION A.A

NOTES: 1. PLANTINGS SHALL BE MATCHED BY A QUALITY PROPAGATOR. 2. ALL TREES SHALL BE 2" DBH. 3. ALL SHRUBS SHALL BE 2" DBH.



PLANT LEGEND

- 1. 12" DBH. 4-10' TALL PLANT
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- 99. 12" DBH. 4-10' TALL PLANT
- 100. 12" DBH. 4-10' TALL PLANT

SCALE ANALYSIS

TOTAL PAVED AREA	11,000 sq. ft.
LANDSCAPE AREA	6,000 sq. ft.
TOTAL AREA	17,000 sq. ft.
TOTAL PLANTING	1,000 sq. ft.
TOTAL TREES	100
TOTAL SHRUBS	100
TOTAL LOW SHRUBS	100
TOTAL FLOWERING SHRUBS	100
TOTAL PALMS	100
TOTAL SPERMATOPHYTES	100
TOTAL Gymnosperms	100
TOTAL Angiosperms	100
TOTAL Dicots	100
TOTAL Monocots	100
TOTAL Magnoliids	100
TOTAL Equisetops	100
TOTAL Ferns	100
TOTAL Mosses	100
TOTAL Lichens	100
TOTAL Algae	100
TOTAL Fungi	100
TOTAL Bacteria	100
TOTAL Viruses	100
TOTAL Protozoans	100
TOTAL Invertebrates	100
TOTAL Vertebrates	100
TOTAL Plants	100
TOTAL Animals	100
TOTAL Fungi	100
TOTAL Bacteria	100
TOTAL Viruses	100
TOTAL Protozoans	100
TOTAL Invertebrates	100
TOTAL Vertebrates	100
TOTAL Plants	100
TOTAL Animals	100

PRELIMINARY LANDSCAPE PLAN
 SCALE 1" = 30'-0"
 NORTHGATE BLVD & PATIO AVE
 CITY OF GARDEN GROVE, CALIFORNIA

3-12-87

item 307

ELEVATIONS



LEXINGTON EXTERIOR
(Works well anywhere, best with Heritage Interior)

EXTERIORS
October 1, 1986

P-87-039

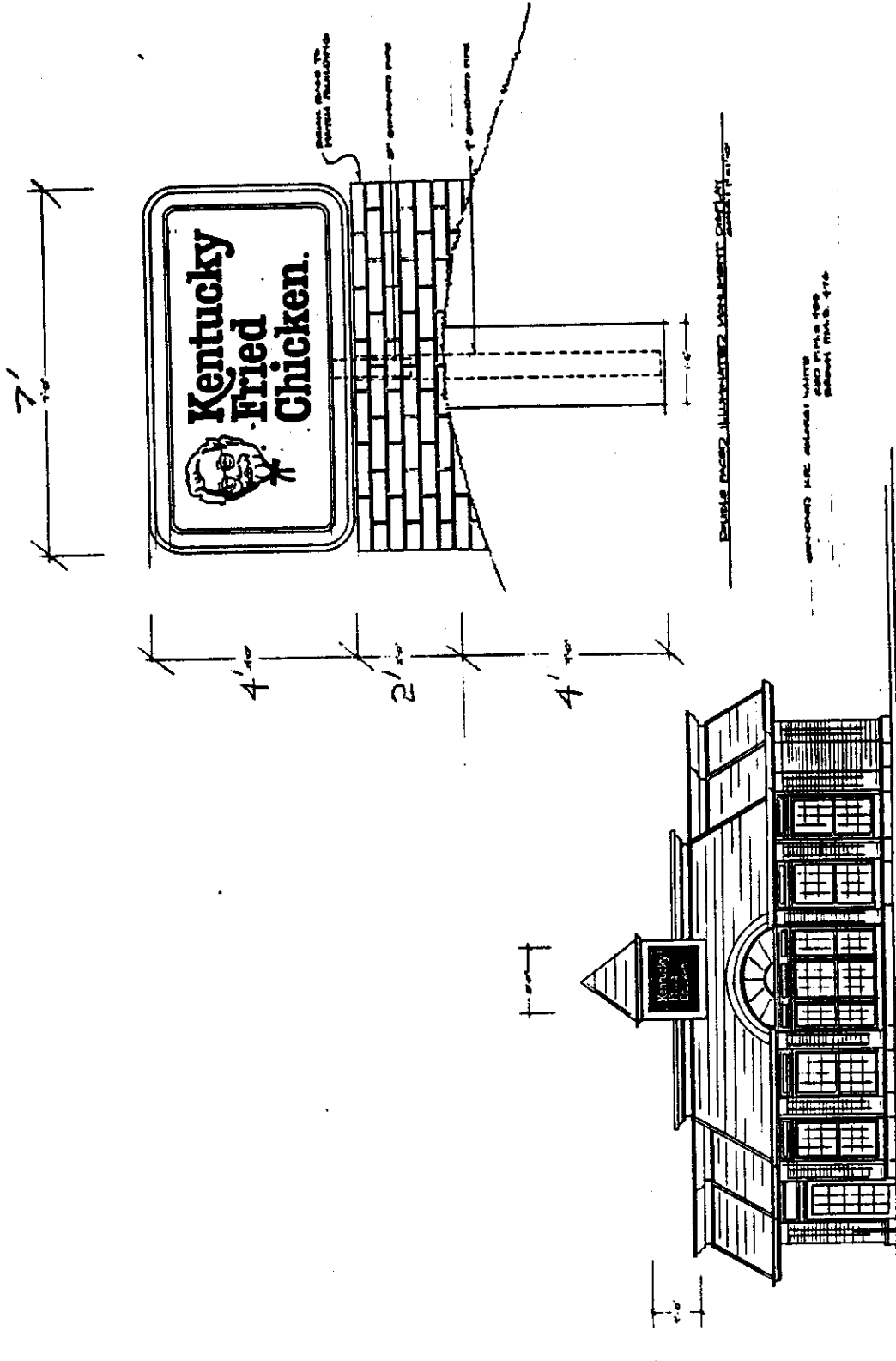
3-12-87

item 7 *[signature]*

P87039

SACRAMENTO BRANCH		ROUND ELECTRIC SIGN COMPANY		SACRAMENTO, CALIF. 95811 (916) 421-1111	
PROJECT NO.	670-039	DATE	3-12-87	BY	
CLIENT	Kentucky Fried Chicken	LOCATION		SCALE	
DESCRIPTION	Signage	PROJECT		REVISIONS	
DESIGNED BY		CHECKED BY		APPROVED BY	
DRAWN BY		DATE			

SIGNAGE



P-87-039

3-12-87

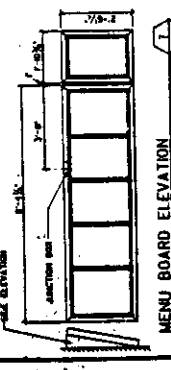
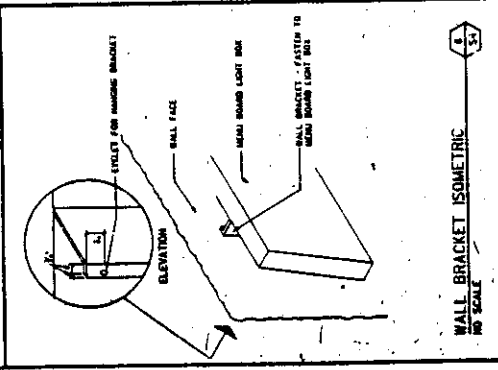
item 27

08.08.88

Kentucky Fried Chicken

GENERAL NOTES

- CONTRACTOR TO VERIFY TYPES OF SIGNS TO BE INSTALLED AND LOCATION OF SIGNS. THIS INFORMATION IS TO BE OBTAINED FROM THE ARCHITECT.
- ALL PACKAGES OF SIGN INSTALLATION SHALL MEET LOCAL CODES.
- CONCRETE SHALL HAVE A STRENGTH OF 3000 LB/SQ. FT. AT 28 DAYS.
- ALL FOUNDATIONS SHALL MEET OR EXCEED LOCAL BUILDING CODES AND BE APPROVED BY THE ARCHITECT.
- INSTALLATION AND DIMENSIONS OF SIGNS TO BE VERIFIED WITH THE SIGN MANUFACTURER.
- ALL SIGN BASES ARE TO BE FINISHED BY SFC.
- ALL SIGN BASES ARE TO BE FINISHED BY SFC.
- ELECTRICAL SERVICE FURNISHED & INSTALLED BY E.C.
- ALL WIRE COLUMNS & WIRE SIGN MATERIALS TO BE FURNISHED & INSTALLED BY E.C.



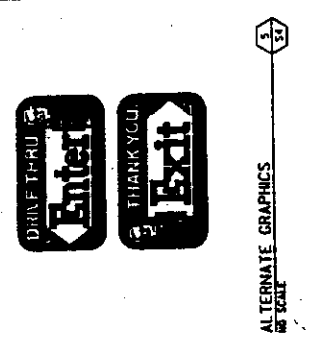
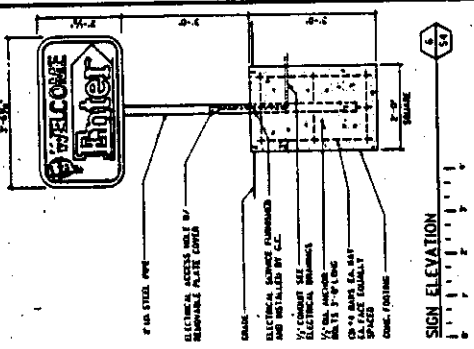
INSTALLATION NOTES

- VERIFY LOCATION OF SIGN BASES AND WIRE SIGNS.
- INSTALL SIGN ON WALL OR SUPPORT STRUCTURE.
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ELECTRICAL DATA

LAMPS	18
WATTAGE	216
VOLTS	120

SERVICE AREA MENU BOARDS



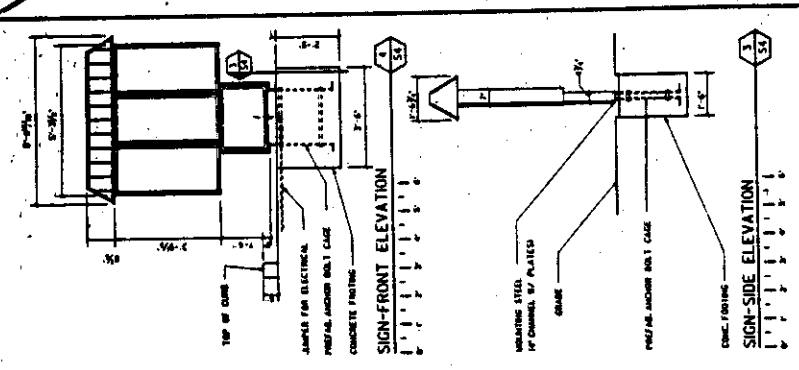
INSTALLATION NOTES

- VERIFY LOCATION OF SIGN BASES AND WIRE SIGNS.
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TOTAL ELECTRICAL DATA

LAMPS	18
WATTAGE	216
VOLTS	120

ENTER/EXIT SIGNS



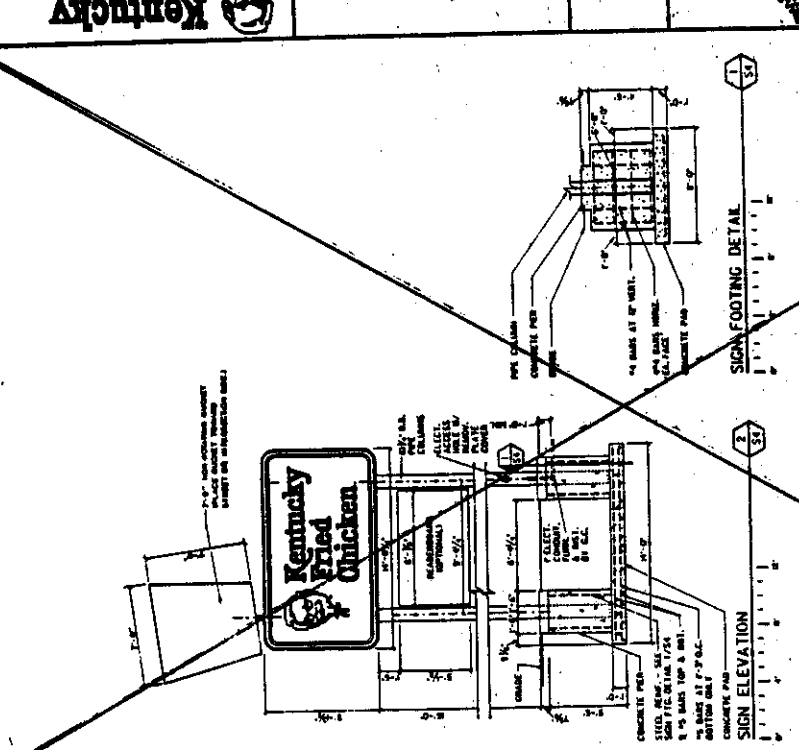
INSTALLATION NOTES

- VERIFY LOCATION OF SIGN BASES AND WIRE SIGNS.
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- INSTALL SIGN ON WALL OR SUPPORT STRUCTURE.

TOTAL ELECTRICAL DATA

LAMPS	18
WATTAGE	216
VOLTS	120

DRIVE-THRU MENU BOARD



INSTALLATION NOTES-SIGN

- VERIFY LOCATION OF SIGN BASES AND WIRE SIGNS.
- INSTALL SIGN ON WALL OR SUPPORT STRUCTURE.
- INSTALL SIGN ON WALL OR SUPPORT STRUCTURE.
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- INSTALL SIGN ON WALL OR SUPPORT STRUCTURE.

INSTALLATION NOTES-SIGNET

- VERIFY LOCATION OF SIGN BASES AND WIRE SIGNS.
- INSTALL SIGN ON WALL OR SUPPORT STRUCTURE.
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- INSTALL SIGN ON WALL OR SUPPORT STRUCTURE.

SIGN INFORMATION

LAMPS	18
WATTAGE	216
VOLTS	120

PYLON SIGN

P-87-039

3-12-87

item 207

TRASH ENCLOSURE GUIDELINES

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.