

CITY PLANNING COMMISSION

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

APPLICANT McDonald's Corporation, 2480 N. First St., Suite 220, San Jose, CA 95131
OWNER Odell & Helen Grady, 1927 Marval Way, Sacramento, CA 95864
PLANS BY McDonald's Corporation, 2480 N. First St., Suite 220, San Jose, CA 95131
FILING DATE 2/24/89 ENVIR. DET. Exempt 15303e REPORT BY CL:kjr
ASSESSOR'S PCL. NO. 023-0221-016

APPLICATION: Special Permit to allow the redesign of an existing drive-through lane on 0.25± developed acres in the Heavy Commercial (C-4) Zone.

LOCATION: 5425 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to redesign an existing drive-through for a McDonald's restaurant.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices

Existing Zoning of Site: C-4

Existing Land Use of Site: McDonald's Restaurant

Surrounding Land Use and Zoning:

North: Commercial & Residential; C-4 and R-1

South: Commercial; C-2

East: Residential; R-1

West: Commercial; C-4

Parking Required:	27 Spaces
Parking Provided On Site:	29 Spaces
Parking Provided Off Site:	26 Spaces
Property Dimensions:	Irregular
Property Area of Existing Parcels:	0.73± acres
Property Area of Leased Parcel:	0.25± acres
Square Footage of Building:	2,250 sq. ft.
Height of Building:	1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick and Stucco

BACKGROUND INFORMATION:

On April 12, 1984, the Planning Commission approved a Special Permit (P84-088) to develop a drive-through window in an existing McDonald's restaurant.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.98± acres in the Heavy Commercial (C-4) zone. The existing parcels contain 0.73± acres and the new leased portion contains 0.25± acres. The site is currently developed with a McDonald's including a drive-through lane. The General Plan designates the site Community/Neighborhood Commercial and Offices. The surrounding land use and zoning is commercial and residential, C-4 and R-1, to the north; commercial, C-2, to the south; residential, R-1, to the east; and commercial, C-4, to the west.

B. Applicant's Proposal

The applicant proposes to expand an existing drive-through for a McDonald's restaurant. The expansion is proposed to occur on an 11,000 square foot portion of a parcel to the north. The parcel contains a Big-O tire shop. The applicant has leased the rear portion of the lot which is paved and includes excess parking for Big-O. The applicant has provided a reciprocal access agreement for the use of the property as a drive-through lane and parking. This additional property will allow McDonald's to gain 20 parking spaces as well as re-route the drive-through lane allowing for additional cars to stack without affecting circulation and parking. The proposal also includes a trash enclosure located on the leased property. The hours of operation are 7:00 a.m. to 11:00 p.m.

C. Site Plan

Circulation - Staff has no objection to the redesign of the drive-through service facility. Adequate stacking, maneuvering area, and parking is provided.

Landscaping - The landscaping of the leased area shall meet the fifty percent shading requirements of the Zoning Ordinance.

Masonry Wall - There currently exists a masonry wall around the leased area. This complies with the requirements of the Zoning Ordinance which requires a 6 foot masonry wall separate residential and non-residential uses.

Trash Enclosure - The applicant proposes to relocate the trash enclosure to the leased property. The trash enclosure shall be built to meet the requirements of the Zoning Ordinance.

Lighting - The site is currently lit with tall pole lamps. These lamps have light shields to prevent spillage of light into the residential property. Any proposed lighting shall also include light shields.

Signage - The applicant's proposal includes only directional signage in association with the drive-through. These signs shall meet the Sign Ordinance requirements.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering, Fire, Building Inspections, Community Services, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

Engineering:

Driveway widening requires a new driveway permit.

South Sacramento Area Community Planning Advisory Council:

Our council has no serious problems with the proposal; only complaint is the one driveway very close to the Stockton/Fruitridge intersection. This driveway does not flow well in/out of the street and will be even a bigger problem when greater volume of traffic is occurring.

Environmental Determination:

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e).

RECOMMENDATION:

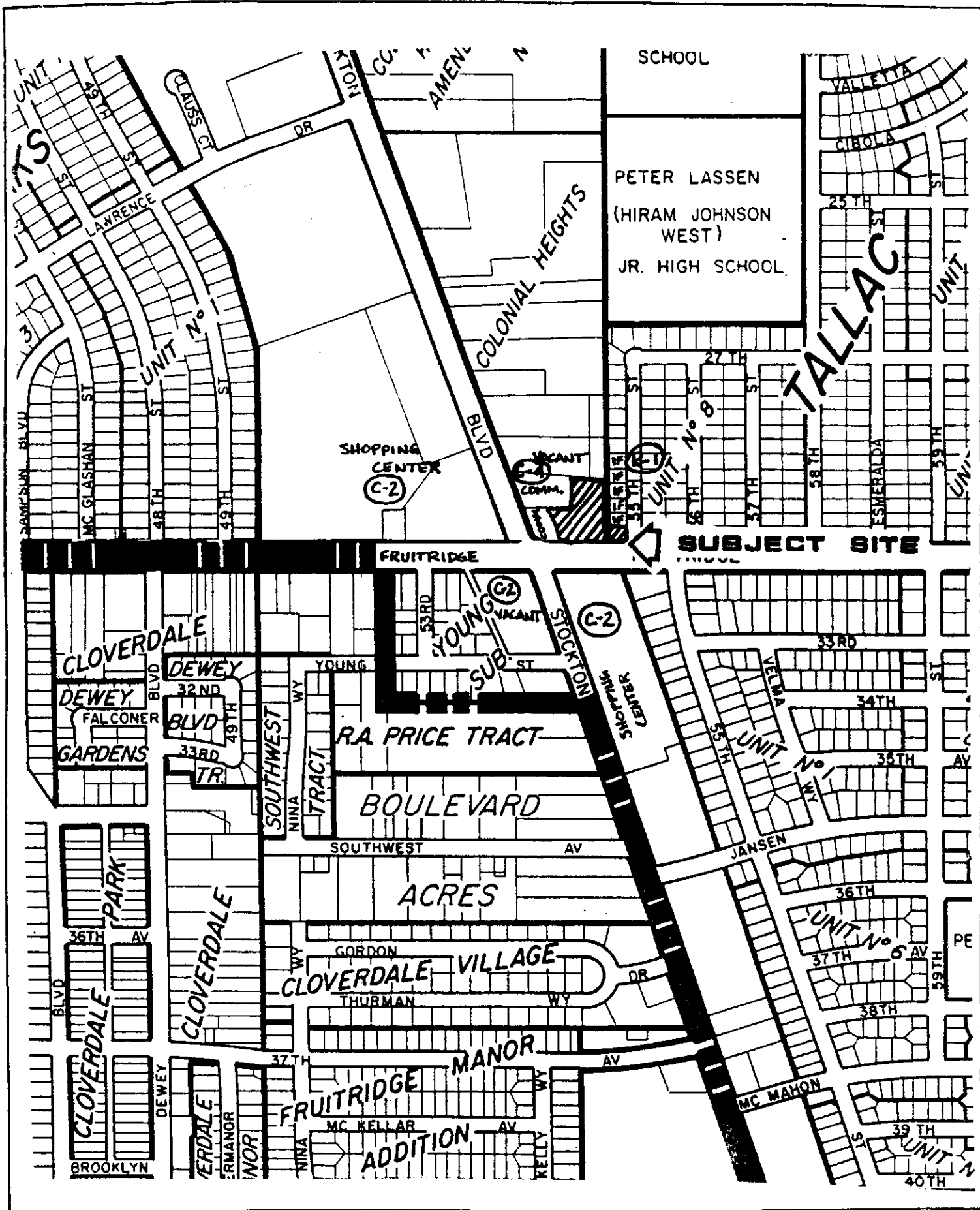
Staff recommends the Planning Commission approve the Special Permit to allow the redesign of an existing drive-through lane, subject to conditions and based upon findings of fact which follow.

Conditions

1. The landscaping of the leased area shall meet the fifty percent shade requirements of the Zoning Ordinance.
2. The trash enclosure shall be built to meet the requirements of the Zoning Ordinance.
3. All lighting shall include light shields to protect residential properties from spillage of light.
4. All signs shall meet the requirements of the Sign Ordinance.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that adequate space is available to accommodate the drive-through facility.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate parking and landscaping will be provided; and
 - b. the residential uses will be protected by light shields and a solid masonry wall.
3. The project is consistent with the General Plan which designates the site for commercial uses.



VICINITY - LAND USE - ZONING

