

# CITY PLANNING COMMISSION

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

APPLICANT	Naugles, Inc., 120 No. McPherson, Orange, CA 92669		
OWNER	American Principals Corp., 2262 Carmel Valley Road, Del Mar, CA 92014		
PLANS BY			
FILING DATE	6/6/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	7/1/83	EIR	ASSESSOR'S PCL. NO. 018-011-2300

- APPLICATION:
1. Environmental Determination
  2. Special Permit to develop a drive-through window in conjunction with the remodel of an existing restaurant in the C-2 zone

LOCATION: Southeast corner of Sutterville Road & Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to rehabilitate an existing restaurant building for Naugles Restaurant with a drive-up window element.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices  
1965 Sutterville Heights  
Community Plan Designation: Shopping/Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Fast Food Restaurant

Surrounding Land Use and Zoning:

North: Sacramento City College; R-1  
South: Commercial; C-2  
East: Commercial; C-2  
West: William Land Park; R-1

Parking Required: 15 spaces  
Parking Provided: 35 spaces  
Number of Seats: 46  
Property Dimensions: Irregular  
Property Area: 26,595 square feet  
Square Footage of Building: 3,286  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Walls - off white; Fascia - dark stained wood veneer  
Exterior Building Materials: Roof - shingles painted tile red

BACKGROUND INFORMATION: The subject site is located on the southeast corner of Sutterville Road and Freeport Boulevard. The applicant proposes to remodel the existing fast food restaurant structure into "Naugles Restaurant" and add a drive-through lane and pickup window on the east and south side of the restaurant building.

STAFF EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. The applicant proposes to essentially use the existing parking scheme in conjunction with the restaurant remodel. However, due to the addition of the drive-through lane on the east side of the building, the length of the backout maneuvering space for the row of parking spaces along the east property line is reduced to 21 feet (26 ft. is the standard distance).

APPLC. NO. P83-180

MEETING DATE July 14, 1983

CPC ITEM NO. 21

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1. (cont'd.)

In order to comply with City parking standards and provide adequate backout maneuvering distance, staff recommends a modification to the site plan by reorienting the east row of parking spaces to a 60° angle (see staff changes on site plan, Exhibit A). With the angled parking spaces, sufficient space remains to construct a four-foot wide planter strip along the east property line separating the subject site from the parking lot on the adjoining property. New shade trees and additional landscape areas can be installed with this site plan revision.

The City Traffic Department also requests a modification to the drive-through lane by increasing the turning radius at the rear of the building from 25 feet to 27 feet, reducing the sharp exit turn by extending the driveway flare by eight feet and reducing the one-way driveway exit onto Sutterville Road (east exit) to 20 feet (see site plan).

2. Since the closure of the previous business, the subject property has been left unattended with the landscape areas becoming weed infested and the lot a visual blight to the streetscape. Since the subject property is located on a high visibility corner, across from William Land Park and Sacramento City College, staff encourages an extensive landscape rehabilitation program. Staff recommends that additional shade trees be planted in the existing landscape areas, and the redwood bark and rock replaced by some form of low ground cover. Prior to relandscaping, an effective weed killer should be applied to the landscape areas.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon the Findings of Fact which follow.

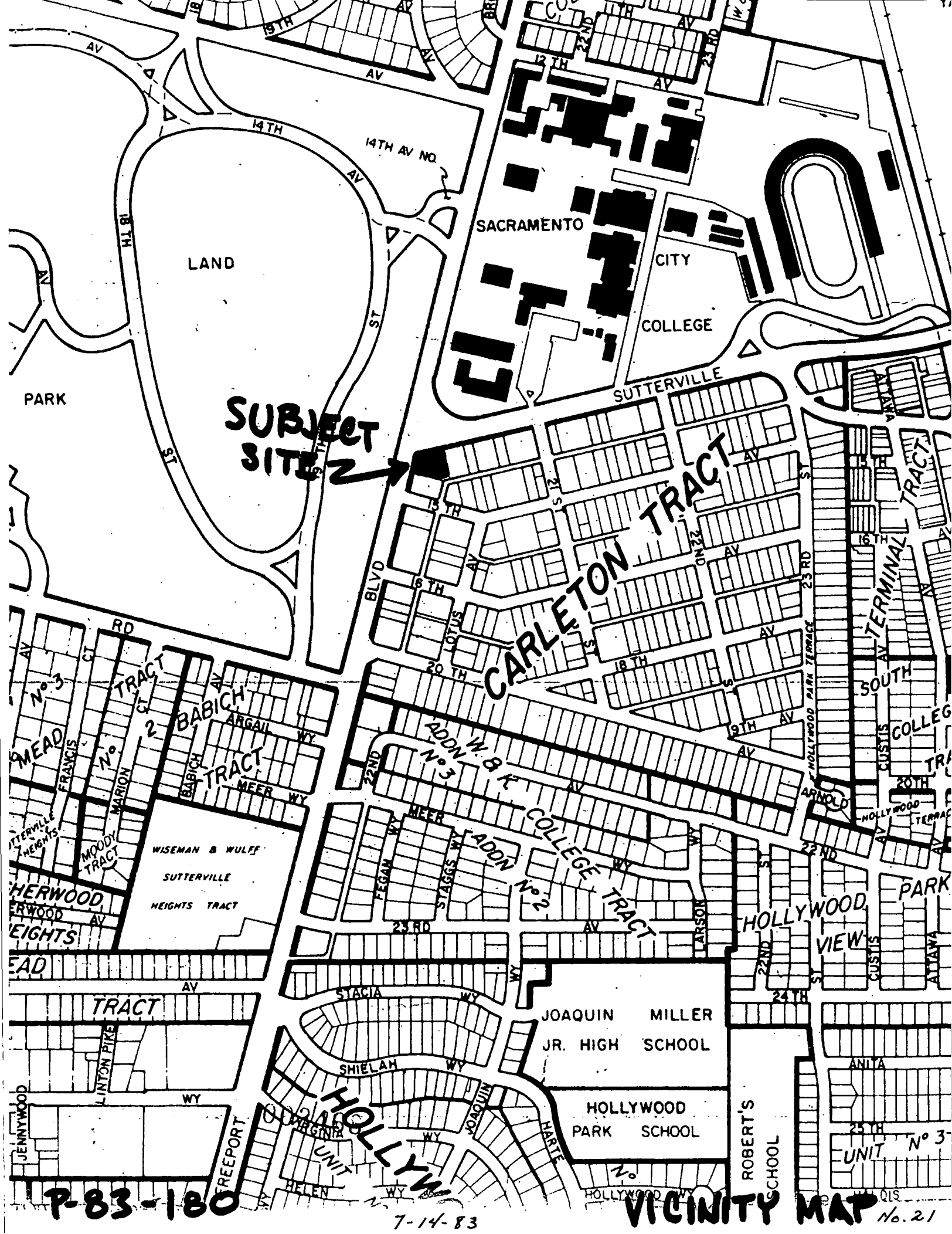
Conditions

- a. The applicant shall redesign the site plan per staff changes, Exhibit A, to include:
  - 1) four-foot wide planter strip and new tree wells along the east property line between the two existing parking lots;
  - 2) the addition of a six-foot wide planter strip along a portion of the drive-through lane;
  - 3) reorienting the east row of parking spaces to a 60° angle;
  - 4) the driveway opening on the south property line shall be reduced to 26 feet;
  - 5) increase radius turn of drive-through lane at southeast corner of building from 25 feet to 27 feet;
  - 6) increasing flare of drive-through exit by eight feet;
  - 7) reducing east one-way driveway onto Sutterville Road to 20 feet;
  - 8) install one-way entry and exit direction signs next to driveways.

- b. The applicant shall relandscape the existing and proposed new planter areas with low ground cover and plant new 15 gallon shade trees. Prior to relandscaping, the applicant shall apply an effective weed killer to eliminate existing weeds in the planter areas. The applicant shall consult with the City Community Services Department regarding the usage of the most appropriate chemical weed killer;
- c. The applicant shall submit a detailed landscape and irrigation plan to the Planning staff for review and approval prior to issuance of building permits;
- d. The applicant shall submit a detailed signage program to the Planning staff for review and approval prior to issuance of the occupancy permit.

Findings of Fact

- a. The Special Permit, as conditioned, is based upon sound principles of land use in that it provides for adequate on-site parking and landscaping;
- b. 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 the proposed drive-through element has adequate auto stacking space;
- c. The Special Permit is consistent with both the 1974 General Plan and the 1965 Sutterville Heights Community Plan which designate the site for commercial uses.



**SUBJECT SITE 2**

SACRAMENTO CITY COLLEGE

CARLETON TRACT

SUTTERVILLE

LAND

PARK

COLLEGE TRACT

HOLLYWOOD VIEW PARK

JOAQUIN MILLER JR. HIGH SCHOOL

HOLLYWOOD PARK SCHOOL

HOLLYWOOD

P-83-180

7-14-83

VICINITY MAP No. 21





