

# CITY PLANNING COMMISSION

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

APPLICANT Melong Market, 1010 El Camino Ave., #AB, Sacramento, CA 95815  
OWNER Walker Properties, 1508 El Camino Avenue, Sacramento, CA 95815  
PLANS BY B. Wm. Isaacson  
FILING DATE 12/9/88 ENVIR. DET. Exempt 15303 c REPORT BY BW:pe  
ASSESSOR'S PCL. NO. 277-0021-007

APPLICATION: Special Permit to sell beer and wine for off-site consumption in a 875 square foot grocery market on 1.8+ developed acres in the Light Industrial (M-1) Zone.

LOCATION: 1010 El Camino Avenue, Building A, Unit AB

PROPOSAL: The applicant is requesting the necessary entitlements to establish beer and wine sales for off-site consumption in a portion of a 17,425 sq. ft. warehouse building.

PROJECT INFORMATION:

General Plan Designation:	Special Planning District (SPD)
1984 North Sacramento Community Plan:	SPD
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Neighborhood Shopping Complex

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Commercial/Warehouse; M-1
East :	Commercial; M-1
West :	Commercial; C-2

Parking Required:	1 space
Parking Provided:	4 spaces
Property Dimensions:	Irregular
Property Area:	1.83+ acres
Square Footage of Building:	875 sq. ft.
Height of Building:	1 floor
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Flat, Hot Mop

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site is within a 17,425 square foot warehouse/office complex located on El Camino Avenue. The General Plan and 1984 North Sacramento Community Plan designates the site as a Special Planning District. The Special Planning District encourages a mixture of high density residential, office and specialized commercial uses. Commercial uses are permitted under the zoning and General Plan designation. A Special Permit, however, is required for the sale of alcohol for off-site consumption. Surrounding land uses and zoning includes commercial to the north and west, zoned C-2; commercial and warehouse to the south and east, zoned M-1.

B. Applicant's Proposal

The applicant is proposing to sell beer and wine for off-site consumption at an existing grocery market identified as Melong Market. The applicant does not intend to increase the size of the structure, however, the business's hours of operation will change. Currently the market is open from 9:30 A.M. to 7:00 P.M. daily. The applicant proposes to sell beer and wine from 9:30 A.M. to 8:30 P.M. daily.

C. Staff Analysis

Currently there is not a high concentration of businesses which dispense alcoholic beverages in the area. The majority of the land uses in the area consist of auto repair services, car/trailer sales and fast food restaurants. Staff observed that there was only one business which sold alcohol in the area. This business is a saloon known as Journey's End immediately across the street from the subject site.

The Police Department indicated to staff that the area is fairly quiet and they have had minimum complaints regarding traffic. The applicant indicated to staff there is a maximum of three customers in the store at any given time. It appeared to staff that the majority of the store's customers are employees of the complex and warehouse businesses. City staff has no problems with the proposed hours of operation. The Police Department indicated to staff that the proposed hours of operation sell beer and wine is sufficient and that they would be reluctant to approve a request to sell alcohol later than 8:30 P.M. in the area. In summary, staff finds that the proposal will not adversely affect the surrounding neighborhood nor encourage any police related activities. Staff, therefore, recommends approval of the special permit.

Agency Comments

The applicant's proposal has been reviewed by the Traffic Engineer, Engineering, Building Inspections, City Police, Water and Sewer and Community Services. Listed below are the following comments received.

Police Department

1. The operation shall only be open between the hours of 9:30 A.M. and 8:30 P.M. daily.
2. The business's interior and exterior shall be clearly posted as follows: "It is unlawful to enter or remain on these premises, adjacent public sidewalks, or streets with an open container of alcoholic beverage".

ENVIRONMENTAL DETERMINATION: The proposed project has been determined to be exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303 C).

RECOMMENDATION: Staff recommends the Commission approve the special permit subject to conditions and based upon findings of fact which follow:

Conditions

1. The operation shall only be open between the hours of 9:30 A.M. and 8:30 P.M. daily.
2. The business interior and exterior shall be clearly posted as follows: "It is unlawful to enter or remain on these premises, adjacent public sidewalks, or streets with an open container of alcoholic beverages."

Findings of Fact

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
  - a. the sale of alcohol will be limited to 9:30 A.M. to 8:30 P.M.
  - b. adequate on-site parking has been provided.
2. The proposed use, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that the establishment proposing to sell beer and wine is an existing market which has created no traffic or noise impacts in the area.
3. The proposed use, as conditioned, will not be contrary to or adversely affect any program or redevelopment or neighborhood conservation because the project site is located in a Special Planning District which encourages mixed use developments.
4. The proposed project is consistent with the General Plan and the 1984 North Sacramento Community Plan in that the plans designate the site for a Special Planning District. A store proposing to sell beer and wine with a special permit conforms with the plan designation.



CITY OF SACRAMENTO

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

JAN 09 1989

RECEIVED

DEPARTMENT OF POLICE

HALL OF JUSTICE  
813 6TH STREET

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5121

JOHN P. KEARNS  
CHIEF OF POLICE

January 4, 1989

Ref. 1-6

TO: WILL WEITMAN, SENIOR PLANNER  
CITY PLANNING DIVISION

FROM: JERRY V. FINNEY  
ASSISTANT CHIEF OF POLICE

SUBJECT: SPECIAL OFF-SALE BEER AND WINE PERMIT FOR 1010 EL CAMINO  
(P-89-024)

We request that the following items be made conditions for the approval of this request:

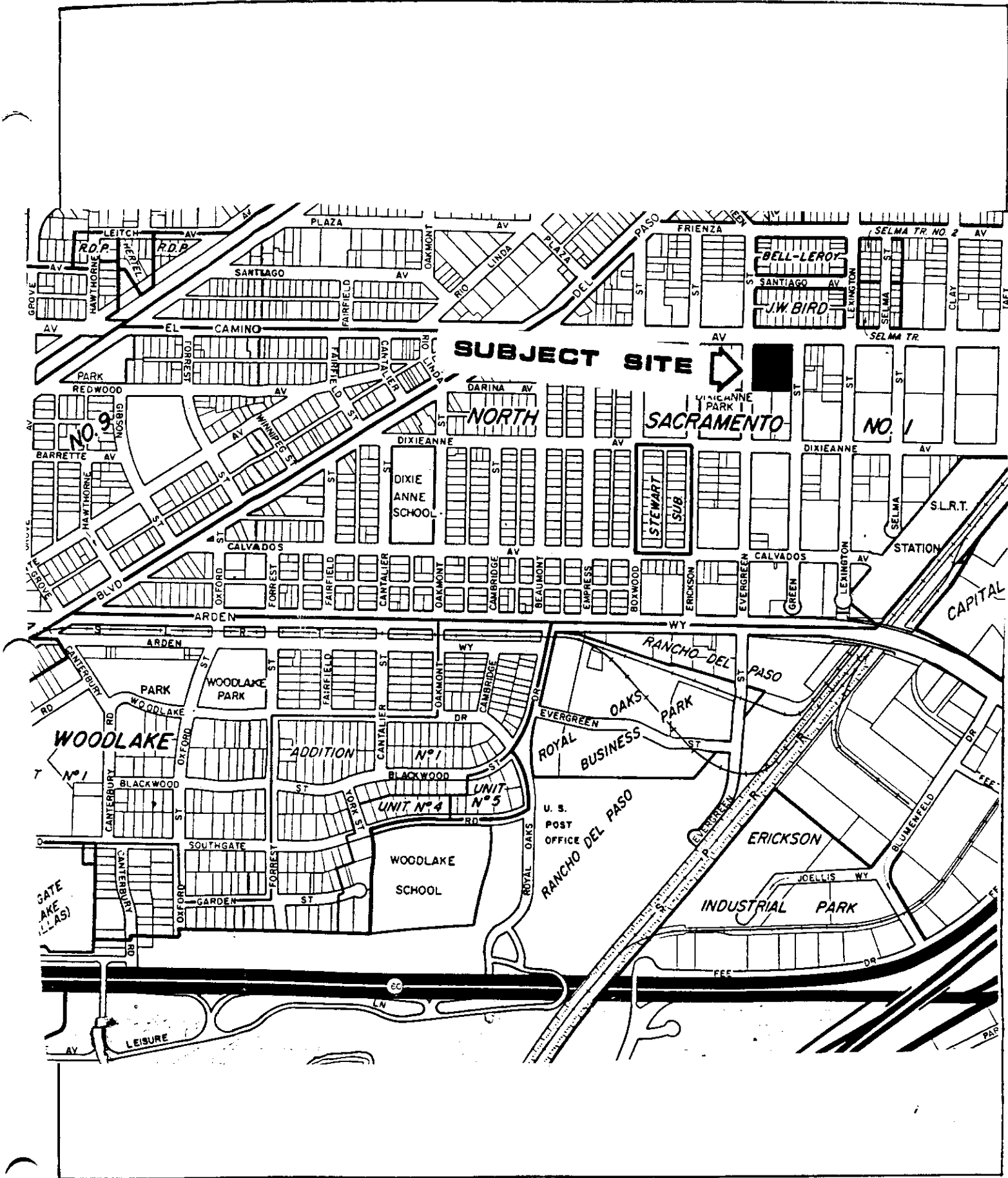
1. Hours of operations shall be between 9:30 A.M. and 8:30 P.M.
2. The business interior and exterior shall be clearly posted as follows: "It is unlawful to enter or remain on these premises, adjacent public sidewalks, or streets with an open container of alcoholic beverage."

*Jerry V. Finney*  
JERRY V. FINNEY  
ASSISTANT CHIEF OF POLICE

JVD:JB:aps

P89-024

34



# VICINITY MAP

p89-024

1-26-89

# 34









REPORT AMENDED BY STAFF 1/26/89  
 REPORT AMENDED BY STAFF 1/24/89  
**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	McDonald's Corporation, 2480 North First St., #220, San Jose, CA 95131
<b>OWNER</b>	McDonald's Corporation, 2480 North First Street., #220, San Jose, CA 95131
<b>PLANS BY</b>	McDonald's Corporation, 2480 North First Street., #220, San Jose, CA 95131
<b>FILING DATE</b>	11/9/88
<b>ENVIR. DET.</b>	Neg., Dec.
<b>REPORT BY</b>	DH: vf
<b>ASSESSOR'S PCL. NO.</b>	250-0010-060

**APPLICATION:**

A. Negative Declaration

B. Plan Review to add 1,184+ sq. ft. to an existing 3,872 sq. ft. drive through restaurant on 1.1 developed acres in the Highway Commercial-Review (HC-R) zone.

**LOCATION:** 3773 Northgate Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to expand an existing 62 seat drive through restaurant to 114 seats.

**PROJECT INFORMATION:**

General Plan Designation: Commercial Neighborhood/Commercial - offices  
 1988 South Natomas Community  
 Plan Designation: Highway Commercial  
 Existing Zoning of Site: HC-R  
 Existing Land Use of Site: McDonalds with one drive through lane

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; HC-R	Front:	50'	100'
South: Vacant; HC-R	Side(Int):	0'	25'
East : Restaurant; HC-R	Side(St):	0'	100'
West : Vacant; HC-R	Rear:	0'	72'

Parking Required: 38 spaces at one space per 3 seats  
 Parking Provided: 51 spaces  
 Property Dimensions: 262 ft. x 198+ ft.  
 Property Area: 1.1+ acres

Square Footage of Building: Existing - 3,872 sq. ft.  
 Proposed Addition - 1,184 sq. ft.  
 Total: 5,056 sq. ft.

Height of Building: 1 story - 16 ft.  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Slumpstone, metal facade, aluminum windows  
 Roof Material: Terra Cotta tile  
 Approved Seating Capacity: 62  
 Proposed Seating Capacity: 114

Hours of Operation: Sunday through Thursday, 6:00 a.m. to 11:00 p.m.  
Friday and Saturday: 6:00 a.m. to 1:00 a.m.

Number of Employees: Per shift - 9 employees  
Total employees: 75

PROJECT BACKGROUND: The subject site was rezoned from Agriculture to Highway commercial-Review by the City Council on August 26, 1971 (Ordinance #3027) P4697). On January 25, 1979, the Planning Commission approved a Plan Review for a 3,872 sq. ft. drive through, 62 seat McDonald restaurant (P8476). In 1985, the applicant received approval by staff to remove three flag poles of 20 to 30 feet in height and replaced with a 75 foot single flag pole.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a 1.1 acre lot developed with a fast food restaurant with drive through lane and a seating capacity of 62. Zoning is Highway Commercial-Review (HC-R) which requires plan review by the Planning Commission of additions greater than 10 percent. The 1988 south Natomas Community Plan designates the site for highway commercial uses. The 1988 City General Plan shows the site for commercial-neighborhood/commercial office uses. Surrounding zoning and land uses are depicted on the Land Use and Zoning Exhibit.

B. Project Description:

The applicant proposes to construct an 1,184 sq. ft. addition to an existing 3,872 sq. ft. McDonald's Restaurant in order to redesign the interior seating space to allow an increase from 62 spaces to 114 spaces. The original approved plans show the proposed expansion area into a 14 foot landscape area on the north elevation of the building facing Rosin Court. The existing 51 space parking lot will be adequate since 38 spaces are required for a 114 seat restaurant.

The existing restaurant operates Sunday through Thursday, 6:00 a. m. to 11:00 p.m., and Friday and Saturday from 6:00 a.m. to 1:00 a.m. A total of 75 employees work at the site with nine employees per shift. No additional signage is being requested nor changes to the drive-up window. The previous conditions of approval for P-8476 required the following:

1. Four foot high undulating berms in a 25 foot wide landscape strip along Northgate Boulevard and Rosin Court.

2. Provide a minimum four foot wide landscape strip around the building. The plant material shall include a plant material that is a minimum of four feet in height upon maturity.
3. Landscape plan with modifications shall be subject to review and approval by staff (P8476). Staff has concerns regarding the project which in review of the previous conditions of approval will require site plan modifications.

C. Project Analysis:

1. Architecture

Staff notes that the proposed elevations will be constructed of materials and colors similar to the existing structure. In 1979, staff requested deletion of the light beams on the roof which are not allowed under the sign ordinance. However, the Planning Commission granted the use of light beams in the roof.

2. Landscaping

The applicant received approval in 1985 for a building permit to enclose the landscape area along the south elevation in order to expand the cashier's area for the drive-up window. The applicant did not comply with the 1979 condition of approval to establish a four foot planter strip around the building when requesting the building permit for tenant improvements.

Now the applicant proposes to add 16 feet of new building into the existing 15 foot planter along the north elevation (one foot is accounted for the width of the existing wall which will be removed). The plans show no landscaping along the north elevation. Staff has discussed this with the applicant with the following results.

The parking lot backout maneuvering area is proposed to be reduced from the existing 30 feet to 26 feet in order to allow a landscape strip, four feet wide, adjacent to the building where shrubbery can be planted which is designated to reach a minimum four foot height. Staff notes that several well developed trees will require removal for the additional along with an established well designed landscape area. In lieu of the removal of the existing developed landscape area along the north elevation, staff recommends the applicant add two tree wells and plant 15 gallon specimen container trees in the north parking lot with ground cover. Since the parking lot was approved prior to the City Tree Shading Ordinance, it does not comply with the tree shading requirements. The addition of two tree wells is to be shown on the revised site plan with landscaping and irrigation. Reducing

the provided parking from 51 to 49 spaces still provides adequate parking for the seating expansion.

Staff recommends approval of the Plan Review subject to conditions which provide landscaping and enhance the parking lot.

AGENCY COMMENTS: The proposed project was reviewed by the City Traffic Engineer, Engineering Division and South Natomas Advisory Committee with no comments received at time of report preparation.

*The City Public Works Department reviewed the proposed expansion in light of the 1988 South Natomas Community Plan adoption. The participation in the Facilities Benefit Assessment District will be required as a condition of permit issuance. The following condition was provided to be included as a condition on the Plan Review.*

*"Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation in the FBA District for each of the improvements will be specified at the time that the District is formed.*

*"Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanism is in place, unless the applicants agree to participate in the FBA or other equitable funding mechanism to finance needed community facilities at the time of such future discretionary entitlements."*

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B) 1 of the California environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

Prior to the issuance of a building permit, the applicant shall pay a pro-rata fair share amount to the City of Sacramento for the installation of a traffic signal at the intersection of Rosin Drive and Northgate Boulevard. Evidence of such payment shall be submitted to the Environmental Coordinator.

Noncompliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impacts due to the development of the project, additional mitigation measures may be required and the applicant may be requested to prepare an Environmental Impact Report if identified impacts

cannot be reduced to less than a significant level through mitigation.

**RECOMMENDATION:** Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Plan Review subject to conditions and based upon findings of fact which follow:

**Conditions/Plan Review**

1. The applicant shall satisfy the mitigation measure identified in the negative declaration regarding installation of a traffic signal at Rosin Drive and Northgate Boulevard to the satisfaction of the City Traffic Engineer and Environmental Coordinator// *by installing the signal or providing a guarantee for a fair share contribution to the signal (10 percent).*
2. No additional signage is allowed which is not in compliance with City Sign Ordinance. Any changes in signage shall be reviewed by the Planning staff prior to issuance of sign permits.
3. The Corporate Flag McDonalds is shall not be flown on the flag pole.
4. A revised landscape and irrigation plan shall show a minimum four foot planter along the north elevation adjacent to the addition area planted with vertical shrubbery which reaches a minimum four foot height. Two tree wells shall be added to the north parking lot. The revised landscape plan is to be reviewed and approved by Planning staff prior to issuance of building permits.
5. The floor plan and elevations shall be revised to reflect the four foot landscape area to the satisfaction of the Planning Director.
6. *Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation in the FBA District for each of the improvements will be specified at the time that the district is formed.*  
*Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanism is in place, unless the applicants agree to participate in the FBA or other equitable funding mechanism to finance needed community facilities at the time of such future discretionary entitlements.*

Findings of Fact/Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that adequate parking and circulation is provided and the use is compatible with surrounding proposed land uses.
2. The project, as conditioned, will not be detrimental to property in the vicinity in that the restaurant will not conflict with traffic patterns on-site or off-site.
3. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that adequate setbacks, on-site parking, vehicle maneuvering, landscaping and legal signage will be provided.
4. The project is consistent with the General Plan and 1988 South Natomas Community Plan in that the site is designated for highway commercial uses and the proposed restaurant addition is compatible with freeway oriented activity.