

AMENDED STAFF REPORT 4/8/82  
**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT <u>Mike Ivy, 1130-14th Street, Modesto, CA 95354</u>		
OWNER <u>Howard Creel/California First Bank, 5641 Freeport Blvd., Sacto., 95822</u>		
PLANS BY <u>Taco Bell Architectural Department</u>		
FILING DATE <u>3/5/82</u>	50 DAY CPC ACTION DATE _____	REPORT BY <u>SD:bw</u>
NEGATIVE DEC. <u>3/29/82</u>	EIR _____	ASSESSOR'S PCL. NO. <u>025-121-19</u>

APPLICATION: 1. Environmental Determination  
2. Special Permit to establish a drive-up facility in a fast food restaurant

LOCATION: 5641 Freeport Boulevard

PROPOSAL: The applicant is proposing to remodel an existing Taco Bell restaurant and establish a new drive-up window facility.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1965 Sutterville Heights Community  
Plan Designation: Shopping-Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Taco Bell and a Pizzeria

Surrounding Land Use and Zoning:  
North: Cleaners; C-2  
South: Dental Office; C-2  
East: Residential; R-1  
West: Commercial; C-2

Parking Required: 30 spaces  
Parking Provided: 63 spaces  
Parking Ratio: 1 space/3 seats  
Ratio Provided: 1 space/1.4 seats  
Square Footage of Building: 1,350  
Significant Features of Site: Both restaurants existing  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Materials: Slumpstone Block; Mission Tile Roof  
Property Area: .98+ ac.

STAFF EVALUATION: Staff has the following comments and observations with regard to the project:

1. The subject site is surrounded primarily by commercial uses along Freeport Boulevard. Staff notes, in a field survey of site and vicinity, there are three other drive-up facilities that are located within a quarter of a block of the subject site. A special permit is now necessary to establish such a use.
2. The site plan was reviewed by the Traffic Engineering Department who had no objection to the proposal. There is sufficient parking for 84 seats inside the restaurant so there appears to be more than sufficient spaces. The use is compatible with the surrounding commercial uses in the vicinity.

2. (cont'd.)

There appears to be adequate stacking space which will not conflict with pedestrian movement. There is, however, a conflict between stacking space and the area designated "employee parking" on the plan. Since there is more than adequate parking, it is suggested that the parking area be made a landscaped area with trees and ground cover.

3. The adjacent property to the east is zoned R-1. The applicant will be responsible for a six-foot high solid wall which is intended to buffer incompatible noise, fumes and lights from the drive-thru window and stacking area (see Exhibit A). Plans for the wall will be subject to review and approval of the Planning Director prior to issuance of building permits.
4. Staff notes that no signage program was submitted with the application. Staff cautions the applicant that only one detached sign is allowed per parcel at a ratio of one square foot of each lineal foot of street frontage.
5. Since the parking area is already surfaced, the applicant is not responsible for the 50 percent surfaced shading area requirement.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (Section 15103).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the special permit subject to conditions and based on findings of fact which follow.

Conditions

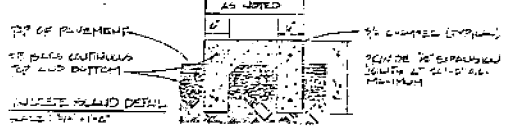
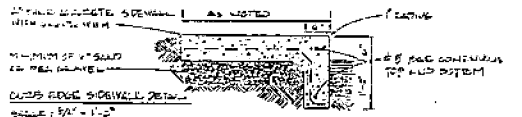
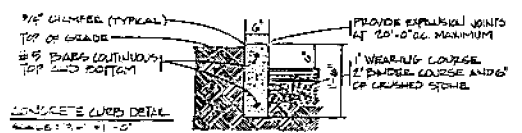
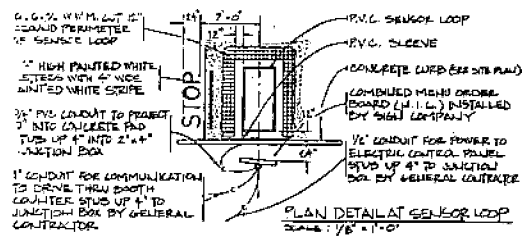
- a. The site plan shall be revised to eliminate the "employee parking" located behind the restaurant. This area shall be made a planter, fully landscaped and irrigated (see Exhibit A). This change shall be reflected on plans submitted for building permit approval.
- b. The applicant shall erect a six-foot high decorative wall of masonry or similar material along the eastern property line as indicated in Exhibit A. The wall design shall be reviewed and approved by the Planning Director prior to approval of the building permit.

\*\* c. See Condition C on page 3  
Findings of Fact

- a. The project is based on sound principles of land use in that:
  - 1) the drive-up window is a logical accessory use to a fast food restaurant;
  - 2) the project is compatible to surrounding land uses which consist of commercial and residential uses.

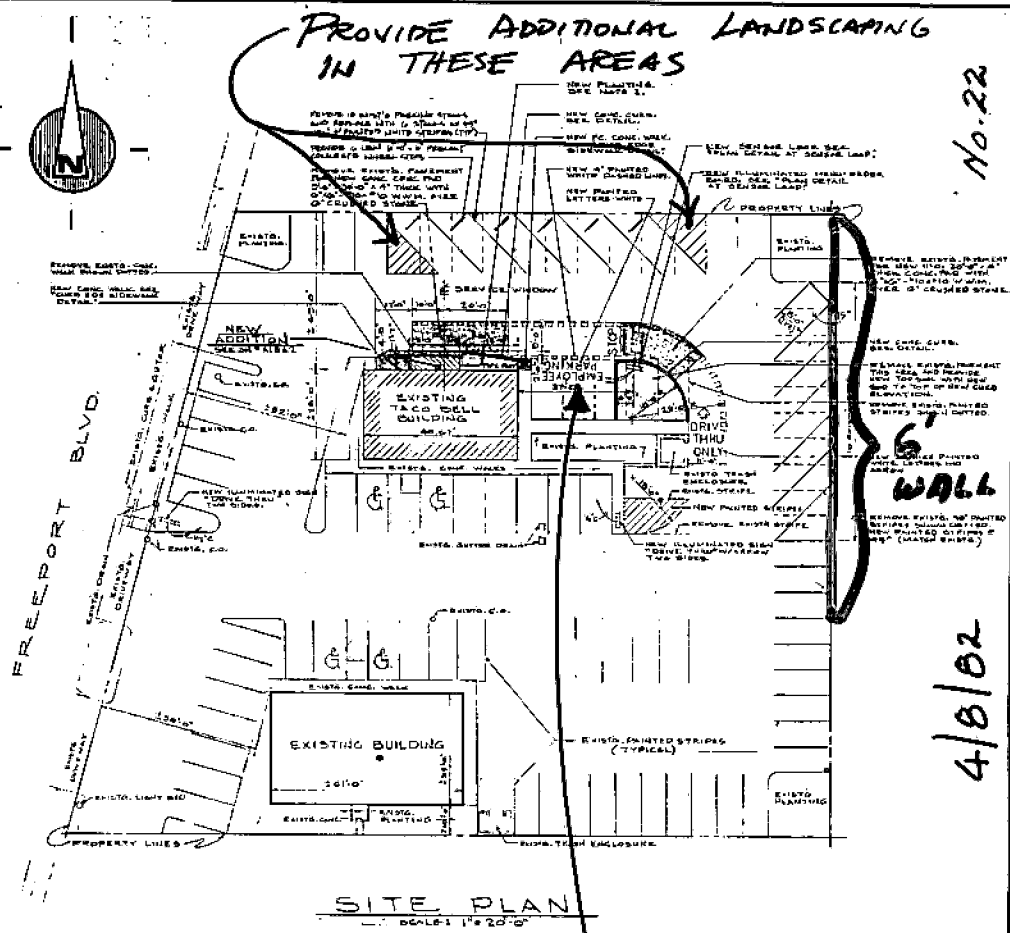
- b. The project, as conditioned, is not injurious to the public welfare and safety or surrounding properties in that:
  - 1) adequate stacking space for the window is provided;
  - 2) adequate on-site parking is provided.
- c. The proposal conforms to the 1974 General Plan and the 1965 Sutterville Heights Community Plan which designates the site for commercial uses.

\*\* CONDITION C: *Applicant shall provide landscaping consisting of trees and ground cover in triangular planting area adjacent to the north property line as shown on Exhibit A.*



GENERAL NOTES

- USE SEVEN (7) "A" COMPACT PRITZER JUNIPER (JUNIPERUS CHIN. PFEEZ CO-PACTA) 2 1/2" - 3 1/2" BB/POI 2" REDWOOD CHIPS AS GROUND COVER OVER 4" #4 BLACK VIBRACOR. CLAYER PLANTS 24" AND PROVIDE PLANTS NOT MORE THAN 38" O.C.
  - REMOVE EXISTING PAVEMENT AT ALL NEW LANDSCAPING LOCATIONS AND AT NEW CONCRETE PADS.
  - ALL NEW LANDSCAPING SHALL BE SOODED.
  - PATCH ALL DISTURBED AREAS OF PAVEMENT, BEFORE PATCH WORK ALL DISTURBED AREAS SHALL BE FREE OF ALL DEBRIS. ALL NEW AND PATCHED PAVEMENT TO BE 6" OF CRUSHED STONE BASE, 3" ASPHALT BINDER COARSE AND 1" THICK ASPHALT WEARING COARSE.
  - ALL NEW CONCRETE CURBS SHALL BE 6" X 18" OR SHALL MATCH EXISTING.
  - OUTSIDE MENU-BROER BOARD SHALL HAVE 1/2" CONDUIT FOR POWER AND 1" CONDUIT FOR COMMUNICATION. ALL COMMUNICATION EQUIPMENT TO BE SUPPLIED AND INSTALLED BY:
- SAYTRONICS  
 4801 MODENA BLVD.  
 BUILDING 800  
 SAN DIEGO, CA 92112  
 ATTN: MR. PETER PAULIAN
- AT ALL NEW PAVEMENT REMOVE ALL EXISTING TOP SOIL AND VEGETATION. FILL AS REQUIRED WITH NEW STRUCTURAL FILL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
  - GENERAL CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS BEFORE START OF CONSTRUCTION.



No. 22

4/8/02

P82061

TACO BELL ARCHITECTURAL DEPARTMENT

RED A. GAGE AVENUE WESTMONT, ILLINOIS 60090 312 980-9700

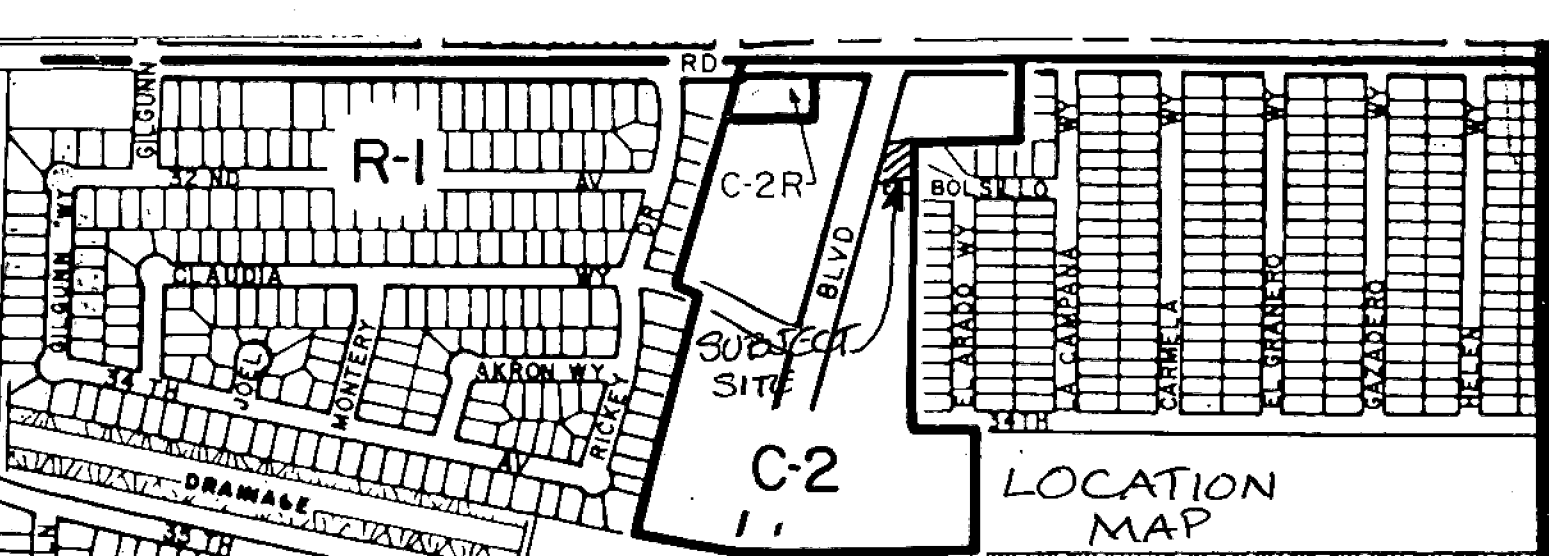
JOHN R. TARLOS ARCHITECT SACRAMENTO, CA. FREEPORT BLVD.

BUILDING TYPE: 28-48 SB

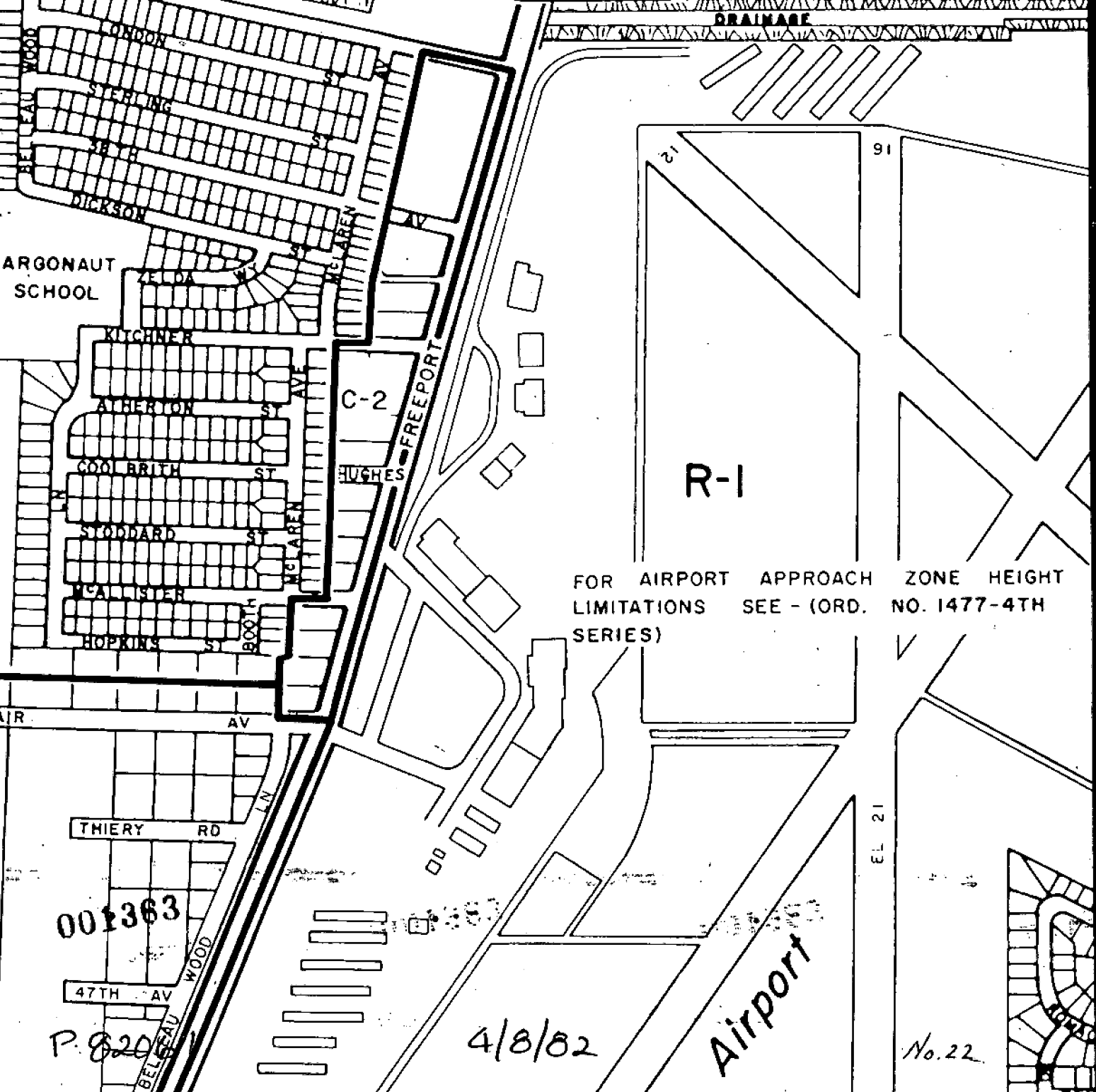
JOB NUMBER: 1521

DATE: 12-9-81

SHEET NUMBER: A-1A



LOCATION MAP



FOR AIRPORT APPROACH ZONE HEIGHT LIMITATIONS SEE - (ORD. NO. 1477-4TH SERIES)

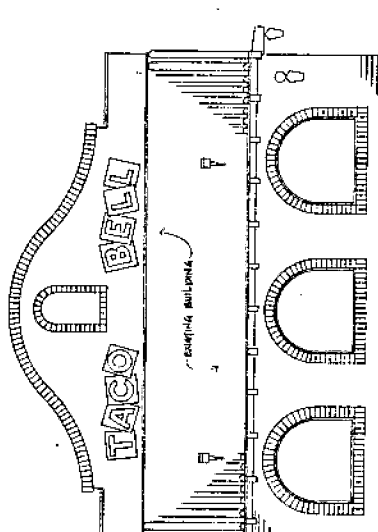
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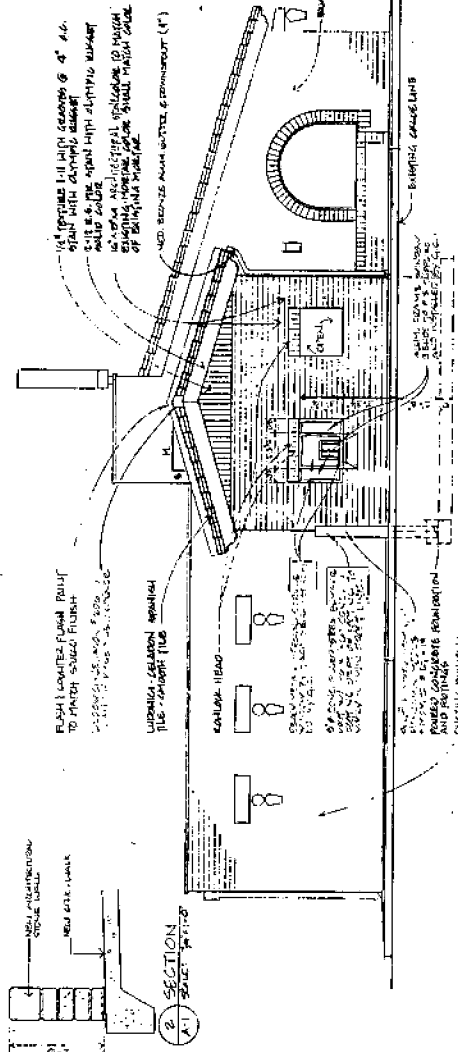
Airport

No. 22

EXHIBIT B  
 R 22061



FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"

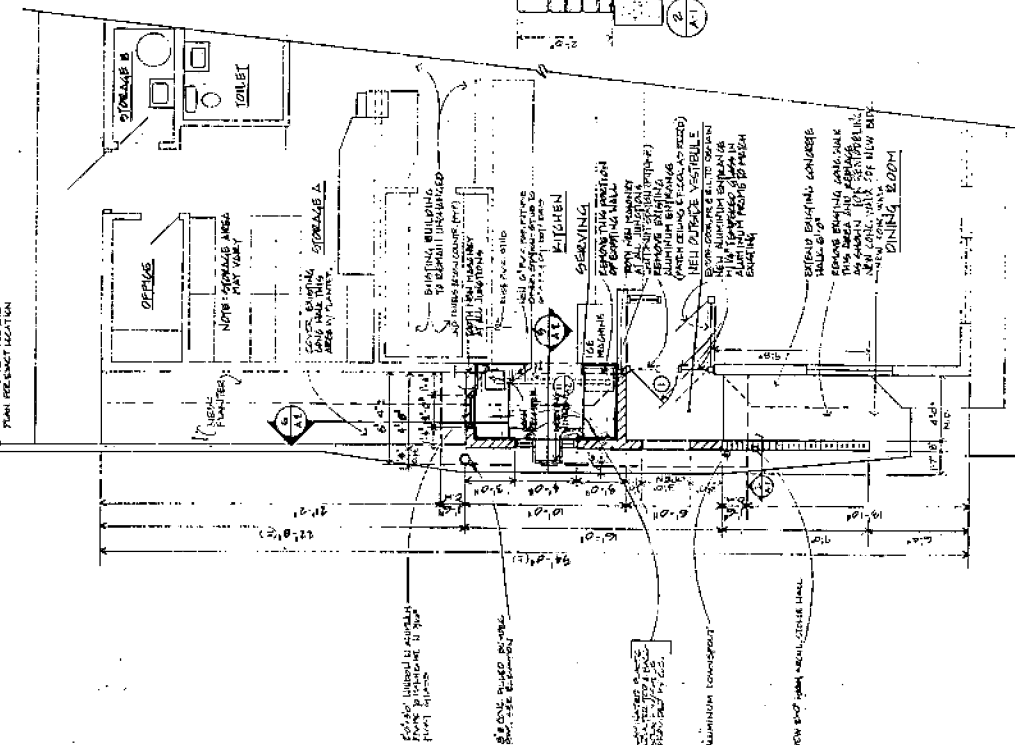
GENERAL NOTES

DOOR SCHEDULE

ROOM FINISH SCHEDULE

PARTIAL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

- 1. EXISTING BUILDING, EXTERIOR, FLOOR, ROOFING AND OUTLETING TO BE RECONSTRUCTED PER THE ARCHITECT'S DESIGN.
- 2. ALL NEW WORK TO BE SHOWN IN BOLD LINES.
- 3. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
- 4. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 5. ALL WORK TO BE COMPLETED BY THE DATE SHOWN ON THE SCHEDULE.
- 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF WESTMONT SPECIFICATIONS.
- 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS BUILDING CODE.
- 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE.
- 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE.
- 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS MECHANICAL CODE.
- 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS FIRE CODE.
- 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS SAFETY CODE.
- 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS HEALTH CODE.
- 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL CODE.
- 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS HISTORIC PRESERVATION CODE.
- 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS LANDMARKS CODE.
- 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ANTI-CORRUPTION CODE.
- 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS CONSUMER PROTECTION CODE.
- 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS EMPLOYMENT LAW.
- 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS LABOR LAW.
- 21. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS TAX CODE.
- 22. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ESTATE CODE.
- 23. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PROBATE CODE.
- 24. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS WILLS AND TESTAMENTS CODE.
- 25. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS TRUSTS AND TRUSTEES CODE.
- 26. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PARTNERSHIP AND LIMITED LIABILITY COMPANIES CODE.
- 27. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS CORPORATIONS AND LIMITED LIABILITY COMPANIES CODE.
- 28. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS SECURITIES CODE.
- 29. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS BANKING AND FINANCIAL INSTITUTIONS CODE.
- 30. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS INSURANCE CODE.
- 31. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS REAL ESTATE CODE.
- 32. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PROFESSIONAL SERVICES CODE.
- 33. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS BUSINESS AND PROFESSIONAL SERVICES CODE.
- 34. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS LABOR AND EMPLOYMENT CODE.
- 35. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS CONSUMER PROTECTION CODE.
- 36. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ANTITRUST CODE.
- 37. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS COMPETITIVE BIDDING CODE.
- 38. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PUBLIC CONTRACTS CODE.
- 39. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PUBLIC EMPLOYMENT CODE.
- 40. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS PUBLIC UTILITIES CODE.
- 41. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS TRANSPORTATION CODE.
- 42. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS UTILITIES CODE.
- 43. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS WATER AND SEWERAGE CODE.
- 44. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS WASTE MANAGEMENT CODE.
- 45. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS AIR AND SOIL POLLUTION CODE.
- 46. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL CODE.
- 47. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS HISTORIC PRESERVATION CODE.
- 48. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS LANDMARKS CODE.
- 49. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS ANTI-CORRUPTION CODE.
- 50. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS CONSUMER PROTECTION CODE.

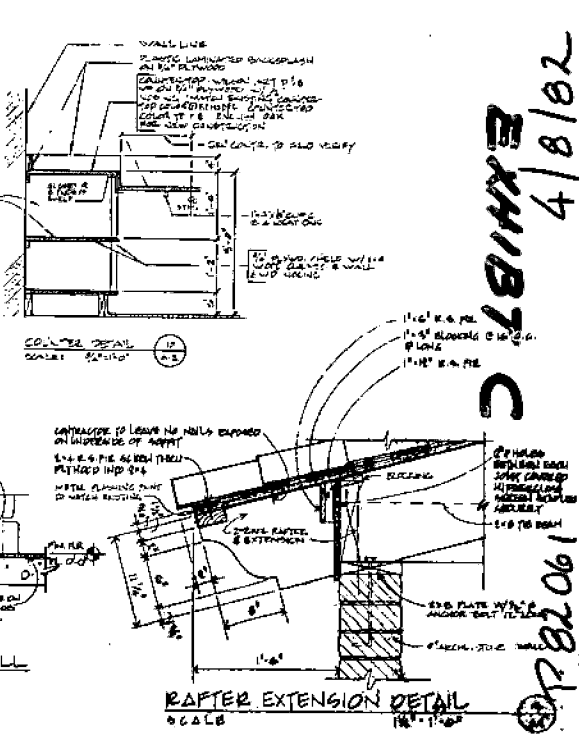
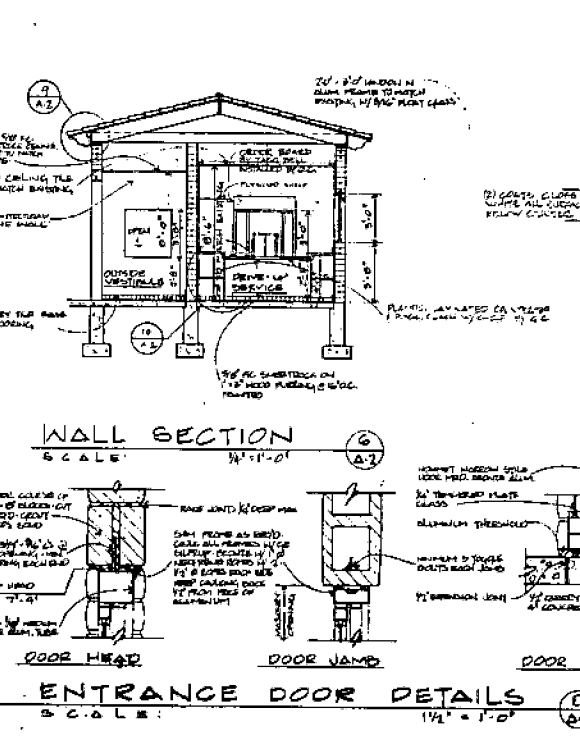
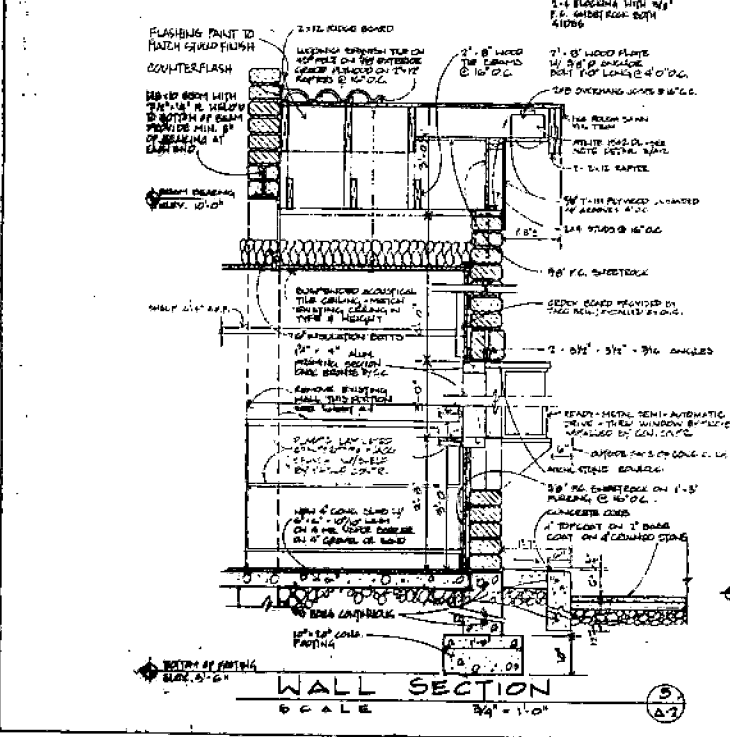
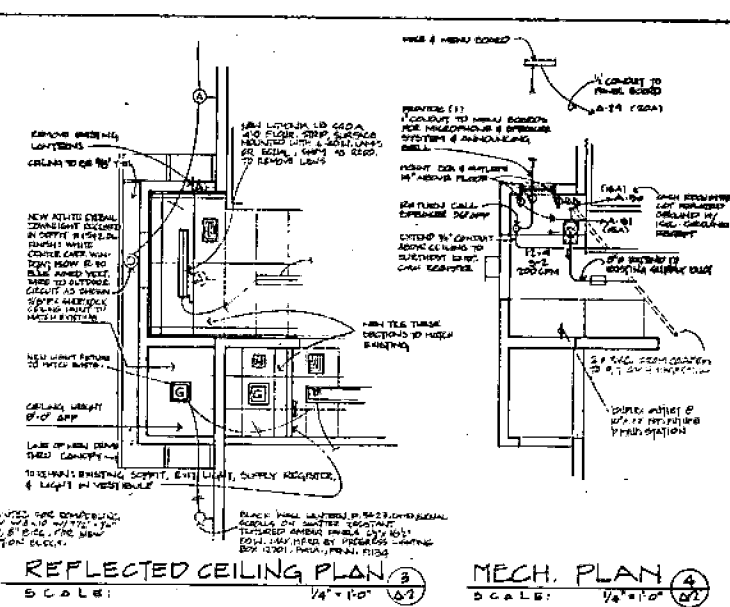
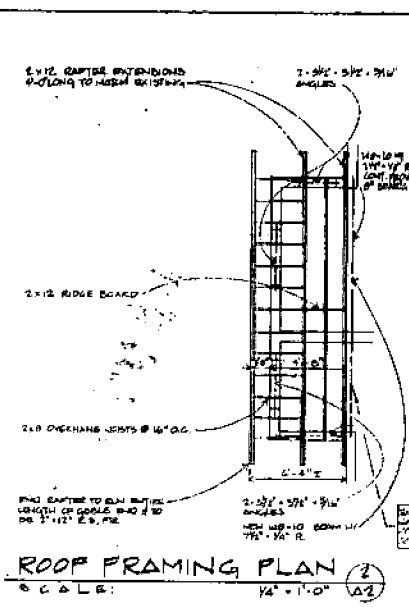
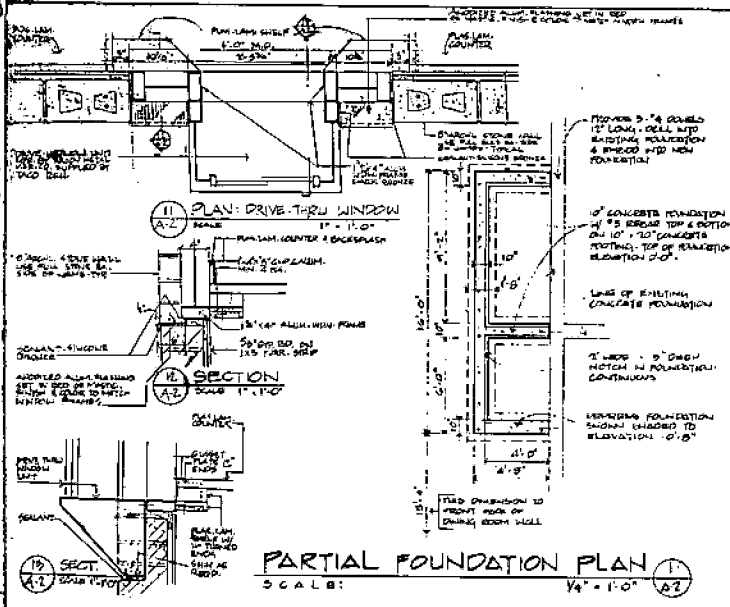


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P-82-061

4-8-82

No. 22



**TACO BELL ARCHITECTURAL DEPARTMENT**

285 N. CARR AVENUE  
SUITE 108  
WESTMONT, ILLINOIS 60090  
PHONE 848-8700

**TACO BELL DRIVE - THRU**

**EXHIBIT C**

4/8/82

JOHN R. TAYLOR ARCHITECT

REVISIONS:  
7-21-82  
2-28-83  
04-21-83

BUILDING 1702  
285 N. CARR AVENUE  
SUITE 108  
WESTMONT, ILLINOIS 60090  
DATE: 12-09-82  
SCALE: 1/4" = 1'-0"  
SHEET: A-2

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