

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
ASSESSOR'S PCL. NO.	023-0221-016		
		REPORT BY	CL:kjr

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.

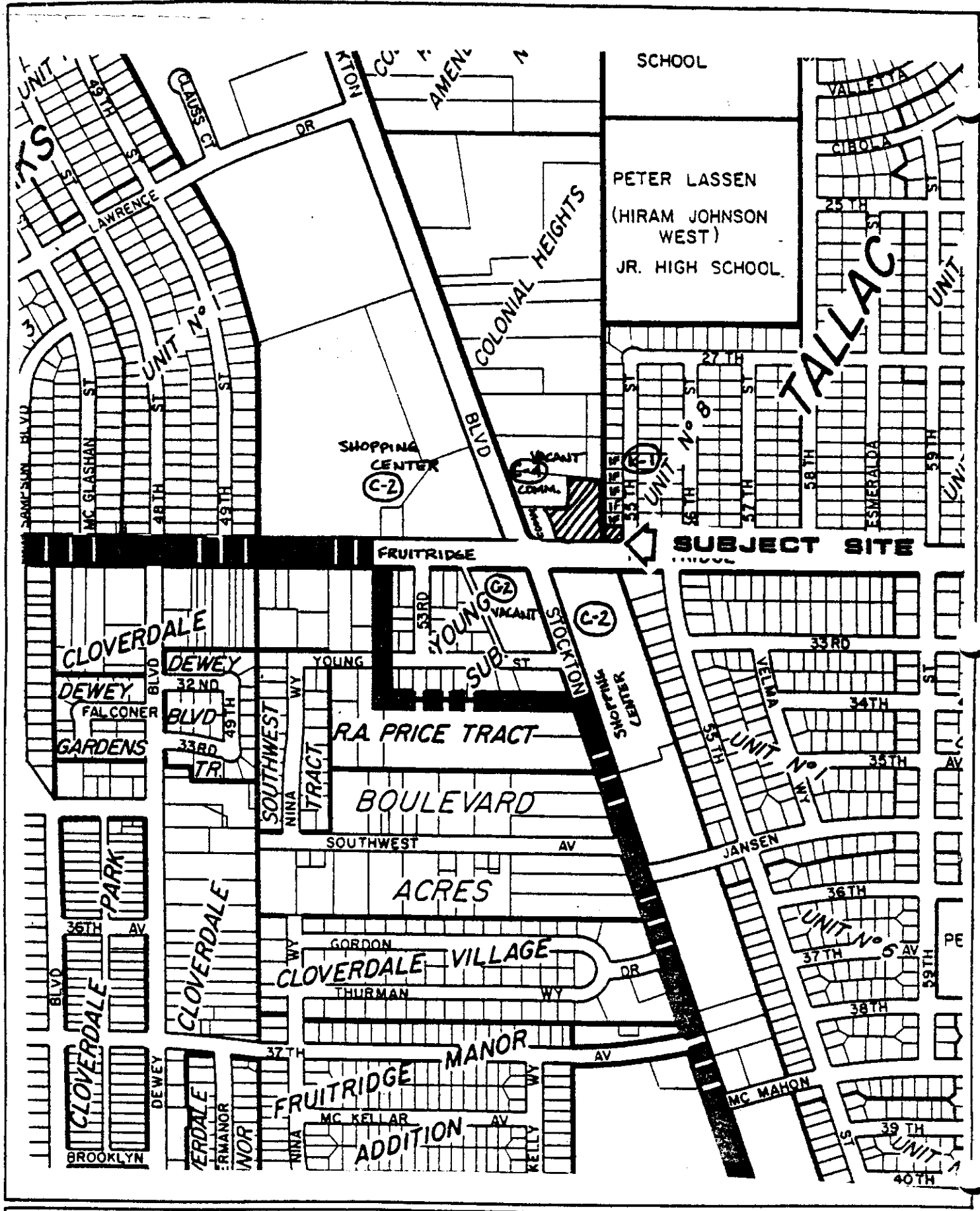
Conditions

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.
5. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all

subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding. (Added by Staff)

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

McDonald's

DATE	12/12/88
PROJECT NO.	88-116
CLIENT	McDonald's
LOCATION	1330 S. 13th St., Phoenix, AZ
DESIGNER	...

NO.	1	2	3	4	5	6	7	8	9	10
DATE										
BY										
CHECKED										

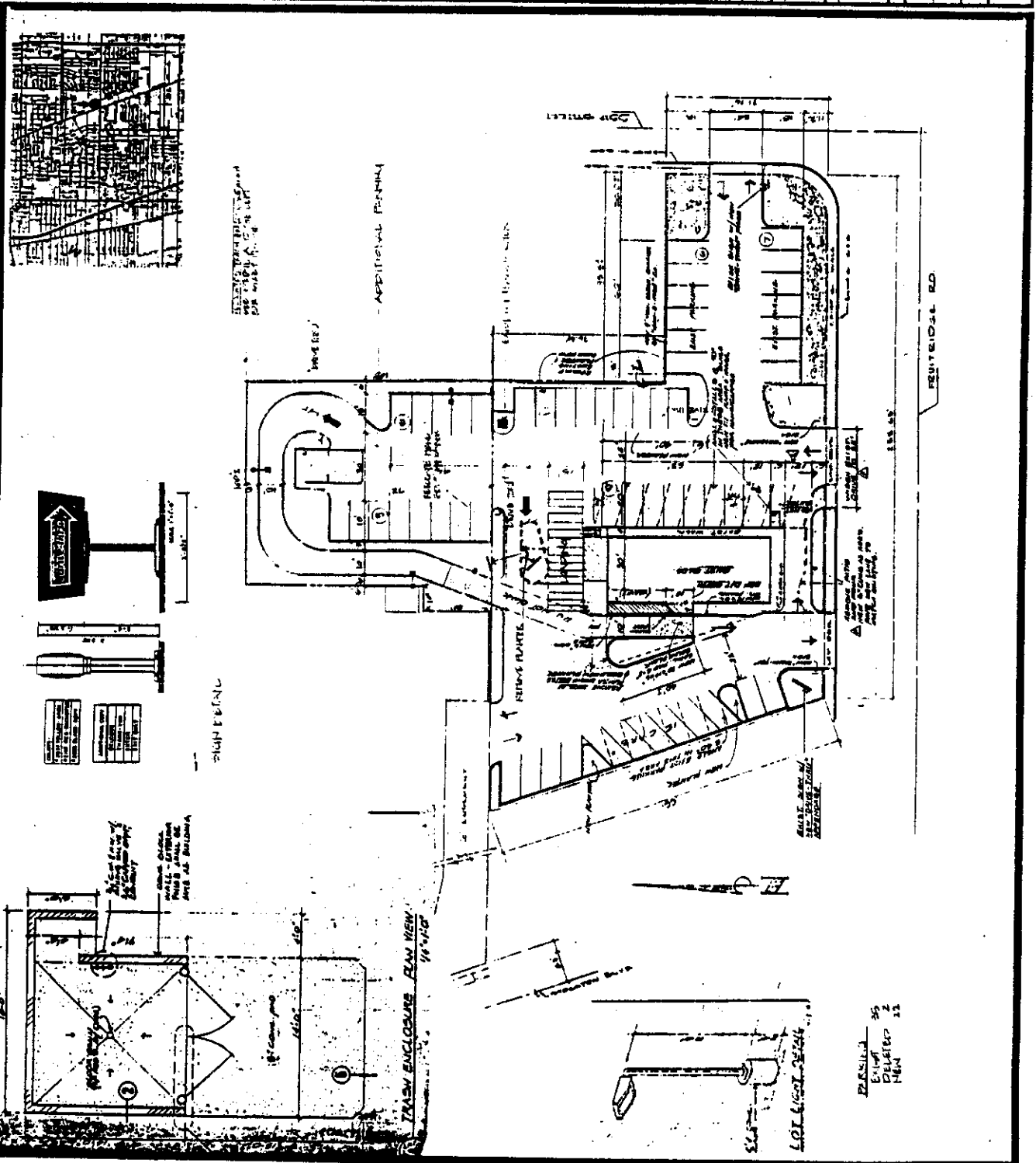
PROJECT NO. 88-116
 P.W. 212
 CONTRACTOR: ...

- McDonald's shall have final approval for the Site Construction and shall be responsible for the following items:
- Site: Accessible, Public, Graded, and Ready for use with all other utilities in the Site.
- Site: Grading, including all necessary drainage in the Site, and all other utilities in the Site.
- Site: All necessary permits for the Site, including all other utilities in the Site.
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CONCRETE INFORMATION:
 ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL FIBERS.
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UTILITY INFORMATION	Water	Sanitary	Storm	Gas	Electric	Telephone	Other
DEPTH	4"	4"	4"	4"	4"	4"	4"
TYPE

PROJECT NO. 88-116
 P.W. 212
 CONTRACTOR: ...



P89-116

4-5-13-89

Item # 5

McDonald's

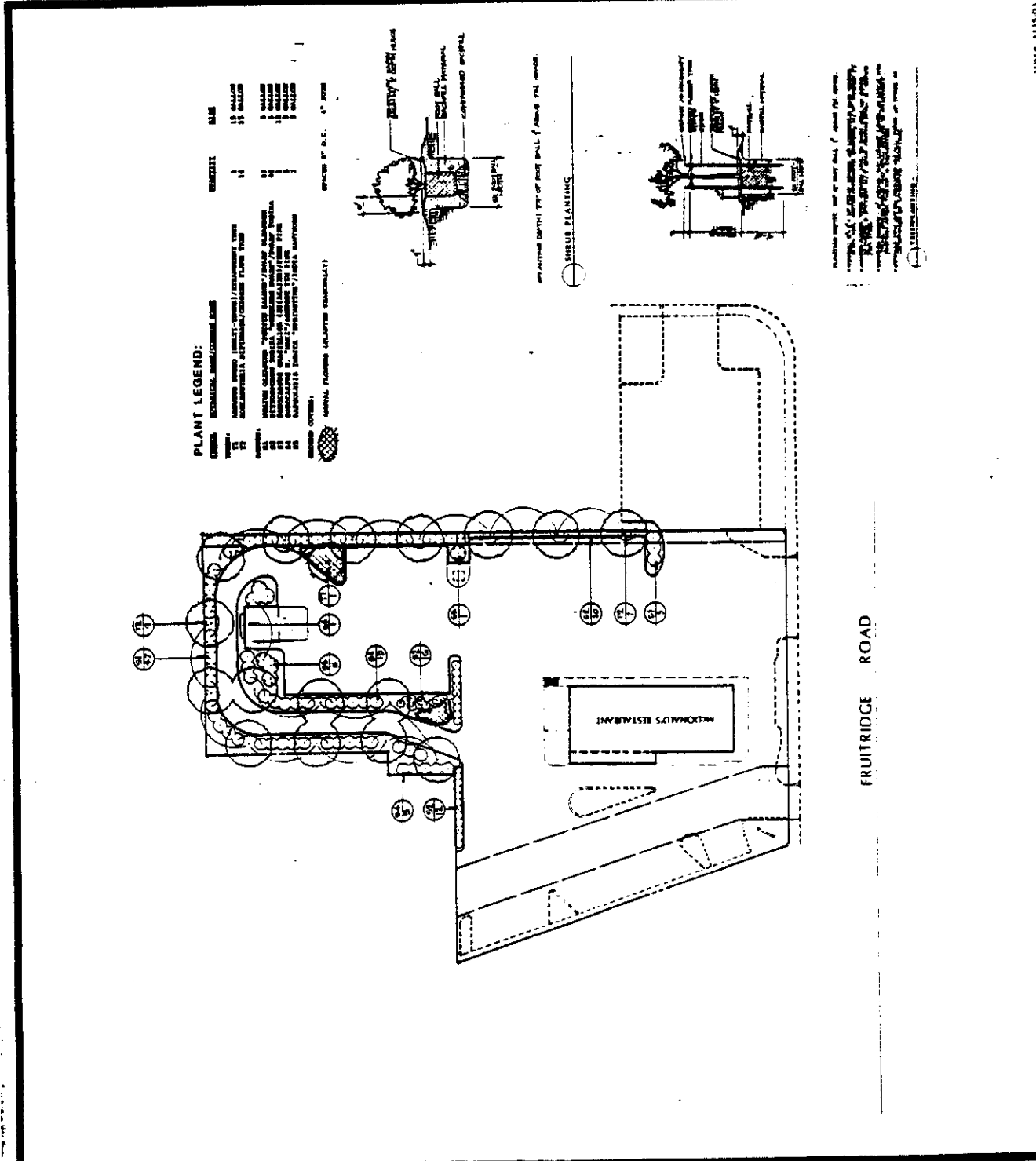
NO.	DESCRIPTION	DATE

McDonald's Landscaping Standards

- McDonald's Landscaping Standards are designed to provide a consistent, professional appearance for all McDonald's restaurants.
- Landscaping should be completed prior to the opening of the restaurant.
- Landscaping should be completed in accordance with the McDonald's Landscaping Standards.
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