

CITY PLANNING COMMISSION

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

APPLICANT Will Harris, 7844 Madison Avenue, Suite 154, Fair Oaks, California 95628
OWNER George & Drasoula Tsakopoulos, 1651 Response Road, Sacramento, CA 95815
PLANS BY Taco Bell
FILING DATE 6/10/88 ENVIR. DET. Neg. Dec. 6/27/88 REPORT BY DCS:vf
ASSESSOR'S PCL. NO. 118-0062-023

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to allow a drive-up service window for a 2,240+ sq. ft. restaurant on 0.5+ vacant acres in the General Commercial (C-2) zone.

LOCATION: North side of Mack Road, 220+ feet west of Tangerine Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to allow a drive up service window for a restaurant.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
1986 South Sacramento Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant-Commercial

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial; C-2	Front:	7.5'	110+'
South: Commercial; C-2	Side(Int):	7.5'	25'
East: Commercial; C-2	Rear:	0'	50'
West: Commercial; C-2			

Parking Required:	22 spaces
Parking Provided:	25 spaces
Property Dimensions:	38' x 224'
Property Area:	.44+ acres
Square Footage of Building:	2,240 sq. ft.
Height of Building:	17+'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco
Roof Material:	Clay tile

PROJECT EVALUATION:

- A. Land Use and Zoning:

The subject project is located in the Raley's shopping center on the northeast corner of Mack Road and Franklin Boulevard. The subject site

and surrounding properties are zoned General Commercial. General and Community Plan designations are Community/Neighborhood Commercial and Offices, and General Commercial respectively.

B. Applicant's Request:

The applicant is requesting to construct a Taco Bell fast food restaurant. Sixty four seats are proposed for the building. In addition, a drive through window is also proposed. The drive up window requires an approved special permit prior to its construction.

C. Parking:

At a ratio of one required parking space for every three seats, 22 parking spaces are required. Twenty-five spaces are proposed on-site. It is also anticipated that a number of customers will walk to the site from the adjacent shopping center and nearby apartments.

D. Signs:

Staff recommends that the applicant provide a uniform sign program, identifying all signs, dimensions, colors, location and lighting for Planning Director approval prior to issuance of sign permits. Signs shall not include any pole signs and only one monument sign not over 12 feet in height with a masonry base.

E. Trash Enclosure:

Any trash enclosures shall meet the requirements of the City Zoning Ordinance.

F. Agency Comments:

The proposed project has been reviewed by the City Engineer, Traffic Engineering, Building Inspections and others. The following comments have been received from the Traffic Engineer:

1. Provide reciprocal access for drive through and parking maneuvering area.
2. Provide four vehicle spaces between the order board and pick up window.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

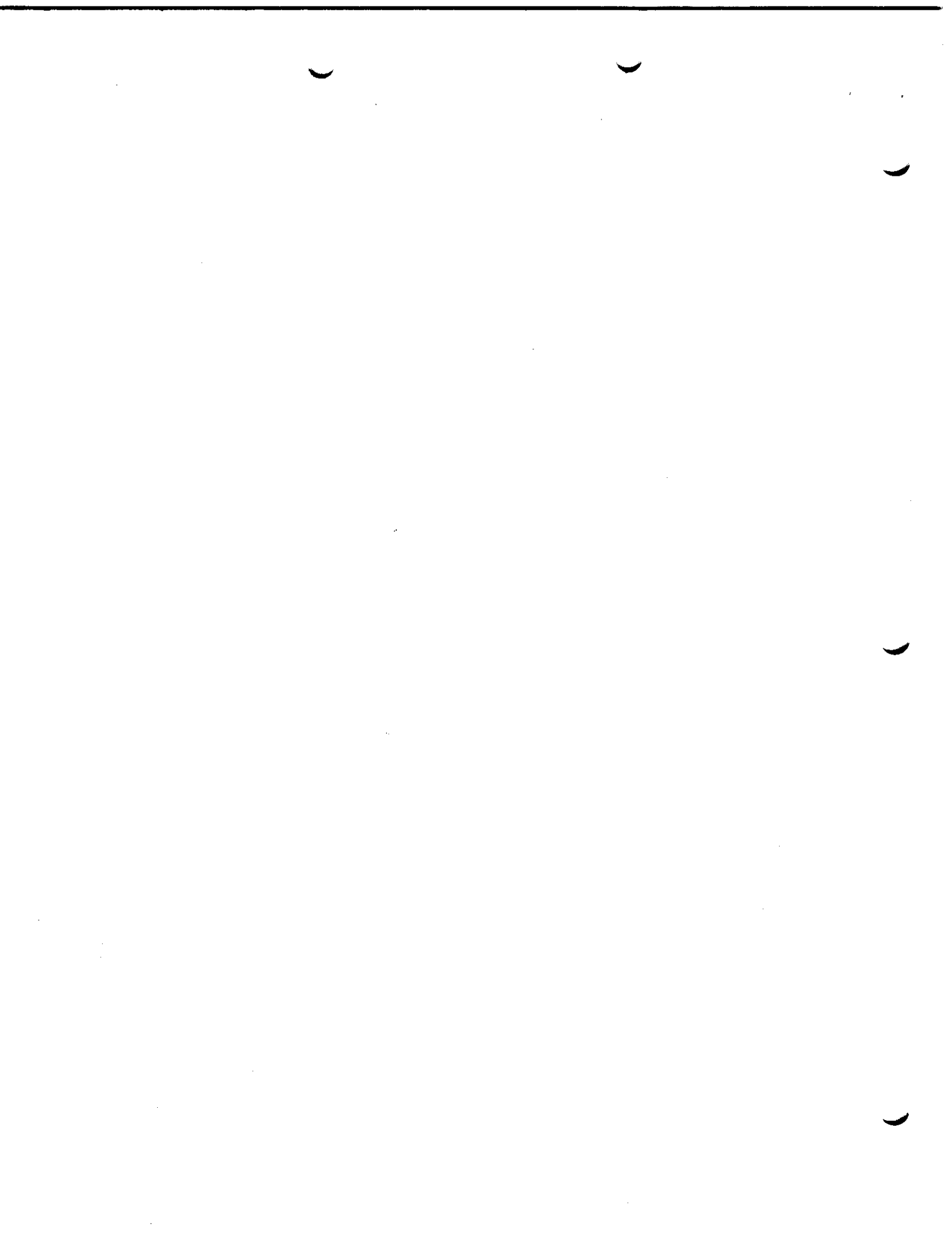
- A. Ratify the Negative Declaration
- B. Approve the special permit to allow a drive-up service window for a 2,240+ sq. ft. restaurant subject to conditions and based on findings of fact which follow:

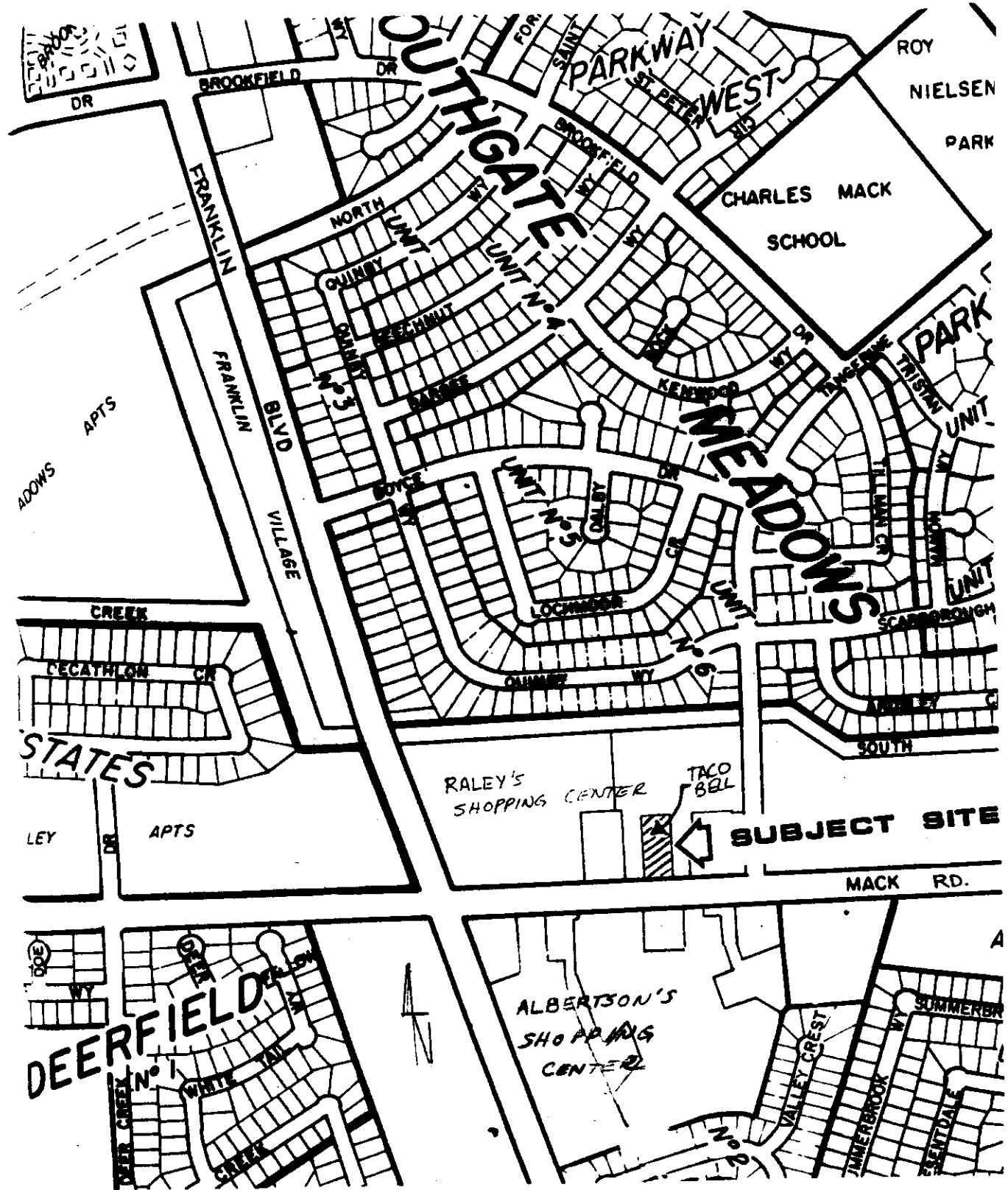
Conditions

- 1. Applicant shall provide a uniform sign program, identifying all signs, dimensions, colors, location and lighting for Planning Director approval prior to issuance of sign permits. Signs shall not include any pole signs and only one monument sign not over 12 feet in height, with a masonry base, shall be allowed.
- 2. Trash enclosures shall meet the requirements of the City Zoning Ordinance.
- 3. Provide reciprocal access agreement for drive through and parking maneuvering area to the satisfaction of the Traffic Engineer prior to issuance of the building permit.
- 4. Provide four vehicle spaces between the order board and pick-up window.

Findings of Fact

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a commercial use located in a commercial shopping center.
- 2. The project, as conditioned, is not detrimental to the public health, safety or welfare in that:
 - a. adequate off-street parking is provided;
 - b. landscaping and irrigation is provided; and
 - c. the internal circulation of the project will not impact public streets.
- 3. The project is consistent with the General and Community Plan designations which have been applied to the site.





VICINITY - LAND USE - ZONING

P88-270

7-28-88

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AERIAL MAP

