

Corrected by Staff 4/25/85  
**CITY PLANNING COMMISSION**

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

<b>APPLICANT</b>	Church's Fried Chicken, Inc., 2909 East Imperial Highway, Lynwood, CA 90262				
<b>OWNER</b>	Ismail Abukdair, 5924 Mallville Avenue, Carmichael, CA 95604				
<b>PLANS BY</b>	Fredric Divine Associates, 1214 Lincoln Avenue, San Rafael, CA 94901				
<b>FILING DATE</b>	4-5-85	<b>50 DAY CPC ACTION DATE</b>		<b>REPORT BY:</b>	FG:bw
<b>NEGATIVE DEC</b>	Ex. 15303(c)(e)IR	<b>ASSESSOR'S PCL NO.</b>	251-123-01		

**APPLICATION:** Modification of Special Permit to establish a restaurant with a drive thru window

**LOCATION:** Southeast corner Marysville Boulevard and Grand Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct a restaurant with a drive thru window.

PROJECT INFORMATION

1974 General Plan Designation: Commercial and Offices  
1984 North Sacramento Community Plan Designation: Retail/General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Parking Lot, Market; C-2  
South: Hardware Store; C-2  
East: Vacant, Residence; C-2, R-1  
West: Gas Station; C-2

Parking Required: 7 spaces  
Parking Provided: 10 spaces  
Property Dimensions: Approx. 125' x 120'  
Property Area: 14,372± square feet  
Square Footage of Building: 1,225  
Height of Building: 14 feet  
Topography: Flat  
Street Improvements: Existing  
Exterior Building Colors: Ochre and brown  
Exterior Building Materials: Metal and brick veneer  
Utilities: Available to site

**BACKGROUND INFORMATION:** On November 8, 1984, the Commission approved a special permit to develop a walk-up/drive thru fast food restaurant on the site. The applicant is now requesting to modify the original special permit to develop a drive-thru restaurant with seating.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated for commercial use on both the 1974 General Plan and the 1984 North Sacramento Community Plan. The site is a vacant lot located in the General Commercial (C-2) zone. The site is surrounded by mixed uses, including a parking lot, market, gas station, hardware store and residential.

- B. The applicant is proposing to construct a 1,225 square foot fast food restaurant with a drive thru window and seating for 22. The restaurant will provide 10 on-site parking spaces, three more spaces than required. It should be noted that the sidewalk between the parking spaces and the restaurant is only five feet wide, where six feet is required. The applicant will have to revise the site plan to correct this problem.
- C. The restaurant will operate from 10 a.m. to 10 p.m., seven days a week. The restaurant will employ 20 persons with only five employees working per shift.
- D. The applicant is proposing to locate a detached sign on the site. The proposed signage size has not been determined at this time. The applicant will need to submit a signage plan prior to final occupancy of the building. Staff suggests that a monument sign with a maximum height of six feet be provided. This will improve the appearance of the area.
- E. The Traffic Division has reviewed the project and offers the following comments:
  - 1. Adjust the Grand Avenue driveway slightly westward (approx. 10 feet).
  - 2. Construct a traffic divider island on Grand Avenue to prevent left turns to and from the driveway. The island will be designed to the approval of the Traffic Engineer.

The Traffic Engineer also indicates the proposed site plan provides for adequate stacking distance and drive through circulation.

The Del Paso Heights PAC has indicated support of the proposed project.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15303(c)(e)).

STAFF RECOMMENDATION: Staff recommends approval of the special permit modification, subject to conditions and based upon Findings of Fact which follow.

Conditions

- 1. A signage program shall be submitted for review and approval by the Planning Director prior to approval of any sign permits. The proposed detached sign shall be designed as a monument sign with a maximum height of six feet.
- 2. The applicant shall comply with all driveway, street improvements and traffic controls as required and approved by the City Traffic Engineer.
- 3. All landscaping shall comply with the 50 percent shading requirement of the Zoning Ordinance. A complete landscaping and irrigation plan shall be submitted for review and approval of the Planning Director prior to the issuance of building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that:
  - a. adequate parking and circulation is provided on site;
  - b. the use is compatible with surrounding uses which consist of retail, commercial and parking lot uses.
2. The project, as conditioned, will not be detrimental to property in the vicinity, in that:
  - a. adequate stacking is provided;
  - b. improved circulation is provided; and
  - c. adequate landscaping is provided.
3. The project is compatible with the 1974 General Plan and the 1984 North Sacramento Community Plan.

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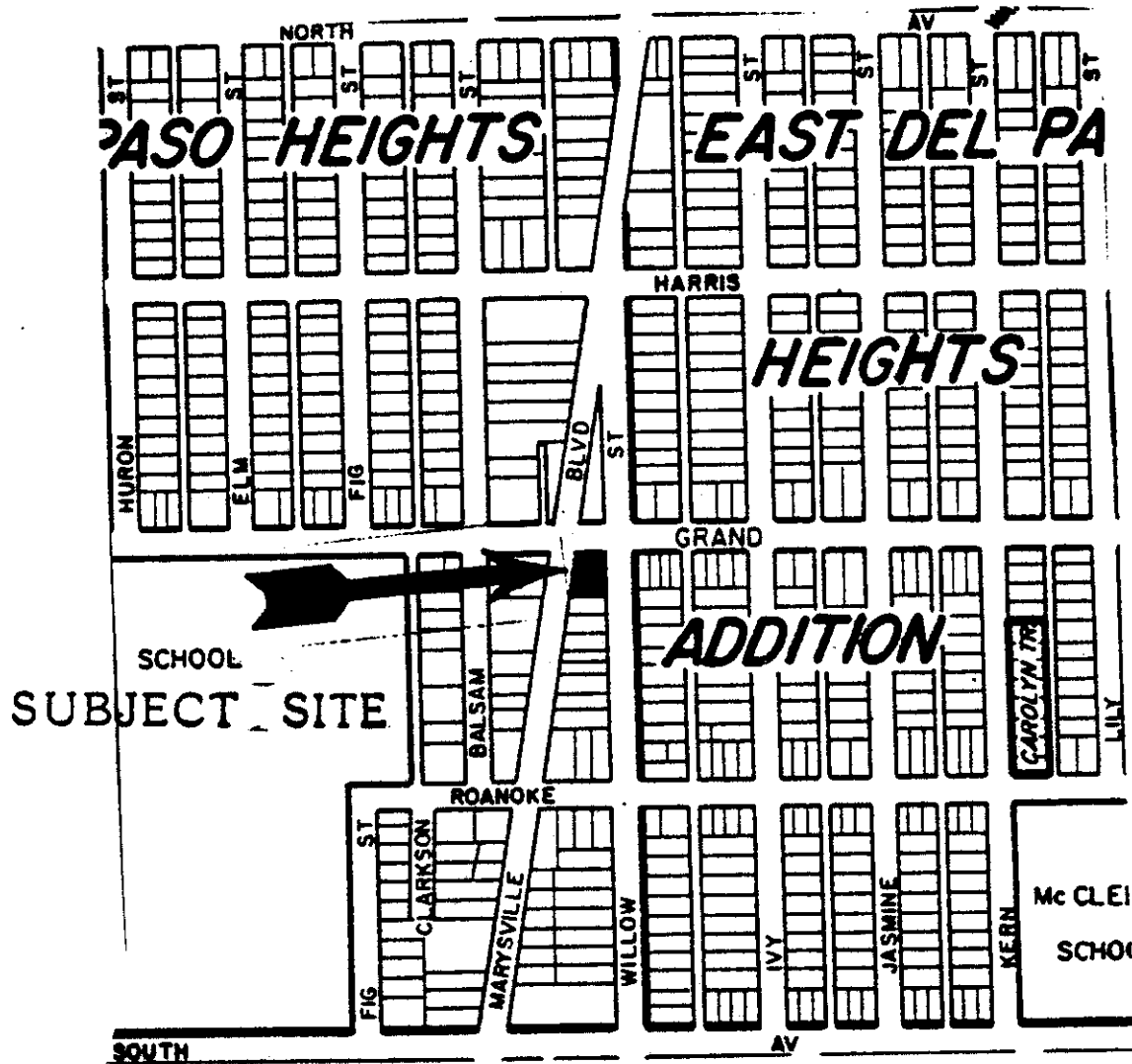
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Findings of Fact

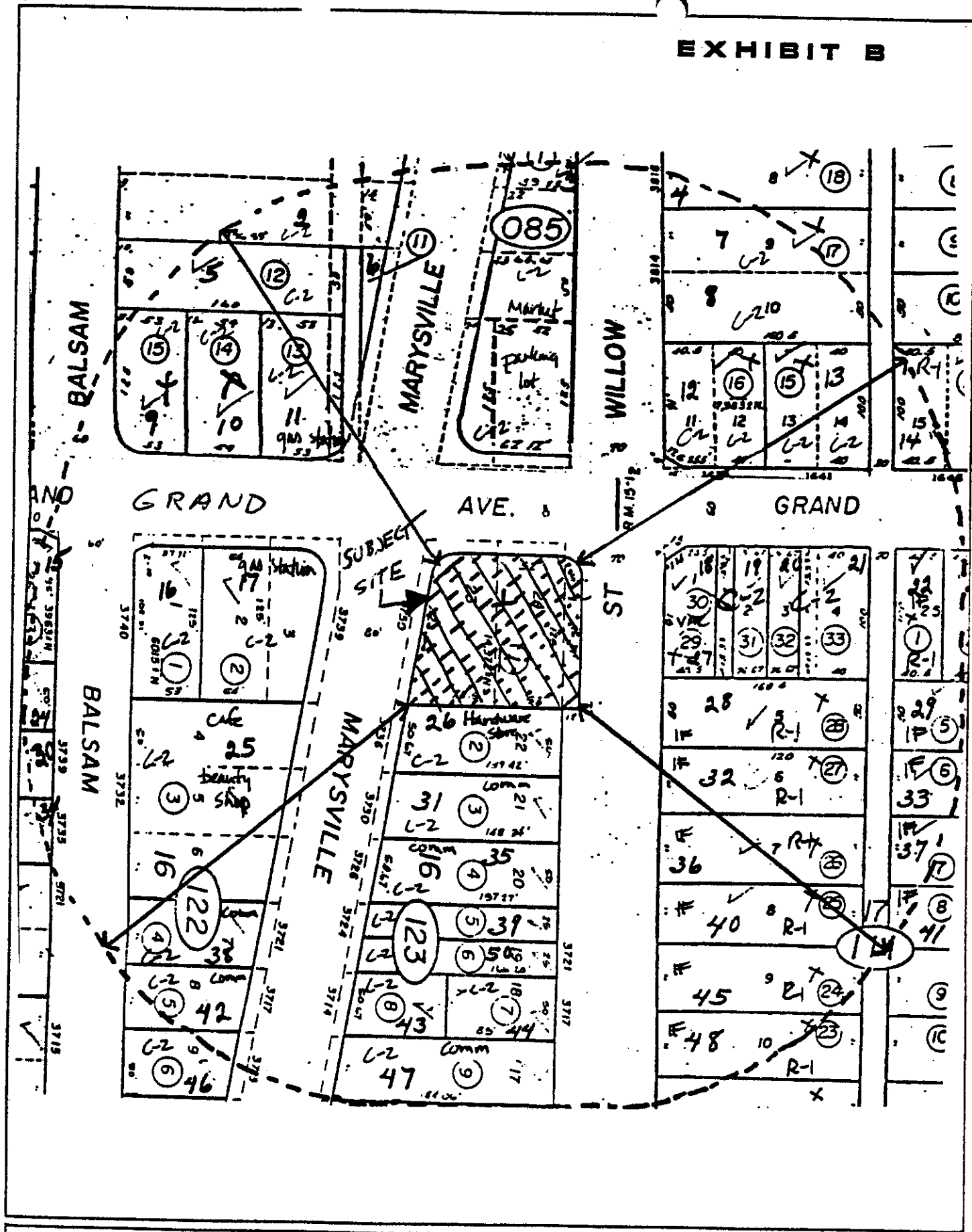
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EXHIBIT A



VICINITY MAP

EXHIBIT B



LAND USE & ZONING MAP

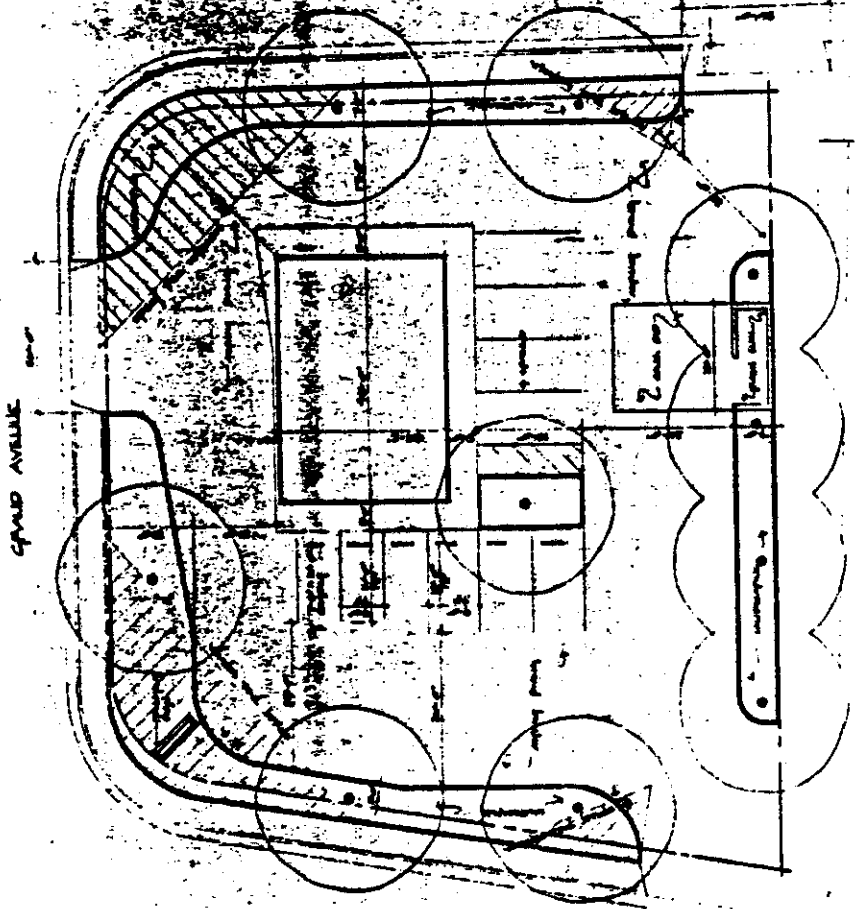



CHURCH'S FUND CHECKED  
 3750 HERRING AVE  
 HOUSTON TX

SITE PLAN


PROJECT DATA  
 PROJECT AREA  
 15,000 sq ft  
 AREA OF LOT  
 10,000 sq ft  
 AREA OF PAVING  
 5,000 sq ft  
 AREA OF PLANTING  
 2,000 sq ft

AREA OF LOT  
 10,000 sq ft  
 AREA OF PAVING  
 5,000 sq ft  
 AREA OF PLANTING  
 2,000 sq ft



GRAND AVENUE

HERRING AVE

1. SITE PLAN

P84-293

4/25/85

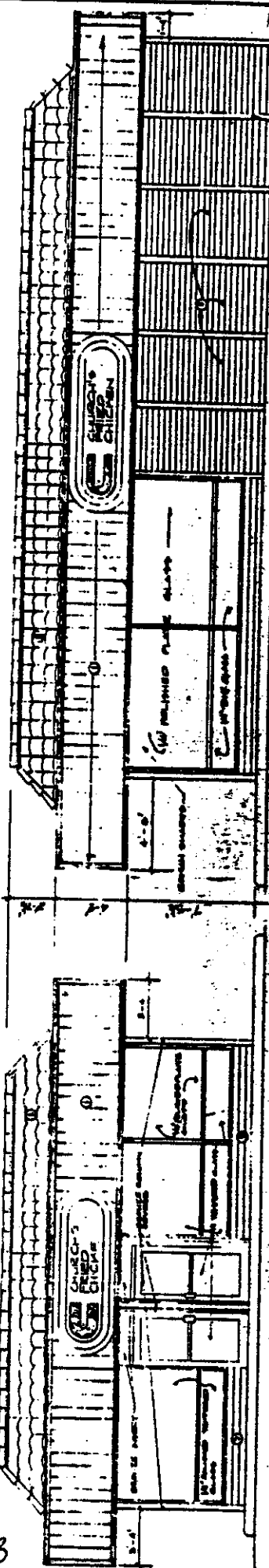
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ROSA MONTANO TRIM  
MATERIALS (BY OWNER)  
INSTALLED AT SITE CONTRACTOR



FRONT ELEVATION D-D

RIGHT SIDE ELEVATION A-A

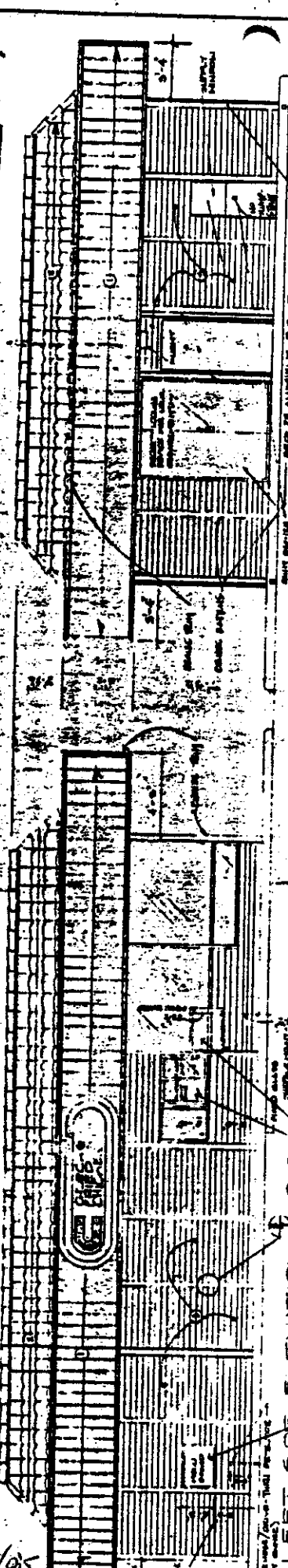
EXTERIOR FINISH MATERIALS

- ① EXTERIOR WALLS TO INCLUDE AN ALUMINUM STAINED "SLAT"
- ② WINDOW SILL AND THE SURROUNDING SURFACE (CONCRETE FINISH)
- ③ SLAT COLOR MATCH WITH EXTERIOR WALLS

NOTE:  
 1. ALL MATERIALS TO BE INSTALLED BY THE CONTRACTOR.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND FINISHES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABORERS AND EQUIPMENT.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

DATE: 4-25-05

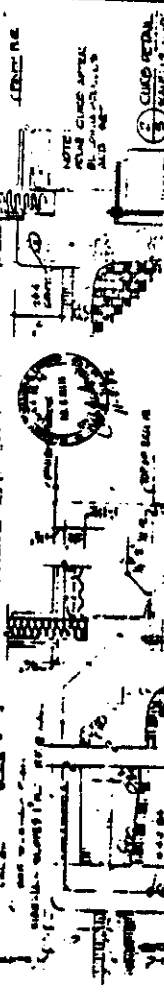
1/2" = 1'-0"



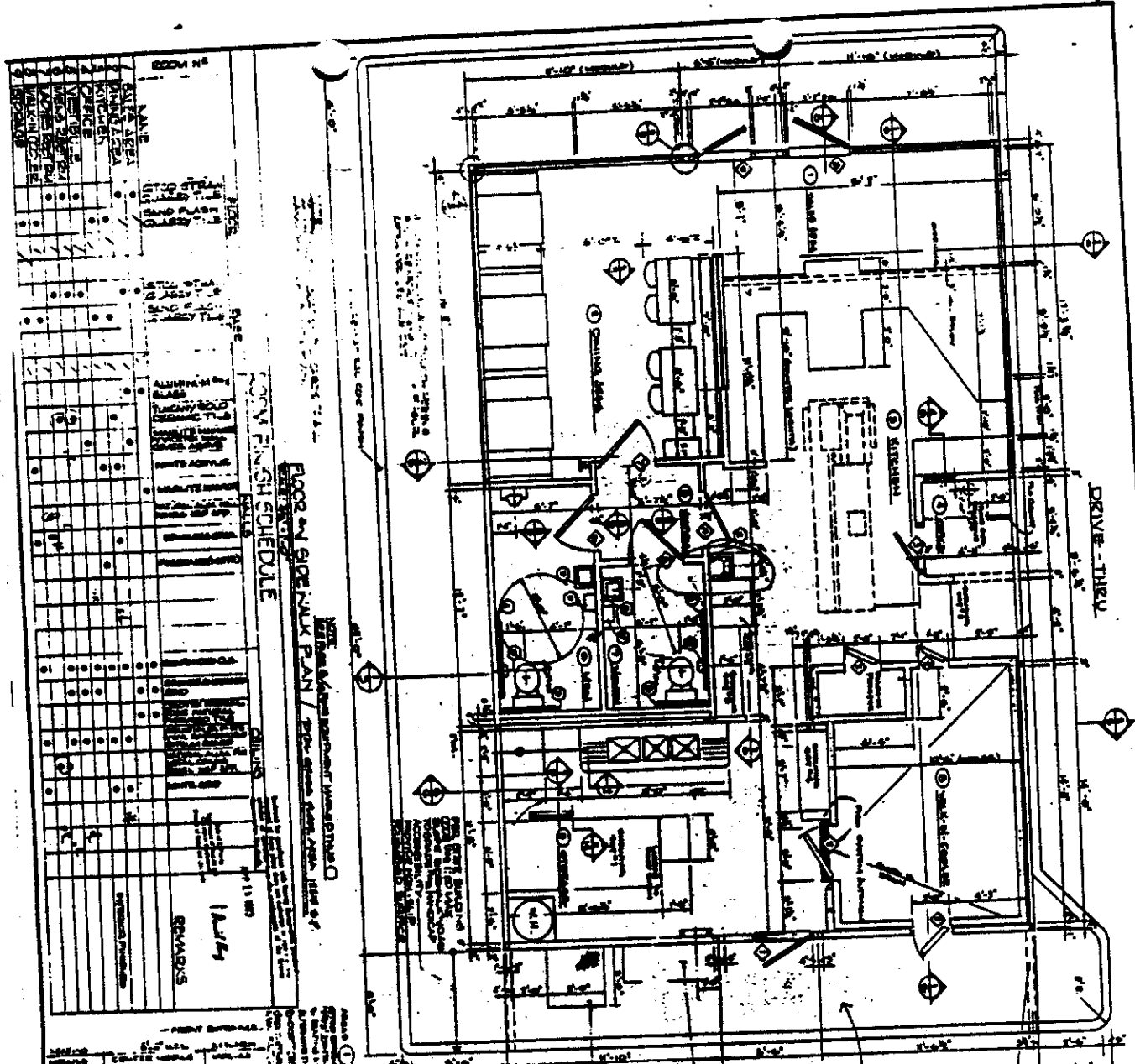
LEFT SIDE ELEVATION C-C

WINDOW DETAIL

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FAR WEST PRODUCTS		FAR WEST PRODUCTS	
PO BOX 8389	DATE	PROJECT	REVISED
EL PASO, TEXAS 79905	4/25/05	PH-293	01
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"	DATE: 04/25/05	BY: [Signature]

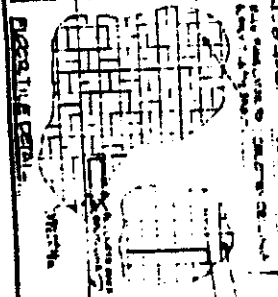


**FLOOR FINISH SCHEDULE**

ROOM NO.	FINISH	QTY	UNIT	REMARKS
101	CONCRETE	1	SQ. YD.	
102	CONCRETE	1	SQ. YD.	
103	CONCRETE	1	SQ. YD.	
104	CONCRETE	1	SQ. YD.	
105	CONCRETE	1	SQ. YD.	
106	CONCRETE	1	SQ. YD.	
107	CONCRETE	1	SQ. YD.	
108	CONCRETE	1	SQ. YD.	
109	CONCRETE	1	SQ. YD.	
110	CONCRETE	1	SQ. YD.	
111	CONCRETE	1	SQ. YD.	
112	CONCRETE	1	SQ. YD.	
113	CONCRETE	1	SQ. YD.	
114	CONCRETE	1	SQ. YD.	
115	CONCRETE	1	SQ. YD.	
116	CONCRETE	1	SQ. YD.	
117	CONCRETE	1	SQ. YD.	
118	CONCRETE	1	SQ. YD.	
119	CONCRETE	1	SQ. YD.	
120	CONCRETE	1	SQ. YD.	

**FLOOR FINISH SCHEDULE**

NOTE: ALL FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.



**CLIENT: WEST PRODUCTS**

**FLOOR: WEST PRODUCTS**

**DATE: 4/25/85**

**PROJECT: WEST PRODUCTS**

**ARCHITECT: WEST PRODUCTS**

**SCALE: 1/8" = 1'-0"**

**DATE: 4/25/85**

**BY: WEST PRODUCTS**

**CHECKED: WEST PRODUCTS**

**APPROVED: WEST PRODUCTS**

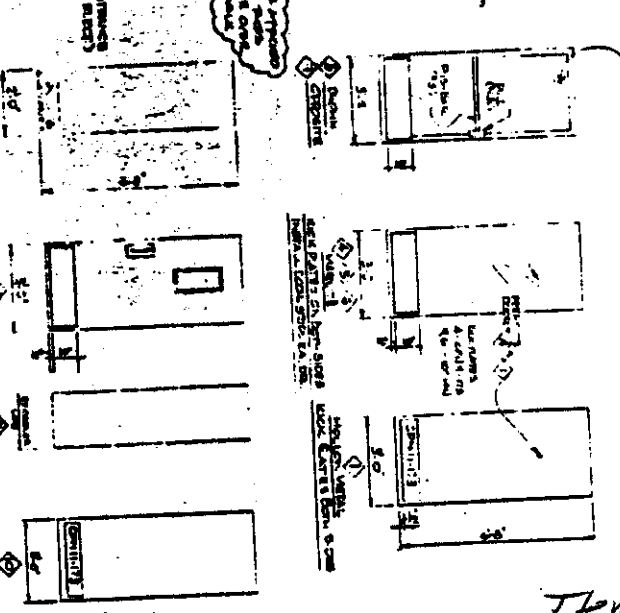
**PLATE SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	PLATE	1	SQ. YD.	
2	PLATE	1	SQ. YD.	
3	PLATE	1	SQ. YD.	
4	PLATE	1	SQ. YD.	
5	PLATE	1	SQ. YD.	
6	PLATE	1	SQ. YD.	
7	PLATE	1	SQ. YD.	
8	PLATE	1	SQ. YD.	
9	PLATE	1	SQ. YD.	
10	PLATE	1	SQ. YD.	

NOTE: ALL FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.

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4/25/85

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# PYLON SIGN IDENTIFICATION

SIGN	A	B	C	D
SIGN SQUARE FOOTAGE	24	37	40	60
SIGN DIMENSIONS	3'-5"x7'-10"	3'-8"x11'-0"	4'-2"x9'-6 3/4"	5'0"x11'-8"
POLE HEIGHT	8'-7"	14'-0"	12'-1 1/2"	16'-0"
ELECTRICAL	Max. Electrical Load 2.7 Amp. (1) 15 Amp. Circuit	Max. Electrical Load 3.85 Amps. (1) 15 Amp. Circuit	Max. Electrical Load 4.3 Amps. (1) 15 Amp. Circuit	Max. Electrical Load 5.4 Amps. (1) 15 Amp. Circuit
PLASTIC FACE	.150 Lexan	.150 Lexan	.150 Lexan	.150 Lexan

**2' X 9' DRIVE-THRU SIGN SPECIFICATIONS:**

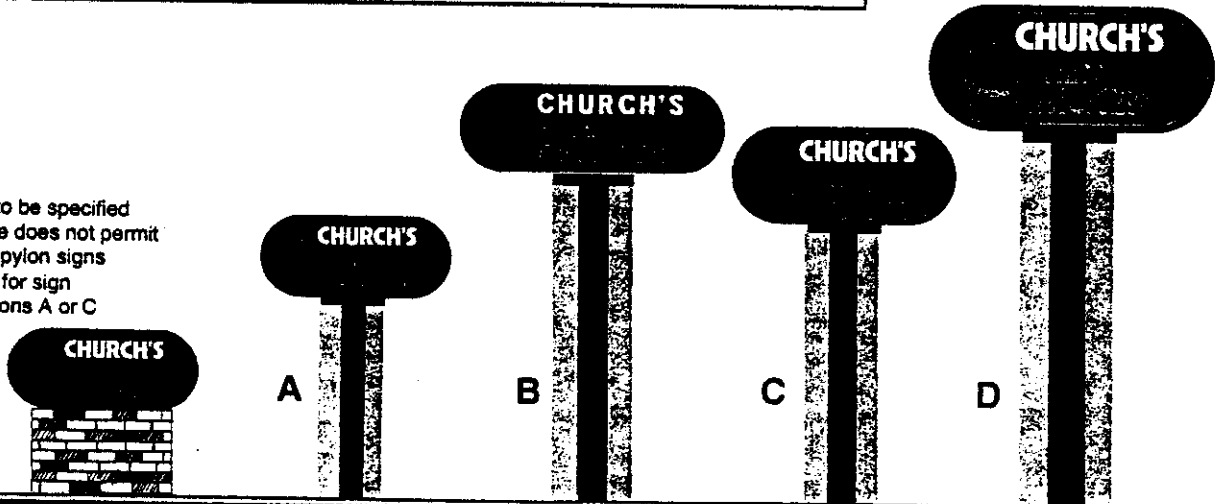
**ELECTRICAL** Lamps — 4 - 96T12 HO/CW  
Ballasts — 2 - 26296 Jefferson  
Total Conn. 6 Amps.

**COLORS** Background - Brown - PMS 412, Wyandotte #GF-6185  
Drive-Thru Letters - Yellow - PMS 130, Wyandotte #GF 3544  
Arrow - White

**PLASTIC** Lexan .093

For sign face and pylon color specifications, refer to page 5

This sign to be specified when code does not permit approved pylon signs  
Approved for sign specifications A or C



SIGN	A	B	C	D
ELEC.	3 - 84T12 H/O Daylite 1 - Jefferson Elec. Co. #262-384	3 - 120T12 H/O Daylite 1 - Jefferson Elec. Co. #262-496	2 - 120T12 H/O Daylite 2 - 96T12 H/O Cool White 1 - Universal Mfg. Co. #262-472	5 - 120T12 DHO 1 - Jefferson Electric Co. #256-3001
SERV.	SLIDE FACE	HINGED FACE	HINGED FACE	SLIDE FACE

PS4-293

425-85

JHM 30

