

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Naugles, Inc., 120 North McPherson, Orange, CA 92669		
OWNER	American Principals Corp., 2262 Carmel Valley Road, Del Mar, CA 92014		
PLANS BY	Richard G. Titus, 14081 Yorba Street, Suite 237, Tustin, CA 92680		
FILING DATE	6-6-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Exempt 15101(e)/(1) EIR	ASSESSOR'S PCL. NO.	007-121-14

APPLICATION: 1. Environmental Determination
2. Special permit to establish a drive-up window

LOCATION: 3027 'K' Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a drive-up window facility in an existing fast food restaurant.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Fast food restaurant

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Commercial; C-2
East: Commercial; C-2
West: Commercial; C-2

Parking Required: 19 spaces
Parking Provided: 31 spaces
Parking Ratio: 1 space/3 seats
Property Dimensions: 160' x 161'
Property Area: 0.6± acres
Square Footage of Building: 3,286
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Off white walls; dark stained trim
Exterior Building Materials: Wood

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

1. The applicant is proposing to add a drive-up window facility to an existing fast food restaurant located at the northwest corner of Alhambra Boulevard and 'K' Street. There are 56 seats inside the restaurant, requiring 19 parking spaces. There are currently 39 parking spaces on the site. In order to establish the facility, it will be necessary to eliminate eight parking spaces adjacent to the south wall of the building. This is where the drive-up window will be installed. Adequate parking will still be provided.
2. Plans routed to the offices of the Traffic Engineer and the City Engineer noted that there appears to be adequate stacking space for the facility. There were no objections to the proposed facility.

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3. The parking lot exists and is therefore exempt from the 50 percent shading requirement of the Zoning Ordinance. The Energy Planner requests that additional trees selected from the approved tree list be placed in the existing irrigated planter areas. The applicant should check with the Energy Planner regarding the number and location of the additional trees.
4. Staff has no objection to the request in that there is adequate stacking distance and safety for pedestrians. Furthermore, adequate parking is provided and additional shading will be provided.

STAFF RECOMMENDATION: Staff recommends the following:

Approval of the special permit, subject to conditions and based on Findings of Fact which follow:

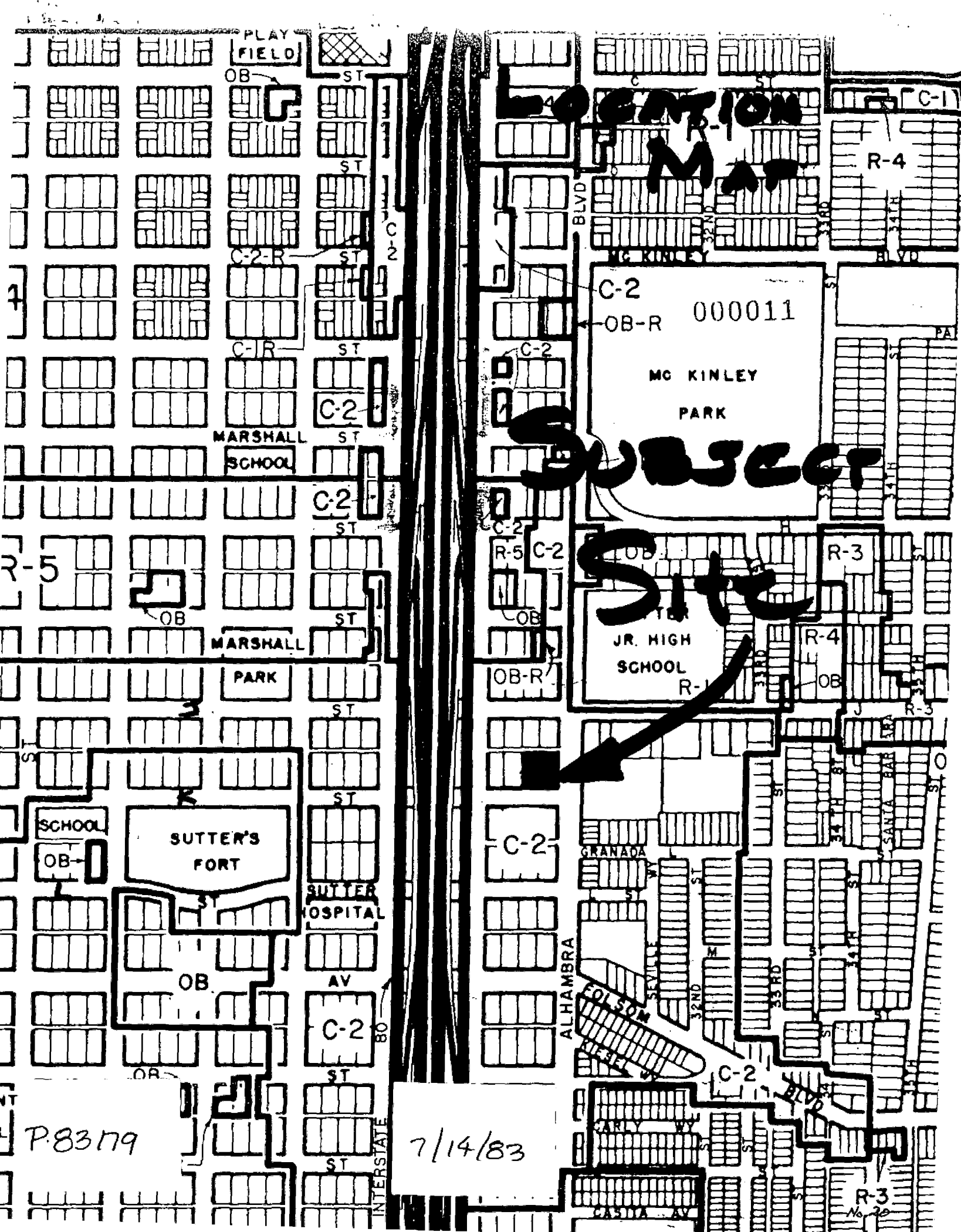
Condition

The applicant shall submit landscaping plans for additional landscaping for the review and approval of the Planning Director prior to issuance of building permits.

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that the drive-up window is a logical auxiliary use to the existing restaurant;
- b. The project, as conditioned, will not be injurious to surrounding property in that:
 - 1) adequate parking is provided;
 - 2) additional landscaping will be provided.
- c. The project complies with the 1974 General Plan and the 1980 Central City Plan which designate the site for commercial purposes.

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LOCATION MAP

SUBJECT SITE

C-2
 OB-R 000011
 MC KINLEY
 PARK

OB
 JR. HIGH
 SCHOOL
 R-1

SUTTER'S
 FORT

SUTTER
 HOSPITAL

ALHAMBRA
 FOLSOM
 AVENUE

7/14/83

P-83179

INTERSTATE

R-3
 No. 20

P83179

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No. 20

EXIST. PLANTER
EXIST. PARKING

EXIST. TRASH ENCLOSURE

EXIST. TRANSFORMER

EXIST. LOT LIGHTING TO REMAIN

EXIST. CURB CUT

EXIST. TREE (TYP.)

NEW PAINTED DRIVE-THRU SIGN & ARROWS

NEW ORDER STATION VEHICLE LOCATION

EXIST. PLANTER

EXIST. PARKING

PORTION OF EXIST. CONC. WALK TO BE REMOVED

NEW 8" THICK CONC. ASPHALT PATCH AC. AS REQ.

REMOVE 3' PARKING SPACE STRIPING

EXIST. LOT LIGHTING TO REMAIN

EXIST. CURB CUT

EXIST. PLANTER
EXIST. STREET LIGHT

EXIST. TREE (TYP.)

EXIST. SIGN LOCATION, SIGN TO BE REMOVED & NEW NAUGLES Pylon SIGN TO BE INSTALLED.

PORTION OF CONC. WALK TO BE REMOVED

REMOVAL OF EXIST. PLANTER CURBING & INSTALL NEW AS SHOWN

NEW DRIVE THRU CANOPY ABOVE

NEW 2" HIGH EXTRUDED CONC. CURBING

EXIST. CURB CUT

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY, SITUATE, LYING & BEING, IN THE CITY OF SAC., COUNTY OF SAC., STATE OF CALIF., AS FOLLOWS: LOTS 5 AND 6 IN THE BLOCK OR SQUARE BOUNDED BY & BETWEEN 30th & 31st ST. AND J & K ST. IN THE CITY OF SAC., ACCORDING TO THE OFFICIAL MAP OR PLOT THEREOF, 31st ST. NOW COMMONLY REFERRED TO AS "ALHAMBRA BLVD."

NOTE & NOTED:

ALL EXIST. PLANTING, TREES TO REMAIN EXCEPT WHERE NOTED.

ALL SITE DRAINAGE & DRAINAGE DEVICES TO REMAIN AS EXIST.

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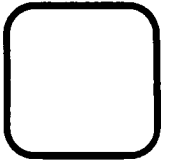
K STREET

SITE PLAN

SITE PLAN

1"=10'-0"

NO.	DATE	REVISION	BY



RICHARD G. TITUS
 10801 York St., Suite 207
 Irvine, California 92618
 714-834-0411

SITE PLAN

NAUGLES # 503
 3027 K STREET
 SACRAMENTO, CALIF.

SCALE: 1"=10'-0"
 DATE: 8-16-83
 DRAWN: RA
 CHECK: LCI-GR

PROJECT: A1
 SHEET: 4

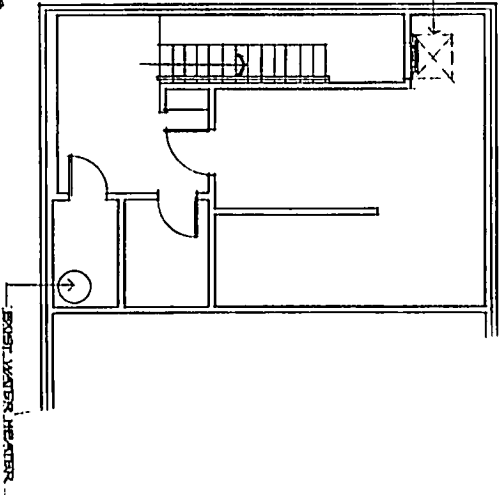
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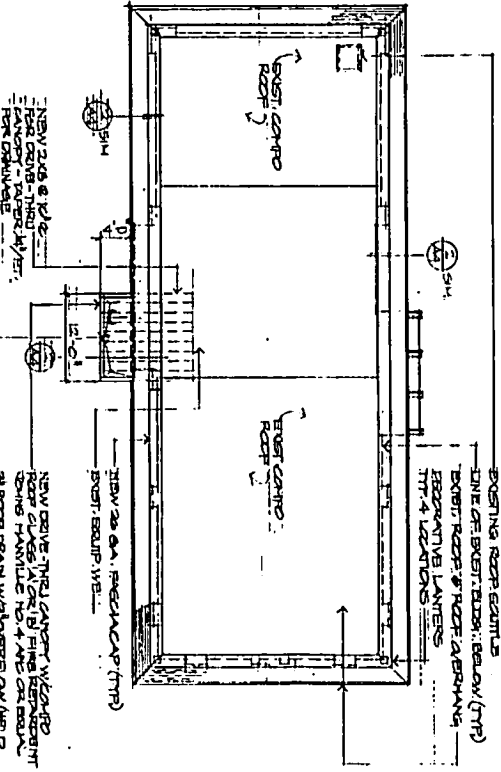
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EXIST. ROOF SCIMITS
& LACER



MEZZANINE FLOOR PLAN

ROOF PLAN



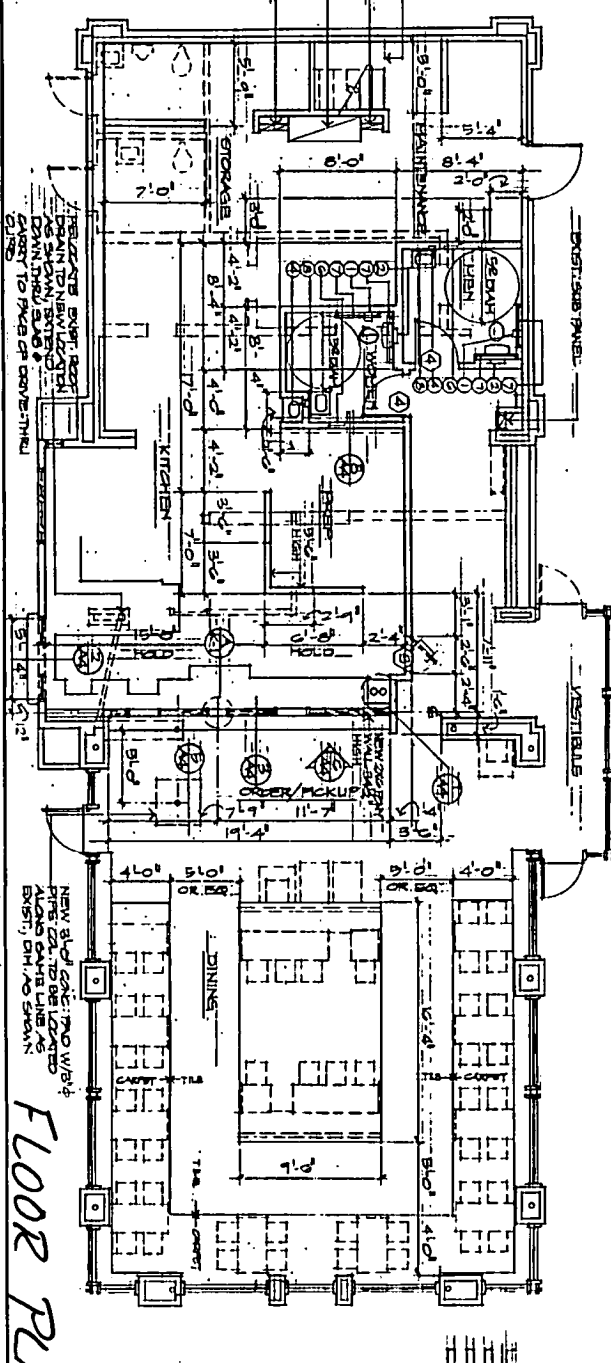
NOTE 2: REMOVE EXIST. ROOF SCIMITS AND NECESSARY COVERING ROOF OVERS 1 1/2" OVER HATCH. 2" SPIFF FOR ROOF SCIMITS. EXISTING ROOF SCIMITS LINE OR EXIST. BLDG. BELOW (TYP) EXIST. ROOF 4' ROOF AVERAGING. REPAIR IN LAYERS. TYP. 4 LOCATIONS.

NOTE 3: NEW DRIVE THROUGH ROOF CURBS A OR B FILING REMOVED. DRIVE HANDSILE NO. 4 AND OR BRACK. BY ROOF DRAIN WITH OVERFLOW (FIELD) 2" ABOVE ROOF DRAIN THROUGH SCIMIT AND APPROX TO SIG. 0.11. CONVERTER BARRED BACK TO WALL.

NEW 2" x 8 & 1/2" ROOF CURBS - THROUGH DRIVEWAY - POWER W/ST. FOR DRIVEWAY.

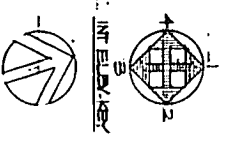
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EXIST. SUB PANEL
EXIST. MAIN PANEL
EXIST. SUB PANELS



FIRST LEVEL FLOOR PLAN

FLOOR PLAN



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Architectural title block containing: FLOOR PLANS, ROOF PLAN; NAUGLES # 083; 2027 K STREET SACRAMENTO, CALIF.; RICHARD C. ILLUS ARCHITECT; and a grid of 10 columns and 10 rows for specifications.

