

CITY PLANNING COMMISSION

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

Rancho, CA 95670

APPLICANT	Michael Hurley/Long John Silvers, Inc. 11070 White Rock Rd. #190
OWNER	Northgate Plaza/ACA General Partnership, 2625 Fair Oaks Blvd., Sac., CA 95825
PLANS BY	
FILING DATE	3/27/88
ENVIR. DET.	Ex. 15301 (e)
ASSESSOR'S-PCL. NO.	250-0240-040,041 and 042
REPORT BY	HK/vf

APPLICATION: Special Permit to construct a 2,118+ square foot Long John Silvers Restaurant with a drive-up service window.

LOCATION: Southeast corner of Northgate Boulevard and Winterhaven Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a drive through service facility.

PROJECT INFORMATION:

General Plan Designation: Special Planning District  
 1978 South Natomas Community  
 Plan Designation: Northgate Boulevard District  
 Draft 1988 South Natomas  
 Community Plan Designation: Northgate Special Planning District  
 Existing Zoning of Site: C-2  
 Existing Land Use of Site: Shopping Center & Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Mini-storage; C-2	Front:	33'	40'
South: Vacant, apartments; C-2			
East: Single Family, Market; R-1, C-2	Side(St):	5'	27'
West: Single Family; R-1			

Parking Required: 82 spaces  
 Parking Provided: 80 spaces  
 Property Dimensions: 130' x 103' pad; 271' x 244' site  
 Property Area: 1.5+ acres  
 Square Footage of Building: 2,118 sq. ft.  
 Height of Building: 14 feet.  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: T-111 Siding  
 Roof Material: Composition Shingle

BACKGROUND INFORMATION: On June 27, 1985, the Planning Commission approved a lot line merger for this site that combined the three parcels into a single parcel to allow for the construction of a 10,800 square foot retail building and a 3,000 square foot restaurant. The merger was never recorded. Staff recommends that recordation of the merger be required as a condition of approval of the special permit for the drive-up service facility. Presently, the existing shopping center is constructed illegally across property lines. A variance would be required for the fast food restaurant to allow access and parking on adjacent parcels.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The site is designated Special Planning District on the General Plan. The 1978 South Natomas Community Plan designates the site as Northgate Boulevard Commercial District and the draft 1988 South Natomas Community Plan designates the site as Northgate Special Planning District. The draft 1988 South Natomas Community Plan notes that the Northgate Boulevard commercial strip has a history of inconsistent development and commercial development that is incompatible with the adjacent Gardenland residential development. However, the commercial development located on Northgate provides needed services to the immediate neighborhood and the community. Northgate is a major four lane street which connects North and South Natomas with the Central City.

The purpose of the SPD is to encourage commercial uses that will be beneficial to the community and compatible with the adjacent residential development. The SPD encourages uses that have associated drive-up service facilities to locate on corner lots along Northgate Boulevard so that side streets can be utilized for access. The proposed fast food restaurant is neighborhood serving and is located on a corner lot, allowing patrons to enter and/or exit off of Winterhaven Avenue.

The site is zoned C-2. Fast food restaurants are permitted in the C-2 zone and drive-up service facilities are permitted subject to approval of a special permit from the Planning Commission.

B. Site Design

Staff is recommending that the Zoning Ordinance be amended to provide design standards and guidelines for drive-up service facilities. The Ordinance Amendment (M88-042) is scheduled to be heard before the Planning Commission on May 12, 1988. The standards require that the drive-up service facility be designed and located such that it will not create a nuisance for adjacent properties. Residential development is adjacent to the site on the western and eastern boundaries. The residences on the western boundary are located across Northgate Boulevard and will not be affected by nuisances generated by the proposed restaurant. The existing shopping center is located between the residences on the eastern boundary and the restaurant and effectively buffers those residences from any nuisances generated by the proposed restaurant.

Thus, although the site itself is adjacent to residences, the effect of the drive-up facility upon those residences is negligible due to their being screened by existing improvements. A masonry sound wall was installed on the eastern property line adjacent to the residences when

the shopping center was built. No additional design techniques to reduce nuisance impacts from the drive-up service facility are necessary to protect adjacent residences.

The proposed ordinance also recommends that interior landscaping be installed on sites with drive-through lanes to offset the extensive pavement area devoted to the drive-through lane. The applicant has not submitted a landscape plan, however, there is adequate area on the interior of the restaurant pad to provide interior landscaping. Staff recommends the applicant submit a landscape plan for staff review and approval depicting the recommended interior landscaping and the required landscaping adjacent to the public street frontages and in parking area prior to issuance of the building permit.

C. Site Circulations

The proposed drive-up facility is in compliance with the proposed design standards for minimum width of the drive through lane, 11 feet is the minimum standard and the proposed lane is 14 feet wide. The entrance of the drive through is approximately 100 feet from either Winterhaven or Northgate and complies with the standard for a minimum distance of 25 feet from a public street.

The drive-up lane is not in compliance with the proposed ordinance condition for minimum vehicle stacking space for a facility with a separate ordering board and pick-up window. Although the drive through lane is approximately 240 feet in length, the pick-up window is located half way between the entrance and exit of the lane, thus reducing the effective stacking area to 120 feet. There is stacking area for three vehicles to the ordering board and three vehicles to the pick-up window.

The Institute of Traffic Engineers Design Manual recommends that fast food facilities provide stacking area for five vehicles to the order board and stacking area for five more vehicles to the pick-up window. The applicant has met with the Traffic Engineering Division and has provided evidence that Long John Silver's Seafood Shops actually fall under the Institute of Traffic Engineer's definition of a "high volume sit down restaurant" rather than a fast food restaurant. The traffic generation for this type of facility is significantly less than for a fast food restaurant. The applicant's study showed a typical total volume per day of 136 orders (including inside orders), as compared to a typical total volume per day for a fast food restaurant which ranges at 400-500 orders per day.

The Traffic Engineering Division has reviewed the applicant's site plan and supports the drive-up window design. The purpose of requiring a Special Permit review of drive-up services facilities rather than set standards was to allow for flexibility in application of the standards and review of each facility on a case-by-case basis. This facility

appears to have adequate stacking distance for the volume of business.

D. Parking

Tenants in the existing shopping center include a video store, a fast food restaurant (pizza), a bar and dance hall, a liquor store, a beauty salon, and a dry cleaner. Four of the tenants spaces are vacant. The parking requirement for the existing uses and parking for the presently vacant suites, calculated at standard retail use, is 54 spaces. The proposed Long John Silver's restaurant has 84 seats. The parking requirement for restaurants is one parking space for every three seats, which results in 28 required parking spaces.

The shopping center presently has 73 parking spaces. The site plan for Long John Silver's depicts seven parking stalls and one parallel stall. The City does not permit parallel parking stalls, therefore, the total proposed parking for the site is 80 parking stalls. The combined parking required for the shopping center and Long John Silvers is 82 parking spaces.

The two additional parking spaces can be provided at the southeastern corner of the parking area if the existing bike racks are relocated to the northeastern corner of the site, as shown on Exhibit A. The other alternative is that the applicant reduce the capacity of the restaurant by six seats. Staff is not supportive of a variance from the required parking as there is no circumstances unique to this proposal that would justify the granting of a variance and thus, granting of a variance in this situation would be a grant of special privilege.

E. Signage

The Sign Ordinance permits one detached sign for each parcel at one square foot per lineal foot of frontage in the C-2 zone. Parcels with frontage on more than one street are permitted one sign for each street frontage. The shopping center has an existing monument sign fronting on Northgate Boulevard. The applicant could add their name to this sign. A detached sign is also permitted on Winterhaven Avenue. Staff recommends that this sign be a monument sign with a maximum height of 12 feet that shall be compatible with the existing monument sign on the site. The applicant has noted that they intend to install a pole sign, however, no sign elevations for a pole sign were included with the submitted site elevations.

The Sign Ordinance also permits two attached signs for each occupancy at three square feet per front foot of occupancy. The signs depicted on the submitted elevations are in compliance with the requirements.

F. Trash Enclosures

The applicant has depicted that trash enclosures for the restaurant will be provided within the trash enclosure area for the shopping center, which is located on the northern wall of the building. This trash enclosure area is in conformance with the standards for trash enclosures contained in the City Zoning Ordinance.

G. Agency Review

Site plans were submitted for review and comments to the Traffic Engineering Section and Development Section of the City Transportation Division, the City Building Inspection Section and the Natomas Advisory Committee. Comments were received from Traffic Engineering that objected to the existing parcel line splitting the driveway and requiring reciprocal access easements. These issues will be resolved with the recordation of the merger of these parcels. They also noted that Northgate Boulevard has a required 80 foot right-of-way width and Winterhaven Avenue has a required 44 foot right-of-way width. Improvements are existing.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to (CEQA Section 15301 (e)).

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Approve the Special Permit for a drive-up service facility, subject to Conditions and based upon Findings of Fact which follow:

Conditions

1. The applicant shall submit a landscape plan for staff review and approval prior to issuance of building permits. Provide interior landscaping and screen the SMUD transformer.
2. The applicant shall record the lot line merger for the site prior to issuance of building permits.
3. All trash enclosures shall be designed to City standards.
4. The applicant shall provide additional parking spaces and relocate the bike racks, as shown on Exhibit A or reduce seating for the restaurant by six seats, for a total capacity of 78 seats.
5. A signage program shall be submitted for review and approval of staff prior to issuance of sign permits. Detached signage shall be monument type and shall not exceed 12 feet in height measured from the top of the sidewalk.

*Nothing about P A System*

→ No Vehicle Stacking 6 -

6. The entrance and exit for the drive-through lane shall be clearly marked. The signs shall be approved by the Planning Director as a part of the sign program.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that:

The project is neighborhood serving, is located on a major street and is compatible with the adjacent commercial and residential land uses.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor will it create a nuisance in that:

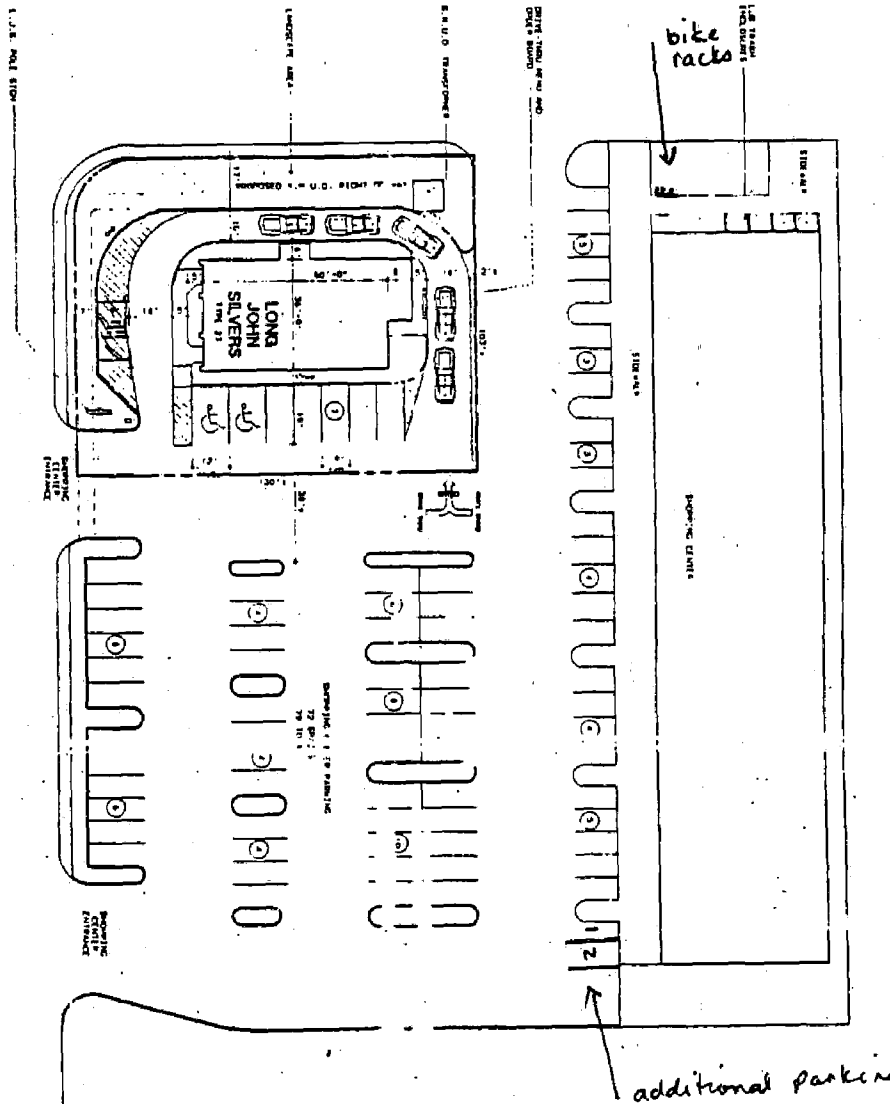
- a. adequate off-street parking is provided;
- b. adjacent residences are buffered from possible nuisances generated by the drive-up service facility by intervening improvements;
- c. a masonry sound wall was installed on the property boundary adjacent to the residences at the time the shopping center was constructed;
- d. the project, as designed, will have adequate vehicle stacking space;
- e. the design of the project provides for adequate on-site circulation; and
- f. interior landscaping will offset the extensive pavement area devoted to the drive-through lanes.

3. The project, as conditioned, is in compliance with the policies and objectives of the General plan and the 1978 South Natomas Community Plan and draft 1988 South Natomas Community Plan.

000666

WINTERHAVEN AVE.

NORTHGATE BLVD.



**EXHIBIT A**  
**SITE PLAN**

000668

1 of 4

**LONG JOHN SILVERS**  
SEAFOOD SHOPPES  
PANEL DESIGN FOR  
SACRAMENTO, CA.  
NORTHGATE BLVD.  
LAYOUT # 1  
NOT FOR CONSTRUCTION

**LEGEND**

- L.U.S. POLE SIGN
- ⊙ NO. OF PARKING SPACES
- DRIVEWAY PAD AND APPROACH
- PARKING LOT LIGHT

ACCEPTED BY	SCALE 1/4" = 10'-0"	REVISION
DATE	BUILDING TYPE 23	
BY	PARKING FOR 20 CARS	
REVISION 1.0	DRAWN BY GAN	
	DATE 1/1/88	
	REVISION 1.0	
	DRAWING I.D. #	
	EST. COLL. 880301	
	PROJECT 880301	

17





NO. 18032

NO. 1  
NO. 2  
NO. 3  
NO. 4

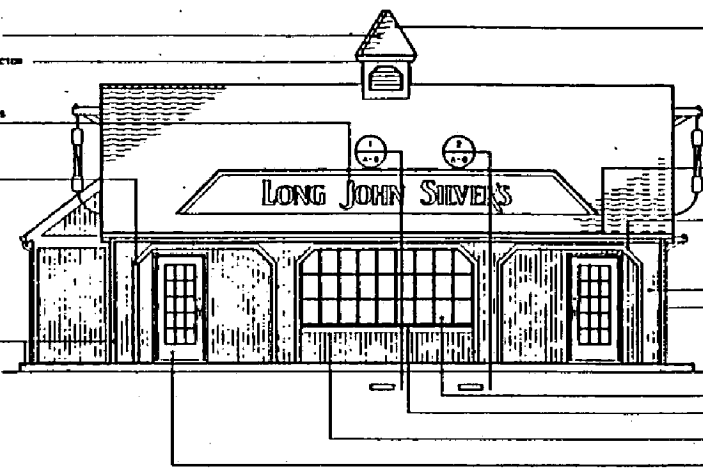
BUILDING EXTERIOR FINISH SCHEDULE	
SEE SPECIFICATION SECTION 09000 - PAINTING FOR NAME RETURN PAINT COLOR FORMULAS, SURFACE PREPARATION AND PAINT SYSTEMS	
ITEMS	FINISH

SHOULDER ON CLIPOLA ROOF BY S.C.  
PREFINISHED ALUMINUM CLIPOLA  
FURNISHED & INSTALLED BY CONTRACTOR

ROOF "CHANNEL-HEAD" STORAGE  
BRACKETS AND INSTALLED BY THE  
OWNER FOR INSTALLATION DETAILS  
SEE DET. 0-10, D.I.S. 3 & 9.

FRAMING FOR 2" X 4" BRACE TO  
BE 2" X 4" ABOVE SLAB

AT ALL CORNERPOUT & DETAILING  
PROVIDE UNDERLATH 4" P.V.C.  
DRAIN LINE THROUGH CORNER FACE  
TO ADJACENT FINISH AREA. SEE  
DETAIL 0-10-1 - PVC SLEEVE TO  
EXTEND 4" ABOVE FINISH GRADE

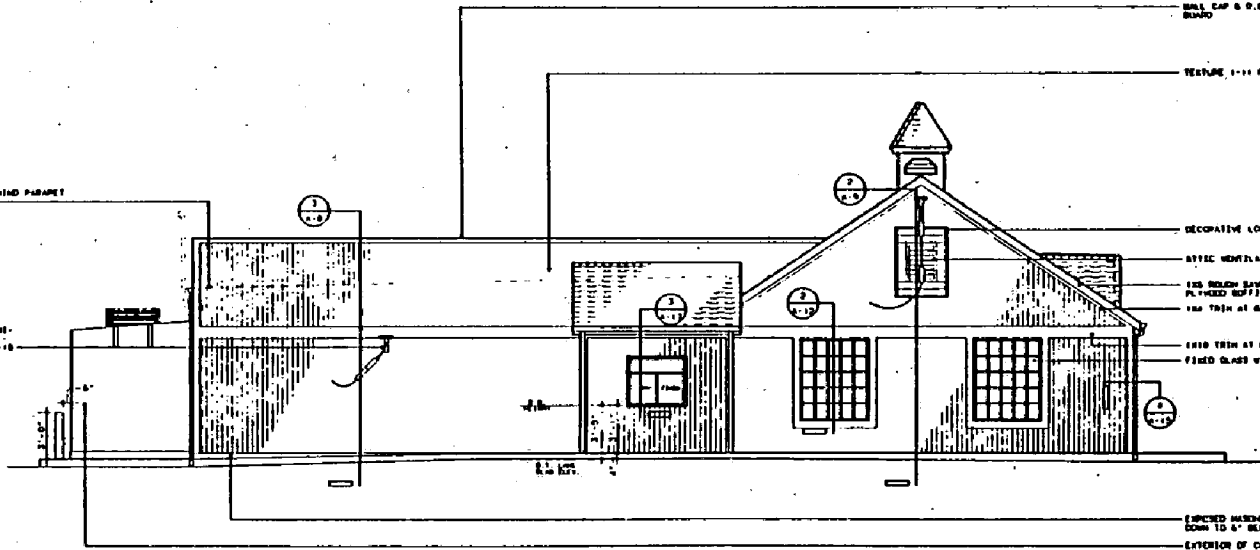


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

CLIPOLA	PREFINISHED
BEAM & BRACE	PREFINISHED SEE DETAIL 0-10-10
ALL GALVANIZED STEEL CUTTERS AND DRAINPOUTS	PAINT BY CHANNEL TO MATCH SURFACE COLOR BY 0-0
1" X 1" TRIM	L.J.S. BLUE
TEXTURE 1-11 PLYWOOD PANELS	ONE WOOD
CORNER TRIM (DETAIL 0-10-10)	L.J.S. BLUE
BAY WINDOW	PREFINISHED
UPGRADE AND SILL PLICE FOR BAY WINDOW	ONE WOOD
PLYWOOD FLOOR AND BOTTOM OF BAY WINDOW	ONE WOOD
EXTERIOR SIDE OF HOLLOW METAL DOORS AND FRAMES	ONE WOOD SHAWL

SLOPED ROOF BEHIND PARAPET  
BEHIND DASHED

PREFINISHED MINE-  
BRACE SEE DETAIL 0-10-10



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

BALL CAP & R.O. TRIM BRIST BOARD	L.J.S. BLUE
TEXTURE 1-11 PLYWOOD PANELS	ONE WOOD
DECORATIVE LOFT DOOR TRIM	ONE WOOD
BRICK VENTILATION LOUVER AND TRIM	ONE WOOD SHAWL
4" X 8" BRICK BASE TRIM AND PLYWOOD ROOF FINS	L.J.S. BLUE
1" X 1" TRIM AT GABLE	L.J.S. BLUE
1" X 1" TRIM AT GABLE	L.J.S. BLUE
FINED GLASS WINDOW	PREFINISHED
EXPOSED HARDWAY WELD 1/2" X 1/2" SIDING DOWN TO 4" BELOW FINISH GRADE	ONE WOOD
EXTERIOR OF COOLER/REFREYER	PREFINISHED ONE WOOD TOUCH-UP AS REQUIRED

000670

**LONG JOHN SILVERS**  
SEAFOOD SHOPPES

THE ARCHITECTURE FIRM  
1115 W. 10TH AVE.  
SEASIDE, CALIF. 92138

**EXHIBIT C**  
**ELEVATIONS**

P88-152

17. NO.  
8003

AAA. 1.

FRAMED CONCRETE FLOOR AND  
ROOFING TO BE SHOWN BY  
DASHED LINES AND LOC.  
ATION

EXIST. ALONG THIS  
SIDE OF WALL FROM  
3'-0" ABOVE FIN. FLOOR  
UPWARD. ONLY 3/4" GIP.  
NO. SUBSTRATE AND IM-  
STRINS 2"x2" PLUMED  
BEARING TO WALL STUDS  
FOR INSTALLATION OF  
SHELVING SEE DRAWING  
10-1.

NO. 1. 3/4" STK. CLUBS SEE  
SITE PLAN DET. 5-1  
NO. 2. THIS WALL TO BE CON-  
STRUCTED FROM 1/2"  
WOOD GRADE W/ 3/4"  
STK. NO. SUBSTRATE  
NO. 3. EACH SHELF PROVIDE 3/8"  
RUBBER SUBSTRATE ACROSS  
HEAD OF WALL STUDS AND  
1/2" AT EACH SIDE FOR  
MOUNTING OF S.S.  
SHELVES SEE DET. 10-1 AND  
DET. 10-2/15.

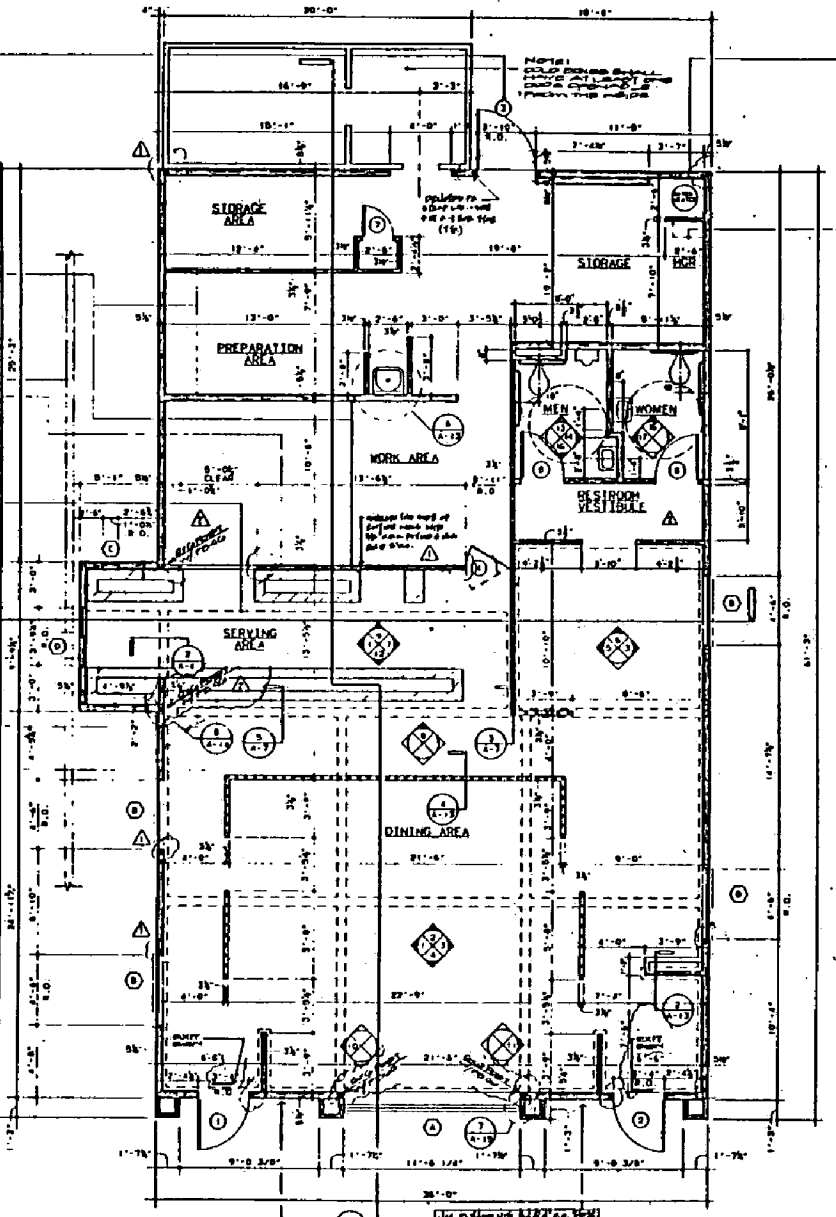
ROOF FRAMING 2'  
3'-0" ABOVE S.F.  
SEE DETAIL 5-1/15

EXIST. WOOD SHELF SEE  
DET. 5-1/15

PREANNEALED METAL  
DRIVE FROM WHEELS  
SEE DET. 2 & 3  
DET. 4-1/15 FOR IM-  
STALLATION

FILL IN BY HAND AND  
PREFER THE SUBSTRATE  
AND DRUMS SEE DETAILS  
5-1/15 & 10-2/15

MINORITY BASE FOR  
COUNTERS SEE DETAIL  
10-1/15 FOR LOCATION  
AND DETAIL

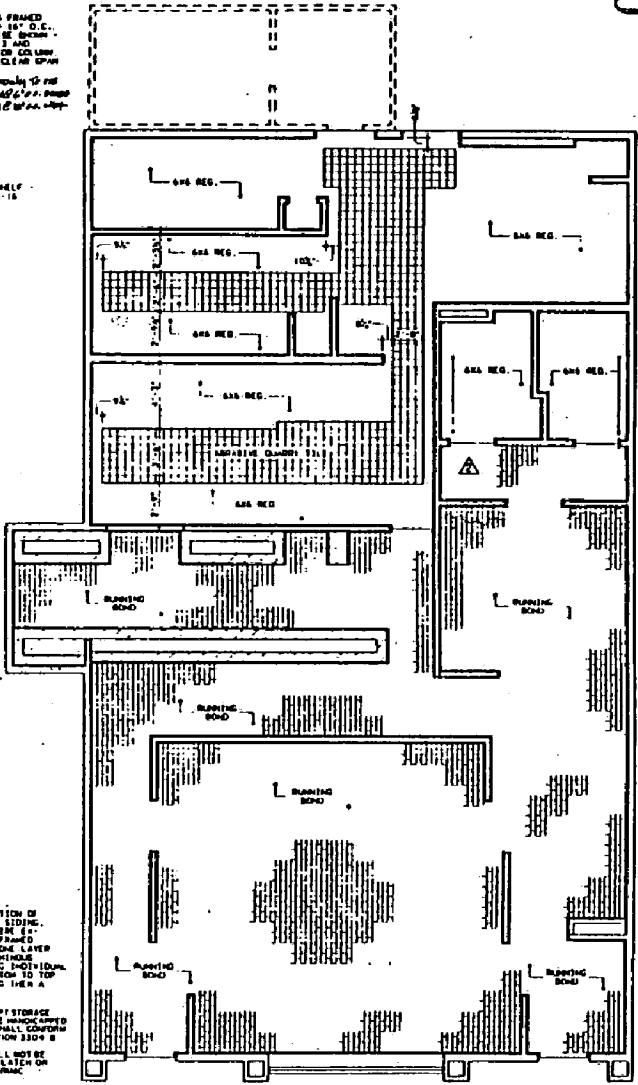


FLOOR PLAN  
SCALE: 1/4" = 1'-0"

EXTERIOR WALLS FRAMED  
BY 2"x4" STUDS 9" ON C.C.  
UNLESS OTHERWISE NOTED.  
SEE DRAWING A-3 AND  
DETAIL 2-1/2-3 FOR COLUMN  
LOCATIONS FOR CLEAR SPAN  
TRUSSES.  
SHELF BRACKETS TO BE  
MOUNTED 2'-0" ABOVE  
FIN. FLOOR

MUSIC SYSTEM BUILT  
SEE DETAIL 5-1/15

NOTE:  
BEFORE APPLICATION OF  
TILES FOR 2'-0" STRIPING  
SPECIFY THE EXACT DI-  
RECTION OF THE FRAMED  
BUILDING WITH ONE LAYER  
OF 1/2" STIFFENING  
FELT, INCLUDING INDIVIDUAL  
RILES FROM BOTTOM TO TOP  
AND OVER APPLYING 1/4" A  
MINIMUM OF 2".  
ALL ROOMS EXCEPT STORAGE  
CLOSET ROOMS BE FINISHED  
WITH 1/2" GIP. AND SHALL CONFORM  
TO THE U.S. SECTION 3304 B  
TITLE 16 P.3304A.  
EXIT ROOMS SHALL NOT BE  
FINISHED OR FINISH ON  
TOP UNLESS IT IS MADE  
HANDMADE.



FLOOR TILE DIAGRAM  
SCALE: 1/4" = 1'-0"

NOTE:  
1. DIMENSION LOCATING TILE  
PLACEMENT ARE FROM FRAMING  
IN THE FINISHED WALLS.  
2. EXISTING BUILDING TO RECEIVE  
COUNTY TILE BASE  
3. SEE ROOM FINISH SCHEDULE ON  
DWG. A-10 FOR TILE SPECIFICATION

000689

LONG JOHN SILVER'S  
SEAFOOD SHOPPES

NO. 10111 10111 10111 10111  
10111 10111 10111 10111  
10111 10111 10111 10111

NO. 10111 10111 10111 10111  
10111 10111 10111 10111  
10111 10111 10111 10111

EXHIBIT B  
FLOOR PLANS

17