

REPORT AMENDED BY STAFF 1/24/89
CITY PLANNING COMMISSION

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

APPLICANT	McDonald's Corporation, 2480 North First St., #220, San Jose, CA 95131		
OWNER	McDonald's Corporation, 2480 North First Street, #220, San Jose, CA 95131		
PLANS BY	McDonald's Corporation, 2480 North First Street, #220, San Jose, CA 95131		
FILING DATE	11/9/88	ENVIR. DET.	Neg., Dec.
ASSESSOR'S PCL. NO.	250-0010-060	REPORT BY	DH: vf

APPLICATION: A. Negative Declaration
 B. Plan Review to add 1,184 sq. ft. to an existing 3,872 sq. ft. drive through restaurant on 1.1 developed acres in the Highway Commercial-Review (HC-R) zone.

LOCATION: 3773 Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 62 seat drive through restaurant to 114 seats.

PROJECT INFORMATION:

General Plan Designation: Commercial Neighborhood/Commercial - offices
 1988 South Natomas Community
 Plan Designation: Highway Commercial
 Existing Zoning of Site: HC-R
 Existing Land Use of Site: McDonalds with one drive through lane

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; HC-R	Front:	50'	100'
South: Vacant; HC-R	Side(Int):	0'	25'
East: Restaurant; HC-R	Side(St):	0'	100'
West: Vacant; HC-R	Rear:	0'	72'

Parking Required: 38 spaces at one space per 3 seats
 Parking Provided: 51 spaces
 Property Dimensions: 262 ft. x 198+ ft.
 Property Area: 1.1+ acres

Square Footage of Building: Existing - 3,872 sq. ft.
 Proposed Addition - 1,184 sq. ft.
 Total: 5,056 sq. ft.

Height of Building: 1 story - 16 ft.
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Slumpstone, metal facia; annodized aluminum windows
 Roof Material: Terra Cotta tile
 Approved Seating Capacity: 62
 Proposed Seating Capacity: 114

APPLC. NO. P88-468 MEETING DATE January 26, 1989 ITEM NO. 35

Hours of Operation: Sunday through Thursday, 6:00 a.m. to 11:00 p.m.
Friday and Saturday: 6:00 a.m. to 1:00 a.m.

Number of Employees: Per shift - 9 employees
Total employees, 75

PROJECT BACKGROUND: The subject site was rezoned from Agriculture to Highway commercial-Review by the City Council on August 26, 1971 (Ordinance #3027) P4697). On January 25, 1979, the Planning Commission approved a Plan Review for a 3,872 sq. ft. drive through, 62 seat McDonald restaurant (P8476). In 1985, the applicant received approval by staff to remove three flag poles of 20 to 30 feet in height and replaced with a 75 foot single flag pole.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a 1.1 acre lot developed with a fast food restaurant with drive through lane and a seating capacity of 62. Zoning is Highway Commercial-Review (HC-R) which requires plan review by the Planning Commission of additions greater than 10 percent. The 1988 south Natomas Community Plan designates the site for highway commercial uses. The 1988 City General Plan shows the site for commercial-neighborhood/commercial office uses. Surrounding zoning and land uses are depicted on the Land Use and Zoning Exhibit.

B. Project Description:

The applicant proposes to construct an 1,184 sq. ft. addition to an existing 3,872 sq. ft. McDonald's Restaurant in order to redesign the interior seating space to allow an increase from 62 spaces to 114 spaces. The original approved plans show the proposed expansion area into a 14 foot landscape area on the north elevation of the building facing Rosin Court. The existing 51 space parking lot will be adequate since 38 spaces are required for a 114 seat restaurant.

The existing restaurant operates Sunday through Thursday, 6:00 a. m. to 11:00 p.m., and Friday and Saturday from 6:00 a.m. to 1:00 a.m. A total of 75 employees work at the site with nine employees per shift. No additional signage is being requested nor changes to the drive-up window. The previous conditions of approval for P-8476 required the following:

1. Four foot high undulating berms in a 25 foot wide landscape strip along Northgate Boulevard and Rosin Court.

2. Provide a minimum four foot wide landscape strip around the building. The plant material shall include a plant material that is a minimum of four feet in height upon maturity.
3. Landscape plan with modifications shall be subject to review and approval by staff (P8476). Staff has concerns regarding the project which in review of the previous conditions of approval will require site plan modifications.

C. Project Analysis:

1. Architecture

Staff notes that the proposed elevations will be constructed of materials and colors similar to the existing structure. In 1979, staff requested deletion of the light beams on the roof which are not allowed under the sign ordinance. However, the Planning Commission granted the use of light beams in the roof.

2. Landscaping

The applicant received approval in 1985 for a building permit to enclose the landscape area along the south elevation in order to expand the cashier's area for the drive-up window. The applicant did not comply with the 1979 condition of approval to establish a four foot planter strip around the building when requesting the building permit for tenant improvements.

Now the applicant proposes to add 16 feet of new building into the existing 15 foot planter along the north elevation (one foot is accounted for the width of the existing wall which will be removed). The plans show no landscaping along the north elevation. Staff has discussed this with the applicant with the following results.

The parking lot backout maneuvering area is proposed to be reduced from the existing 30 feet to 26 feet in order to allow a landscape strip, four feet wide, adjacent to the building where shrubbery can be planted which is designated to reach a minimum four foot height. Staff notes that several well developed trees will require removal for the additional along with an established well designed landscape area. In lieu of the removal of the existing developed landscape area along the north elevation, staff recommends the applicant add two tree wells and plant 15 gallon specimen container trees in the north parking lot with ground cover. Since the parking lot was approved prior to the City Tree Shading Ordinance, it does not comply with the tree shading requirements. The addition of two tree wells is to be shown on the revised site plan with landscaping and irrigation. Reducing

the provided parking from 51 to 49 spaces still provides adequate parking for the seating expansion.

Staff recommends approval of the Plan Review subject to conditions which provide landscaping and enhance the parking lot.

AGENCY COMMENTS: The proposed project was reviewed by the City Traffic Engineer, Engineering Division and South Natomas Advisory Committee with no comments received at time of report preparation.

The City Public Works Department reviewed the proposed expansion in light of the 1988 South Natomas Community Plan adoption. The participation in the Facilities Benefit Assessment District will be required as a condition of permit issuance. The following condition was provided to be included as a condition on the Plan Review.

"Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation in the FBA District for each of the improvements will be specified at the time that the District is formed.

"Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanism is in place, unless the applicants agree to participate in the FBA or other equitable funding mechanism to finance needed community facilities at the time of such future discretionary entitlements."

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B) 1 of the California environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

Prior to the issuance of a building permit, the applicant shall pay a pro-rata fair share amount to the City of Sacramento for the installation of a traffic signal at the intersection of Rosin Drive and Northgate Boulevard. Evidence of such payment shall be submitted to the Environmental Coordinator.

Noncompliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts

cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Plan Review subject to conditions and based upon findings of fact which follow:

Conditions/Plan Review

1. The applicant shall satisfy the mitigation measure identified in the negative declaration regarding installation of a traffic signal at Rosin Drive and Northgate Boulevard to the satisfaction of the City Traffic Engineer and Environmental Coordinator.
2. No additional signage is allowed which is not in compliance with City Sign Ordinance. Any changes in signage shall be reviewed by the Planning staff prior to issuance of sign permits.
3. The Corporate Flag McDonalds is shall not be flown on the flag pole.
4. A revised landscape and irrigation plan shall show a minimum four foot planter along the north elevation adjacent to the addition area planted with vertical shrubbery which reaches a minimum four foot height. Two tree wells shall be added to the north parking lot. The revised landscape plan is to be reviewed and approved by Planning staff prior to issuance of building permits.
5. The floor plan and elevations shall be revised to reflect the four foot landscape area to the satisfaction of the Planning Director.
6. *Participate in a Facilities Benefit Assessment (FBA) District or other fair and appropriate financing mechanisms to be formed to finance needed public infrastructure and community facilities in South Natomas. The exact amount of dollar participation in the FBA District for each of the improvements will be specified at the time that the district is formed.*

Granting of future discretionary land use entitlements beyond zoning shall be withheld until the FBA or other financing mechanism is in place, unless the applicants agree to participate in the FBA or other equitable funding mechanism to finance needed community facilities at the time of such future discretionary entitlements.

Findings of Fact/Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that adequate parking and circulation is provided and the use is compatible with surrounding proposed land uses.
2. The project, as conditioned, will not be detrimental to property in the vicinity in that the restaurant will not conflict with traffic patterns on-site or off-site.
3. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that adequate setbacks, on-site parking, vehicle maneuvering, landscaping and legal signage will be provided.
4. The project is consistent with the General Plan and 1988 South Natomas Community Plan in that the site is designated for highway commercial uses and the proposed restaurant addition is compatible with freeway oriented activity.