

CITY PLANNING COMMISSION

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

APPLICANT	G.D.A. Engineering, 220 Grand Avenue, Oroville, CA 95965				
OWNER	Elmer Hansen and Lincoln Dellar, P.O. Box 5365, Santa Barbara, CA 93108				
PLANS BY	G.D.A. Engineering				
FILING DATE	3/10/88	ENVIR. DET.	Neg. Dec.	REPORT BY	DH:pe
ASSESSOR'S-PCL. NO.	275-031-005, 006, 007				

APPLICATION:

A. Special Permit to add drive-up window service to an existing 2,400+ sq. ft. 70 seat Dairy Queen restaurant on 0.33+ developed acres in the General Commercial (C-2) zone.

B. Lot line adjustment to merge 3 lots totaling 0.33+ acres in the C-2 zone.

LOCATION: 480 and 496 El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to add a drive-up window to an existing Dairy Queen and abandon alley to allow access.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood/Commercial
1984 North Sacramento Community
Plan Designation: Retail General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Dairy Queen restaurant with 70 seats

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Auto tune-up shop, single-family; C-2	Front:	16-1/2 ft.	16-1/2 ft.
South: Parking, Vac. & Single-family; C-2			
East: Single-family; R-1			
West: Parking lot & Shopping Center; C-2			

Parking Required:	23 spaces
Parking Provided:	5 spaces onsite; 20 spaces offsite on adjacent lot
Property Dimensions:	100' x 145'; alley 20 ft. wide, 250 ft. long
Property Area:	0.33 + acres; alley = .11+ acres
Square Footage of Building:	Existing 2,128 sq. ft., 55 seat restaurant approved
Height of Building:	One story 16 ft. 2,448 sq. ft., 70 seat restaurant constructed
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete block; wood trim; dark glass aluminum trim
Roof Material:	Tar
Hours of Operation:	10 AM to 10 PM
Total Number of Employees:	11; Employees per shift ; 4.

001469

APPLC. NO. P88-126 MEETING DATE May 12, 1988 ITEM NO. 16

PROJECT INFORMATION: On March 28, 1985 the City Planning Commission considered a request to locate 20 of 26 required parking spaces offsite in order to develop a 2,128 square foot, 55 seat restaurant (P85-104). The Commission denied the request and the applicant appealed the denial to the City Council. On June 4, 1985 the City Council approved the variance for offsite parking subject to conditions. The proposed drive-up window does not increase seating capacity, only adds 48 sq. ft. of additional building area and a drive-up lane along the east elevation. Staff notes that increases in building area and seating have occurred since approval in 1985. The building's area increased from 2,128 sq. ft. to 2,448 square feet. Seating capacity increased from 55 to 70 seats. Required parking for 70 seats is 23 spaces. The 5 spaces provided onsite and 20 spaces offsite meet the required parking for the 70 seat facility.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of three lots and a portion of an alley located in the General Commercial (C-2) zone and designated for Retail-General Commercial uses on both the 1984 North Sacramento Community Plan and 1988 City General Plan.

The surrounding land uses include residential single family to the south and east, a mix of commercial and single family to the north, and the Arcade Market and Drug Store, formerly a Raley's Supermarket and parking, lot to the west. Zoning is General Commercial (C-2) towards the north, south and west with Standard Single Family (R-1) to the east across Forrest Street. El Camino Avenue is designated as a collector roadway on the 1984 North Sacramento Community Plan. The final E.I.R. identified traffic congestion along El Camino Avenue due to the railroad crossing and increase in development in North Sacramento. El Camino Avenue is a bus route and major East-West route connecting South Natomas with North Sacramento and eastern areas of the County.

Forrest Street is classified as a local street. The alley is not shown as part of the future street plan for North Sacramento. Secondary access to the supermarket parking lot is provided from the alley. Access to the supermarket is provided off El Camino Avenue, Redwood Avenue, and Traction Avenue.

B. Project Description:

The applicant proposes to remove or demolish an existing single family dwelling and garage to allow construction of a drive-through window. A request to merge three lots has been submitted so that the east wall, located on the property line, can have windows and openings constructed. Staff informed the applicant that since the entire alley width of 20 feet was shown as a drive-up lane abandonment of the alley should be requested at the same time as the Special Permit for the drive-up window. Subsequently, the applicant filed for the abandonment (M88-050) for the entire alley 20 ft. wide and 250 ft. long. The same property owner owns land on both sides of the alley so that the addition of the alley adjacent to the Dairy Queen site can be

accomplished with the merger application.

C. Site Plan Evaluation:

1. Drive-up aisle - Staff reviewed the site plan and notes that the proposed drive-up lane is proposed adjacent to the building except for a ~~job~~ jog at the drive-up window. The east elevation of the building is constructed of brown concrete block with no interest or variation. Staff discussed with the City Traffic Engineer the drive-up window jog and determined a five foot wide landscape planter adjacent to the east elevation would be more appropriate ~~with~~ with the drive-up lane going straight. (Refer to staff modified site plan.) Staff recommends the drive-up lane be moved five feet to the east and a 5 foot wide landscape strip with tall, vertical shrubs be planted with living ground cover adjacent to the east elevation. (Corrected by Staff)
2. Fencing and Wall: Staff notes that approximately 30 feet of unimproved area lies between the drive-up lane and Forrest Street. City Code requires a wall where commercial uses abut residential zones or uses. During hearings in 1985 on the variance request for offsite parking, neighbors along Forrest Street expressed concern over the impact vehicles may have exiting Dairy Queen over the alley. Noise, exhaust and headlight glare were identified as intrusions into the residential area.

Staff has proposed that a 15 foot wide landscape buffer be installed the length of Forrest Street. In this landscape strip, a mix of five and 15 gallon evergreen trees on 20 foot centers is recommended. Living ground cover of lawn or ivy is recommended. No rock, gravel or bark mulch is to be used as ground cover. Behind the 15 ft. setback, staff recommends construction of a six foot high solid decorative masonry wall. The wall's height is to be reduced to three feet within the front yard setback of 16-1/2 feet from El Camino Avenue. Where the wall intersects the existing alley, either a pedestrian opening or gate is to be constructed which observes the underground utility easements. The wall shall extend westward along the south edge of the alley right-of-way the width of the Dairy Queen parcel. The wall will provide security and eliminate trespassing into neighboring yards.

3. Drive up Lane Landscaping: With the proposed 15 foot landscape setback and wall adjacent to Forrest Street, a remaining 15 foot wide strip remains adjacent to the east side of the drive-up lane. Staff has reviewed this with the applicant and has determined lawn or ground cover with trees and shrubbery is appropriate. All landscaped areas are to ~~be irrigated~~ be irrigated. With the landscaping and six foot wall along the Forrest Street frontage, staff has determined that an adequate buffer from the residential neighborhood is established. (Corrected by Staff)

4. Public Address System: The drive-up window requires a public address system and reader board. Neither are shown on the site plan. A revised site plan shall show the location of the menu board and loudspeaker. The speaker shall be directed and adjusted in volume so that it will not be audible offsite.
5. Well: An existing water well is on the site. It shall be capped as required by the City/County Health Department requirements.
6. Right-of-way and Street Improvements: The City Engineering Division has commented on the need to remove and replace any substandard improvements. The revised site plan and grading plan shall show a standard commercial driveway for El Camino Avenue and the alley removed and closed to City Standards. El Camino Avenue is required to be dedicated to an 80 foot right-of-way. Proof of dedication shall be recorded as part of the Lot Line Merger Certificate of Compliance.
7. Drive Up Lane: City Traffic Engineering notes that traffic on El Camino Avenue is heaviest during commute hours and that drive-up window customers may have difficulty exiting into the west bound traffic. Staff recommends that a right-turn only sign be installed at the exit so that cars can exit east bound and not obstruct traffic west bound on El Camino.

The stacking distance for automobiles is recommended at ten spaces as per the City Traffic Engineer. The revised site plan shall show a minimum of one car at the pick-up window, four between the pick-up window and reader board and speaker, one space at the reader board and four spaces behind the one at the reader board. The vehicle length used for calculations is 20 feet.

8. Reciprocal Access Agreement: Since access to the drive up lane is over private property, a reciprocal access easement shall be recorded in the deeds to all affected parcels which provide access to the Dairy Queen drive-up window. The easement shall allow the stacking of vehicles awaiting ordering of food.

D. Elevations:

The applicant's elevations propose to modify the approved elevations in 1985. The addition of a canvas awning is proposed along the north and west elevations. Staff ~~does not support~~ supports locating an awning into the front building setback along El Camino Avenue. Red is the color. No color of the awning is proposed. Staff does not support the decorative awning since the building already projects close enough to property lines. No colors are indicated for either the awning or canopy. Staff does not support the structure or possible incompatible colors such as bright red or orange.

(Correction by Staff)

The applicant proposes an illuminated soffit along the top roof line on the east, north and west elevations. The soffit lighting outlines the building, however, the light shines down against the structure. ~~and his not allowed according to the City Sign Ordinance. Additionally, the lighting will reflect back onto residentially zoned or used property.~~
No glare is anticipated to reflect offsite from the soffit lighting.

~~thereby creating a nuisance. Staff recommends the soffit lighting be eliminated from the elevations.~~ (Corrections by Staff)

The east elevation proposes to have two saw cut windows and the drive-up window added. Otherwise, the wall remains stark and uninteresting. Staff has recommended a five foot wide landscape strip adjacent to the east elevation with shrubbery which will break up the lower portion of the wall. Staff recommends that a decorative trim element compatible with the north and west elevations be continued around to the east elevation along the top half of the wall area. The applicant has agreed to provide a decorative trim element on the east elevation.

This revised elevation shall be reviewed and approved by the City Design Review Coordinator prior to submittal for building permits. (Corrections by Staff)

E. Lighting:

No lighting plans were prepared for the parking lot or drive-up lane. Staff recommends that the revised site plan show all sources of illumination and that lighting be shielded or directed onsite to not glare or reflect offsite. Low profile ground level lights are recommended. (Correction by Staff)

F. Signage:

No attached or detached signage was submitted. Staff notes that an existing internally illuminated Dairy Queen sign was recently constructed on the west elevation. The sign produces glare but is not visible to residential uses. The City Sign Ordinance allows two attached building signs per street frontage and one detached sign per street frontage. Staff recommends that if signs are proposed on the north, east or south elevations, that they ~~not~~ be illuminated indirectly. Indirectly-illuminated signs should not create a glare at night offensive to the residences.

Staff does not support more than one detached sign and that one sign should be a monument sign no higher than six feet in height if located behind the minimum visibility area as required for driveways or intersections. Use of the recommended wall can provide base or support for the detached sign. Staff recommends that a detached sign, if desired, be ~~excessively~~ indirect illuminated. No internal illumination should be allowed due to the glare and intensity as viewed offsite.

Staff recommends that a master sign program be prepared and submitted to staff for review and approval prior to issuance of sign permits. All directional menu boards and informational signs shall be indicated and specified as to message, dimensions, material, colors and illumination.

G. Lot Line Adjustment:

The request to merge three lots requires revision to include the 100+ feet of the alley adjacent to the south property line of the three merged lots. In merging 100+ feet of the 20 ft. wide alley to the original request, a remaining 150 ft. long, 20 ft. wide lot is established with no street frontage. Staff recommends that the owner, Lincoln Dellar, merge the remaining lots which contain parking spaces the Arcade Market and Drug Store into one lot. The remaining portion of the abandoned alley would then have street frontage and be a legal lot. Staff supports the merger of the three lots and the alley subject to conditions as stated by the City Engineer.

H. Existing Single-Family Dwelling and Trees:

The site contains several large street trees. A single-family dwelling. The house and trees are proposed for removal. No information was provided on the structural integrity of the dwelling so that it may be capable of being removed by a house mover. Staff recommends that the dwelling be offered for relocation by local house movers if found to be in suitable condition for relocation. The offer of sale shall be valid for 60 days prior to demolition of the house. All efforts shall be made to retain street trees on the site.

I. Agency Comments:

The proposed project was reviewed by the City Engineer, Traffic Engineer, Water and Sewer Division and Real Estate Division with the following comments received:

City Real Estate: Pay off existing bonds.

City Engineer: File Certificate of Compliance and parcel map waiver prior to recordation. Satisfy the development engineering requirements.

City Traffic Engineer:

1. Receive approval for alley and building abandonment prior to construction of drive through.
2. Remove and replace any substandard improvements.
3. Dedicate El Camino Ave. to a 80 foot right-of-way.

4. Provide adequate drive through stacking area. Stacking area will allow 10 cars to be stacked. One at pick-up window, four between pick-up window and ordering board one at ordering board and four cars behind the one at the ordering board.

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

STAFF RECOMMENDATIONS: Staff recommends the following actions:

- A. Approve the Special Permit subject to conditions and based upon findings of fact which follow.
- B. Approve the lot line adjustment to merge three lots and portion of alley by adopting the attached resolution.

Conditions - Special Permit:

1. Revised plan and detailed site landscaping, shading, and irrigation plans for the site shall be submitted for Staff review and approval prior to issuance of building permits.
2. ~~A six-foot high decorative wall shall be shown on a revised site plan adjacent to Forrest Street compatible in color with the restaurant. The wall shall be setback 15 feet from Forrest Street and be reduced in height to 3 feet in the front yard setback area. The wall shall continue along the south edge of the alley the 100 ft width of the merged lot.~~
A 5' high decorative wall or a combination of a continuous berm and wall totaling 5' shall be installed along Forrest Street. The wall shall be set back approximately 15' from Forrest Street and 40' from El Camino Avenue. A revised site plan shall indicate the location of the wall or berm and wall. (CPC amended)
3. The Special Permit shall not be effective until the alley abandonment has been approved by the City Council and certificate of compliance is recorded merging three lots and 100 ft. of the 20 foot wide alley into one parcel.
4. Proof of a reciprocal parking and access easement to the drive-up lane shall be recorded in the deeds to both the subject site and Lincoln Dellar's property containing the Arcade Market and Drug Store.
5. All driveways shall be designed to City standards for commercial driveways. All improvements to the public right-of-way shall be reviewed and approved by the City Engineer's Office. Additional right-of-way along El Camino Avenue shall be provided.
6. The eastern portion of the lot shall be landscaped with grass and trees and irrigated and maintained in a litter free condition.
7. No bark mulch is to be used on the site. Living groundcover is required under shrubbery on the revised landscape plans. *adjacent to the public right-of-way.*
(corrected by staff).

8. Landscaping shall be designed to comply with the minimum visibility requirements for all driveways and intersections.
9. Utility meters and transformers shall be screened from roadway view.
10. A uniform signage program shall be submitted for review and approval by the Staff prior to issuance of sign permits. The monument sign shall not exceed six feet in height as measured from top of sidewalk. The attached building signage on the east and south elevations shall not be illuminated.
11. All on-site lighting shall be directed away from residential zones. Use of shields on lights in the parking lot shall be required where light poles are adjacent to the residential zones. Low profile ground lights are recommended.
12. No prefabricated wheel stops shall be used on the site. All wheel stops shall be six-inch high continuous-pour concrete which incorporates a two-foot vehicle overhang into the landscape area.
13. The one way only drive-through exit shall be clearly marked so the public does not mistake the driveway for an entrance. The sign shall be approved by the Planning Director as part of the sign program. The exit shall be marked right-turn only.
14. The loudspeaker used by the drive-up window shall not be audible to adjacent ~~residential windows~~ properties. (CPC amended)
15. The revised site plan shall show all dimensions.
16. The existing single-family dwelling shall be offered for relocation 60 days prior to demolition. Trees shall be retained if possible on the landscape plan.
17. The drive-up lane shall be relocated five feet to the east to allow a five foot landscape planter adjacent to the east elevation. A mix of vertical and bushy shrubbery shall be planted adjacent to the wall. ~~No 13' or 14' tree drive-up aisle shall be allowed.~~ (Corrections by Staff)
18. Landscape plans shall show living ground cover over the entire area from Forrest Street to the drive-up aisle. In the 15 foot landscape area, a mix of 5 and 15 gallon evergreen trees on 20 foot staggered centers is required. Berming ~~every~~ two to three feet is also recommended. (Correction by Staff)
19. The well shall be capped to City/County Health Department requirements.

20. Detailed elevations shall be revised to ~~delete the canvas awning and soffit~~ lighting. ~~Elevations for the east view shall have~~ extend a decorative trim element carried over from the west and north elevations. Elevation revisions are to be reviewed by the Planning Director and approved prior to issuance of building permits. (Corrections by Staff)
21. One detached monument type sign shall be allowed. Height of the sign shall not exceed six feet and indirect ~~external~~ lighting shall be used. (Correction by Staff)

Findings of Fact - Special Permit

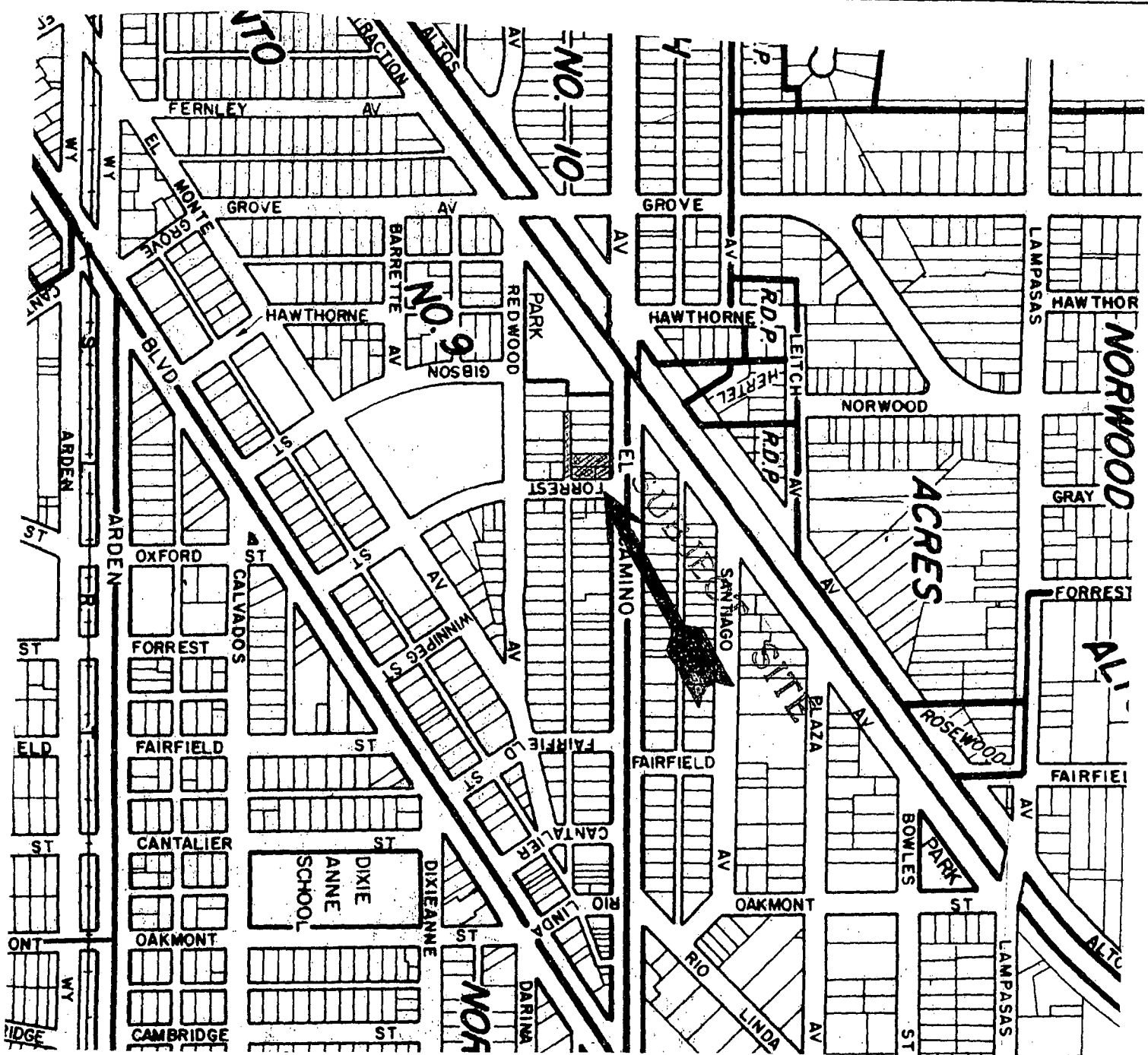
1. The project plan, as conditioned, is based upon sound principles of land use, in that:
 - a. the project is compatible with surrounding land uses which consist of commercial and residential; and
 - b. adequate off-street parking is provided;
 - c. the project is located on a major street.
2. The project plan, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
 - a. adequate auto stacking distance is provided for the drive-up service window lane; and
 - b. the required six foot high masonry wall will act as a noise buffer between the drive-up service window lane and adjacent residential zones to the east, north and south.
3. The proposed special permit, as conditioned, is consistent with the 1984 North Sacramento Community Plan and 1988 City General Plan in that the site is designated for Retail General Commercial uses and restaurants with drive-up windows are consistent with the designation.

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VICINITY MAP

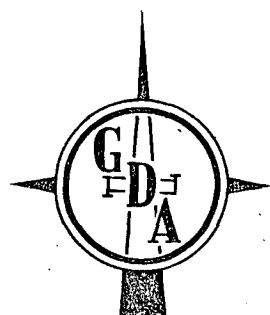
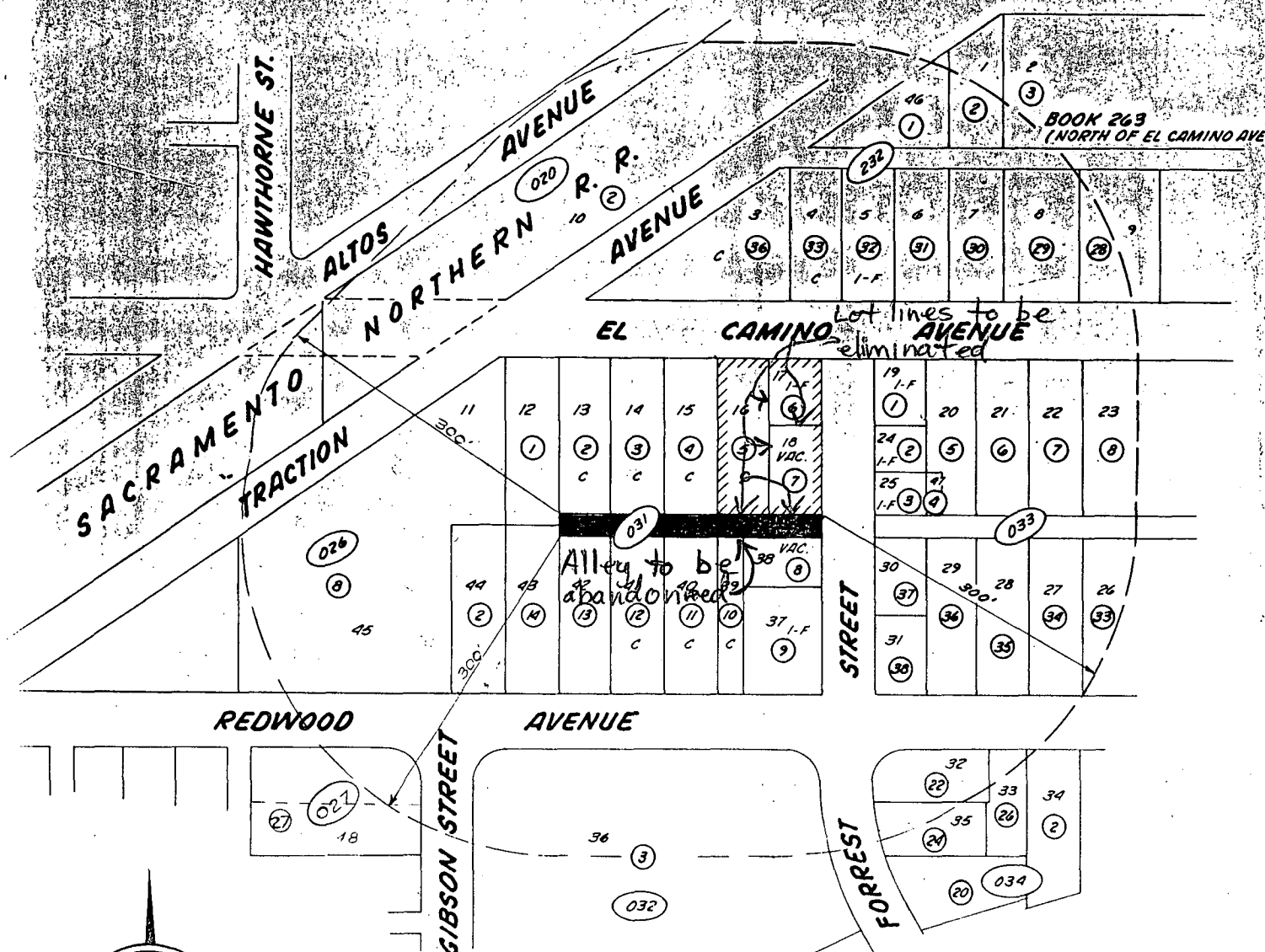
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Scale: 1"=500'

EXHIBIT A



SCALE: 1"=100'

0 25 50 100 200

BOOK 275
(SOUTH OF EL CAMINO AVE.)

LEGEND

- - PARCEL NUMBER
- - PAGE NUMBER
- I-F - ONE FAMILY
- C - COMMERCIAL
- VAC - VACANT
- /// - SUBJECT PROP.
- - PROPOSED ALLEY ABANDONMENT

CITY PLANNING DEPARTMENT

APR 14 1988

RECEIVED

M88050



ENGINEERING
SURVEYING
PLANNING
220 GRAND AVE.
OROVILLE, CALIF. 95965
(916) 533-2068

300' RADIUS PLAT
TO ACCOMPANY VARIANCE APPLICATION
480 EL CAMINO AVENUE
CITY OF SACRAMENTO, CALIFORNIA

FOR: LINCOLN DELLAR

104-87

A.P.N. 275-031-05, 06, & 07
LOTS 7 & 8,
NORTH SACRAMENTO
SUBD. NO. 9
15 BM 2
DECEMBER 1987
PROJECT

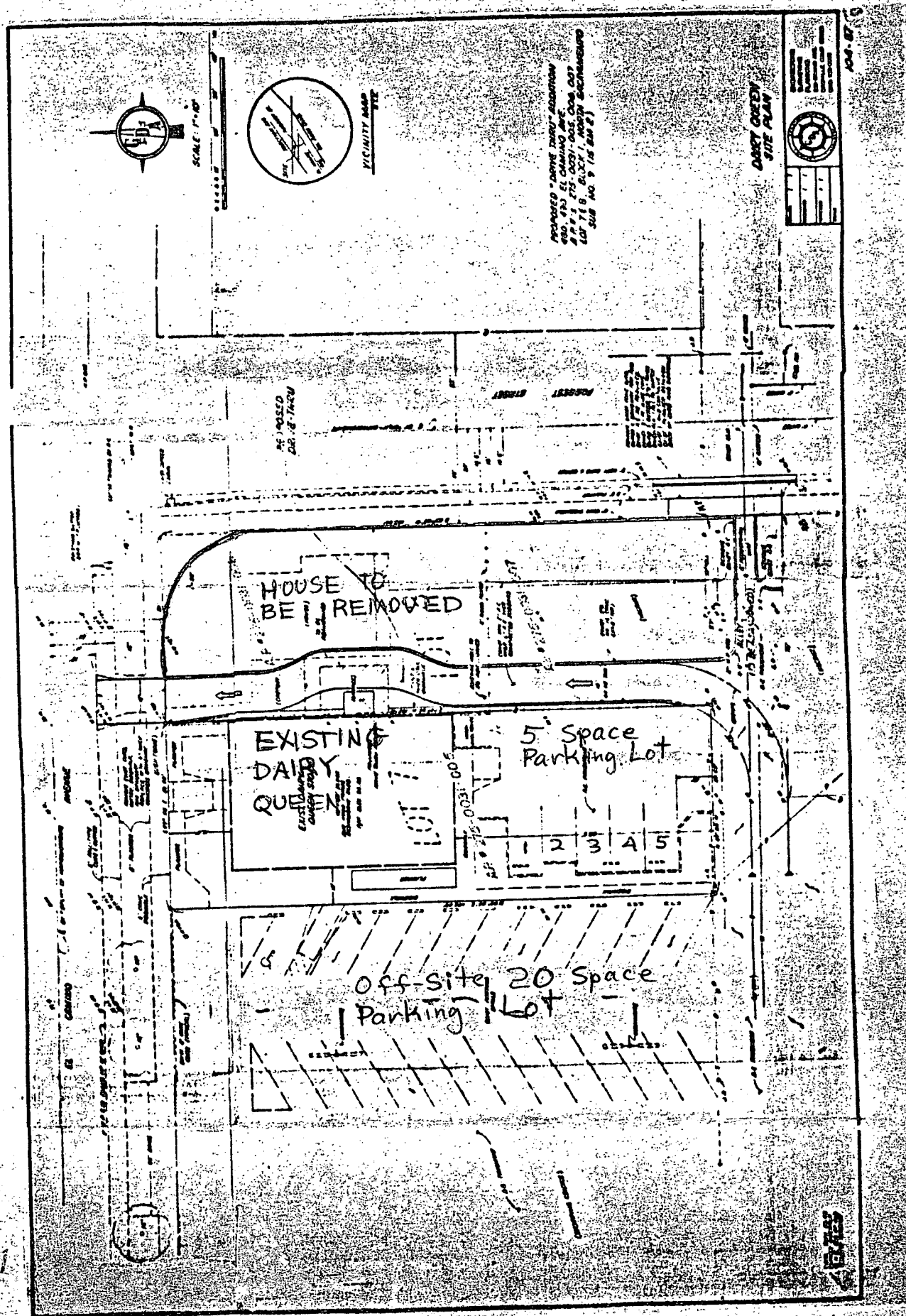
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SITE PLAN



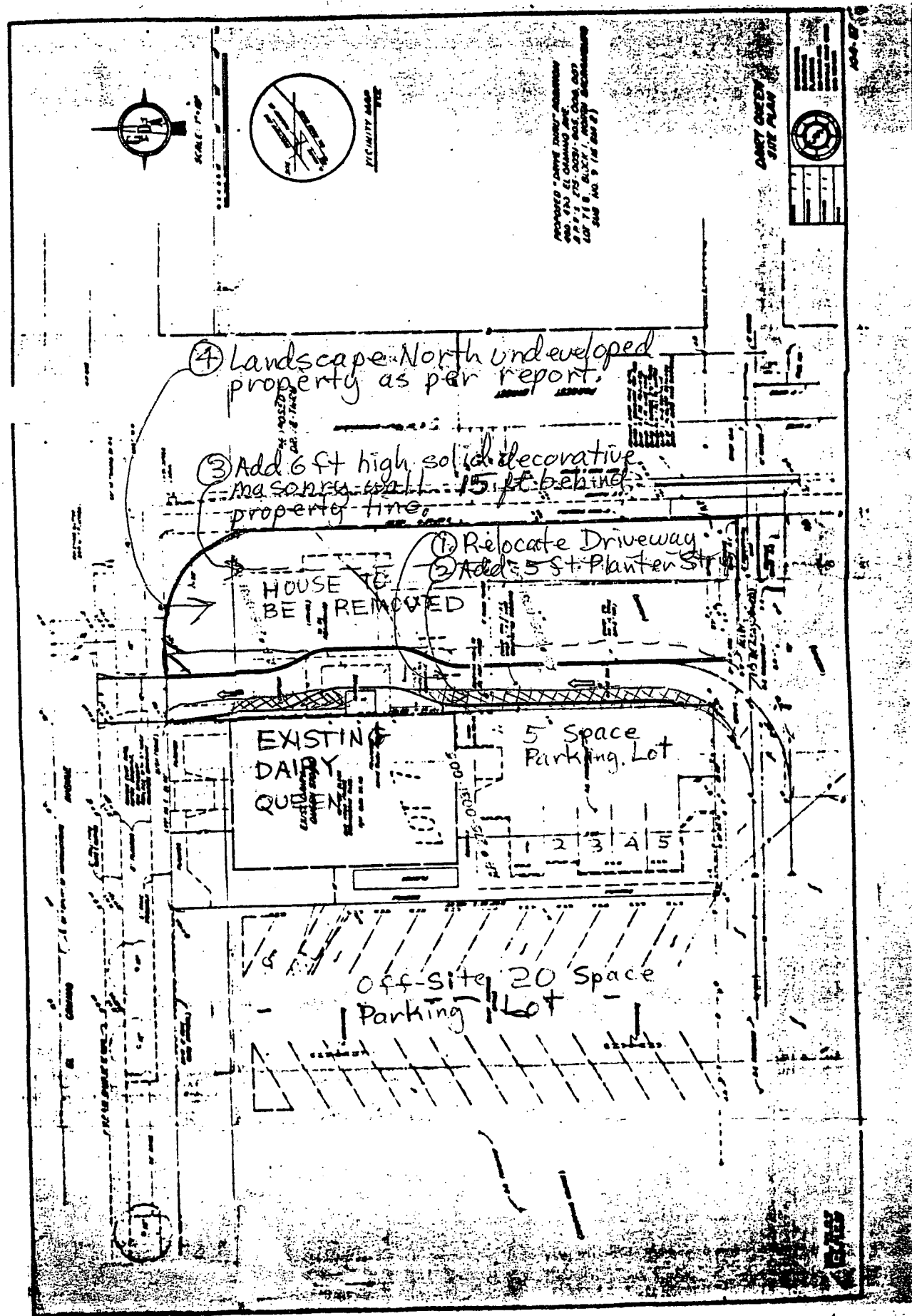
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STAFF MODIFIED SITE PLAN



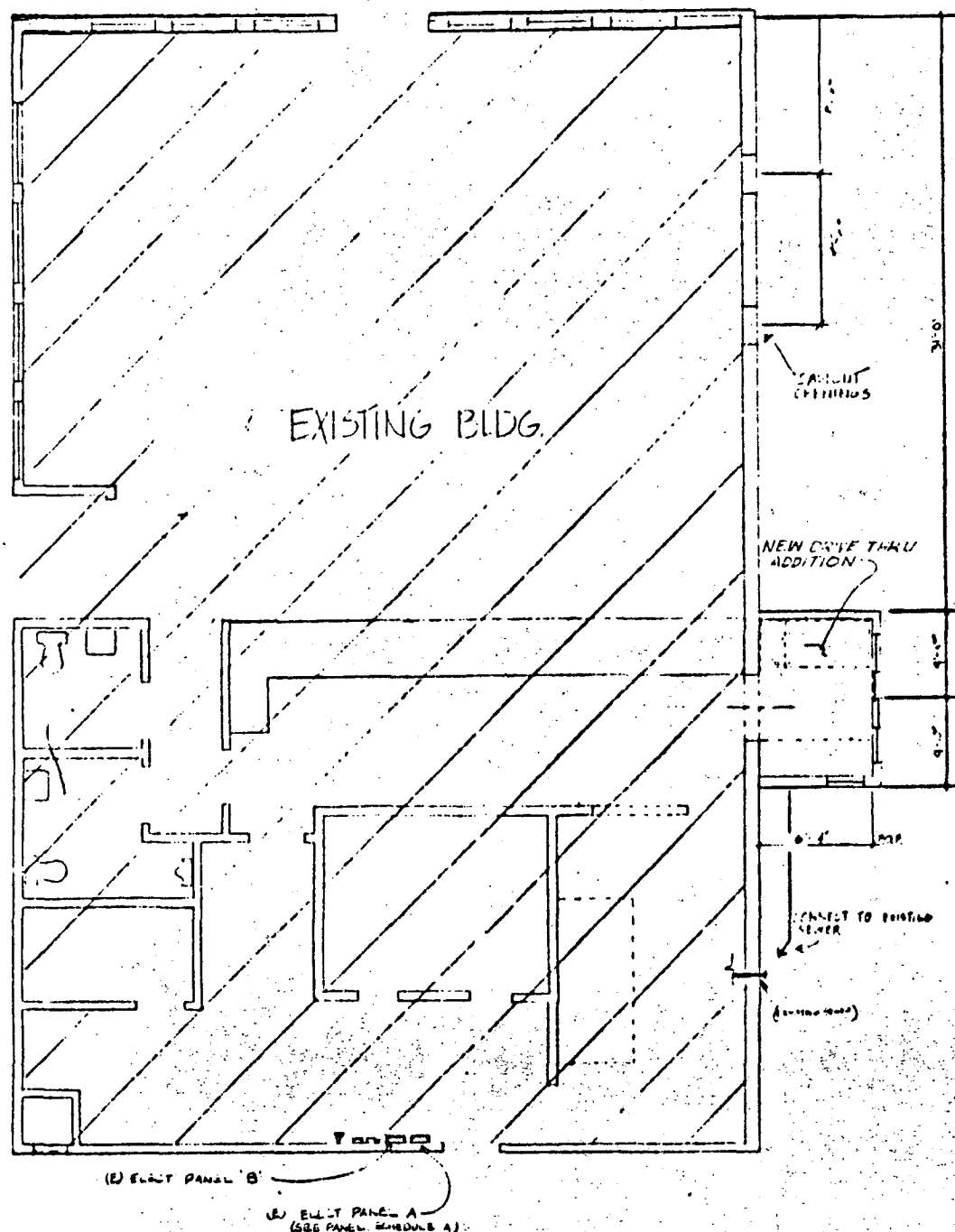
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FLOOR PLAN



FLOOR PLAN

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DAIRY QUEEN STORES INC.

DAIRY QUEEN STORES

Sacramento Territory

1111 Howe Ave
Sacramento CA 95821-3000

DATE	STATUS

FOR DAIRY QUEEN RESTAURANT
480 EL CAMINO AVE
SACRAMENTO CA

DRAWING:
(E) FLOOR PLAN

PG. 1 OF 3

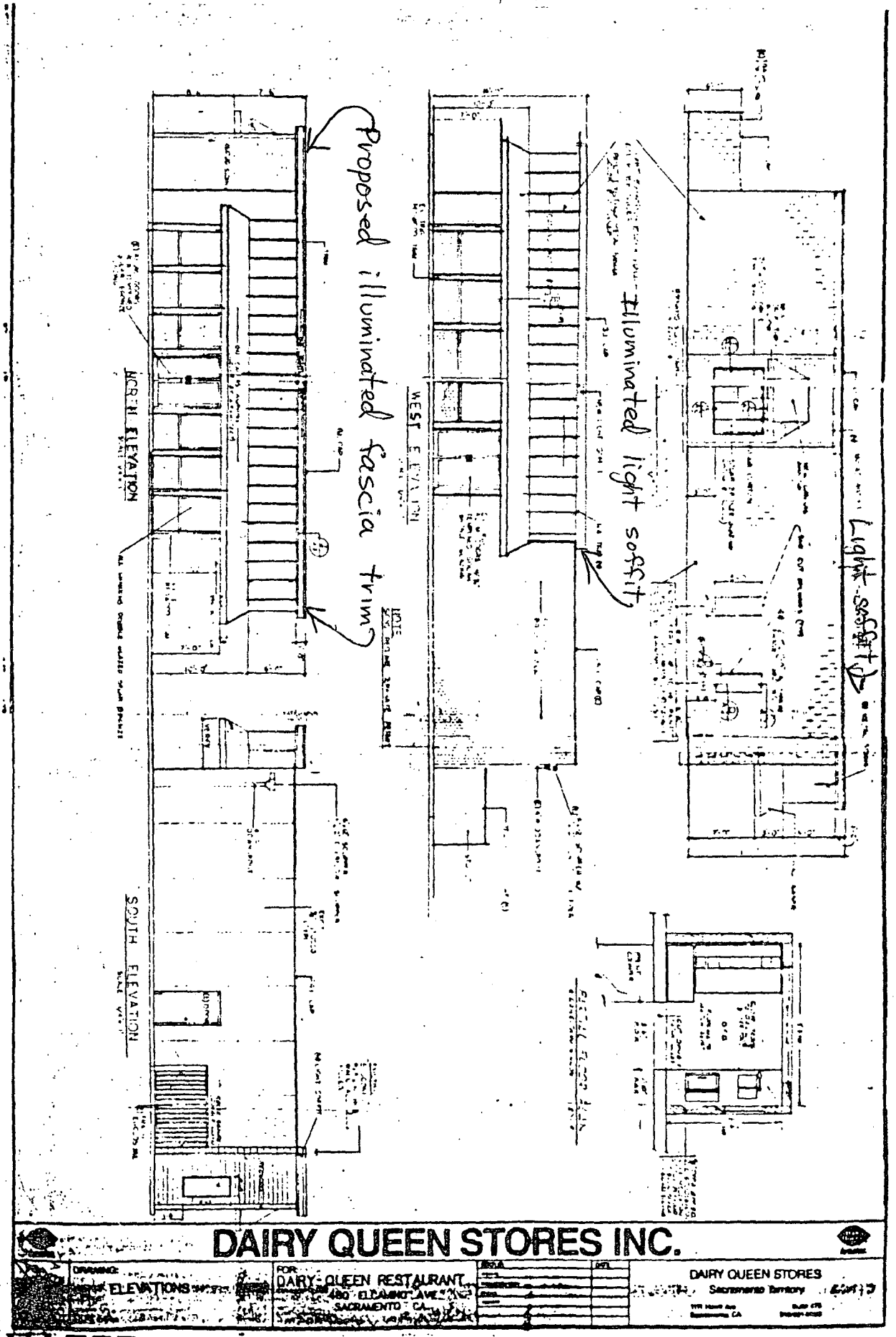


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ELEVATIONS