

# CITY PLANNING COMMISSION

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

**APPLICANT** Don Inaba - 832 Bancroft Way, Berkeley, CA 94710  
**OWNER** Stockridge Partners, 369 San Miguel Drive, Sacramento, CA  
**PLANS BY** Sady S. Hayashida - 832 Bancroft Way, Berkeley, CA 94710  
**FILING DATE** 4/30/87 **ENVIR. DET.** Ex 15301 (e)(2) **REPORT BY** CV/vf  
**ASSESSOR'S-PCL. NO.** 022-0280-027

- APPLICATION:**
- A. Special Permit to allow a drive through restaurant.
  - B. Variance to locate one of the 27 required parking spaces off-site (withdrawn by staff).
  - C. Variance to locate the required backout and maneuvering area for eight parking spaces off-site.
  - D. Variance to allow three attached signs (withdrawn by staff)

**LOCATION:** Northwest corner of Stockton Boulevard and Fruitridge Road.

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 4,500 sq. ft. 82 seat, 24 hour fast food restaurant with one drive-up window.

## PROJECT INFORMATION:

1974 General Plan Designation: Commercial or Office  
1965 Fruitridge Community  
Plan Designation: Shopping or Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Mini-storage; C-2	Front:	50'	96+'
South: Office; C-2	Side(Int):	0'	22+'
East : Gas Station, retail; C-2			
West : Parking lot; C-2	Rear:	0'	62+'

Parking Required:	27 spaces
Parking Provided:	27 spaces
Property Dimensions:	130+ ' x 230+ '
Property Area:	0.7+ acres
Square Footage of Building:	4,500 sq. ft.
Height of Building:	1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Masonry wall, wood fascia
Roof Material:	Concrete Tile

**APPLC. NO.** P87-220 **MEETING DATE** June 25, 1987 **ITEM NO.** 14  
002172

BACKGROUND:

A lot adjustment to merge two parcels into one parcel was approved for the subject site by the Planning Commission on November 12, 1981 (P9566).

On October 15, 1985, the City Council approved a Tentative Map (P85-360) to subdivide 14.8+ acres comprised of five existing lots into eight lots.

PROJECT EVALUATION: Staff has the following comments.

A. Land Use/Zoning

The subject site is zoned General Commercial (C-2) and is vacant. Surrounding land uses include parking lot to the north, mini-storage to the east, retail and gas station and convenience store to the south and retail to the west.

B. Proposal

The applicant proposes to construct an 82 seat, 24 hour fast food restaurant with one drive through window.

The elevations submitted indicate the drive through window would be located on the south elevation. Building materials proposed include masonry wall, wood fascia and a concrete tile roof.

Floor plans submitted show a dining area, office, public area and various related food preparation areas.

C. Parking/Circulation

The applicant proposes to provide the required 27 parking spaces on-site. Eight of the required 27 parking spaces will use a portion of the existing shopping center driveway off-site to provide the needed backout and maneuvering area (see site plan). The applicant has agreed to provide either a reciprocal access agreement or lease agreement with the adjacent property owner to allow the use of the adjacent parcel for backout and maneuvering area (see Exhibit C). Staff has no problem with allowing the applicant to use a portion of the adjacent parcel for the required backout and maneuvering area. Staff recommends the applicant provide a copy of a satisfactory lease or reciprocal access agreement to Planning Staff prior to the issuance of a building permit.

Traffic Engineering has reviewed the internal circulation of the proposed site plan. There is adequate room for stacking of autos for the drive-through window and the overall circulation on the site plan was determined by Traffic Engineering to be satisfactory. Traffic Engineering also has no problem with the variance request to locate backout and maneuvering space off-site.

D. Landscaping

The applicant has submitted landscape plans for the project site. These plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit and shall meet all requirements of the Tree Shading Ordinance.

E. Building Design

The original elevations submitted were evaluated by Staff in the context of the established architectural style of the existing shopping center located adjacent to the project site. Staff concluded the original elevations needed to be revised to incorporate, to some degree, the parapet walls and metal awnings of the existing shopping center buildings. Staff met with the applicant who has agreed to redesign the proposed elevations incorporating the design concept as shown in Exhibit A. Staff recommends revised building elevations be submitted to the Planning Director for review and approval prior to the issuance of a building permit.

F. Trash Enclosure

The applicant proposes to locate a trash enclosure on the project site (see site plan). Staff recommends the trash enclosure be designed per the attached guidelines as shown on Exhibit B.

G. Interdepartmental Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Police, and Community Services and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (e)(2)).

RECOMMENDATION: Staff recommends the following:

- A. Approval of the special permit subject to conditions and based upon the findings of fact which follow.
- B. Approval of the variance to locate the required backout and maneuvering area for eight parking spaces off-site, subject to conditions and based upon the findings of fact which follow.

Conditions - Special Permit

- 1. The proposed building shall be redesigned as per Exhibit A and shall be subject to the review and approval of the Planning Director.

2. The proposed landscaping shall comply with the Tree Shading Ordinance.
3. The project shall be developed per the submittal plans as amended by the Planning Director.

Conditions - Variances, Backout and Maneuvering

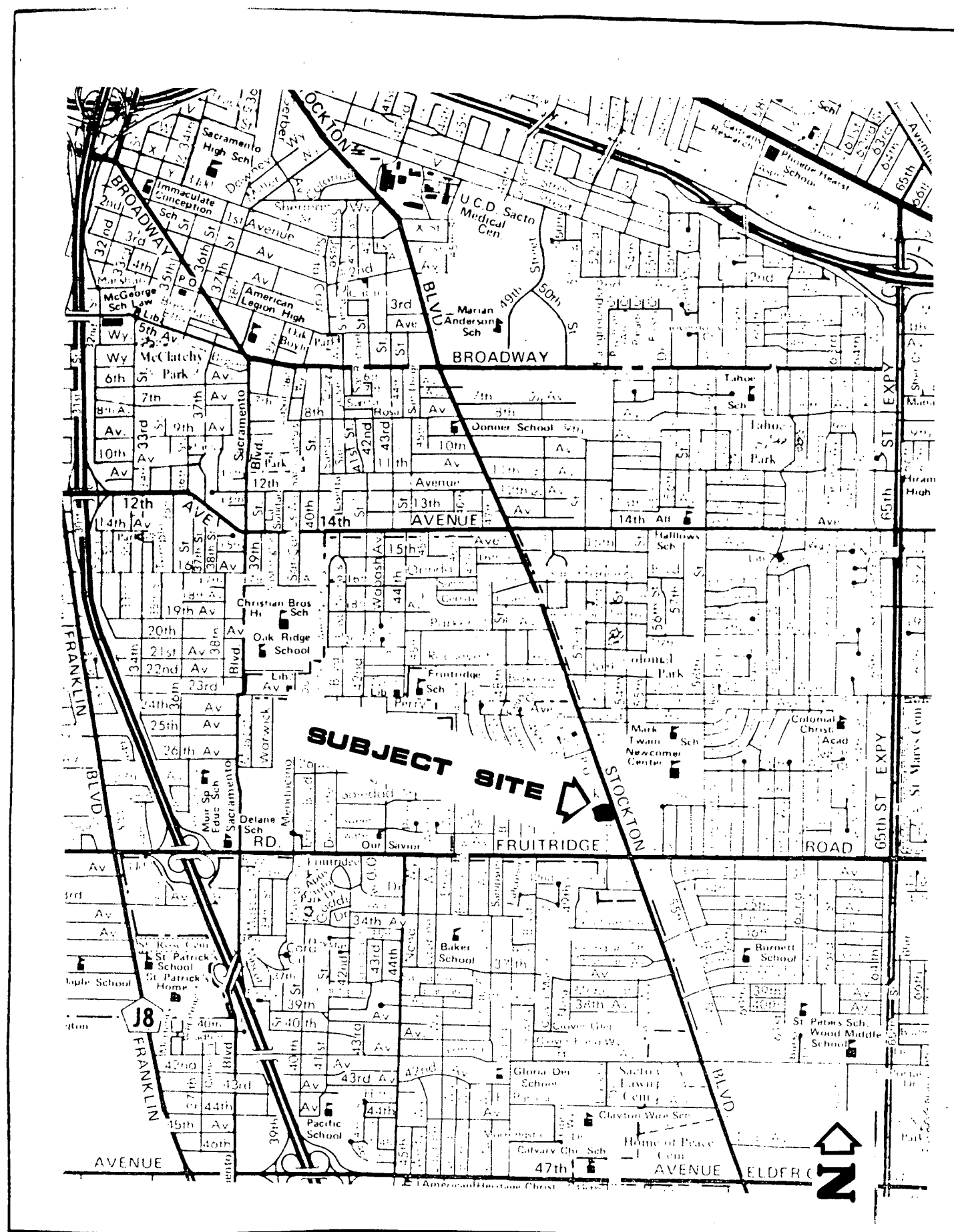
A reciprocal access easement agreement shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that.
  - a. The project will not negatively impact the area.
  - b. The project is located on a major street.
2. The project will not be detrimental to public health, safety or welfare or result in a nuisance in that.
  - a. Adequate on-site parking and landscaping is provided.
  - b. The proposed building design changes will provide a greater architectural compatibility with the existing shopping center.
3. The proposed project is consistent with the City's Interim Land Use Policy, in that the site is designated for commercial or office use by the 1974 General Plan and the drive through window conforms with the land use designation.

Findings of Fact - Variance

1. Granting the variance would not constitute a special privilege extended to an individual applicant in that any applicant facing similar circumstances would be granted a variance approval.
2. Granting the variance would not be injurious to public health, safety or welfare in that adequate parking is provided on-site and there is adequate area off-site for backout and maneuvering.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated as commercial or office use by the 1974 General Plan and the proposed variance is consistent with the Plan Designation.



**VICINITY MAP**

P87-220

6-25-87

ITEM 14



# Site Plan Notes

- 1 SELECTION DISPLAY.
- 2 INTERCOM STATION.
- 3 STANDARD POLE SIGN (C-1) AND WING SIGN (C-2) INSTALLATION (A-1) POOL UP BY SIGN.
- 4 2" x 4" REDWOOD HEADER.
- 5 REFUSE CONTAINER, SEE DETAIL (A-1).
- 6 AERIAL LIGHTS. (SYMBOL (A-1)).
- 7 CONCRETE DRIVE AND CONCRETE CURB 3 1/2" x 6" 10' 10" EWM. #4 BAR AT TRAFFIC EDGES.
- 8 6" CONCRETE CURB (A-1).
- 9 EXISTING CONCRETE APPROACH TO REMAIN.
- 10 EXISTING CONCRETE APPROACH TO BE REMOVED.
- 11 NEW CONCRETE APPROACH.
- 12 EXISTING CONCRETE SIDEWALK.
- 13 NEW 4" CONCRETE SIDEWALK.
- 14 STERILIZE SOIL WITH WEED KILLER D.G. SUB-BASE COMPACTED TO 6" MIN. ASPHALT PAVING COMPACTED TO 2" MIN.
- 15 CENTERLINE OF 4" WIDE WHITE PAINTED LINES.
- 16 PAINTED ARROWS WHITE.
- 17 ALL CONCRETE WORK ON PUBLIC PROPERTY TO COMPLY WITH ALL LOCAL STANDARDS.

## General Conditions

GENERAL CONTRACTORS SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC. AS INDICATED ON DRAWINGS IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH OR HAZARD.

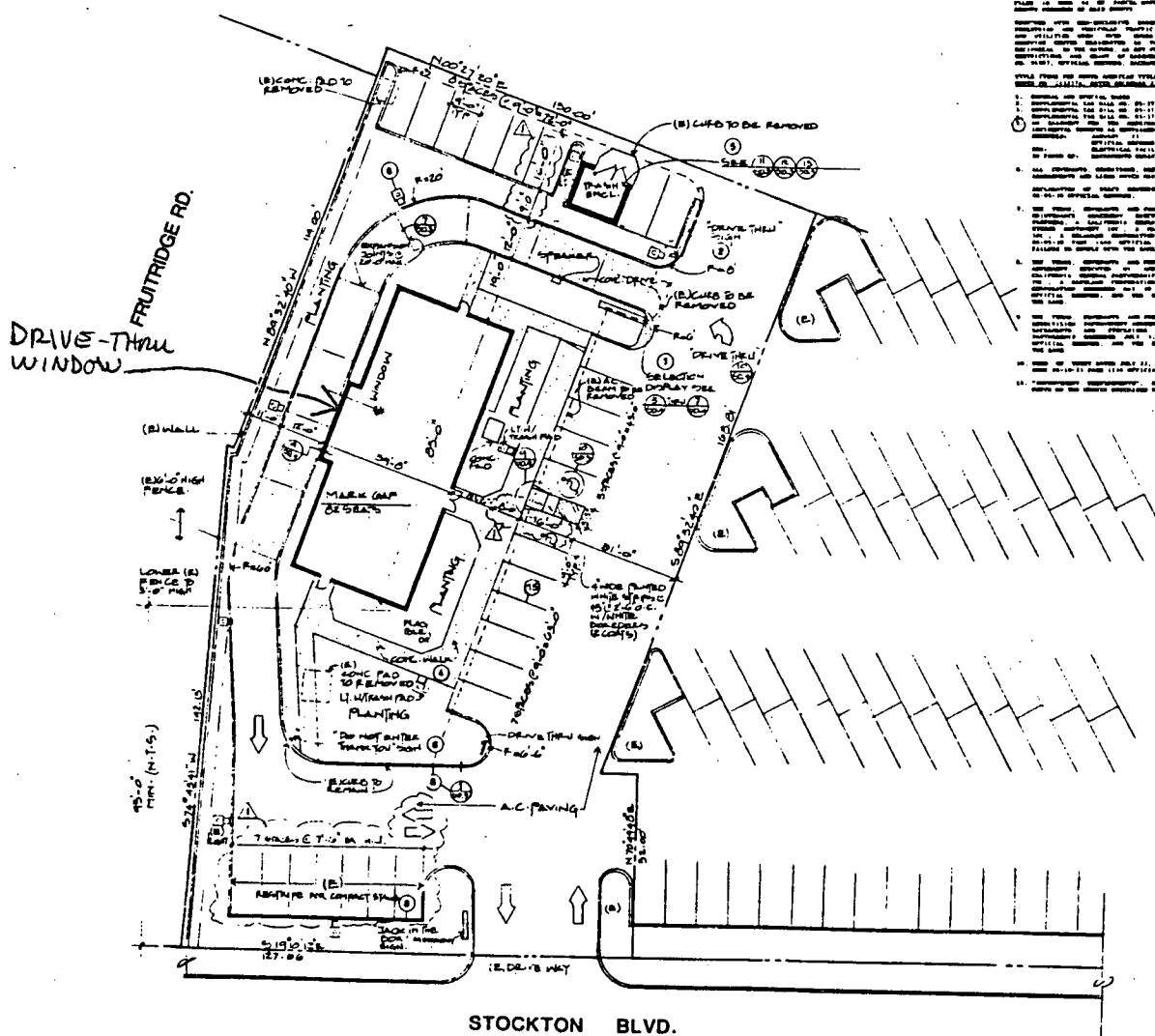
CONST. TYPE: 3-A  
PROP. ZONE: C-2  
FIRE ZONE: \_\_\_\_\_

## Legal Description:

\_\_\_\_\_

## Revisions

No.	Date	Description	By



## SITE PLAN

NOTE: A.P.N. 022-0260-037-0000 PARCEL-B  
ADDRESS: 5420 STOCKTON BLVD.  
SACRAMENTO, CA.

SCALE 1/16"=1'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/12/87	ISSUED FOR PERMIT	W. J. B.
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REVISIONS

JACK IN THE BOX FOODMAKER, INC.  
8300 BALBOA AVENUE  
SAN DIEGO, CA 92123

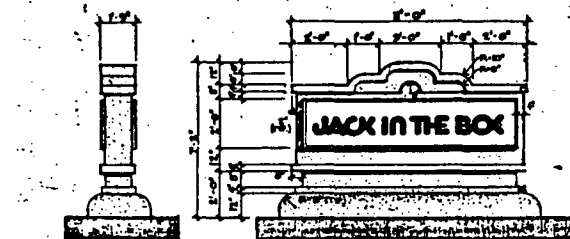
JACK IN THE BOX  
8300 BALBOA AVENUE  
SAN DIEGO, CA 92123

SITE PLAN

87-JB-0

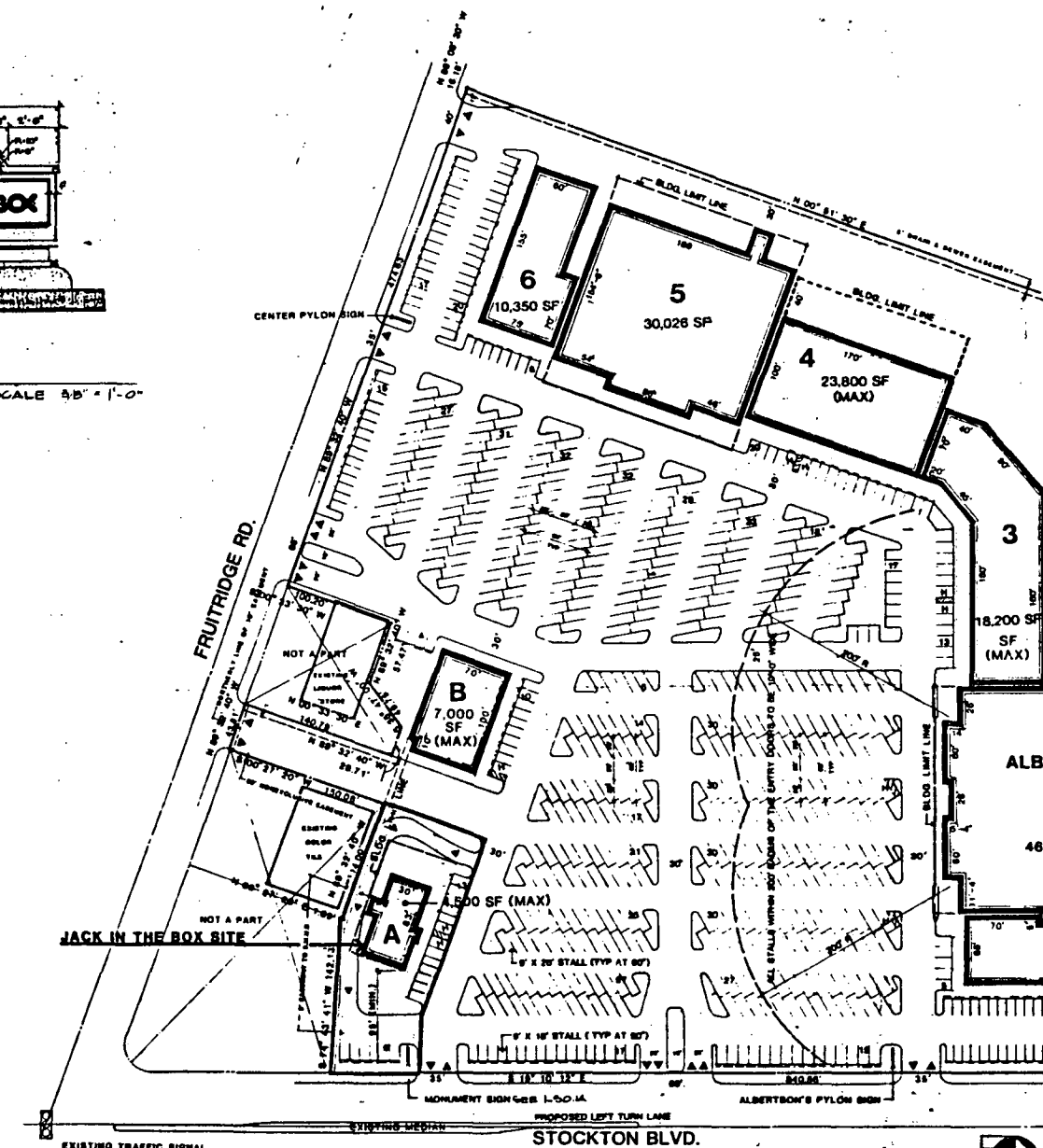
Item 14

**INFORMATION FOR OWNERS USE:**



VOLUME 2, SIGN DETAIL

SCALE 4/8" = 1'-0"



## DEVELOPMENT PLAN

**NO SCALE**

REVISIONS:

DATE: 4/29/87 ISSUE DATE: 4/29/87 DRAWN BY:                     

**BOX IN THE BOX**  
1000 BLVD. & FRUITRIDGE RD.  
SACRAMENTO, CA. 95821

**FOODMAKER, INC.**  
8330 BALBOA AVENUE  
SAN DIEGO, CA 92123

# SITE PLAN



# ELEVATIONS

**JACK IN THE BOX**  
STOCKTON BLVD. & FRUITRIDGE RD.  
SACRAMENTO, CA.

**FOODMAKER, INC.**  
5330 BALBOA AVENUE  
SAN DIEGO, CA 92137

### REVISIONS

SAN DIEGO, CA 92121

530 PALBOA AVENUE

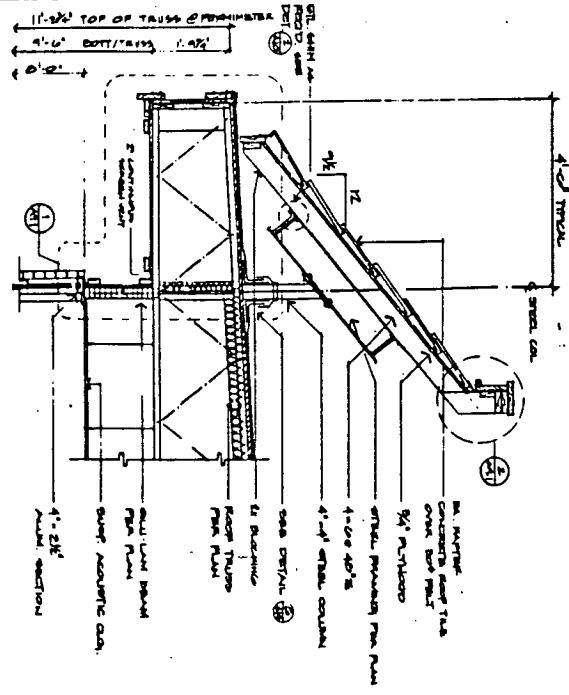
STOCKTON BLVD. & FRUIT  
SACRAMENTO, CA

**JOB NUMBER:** 536

BUILDING TYPE: MR 6A-84

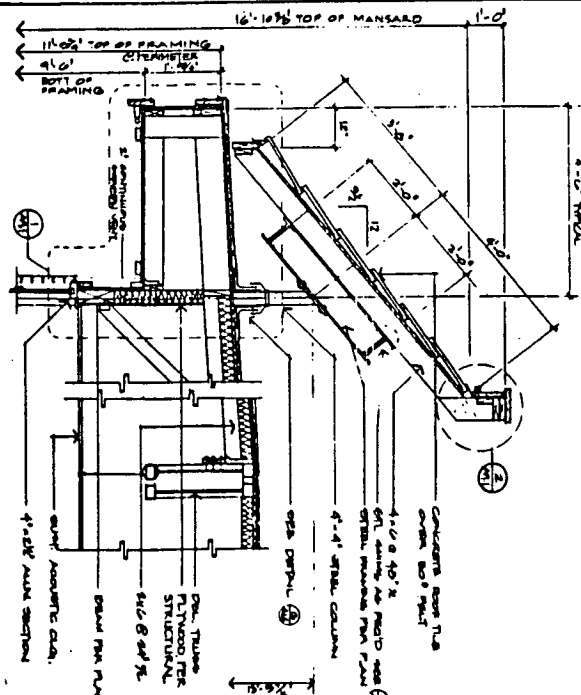
ISSUE DATE: 4/29/87

DRAWN BY



**1 MANSARD ROOF AND OVERHANG AT EXTERIOR WALL**

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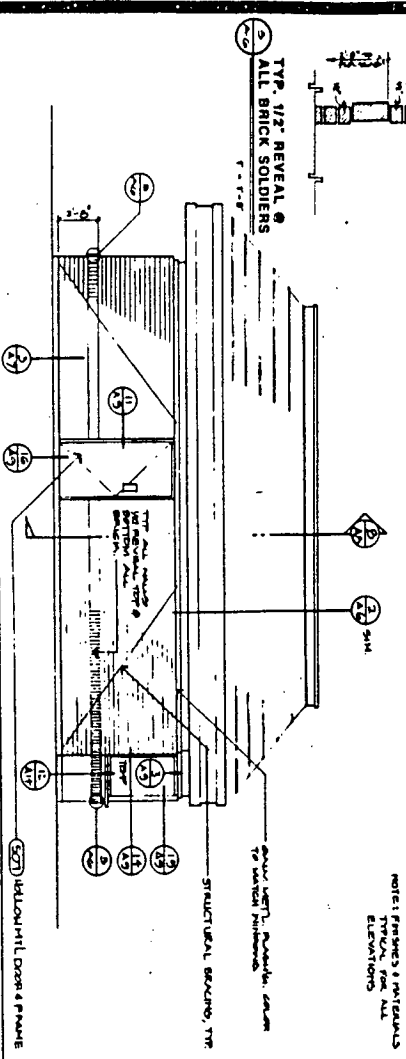


**WILSON**

**87-JB-04**

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## EXT. FINISH NOTES



## FROM ELEVATION

**SCALE 1/4" = 1'-0"**

NOTE: PREPARE & MATERIALS  
FROM FOR ALL

TYP. 1/2" REVEAL @  
ALL BRICK SOLDIERS

TO WATCH PHINNEAS

## REAR ELEVATION

SCALE 1/4" = 1'-0"

NAME \_\_\_\_\_

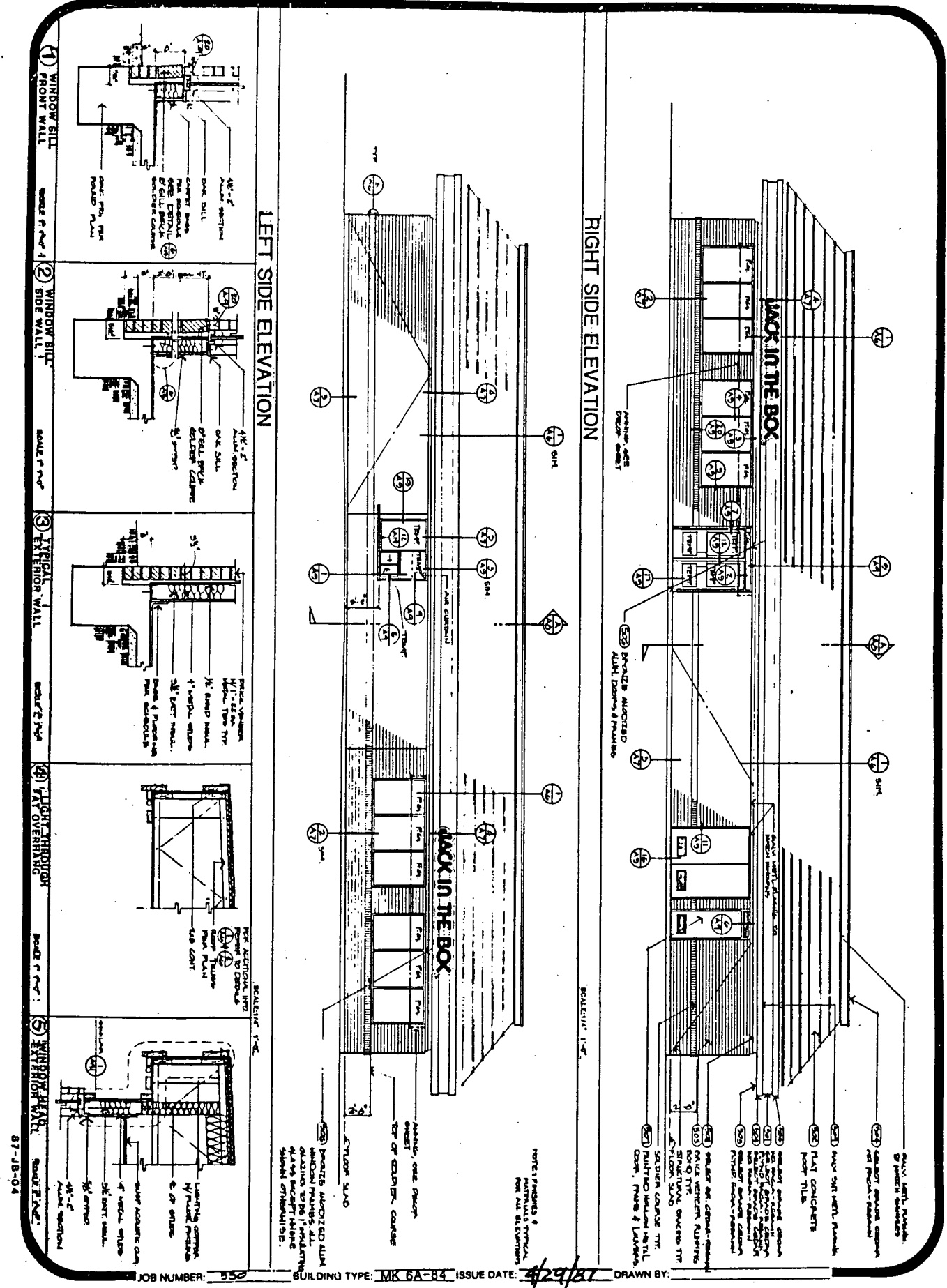
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It was

INFORMATION FOR OWNER'S USE: Jan 17 1966 2-3-88 8-18-86 8-20-84 7-1-88 8-22-88

6/1 WRT  
 6-25-87  
 INFORMATION FOR OWNER'S USE: JUN 17 1986 2-3-88 8-10-86 9-8-86 7-8-88 8-28-88  
 022-28d



# ELEVATIONS

**JACK IN THE BOX** TOCKTON BLVD. & FRUITRIDGE RD.  
SACRAMENTO, CA. **FOODMAKER, INC.**  
6330 BALBOA AVENUE SAN DIEGO, CA 92122

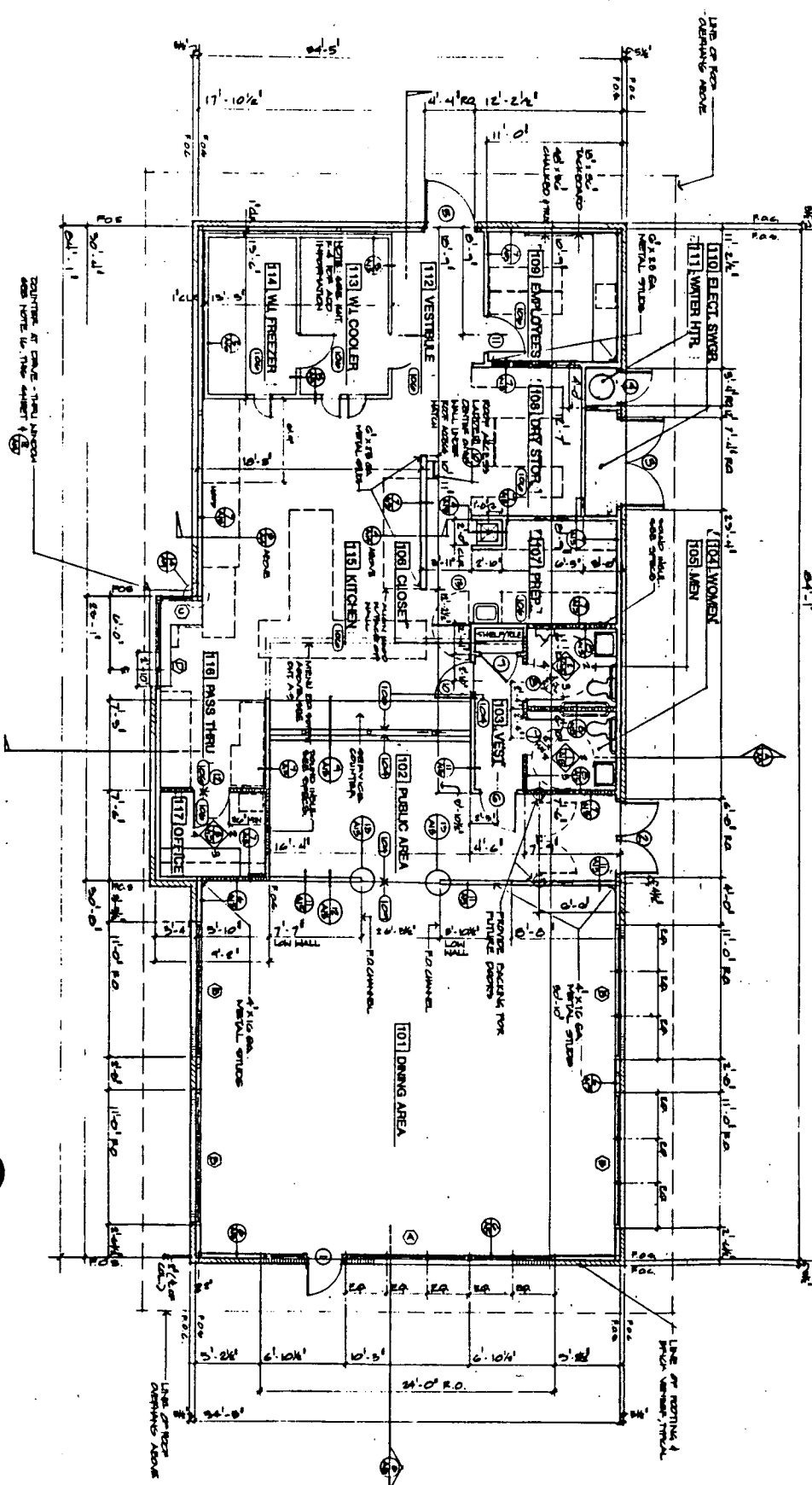
REVISIONS
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14 wait 6-25-87 287-220

# FLOOR PLAN

## NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE REMOVAL AND DISPOSAL OF EXISTING MATERIALS PER LOCAL AND STATE REQUIREMENTS.
2. ALL NEW SERVICE, EQUIPMENT, AND MATERIALS SHALL BE INSTALLED BY GENERAL CONTRACTOR.
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20. ALL NEW SERVICE, EQUIPMENT, AND MATERIALS SHALL BE INSTALLED BY GENERAL CONTRACTOR.



JOB NUMBER: 550

BUILDING TYPE: MK 6A-B4

ISSUE DATE: 4/29/87

DRAWN BY:

FLOOR PLANS

JACK IN THE BOX  
FOCKTON BLVD. & FRUITRIDGE RD.  
SACRAMENTO, CA.

FOODMAKER, INC.  
8330 BALBOA AVENUE  
SAN DIEGO, CA 92123

REVISIONS



ITEM 14



AWNING, SEE  
DECOR SHEET

# RIGHT SIDE ELEVATION

EXHIBIT B

TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main structure. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
4. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
5. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

7. The enclosures shall be adequate in capacity, number and distribution.

EXHIBIT C



FOODMAKER, INC. 2395 American Avenue, Hayward, California 94545 (415) 783-5680

June 16, 1987

Mr. Carl Vandagriff  
Assistant Planner  
Current Planning Division  
1231 I Street, 2nd Floor  
Sacramento, CA 95814

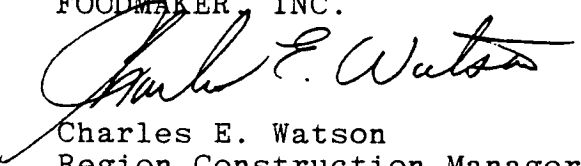
Dear Mr. Vandagriff:

This letter is to confirm our request for a variance at our proposed Jack in the Box Restaurant located at Stockton and Fruitridge in Sacramento, California.

The on-site improvements were previously constructed by the developer and resulted in a parking stall configuration at the west end of the site which requires vehicles to backup into a cross easement. This condition has the approval of the developer and the lease will reflect same for the full term.

Sincerely,

FOODMAKER, INC.

  
Charles E. Watson  
Region Construction Manager

CEW/tn

cc: Don Peterson

P87-220

6-25-87

ITEM 14