

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	McDonald's Corporation, c/o Lori Anderson, 1750 Howe Av #550, Sacto, CA 95825				
OWNER	Franchise Realty Interstate Corporation, P.O. Box Ohare, Chicago, IL 60666				
PLANS BY	McDonald's Corporation, c/o Lori Anderson, 1750 Howe Av #550, Sacto, CA 95825				
FILING DATE	06/27/91	ENVIR DET	Exempt 15301, 15302	REPORT BY:	D. Holm
ASSESSOR'S PCL. NO.	265-0292-014-0000, 265-0292-015-0000 and 265-0292-016-0000				

APPLICATION: A. Special Permit Modification to allow a 350± square foot addition to an existing fast food restaurant with a drive through window located on .75± developed acres in the General Commercial (C-2) zone.

B. Lot Line Adjustment to merge three parcels into one parcel.

LOCATION: 2517 Del Paso Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to add an additional 350± square feet to an existing fast food restaurant in order to provide access to the restrooms from inside of the building.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Office
1984 North Sacramento Community Plan Designation:	Retail/General Commercial
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	McDonald's Restaurant

Surrounding Land Use and Zoning:

North: Retail/Commercial; C-2
South: Vacant & Commercial; C-2
East: Retail & Single Family; C-2
West: Retail/Commercial; C-2

Property Dimensions:	164' x 200'
Property Area:	.75± acres
Maximum Seating of Restaurant:	64
Required Number of Parking Spaces:	21
Existing Number of Parking Spaces:	50

Existing Building Materials:	Masonry with Concrete Tile
Proposed Building Materials:	Masonry with Concrete Tile
Exterior Building Color:	Tan
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of .75± developed acres in the General Commercial (C-2) zone. The site is developed with a 3,812 square foot fast food restaurant with 64 fixed seats. The site is designated for Community/Neighborhood Commercial and Office in the General Plan and Retail/General Commercial in the 1984 North Sacramento Community Plan. The surrounding land use and zoning includes retail/commercial, zoned General Commercial (C-2), to the north and west; retail and single family, zoned General Commercial (C-2), to the east; and vacant and commercial, zoned General Commercial (C-2), to the south.

B. Applicant's Proposal

The applicant is proposing to construct a 350± square foot addition to the existing McDonald's Restaurant. As proposed the expansion will allow the existing outside restrooms to become accessible from within the inside dining area. In order to construct the addition the applicant is also requesting to merge the subject site, which consists of three parcels, into one parcel.

C. Staff Analysis

The existing drive through restaurant was originally constructed over three property lines. As the proposed expansion encroaches over an existing property line a lot line adjustment is required in order to approve the expansion. Staff has no objections with the applicant's request to merge the subject site which consists of three separate parcels into one parcel.

When the McDonald's restaurant was constructed the restrooms were designed with access from outside of the restaurant. Currently the existing restrooms are not easily accessible for handicapped persons. As proposed the 350± square foot expansion of the restaurant will be used to enclose the existing restroom area, provide handicapped accessible restrooms and provide a corridor from within the restaurant to the restrooms. The proposed expansion will not encroach into any required setback areas.

The existing restaurant has 64 fixed seats within the dining room which requires a total of 21 parking spaces. As a part of the expansion of the restaurant the existing parking lot will be resealed and striped to provide 50 parking spaces on site. All of the proposed parking spaces shall meet the minimum required widths, depths and maneuvering areas as required by the Zoning Ordinance. In order to provide the maximum amount of on-site parking the applicant should be aware that up to 20 parking spaces (40 percent of the provided parking spaces) can be sized and marked for compact cars.

The existing drive through restaurant was established prior to the City's requirements for a special permit to establish a drive through restaurant. As proposed the existing drive through lane will not be affected by the proposed expansion. In considering the proposed building expansion planning staff has visited the subject site and observed the existing drive through operation. The proposed parking on the subject site is more than adequate to serve the needs of the restaurant patrons and should reduce the desirability of waiting in line at the drive through window. Staff feels that if the applicant was required to redesign the drive through lane to meet our current guidelines of a minimum 180 foot stacking area it would encourage the use of the drive through lane. By the applicant providing excess parking on the subject site patrons of the restaurant should be able to park easily, rather than waiting in the drive through lane in the event that the drive through lane is full. Staff has reviewed the proposed expansion and has no objections to the proposed special permit modification provided that the existing drive through lane is not altered.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Fire, Police, Waste Removal, Real Estate, Water and Sewer Division, and the Del Paso Business Improvement Association. The following comments were received from the Engineering Development Division:

Engineering Development Division

1. We request the following conditions and comments be made a condition for approval of this lot line merger.

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.

- c. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The proposed project has been determined to be exempt from environmental review pursuant to State Guidelines (CEQA Section 15301 and 15302).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Approve the Special Permit Modification to allow a 350± square foot addition to an existing fast food restaurant subject to conditions and based upon findings of fact which follow; and
- B. Approve the Lot Line Adjustment to merge three parcels into one parcel by adopting the attached resolution.

Conditions

1. The existing parking lot shall be resealed and restriped in accordance with Section 6 of the City's Zoning Ordinance.
2. The proposed building expansion shall not result in a change to the existing drive through lane.
3. The applicant shall obtain a Certificate of Compliance from the Department of Public Works, Development Services Division prior to obtaining a building permit.
4. All necessary building permits shall be obtained prior to construction.

Findings of Fact - Special Permit Modification

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the project site is in an area designated for retail/commercial development and permits restaurants; and

- b. the project is compatible to the surrounding land uses which consist of retail/commercial uses (restaurants, laundromats, retail stores).
2. The project, as conditioned, is not injurious to the public welfare and safety or surrounding properties in that:
 - a. adequate vehicular access stacking distance and parking will be provided by the project; and
 - b. adequate landscaping and circulation is provided.
3. The proposed project is consistent with the General Plan which designates the site as Community/Neighborhood Commercial and Office and the 1984 North Sacramento Community Plan which designates the site as Retail/General Commercial. A fast food restaurant with a drive through window is a permitted use in the General Commercial (C-2) zone subject to special permit approval.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ELIMINATE THE
EXISTING PROPERTY LINES BETWEEN THREE PARCELS,
KNOWN AS LOTS 13, 14, 15 AND A PORTION OF LOT 12,
AS SHOWN ON THE PLAT OF NORTH SACRAMENTO SUBDIVISION
NO. 8, RECORDED IN BOOK 13 OF MAPS, MAP NO. 49,
TOTALING .75± ACRES AT 2517 DEL PASO BOULEVARD.
(APN: 265-0292-014, 015 AND 016)
(P91-170)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2517 Del Paso Boulevard; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines; and

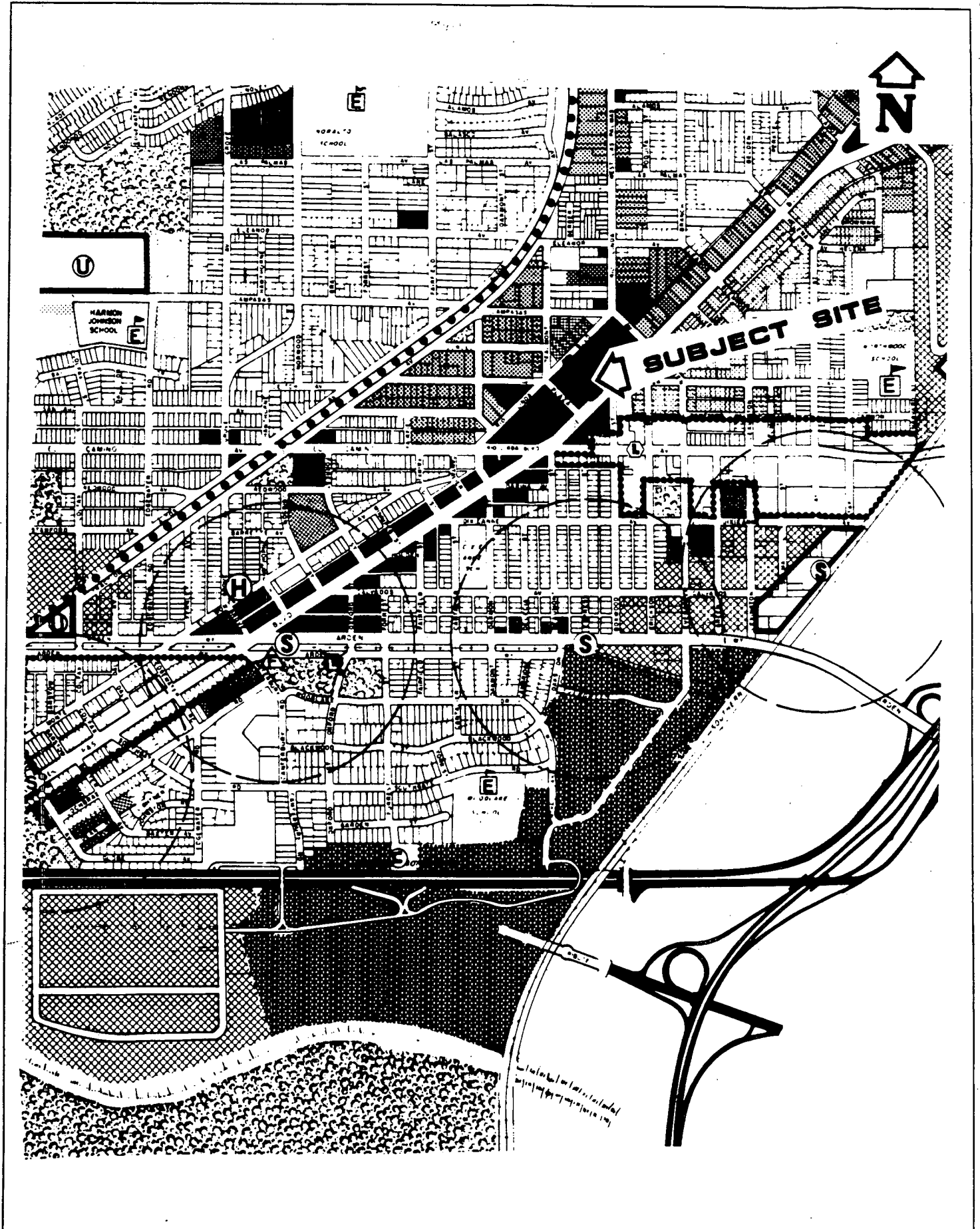
WHEREAS, the lot line adjustment is consistent with the General Plan and The 1984 North Sacramento Community Plan; and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 2517 Del Paso Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
- 2) File a waiver of Parcel Map;



002424

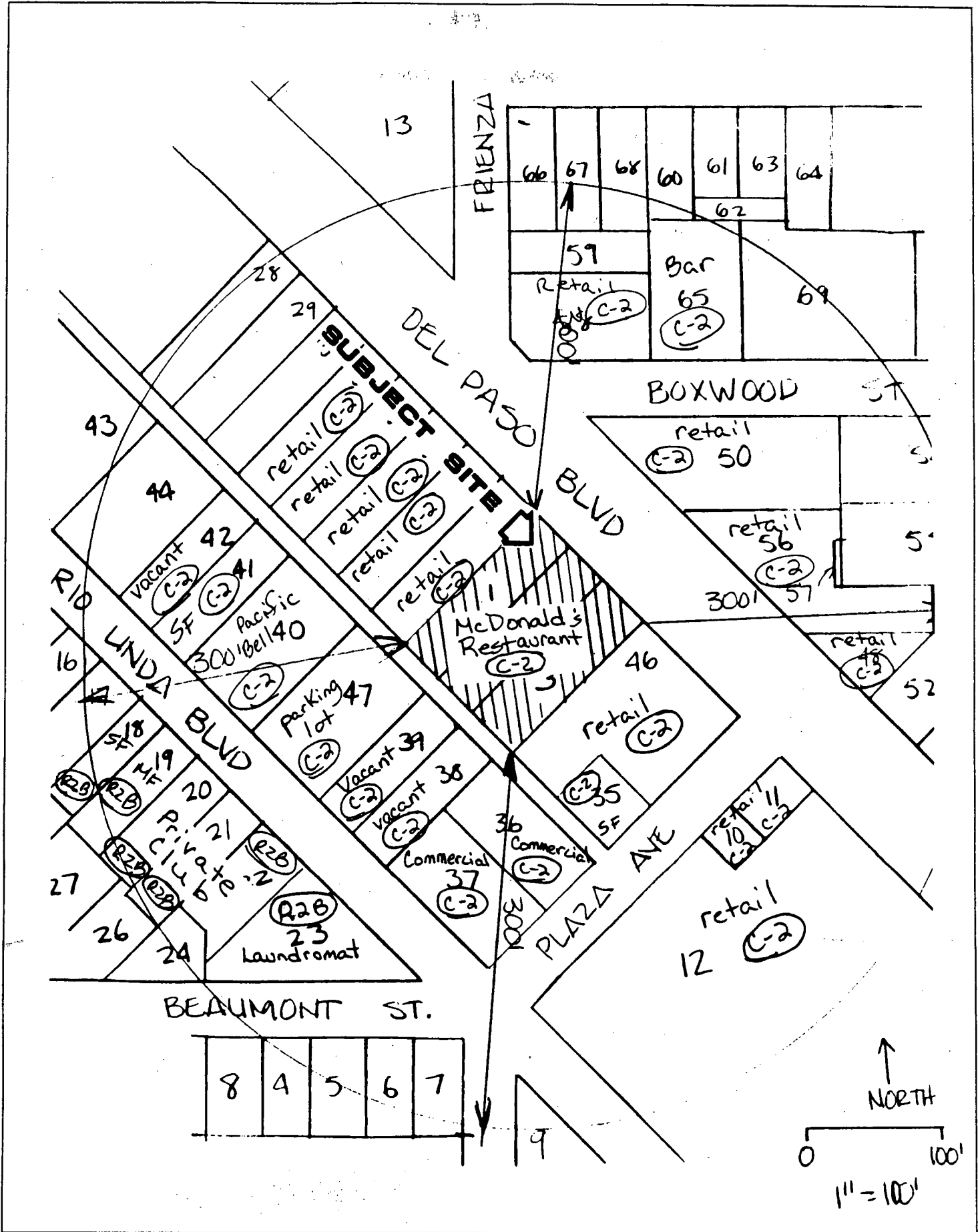
VICINITY MAP

- 3) Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street;

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



002425 LAND USE & ZONING MAP

EXHIBIT - B

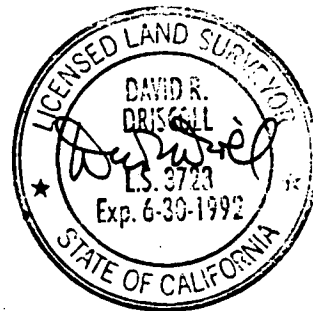
PROPOSED LEGAL DESCRIPTION

DESCRIPTION
FOR
McDONALD'S
DEL PASO BOULEVARD

All that certain real property situate, lying and being in the City of Sacramento, State of California, described as follows:

Lots 13, 14, 15, and the Northeasterly 10 feet of Lot 12, being a strip of land of the uniform width of 10 feet, of said Lot 12, adjoining said Lot 13, in Block 11, as shown on the Plat of North Sacramento Subdivision No. 8, recorded in the office of the County Recorder of Sacramento County on March 26, 1913, in Book 13 of Maps, Map No. 49.

4636-01
6-20-91



6-20-91

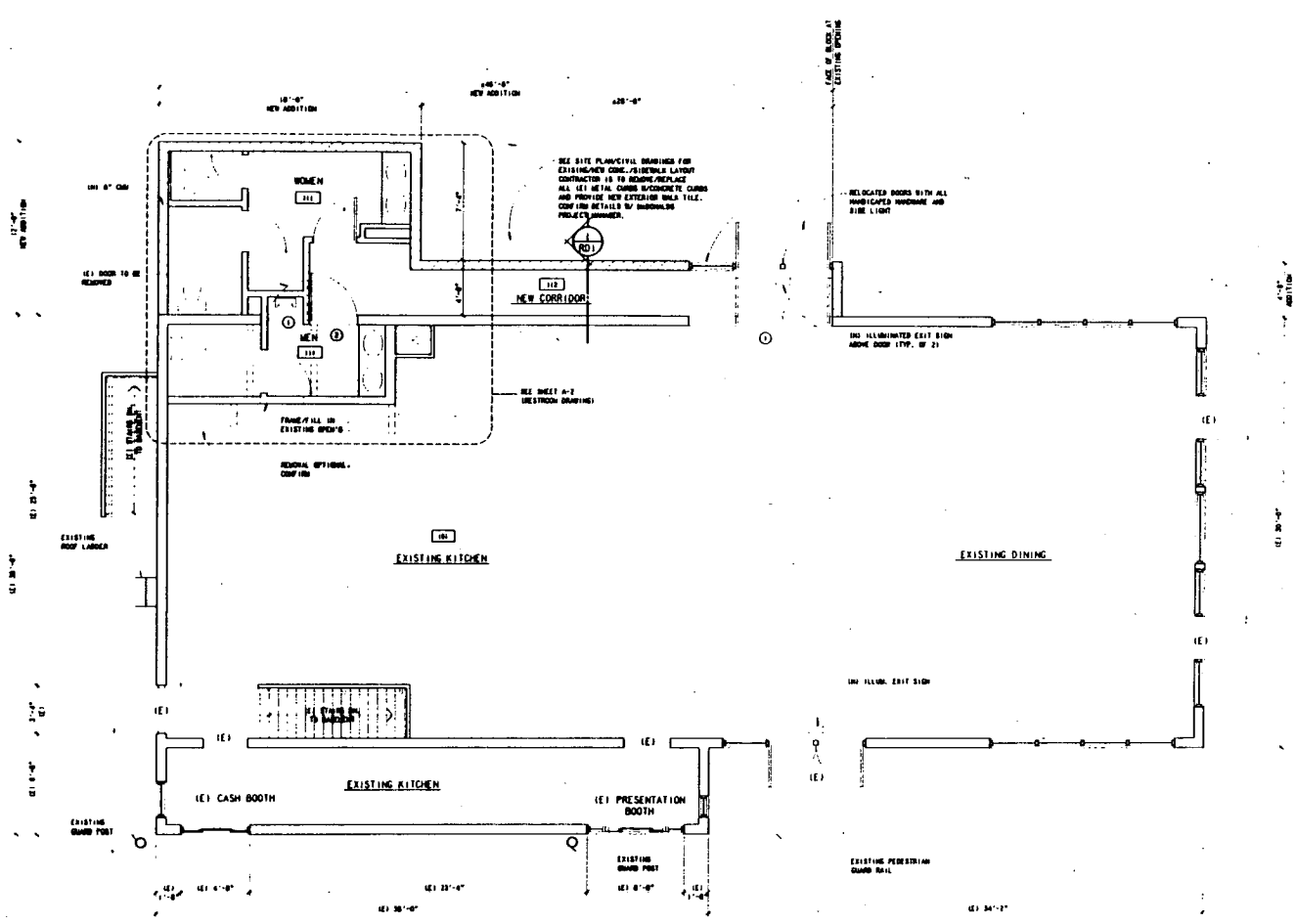


Majors Engineering

2535 Capitol Oaks Dr., Suite 140
Sacramento, CA 95833
FAX (916) 641-7572
(916) 641-7570

002427

002429



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

LEGEND	
	EXISTING WALLS TO BE REMOVED
	NEW C.M.U. WALL
	EXISTING WALLS TO REMAIN
	NEW 2x4 STUD WALLS

- DEMOLITION NOTES**
- ① WINDOWS & FRAMES TO BE REMOVED & RELOCATED. SPACE TO BE LEFT OPEN. REMOVE WASHOBY SINK TO BELOW SLAB (PATCH BOOTH).
 - ② REMOVE WASHOBY SINK TO BELOW SLAB AT NEW OPENINGS (PATCH BOOTH, TYP.).
 - ③ REMOVE ASPHALT PAVING, CONC. CURBING & STRUCTS AS REQUIRED FOR NEW ADDITION. VERIFY EXIST. PLAN AND/OR EXISTING CONDITIONS.
 - ④ THE S.C. SHALL PROVIDE FOR OBSERVATION BY A LICENSED SOILS ENGINEER DURING PLACEMENT OF ANY SOIL BACKFILL - SEE SOILS REPORT AND CIVIL DRAWINGS.

NO.	DATE	DESCRIPTION	BY

EXHIBIT D

FLOOR PLANS

THESE DRAWINGS ARE THE PROPERTY OF MCDONALD'S CORPORATION. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION.

MCDONALD'S CORPORATION 10000 WEST 15TH AVENUE DENVER, COLORADO 80202		PROJECT NO. 002429	
TITLE: REMODEL	DATE: 8/22/91	DESIGNED BY: JH	CHECKED BY: JH
DRAWN BY: L.D.	DATE: 8-22-91	SCALE: 1/4" = 1'-0"	DATE: 8-22-91
DATE: 8-22-91	SCALE: 1/4" = 1'-0"	DATE: 8-22-91	SCALE: 1/4" = 1'-0"

A1

