

City Planning Commission
Sacramento, California

MEMBERS IN SESSION:

Subject: Special permit to develop a drive-thru window in conjunction with an existing fast food restaurant (P87-472).

LOCATION: 7050-7070 Fruitridge Road

SUMMARY: The special permit request to add a drive-thru window to an existing Foster's Freeze restaurant was originally scheduled for the December 17, 1987 Planning Commission meeting. Staff recommended denial based on design deficiencies; however, the applicant requested to continue the item in order to make design revisions. The applicant has made revisions to the satisfaction of Traffic Engineering. Planning Staff is therefore, recommending approval of the special permit with conditions.

BACKGROUND INFORMATION: The site is currently developed with a automobile tune-up shop and a Foster's Freeze restaurant. The Foster's Freeze is to be remodeled and converted to a Dairy Queen. Both uses are on one parcel. Planning and Traffic Engineering staff had several problems with the circulation pattern and drive-thru lane design on the original submitted site plan. The applicant has worked with Traffic Engineering to alleviate these concerns and has developed a revised site plan (see exhibit A).

STAFF EVALUATION: Staff has the following comments:

The major problems with the design of the original site plan were the following:

- o inadequate stacking distance
- o inadequate turning radius for drive-thru lane
- o unsafe exit onto Fruitridge Road
- o use conflicts with tune up shop
- o insufficient width of drive-thru lane

The applicant has redesigned the site plan to address and alleviate all of the concerns outlined above. The Traffic Engineering Division has approved the applicants concept. However, a final, detailed drawing should be submitted to both Planning and Traffic Engineering for review and approval prior to issuance of any building permits. Staff recommends that a six foot high masonry wall be constructed along the entire south property line. The height of the wall should be measured from the elevation of the subject property. The wall should be lowered to three feet in height for a length of 15 feet from the east property

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line. The trash enclosure should be relocated away from the food pick-up window. The proposed sign for the Dairy Queen should be a monument type and should be approved by the Planning Director prior to issuance of sign permits.

To allow for the needed increased turning radius for the drive-thru lane, the applicant is proposing to cut off a portion of the existing building. The new building plans for the restaurant should be reviewed and approved by the Planning Director prior to issuance of building permits.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit subject to conditions and based on findings of fact which follow:

Conditions - Special Permit

1. The applicant shall submit final, detailed, revised site plans and building plans for review and approval by the Planning Director and Traffic Engineering prior to issuance of any building permits.
2. A six foot high masonry wall (measured from the elevations of the subject property) shall be constructed along the entire south property line. The wall shall be lowered to three feet in height for a length of 15 ft. from the east property line.
3. The trash enclosure shall be relocated away from the food pick-up window as indicated on Exhibit A.
4. The proposed detached sign shall be a monument sign and shall be approved by the Planning Director prior to issuance of sign permits.

Findings of Fact - Special Permit

1. The project, with conditions, is based upon sound principles of land use in that:
 - a. adequate parking has been provided;
 - b. adequate vehicle stacking depth has been provided; and
 - c. landscaping has been provided on the site.
2. The project, as conditioned, is not detrimental to the public health,

welfare and safety nor result in the creation of a nuisance to the surrounding properties in that:

- a. commercial uses are located adjacent to the subject site which are compatible with the restaurant and drive-thru facility; and
 - b. the masonry wall will mitigate any adverse noise impacts associates with the project.
3. The project is consistent with the General Plan and 1986 South Sacramento Community Plan in that the site is designated commercial and general commercial respectively. Drive-thru facilities are allowed with the approval of a special permit from the Planning Commission.

Respectfully submitted,



Art Gee,
Principal Planner

AG:PW:vf

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