

CITY PLANNING COMMISSION

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

APPLICANT	McAuliffe Cuddy Architects, 2212 K Street, Sac., CA 95816				
OWNER	Mack & Frank Awsoc., 1241 Hawks Flight Court, El Dorado Hills, CA 95630				
PLANS BY	McAuliffe Cuddy Architects, 2212 K Street, Sac., CA 95816				
FILING DATE	12/17/87	ENVIR. DET.	Neg Dec.	REPORT BY	CV:vf
ASSESSOR'S-PCL. NO.	117-0780-004.005				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit for a drive-thru service window for a restaurant.
 - C. Variance to locate vehicle maneuvering area off-site for seven parking spaces.

LOCATION: 750'+ southeast of the intersection of Franklin Boulevard and Mack Road.

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 2,250 sq. ft. restaurant.

PROJECT INFORMATION:

1974 General Plan Designation:	Community and Neighborhood Commercial
1986 South Sacramento Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Shopping Center, Fast Food Restaurant; C-2	Front:	50'	60'+
South: Shopping Center; C-2	Side(Int):	0'	65'+
East : Shopping Center; C-2			
West : Shopping Center; C-2	Rear:	0'	20'+

Parking Required:	20 spaces
Parking Provided:	41 spaces
Property Dimensions:	150' x 194'
Property Area:	9.1+ acres
Square Footage of Building:	2,250 sq. ft.
Height of Building:	18+
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Ceramic tile, plaster and wood trim
Roof Material:	Clay tile

APPLC. NO. P88-034 MEETING DATE January 28, 1988 ITEM NO. 17

01517

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is vacant and is zoned General Commercial (C-2). Surrounding land uses include a fast food restaurant and shopping center to the north and shopping center to the south, east and west.

B. Proposal

The applicant proposes to construct a 2,250 sq. ft. restaurant and drive-thru service window located on a vacant pad within an existing shopping center. The proposed drive-thru service window would be located on the south building elevation.

A total of 41 parking spaces are proposed to be located on-site, 21 more than is required. Seven of the 41 parking spaces will use the adjacent parcel (APN: 117-0780-004) to provide the required back out and maneuvering area.

The elevations submitted indicate the exterior building materials will be ceramic tile, plaster and wood trim with a clay tile roof. The existing shopping center buildings are constructed of stucco and tile. Staff finds the proposed building elevations and materials to be satisfactory and compatible with the existing building elevations and materials of the shopping center.

The proposed hours of operation for the restaurant and drive-thru window are from 10:00 a.m. to 10:00 p.m., seven days per week.

C. Variance/Parking

The applicant proposes to locate the required back out and maneuvering area for seven parking spaces off-site. This back out and maneuvering area would be located on Parcel 4, located adjacent to the subject site. Parcel 4 is presently developed with a shopping center.

The applicant has submitted a copy of a portion of a lease agreement between the owner of Parcel 4 and the applicant. This twenty year lease agreement specifies the applicant may use Parcel 4 for back out and maneuvering area. Staff notes, however, this lease agreement did not include the required signatures agreeing to the terms of the lease agreement by the two parties involved: Mack and Frank Associates and El Pollo Loco, Inc. Staff recommends a copy of a signed lease agreement be submitted to the Planning Director prior to issuance of a building permit. Staff has no objection to the variance request provided a signed lease agreement is submitted to the Planning Department.

D. Drive-thru Lane

According to Plans submitted, customers will enter and exit the drive-thru lane as indicated on the site plan. The Traffic Engineering Department has reviewed the site plan with respect to ingress/egress and stacking distance for automobiles in the drive-thru lane. Traffic Engineering has concluded there is adequate stacking distance and the ingress and egress via the drive-thru lane is satisfactory.

E. Trash Enclosure

A trash enclosure is proposed as indicated on the site plan. No details have been submitted regarding the exterior building materials for this trash enclosure. Staff recommends the walls of the trash enclosure be constructed of solid masonry material with decorative exterior surface finish compatible to the proposed restaurant. Split face concrete block finish is recommended. Staff recommends trash enclosure elevations be submitted for the review and approval of the Planning Director prior to the issuance of a building permit. The trash enclosure design shall conform to the Zoning Ordinance Regulations.

F. Signs

No detailed sign plans were submitted. The applicant has indicated an intent to locate one on-site monument sign facing Mack Road, one drive-thru lane entry sign, one menu board sign and three attached signs.

Staff notes an Arby's fast food restaurant is under construction within the same shopping center to the west of the subject site. A special permit was approved for Arbys on May 28, 1987, by the Planning Commission (P87-200). A condition of this special permit was that the monument sign not exceed 10 ft. in height. Staff recommends a 10 ft. height restriction on the proposed monument sign for the El Pollo Loco restaurant.

No sign dimensions were included regarding the proposed drive-thru lane entry sign. Staff recommends this sign not exceed four square feet in area to comply with the sign ordinance.

Three attached interior, illuminated signs are proposed for the south, north and east elevations. These signs range in size from 18" - 24" in height to 13' - 18' in length. The sign ordinance allows a total of two attached signs not to exceed a total of 195 square feet of sign area.

Staff recommends a sign program be submitted for the review and approval of the Planning Director prior to the issuance of a sign permit.

G. Inter-Agency Review

This project was reviewed by the City Departments of Traffic Engineering and Engineering and the following comment was received:

Engineering

Off-site access and maneuvering required for the seven parking spaces should be addressed as part of a reciprocal access agreement.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration.
- B. Approval of the Special Permit subject to conditions and based upon findings of fact which follow.
- C. Approval of the variance based upon findings of fact which follow:

Conditions/Special Permit

1. A copy of the signed lease agreement allowing back-out maneuvering onto Parcel 4 shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit.
2. The walls of the trash enclosure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the proposed restaurant. Trash enclosure elevations shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit.
3. A sign program shall be submitted to the Planning Director for his review and approval prior to the issuance of a sign permit.
4. Directional signs to the drive-thru window shall not exceed four square feet of sign area.

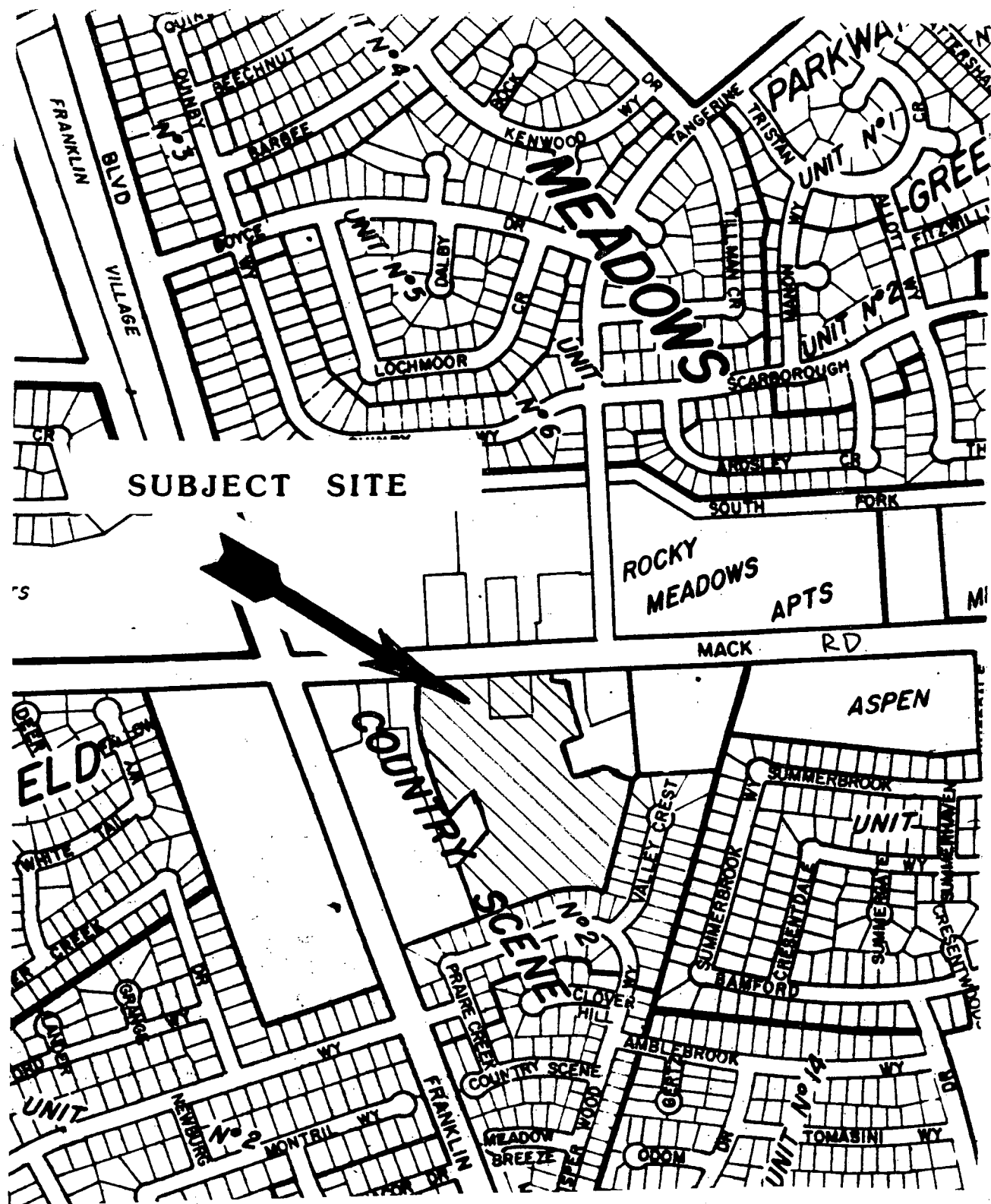
Findings of Fact/Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. it is compatible with surrounding commercial land uses; and
 - b. it is a logical ancillary use to the proposed restaurant.

2. The project, as conditioned, will not result in a detriment to public health, safety or welfare nor result in a nuisance in that:
 - a. adequate on-site parking is provided;
 - b. the circulation pattern is satisfactory; and
 - c. there is adequate stacking distance.
3. The project is consistent with the General Plan and 1986 South Sacramento Community Plan which designate the site for commercial uses.

Findings of Fact/Variance

1. Granting the variance does not constitute a special privilege extended an individual applicant in that variances have been granted for similar circumstances.
2. The variance is not a use variance because parking areas are allowed in the C-2 zone.
3. Granting the variance will not constitute a disservice to surrounding property because the existing parking lot is part of the existing shopping center.
4. The project is consistent with the General Plan and the 1986 South Sacramento Community Plan which designate the site for commercial uses.



SUBJECT SITE

ROCKY MEADOWS APTS

MACK RD

ASPEN

SUMMERBROOK

UNIT

SUMMERBROOK

UNIT

BAMFORD

COUNTRY SCENE

MEADOW BREEZE

UNIT No. 19

TOMASINI WY

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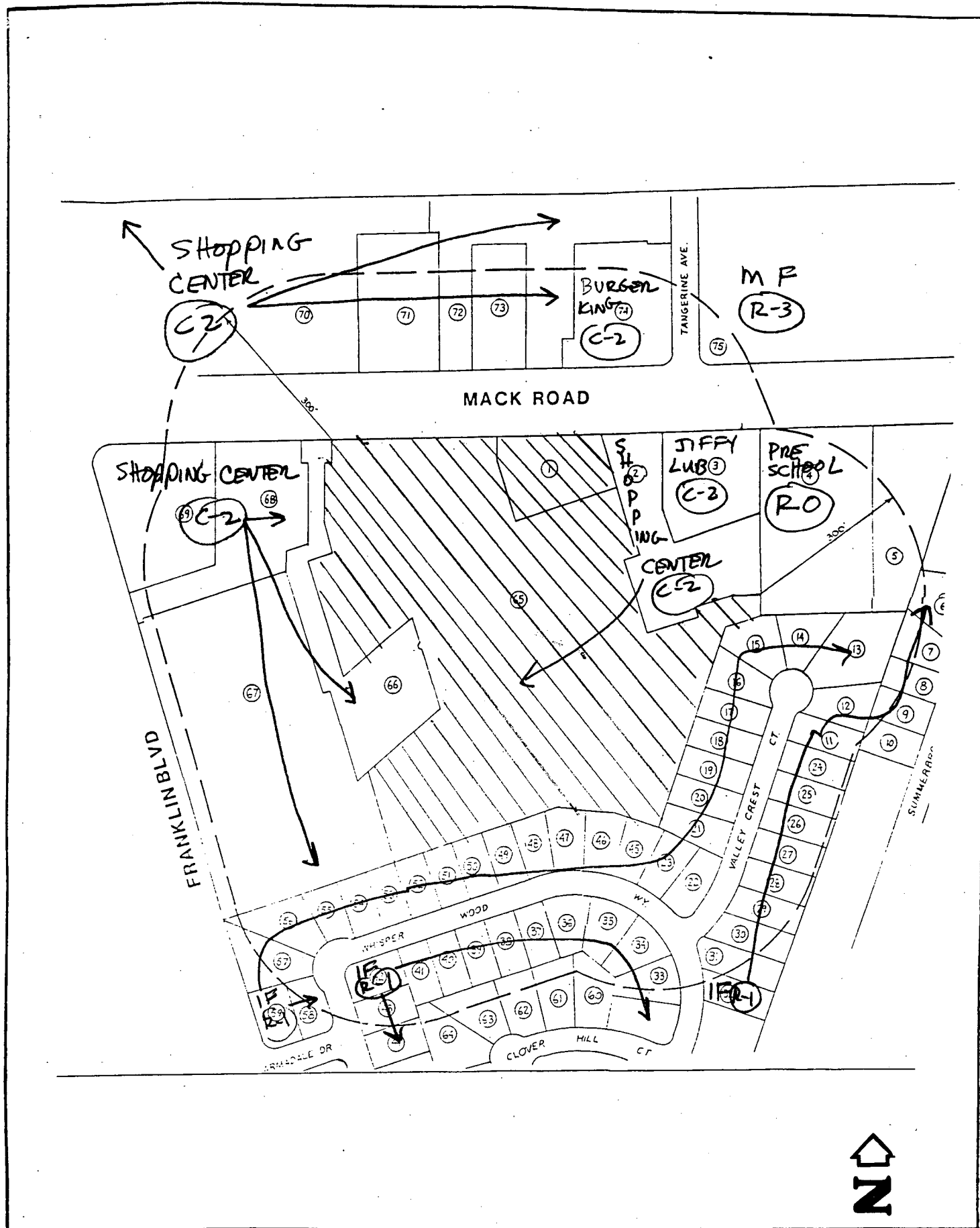
VICINITY MAP



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LAND USE & ZONING MAP

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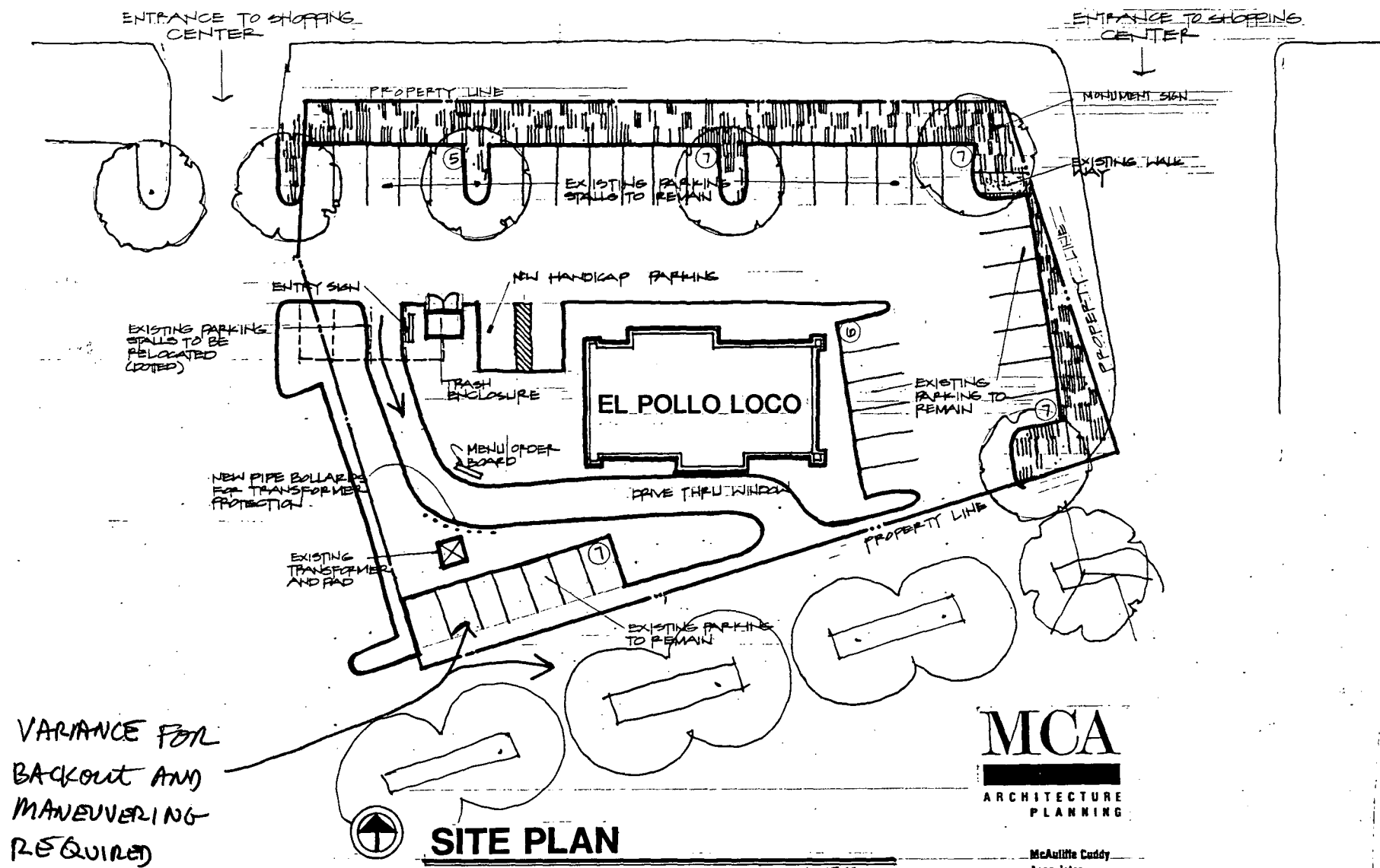
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MACK ROAD



VARIANCE FOR
BACKOUT AND
MANEUVERING
REQUIRED

SITE PLAN

SCALE 1"=20'

12.17.87



INDICATES EXISTING
LANDSCAPING TO REMAIN
(TREES, PLANTING AND IRRIGATION SYSTEM)

MCA
ARCHITECTURE
PLANNING

McAniffle Cuddy
Associates
2212 K Street
Sacramento
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(916) 446-0170

Daniel S. McAniffle
Stephen R. Cuddy
Architects

SITE PLAN

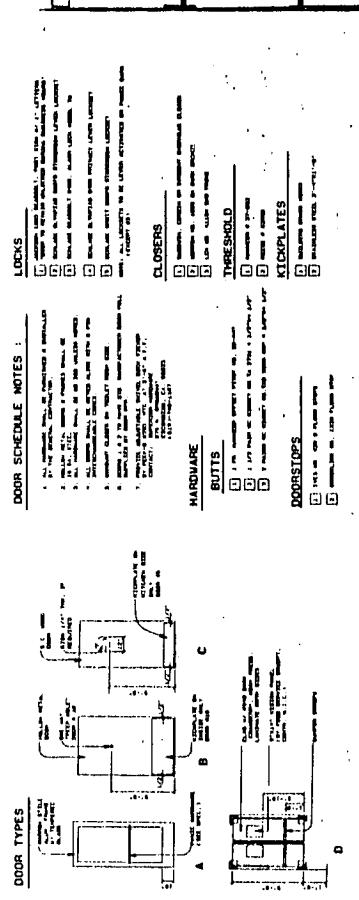
MCAARCHITECTURAL
PLANNINGRichard County
Architects
2702 E. 20th
Chickasha, OK 73015
(405) 486-4175Richard S. Buckley
Richard B. Cuddy
Architects

LAN - SCHEDULE

10101

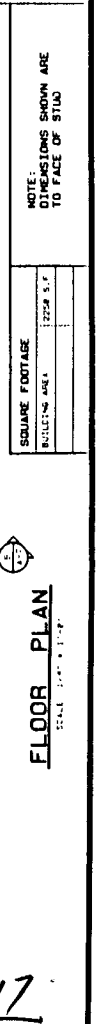
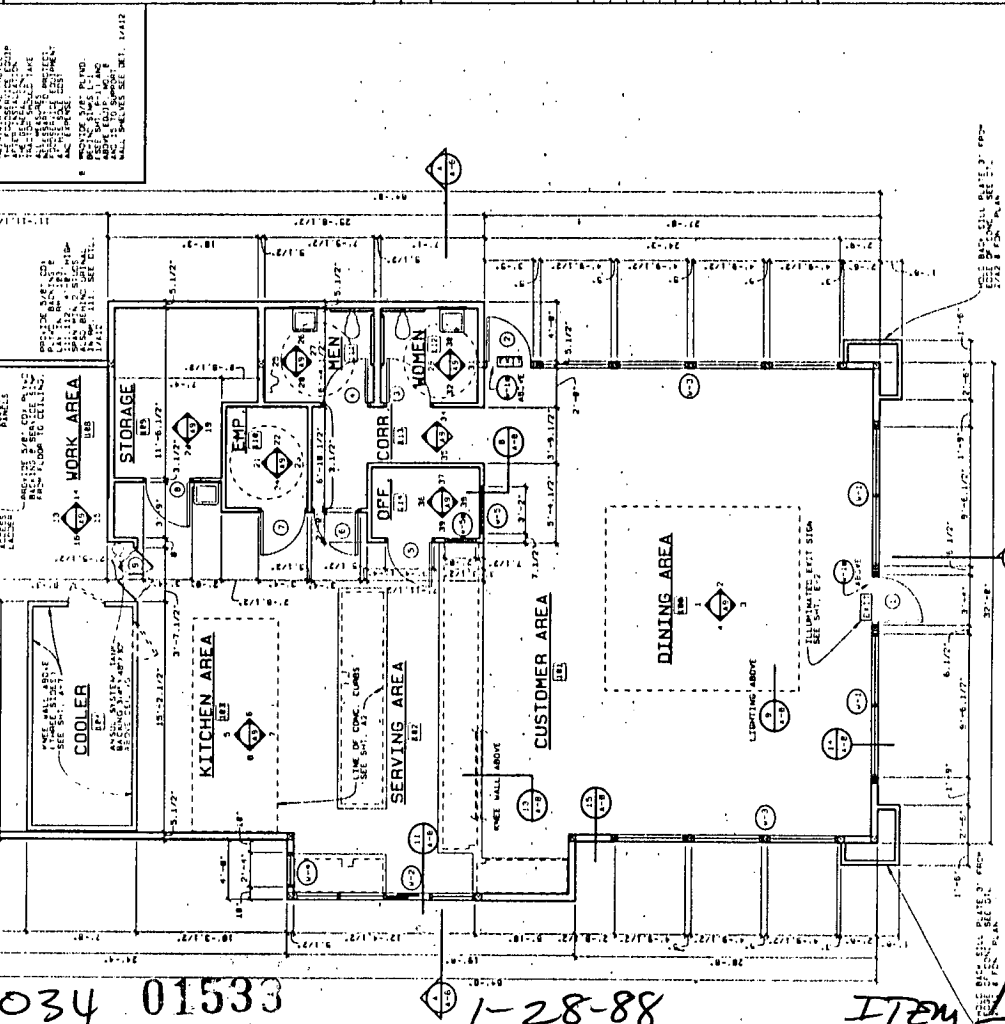
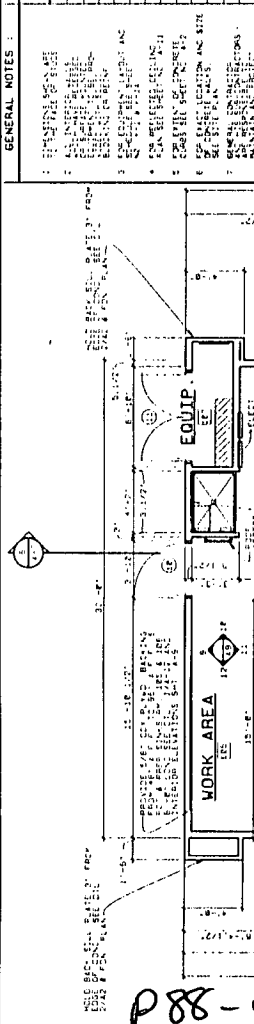
FLOOR PLANS

DR. DOOR NO.	DOOR TYPE	DOOR SIZE	MATERIAL	DOOR LOCK	DOOR FINISH	DETAIL	REMARKS
101	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
102	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
103	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
104	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
105	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
106	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
107	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
108	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
109	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
110	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
111	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
112	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
113	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
114	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
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118	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
119	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	
120	1	3'-0" x 7'-0"	6-1/2" x 1-1/2" x 1-1/2" ALUMINUM	1	1	101A	



RM NO.	ROOM TITLE	FLOOR	BASE	WALLS	CLG.	HT.	DOOR	FRAME	TRIM	REMARKS
100	STAIRS AREA	1	1	1	1	1	1	1	1	
101	CUSTOMER AREA	1	1	1	1	1	1	1	1	
102	SERVING AREA	1	1	1	1	1	1	1	1	
103	KITCHEN AREA	1	1	1	1	1	1	1	1	
104	WORK AREA	1	1	1	1	1	1	1	1	
105	STORAGE	1	1	1	1	1	1	1	1	
106	EMP. AREA	1	1	1	1	1	1	1	1	
107	OFFICE	1	1	1	1	1	1	1	1	
108	EMPLOYEE AREA	1	1	1	1	1	1	1	1	
109	WOMEN'S TOILET	1	1	1	1	1	1	1	1	
110	MEN'S TOILET	1	1	1	1	1	1	1	1	
111	CONFERENCE	1	1	1	1	1	1	1	1	
112	OFFICE	1	1	1	1	1	1	1	1	
113	OFFICE	1	1	1	1	1	1	1	1	
114	OFFICE	1	1	1	1	1	1	1	1	
115	OFFICE	1	1	1	1	1	1	1	1	
116	OFFICE	1	1	1	1	1	1	1	1	
117	OFFICE	1	1	1	1	1	1	1	1	
118	OFFICE	1	1	1	1	1	1	1	1	
119	OFFICE	1	1	1	1	1	1	1	1	
120	OFFICE	1	1	1	1	1	1	1	1	

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101	CUSTOMER AREA	1	1	1	1	1	1	1	1	
102	SERVING AREA	1	1	1	1	1	1	1	1	
103	KITCHEN AREA	1	1	1	1	1	1	1	1	
104	WORK AREA	1	1	1	1	1	1	1	1	
105	STORAGE	1	1	1	1	1	1	1	1	
106	EMP. AREA	1	1	1	1	1	1	1	1	
107	OFFICE	1	1	1	1	1	1	1	1	
108	EMPLOYEE AREA	1	1	1	1	1	1	1	1	
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111	CONFERENCE	1	1	1	1	1	1	1	1	
112	OFFICE	1	1	1	1	1	1	1	1	
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116	OFFICE	1	1	1	1	1	1	1	1	
117	OFFICE	1	1	1	1	1	1	1	1	
118	OFFICE	1	1	1	1	1	1	1	1	
119	OFFICE	1	1	1	1	1	1	1	1	
120	OFFICE	1	1	1	1	1	1	1	1	



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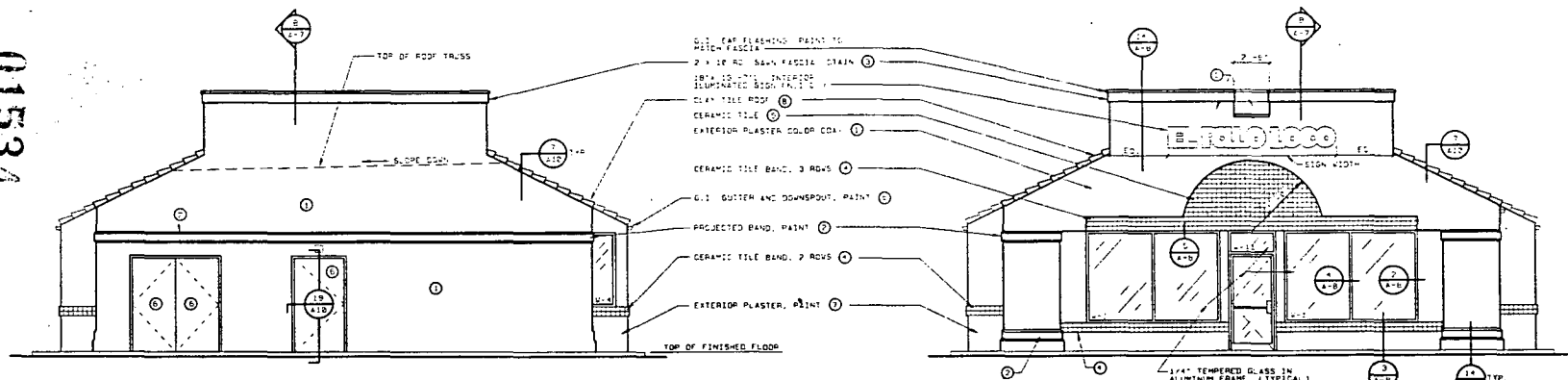
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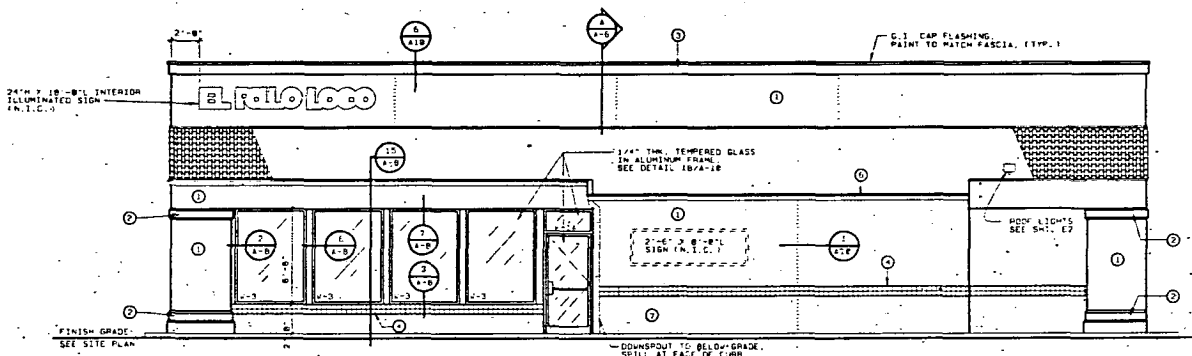
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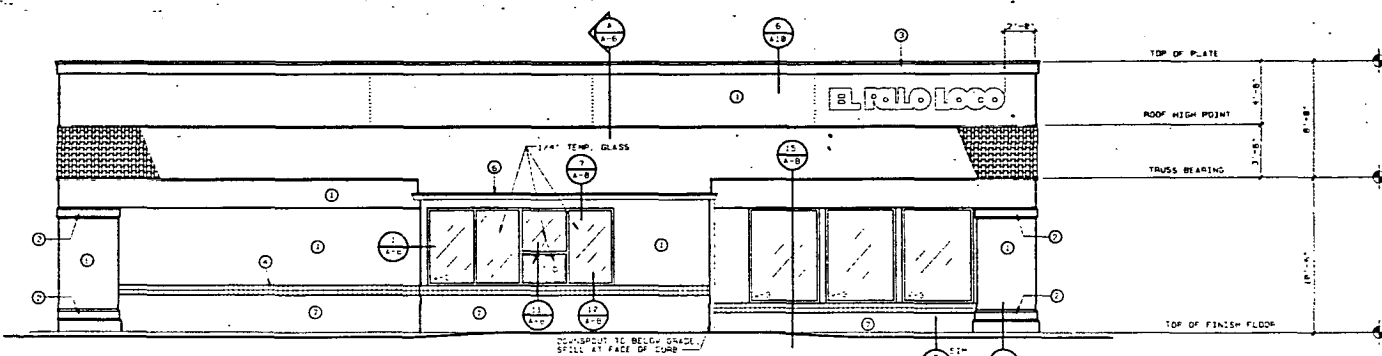


REAR ELEVATION

FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

MCA
ARCHITECTURE
PLANNING

McCallie Cady
Associates
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Sacramento
CA 95816
(916) 448-6170

Donald S. McCallie
Stephen R. Cady
Architects

EXTERIOR FINISH SCHED.

SURFACE	FINISH
EXTERIOR PLASTER	1
PROJECTED BAND	2
FASCIA, FASCIA FLASHING, GUTTER, BRG SOFFIT	3
ROUGH SAWS FASCIA	4
CERAMIC TILE BAND	5
METAL DOORS AND FRAMES	6
G.I. DOWNSPOUT AND GUTTER	7
EXPOSED UTILITY WIRES AND CONDUITS	8
CERAMIC TILE ARCH	9

FINISHES

- 1 STUCCO COLOR COAT, LA HABRA PRODUCTS, INC. # K-58, "CRYSTAL WHITE" (TYPICAL)
- 2 PAINT, DUNN EDWARDS NO. 06-57P "MARBLETONE"
- 3 STAIN, OLYMPIC # 787 SEMI-TRANSPARENT
- 4 CERAMIC WALL TILE, DAL-TILE COMP. NO. DM-3 "LEMON YELLOW" 4-1/4" x 4-1/4" w/ WHITE GROUT.
- 5 CERAMIC WALL TILE, DAL-TILE COMP. NO. DM-1 "VERMILLION" 4-1/4" x 4-1/4" w/ WHITE GROUT.
- 6 PAINT, DUNN EDWARDS NO. 06-56P "SHOWLANE"
- 7 PAINT, DUNN EDWARDS NO. 02-73X "BRAVO"
- 8 MISSION TILE, U.S. TILE "S" TILE w/ FLASH
- 9 FURNISHED BY OWNER, INSTALLED BY GEN. CONTR.

GENERAL NOTES

1. CALLK ALL WALL AND ROOF PENETRATIONS
2. NOT USE
3. SEE SHEAR WALL SCHEDULE SHEET 4-2 FOR MAILING PATTERN AND REQUIREMENTS FOR ALL EXTERIOR GRADE PLYWOOD
4. CALLK ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB
5. ALL ALUMINUM WINDOW FRAMING SECTIONS ARE DETAILED AS FRAMED COMPANY ACCEPTED ALTERNATES AND "HEADSET" U.S. ALUMINUM, ARCADIA
6. SPRAY APPLY TWO COATS "THOMPSON'S WATER STAIN" TO MISSION TILE. COVERAGE PER MANUFACTURERS RECOMMENDATION.

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FOR ELEVATIONS
ELEVATIONS