### P00-107 Granite Food Court

REQUEST: Entitlements to establish a 7,467± square foot retail/commercial building on 1.47± vacant acres in the General Commercial Planned Unit Development (C-2 PUD) zone (D6) (APN: 079-0310-047-0000):

- A. Environmental Determination: Negative Declaration;
- B. Mitigation Monitoring Plan
- C. Special Permit to develop a 7,467 square foot retail/commercial building in the Granite Park PUD; and
- D. Special Permit for a drive-thru service window for a fast food restaurant to be located within a 7,467 square foot multi-tenant building.

Location:

SE Corner of Power Inn Road and Cucamonga Avenue

APN: 079-0310-047-0000

Council District: 6

School District: Sacramento City Unified School District

PROPERTY OWNER: Granite Park Partners, c/o Dain Domich, (916) 736-9000

3321 Power Inn Road, Suite 100, Sacramento, CA 95826

APPLICANT:

Steve Lebastchi (916) 997-5033

10115 Folsom Boulevard, Rancho Cordova, CA 95760

PLANS BY:

E.M. Kado Associates, Inc., (916) 921-1661

1661 Garden Highway, Sacramento, CA 95833

APPLICATION FILED:

August 3, 2000

STAFF CONTACT:

Dawn T. Holm, (916) 264-5851, dholm@cityofsacramento.org

<u>SUMMARY</u>: The applicant is proposing to establish a multi-tenant restaurant with a drive-thru service window. The building as proposed will be primarily a single story building with a small area that provides two floors. The second story area of the building is intended to be used as administrative offices. This project will introduce the first retail/commercial use into the Granite Regional Park PUD. The proposed restaurant will provide needed services for the existing and proposed facilities within the Granite Regional Park PUD. To encourage the pedestrian use of the proposed restaurant, the site has been designed to include pedestrian walkway connections and two outdoor seating areas.

- The design and location of the facility will not create a nuisance for the adjacent properties;
- The design and location of the facility will not contribute to increased congestion on public or private streets or alleys adjacent to the subject property; and
- The design and location of the facility will not impede access to or exiting from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement.

The proposed drive-thru service window for the proposed multi-tenant restaurant will provide the required 180 feet of stacking area. As proposed, there will be 90 feet from the entrance of the drive-thru lane to the order board and an additional 90 feet between the order board and the pick-up window (for a total of 180 feet of stacking). Therefore, the project is not anticipated to result in increased congestion on the public streets or internal driveways adjacent to the site.

G. <u>Building Design</u>: As proposed, the building (see Exhibit 1c) will consist of concrete block with stucco, metal store fronts and clear glass. Solid four foot high masonry walls and pilasters similar in color and texture with the main building will be provided around the outdoor patios. Two tower elements have been incorporated into the building design, which will assist in breaking up the tenant spaces within the building. The building will have pitched roofs with Spanish tile (terra cotta) roofing and mansard roofs (Exhibits 1c). The proposed drive-thru pick up window as proposed includes only a small roof projection at the pick up window. Staff is recommending that a an architectural embellishment consisting of a canopy or awning element and columns similar to those shown on the building elevation be added to the south elevation of the building at the drive-thru pick up window. A condition has been included in the Notice of Decision and Findings of Fact addressing this issue (Attachment 1).

## H. Signage

1. Attached Signage: The Granite Regional Park PUD Guidelines includes specific requirements for signage within the General Commercial (C-2) zone. The PUD Guidelines permit two attached signs for each tenant. The applicant has not submitted detailed sign plans for review and consideration with this application request. Preliminary signage has been shown on the attached elevations (Exhibits 1c).

The proposed development includes three uses (Dunkin' Donuts, Basking Robbins and Togo's). The attached signage is based on the occupancy of a building. Based on the existing Granite Regional Park PUD Guidelines, the

proposed uses will all be located in one multiple tenant building and each use is entitled to signage. The applicant should be aware that the signage reflected on the attached elevations is in excess of the allowed signage. The following summarizes the signage permitted for each tenant:

- Two attached signs per tenant indicating the name and nture of the occupancy;
- One of the attached signs shall be an attached sign, to be located within a sign (fascia) band; and
- One of the attached signs shall be located near a secondary entrance and shall be attached perpendicular to the building wall underneath a canopy, awning, or architectural projection. This sign shall not project over 16" below the canopy and shall not exceed 16" x 72".

The project has been conditioned to require the review and approval of all attached signage prior to issuance of a sign permit.

Detached Signage: The Granite Regional Park PUD Guidelines limits the number of detached signs within the PUD to a maximum of three multi-tenant monument signs along Power Inn Road (one north of Cucamonga Avenue, one between Cucamonga Avenue and Ramona Avenue, and one south of Ramona Avenue). The applicant will need to work with the property owner to determine if a detached multi-tenant monument sign is going to be permitted and where it is to be located along the eastern side of the Power Inn frontage between Cucamonga Avenue and Ramona Avenue. Because detailed sign plans have not been submitted, the Special Permit for the project has been conditioned to minimize signage and to require the review and approval of Planning Staff prior to the issuance of any sign permits.

## PROJECT REVIEW PROCESS:

## A. <u>Environmental Determination</u>

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise, hazardous materials and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1a).

## Q. Hazardous Materials

All buildings or structures containing hazardous materials shall be labeled at all doorways with easy-to-read signs that provide emergency response teams with information on the hazardous contents of the building or structure, and proper containment procedures. Labeling shall be based on existing systems (such as the National Fire Protection Association 705 System) and approved by the City Fire Department and City Toxics Planner.

#### IX. SIGN CRITERIA AND REGULATIONS

A. These criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the PUD, safeguard and enhance property values, and encourage signage which is integrated with and harmonious with resulting buildings. These sign criteria are intended to compliment the City Sign Ordinance. Where the PUD Design Guidelines pertaining to signs do not address specific criteria, then the provisions of the Sign Ordinance will govern.

#### B. General Requirements

- 1. A sign program for each building shall be submitted with individual project Special Permit applications or to City Planning staff if submitted subsequent to the City Planning Commission hearing on the Special Permit. See PUD Guidelines Section II, Item 11.
- 2. All signs shall be reviewed and approved by the Granite Regional Park ARC.
- The wording of signs shall not describe the products sold, process, or any type of advertising except as part of the occupant's trade name or insignia.
- 4. No signs shall be permitted on canopy roofs or building roofs.
- No sign or any portion thereof shall project above the building or top of the wall upon which it is mounted.
- 6. No signs perpendicular to the face of the building shall be permitted.
- No exposed bulb signs shall be permitted.
- 8. No signage shall be allowed which identifies or advertises a land use located outside the PUD.
- 9. Handicap accessible signage shall be provided per UBC Section 1103.4.
- 10. The location of signs shall be as shown on the approved special permit site plan. No sign may be located in the public right-of-way.

- 11. All electrical signs shall bear the UL label and their installation shall comply with all local building and electrical codes.
- 12. No exposed conduit, tubing, or raceways shall be permitted.
- 13. All conductors, transformers, and other equipment shall be concealed.
- All sign, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel; aluminum, brass or black iron of any type shall be permitted.
- 15. All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch (3/4") from the building to permit proper dirt and water drainage.
- 16. Location of all openings for conduit and sleeves in sign panels of building shall be indicated by the sign contractor on drawings submitted to the Granite Regional Park ARC. Installation shall comply with the approved drawings.
- 17. No signmakers' labels or other identification shall be permitted on the exposed surface of signs, except those required by City Ordinance which shall be placed in an inconspicuous location.
- C. Designated Park Project Identification Signs
  - 1. Two monument signs as defined by Section 3.250 of the City Sign Ordinance shall be allowed to designate the entire project at the main entrances to the PUD at Ramona/Power Inn Road and at Ramona/Florin Perkins Road.
  - 2. Maximum area of sign: forty-eight (48) square feet.
  - Maximum height: eight (8) feet from street grade or parking lot grade, whichever is lower.
  - 4. Each sign may be placed in the setback area; however, it must be located farther than ten (10) feet from the public right-of-way and from any driveway.
- D. Detached Signs in the OB, M-1, C-2, and SC Zones.
  - 1. One monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed per parcel. However, there shall be no more than three (3) monument signs located along the Power Inn Road Frontage (one north of Cucamonga Avenue, one between Cucamonga Avenue and Ramona Avenue, and one south of Ramona Avenue), and no more than two (2) monument signs located along the Florin-Perkins Road frontage (one north of Ramona Avenue), and one south of Ramona Avenue).
  - 2. Monument signs may contain copy for multiple tenants.

- Maximum area of each sign: forty-eight (48) square feet.
- 4. Maximum height: eight (8) feet from street grade or parking lot grade whichever is lower.
- 5. Location: To be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign shall be located more than ten (10) feet from the public right-of-way and from any driveway.
- E. Attached Signs in the OB, M-1, C-2, and SC Zones for Office and Industrial Land Uses
  - Materials, Construction and Design.
    - (a) Signs shall be constructed of solid metal individual letters, marble, granite, ceramic tile or other comparable materials which convey a rich quality, complimentary to the material of the building exterior.
      - Examples of acceptable metal materials are chrome, brass, stainless steel or fabricated sheet metal. Plastic or wood signs are specifically prohibited.
    - (b) The following are suggested applications for individual solid metal letters.
      - Fabricated aluminum letters with a polished chrome plated finish in fourteen (14) gauge aluminum with three (3) inch returns.
      - Fabricated polished brass letters with clear flacquer finish in fourteen (14) gauge brass plate with three (3) inch returns.
      - Fabricated sheet metal letters painted Dourandodic Bronze #313 or semi-gloss enamel in fourteen (14) gauge sheet metal with three (3) inch returns. If painted, only subdued hues or color tones may be used. Examples of such color tones are dark blue, rust, green, brown, and black.
  - 2. Number. One (1) sign per building, except that buildings on corner lots may have one sign facing each street frontage.
  - 3. Illumination
    - (a) Letters may be internally illuminated to create a halo backlit effect or non-illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.

(b) Lighting shall not produce a glare-on-other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.

#### 4. Location

- (a) Signs must be attached to and parallel to a building face. A sign may not project above the wall on which it is located.
- (b) Signs may be located anywhere on the face of a building subject to 4(c) and (d) below and may be oriented toward roadways.
- area" shall be defined as the area bounded by the 1) top of windows of the tallest floor of the building; 2) the building parapet line; and 3) the two vertical edges of the building face on which the sign is attached.
- (d) A sign may be located outside the "upper signage area" if in a sign zone approved as part of a Special Permit.
- (e) If the specific signage program is not known, the applicant shall designate a zone or alternative zones on the building facade(s) on which attached signage may be located and the location or alternative locations of detached signage. The Planning Commission shall approve the acceptable location(s) or zone(s) as part of the Special Permit.
- 5. Wording and Logos: A sign may consist of company logo and/or-a company name. No other wording is permitted

#### 6\_\_\_\_Maximum Size

- (a) A sign located in the "upper signage area" shall not exceed ten percent (10%) of that area.
- (b) The length of a sign shall not exceed thirty percent (30%) of the length of linear building face on which the sign is affixed.
- (c) A sign located below the second floor windows shall not exceed fifty (50) square feet.
- (d) In a scale consistent with (a), (b), and (c) above, the Granite Regional Park ARC shall determine the maximum size of the following types of signs;
  - Signs located other than as specified in (a) and (b) above.

- Signs located on buildings with a unique or unusual architectural design.
- F. Attached Signs in the OB, M-1, C-2, and SC Zones for Retail and Other Non-Office, Non-Industrial Land Uses
  - 1. Materials Design, Location, and Lighting. Signs shall comply with all Sign Ordinance requirements. The design and materials used in all signs shall compliment the building materials on which the sign is attached.
  - 2. Number. Two attached signs shall be allowed per tenant indicating only the name and the nature of the occupancy. One of the two signs shall be an attached sign, to be located within a sign (fascia) band. The second sign shall be located near a secondary entrance to the tenant space and shall be attached perpendicular to the building wall underneath a canopy, awning, or architectural projection. Under-canopy signs shall not project over 16" below the canopy, and shall not exceed 16" x 72".
  - 3. Maximum Size and Height. Maximum area per sign shall not exceed 48 square feet for buildings with only one occupant/business, or 30 square feet per occupant for buildings with more than one occupant/business. Maximum height of sign shall not exceed two (2) feet.
- G. Additionally Permitted Special Signs
  - Floor signs, such as inserts into terrazzo, special tile treatment, etc., shall be permitted within the occupant's lease space or property line if approved by the Granite Regional-Park-ARG
  - Informational and directional signs relating to pedestrian and vehicular flows within the Granite Regional Park PUD shall conform to City Sign Ordinance requirements.
  - One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted on the site upon the commencement of construction. Said sign shall be permitted until such a time as a final City inspection of the building(s) designate said structure(s) fit for occupancy or the tenant is occupying said building, whichever occurs first. These signs shall be kept in good repair.
  - 4. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.
  - 5. Building Address. Each occupant with a non-consumer door for receiving merchandise must apply on said door, in a location as directed by the ARC, 2-inch block letters indicating the occupant's name and address. Where more than one occupant use the same door, each name and address shall

be applied. Address numbers shall be provided and installed in the exact location as stipulated by the US Postal Office. Color and design of letters shall be approved by the ARC.

- Door Lettering. Signage indicating the tenant name or logo, hours of business, and emergency telephone numbers is permitted on the primary entrance. Such lettering shall not cover more than 4 square feet of the entire door area. Color and design shall be compatible with the architectural detailing and be approved by the ARC. No other door signs shall be permitted.
- 7. Window Lettering. Signage indicating the tenant name or logo, hours of business, and emergency telephone numbers is permitted on the exterior window(s). Such signage shall not cover more than 8 square feet of the window(s). Color and design shall be compatible with the architectural detailing and be approved by the ARC. No other window signs shall be permitted.

#### X. ISSUANCE OF BUILDING PERMITS

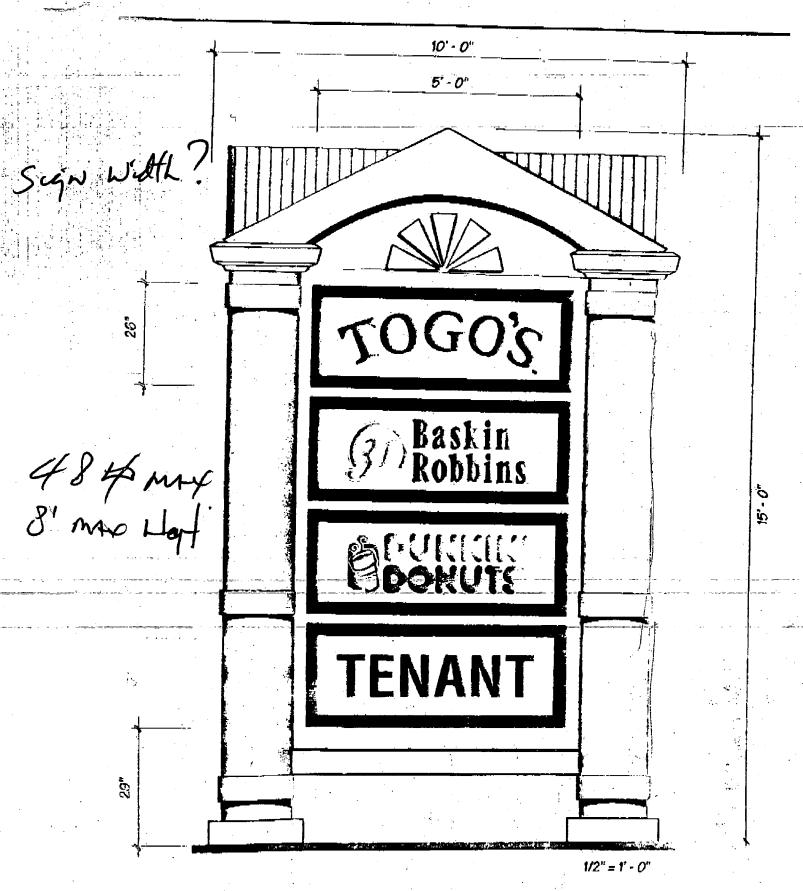
Except as otherwise provided in the Special Permit or other approval, no building permit shall be issued for any building or structure in this PUD until the plans submitted for the building permit have been reviewed by the City Building Official and it has been determined that said plans conform to a valid Special Permit issued for this PUD and that adequate fire flow is demonstrated for each site.

#### XI. BUILDING OCCUPANCY

In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the Special Permit have been complied with."

A final inspection for all building code items shall be made prior to the issuance of a "Certificate of Occupancy" by the Building Department. After issuance of said certificate, the building may be occupied.

r. )



DOUBLE-FACED INTERIOR IN LIMINATED MONUMENT SIGN

SACRAMENTO, CA

**ABC** TOGO'S PONUTS Baskin@Robbins

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1/8" = 1' - 0"

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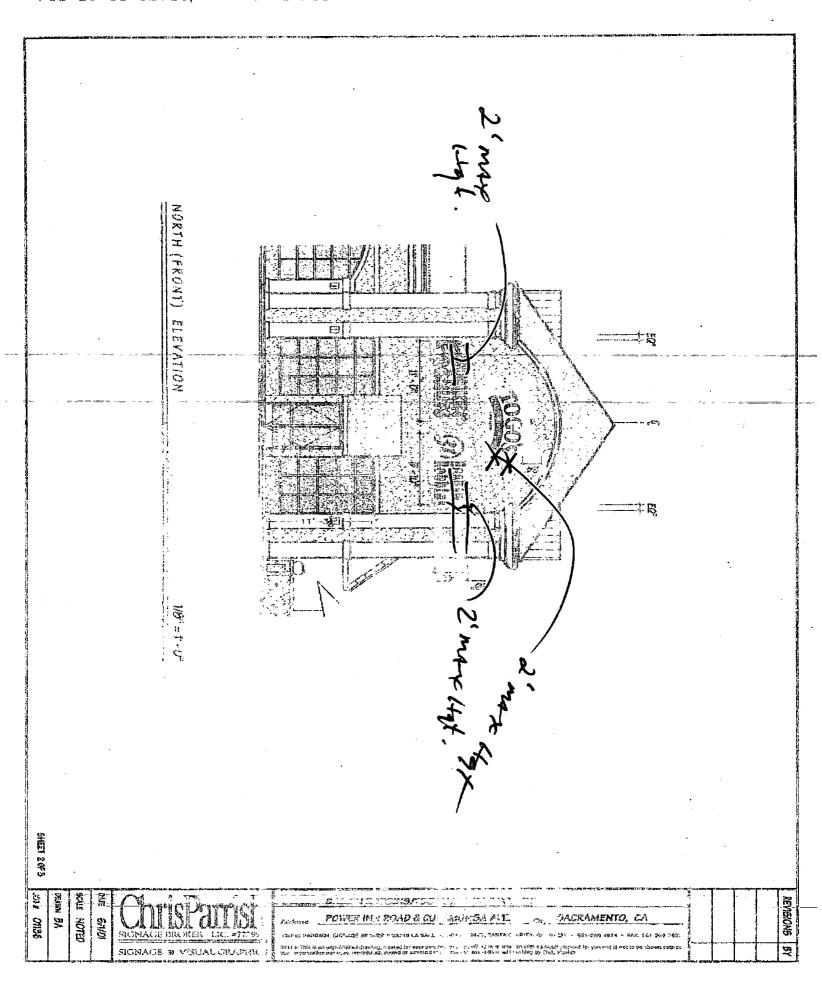
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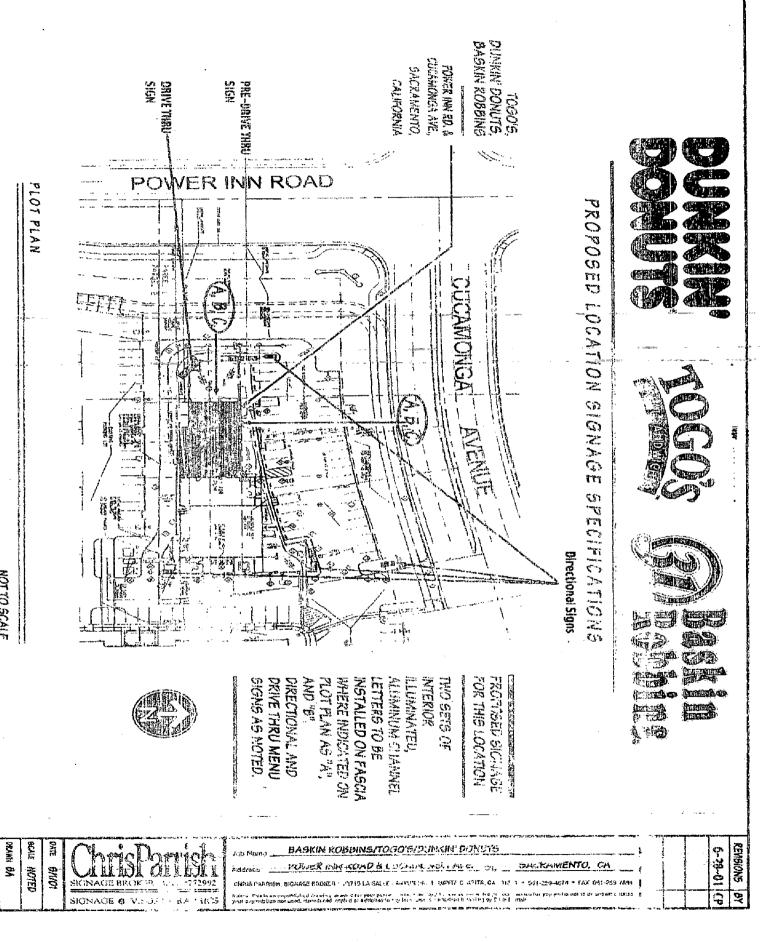
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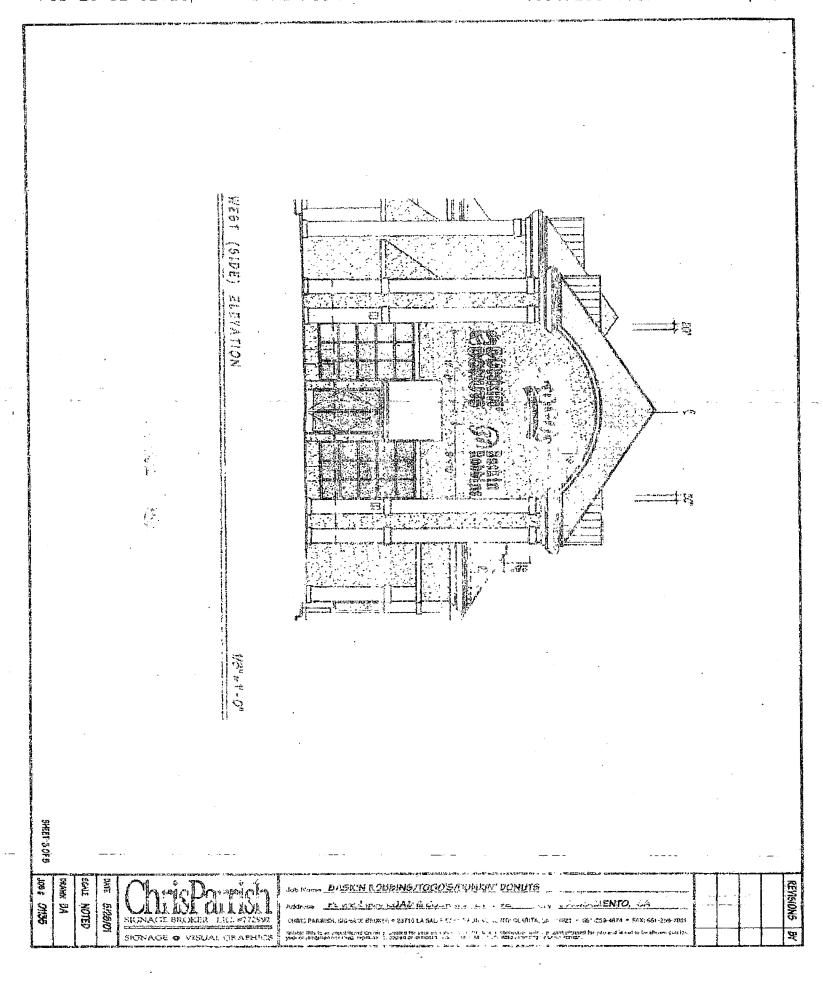


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SIGNAGE VISUAL GRAPHICS

# FAX TRANSMISSION

TO City of Sacramento ATTN: Monte Gillen

Sacramento

FAX NO. (916) 808-8370

RE:

Dunkin' Donuts/Togo's/Baskin Robbins

DATE:

25-02

South East Corner Power Inn Road & Cucumonga, OF PAGES

and let me know if this will meet with your approvals.

(Including Cover)

<del>43</del>/

Monte.

Revised Attached are the signage layouts for the above location. Please review

Also you were going to check and see if any sign permits have been acquired for this project.

Please give me a call at your convience.

Thank You,

Chris Parrish

cc: Jim Carberry, CM, Allied Domecq QSR



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cc: Jim Carberry, CM, Allied Domecq QSR

REV	TEW NO1	PC# <u>0112627</u>	Sheet1 of1
JOB	ADDRESS: SITE	Date:10/16/01	By: MJG
DISC	CIPLINE: SITE	Scope: Grading, Undergro	ound, Foundation - G.P. Food Crt.
MAH	KE CORRECTIONS NOTED	BELOW, REVIEW AND INCLUD	DE WITH NEXT SUBMITTAL:
()	APPROVED AS NOTED		
(x)	Make corrections, review and	include with next submittal, revise and include with next sub	mittal
()			ested below. Include this information
		IMPORTANT NOTE:  LECK SET OF PLANS WITH NEXT SUB	
	Cloud, delta and date A	LL revisions with next submittal of last column where correction was n	plans: Indicate detail

ITEM#	COMMENTS	Sht/Det. No.
1	Revise civil sheet. Incorporate the following Mitigation Measure on the plans:  [ P00-107 ]  * Mitigation XI-5	C-1
2		
3	Any questions please call Monte Gillan @ 916/264-2693	
4		
5		