



## CITY OF SACRAMENTO

18

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 27, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination; and  
2. Tentative Map (P82-127)

LOCATION: Southeast corner of Richards Boulevard and Bercut Drive

### SUMMARY

This is a request for a tentative map to divide the lot into three parcels. The Planning Commission in concurrence with staff recommended approval of the project. The Planning Commission also approved the Special Permit to allow a drive-thru window in conjunction with a fast food restaurant.

### BACKGROUND INFORMATION

The subject vacant property is zoned M-2, heavy industrial and contains 2.96 acres. The applicant proposes to divide the property into three parcels. The corner parcel will be developed with a fast food restaurant while the remaining parcels will be developed in the future.

### VOTE OF PLANNING COMMISSION

On June 24, 1982, the Planning Commission, by a vote of six ayes, three absent, recommended approval of the project subject to conditions.

### RECOMMENDATION:

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration; and

**APPROVED**  
BY THE CITY COUNCIL

**AUG -3 1982**

OFFICE OF THE  
CITY CLERK

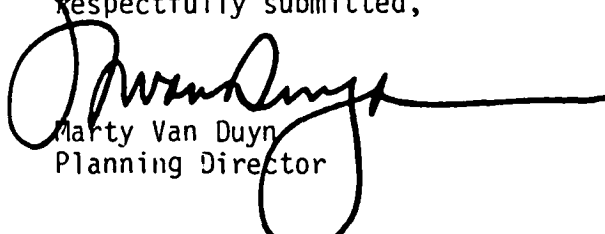
City Council

-2-

July 27, 1982

- 2. Adopting the attached resolution adopting findings of fact and approving the tentative map with conditions.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:WW:cp  
Attachments  
P82-127

August 3, 1982  
District No. 1

RESOLUTION No. 82-542

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF RICHARDS BOULEVARD AND BERGUT DRIVE (APN: 001-040-29)(P82-127) APPROVED BY THE CITY COUNCIL

AUG - 3 1982

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located at the southeast corner of Richards Boulevard and Bergut Drive,

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on August 3, 1982, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Industrial Park Community Plan in that both plans designate the subject site for industrial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
  1. Provide standard subdivision improvements along all three parcels pursuant to Section 40.811 of the City Code.
  2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
  3. Prepare a right-of-way for the entire frontage of Bercut, Richards, Bannon and the intersections of these streets. Make dedication as required.
  4. Provide reciprocal access from Lot B to Lot A to get driveway farther from intersection.

5. Dedicate right-of-access along the Richards Boulevard frontage of Lot A to the City.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P82-127



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# CITY PLANNING COMMISSION

927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	McDonalds Corporation, 2025 Gateway Place #330, San Jose, Ca. 95110		
OWNER	Southern Pacific Transportation Co., 300 Richards Blvd., Sacramento 95814		
PLANS BY	JTS, 811 J Street, Sacramento, 95814		
FILING DATE	May 14, 1982	50 DAY CPC ACTION DATE	REPORT BY: PE:mm
NEGATIVE DEC.	SP-exempt 15103 TM NO 5/17/82	EIR	ASSESSOR'S PCL. NO. 001-040-29

- APPLICATION:
1. Environmental Determination
  2. Special Permit to allow a drive-up window in conjunction with a new fast-food restaurant
  3. Tentative Map

LOCATION: S.E. portion Richards Boulevard and Bercut Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a drive-thru window in conjunction with a fast food restaurant

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Industrial Park Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Commercial-gas station	M-2
South: Residential/Industrial	M-2
East: Industrial	M-2
West: I-5 (freeway)	M-2

Parking Required:	40 spaces
Parking Provided:	60±
Parking Ratio:	1 : 3 seats

Property Area:	2.96 ac.
Square Footage of building:	3,600
Significant Features of Site:	McDonalds to use 38,000 sq.ft.
Utilities/Street Improvements:	Adjacent to I-5 freeway and off-ramp Existing

APPLC. NO. 82-127

MEETING DATE June 24, 1982

CPC ITEM NO. 11

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 9, 1982 by a vote of 6 ayes, 2 absent, 1 abstention, the Subdivision Review Committee recommended approval of the Tentative Map subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted.

1. Provide standard subdivision improvements along all three parcels pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Prepare a right-of-way for the entire frontage of Bercut, Richards, Bannon and the intersections of those streets. Make dedications as required.
4. Provide reciprocal access from Lot B to Lot A to get driveway farther from the intersection.
5. Dedicate right-of-access along the Richards Boulevard frontage of Lot A to the City.

INFORMATION NOTE: Only one access near the easterly property line on Richards Boulevard will be allowed.

STAFF EVALUATION: Staff has the following concerns and comments regarding this proposal.

1. The project site is located at an awkward intersection. It is within 400 feet of a signalized off-ramp from I-5. The area tends toward heavy traffic congestion in part due to the industrial area and several restaurants along Bercut Drive. Traffic Engineering has expressed opposition to development at this location because of these problems.
2. The site plan indicates adequate vehicular access and stacking distance.
3. The applicant should be aware that the roof beams cannot be illuminated per the Sign Ordinance standards.
4. Only those signs, logos, etc., shown on site plans and elevations are allowed for the project. Directional and instructional signs should not include the McDonald logo, as these would become additional detached signs. They also may not exceed four square feet.
5. Detailed landscape, shading/irrigation plans have been submitted and will be reviewed for approval prior to issuance of building permits.



6. A portion of the proposed parking driveway and planters are proposed to be on parcel B. The Subdivision Review Committee has recommended provision of reciprocal access for Lot B to Lot A to allow the driveway as far east along Richards Boulevard as possible. Traffic Engineering requests that a 50' x 20' easement surrounded by a vehicular barrier be constructed and maintained around the Richards Boulevard ingress/egress until parcel B is developed.
7. All planters should be surrounded by a six inch high and wide concrete curb. Also, tree wells for shading should be at least four feet or six feet wide interior diameter (soil width) depending on type of tree approved for the specific location.

STAFF RECOMMENDATION: Staff recommends the following actions.

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to conditions and based on Findings of Fact to follow.
3. Approval of the Tentative Map subject to conditions.

Conditions - Special Permit

1. The signage for the project shall comply with the standards of the City Sign Ordinance.
2. Detailed landscaping, irrigation and shading shall be reviewed and approved by staff prior to issuance of building permits.
3. The 50' x 20' reciprocal access easement shall be surrounded by a vehicular barrier which is constructed and maintained along Richards Boulevard ingress/egress until parcel B is developed.
4. All planters shall be surrounded by a six inch high and wide concrete curb.
5. Tree wells for shade trees shall be at least four feet or six feet wide interior diameter (soil width) depending on type of tree approved for the specific location.

Findings of Fact - Special Permit

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

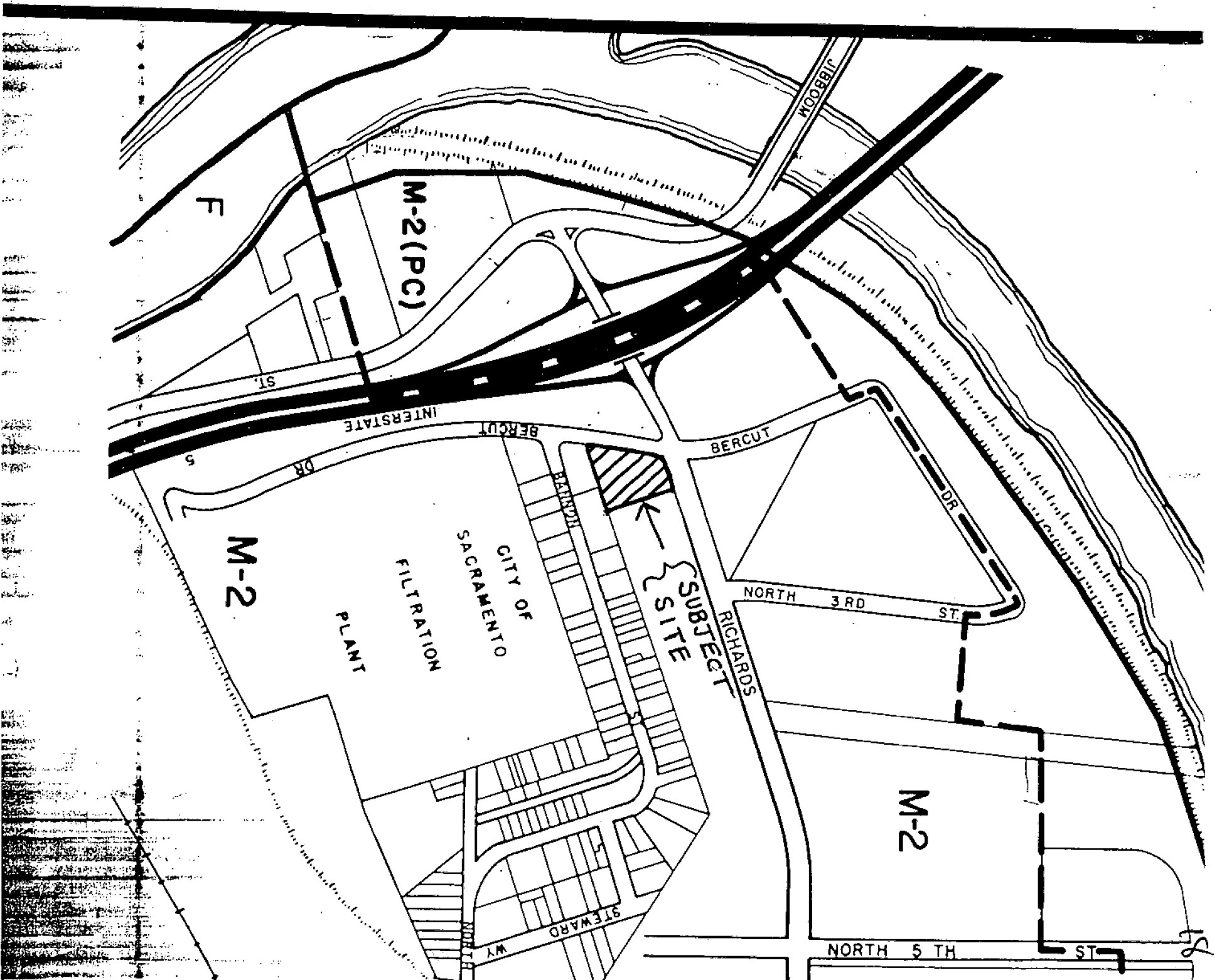
- b. the project is compatible to surrounding land uses which consist of industrial and commercial use (restaurants, gas station).
2. The project, as conditioned, is not injurious to the public welfare and safety or surrounding properties in that:
    - a. adequate vehicular access stacking distance and parking will be provided by the project.
    - b. the proposal conforms to the 1974 General Plan and 1965 Industrial Park Community Plan in that: the plans designate the subject site for industrial development.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map, unless a different time for compliance is specifically noted.

1. Provide standard subdivision improvements along all three parcels pursuant to Section 40.811 of the City Code.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
3. Prepare a right-of-way for the entire frontage of Bercut, Richards, Bannon and the intersections of these streets. Make dedication as required.
4. Provide reciprocal access from Lot B to Lot A to get driveway farther from intersection.
5. Dedicate right-of-access along the Richards Boulevard frontage of Lot A to the City.

P-82-127 "















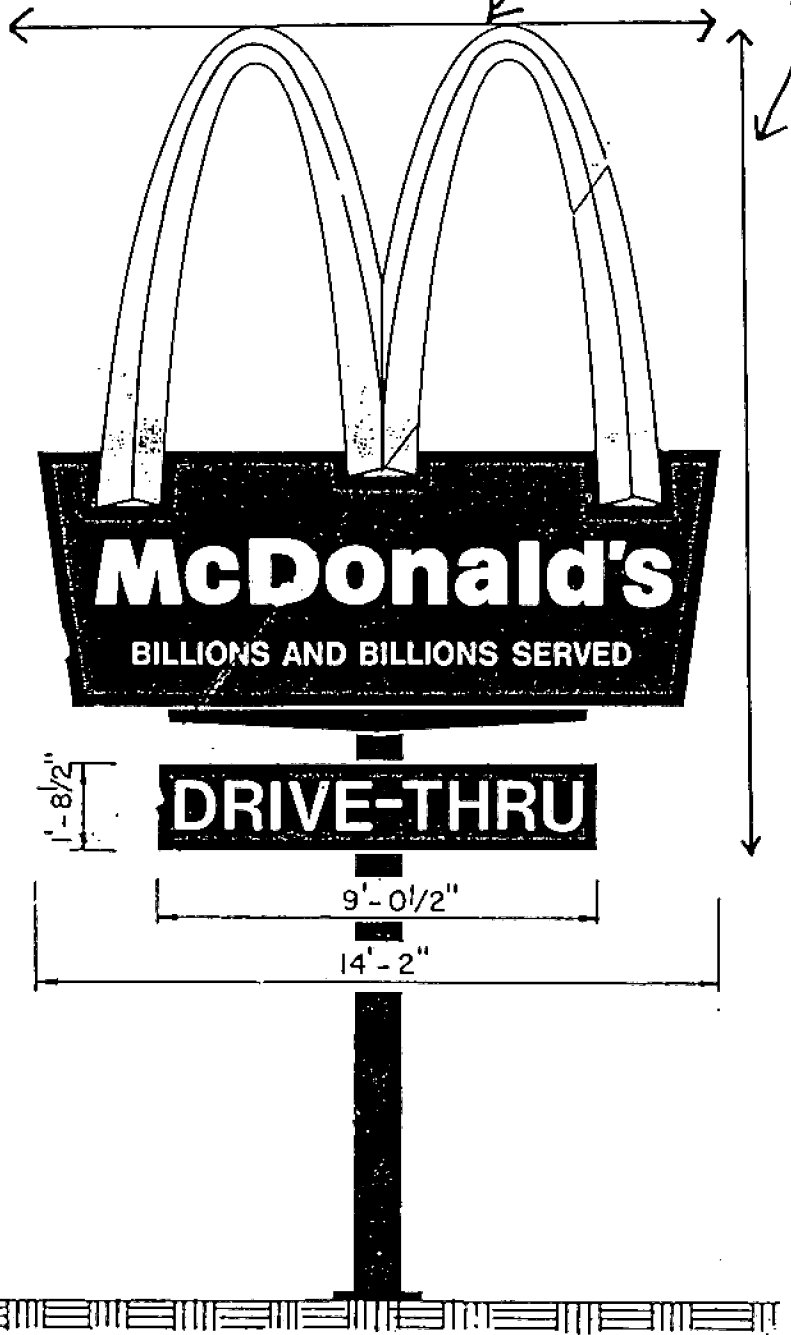
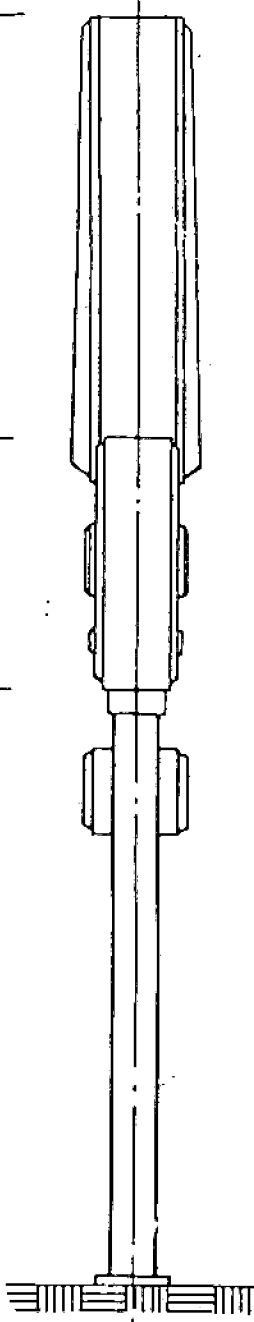
MAX HEIGHT 35'

OVERALL HEIGHT

GROUND CLEARANCE

8'-10"

5'-2"



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

Only one pole sign permitted per parcel.

GROUND CLEARANCE	OVERALL HEIGHT
12'-0"	26'-0"

COLORS - PLEX FACES
#2037 YELLOW-ARCH
#2157 RED-BACKGRND
#7328 WHITE-COPY

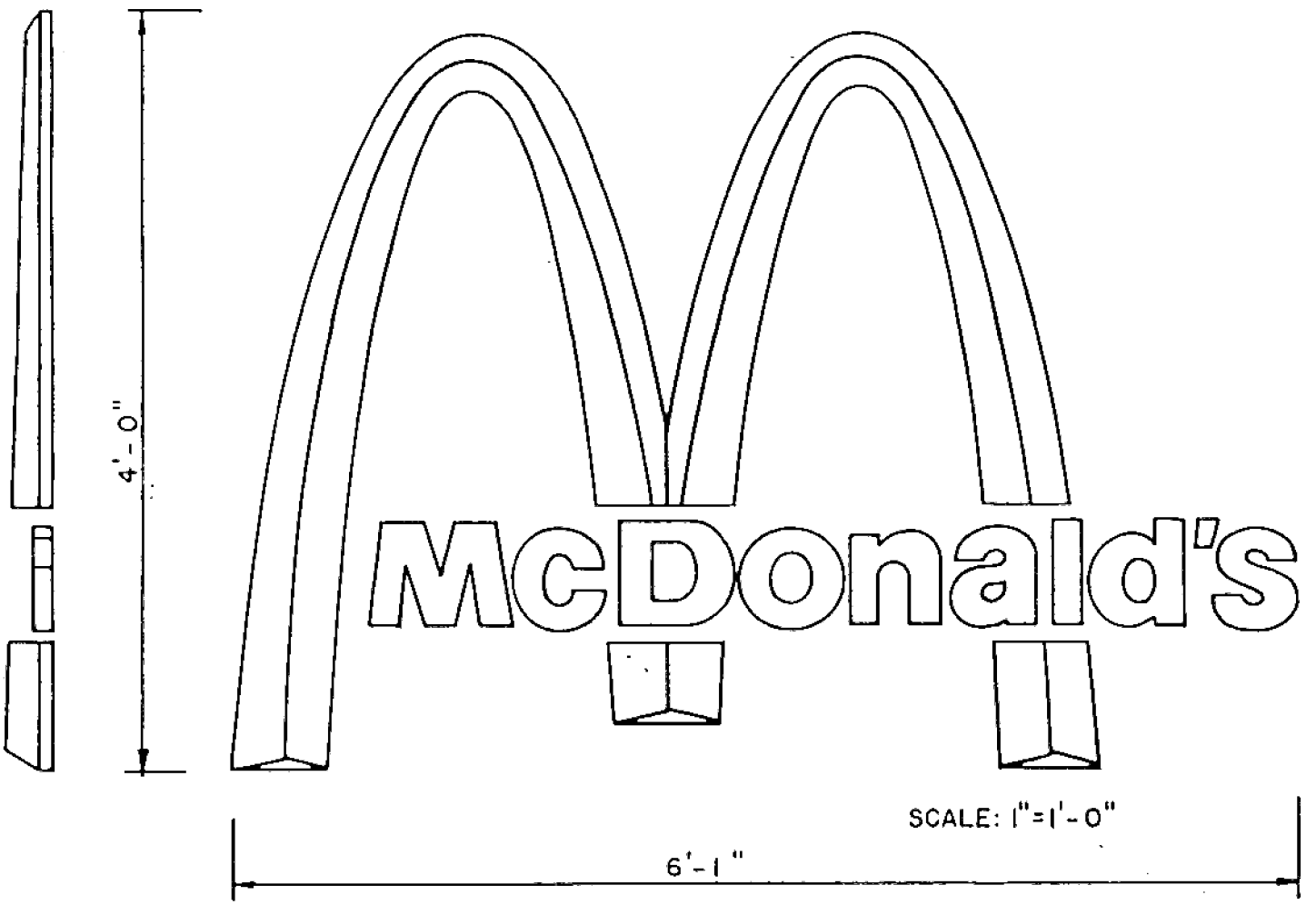


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70-100 ROAD SIGN

**McDonald's**



COLORS - PLEX FACES
# 7328 WHITE - COPY
# 2037 YELLOW - ARCH

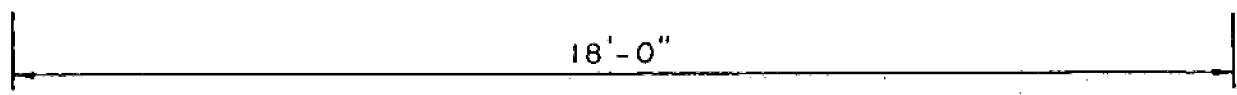
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60" WALL LOGO

**McDonald's**



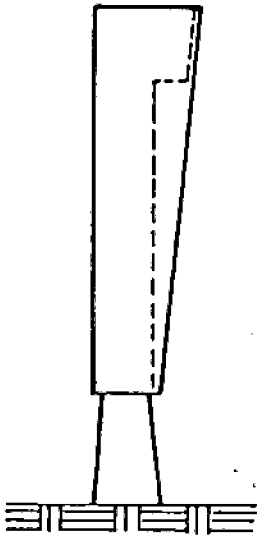
COLORS- PLEX FACES
# 7328 WHITE - COPY
DARK BRONZE RETURNS

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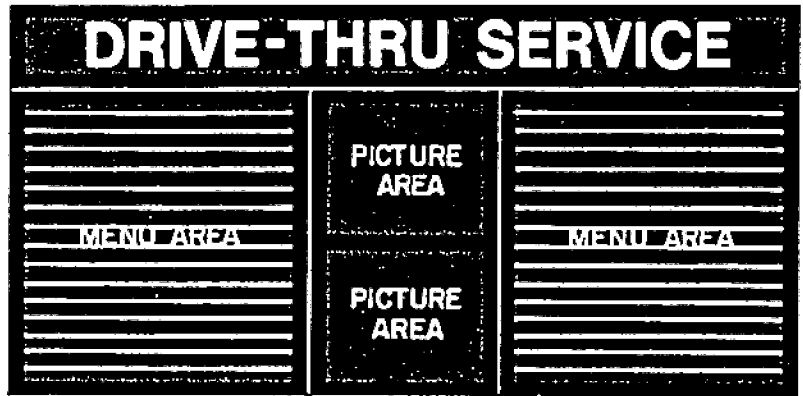


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FASCIA LETTERS
<b>McDonald's</b>



4'-0"  
14"



SCALE: 1/2" = 1'-0"

8'-0"

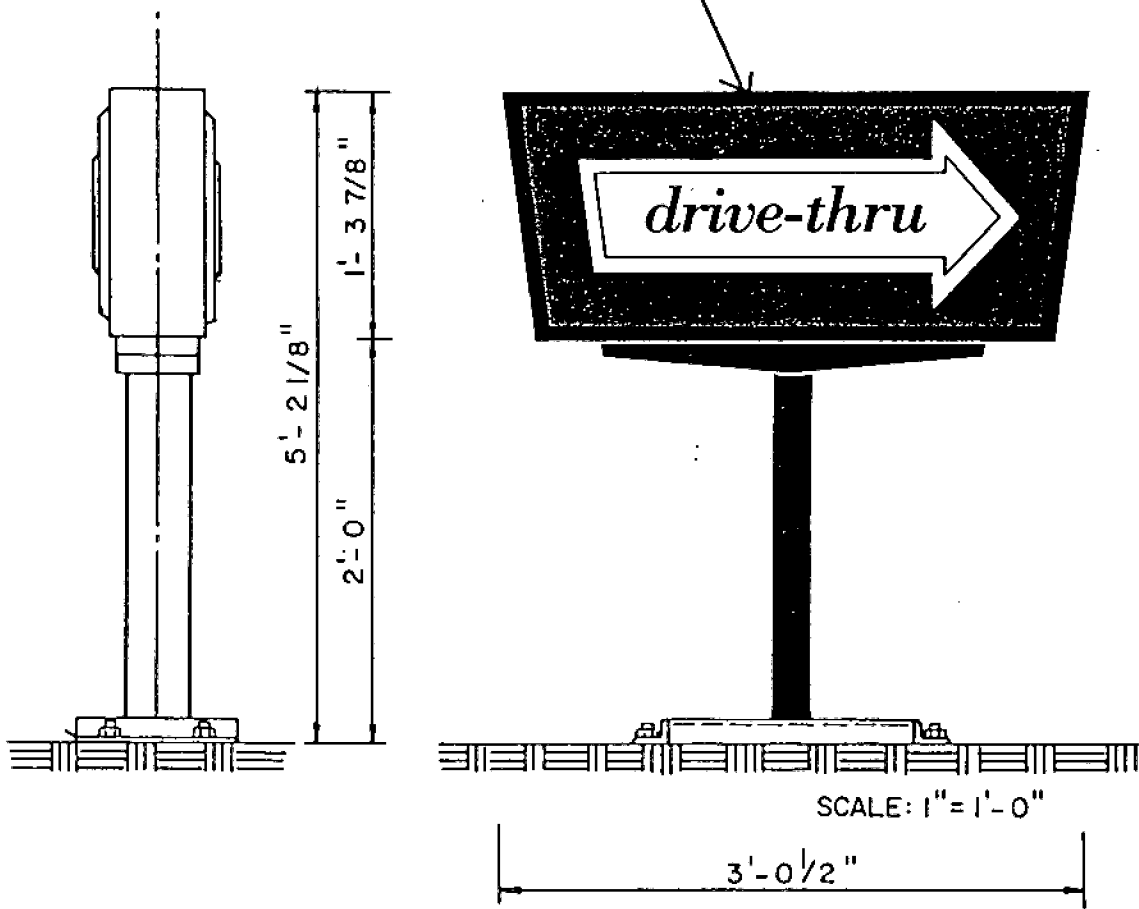
COLORS-PLEX FACES
# 2157 RED - BACKGR'ND.
# 7328 WHITE - COPY
DARK BRONZE CABINET

BZ-127

8' X 4' O.D. MENU BOARD  
**McDonald's**



height cannot exceed 6'  
Net Area 4sq.ft.



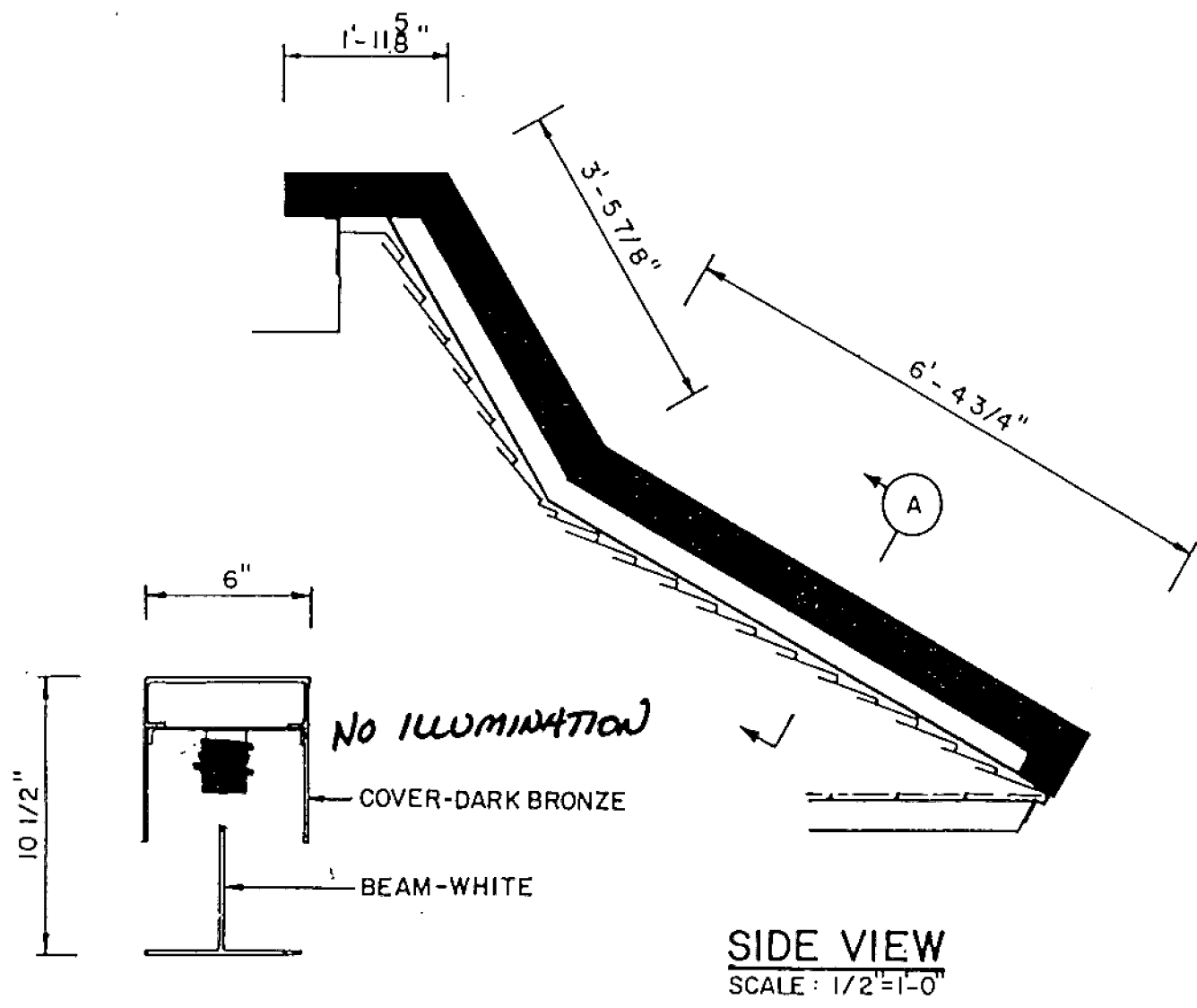
ADDITIONAL COPY
WELCOME
THANK-YOU
ENTER
EXIT ONLY

COLORS - PLEX FACES
#2037 YELLOW - ARCH
#2157 RED - BACKGRND
#2025 BLACK - COPY

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70-5 DIRECTIONAL SIGN  
**McDonald's**

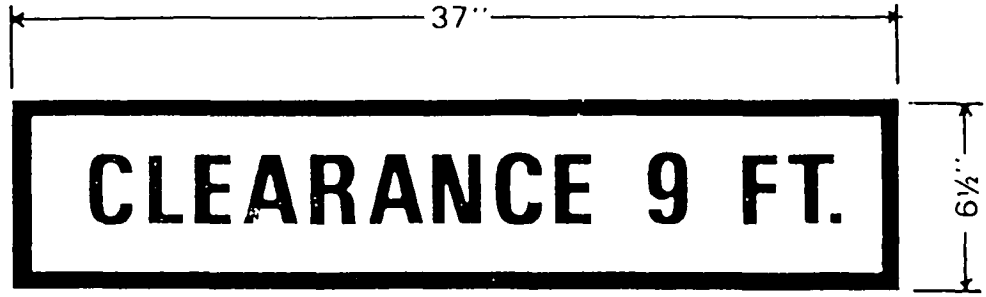


N.T.S.

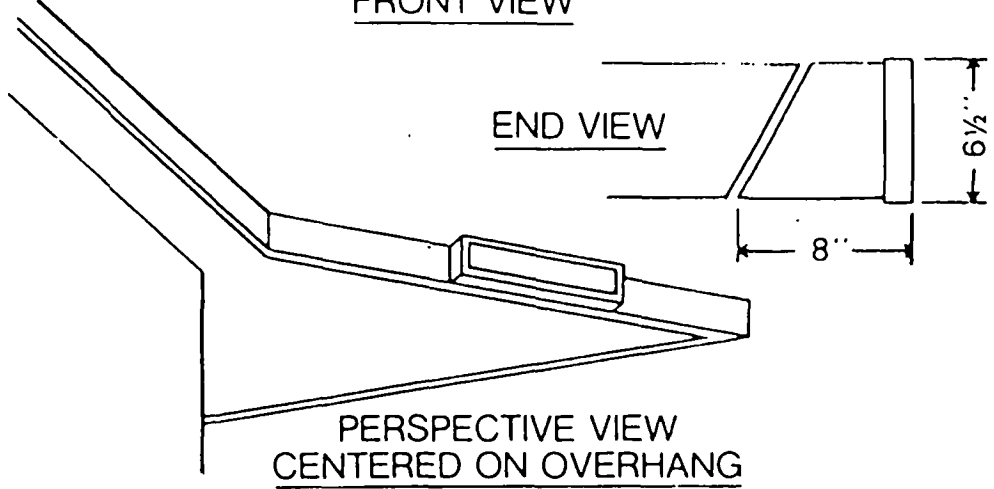
82-127

ROOF BEAM
<b>McDonald's</b>





FRONT VIEW



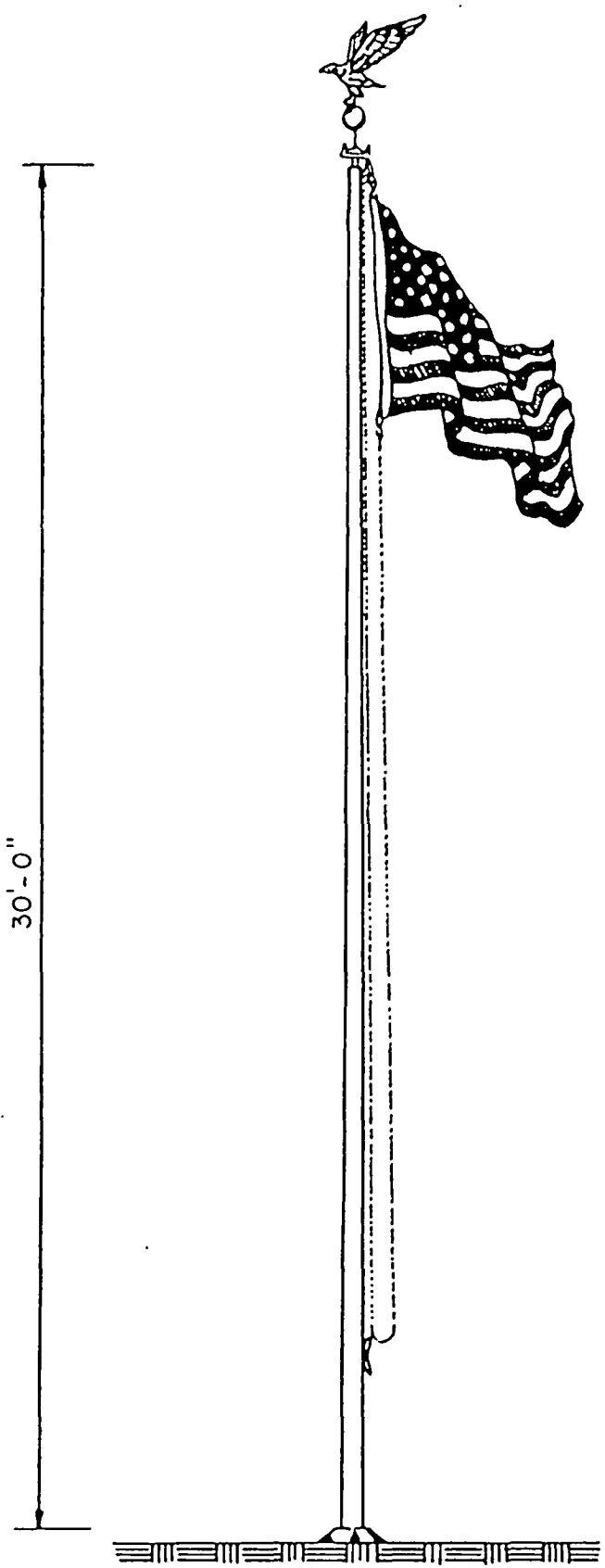
<b>COLORS</b>
<b>CAB. - DK. BRONZE</b>
<b>BKG. - WHITE FR·2·101</b>
<b>COPY- RED FR·2·530</b>

<b>ELECTRICAL</b>
<b>0.80 AMPS</b>

82-127

Clearance sign
<b>McDonald's</b>





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

P 82127



30' FLAG POLE
<b>McDonald's</b>



So. Pacific Railroad Co.  
c/o Lew Rita  
350 Bercut Drive  
Sacramento CA 95814

July 15, 1982

On July 8, 1982, the following matter was filed with my office to set a hearing date before the City Council:

P82-127 Tentative Map to divide 2.9+ acres into three parcels in M-1 zone for property located at SE corner Richard Boulevard and Bercut Drive. (D1)

This hearing has been set for August 3, 1982, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

Lorraine Maqana  
City Clerk

LM/mlt

cc: P82-127 Mailing List (14)  
JTS Engineering, 811 "J" St. Sacramento 95814

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August 4, 1982

So. Pacific Railroad Co.  
c/o Lew Rita  
350 Bercut Drive  
Sacramento CA 95814

Dear Gentlemen:

On August 3, 1982, the Sacramento City Council took the following action(s) for property located at S/E corner Richards Boulevard and Bercut Drive (D1) (P-82127)

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to divide 2.9+ acres into three parcels in M-1 Zone for property located at S/E corner Richards Boulevard and Bercut Drive, subject to conditions.

Enclosed, for your records, is a fully certified copy of above referenced document.

Sincerely,

Lorraine Magana  
City Clerk

LM/mlt/18  
Enclosure

cc: Planning Department  
JTS Engineering, 811 "J" St., 95814