

CITY PLANNING COMMISSION

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

APPLICANT Michael Ivy, 5550 Sacramento Boulevard, Sacramento, CA 95820
OWNER Peter Bramis, 1920-43rd Avenue, No. 93, Sacramento, CA 95831
PLANS BY Architecture Plus, 1207-13th Street, Suite 6, Modesto, CA 95354
FILING DATE 4/18/86 **ENVIR. DET.** Exempt 15303(e) **REPORT BY** LP:bw
ASSESSOR'S-PCL.NO. 022-290-15

APPLICATION: Special Permit to allow a drive through window for a restaurant located in a General Commercial (C-2) zone

LOCATION: 5550 Sacramento Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to allow a drive through window service for a restaurant.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
1985 Oak Park Community Plan
Designation: Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Vacant building and canopy

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, parking; R-0	Front:	50'	68'
South: Car repair; C-2	Side(Int):	5'	20'
East: Service Station, Vacant; C-2	Side(St):	25'	46'
West: Nursery School; R-0	Rear:	15'	15'

Parking Required: 27 spaces
Parking Provided: 27 spaces
Property Dimensions: Irregular
Property Area: 0.53+ acres
Square Footage of Building: 2,480
Height of Building: One-story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Clay tile

STAFF EVALUATION: Staff offers the following comments:

- A. **Land Use:** The subject site currently contains an abandoned gas station building and canopy. The applicant is proposing to demolish these and construct a new Taco Bell restaurant on the site. The existing Taco Bell restaurant adjacent to the subject site will be demolished.

Surrounding land uses, in addition to the existing Taco Bell north of the site, are a nursery school to the west, a service station to the east and a car repair shop to the south.

- B. The applicant is proposing to construct a 2,480 square foot Taco Bell restaurant with drive through service and a seating capacity of 80.

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The building will be set at an angle at the rear of the property so that the stacking lane for the drive through window is situated close to the two interior property lines; therefore, a masonry wall is required between the stacking lane and the adjacent nursery school.

The elevations show stucco walls with a dark red clay tile roof. The building design is subject to review and approval by the Design Review Board as the subject site is located within the Oak Park Redevelopment Area.

- C. The parking plan for the project shows most of the parking stalls placed at various angles to the property lines. This creates a lack of sufficient maneuvering area for several parking stalls. Also, there is inadequate truck access to the trash enclosure. The Traffic Engineer has stated in his review of the project that the Fruitridge Road driveway should be farther from the freeway ramp and be 30 to 35 feet wide; and that the Sacramento Boulevard driveway should be closer to the north property line to provide better intersection clearance.

The applicant can provide a two-foot automobile overhang into the landscaped area which will provide some additional maneuvering area; however, since the driveways require relocation and widening, and access to the trash enclosure needs to be improved, staff is requiring the applicant re-design the parking area to satisfy the above mentioned concerns. This re-design must be submitted to staff prior to review of the project by the Design Review Board.

- D. The plans submitted indicate a pole sign at the southeast corner of the site, and three attached signs for the project. These will require review and approval by the Design Review Board.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon the following Findings of Fact:

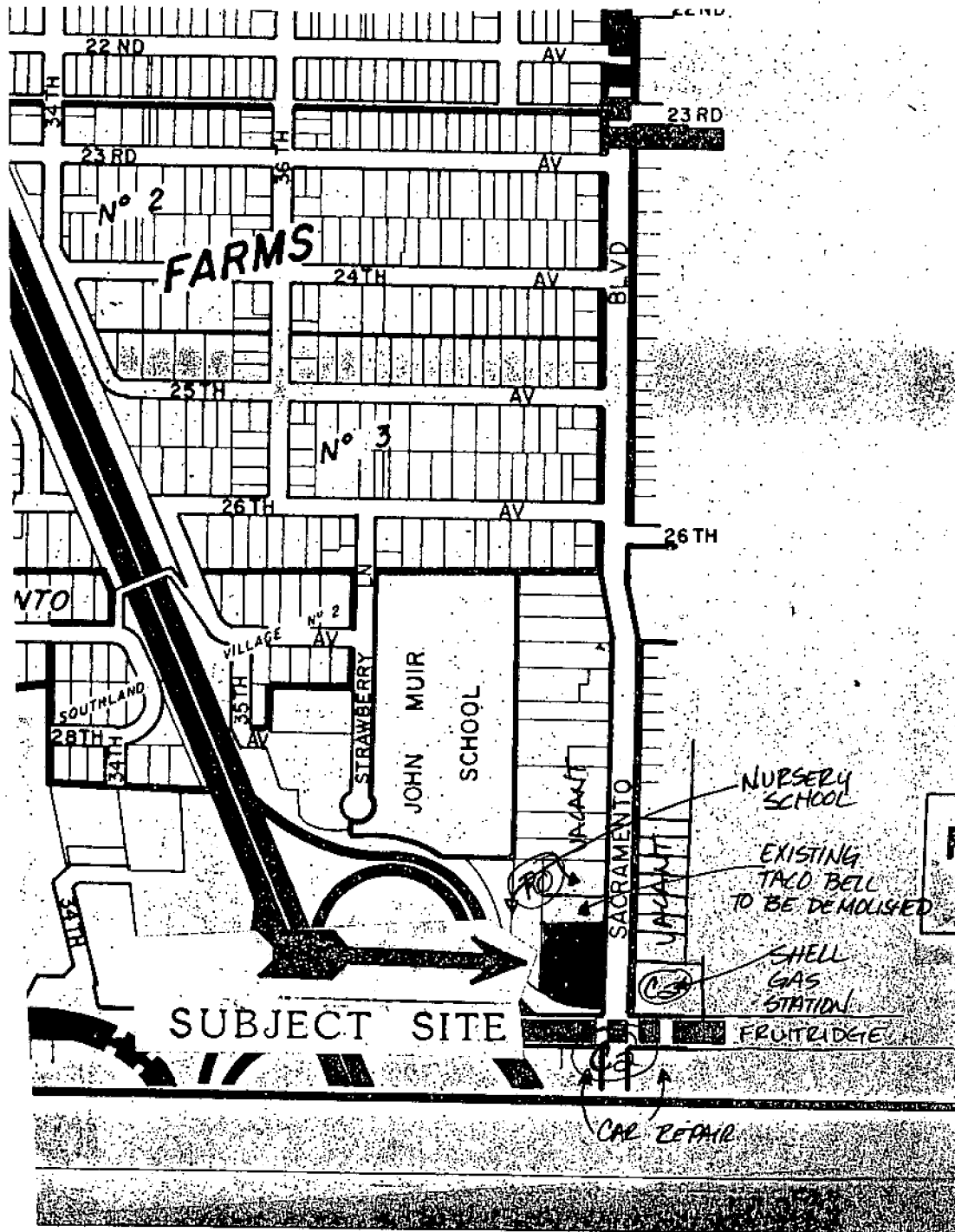
Conditions

1. The applicant shall submit a revised parking plan indicating sufficient maneuvering area, trash enclosure access and relocated driveway access to staff prior to review by the Design Review Board.
2. The applicant shall provide a six-foot high masonry wall along the western property line.

Findings of-Fact:

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed restaurant is compatible with the surrounding commercial development.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, in that:

- a. the project will have adequate parking and landscaping areas;
 - b. the proposal will not affect the character of the area;
 - c. demolition of the abandoned buildings and construction of the new building will reduce the urban blight at that location.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for commercial use on the 1985 Oak Park Community Plan, and the proposed restaurant use conforms with the plan designation.



001335

LAND USE & ZONING MAP

