

CITY PLANNING COMMISSION

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

APPLICANT Joseph M. Ellering - 2548 Morse Avenue, Sacramento, CA 95821
OWNER Iconomou & Peter Bramis - 920 43rd Ave. #93, Sacramento, CA 95821
PLANS BY Dairy Queen Store, Inc. - 1111 Howe Ave. #305, Sacramento, CA
FILING DATE 11-13-87 ENVIR. DET. Neg. Dec. REPORT BY PW:sg
ASSESSOR'S-PCL. NO. 027-0051-015

APPLICATION: A. Negative Declaration

B. Special Permit to operate a drive-thru window in conjunction with a fast food restaurant on 0.5+ developed acre in the General Commercial (C-2) zone

LOCATION: 7050-7070 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to add a drive-thru window to an existing Foster's Freeze that will soon be converted to a Dairy Queen.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
1986 South Sacramento Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Tune-up shop & restaurant

Surrounding Land Use and Zoning:

North: R-1, residential
South: C-2, residential
East: C-2, commercial
West: C-2, commercial

Parking Required: 19 spaces
Parking Provided: 21 spaces
Property Dimensions: 121' x 176'
Property Area: .05+ acres
Square Footage of Building: 1,800
Height of Building: 16
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco and wood siding
Roof Material: Concrete tile, stucco parapet
Total Number of Fixed Seats: 56
Hours of Operation: 10:00 A.M. to 11:00 P.M.

PROJECT EVALUATION: Staff has the following comments:

APPLC. NO. P87-472 MEETING DATE ~~December 17, 1987~~ ITEM NO 205

3-10-88 1-28-88
2-11-88

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A. Land Use/Zoning

The subject site consists of .05+ developed acres in the General Commercial (C-2) zone. The 1986 South Sacramento Community Plan designates the site for general commercial use. The site is currently developed with a automobile tune-up shop and a Foster's Freeze restaurant. Surrounding land uses are residential to the north and south and commercial to the east and west. Zoning to the south, east, and west is C-2.

B. Applicant's Proposal

The applicant is proposing to redesign the site in order to add a drive-through lane and pick-up window to an existing fast food restaurant (see site plan). The existing 1,800 square foot Foster's Freeze will be remodeled and converted to a Dairy Queen. No change in the size of the restaurant is proposed. The restaurant will have a total of 56 fixed seats and plans to operate between the hours of 10:00 A.M. to 11:00 P.M.

The applicant proposes new signage for the Dairy Queen. A new 16-foot pole sign is proposed as well as a new logo sign attached to the remodeled building.

C. Site Plan Design

Staff has some major concerns with this project in terms of the circulation pattern, drive-through lane design and noise.

The submitted site plan indicates the drive-through lane will enter from 71st Street, move around the rear of an existing Tune-Up Masters auto shop, up to the restaurant window and exit onto Fruitridge Road. This pattern creates many problems. Planning staff and Traffic Engineering have both determined that business from the Tune-Up Masters will continually conflict with vehicles entering the drive-through lane. This in turn will create a safety hazard to both patrons of the auto shop and restaurant. It is quite unusually to have the route of a drive-through lane run directly adjacent to the side and rear of an operating auto shop. Traffic Engineering has determined that there is insufficient stacking depth prior to the order board. The result of this will be cars actually waiting on 71st Street to enter the drive-through. The proposed site plan has the cars leaving the drive-through service window and exiting the site via the easterly driveway onto Fruitridge Road (see site plan). This east driveway may be in conflict with the intersection. State law requires that access with an intersection must be one-way into private parking areas. This law would eliminate this drive-way as an exit point. Traffic Engineering requires a 12-foot minimum width for a drive-through lane. The submitted site plan indicates a 10-foot drive-through. A large vehicle would have problems making its way through the lane and would therefore create a safety hazard. Based on all of the above concerns, Traffic Engineering recommends denial of the drive-through.

Directly adjacent to the south of the subject site is an existing single family home. Staff has concerns about the potential noise impact generated by the

proposed drive-through. The proximity of the order board and drive-through lane to the adjacent home would necessitate some type of noise mitigation in the form of a six foot high masonry wall.

D. Building Design

The submitted elevations indicate stucco or wood siding for exterior building materials and painted sand and red. Roof materials are concrete tile mansard with a wood or stucco parapet. The north elevation (front) has an image box with Dairy Queen logo over the front door. Staff finds the elevations appropriate.

E. Sign Regulations

The sign ordinance allows one detached sign for each street frontage. The site currently has an existing detached sign for the Tune-Up Masters that faces Fruitridge Road. The applicant proposes to locate another detached sign for the Dairy Queen facing Fruitridge Road. On this corner lot the sign ordinance requires one of these signs to be facing 71st Street if two detached signs are to be placed on the site. Staff recommends two alternatives to alleviate this problem. The Tune-Up Masters sign can be re-oriented at an angle so as to be visible from both streets or both frontages. The Dairy Queen sign could then be located as proposed on site. Another alternative is to replace both pole signs with one monument sign that identifies both establishments.

Two attached signs are allowed with a total of three square feet of sign area for each front foot of building occupancy. The applicant proposes one Dairy Queen logo sign above the front entrance. This sign is well within the requirements of the sign ordinance.

F. Agency Review

The proposed project was reviewed by the City's Traffic and Engineering Divisions. Traffic Engineering had several major problems with this proposal that were discussed previously.

In conclusion, staff cannot support this drive-through proposal because of the many problems with design, use conflicts and safety hazards. The site just does not lend itself well for a drive-through due to the existing conditions.

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

RECOMMENDATION: Staff recommends the Commission deny the special permit based upon findings of fact which follow.

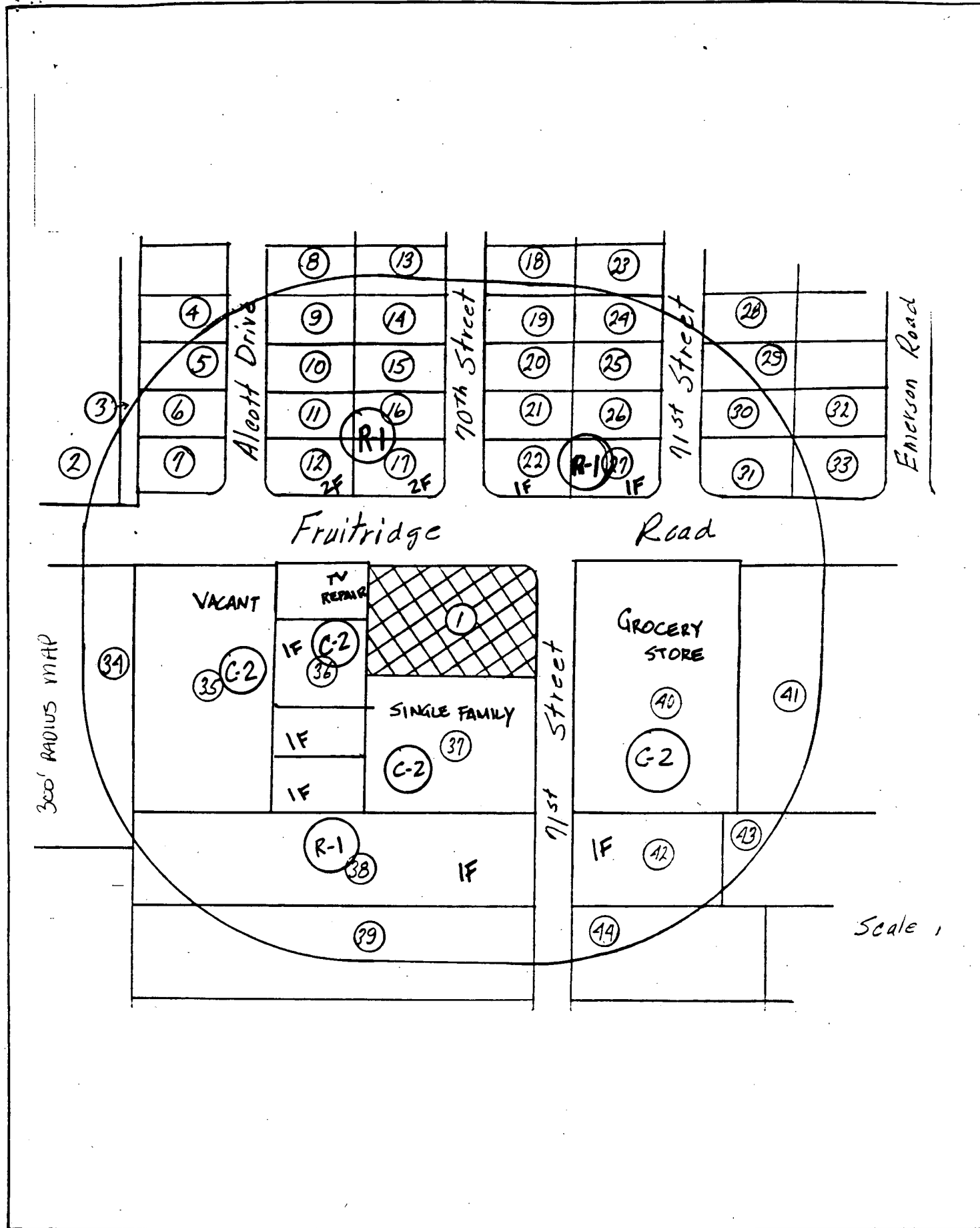
Findings of Fact

1. The project, as proposed, is not based upon sound principles of land use in that:
 - a. adequate on-site vehicular circulation is not provided; and

- b. the proposal will alter the character of the neighborhood by creating additional noise for the residential uses to the south.

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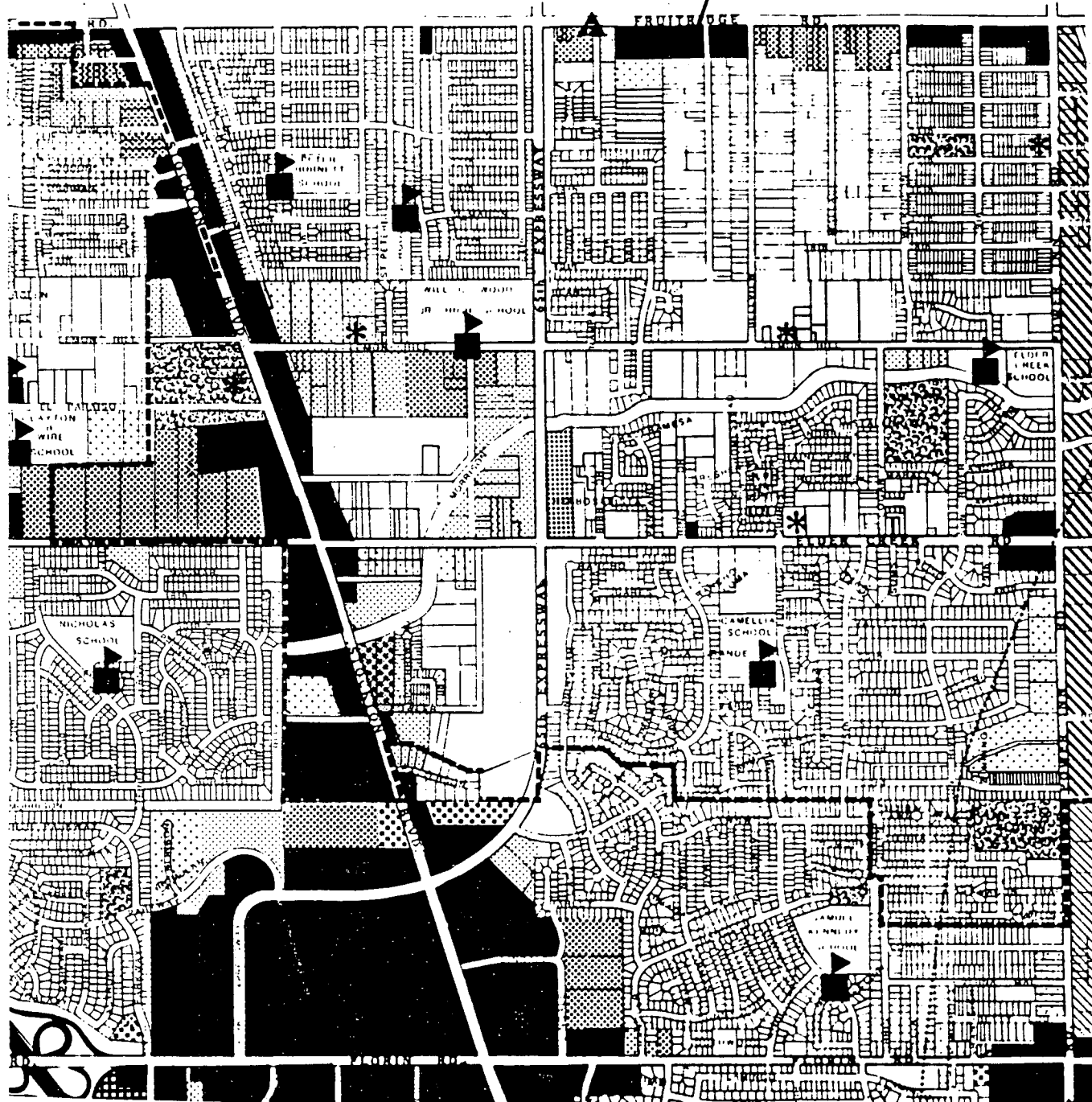
LAND USE & ZONING MAP

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 2-11-88

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SUBJECT SITE



VICINITY MAP

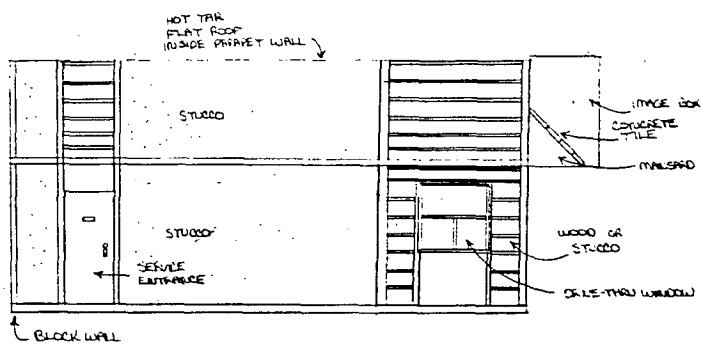
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10/28

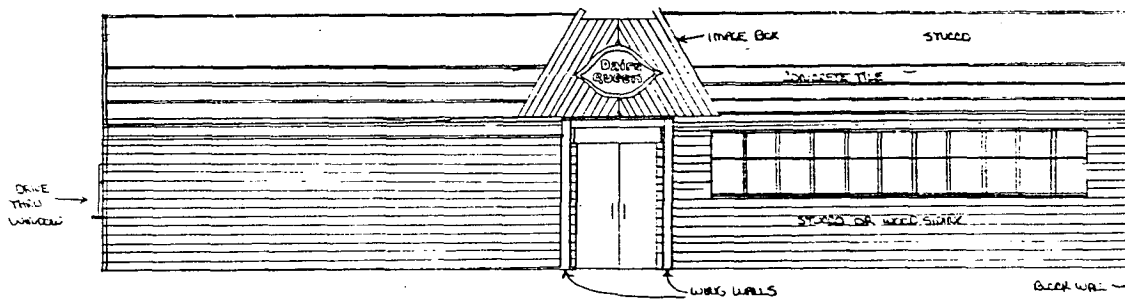
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EAST ELEVATION



NOTE: WEST AND SOUTH ELEVATIONS
ARE SOLID BLOCK WALLS

NORTH ELEVATION





SCALE 1/4" = 1'

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1-28-88
2-11-88
3-10-88

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ELEVATIONS

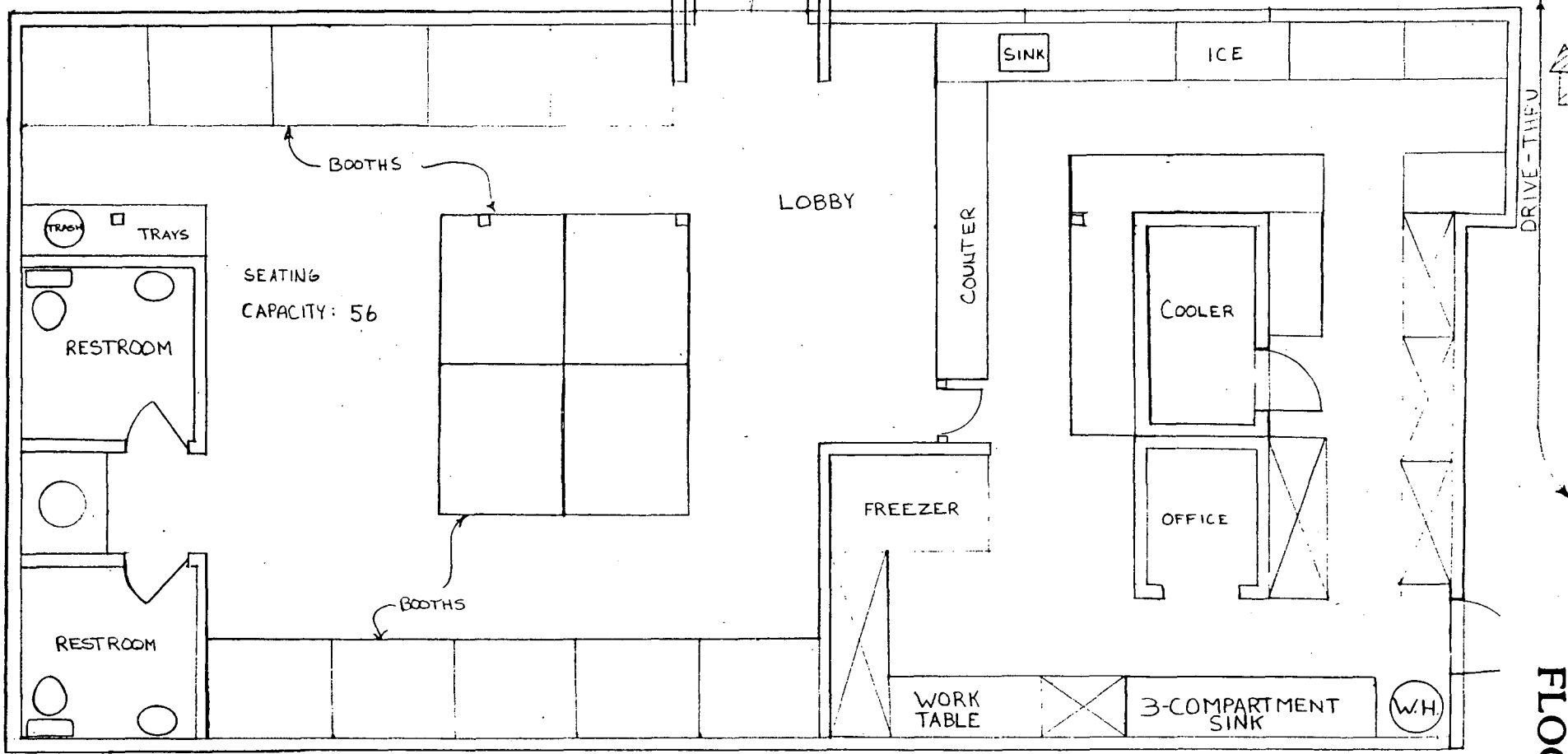
		DAIRY QUEEN STORES INC.			
PG. OF	DRAWING:	FOR:	STATUS:	DATE:	DAIRY QUEEN STORES Sacramento Territory 1111 Howe Ave. Sacramento, CA Suite 305 916/921-9090

P87-472

FLOOR PLAN



SCALE 1" = 4'



12-12-82
12-18-82
3-10-88
8-11-88

12-12-82

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FLOOR PLANS