

**Item No. 3**  

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**Supplemental Material**  
For  
**City of Sacramento**  
**Planning Commission**  
**Agenda Packet**

**For the Meeting of:** January 08, 2008



Additional Material



Revised Material

**Contact Information:** Jamie Cutlip, Associate Planner

**Project Name:**

Sutterville KFC/Long John Silvers Restaurant with Drive-through Service (P08-002)

**Subject:**

I. Page 9 of the staff report has been edited; please see the following page.

II. The Findings for the Special Permit (page 8 and 12) to allow a drive-through have been amended to include Special Permit findings required by Section 17.121.010. Please see the revised findings on the following page.

III. A copy of an email with questions from Commissioner Mendez and answers provided by staff is also attached.

The following changes have been made to the staff report. Text in **bold** has been added and text that is ~~strikethrough~~ has been deleted.

#### **Page 9:**

The following number of required bicycle parking on page 9 should read:

The applicant is required by the City Zoning Code to provide a minimum of ~~three~~ **one** dedicated bicycle parking spaces based on a ratio of one bicycle parking space per 20 required vehicle parking spaces.

#### **Page 8: Circulation**

##### *Circulation*

Due to the inclusion of a drive-through service for the proposed KFC/Long John Silver's, a Special Permit is required. In granting a Special Permit, the Planning Commission is required to make the following findings:

1. **A special permit shall be granted upon sound principles of land use.**
2. **A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.**
3. **A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.**
4. The design and location of the drive-through facility will not contribute to increased congestion on public or private streets or alleys adjacent to the subject property.
5. The design and location of the facility will not impede access to or exit from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement.
6. The design and location of the facility will not create a nuisance for adjacent properties.

The proposal to establish a drive-through service in connection with a 3,008 square foot KFC/Long John Silver's restaurant is a commercial use consistent with the land-use designation of Heavy Commercial (C-4) zone **and with the General Plan designation of Community / Neighborhood Commercial & Office**; and will provide additional dining opportunities for the surrounding residential and City College.

~~The design of the project complies with applicable setback, lot coverage, height, landscaping and parking regulations.~~ The proposed project **meets parking requirements**, does not warrant a traffic study and the drive-through facility will maintain a point of exit separate from the main and secondary ingress/egress from the site to Sutterville Road and the public alley. **The proposed drive-through facility meets City development standards regarding minimum stacking distances, minimum drive-through lane widths and is conditioned to meet drive-through entrance distance of 25 feet from the public alley (Condition B16,**

>>> Jamie Cutlip 01/06/2009 3:19 PM >>>

Hi Commissioner Mendez,

Please see my answers below in **red**. Please do not hesitate to contact me if you have any additional questions.

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>>> Michael Mendez <mendezm1@hotmail.com> 01/04/2009 6:12 PM >>>

Hello Jamie,

I have several questions regarding the Sutterville KFC project, which will be presented to the Commission this Thursday. I would appreciate a response prior to the hearing.

My questions are as follows:

1. Why does the KFC need to relocate to the Sutterville location?

**The applicant has indicated that the current location at 4601 Freeport is too small and outdated. The applicant cannot remodel this location to current industry standards.**

2. What is the distance between the proposed project and the residential parcels? How wide is the alley?

**The alley is 20 feet wide.**

3. Please provide me with additional information on the masonry wall. Why is the applicant requesting to waive the masonry wall on the western property boundary near the residential fourplex and instead is requesting to erect the masonry wall at the rear of the site adjacent to the alley? Furthermore, why after 30 feet, only a vinyl clad chain-link fence will be installed?

**The masonry wall was requested by neighbors at a community meeting at the rear of the site to diminish noise concerns generated from the drive-through and order board. As the applicant is providing the additional masonry wall at the rear of the site and will be providing a masonry wall also along the western property line immediately adjacent to the fourplex, the applicant is requesting the variance to waive a masonry wall the rest of the western property boundary. This portion of the adjacent site that will have the chain-link fencing is occupied by a parking lot and billboard.**

3a. Please provide me with a diagram of where residential parcel 2129 15th Street is situated in respect to the proposed project (see Page 38 of the staff report).

**Please see attached aerial.**

4. What is being proposed to mitigate the smell emitting from the KFC and Long John's Silver?

**The applicant will have to comply with all industry standards which include scrubbers as part of the ventilation system. The applicant will be able to provide additional information at the public hearing on Thursday.**

**The proposed use does not trigger any additional reviews or studies relating to smell.**

5. What is being proposed to mitigate traffic from the drive through?

**The applicant is meeting all standards for the drive-through design and allows exiting to Sutterville Road only. The applicant is also responsible for shifting the crosswalk on Sutterville Road and installing flashing beacon signs. (see condition B24 & B25, page 15 of the staff report)**

