

PLANNING AND REDEVELOPMENT DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING April 20, 2006

Prepared by: Derek Ogden, Associate Planner

ITEM III-A:

DESIGN REVIEW PERMIT AND ADMINISTRATIVE PERMIT – 5010 FOOTHILLS BOULEVARD (NWRSP PCL 86, SONIC RESTAURANT) -- FILE# DRP-000047 AND AP-000102

REQUEST

The applicant requests approval of a Design Review Permit to construct a convenience restaurant totaling 1,187 square feet with associated car canopies, parking, lighting, and landscaping. The application also includes an Administrative Permit for a parking reduction from 49 spaces to 36 spaces.

Applicant – Burrell Consulting Group, Inc., Jerry Aplass Property Owner – Capital City Concepts, Mike Alizadeh

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with one hundred three (103) conditions of approval;
- C. Adopt the three (3) findings of fact for the Administrative Permit; and,
- D. Approve the Administrative Permit with one (1) condition of approval.

OUTSTANDING ISSUES

This item was originally scheduled to be heard by the Design Committee on March 16, 2006. The item was continued by the applicant in an effort to resolve a Covenants, Codes, and Restrictions (CC&R's) issue that arose with the property manager of the center. Usually, these private CC&R issues are left to be resolved between property owners, but in this case the applicant requested a continuance in an effort to resolve the matter before approval of the DRP. To date, the applicant and property management company are still working through the CC&R issues. The lack of resolution of this item does not preclude the Design Committee from taking action on this request.

BACKGROUND

The subject site is located at the northwest corner of Foothills Boulevard and Junction Boulevard (see Attachment 1 of March 16th Staff report). The site is located within the Northwest Roseville Specific Plan (NWRSP) area of the City. The site is currently vacant. The land use designation is Community Commercial (CC), and is also zoned Community Commercial (CC/SA-NW). The site is the last remaining parcel of the Foothill/Junction Center, which is the current location of an Albertson's grocery store, Long's Drug Store, restaurant, retail and other service businesses.

EVALUATION

After the distribution of the March Design Committee Staff report, one adjacent neighbor who is concerned about the noise and other impacts that could be generated from the Sonic Burger Restaurant contacted Planning Department Staff. These issues are listed below along with a brief summary of staff's evaluation of each item:

- Noise The Foothills/Junction Shopping Center already contains a Taco Bell restaurant in close proximity to the project site. Staff does not anticipate noise from the Sonic Restaurant to significantly increase the existing project noise levels. In addition, the menu boards that are located at each carhop canopy will be directed to the vehicle parked in each stall. The main order board for the drive thru will be located on the backside, or northern side, of the restaurant building and will not face the residential areas across Junction Boulevard. Given these considerations staff does not anticipate any noise impacts on the residential areas across Junction Boulevard. However, should there be noise complaints generated from the site, the city can provide enforcement through the noise regulation ordinance.
- **Lighting** The existing project has both parking lighting as well as pedestrian lighting. The project will add parking area lighting, under canopy lighting, and pedestrian lighting, but will not significantly increase the light levels above what was approved for the center. In addition, the project is conditioned to have no off-site glare and will be required to meet the Community Design Guidelines requirements for light and glare.
- Hours of Operation The applicant indicates the Sonic Restaurant outdoor dining areas will operate between the hours of 6 am to 2 pm, and the drive thru could potentially be open 24 hours a day. Because the restaurant is a permitted use in the Community Commercial zone district and the district does not restrict hours of operation hours of operation cannot be regulated.

PROJECT CONDITIONS

At the Design Committee meeting of March 16, 2005 the Design Committee considered another Sonic Project located within the Pleasant Grove Retail Center. At the meeting the Design Committee requested some specific conditions related to the building and tower sign of the Sonic Restaurant. This condition is listed below and will be added to the Design Review Permit conditions of approval:

- 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval.
 - e. The sign tower shall be enclosed on the north and south elevations and shall be stucco and painted to match the building.
 - f. The sign tower shall be modified to extend the canopy past the edge of the tower;
 - g. The back side of the raised parapet shall be boxed in and painted to match the building. (Planning)

RECOMMENDATION

The Planning Department recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact as stated below for approval of the DESIGN REVIEW PERMIT 5010 FOOTHILLS BOULEVARD (NWRSP PARCEL 86, SONIC RESTAURANT) – FILE #DRP-000047:
 - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
 - 2. The project site design, as approved, provides open spaces, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.

- 3. The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
- 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.
- B. Approve the DESIGN REVIEW PERMIT 5010 FOOTHILLS BOULEVARD (NWRSP PARCEL 86, SONIC RESTAURANT) FILE #DRP-000047 with the one hundred three (103) conditions as listed in the Staff Report from March 16, 2006 and the one modified condition listed below;
- C. Adopt the three (3) findings of fact as listed below for approval of the ADMINSTRATIVE PERMIT --5010 FOOTHILLS BOULEVARD (NWRSP PARCEL 86, SONIC RESTAURANT) – FILE #AP-000102);
 - 1. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;
 - 2. Satisfactory evidence is provided describing the nature of uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them; and,
 - 3. Overflow parking will not impact any adjacent use.
- D. Approve the ADMINSTRATIVE PERMIT -- 5010 FOOTHILLS BOULEVARD (NWRSP PARCEL 86, SONIC RESTAURANT) FILE #AP-000102) with one (1) condition of approval as listed in the Staff report from March 16, 2006.

Conditions of approval

- 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval.
 - h. The sign tower shall be enclosed on the north and south elevations and shall be stucco and painted to match the building.
 - i. The sign tower shall be modified to extend the canopy past the edge of the tower;
 - j. The back side of the raised parapet shall be boxed in and painted to match the building. (Planning)

Attachment:

1. Staff Report from March 16, 2006

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.