



City of Wheatland

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PLANNING COMMISSION MEETING STAFF REPORT

Date: July 18, 2017
Agenda Item: 1

Subject: Consideration to adopt the resolution approving site plan and architectural review for the construction of a freestanding 2,728 square-foot Taco Bell restaurant with an associated drive-through.

Prepared by: Tim Raney, Community Development Director

Recommendation

Staff requests the Planning Commission adopt the resolution, as conditioned, approving site plan and architectural review for the construction of a freestanding 2,728 square-foot Taco Bell restaurant with an associated drive-through.

Discussion

On May 31, 2017, the City of Wheatland received an application for site plan and architectural review (design review) for a freestanding 2,728 square-foot Taco Bell restaurant with an associated drive-through (proposed project) in a Retail Commercial district (C-3). On June 13, 2017, City staff determined the project application was complete. The project site is located at 1916 State Route (SR) 65 in the Settler's Village Shopping Center in Wheatland, California (APN: 015-640-009).

History/Background

On August 9, 2004, the City of Wheatland Planning Commission recommended City Council approval of a use permit to construct a 3,600-square foot fast food restaurant with drive-through window in the Settler's Village Shopping Center, subject to a revised drive-through design. Therefore, the following use permit condition of approval was included:

The site plan shall include a revised design of fast food restaurant with drive-thru window. The revised design should consider: relocation of the drive-thru lane away from the backyards of residences along Chana Way to the front of the building pad; relocating the fast food building pad closer to SR 65 and away from the backyards of the residences along Chana Way; and alternate locations for the speaker system.

On August 30, 2004, the Wheatland City Council approved the proposed use permit and the location of the future fast food restaurant was relocated to its current location along SR 65. As required by the California Environmental Quality Act (CEQA), City staff prepared an Initial Study to determine the potential environmental impacts that could result from the Settler's Village Shopping Center. The 2004 Initial Study determined that all potentially significant environmental impacts would be reduced to a less-than-significant level through the implementation of mitigation measures.

Analysis

According to Section 18.36.020 of the City of Wheatland Municipal Code, site plan and architectural review (design review) is required for all development projects within Wheatland's C-3 district. The purpose of design review is to enable the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Wheatland Municipal Code.

Site Circulation

City staff determined the proposed site design would allow for a sufficient amount of vehicle stacking for the drive-through service, as well as vehicle circulation for customers entering and exiting the property. In addition, the City of Wheatland Fire Chief has conducted a preliminary review of the proposed site circulation, and currently does not have safety concerns.

Parking

Section 18.63.040 of the Wheatland Municipal Code requires one vehicle parking space for every 75 square feet of restaurant gross floor area. Therefore, a 2,728-square foot restaurant would require 36 parking spaces. The proposed project includes 25 standard vehicle spaces with two additional ADA accessible spaces, resulting in a deficiency of nine vehicle parking spaces.

However, previously Dollar General conducted an on-site parking count for the Settler's Village Shopping Center prior to submittal of their application. Based upon this count, the current configuration of the Settler's Village Shopping Center parking lot provides 311 parking spaces. The existing use permit for the shopping center requires 295 on-site parking spaces. The Dollar General project removed one parking space for installation of the proposed loading zone, resulting in an excess of 15 vehicle parking spaces for the shopping center. As a result, staff determined the 15 excess parking spaces would be able to serve the proposed project. In addition, the average for Taco Bell drive-through verses walk-in is approximately 65 percent drive-through and 35 percent dine in. At this proposed location, along SR 65, the drive-through verses walk-in ratio is anticipated to be closer to 60/40. It should be noted that development of the project site would complete the shopping center, and therefore the parking capacity is anticipated to be acceptable.

Landscaping

The preliminary landscape plan includes landscaping consisting of trees, shrubs, and groundcover to screen the project's parking and drive-through lane from travelers on SR 65. In addition, staff has included Condition of Approval #11 to ensure all trees shall conform to the adopted City of Wheatland recommended Street Tree List.

Building Design

The proposed project's architectural design is based on Taco Bell's franchise designs. After discussions with staff, the project architect enhanced the building's proposed elevations to include rock features to tie-in with the existing design of the surrounding shopping center's architecture. It should be noted that the review and approval of signs would be completed at a later date, and all signs would be in compliance with the adopted Settler's Village Master Sign Plan (Condition of Approval #9).

Conclusion

Based on the information contained in the staff report, staff recommends that the Planning Commission adopt the attached resolution approving the site plan and architectural review for a freestanding 2,728 square-foot Taco Bell restaurant with an associated drive-through located at 1916 SR 65 in the Settler's Village Shopping Center, subject to the following conditions of approval and Findings of Fact:

Conditions of Approval:

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. No building permit shall be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.
3. This approval expires two years from the date of approval (expires July 18, 2019), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Community Development Director. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
4. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
5. The development and all proposed improvements shall comply with the City of Wheatland Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.

6. The developer shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
7. The use of construction equipment is restricted to weekdays between the hours of 8:00 AM and 5:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
8. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
9. All signs shall be in compliance with the adopted Settler's Village Master Sign Plan, subject to review and approval by the Community Development Department.
10. Landscaping, grading and signage shall not create a sight distance problem.
11. All trees shall conform to the adopted City of Wheatland recommended Street Tree List.
12. All landscaping shall be permanently maintained in good condition.
13. All building permit plans shall identify the project address as the following:

1916 State Route 65
Wheatland, CA 95692

Findings of Fact

The Planning Commission may grant an application for site plan and architectural review if, on the basis of the application and the evidence submitted, the Commission makes the following findings:

1. The proposed Taco Bell restaurant and associated drive-through would be compatible in design with the surrounding area.
2. The proposed Taco Bell restaurant and associated drive-through would comply with the zoning ordinance standards.

Alternatives

The Planning Commission could choose to deny the site plan and architectural review for the freestanding 2,728 square-foot Taco Bell restaurant with an associated drive-through. The Planning Commission could also continue the public hearing to a future meeting date and recommend design revisions for the project.

Attachments

1. Resolution approving site plan and architectural review
2. Proposed project plans