

STAFF ANALYSIS

Special Use Permit No. 747

APPLICANT

A.F.L. Investments Co.
2192 Dupont Drive
Suite 104
Irvine, CA 92715

REQUEST

To permit the construction of an approximately 2130 square foot drive-in, drive-thru restaurant facility including the sale and consumption of alcoholic beverages in a C-2-PD (General Commercial Planned Development) zone on that approximate .5 acre parcel shown as Parcel "A" of Parcel Map 77-20 located on the east side of Saviers Road, west of Samuel Avenue, approximately 450 feet north of Yucca Street.

HISTORY

1. The subject property was annexed on March 4, 1961, as part of annexation 60-11 (Hoslett-Ginding). C-1 zoning was established at that time.
2. The subject property is part of Parcel "A" of Record of Survey 66-6 approved in February, 1966.
3. Zone Change 384 rezoned the subject property from C-1 to C-2-PD and was adopted on August 15, 1967.
4. Planned Development Permit 116 was approved on November 20, 1969, for a retail building and shopping center master plan.
5. Record of Survey 69-34 was approved in December of 1969 for the separation of the 50 foot wide parcel for the retail building to the north. The map established access easements on the subject property.
6. Parcel Map 73-7 was approved in February, 1973, of which the subject property is a part. The map expired without being recorded.

AGENDA ITEM NO. D-3a

7. Parcel Map 77-20 has been filed for the subject property and is a companion item to the special use permit.
8. Negative Declaration 77-55 has been prepared to address the proposed project in accordance with CEQA guidelines.

PROJECT DESCRIPTION

1. The subject property is presently vacant with the exception of a free-standing sign. The site is approximately 110 feet by 188.5 feet. It is presently zoned C-2-PD (General Commercial Planned Development). Surrounding land uses and zoning classifications are as follows:

North	C-2-PD	Commercial
East Across Samuel Avenue	R-4	Apartments
South	C-2-PD	Vacant
West Across Saviers Road	C-2-	Commercial Center

2. The General Plan designates the neighborhood for residential development at a density of seven dwelling units per acre. Twenty acres of commercial land use are designated for the neighborhood. Approximately 18.5 acres are currently zoned commercial of which the subject property is part.
3. The project proposes the construction of a restaurant with take out food and on-site beer and wine. The restaurant is 35 feet by 61 feet with 2135 square feet of floor area. The following setbacks have been provided.

Front	54 feet
Back	73 feet
South Side	5 feet
North Side	70 feet
4. The site plan indicates that 38 spaces and one loading space are being provided. Forty-one spaces would be required by the ordinance, however, after reviewing alternate layouts and parcel configurations, the Staff Advisory Committee favors the proposed site plan with the reduction of three spaces.
5. A trash enclosure is to be provided behind the building and will be required to conform to City standards.
6. Access will be provided from curb cuts on Saviers Road and Samuel Avenue. Two 30 feet curb cuts on Saviers will allow for common access and circulation for the three developments; the commercial building to the north, the restaurant and a separate parcel to the south.

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7. Signage for the building will consist of a ground sign (50 square feet) on Saviers and a sign on the front of the building above the windows on a wall integrated into the roof and will be a maximum of 60 square feet.
8. Landscaping will be provided for the proposed project in relationship to section 34-9.2. A five foot landscaped strip is to be provided in addition to a four foot landscaped strip along Samuel Avenue. The ordinance would normally require about 9.5 feet, but the applicant requests a reduction in accordance with subsection B as the parcel is less than 1/2 acre and cannot accommodate a greater landscaped setback.

In addition, approximately 5.3% of the parking area is landscaped in accordance with subsection A.

9. The building will feature the following building materials and colors:

Roof	Cement Tile	Red, Glazed
Walls	Stucco	Sand
Windows	Glass	Tinted
Trim	Wood	Dark Brown
Pilasters	Wood	Medium Brown
Window Panels	Wood	Red

RECOMMENDATION

If the Planning Commission makes the required findings, staff would recommend that U-747 be approved (including the reduction of three parking spaces) subject to the attached conditions:

1. The existing pole sign shall be removed prior to the issuance of a building permit.
2. Common access and circulation agreements for the properties shall be recorded with the parcel map.
3. The trash enclosure will be painted, finished with stucco, or constructed of decorative masonry block to match the building walls.

Planning Staff
June 29, 1977

BB:dj