

Planning Entitlement Application

The City of Sacramento Planning Division has designed this application in order to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: New KFC restaurant with Drive-thru, Clyde Way
Zoning: HC
General Plan Designation: RC
Site address or location of property: Clyde Way
Assessor's Parcel Number(s): Parcel 3 D.N. 201908190887 APN 250-0010-113
Total property size in acres (Gross/Net): (.727)
Square feet if less than one (1) acre: 31,675 sf
Lot dimensions: Varies

Property Owner Information

Contact name: Robert C. Cook, Jr.
Company name: Six Bar C, LLC
Mailing Address: 1108 Second Street
City: Sacramento State: CA Zip: 95814
Phone: _____ Ext: _____ Fax: _____
Email Address: bcook@fruitridgevista.com

Applicant Information

Contact name: Hugh Murphy, Architect
Company name: VMI architecture, Inc.
Mailing Address: 637 5th Ave.
City: San Rafael State: CA Zip: 94901
Phone: (415) 451-2500 Ext: 121 Fax: _____
Email Address: hmurphy@vmarch.com

Staff Use Only

Date Filed: 1-17-2020 Received By: ALJTR
File Number: DR 20-007

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: October 28, 2019

To: City of Sacramento
Community Development Department
300 Richards Boulevard,
Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Hugh Murphy, Architect Phone: (415) 451-2500

Applicant's Address: 637 5th Ave, San Rafael, CA 94901

to apply for the following entitlement(s): Site Plan and Design Review

The subject property located at: Clyde Way

Assessor's Parcel Number: _____

Printed Name of Owner of Record: Six Bar C, LLC, Attn. Robert C. Cook, Jr.

Address of Owner of Record: 1108 2nd St., Sacramento, CA Phone: (916) 448-2300

Signature of Owner of Record: 

(must be original signature)

All Projects

Land Use

What is the current use of the site? Vacant Land

Please list all previous land use(s) of site for the last 10 years. None

Do you have knowledge of any **environmental issues** (e.g., underground storage tanks, site contamination, past clean-up activities, etc.)?

No Environmental Issues

Have any **technical reports** been prepared, such as a Phase I ESA, Biological Resources Survey, Noise Analysis, etc.? YES NO If Yes, please provide a copy.

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area:

No neighborhood in the immediate area.

Site Characteristics

Providing the following information regarding the environmental setting with your application is one the most effective ways to expedite your project’s environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any **structures** or **buildings** on the project site? YES NO

If yes, how many? _____

What is the construction date of each structure/building? _____

Current Use of Existing Structure(s)? _____

Proposed Use of Existing Structure(s)? _____

Are any existing structures proposed for **demolition**? _____

Are there any **trees** on the project site? YES NO

Are there trees proposed to be **removed**? YES NO

Does your site contain any **natural drainage** ways? YES NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? YES NO

What land uses surround your site? (for example, single family or multi-family residential, commercial)
Please describe:

North - interstate 80 Vacant land. East - Vacant Land. South-Vacant Land. West - Vacant Land

Are you proposing any new **fencing or screening**? YES NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

Is there **parking** onsite? YES NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project?

Existing 0
Proposed 25

Are you proposing any parking offsite? YES NO

If yes, where is it to be located and how many spaces?

Are you proposing to waive any parking spaces? YES NO

Are you proposing any new **signs** with this project? YES NO

If yes, please describe the number and type. Signs on the building

Are there any **easements** crossing the site? YES NO

Are there any **trash/recycling** enclosures onsite? YES NO

If yes, what is the size of the enclosure(s) and where are they located?

12'-0" x 18'-0"

Please describe the height and materials.

8'-0" Concrete Block

What is the total number of cubic yards allocated for recycling?

5 cu yds

Building Setback from Property Lines: Existing (feet'-inches") Proposed (feet'-inches")

	Existing (feet'-inches")	Proposed (feet'-inches")
Front		49'-8"
Rear		40'-2"
Street side		19'-6"
Interior Side		120'-3"

Residential Projects

Note: Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. NOTE: Provide information below for the proposed project, unless question specifically requests information on the existing conditions of the property:

Total Number of Lots: _____ Net Acreage of Site: _____
Total Dwelling Units: _____ Density/Net Acre: _____

of Single Family Units: _____ # of Duplex/Halfplex Units: _____

of Multi-Family/Apartments/3+ Units: _____ # of Condominium Units: _____

Are any of these proposed units to be subsidized? YES NO

If yes, please state the number of units and describe the type and source of the subsidy.

Structure Size

Please identify the size of all existing structures to be retained (Identify separately):

Residence Gross square footage: _____

Garage Gross square footage: _____

Other Gross square footage: _____

Size of new structure(s) or building addition(s): Gross square footage: _____

Total square footage: _____

Building Height

Building Height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing building height (Measured from ground to the plateline): _____ ft. _____ # of floors

(Measured from the ground to the top of roof) _____ ft. _____

Proposed building height (Measured from ground to the plateline): _____ ft. _____ # of floors

(Measured from the ground to the top of roof) _____ ft. _____

Lot Coverage

Total (proposed new and existing to be retained) Building Coverage

Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____

Total lot coverage percentage: _____ %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Note: Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: 10:00 AM - 11:00 PM

If your project includes fixed seats, how many are there? 52 Seats

Building Size

Total Building Square Footage Onsite: 3,133 gross square feet

Breakdown of square footage: Please mark all that apply.

	Existing	Proposed		Existing	Proposed
Warehouse Area:			Sales Area:		
Office Area:			Medical Office Area:		
Storage Area:			Assembly Area:		
Restaurant/ Bar Area:		3,133	Theater Area:		
Structured Parking:			Other Area:*		

*Describe use type of "other" areas

Building Height

Existing building height (Measured from ground to highest point): - ft. - # of floors

Proposed building height (Measured from ground to highest point): 27'-4" ft. 1 # of floors

Lot Coverage

Total Building Coverage Area, existing and proposed* (sq. ft.): 3,133 Project Site Lot Area (sq. ft.): 31,675

Total lot coverage percentage: 10 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Design Guidelines

Design Guidelines have been established by the City Council for every area of the city. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan.

- YES NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.
- YES NO This project meets all the Design Guidelines listed on the checklist.
- YES NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

I understand that some application fees required to submit this application may be an initial deposit and based on full cost recovery. If the time to review the project exceeds the amount of deposit that is collected, additional payment will be required.

Applicant
Signature:



Date: 1-16-2020

Staff Use Only

Zoning Information

Zone/Overlay: HC-R
Special Planning District: -
Planned Unit Development: -
Design Review District: CITYWIDE
Historic District: - Historic Landmark?: YES NO
General Plan Designation: RC
Council District: 3
Previous file numbers: -

Planning Entitlement Type

<input type="checkbox"/> Commission Level	<input type="checkbox"/> Director Level	<input checked="" type="checkbox"/> Staff Level
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- | | | |
|---|---|---|
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Tentative Map | <input checked="" type="checkbox"/> Site Plan and Design Review |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Time Extension (File Number _____) | If deviation: |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Minor Revision to Tent. Map | <input type="checkbox"/> Development Standard |
| <input type="checkbox"/> Establish Planned Unit Development | <input type="checkbox"/> Variance | <input type="checkbox"/> Design Guideline |
| <input type="checkbox"/> PUD Guidelines Amendment | <input type="checkbox"/> Time Extension (File Number _____) | List a brief description of deviation (s): |
| <input type="checkbox"/> Schematic Plan Amendment | <input type="checkbox"/> Preliminary Review | _____ |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Reasonable Accommodation (For Residential Projects Only) | _____ |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Inclusionary Housing Plan | _____ |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Other: _____ | _____ |
| <input type="checkbox"/> Time Extension (File Number _____) | | _____ |

* HAS DRIVE-THRU - PERMITTED IN ZONE

Total Number of Lots: 1 Net Acreage of Site: 31676 - .73
Total Dwelling Units: 0 Density/Net Acre: -

Information Verified by (Planner Name): ACTR
Date: 1-17-2020