

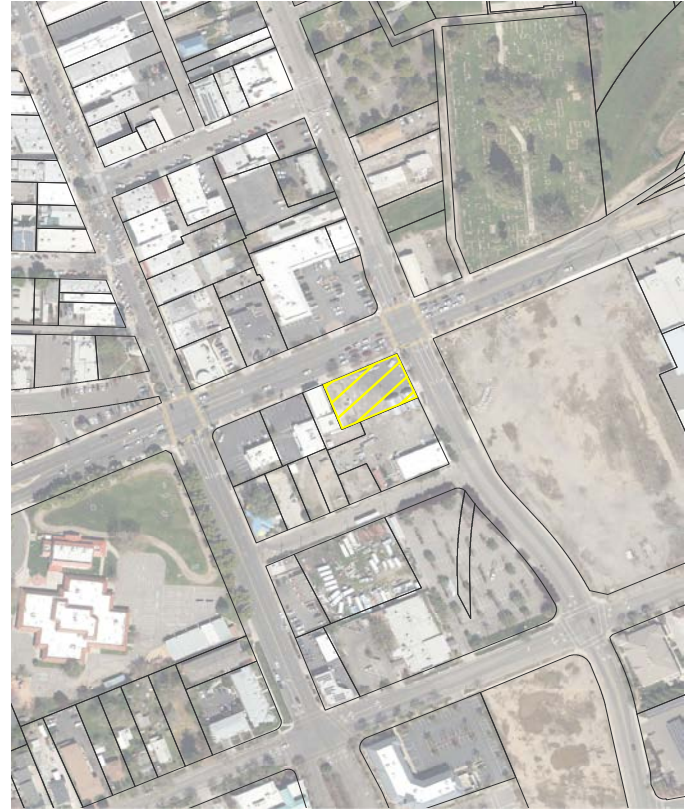


Planning Commission Meeting – March 25, 2020

Use Permit 19-05 Kentucky Fried Chicken Drive-Through

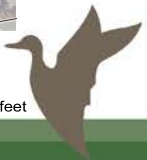
Location

- Approximately 1.2 acres at the southwest corner of Bridge St. and Shasta Street.
- The property was formerly a plumbing supply business.
- No pollution from across Shasta St.



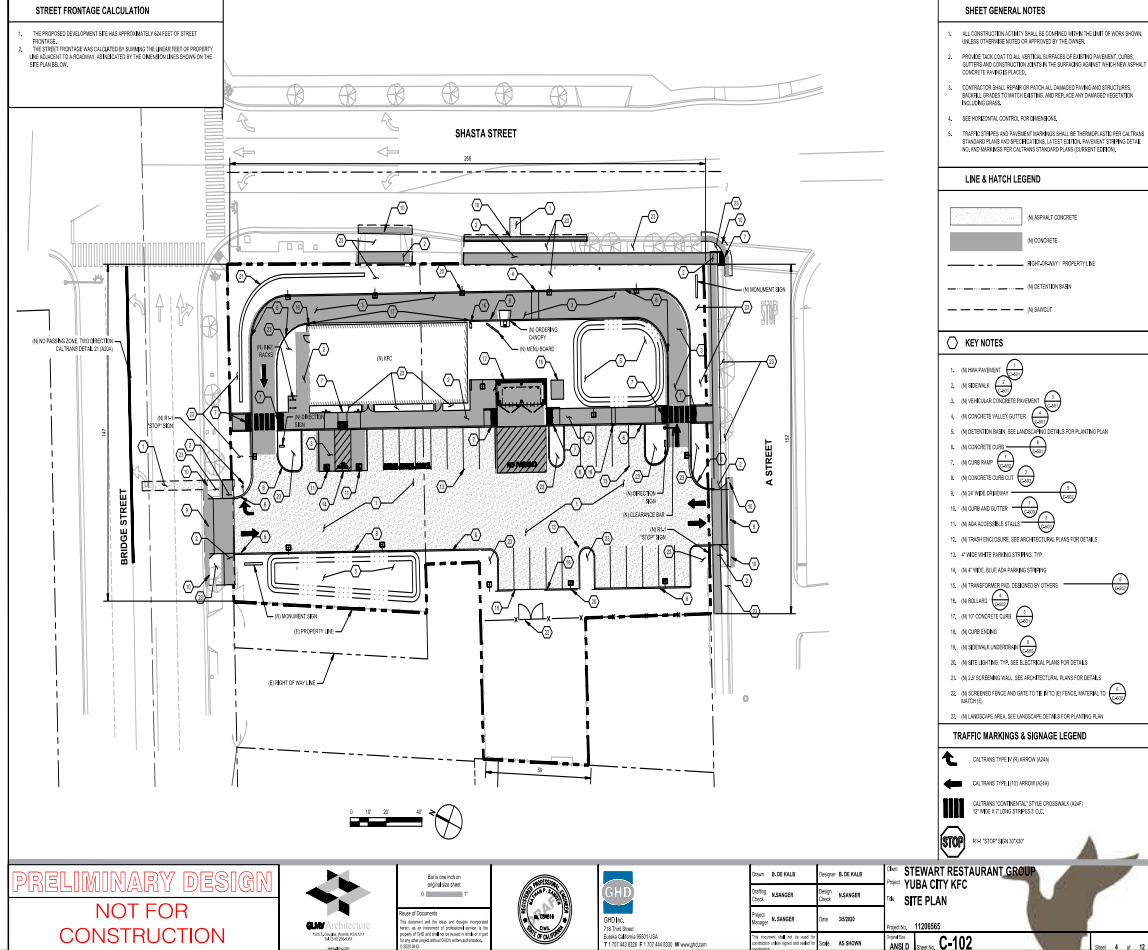
trees

1 inch = 200 feet

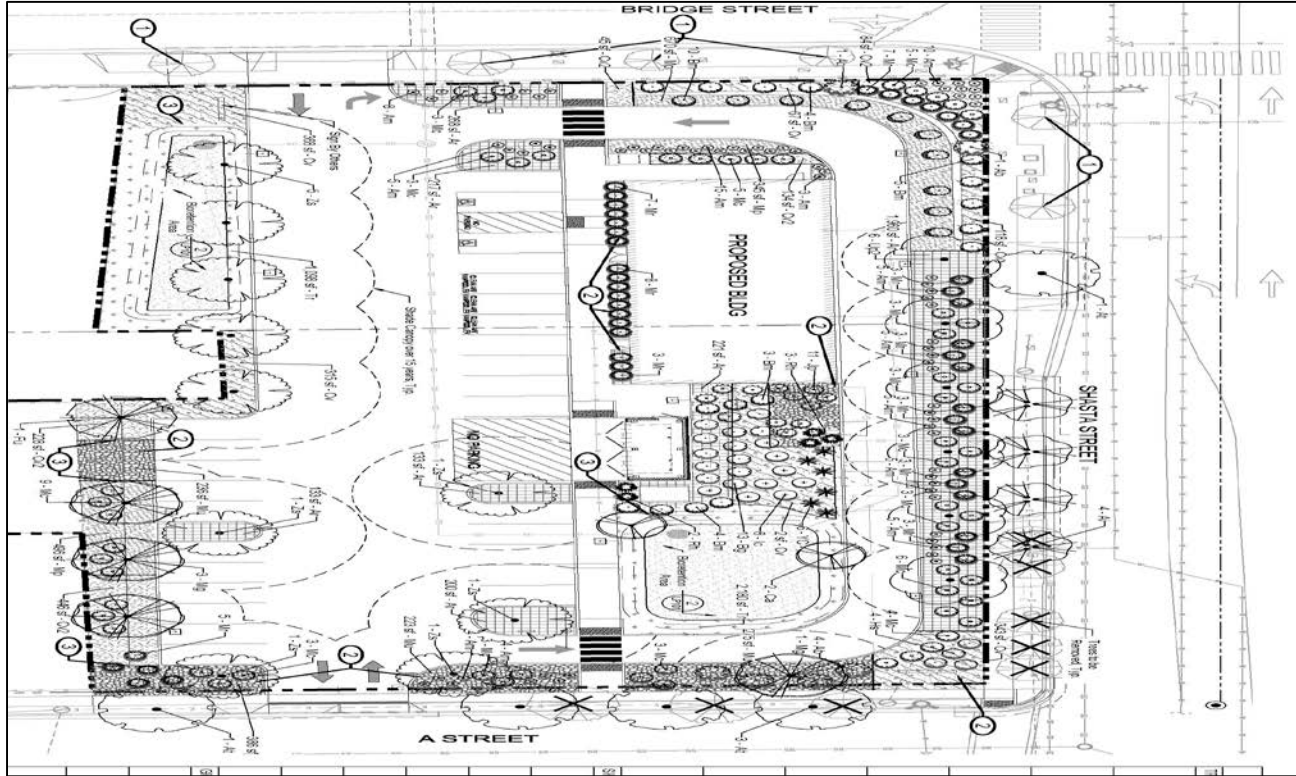


Proposal

- Approx. 3,150 sq. ft. building.
- Screened drive-through.
- 27 parking spaces.
- Fully landscaped (w/ conditions).



Site/Landscape Plan



Previous Actions

- At its Feb. 26, 2020 hearing the Commission recommended to the Council a General Plan Amendment, Specific Plan Amendment and Rezoning to place this property, as well as properties across Shasta Street, into the Community Commercial designation and zone district. As the Council has not yet considered this proposal the Commission's approval of this use permit will be contingent upon the Council's approval of the GPA, SPA and RZ.



Compatibility with neighbors

- Uses: surrounding uses are commercial, so no land use issues are expected.
- Drive-through will introduce first for downtown area. Things have changed for Bridge Street corridor. Expanded Bridge Street brings more than downtown traffic to the area.



Design Review

Design standard modified for new Bridge Street corridor. More modern commercial look is permitted, but buildings are to be compatible with Plumas St. buildings or Plumas Blvd. buildings:

- Building is contemporary fast food style, but brick added to help fit with downtown look.
- Condition included that drive-through screen wall be brick veneer.
- Due to the large lot size for this building the landscaping will enhance the property's appearance.



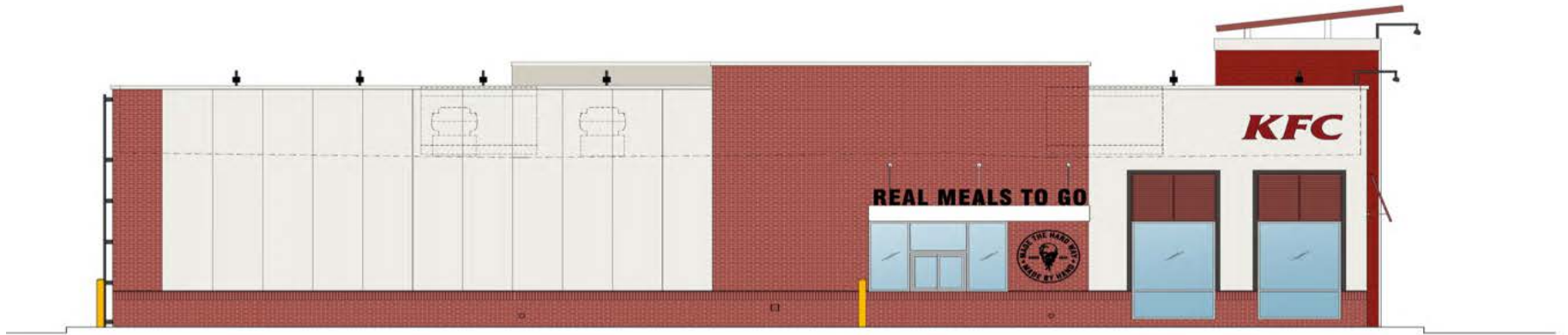
North Elevation



West Elevation



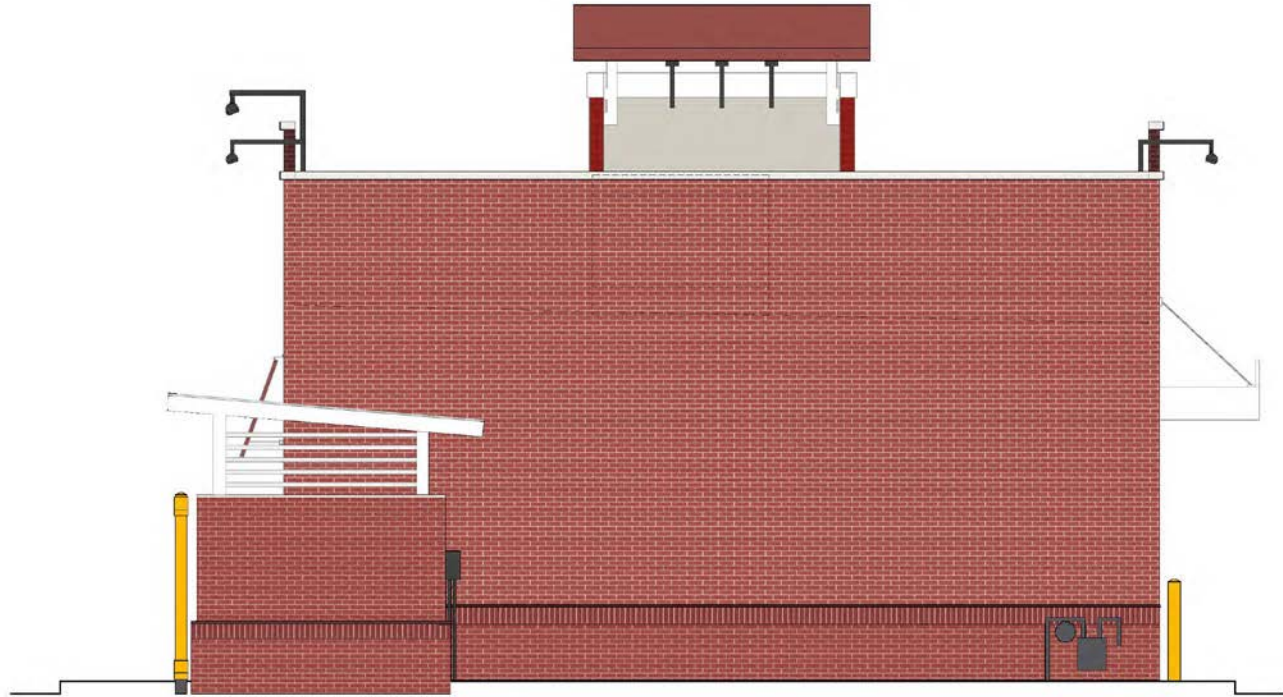
East Elevation



NOTE:
SIGNAGE AND BUILDING ELEMENTS ARE NOT SHOWN ON THIS SHEET.
REFER TO VENDOR SUPPLIED / INSTALLED ELEMENTS' GENERAL NOTE; THIS SHEET

EAST ELEVATION 1/4" = 1'-0"

South Elevation



Traffic

- Recommendations of the Traffic Study are incorporated into site plan and conditions.
- Resulting in no substantial impacts to Bridge Street or B Street.

Environmental Review

Exempt from environmental review.

A solid green horizontal bar spanning the width of the slide, located at the bottom.

Recommendation

- A. Adopt findings:
 - 1. Project is exempt from CEQA.
 - 2. Use Permit findings can be made.
 - B. Approve Use Permit 19-05, subject to the Conditions of Approval.
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