

CITY OF UKIAH

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

NOVEMBER 21, 1980

APPLICANT: SAVINGS BANK OF MENDOCINO COUNTY
MR. CHARLES B. MANNON, PRESIDENT
CAN M. TASER, A.I.A. ARCHITECT

PROJECT & LOCATION: BRANCH FACILITY FOR SAVINGS BANK OF MENDOCINO
NORTH SIDE OF EAST PERKINS STREET, SOUTH OF PEAR TREE CENTER
414 E. PERKINS STREET

In accordance with the California Environmental Quality Act, an analysis has been made of possible environmental impacts of the project by the City of Ukiah Planning Department Staff.

DESCRIPTION OF PROPOSAL:

The applicant proposes to construct a one story (4500 sq. ft.) branch office with four drive-thru units for the Savings Bank of Mendocino. The parcel is one of approximately 33,000 sq. ft. and zoned C-N, Neighborhood Commercial District. Solar panels are used on the building's south elevation.

PROJECT FEATURES HAVING POSSIBLE IMPACT:

1. Drainage. The addition of impermeable surfaces to this site will increase runoff. The project will be engineered to direct runoff to City drainage systems.
2. Traffic. Construction of the facility on this site will increase traffic and congestion on Perkins Street, a major east-west thoroughfare connecting downtown Ukiah with U.S. 101 and residential areas east of Ukiah. Though generally free-flowing traffic, it is sometimes obstructed by freight train movements approximately 6 times in a 24 hour period. Traffic study prepared by TJKM, transportation consultants, completed in May 1979 indicated that East Perkins Street is currently at capacity.

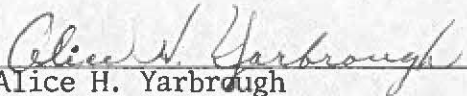
POSSIBLE MITIGATION MEASURES:

- A. Acquire access from the parking lot of the Pear Tree Shopping Center on the north side diverting traffic to Orchard Avenue.
- B. Existing striping on East Perkins Street between the railroad and Orchard Avenue, should be revised as recommended on page 21F of the TJKM Traffic Study, May 1979.
- C. Adequate collection area should be provided for the drive-thru units so that traffic will not become congested in the driveway.

FACTORS SUPPORTING A NEGATIVE DECLARATION:

1. Project is compatible with surrounding land uses.
2. Project will not have a significant adverse effect on air and water quality.
3. Project will not have significant adverse impacts on wildlife, plantlife or fishlife.
4. Project will not cause marked increase in ambient noise levels in the area except during period of construction.
5. Project will not significantly degrade aesthetic quality of the area, as the exterior will be of colors, textures and finishes to be visually appealing.
6. Project will not pose a significant threat to human health and safety.
7. Project will not destroy or detract from important recreational areas.
8. Project will not have significant adverse impacts on local government services, utilities, transportation or solid waste management.
9. The project will not displace persons.

CITY OF UKIAH PLANNING DEPARTMENT
MICHAEL F. HARRIS, DIRECTOR OF PLANNING



Alice H. Yarbrough
Planning Assistant

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CITY OF UKIAH

PROJECT REVIEW COMMITTEE

TUESDAY, DECEMBER 9, 1980

Staff Present

Mike Harris
Vince Cole
Gene Hassler
Ted Goforth
Bill Beard
Ann Robinson

Others Present

Warren Lampson
Duane Hill
George Mills
Can M. Taser
Charles Mannon

SITE DEVELOPMENT PERMIT APPL. NO. 81-25
SAVINGS BANK OF MENDOCINO COUNTY

Michael Harris, Director of Planning, presented the application for site Development for a branch facility for the Savings Bank of Mendocino County, at 414 E. Perkins Street.

Staff has some questions as to the type of design and structure of the building not being compatible with the shopping center. Mr. Taser, Architect, spoke in favor of the project and explained that the design of the building is very functional, especially for the use of solar energy and he believes the design does complement the shopping center. He said he has a model of the building that gives a better conception of the building design. Mr. Harris asked that the model be brought to the Planning Commission meeting of January 14th.

The Committee made the following recommendations:

- 1) 10' wide right-of-way along Perkins Streets to be dedicated to the City.
- 2) All on-site paving to be 2" of asphaltic concrete over a 6" aggregate base.
- 3) All on-site drainage to be taken under the sidewalk to the approval of the Director of Public Works.
- 4) Driveway on Perkins Street be moved to the east five or six feet to separate existing driveway on the adjoining property and the new driveway.
- 5) Existing driveway on Perkins Street be removed and replaced with curb, gutter and sidewalk.
- 6) Building to be one-hour rated or interior fire sprinkler system to be provided.
- 7) New electrical services to be undergrounded at applicant's expense.
- 8) Rear driveway existing toward K-Mart be 24' in width.

SITE DEVELOPMENT PERMIT APPL. NO. 81-27
RURAL COMMUNITES HOUSING DEVELOPMENT CORP.

Michael Harris, Director of Planning, presented the application for site development permit to construction a two story, six-unit apartment house on the northwest corner of Dora & Holden Streets.

Duane Hill and George Mills spoke in favor of the project and were in agreement with the recommendations made by the committee. They did say that the only problem they could foresee was where to place the garbage receptacles for

MEMORANDUM

DATE: JANUARY 9, 1981

TO: PLANNING COMMISSION

FROM: DIRECTOR OF PLANNING

SUBJECT: SITE DEVELOPMENT PERMIT APPLICATION NO. 81-25
SAVINGS BANK OF MENDOCINO
414 E. PERKINS STREET
(NORTH SIDE OF E. PERKINS ST., SOUTH OF PEAR TREE SHOPPING CENTER)

RECOMMENDATION:

1. Approve Negative Declaration.
2. Approve Side Development Permit subject to conditioned noted in this staff report.

ENVIRONMENTAL IMPACT ASSESSMENT:

A Negative Declaration of Environmental Impact has been prepared and is attached for consideration of the Commission.

GENERAL PLAN DESIGNATION:

Commercial

ZONING:

C-1, Light Commercial.

PROPOSAL:

The applicant proposes to develop a 4500 sq. ft., single story branch facility for the Savings Bank of Mendocino.

ANALYSIS:

This innovative design for the future branch office of the Savings Bank proposes to utilize solar energy for water and space heating. The 4500 sq. ft. building will be of wood siding and metal rib roofing with solar panels located on the south elevation.

A ten foot wide dedication has been required on E. Perkins Street of all new development for future street widening and is requested by the City for this parcel.


With this in mind, Staff would recommend that the frontage landscaping be widened to 17½ feet so that at the time of street widening there will still be 7½ feet of landscaping, 2½ feet of which would be automobile overhang. This would assure a minimum of 5 feet of unobstructed landscaping across the parcel frontage. It is also felt that the proposed number of parking spaces is essential; since, the bank will be employing 12-16 persons at that location.

Staff believes the design is very unique and quite a change for Ukiah. The building itself is attractive but staff questions the compatibility of theme with the existing structures in the area, particularly the shopping center. The architect has stated it will complement the area. The applicant will present a model at the meeting to illustrate the structure and site in greater detail.

Staff would recommend approval of the Site Development Permit subject to the following special conditions:

1. Standard Conditions 1-9.
2. A 10 ft. wide right of way along the Perkins Street frontage be deicated to the City.
3. All on-site paving to be 2" of asphaltic concrete over a 6" aggregate base.
4. All on-site drainage to be taken under the sidewalk to the approval of the Director of Public Works.
5. Proposed driveway on Perkins Street be moved easterly 5-6 feet to separate existing driveway on the adjoining property and the new driveway.
6. Existing driveway on Perkins Street be removed and replaced with curb, gutter and sidewalk.
7. Building to be one-hour-rated or interior fire sprinkler system to be provided.
8. New electric services to be undergrounded at applicant's expense.
9. Rear driveway exiting toward K-Mart be 24 ft. in width.
10. Trash collection facilities be aesthetically screened from view.
11. Landscaping along parcel frontage be widened to a minimum of 17½ feet.
12. Landscaping be maintained in a neat weed free manner and irrigated by automatic irrigation system.
13. Landscaping plan to be approved by the Director of Planning prior to placement.
14. All signing to conform to City of Ukiah Sign Ordinance.

Respectfully submitted,


Michael F. Harris
Director of Planning

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slightly below last year.

Commissioner Velardi stated that the existing sign is visible at the north-bound exit but not in a location to make a decision in advance to exit from the freeway as there is not sufficient reaction time. The object of signage on freeways is for the moterist to avail himself of whatever services are located at a particular location. In that regard, he did not feel the Burger King signage was adequate. He asked applicant if Burger King had to revise their revenue projections when they became aware that the sign would be at ground level? Mr. Kroeger stated that more conservative estimates were made. He further added that if higher signage is allowed, business would increase by 10% to 15%.

In response to the Commission's question, Planning Director Harris stated that the present sign ordinance states that economic hardship is not a basis for a variance.

Commissioner Velardi felt that CalTrans logo sign program was not realistic and felt this could not be relied upon in making a decision in this case. He also felt there were obvious physical difficulties to viewing the sign southbound. He suggested that perhaps the applicant could enter into an agreement whereby he would be allowed to raise the sign but if Cal Trans logo system is employed in Ukiah, the sign would be lowered. Mr. Kroeger stated he would be agreeable to these conditions.

Commissioner Metzler asked if entering into this type of contract would bring in other freeway businesses asking for the same type of variance and contract? Commissioner Velardi felt this was a possibility but Perko's, for instance, was not brought in under the transition phase of a sign ordinance.

On a MOTION by Commissioner Thomas, seconded by Commissioner Gorny, it was carried by the following roll call vote to deny Variance No. 81-32, Burger King, to permit a 45 foot sign on parcel located at 711 E. Perkins Street:

AYES: Commissioner Gorny, Kelley, Thomas, Chairman Fenter
NOES: Commissioner Metzler, Velardi
ABSENT: None

SITE DEVELOPMENT PERMITS

SITE DEVELOPMENT PERMIT APPLICATION NO. 81-25, SAVINGS BANK OF MENDOCINO COUNTY TO CONSTRUCT NEW BUILDING AT 400 BLOCK OF EAST PERKINS STREET

Planning Director Harris stated that applicant proposes to develop a 4500 sq. ft. single story branch facility for the Savings Bank of Mendocino County immediately south of K-Mart on Perkins Street. The design for the branch office proposes to utilize solar energy for water and space heating. The building will be of wood siding and metal-rib roofing with solar panels located on the south elevation. Staff is recommending

that frontage landscaping be widened to 17½ feet to accommodate future street widening and that the rear exit be widened to 24'.

Tan Taser, architect, reviewed the design concept and solar features for the Commission and answered questions.

On a MOTION by Commissioner Thomas, seconded by Commissioner Metzler, it was carried by the following roll call vote to approve the Negative Declaration:

AYES: Commissioner Gorny, Kelley, Metzler, Thomas, Velardi,
Chairman Fenter

NOES: None

ABSENT: None

Chairman Fenter asked if applicant would agree to the 17½ foot frontage landscaping requested by staff? Mr. Taser stated that would be agreeable.

Commissioner Velardi asked for an explanation on the car window stacking area and north exit lanes. Mr. Taser felt traffic entry at the north-side could be handled by signage. Traffic for the drive through banking would enter from Perkins Street only and the back entrance will not be used to enter the driveup facilities. Staff questioned this circulation pattern and it was determined that two way traffic could be accommodated at the north access drive.

On a MOTION by Commissioner Metzler, seconded by Commissioner Gorny, it was carried by the following roll call vote to approve Site Development Permit Application No. 81-25, Savings Bank of Mendocino County, 414 E. Perkins Street subject to the following conditions:

1. Standard Conditions 1-9
2. A 10 ft. wide right of way along the Perkins Street frontage be dedicated to the City.
3. All on site paving to be 2" of asphaltic concrete over a 6" aggregate base.
4. All on site drainage to be taken under the sidewalk to the approval of the Director of Public Works.
5. Proposed driveway on Perkins Street be moved easterly 5-6 feet to separate existing driveway on the adjoining property and the new driveway.
6. Existing driveway on Perkins Street be removed and replaced with curb and sidewalk.
7. Building to be one hour rated or interior fire sprinkler system to be provided.
8. New electric services to be undergrounded at applicant's expense.
9. Rear driveway existing toward K-Mart be 24 feet in width.
10. Trash collection facilities be aesthetically screened from view.
11. Landscaping along parcel frontage be widened to a minimum of 17½ feet.
12. Landscaping be maintained in a neat weed free manner and irrigated by automatic irrigation system.

13. Landscaping plan to be approved by the Director of Planning prior to placement.
14. All signing to conform to City of Ukiah Sign Ordinance.

AYES: Commissioner Gorny, Kelley, Metzler, Thomas, Velardi,
Chairman Fenter
NOES: None
ABSENT: None

SITE DEVELOPMENT PERMIT APPLICATION NO. 81-28, RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION TO CONSTRUCT A TWO STORY, 6 UNIT APARTMENT ON THE NORTHWEST CORNER OF DORA & HOLDEN STREETS

Planning Assistant Yarbrough stated the project consists of construction of a two story six unit apartment building on a lot of approximately 9300 sq. ft. Access to the parking area will be from Holden Street. Access to the second floor units will be by stairways located at the north and south end and in the center of the building. Access to the lower units from the parking area is by a door at the rear of one of the carports which has been revised. Staff suggested consideration of an alternative variance for one carport space to allow for an appropriate passageway from the parking lot to the access door for the first floor. Staff is recommending approval of the Negative Declaration and of Site Development Permit application.

Duane Hill, Executive Director, Rural Communities Housing Development Corporation, stated that after the first site plan was submitted, it was found that the property description was incorrect. He stated that the new site plan shows the laundry facilities moved with a notch out of the building in order to preserve the oak tree.

Commissioner Gorny asked for a report on the funding sources and who will benefit from the project. Mr. Hill stated that it is funded by HUD and the project would be for handicapped citizens.

Bob Sgnew, County Mental Health Director, stated that this project would enable citizens ready to return to the community who are currently housed in substandard housing in Ukiah to be given standardized housing.

On a MOTION by Commissioner Metzler, seconded by Commissioner Thomas, it was carried by the following roll call vote to approve the Negative Declaration for Site Development Permit application No. 81-28:

AYES: Commissioner Gorny, Kelley, Metzler, Thomas, Velardi,
Chairman Fenter
NOES: None
ABSENT: None

Mr. Hill requested that the condition requiring automated irrigation system since they have a person who will be responsible for the landscaping, and the removal of curb, gutter and sidewalk because of the substantial expense involved, be deleted from the staff recommended conditions.

CITY OF UKIAH

PROJECT REVIEW COMMITTEE

TUESDAY, FEBRUARY 10, 1981

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FILE
WITH CASES*

Staff Present

Bill Beard
Clif Shepard
Maurice Roper
Alice Yarbrough
Mike Harris
Ann Robinson

Others Present

Dink Farmer
Henry Mercer
Marilyn Ogle

SITE DEVELOPMENT APPL. NO. 81-38
FARMER BROTHERS, BRUSH STREET

Alice Yarbrough, Planning Assistant, presented the application for a Site Development Permit on Brush Street.

Dink Farmer, applicant, spoke in favor of the project and said that the proposed building will have office and showroom space in the front and an auto repair shop in the rear of the building. The only problem staff had with the project is the proposed parking area. Mr. Farmer said that as they deal only with small foreign cars the parking area is ample. Staff noted the area is short one parking space according to regulations but thought alternate plans could be worked out so Mr. Farmer can proceed with his plans for construction.

The Committee made the following recommendations:

1. A 2 hour firewall to be constructed on the west wall.
2. A 1 hour firewall separation be provided between the office area and auto repair shop.
3. All on-site drainage to be taken to the existing system on the east side.
4. Driving area to be paved with 2" of asphaltic concrete over a 6" aggregate base.
5. Arrange for payment of fees and installation of sewer and water laterals.

SAVINGS BANK OF MENDOCINO COUNTY

Henry Mercer appeared before the Project Review Committee for staff's input regarding a tentative proposal for either remodeling the existing Savings Bank Building or constructing a new building adjacent to the present building and then demolishing the old building. The main problem with utilizing the present site is the lack of adequate customer parking. Mr. Mercer said it would be preferable to utilize the downtown area rather than moving the banking facilities to another area but there is no land available large enough to accommodate the size building proposed with ample customer parking available in the downtown area.

Staff had some suggestions for Mer Mercer, such as adding another floor on to the present building, changing driveways into parking areas to the middle

of the block instead of close to the intersections and changing position of drive-up windows to allow for more stack-up area.

Mr. Mercer will report back to the representatives of the Savings Bank with staff's suggestions and report back to the Planning Staff when the plans are revised and he has more information.

the handicapped. Mr. Schutz said he would discuss this with the McDonald Corporation and thought they would be willing to go along with this request.

ARCH. REVIEW NO. 81-87
SAVINGS BANK OF MENDOCINO COUNTY
420 E. PERKINS STREET

Planning Assistant, Alice Yarbrough, presented the proposal by the Savings Bank for construction of a building at 420 E. Perkins Street. This project has been revised from the previous plan submitted to this Committee previously.

Mr. Axt, representing the Savings Bank of Mendocino County, said that this is a whole new concept from the one submitted earlier this year. The new plan will cut a quarter of a million dollars off the original price. He said the building is planned so it will use little or no heat by utilizing the winter sun. The roof will be of concrete tile which will be compatible to the shopping center. There will be wood facia over the drive-up windows and the balance of the building will have a natural wood look. Aesthetically he thought the building would be very acceptable.

Staff was concerned with the possible widening of Perkins Street in the future which would eliminate some of the landscaping in the front of the parcel. Mr. Axt suggested that tree wells could be constructed at that time. Staff suggested reducing 3' of the planting area in the rear, moving the building back, and thereby gaining more planting area in the front.

Mr. Axt said there will be landscaping to obscure the paving in the rear of the lot and he has also planned extensive landscaping in the overall area.

The Committee made the following recommendations:

1. Existing sewer laterals to be used.
2. Water service to be taken from main to the Shopping Center.
3. 10' wide right-of-way along Perkins Street to be dedicated to the City.
4. All on-site paving to be 2" of asphaltic concrete over a 6" aggregate base to the approval of the Director of Public Works.
5. All on-site drainage to be taken under the sidewalk to Perkins Street to the approval of the Director of Public Works.
6. Existing driveway on Perkins Street to be removed and replaced with curb, gutter and sidewalk to the approval of the Director of Public Works.
7. New electric service to be undergrounded at applicant's expense.
8. Double 4" line conduit in and out of the project.
9. Reduce 3' of planting area in the rear and add to the front of the property.

USE PERMIT APPL. NO. 81-89
RICHARD GOURNO, 635 SO. STATE ST.

Planning Assistant, Alice Yarbrough, presented the application for a use permit to establish an automotive repair shop at 635 So. State Street.

Mr. Gournno would like to lease the Sandelin parcel next to Safeway. This building has previously been a gas station, radiator repair shop, Dairy Store and a game room.

TO: PLANNING COMMISSION
FROM: DIRECTOR OF PLANNING
DATE: JUNE 5, 1981
SUBJECT: SAVINGS BANK OF MENDOCINO COUNTY
E. PERKINS STREET
SITE DEVELOPMENT PERMIT APPL. NO. 81-25

RECOMMENDATION: Approve Site Development Appl. No. 81-25 subject to Conditions outlined in this report.

ENVIRONMENTAL ASSESSMENT: A Negative Declaration of Environmental Impact was approved for an earlier application, processing a similar project. No further study is required.

GENERAL PLAN DESIGNATION: Commercial

ZONING: C-1, Light Commercial District

PROPOSAL: To construct a 4500+ sq. ft., one-story branch facility for the Savings Bank of Mendocino County.

ANALYSIS: The Savings Bank has submitted a redesign of its proposed bank. The layout of the development is essentially the same. The concerns expressed during the last review have been addressed on this site plan relative to location of the driveway and driveway widths.

The new design is a wooden building with a tile roof which should complement the shopping center while retaining a separate identity. There will be a wooden fascia over the drive-up windows. The structure is oriented on the parcel to utilize passive solar design.

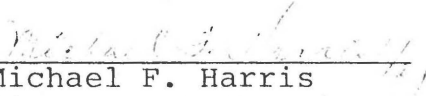
One concern which staff has is the 10 ft. dedication along the Perkins Street frontage for future street widening which would at that time eliminate the frontage landscaping. Staff is recommending that the building be moved three feet northerly narrowing the rear landscaping so that a 5-foot planting area be retained across the frontage after dedication.

Staff believes the design is very well done and much more appropriate than the first proposal. We, therefore, recommend approval subject to the following:

1. Standard Conditions 1-9.
2. A 10 ft. wide right-of-way along the Perkins Street frontage be dedicated to the City.
3. All on-site paving to be 2" of asphaltic concrete over a 6" aggregate base.
4. All on-site drainage be taken under the sidewalk to the approval of the Director of Public Works.

5. Existing driveway on Perkins Street be removed and replaced with curb, gutter and sidewalk.
6. Building to be one-hour fire rated or interior fire sprinkler system to be provided.
7. New electric services to be undergrounded at applicant's expense.
8. Trash collection facilities be aesthetically screened from public view.
9. Landscaping along parcel frontage be widened to a minimum of 15 feet.
10. Landscaping be maintained in a neat weed-free manner and irrigated by an automatic irrigation system.
11. Landscaping plan to be approved by the Director of Planning prior to placement.
12. Signing to conform to City of Ukiah Sign Ordinance.

Respectfully submitted,


Michael F. Harris
Director of Planning

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- 6) * Signing be in conformance with the City of Ukiah Sign Ordinance.
- 7) New utilities be underground to the approval of the various agencies.
- 8) A minimum of seven (7) parking spaces be appropriately striped.

AYES: Commissioner Ivey, Kelley, Metzler, Vandermeij, Chairman Fenter
NOES: None
ABSENT: Commissioner Velardi
ABSTAIN None

SITE DEVELOPMENT PERMITS:

REVISION OF SITE DEVELOPMENT PERMIT NO. 81-87,
SAVINGS BANK OF MENDOCINO COUNTY, 420 E. PERKINS ST.

Acting Planning Director Yarbrough presented this revised application. A Negative Declaration of Environmental Impact was approved for the earlier application processing. The General Plan Designation is Commercial and the zoning is C-1. The proposal is to construct a one-story structure (approximately 4500 sq. ft.) for the Savings Bank of Mendocino County. The exterior of the building will be natural wood, wood fascia over the drive-thru window areas with a tile roof. The proposed parking as shown meets the City Code. The concerns with the original design have been addressed on the current site plan, namely the widths of the driveways, the location of the driveway ingress and egress on Perkins Street, driveway to Pear Tree Center and building design.

Staff recommends that the building be moved three feet northerly to accommodate a greater landscaping area in the front because of a 10' dedication along the Perkins Street frontage. With a landscaping area of 12', at such time as the street is widened, it would have narrowed the landscaping to two feet. Thus, the recommendation of the moving of the building by three feet would allow for a five foot landscaping area after widening.

Ms. Yarbrough reported that the applicant requests a two foot move to allow wider landscaping along the rear property line. A 40' access easement north of the parcel to accommodate truck traffic from K-Mart as well as allow a pedestrian walkway from the shopping center is planned. Existing landscaping on the east side as well as the south side of the parcel will remain.

Commissioner Thomas stated that he would abstain from discussion due to possible conflict of interest.

Bob Axt, architect for the project, presented pertinent information regarding the building and site plan. The building is at a 30 degree angle to Perkins Street, with the unattractive part of the drive-up banking facility well screened from the street. He pointed out that the building rises to 28 feet with a trombe wall for internal air circulation and glass will be oriented for passive solar heating.

Mr. Axt noted the bank would like to keep at least 3 feet rear landscaping to provide appropriate landscaping.

On a MOTION by Commissioner Metzler, seconded by Commissioner Kelley, it was carried by the following roll call vote to approve Site Development Permit No. 81-87 subject to the following conditions:

- 1) Standard Conditions 1-9.
- 2) A 10 ft. wide right-of-way along the Perkins Street frontage be dedicated to the City.

- 3) All on-site paving to be 2" of asphaltic concrete over a 6" aggregate base.
- 4) All on-site drainage be taken under the sidewalk to the approval of the Director of Public Works.
- 5) Existing driveway on Perkins Street be removed and replaced with curb, gutter and sidewalk.
- 6) New electric services to be undergrounded at applicant's expense.
- 7) Trash collection facilities be aesthetically screened from public view.
- 8) Landscaping along parcel frontage be widened to a minimum of 14 feet.
- 9) Landscaping be maintained in a neat weed-free manner and irrigated by an automatic irrigation system.
- 10) Landscaping plan to be approved by the Director of Planning prior to placement.
- 11) Signing to conform to City of Ukiah Sign Ordinance.

AYES: Commissioner Ivey, Kelley, Metzler, Vandermeijer and Chairman Fenter

NOES: None

ABSENT: Commissioner Velardi

ABSTAIN: None

SITE DEVELOPMENT PERMIT APPLICATION NO. 81-81
MCDONALD'S, FOR DRIVE-THROUGH SERVICE ADDITION
TO EXISTING RESTAURANT AT 115 NO. ORCHARD AVENUE

Commissioner Thomas stated that he would abstain from this discussion.

Acting Planning Director Yarbrough presented the application to alter the existing building to provide for a drive-through service addition. The code requires a stacking space for at least five cars for a drive-up window. The proposed 31 off-street parking spaces meet the code. There was concern expressed by Project Review Committee that during peak hours, traffic may back up at the intersection of Orchard and Perkins. A second drive-up lane was recommended for the peak hours.

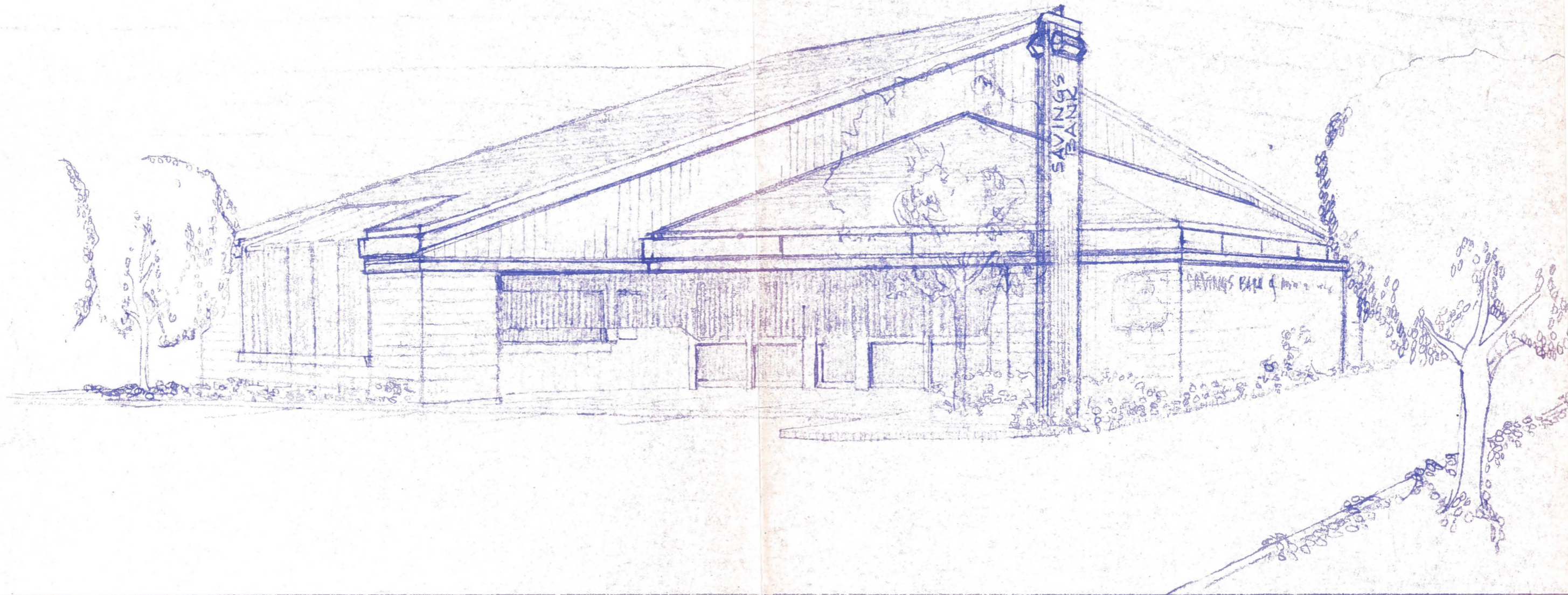
Another concern is the sidewalk at the northeast corner of the intersection, which is too narrow for wheelchairs due to the location of the traffic controller. It is recommended that the applicant widen the sidewalk by approximately 3 ft. to facilitate pedestrian and handicap access.

It was further noted that it is in conflict with the Sign Ordinance to place "drive-thru" on the existing non-conforming free-standing sign. A directional drive-thru sign at the access off of Orchard Avenue will be allowed.

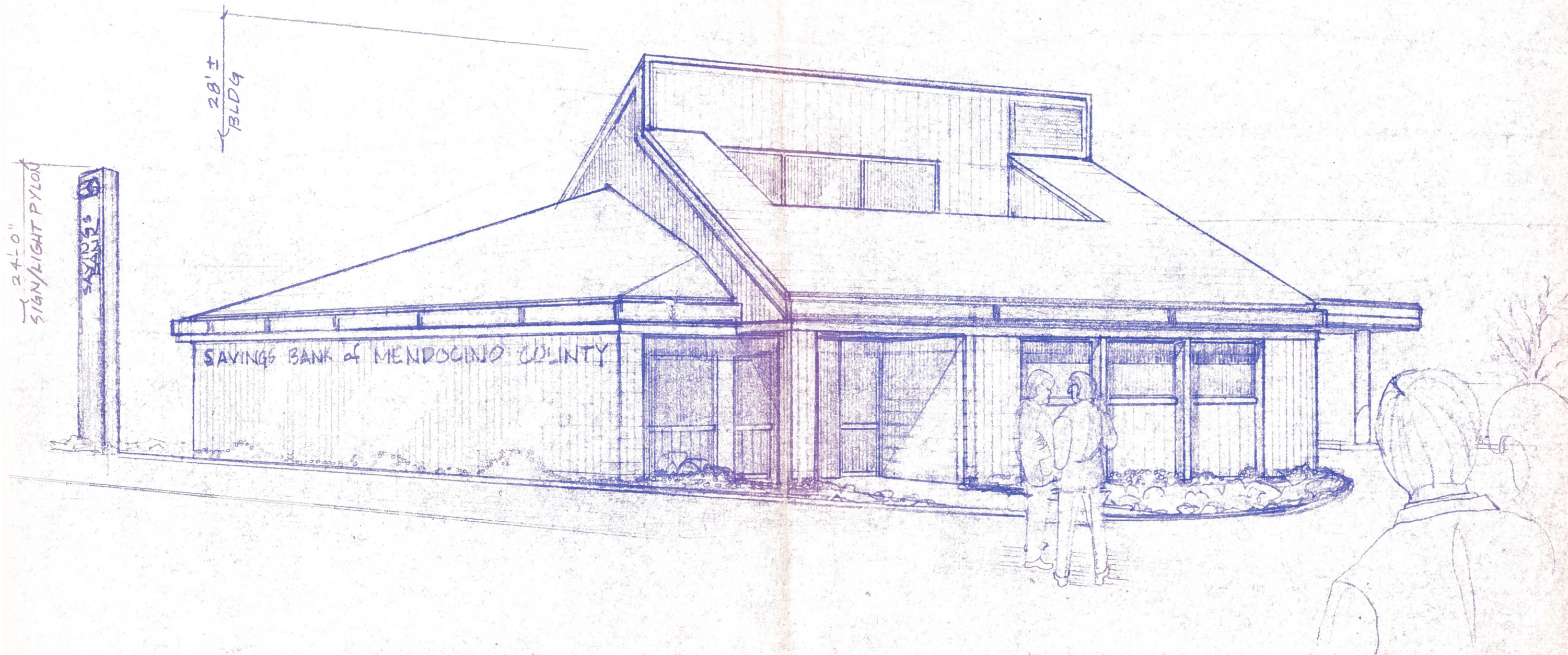
Ms. Yarbrough pointed out that it has been the custom at McDonald's for one of their personnel to direct traffic during the peak hours.

It is also recommended that the areas marked "painted areas" on the plan be changed to "an extension of landscaping".

Nick Schutz, 271 Mendocino Place, stated that the reason why there are "painted areas" indicated on the plan is for easier turning. He also requested that the word "dedicated" in condition no. 2 be changed to read "provided" as the property belongs to the McDonald's Corporation. He commented that he would personally pay for the sidewalk work done.



SAVINGS BANK of MENDOCINO COUNTY
PERKINS STREET BRANCH
VIEWED FROM SOUTH-EAST (PERKINS STREET)



SAVINGS BANK of MENDOCINO COUNTY
PERKINS STREET BRANCH
VIEWED FROM NORTH-EAST (SHOPPING CENTER)