

RESOLUTION NO. 2009-212

Adopted by the Sacramento City Council

April 7, 2009

ADOPTING FINDINGS OF FACT AND APPROVING THE SPECIAL PERMIT AND VARIANCE FOR THE KFC/LONG JOHN SILVER'S RESTAURANT WITH DRIVE-THROUGH SERVICE (P08-002) (APN: 018-0014-005)

BACKGROUND

- A. On January 8, 2009, the City Planning Commission conducted a public hearing on, and approved with conditions the KFC/Long John Silver's Restaurant with Drive-through Service (P08-002). Within the time limits specified in the Zoning Code, the project entitlements approved by the Planning Commission were appealed by a third party.
- B. On April 7, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a) and (c), and received and considered evidence concerning the KFC/Long John Silver's Restaurant with Drive-through Service (P08-002).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the KFC/Long John Silver's Restaurant with Drive-through Service project, the City Council approves the Special Permit and Variance based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Special Permit to establish a 3,008 square foot restaurant with drive-through in the Heavy Commercial (C-4) zone based on the following findings of fact:
 - 1.) A special permit shall be granted upon sound principles of land use. The proposal to establish a drive-through service in connection with a 3,008 square foot KFC/Long John Silver's restaurant is a commercial use consistent with the land-use designation of Heavy Commercial (C-4) zone and will provide additional dining opportunities for the surrounding residential and City College.
 - 2.) A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance, in that:
 - a. A rolling gate will close off access to the alley from the project site when the restaurant is not open.
 - b. The project has been conditioned to adhere to a good neighbor policy by actively picking-up trash, removing graffiti and posting contact numbers for

problems occurring onsite during operation hours and when the restaurant is closed.

- 3.) The proposed project is consistent with the 2030 General Plan designation of Low Urban Center.
- 4.) The design and location of the drive-through facility will not contribute to increased congestion on public or private streets or alleys adjacent to the subject property in that the proposed project meets parking requirements, does not warrant a traffic study.
- 5.) The design and location of the facility will not impede access to or exit from the parking lot serving the business, impair normal circulation within the parking lot or impede pedestrian movement, in that:
 - a. The drive-through facility will maintain a point of exit separate from the main and secondary ingress/egress from the site to Sutterville Road and the public alley;
 - b. The proposed drive-through facility meets City development standards regarding minimum stacking distances; and
 - c. The project meets minimum drive-through lane widths and is conditioned to meet drive-through entrance distance of 25 feet from the public alley.
- 6.) The design and location of the facility will not create a nuisance for adjacent properties in that the project is providing a masonry wall at the rear of the site with a gate and has been conditioned to prevent situations of public nuisance.

Section 3. The City Council approves the Variance to waive a masonry wall along the west property boundary adjacent to a residence based on the following findings of fact:

- 1.) Special privilege has not been extended to the applicant and special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations, in that, the residential unit is located at the rear of the site and the applicant is provided a six foot tall masonry wall that will extend 60 feet along the western property line covering the length of the residential fourplex. Providing a masonry wall on the remaining western property line is unnecessary to buffer residential as no residential uses are located on the northern portion of the commercially zoned property.
- 2.) The variance is not detrimental to the public health, safety, or welfare nor injurious to other properties in the vicinity in that the project has been design to minimize impacts to the surrounding neighborhood by providing a masonry wall at the rear of the site and at a distance of 60 feet along the eastern property boundary and 30 feet along the western property boundary.
- 3.) The variance will not adversely affect the General Plan as the proposed use is consistent with the all designations of the site.

Section 4. The City Council approves the Special Permit to establish a 3,008 square foot restaurant with drive-through in the Heavy Commercial (C-4) zone subject to the following conditions of approval:

General

- B1. Development of this site shall be in substantial compliance with the attached exhibits (Exhibits A through L), except as conditioned. Any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- B2. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- B3. Landscaping plans shall be submitted to the Building Division – Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system and calculation to ensure that the 50% shading requirement is met.
- B4. Sign permits must be acquired for all proposed signage. A total of four attach signs are permitted (two attached signs per occupant). Said signs cannot exceed a total aggregate area of three square feet for each front foot of building occupancy.
- B5. Signs indicating right turn only from the alley driveway shall be posted at the time bollards, gates or other alley restrictions are installed.
- B6. The project is required to meet the Sacramento City Code regulations regarding bicycle parking (Section 17.64.050) and shall provide additional bicycle parking facilities at a minimum of 8 bicycle spaces with at least two spaces provide as Class I bicycle lockers.
- B7. The applicant shall adhere to a Good Neighbor Policy by actively picking-up trash, removing graffiti and posting contact numbers for problems occurring onsite during operation hours and when the restaurant is closed.
- B8. Hours of operation shall be between 10:00 am and 10:00 pm Sunday through Thursday and 10:00 am to 11:00 pm Friday and Saturday. Delivery hours shall be within the hours of 7:00 am and 10:00 am.
- B9. Lighting shall be designed so as not to produce hazardous and annoying glare to adjacent properties, motorists, or the general public. All fixtures shall be placed in a manner that avoids glare when observed from the street, alley or other public areas.
- B10. Parking lot, drive-through, circulation areas, and grounds contiguous to building shall provide lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of .50 to one foot-candle minimum, maintained at ground level is required.

- B11. All mechanical equipment shall be screened. All rooftop mechanical equipment and communications equipment shall be completely screened from view from public streets and alley by building parapets, screen walls and architectural projections that are integral to the building design.
- B12. All brick veneer shall wrap around each adjacent corner wall to create the appearance of true brick.
- B13. A minimum stacking distance of one hundred eighty (180) feet shall be provided to the pick-up window.
- B14. The walls of the trash and recycling enclosure shall be constructed of solid masonry material with decorative exterior surface finish compatible to main KFC/Long John Silver's restaurant building.
- B15. Provide stacking space for at least four vehicles in advance of each ordering point and stacking distance for at least four vehicles between each ordering point and pick-up window.
- B16. Entrances to drive-through lanes shall be at least twenty-five (25) feet from driveways entering a public or private street or alley.
- B17. The minimum width of each drive-through lane shall be eleven (11) feet. The entrance to the lane and the direction of traffic flow shall be clearly designated by signs and pavement markings or raised curbs.
- B18. The Special Permit is revocable if congestion attributes to inadequate vehicle stacking space for the drive-through service facility regularly occurs on public or public streets or alleys, or the design of the facility creates a nuisance to adjacent properties and the management of the facility cannot alleviate the situation.
- B19. Public address speakers, on-site lighting and drive-through lanes shall be designed and located such that noise, exhaust fumes, and stray lights will not create a nuisance for adjacent properties.

Traffic Engineering Division

- B20. The applicant shall work with the Department of Transportation (DOT) to narrow the proposed driveway to the alley from 20 feet to 12 feet and restrict the movement to out only in the east direction to 21st Street. The applicant shall be responsible for all markings and signage to accommodate this condition to the satisfaction of the DOT. The movement restriction shall be achieved using markings, signage and possible hard improvements (i.e. curbing, pork chop and driveway design, etc.)
- B21. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Sutterville Road per City standards and to the satisfaction of the Department of Transportation. This shall include any needed street lights;
- B22. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation;

- B23. The applicant shall repair the existing alley per City standards (In Concrete) along the site's frontage on the alley to the satisfaction of the Department of Transportation;
- B24. The applicant shall pay a sum of \$1500 as a fair share contribution towards the proposed alley restriction. The \$1500 would pay for either a set of bollards or a portion of a restriction gate. The type of control shall be determined by the alley restriction process and City Council approval;
- B25. The applicant shall install a set of flashing beacons for the existing crosswalk across Sutterville Road. The flashing beacons would be installed at two locations (on both sides of Sutterville Road) and shall be to the satisfaction of the Department of Transportation;
- B26. The City standards dictate that a driveway be a minimum of 10-feet away from a pedestrian ramp. The applicant shall either shift the proposed driveway by 5-feet (in the west direction) to comply with this condition or shift the existing crosswalk by 5-feet (in the easterly direction, provided it meets the City's safety criteria for crosswalks) to comply with this condition or a combination of both to the satisfaction of the Department of Transportation;
- B27. The site plan shall conform to A.D.A. requirements in all respects. This shall include the installation of a curb ramp along the site's frontage on Sutterville Road where the existing crosswalk meets/ends at the site's frontage per City standards and to the satisfaction of the Department of Transportation;
- B28. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);
- B29. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation;

Department of Transportation – Electrical Division

- B30. This project shall require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

Fire

- B31. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

- B32. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- B33. Provide a water flow test. (Make arrangements at the walk-in counter: 300 Richards Blvd., 3rd Floor Sacramento, CA 95811).

Utilities

1. Only one (1) metered domestic water service per parcel is allowed. Excess services shall be abandoned to the satisfaction of the DOU. There is an existing 6" water main in Alley adjacent to rear property line.
2. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
3. If the total paved area is greater than 6000 sq. ft., an onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. There is an existing drain system in the Alley adjacent to rear property line where storm drain service tap can be connected to (MH#112). All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
4. The lot shall be graded so that drainage does not cross property lines.
5. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
6. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation. Finished lot pad elevations shall be accepted by the Department of Utilities.
7. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Advisory Notes

Utilities

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

2. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

Building

3. Fire resistant rating for new restaurant exterior walls shall comply with 2007 CBC Table 602 based on Fire Separation Distance. On East side of the proposed building Fire Separation Distance is 20 feet. Depending on new buildings' type of construction, the fire rating for this wall may be required as per Table 602 requirements.
4. Total area of openings in East walls and openings protection also may be an issue, depending on proposed type of construction. Compliance with Table 704.8 is required.
5. All portions of proposed building and facilities shall be accessible to persons with disabilities as required by Chapter 11B of 2007 CBC. Per CBC section 1104B.5, accessible seating spaces shall be provided at each available functional area which includes interior and exterior seating arrangement.

County Health

6. Trash enclosures will need to have a drain plumbed to sanitary sewer.
7. Concrete or asphalt flooring will be required to slop ¼" per foot to drain.
8. A complete submittal will be required to the Health Department.

Parks

9. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$1,023. This is based on 3,008 sq. ft at the commercial rate of \$.34 per sq. ft (this is not the Specified Infill Rate, at this location the infill rate applies to residential). Any changes in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

SRCSO

10. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Police

11. Lighting

- a. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
- b. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
- c. Exterior door, perimeter, parking area, and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.
- d. Bollard lighting shall be used throughout the vehicle stacking area for the drive through, across from the menu boards under the tress to increase visibility during hours of darkness.

12. Parking

- a. An extensive closed circuit television system should be incorporated throughout the parking area with recorder capability.
- b. All parking areas shall be laid out to allow a high degree of observation.

13. Signage

- a. All entrances to the parking areas shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's / manager's request.
- b. The applicant will post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and at the Police Department.

14. Miscellaneous Security Measures

- a. Closed-circuit television cameras shall be employed to monitor high-risk areas in case of robbery or other serious felony. Additional cameras shall be placed to monitor all cash registers, entrances, dining areas, restroom doors, drive thru area, parking lots and all areas lacking direct surveillance.
- b. Camera recording system shall be secured and locked at all times or maintained off site.
- c. A 180 degree viewing device (or peephole) shall be installed in all solid doors.
- d. Any office which contains a safe or will be used to count receipts shall be equipped with a 180 degree viewing device.
- e. Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.

- f. Access into miscellaneous storage areas should be strictly controlled.
- g. Windows shall remain free of literature and signage blocking the view into the restaurant.
- h. The applicant shall install a drop safe and post a sign indicating that employees do not have access to the safe.
- i. Business rules shall be posted in the business interior in a conspicuous place.
- j. The applicant shall have display counters low enough that the cashier has visibility through the store.
- k. The applicant shall post a drop safe and a sign indicating that employees do not have access to the safe.
- l. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
- m. All dumpsters must be kept locked at all times.
- n. No public telephone shall be installed on the premises.
- o. The cashier/employees shall have remote capability to lock the doors to the business.
- p. The applicant shall have the responsibility of assuring that the perimeter of the construction site is fenced during construction with security lighting and guard patrols employed as necessary. If the general contractor is assigned this responsibility, it shall be the applicant's responsibility to assure compliance.
- q. Landscaped areas should be planned for maximum growth, while providing unobstructed observation of parking lots, buildings, and pathways during day and night.

Section 5. The City Council approves the Variance to waive a masonry wall along the west property boundary adjacent to a residence subject to the following conditions of approval:

- C1. The applicant shall provide a minimum six foot high solid wall of masonry, brick, or similar material along the southern property line (except at the driveway location and allowing for clear vision at the driveway) Said masonry wall shall wrap along the western and eastern property boundary lines and extend from the rear of the property 30 feet along the east property line and 60 feet along the west property line (where the existing building wall on the property is located).
- C2. Vines shall be planted and maintained on entire length of the chain-linked fence being provided at the eastern and western property boundary lines.

C3. A gate shall be at the driveway ingress/egress at the rear property boundary. The gate shall remain closed when the restaurant is not in operation.

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Adopted by the City of Sacramento City Council on April 7, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

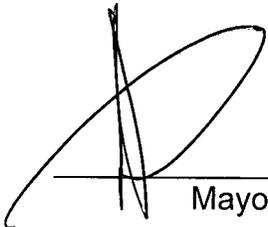
Noes: None.

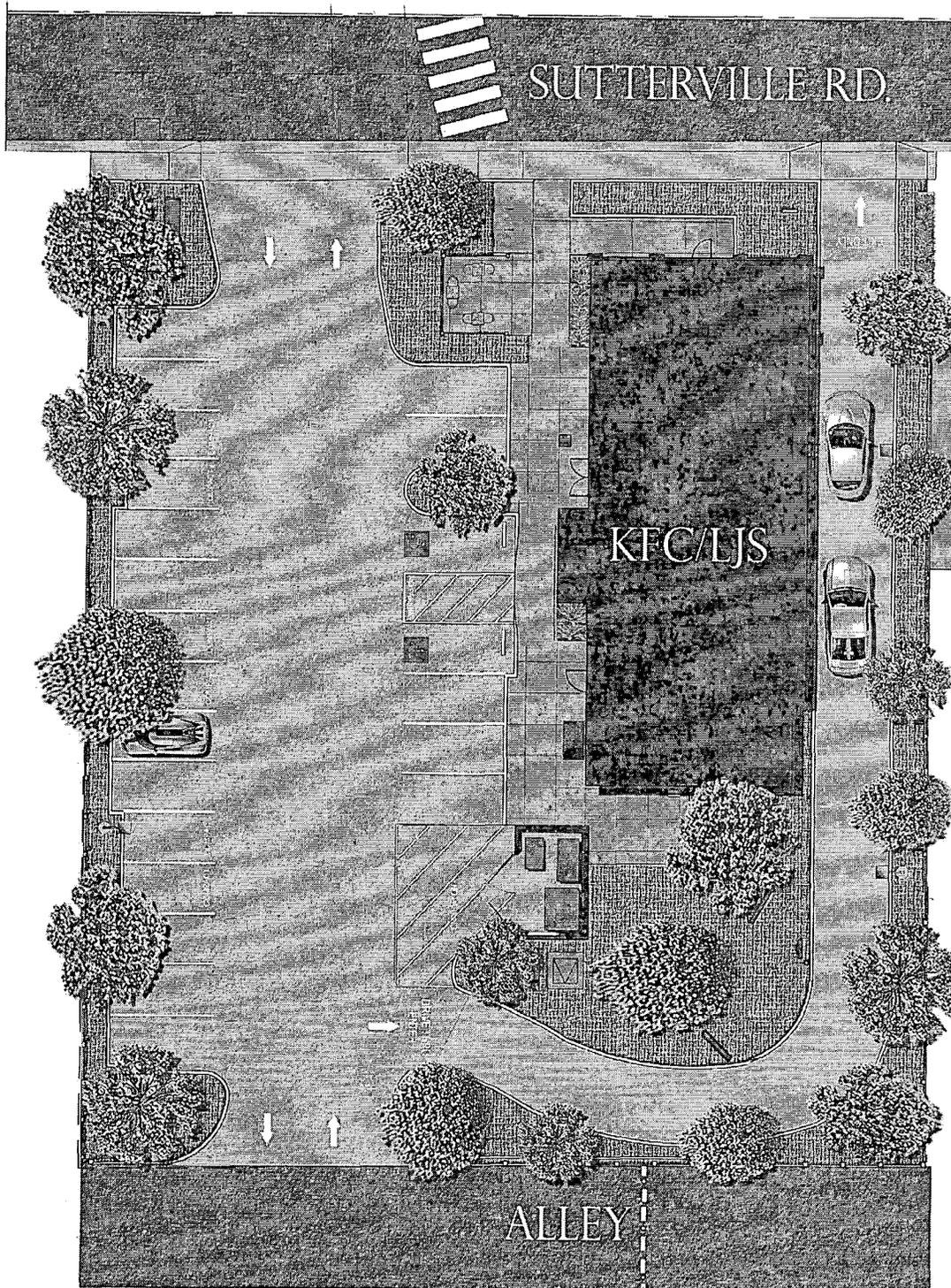
Abstain: None.

Absent: None.

Attest:


Shirley Conclino, City Clerk


Mayor Kevin Johnson



Exhibit

DATE 11/24/08

KFC/LONG JOHN SILVER'S RESTAURANT

OWNER Harman Management
Los Altos, CA.

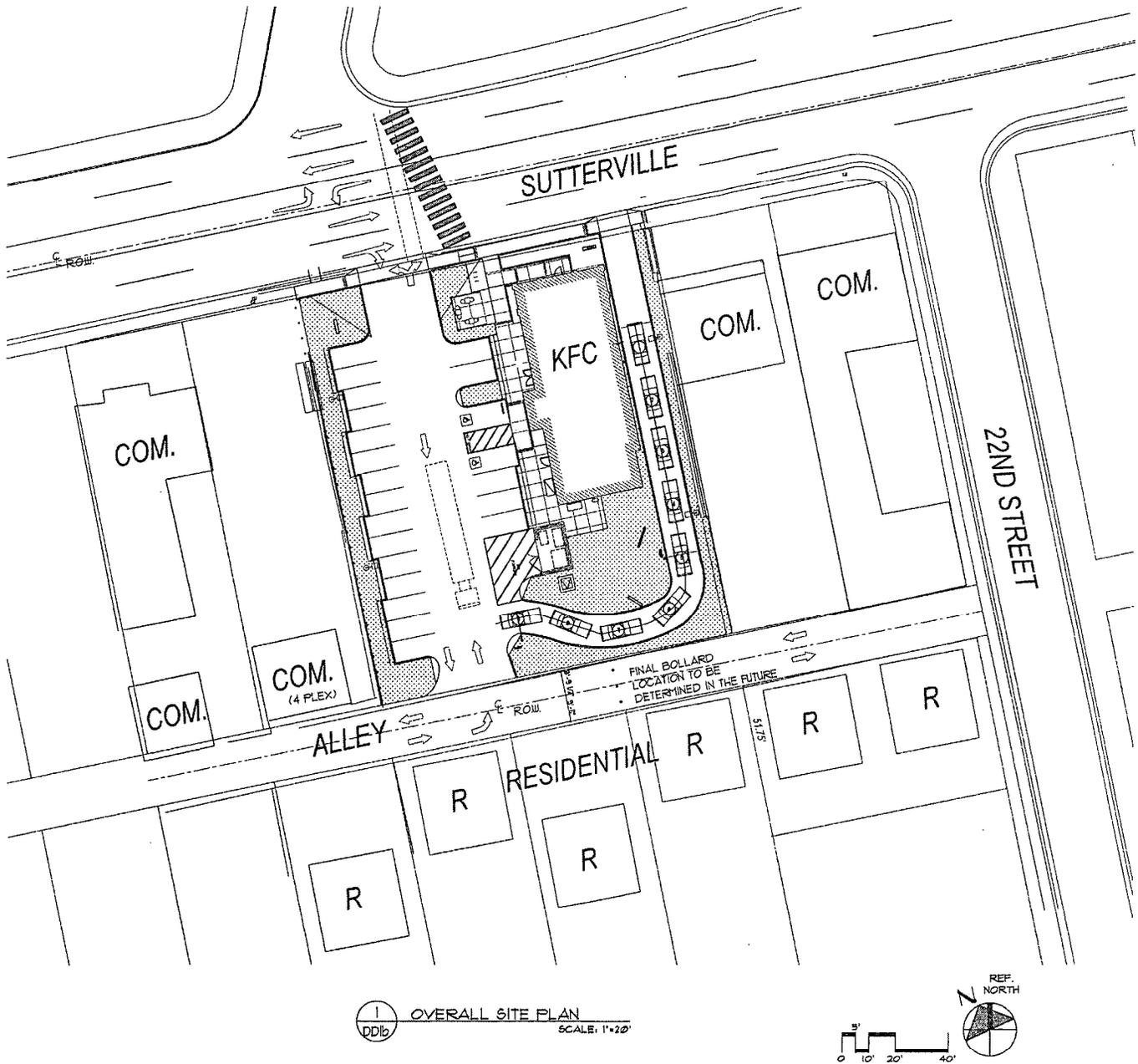
2128 Sutterville Rd.
Sutterville, CA 95822



ARCHITECTS...
VINCENT+MURPHY, INC
SAN RAFAEL, CA

B

- Site



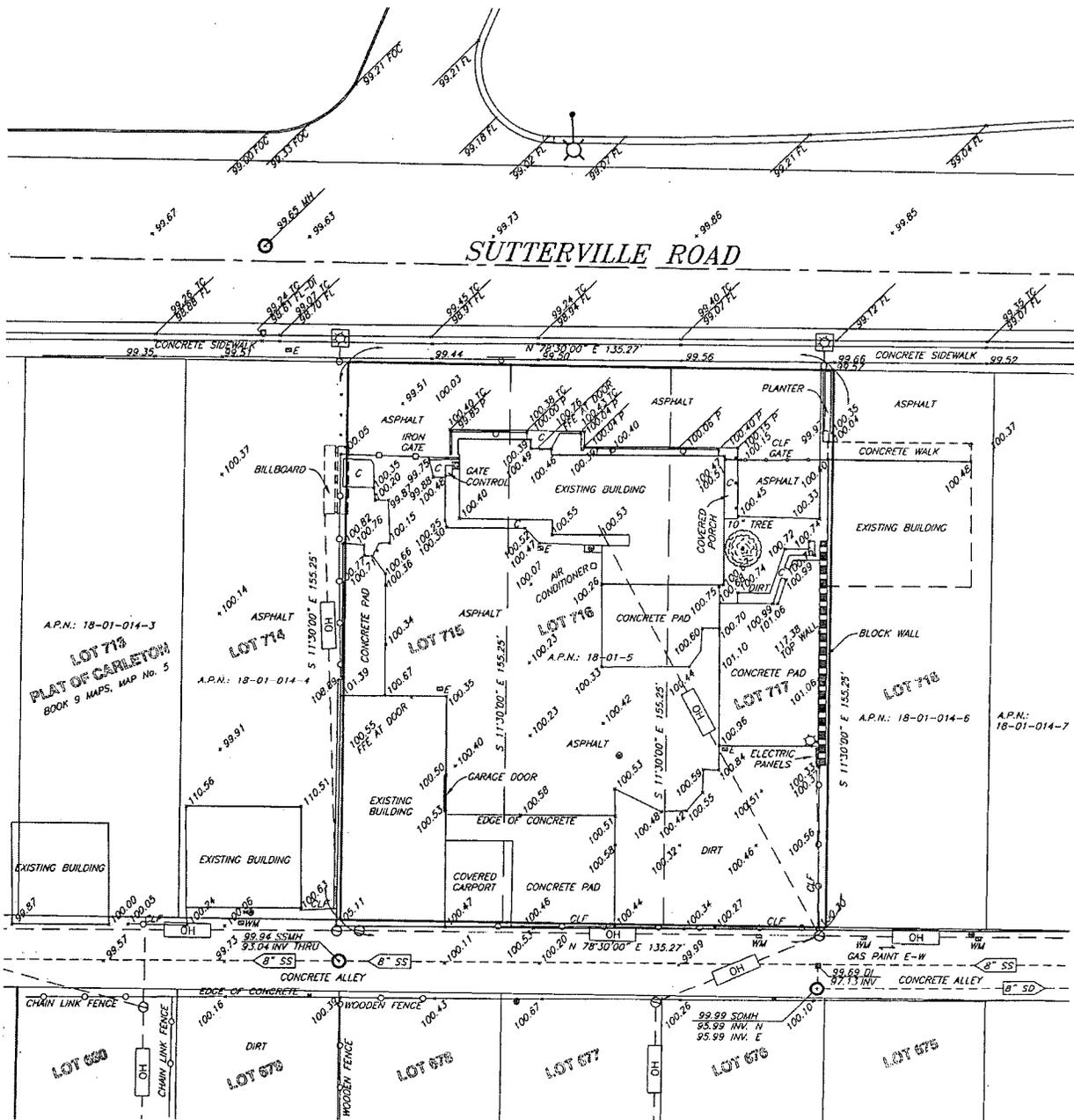
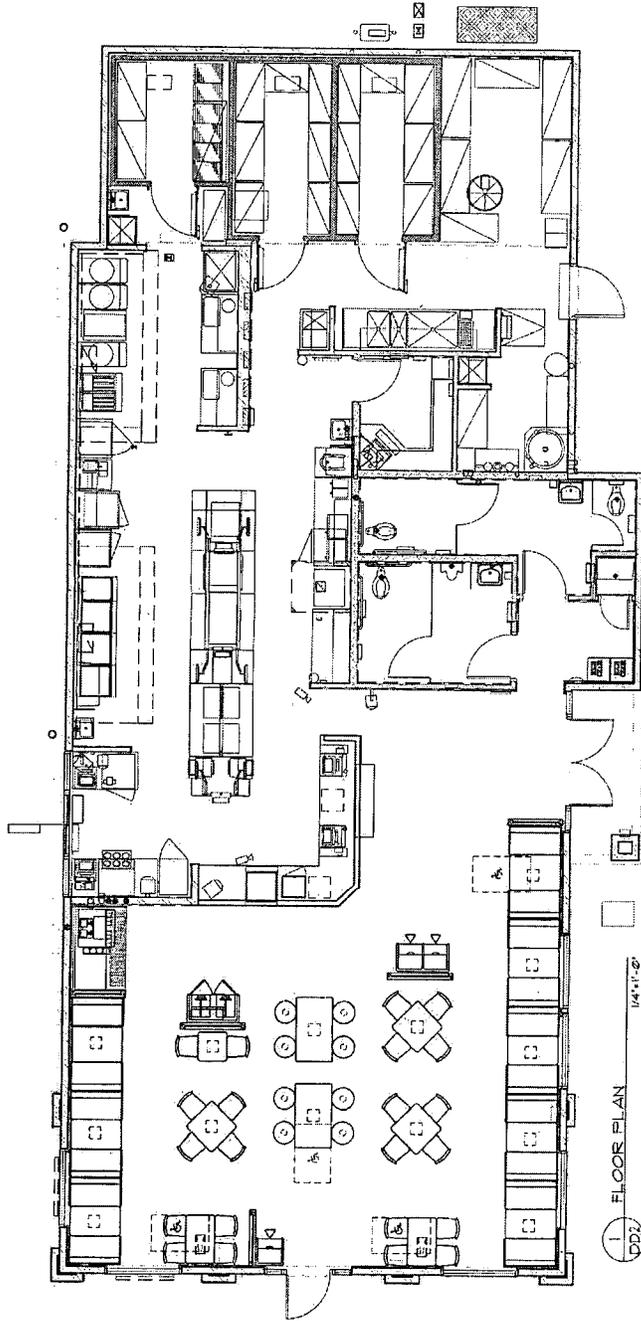
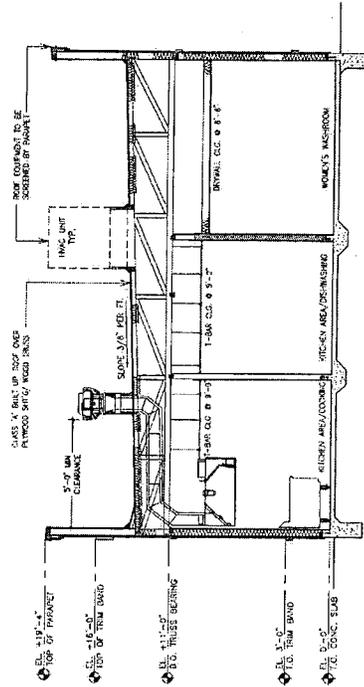


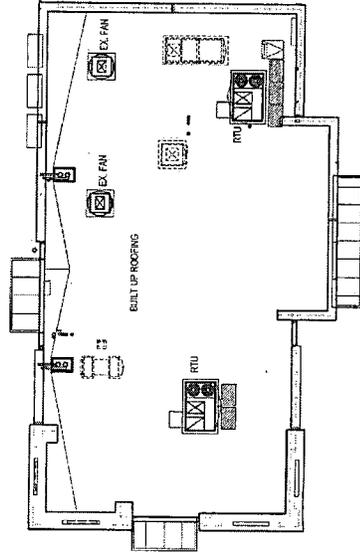
Exhibit E- Site Details DD1.1



1 FLOOR PLAN
1/4" = 1'-0"

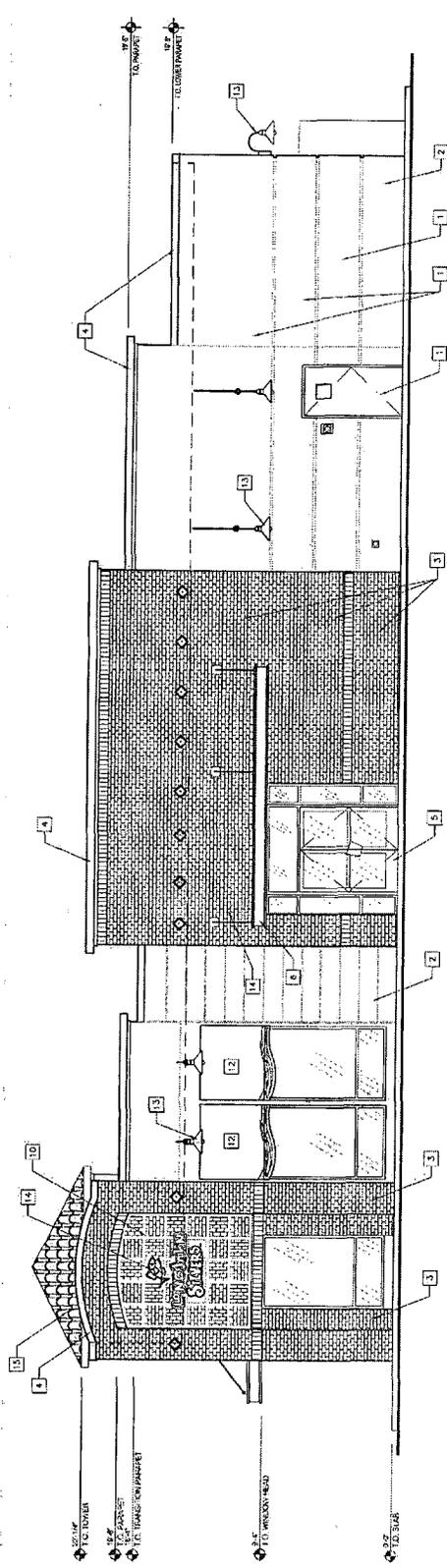


3 SECTION
1/4" = 1'-0"

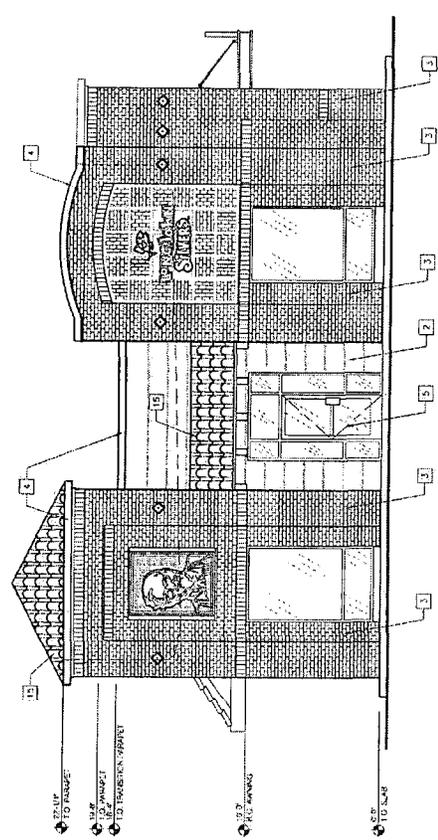


2 ROOF PLAN
1/8" = 1'-0"

Printed on Recycled Paper in American Point Source



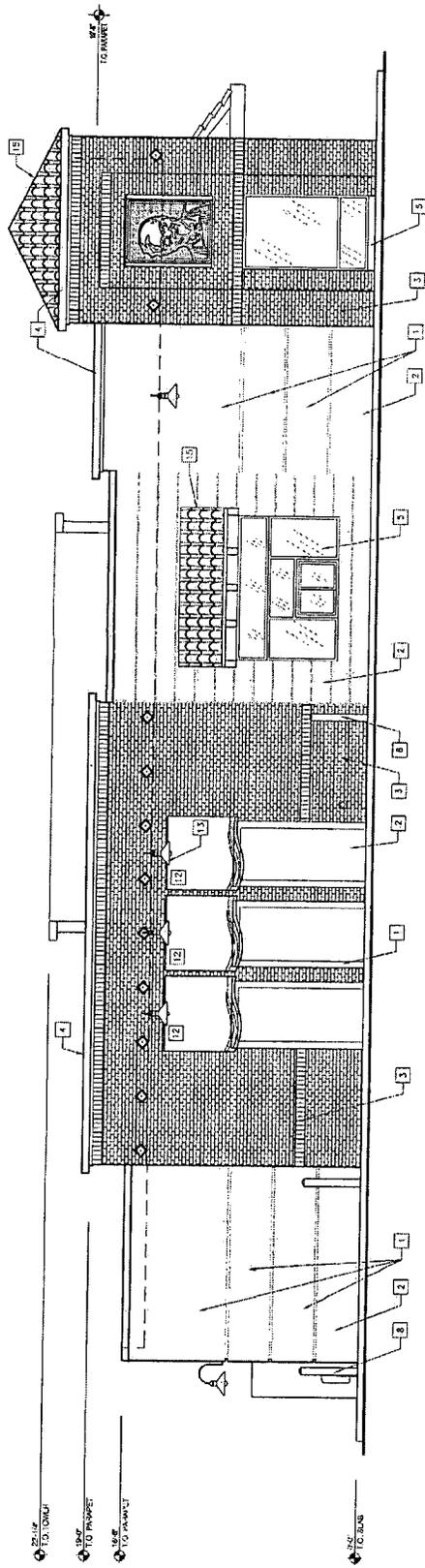
1 WEST ELEVATION
1/4" = 1'-0"
DD3



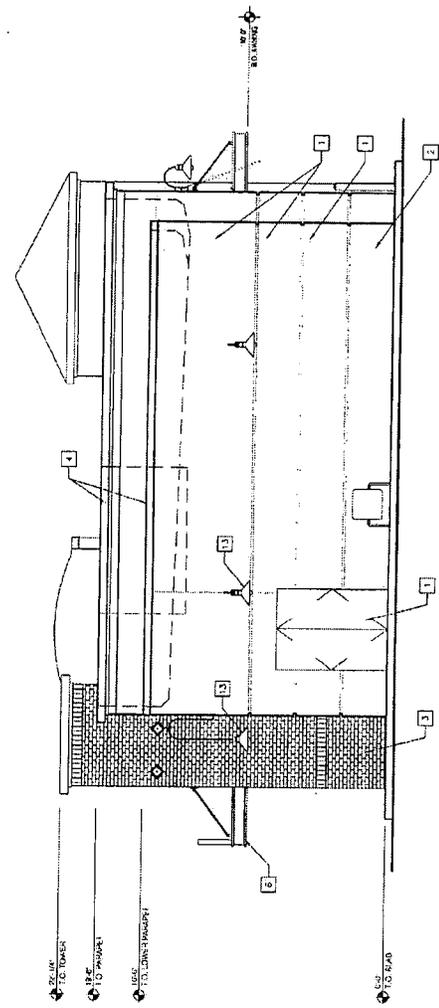
2 NORTH ELEVATION
1/4" = 1'-0"
DD3

SYMBOL	AREA	MANUFACTURER	COLOR
1	PT. BAR WALLS	SPRINGWELLS	HEAT TREATMENT COBE
2	REF. ACENT COLOR	BENJAMIN MOORE	"PRISTINE"
3	WALL FINISH	# C. M. BRICK	CL. TONAL BLENDED
4	ACCIDENT LORNS	SPRINGWELLS	SW 200 "VIC. WHITE"
5	STOP SIGN	SPRINGWELLS	CL. TONAL BLENDED
6	VEHICLE LIGHTS	SPRINGWELLS	DARK BRASS ALUMINUM
7	CONCRETE FLOOR LATE	HOCKEY	REF. ACENT
8	LONG JOHN SUPER TOWER	BENJAMIN MOORE	BR. W. TONAL FOOT
9	LONG JOHN SUPER TOWER	BENJAMIN MOORE	BR. W. TONAL FOOT
10	WALL FINISH	FACTORY FINISH	BLUE
11	WALL FINISH	FACTORY FINISH	BLUE
12	WALL FINISH	FACTORY FINISH	BLUE
13	WALL FINISH	FACTORY FINISH	BLUE
14	WALL FINISH	FACTORY FINISH	BLUE
15	WALL FINISH	FACTORY FINISH	BLUE

Exhibit I - South & East Elevations Landscape Plan



1 EAST ELEVATION 1/4" = 1'-0" (DD3)



2 SOUTH ELEVATION 1/4" = 1'-0" (DD3)

EXTERIOR FINISH SCHEDULE			
NUMBER	DESCRIPTION	MANUFACTURER	COLOR
1	SPRINKLER WALLS	BERKMAN WALLS	AC 2" IMPERFORATION ROOF
2	SPRINKLER WALLS	BERKMAN WALLS	PAINTING
3	WALL TRIM	H.C. MASON	ASBESTOS FIBER BOARD
4	SPRINKLER WALLS	BERKMAN WALLS	ON FLOOR TO WHITE
5	SPRINKLER WALLS	BERKMAN WALLS	ON FLOOR TO WHITE
6	METAL DOWNSPOUTS	BERKMAN WALLS	EMERALD ALUMINUM
7	CONCRETE FILLER WALLS	BERKMAN WALLS	EMERALD ALUMINUM
8	LOW SPAN BRICK TOWER	BERKMAN WALLS	EMERALD ALUMINUM
9	LOW SPAN BRICK TOWER	BERKMAN WALLS	EMERALD ALUMINUM
10	LOW SPAN BRICK TOWER	BERKMAN WALLS	EMERALD ALUMINUM
11	LOW SPAN BRICK TOWER	BERKMAN WALLS	EMERALD ALUMINUM
12	WALL TRIM	BERKMAN WALLS	EMERALD ALUMINUM
13	WALL TRIM	BERKMAN WALLS	EMERALD ALUMINUM
14	WALL TRIM	BERKMAN WALLS	EMERALD ALUMINUM
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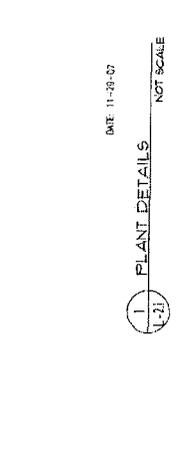
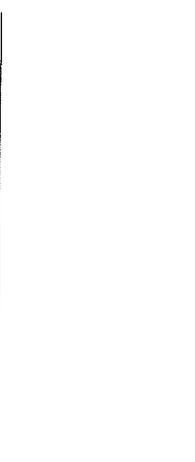
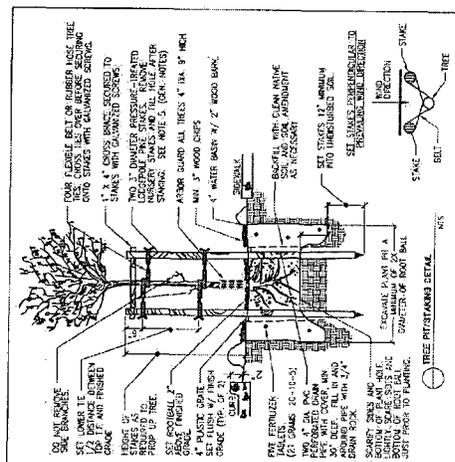
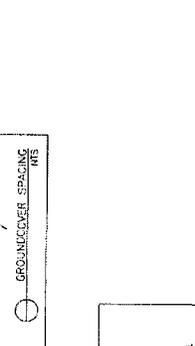
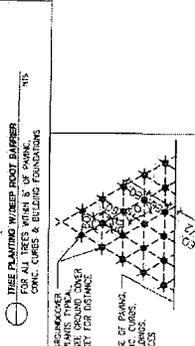
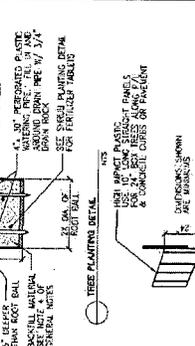
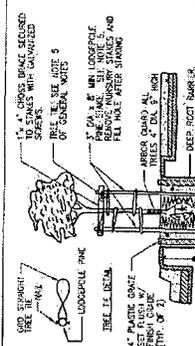
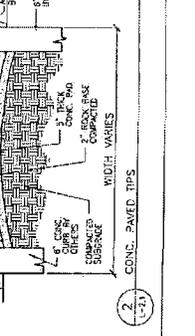
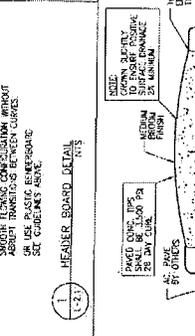
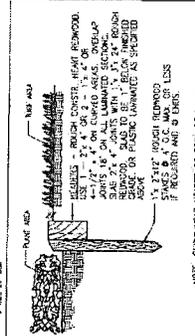
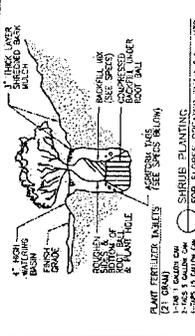
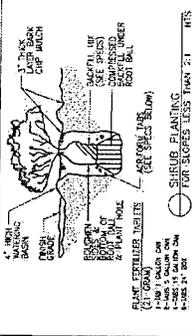
Exhibit J - Preliminary Planting Plan

GENERAL NOTES - PLANTING MAINTENANCE

- 1 TOPSOIL TO BE REPLACED TO A DEPTH OF 6" (MINIMUM)
- 2 INCORPORATE SOIL AMENDMENTS PROPERLY BY ROTATING SOIL AT LEAST 12" DEEP WITH A FORKED TINE, REVERSE SIDE OF A CULTIVATOR OR A 2" DIA. ROD FOR 50 SQ. FT. OF EACH TRUCK LATER (MINIMUM)
- 3 ALL PLANTS AND TREES SHALL BE PLANTED IN A PROPERLY PREPARED HOLES WITH PROPER SOIL AMENDMENTS AND PROPER PLANTING TECHNIQUES
- 4 ALL PLANTS AND TREES SHALL BE PLANTED IN A PROPERLY PREPARED HOLES WITH PROPER SOIL AMENDMENTS AND PROPER PLANTING TECHNIQUES
- 5 DOUBLE STAKE TREES 2" x 4" OR LONGER SHOULD BE PLANTED WITH DOUBLE STAKES TO STAY WITH GALVANIZED STAKES TO PREVENT SURFACE CORROSION. SEE DETAIL 10.1 FOR MORE INFORMATION.
- 6 FROM WATER BARREN AROUND TREES AND BRUSHES (SEE DETAIL 10.2)
- 7 FERTILIZER SHALL BE PLANTED IN ALL PLANTED AREAS BY AN APPROVED FERTILIZER APPLICATION METHOD. USE ADEQUATE SIZE REDUCED RISK FERTILIZER. SEE DETAIL 10.3 FOR MORE INFORMATION.
- 8 MAINTENANCE TO BE DONE AFTER PLANTING. MAINTENANCE TO BE DONE BY CONTRACTOR/PLANTING CONTRACTOR.
- 9 PLANT AND PLANTING QUANTITIES SHALL BE AS SHOWN ON THE PLANS.
- 10 ALL PLANTED AREAS SHALL BE KEPT WEED-FREE DURING 90 DAY PERIOD.
- 11 ALL PLANTS AND TREES SHALL HAVE THE TOP 1/4" OF SOIL REMOVED AND REPLACED WITH 2" DIA. SAND/LOAM MIXTURE IN 1/4" LAYERS. SEE DETAIL 10.4 FOR MORE INFORMATION.
- 12 ALL ANNUAL COLOR AREAS SHALL BE REPLACED EVERY 90-90 DAYS.
- 13 PERMANENT HEADING BOARD SHALL BE KEPT IN PLACE AT ALL TIMES. SEE DETAIL 10.5 FOR MORE INFORMATION.
- 14 INSURE SHEET PILING AND OTHER NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- 15 PERMANENT SUBSTITUTIONS ALLOWED UNLESS AUTHORIZED BY LANDSCAPE CONTRACTOR.
- 16 ALL TREES WITH PAINTED MARKS SHALL BE KEPT IN PLACE UNTIL THE CONTRACTOR HAS BEEN NOTIFIED BY THE LANDSCAPE CONTRACTOR TO REMOVE THEM. SEE DETAIL 10.6 FOR MORE INFORMATION.
- 17 APPLY FERTILIZER TO ALL PLANTED AREAS IN ORDER TO PROMOTE PROPER GROWTH AND DEVELOPMENT OF PLANTS AND TREES. SEE DETAIL 10.7 FOR MORE INFORMATION.
- 18 ALL PLANTS AND TREES SHALL BE PLANTED IN A PROPERLY PREPARED HOLES WITH PROPER SOIL AMENDMENTS AND PROPER PLANTING TECHNIQUES.
- 19 ALL PLANTS AND TREES SHALL BE PLANTED IN A PROPERLY PREPARED HOLES WITH PROPER SOIL AMENDMENTS AND PROPER PLANTING TECHNIQUES.
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GENERAL LANDSCAPE MAINTENANCE

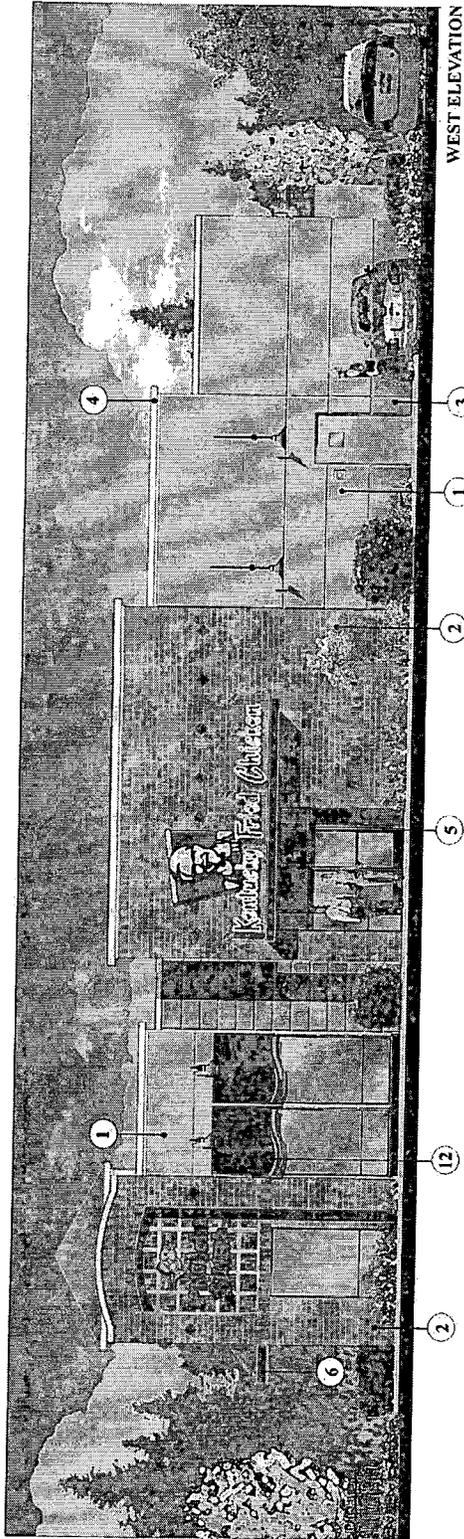
- 1 ALL LANDSCAPE AREAS SHALL BE KEPT WEED-FREE BY EITHER HAND WEEDING OR CHEMICAL APPLICATION. ALL WEEDS SHALL BE REMOVED IMMEDIATELY UPON IDENTIFICATION.
- 2 ALL LANDSCAPE AREAS SHALL BE MOVED ONCE A WEEK DURING GROWING SEASON.
- 3 FERTILIZING SHALL BE DONE AS FOLLOWS:
- ALL PLANTS AND TREES SHALL BE FERTILIZED ONCE A YEAR.
- ALL LAWNS SHALL BE FERTILIZED ONCE A YEAR.
- 4 ADJUSTING AND DESTROYING AS NECESSARY TO PROVIDE OPTIMAL GROWING ENVIRONMENT. MOW ALL LAWNS AT A MAXIMUM 2" HEIGHT.
- 5 REPLACE ALL ANNUAL COLOR AREAS EVERY 90-90 DAYS.
- 6 ALL PLANTS AND TREES SHALL BE PLANTED IN A PROPERLY PREPARED HOLES WITH PROPER SOIL AMENDMENTS AND PROPER PLANTING TECHNIQUES.
- 7 PRUNING AND TRIMMING OF TREES SHALL BE DONE AS FOLLOWS:
- ALL TREES SHALL BE PRUNED ONCE A YEAR.
- ALL BRANCHES SHALL BE TRIMMED TO PREVENT DAMAGE TO THE TREE.
- 8 KEEP GRASSCOVER AT LEAST 1" FROM ALL BRUSHES AND TREE TRUNKS BY TRIMMING BRUSHES AND TRIMMING TREE TRUNKS.
- 9 ALL BRUSHES SHALL BE TRIMMED AND REMOVED IMMEDIATELY UPON IDENTIFICATION.
- 10 ALL BRUSHES SHALL BE TRIMMED AND REMOVED IMMEDIATELY UPON IDENTIFICATION.
- 11 ALL BRUSHES SHALL BE TRIMMED AND REMOVED IMMEDIATELY UPON IDENTIFICATION.
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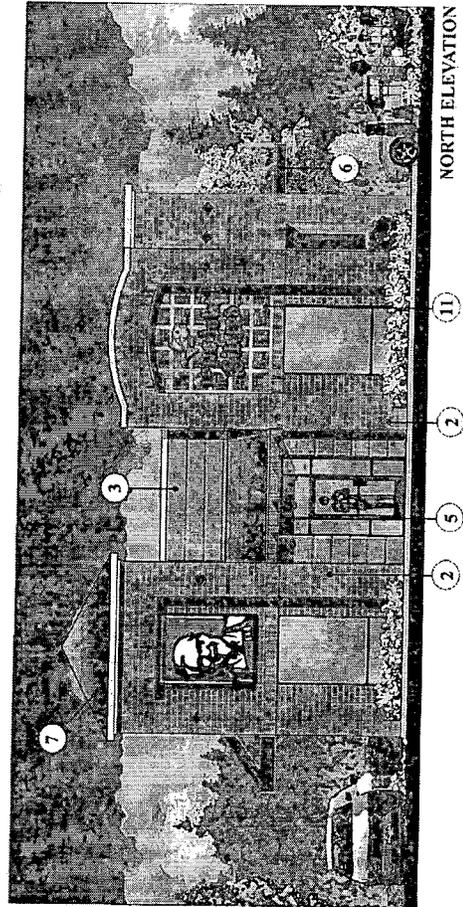
DATE: 11-20-07

1 PLANT DETAILS NOT SCALE

Exhibit L - Color and Materials



WEST ELEVATION



NORTH ELEVATION

- 1 BWHC-1 "HILTINGTON, BEIGE" SFC ACCENT
- 2 H.C. MUDDON: THIN BRICK "OLD TOWN RED" TOWERS
- 3 BM LSS "GRAY Pinstripe" BETWEEN THE BRANDS
- 4 SW 2127 "KFC WHITE" PARAPET WALL
- 5 CLEAR GLAZING DARK BRONZE ANODIZED FRAME STOREFRONT
- 6 DARK BRONZE CANOPY
- 7 RED TILE ROOFING KFC TOWER
- 8 OPAQUE BLUE VINYL AWNING
- 9 BM 2154-08 "YORK BARROSA YELLOW" LONG JOHN SILVER ACCENT
- 10
- 11
- 12

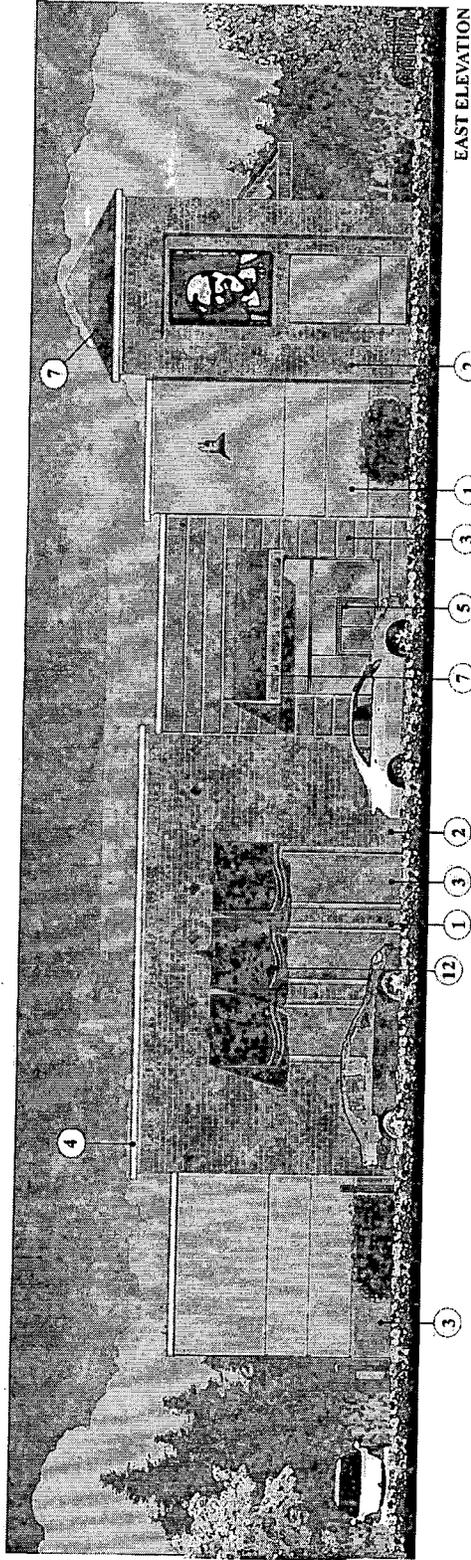
DATE 11-24-08

OWNER Harman Management
Los Altos, CA

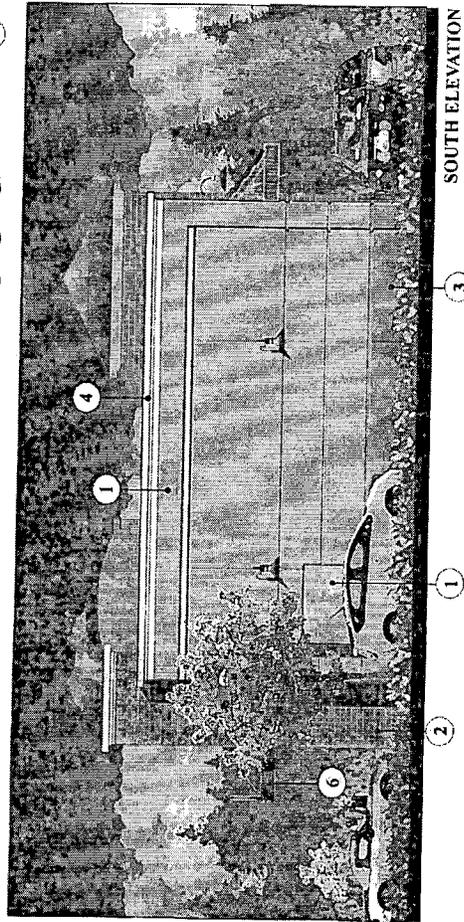
KFC/LONG JOHN SILVER'S RESTAURANT

2128 Sutterville Rd.
Sacramento, CA

ARCHITECTS...
VINCENT+MURPHY, INC
SAN RAFAEL, CA



EAST ELEVATION



SOUTH ELEVATION

- 12 OPAQUE BLUE VINYL AWNING
- 5 CLEAR GLAZING STOREFRONT
- 6 DARK BRONZE CANOPY
- 7 RED TILE ROOFING KFC TOWER
- 11 BM 2154-40 "YORK HARBOR YELLOW" LONG JOHN SILVER ACCENT
- 1 BM 11C-31 "HUNTINGTON BRIG" KFC ACCENT
- 2 H.C. SIMONS "TUDOR BRICK" "OLD FASHIONED" DOWNERS
- 3 BM 1588 "GRAY PINSTRIPE" BETWEEN THE BRANDS
- 4 SW 313-85C "WHITE" PARQUET WALL
- 12 OPAQUE BLUE VINYL AWNING
- 5 CLEAR GLAZING STOREFRONT
- 6 DARK BRONZE CANOPY
- 7 RED TILE ROOFING KFC TOWER
- 11 BM 2154-40 "YORK HARBOR YELLOW" LONG JOHN SILVER ACCENT
- 1 BM 11C-31 "HUNTINGTON BRIG" KFC ACCENT
- 2 H.C. SIMONS "TUDOR BRICK" "OLD FASHIONED" DOWNERS
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