



City of Rohnert Park Planning Commission Report

DATE: October 12, 2017

ITEM NO: 8.2

AGENDA TITLE: **STUDY SESSION - PLSU17-0003 Conditional Use Permit and Site Plan and Architectural Review for a Krispy Kreme Doughnut Facility**

ENTITLEMENTS: Conditional Use Permit and Site Plan and Architectural Review

LOCATION: 5090 Redwood Drive APN 045-083-001

GP/ZONING: Commercial R/C-R Regional Commercial

APPLICANT: Don Zebrak, Golden Gate Doughnuts

RECOMMENDATION

Staff recommends that the Planning Commission conduct a study session for this commercial project. The goal is to provide the Commission with an overview of the project and to discuss the potential issues related to the Conditional Use Permit and Site Plan and Architectural Review. Environmental studies are underway for consideration at a future public hearing.

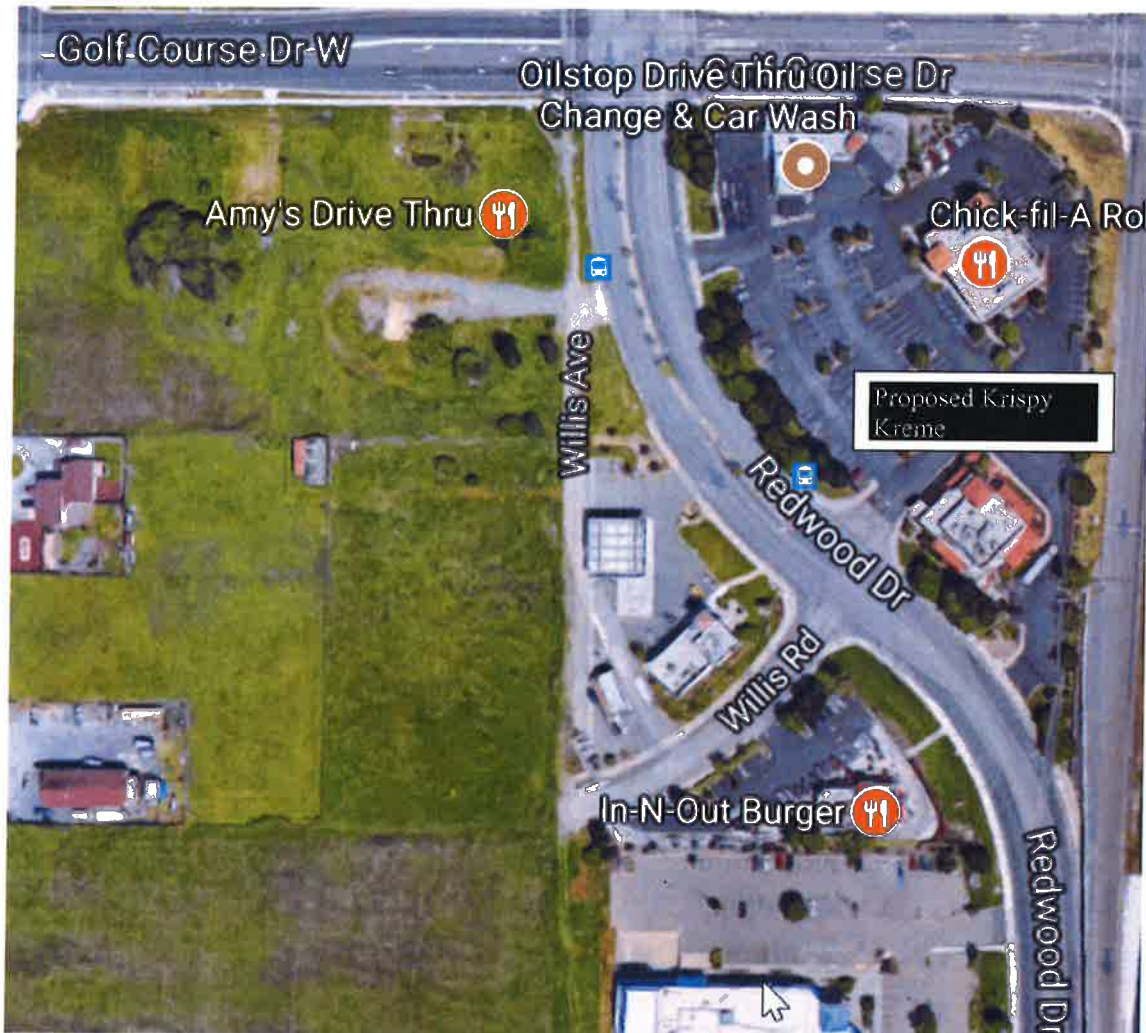
SUMMARY

The existing building on this property was formerly occupied by El Torito restaurant. Shortly after the adjacent Chick-Fil-A commenced operation, El Torito closed. Krispy Crème Doughnuts plans to commence operation in a portion of the building and lease out the remainder of the building to an unknown commercial tenant.

Background

Surrounding Land Uses- The adjacent properties to this site are developed with a Chick-Fil-A restaurant and a car wash/auto lube operation at the corner of Redwood Drive and Gold Course Drive West. On the west side of Redwood Drive is Amy's Restaurant, a gas station and mini-mart and an In and Out Burger. To the rear of the property is the Highway 101 freeway.

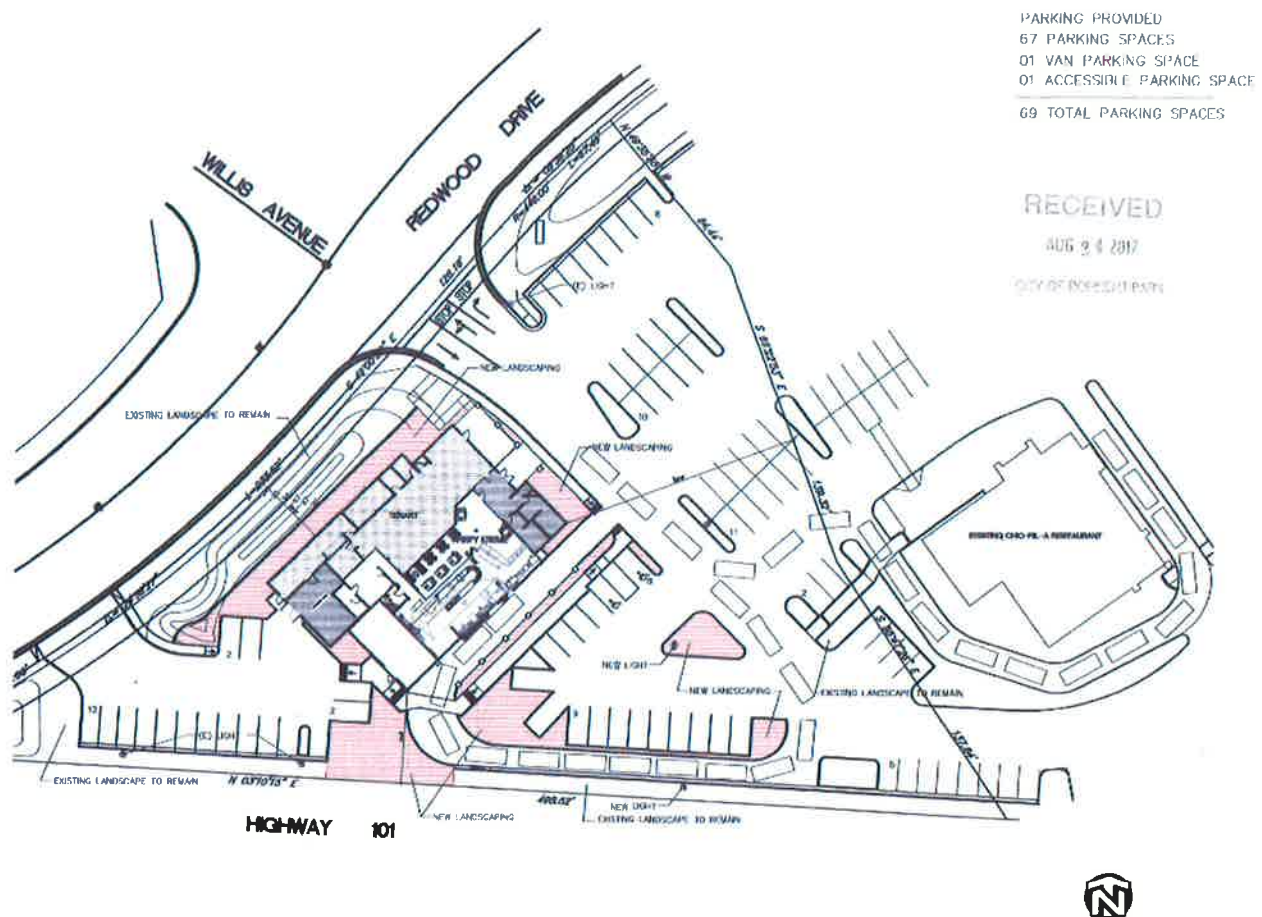
Figure 1 Aerial of Surrounding Properties



Applicant's Proposal

The existing building is located on Redwood Drive opposite Willis Avenue. The building is located at the southern corner of the site adjacent to the main access driveway serving this property and the Chick-Fil-A Restaurant. There is a second driveway at the south side of the building serving a minor parking area and for employee parking, delivery truck access for both tenants and refuse storage. The building is 7,369 square feet. Krispy Crème will occupy 3,794 square feet, 2,346 square feet will be for a future tenant and 1,229 square feet will be common space.

Figure 2 Site Plan

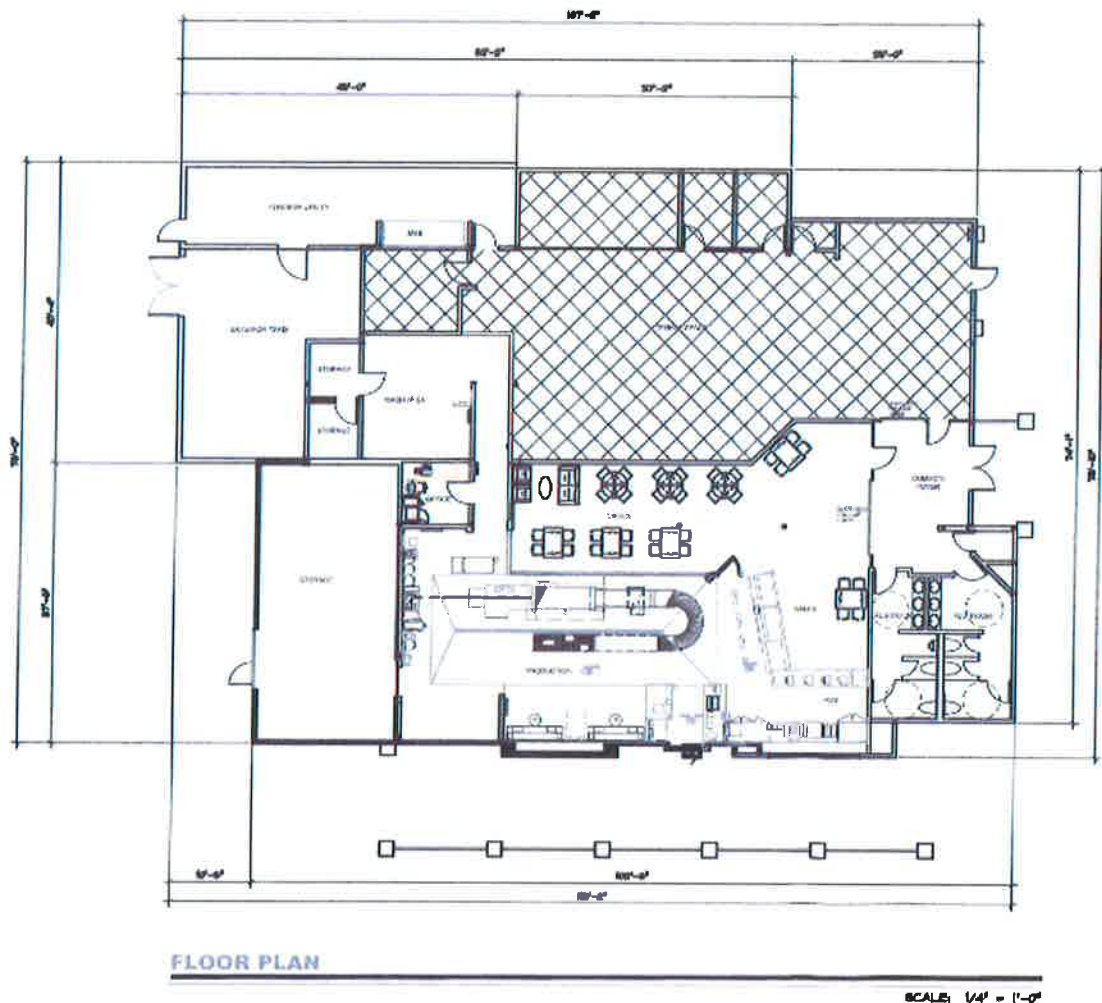


The parking requirement for a fast food restaurant is one (1) space for every 50 square feet of floor area devoted to customer seating. A large portion of the floor area for Krispy Krème is processing and storage. Only about 1050 square feet is for customer serving and seating. Dividing this by 50 square feet would result in a requirement for 21 parking spaces. There are 68 parking spaces on the subject property which far exceeds the 21 spaces required. There are also reciprocal easements with the Chick-Fil-A restaurant for joint use of the parking in the

shopping center. This remaining 47 parking spaces should be more than adequate for the unknown tenant who will occupy the vacant space in the building.

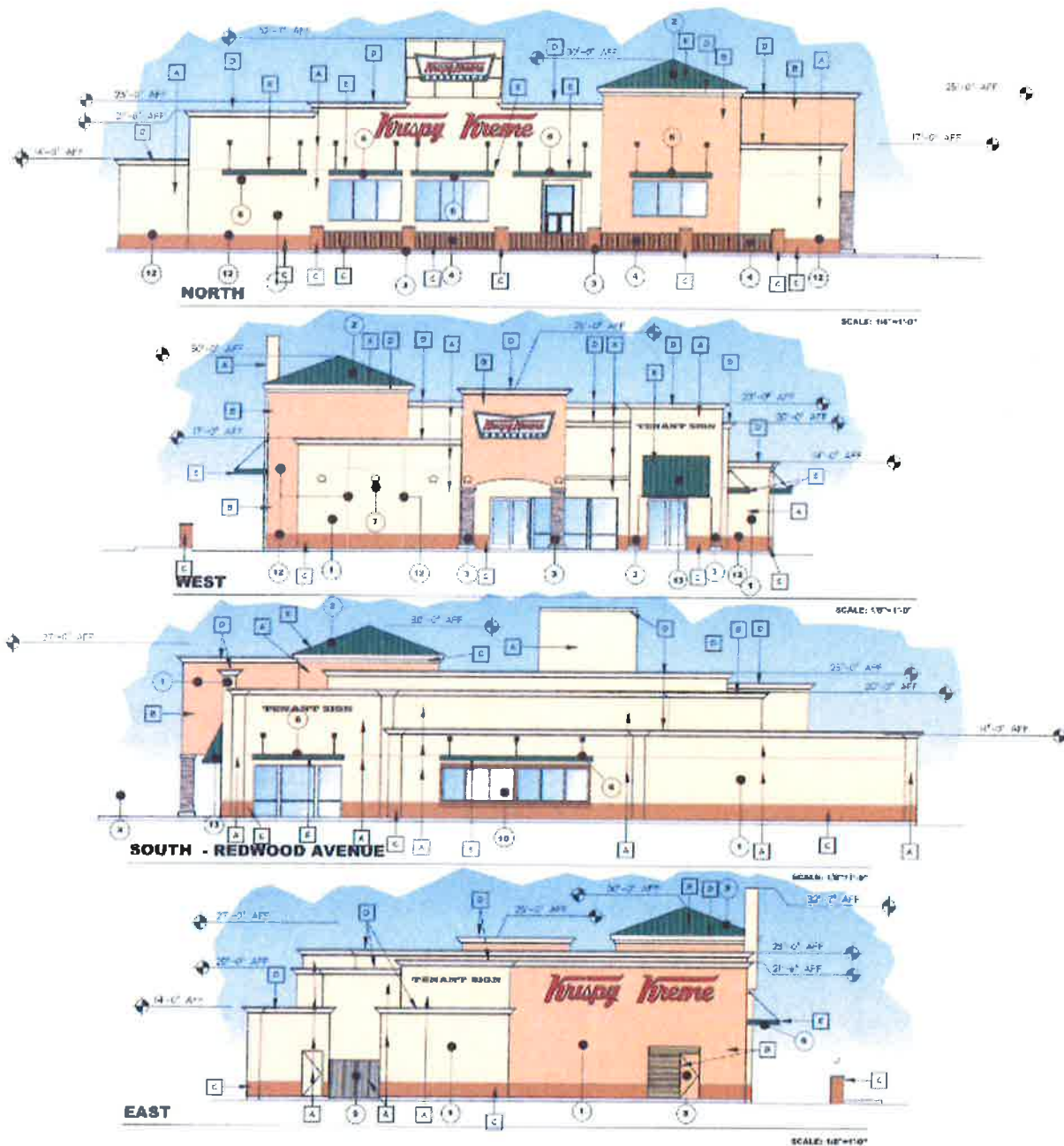
Krispy Krème is open on a 24 hour basis. The drive-thru is open 24 hours and the lobby hours are 6 a.m. to 12 midnight on weekdays and 6 a.m. to 1 a.m. on week-ends. The maximum employment at any one time is 10 people. The average daily car count at their typical drive-thru is 257 vehicles. The average is 10 cars per hour. Zoning Code Footnote I. c. states that drive-thru windows shall have a minimum of six vehicles of queuing behind the menu board. Krispy Krème will have eight (8) spaces of queuing behind the menu board.

Figure 3 Floor plan



Floor Plan- There is a common foyer entrance to the building serving both tenants. The customer serving and seating for Kristy Kreme customers is relatively small compared to the area they will occupy in the building. The majority of the Kristy Kreme occupancy is devoted to food preparation, storage, utilities and an exterior yard with refuse containers. The storage and exterior yard area are accessible from a driveway that is separate from the main driveway to the property. The use of these areas will therefore not interfere with customer parking or the drive-thru.

Figure 4 Building Elevations



Building Elevations- The existing building has the appearance of a typical El Torito restaurant with columns and clay tile roof. It is not a particularly attractive building. The proposed building elevations will be a substantial improvement in the appearance of the building. The building will have a contemporary appearance including cement plaster walls, standing seam metal roofing, steel eyebrow trellises, metal awning and ceramic tile columns. Subdued earth

tone colors will be used with the metal roof, awnings and trellises being green. The style and colors of the building will be compatible with the adjacent Chick-Fil-A restaurant giving the shopping center a consistent appearance.

Signage- The building elevations show signs on the north, west and east facing building walls. The signs consist of individual letters with the name Krispy Kreme and the company logo. The east facing wall sign faces Highway 101. The applicant has also indicated that they will propose a monument sign on Redwood Drive. They will be allowed a single monument on the street frontage that can serve both tenants in the building. There will also be small directional signage indicating access to the drive-thru lane. Because of the size of the shopping center they will need a Sign Program approved by the Planning Commission.

Landscaping- A detailed landscape plan will have to be submitted. The site plan does indicate areas of new landscaping along the front of the building and in the parking area especially along the drive-thru. They will need to provide one (1) tree for every four (4) new parking spaces on the site.

Lighting- There are existing pole lights in the parking lot. Some additional pole lights will be added to the new parking areas. There will also be wall light sconce fixtures on the building.

Planning Commission Input Requested

Staff has concluded the remodel and use of this building for food service is consistent with surrounding uses including Amy's, Chick-Fil-A, In and Out Burger and the new Starbucks proposed in front of Oxford Suites Hotel. Staff would like input from the Planning Commission on the following:

1. Appropriateness of the architecture.
2. Function and appropriateness of drive through.
3. Appropriateness of signage.
4. Areas of improvement prior to public hearing.

Building Articulation

Commercial one story buildings should be highly articulated and have a roofscape treatment.

- The building is well articulated along all of the building walls. Roof heights vary from 14 feet to 32 feet throughout the building facades and the use of peaked metal roof elements add variation to the roof line.

Façade articulation should be consistent throughout the building.

- The building wall offsets and variation in roof height is consistent on all of the individual building walls.

Materials

Façade materials should be consistent throughout the building.

- The use of cement plaster, metal roofing, ceramic tile, steel eyebrow trellises and metal awnings is consistent on the building facades.

Building Entries

Building entries should be easy to identify and be accentuated with architectural features that contribute to the pedestrian realm.

- The building entries face the access to the property and the primary parking area. The entry to the common foyer providing access to both tenant spaces is covered by a canopy with ceramic posts. There is also a secondary access to the vacant tenant space covered with a metal awning. The building entries are well defined and visible from the Redwood Drive sidewalk.

Building Color

Building colors should be selected to complement the architectural style and be compatible with adjacent buildings.

- The building colors are subdued and blend well with the architectural style of the building. The colors are also compatible with the adjacent Chick-Fil-A restaurant.

Signage Guidelines

Buildings should have a comprehensive sign design approach that complements the façade.

- The sign colors blend in well with the building colors. The signs consist of individual letters consisting of high quality materials. A Sign Program will be required for all signs.

Environmental Determination

An environmental document is being prepared for the commercial building remodel and Krispy Krème.

Attachments:

Exhibit A Site Plan Sheet A0.1
Exhibit B Floor Plan Sheet A1.0
Exhibit C Building Elevations Sheet A3.0
Exhibit D Colored Building Elevations Sheet A3.0

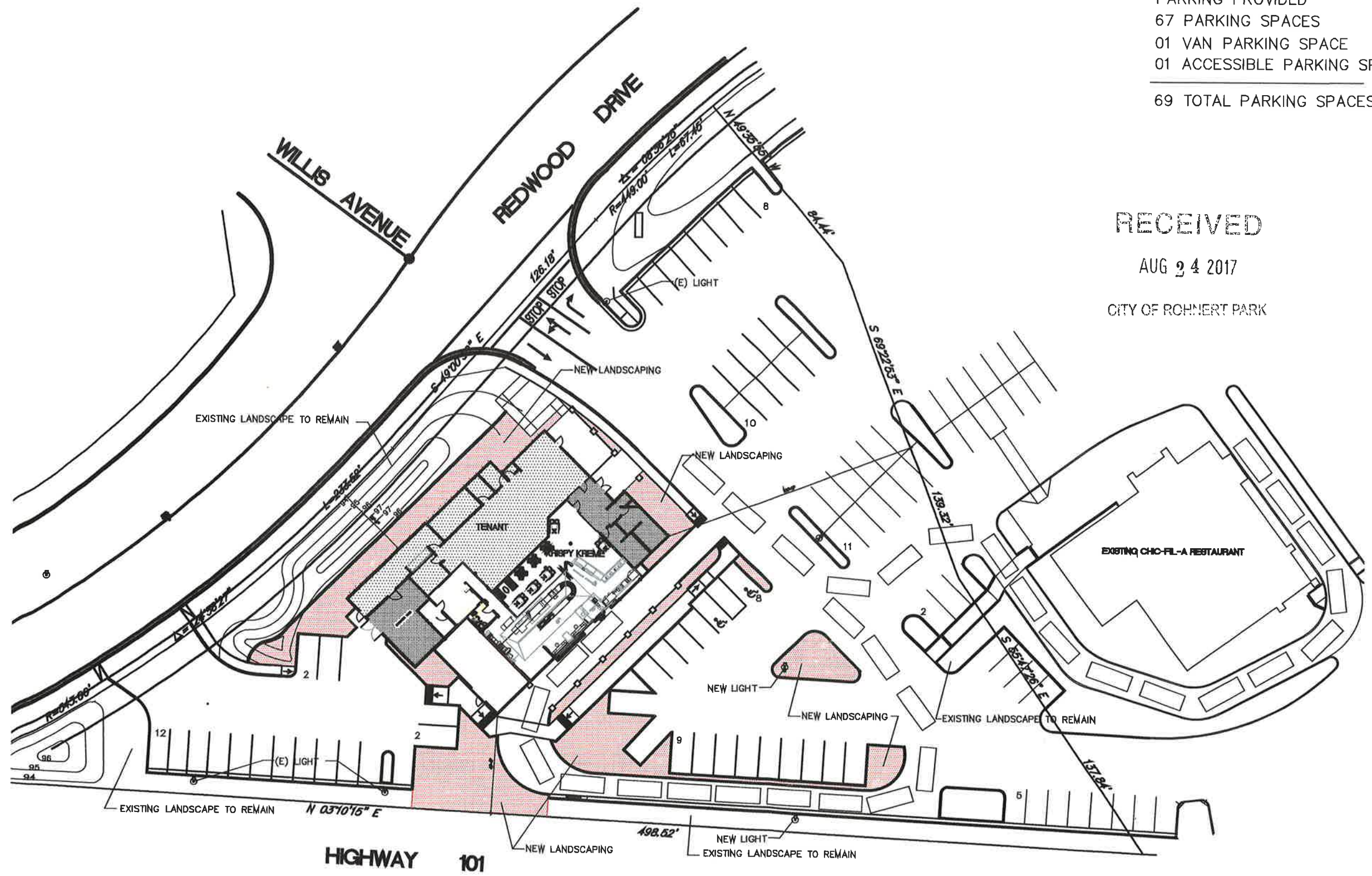
APPROVALS:

N. Weisbrod / km
Norman Weisbrod, Technical Advisor

10.6.17
Date

J. Beiswenger / sa
Jeff Beiswenger, Planning Manager

10.4.17
Date



PARKING PROVIDED
 67 PARKING SPACES
 01 VAN PARKING SPACE
 01 ACCESSIBLE PARKING SPACE
 69 TOTAL PARKING SPACES

RECEIVED
 AUG 24 2017
 CITY OF ROHNERT PARK



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REVISIONS

PROJECT NUMBER: 17-009 PROJECT DATE: 8-17-17

DATE: 8-17-17

SITE PLAN

SHEET NUMBER

A0.1



SITE PLAN

EXHIBIT A