



City of Rohnert Park Planning Commission Report

DATE: January 11, 2018

ITEM NO: 9.2

AGENDA TITLE: PLSU17-0003 Conditional Use Permit and Site Plan and Architectural Review for the Krispy Kreme Doughnut Commercial Project

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 approval of a Conditional Use Permit (CUP) and Site Plan and Architectural Review (SPAR) for the proposed Krispy Kreme Doughnuts commercial project at 5090 Redwood Drive. The CUP is required for the proposed Krispy Kreme drive-through and SPAR is required for proposed exterior alterations to the existing building.

SUMMARY

The project site located on a triangular block bounded by Redwood Drive to the east, Highway 101 to the west, and Golf Course Drive to the north (see **Figure 1**). The proposed project would remodel the existing 7,369 square foot building which was formerly occupied by El Torito restaurant. Additionally, the project would divide the interior space to create two tenant spaces within the single tenant building, including a 3,794 square-foot space for Krispy Kreme Doughnuts and including a new drive-through and a 2,346 square-foot commercial space for a future tenant. The interior modifications would also create 1,229 square feet of common space to include an entry foyer and restrooms for both commercial spaces. The subject site is designated in the General Plan as Commercial-R (Regional) and is accordingly zoned C-R: Regional Commercial.

Figure 1: Project Location



Figure 2: Project Site Context



BACKGROUND

Surrounding Land Uses

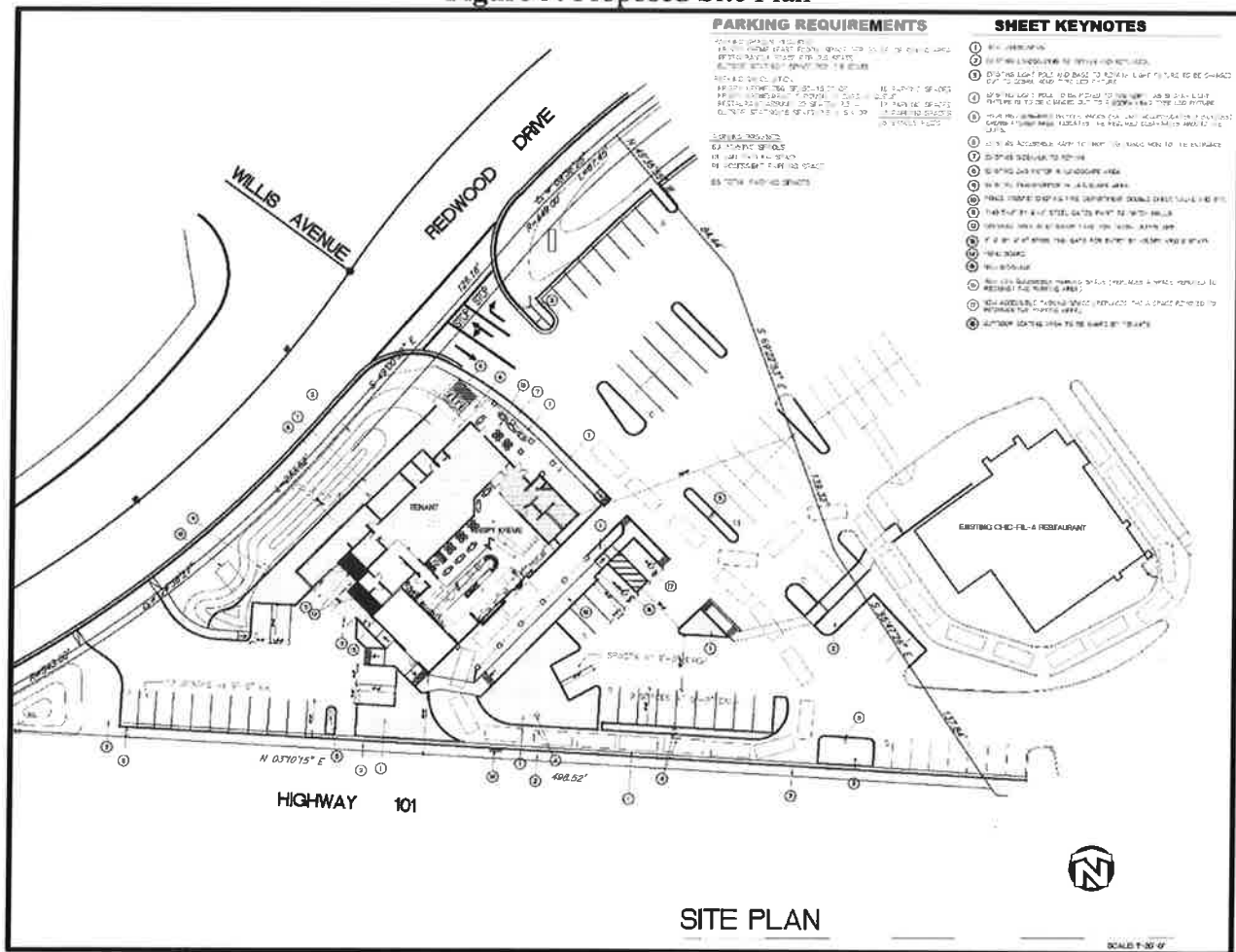
The project site is located adjacent to Chick-Fil-A and a car wash/auto lube operation at the corner of Redwood Drive and Gold Course Drive. North of Golf Course Drive is a gas station and the Good Nite Inn. West of the project site across Redwood Drive is Amy's Drive Thru, a gas station, Subway and In-N-Out Burger. The undeveloped properties further west are part of the Northwest Specific Plan. Directly east of the project site is Highway 101 (see **Figure 2**).

Project Details

Location and Access

The existing building is located on Redwood Drive opposite from the intersection with Willis Avenue. The building is located at the southern corner of the subject block adjacent to the main, existing access driveway serving the subject commercial property and the Chick-Fil-A Restaurant. There is an existing second driveway access with parking located off of Redwood Drive, south of the project site (see **Figure 3**). No changes are proposed to the properties access driveways from Redwood Drive.

Figure 3: Proposed Site Plan



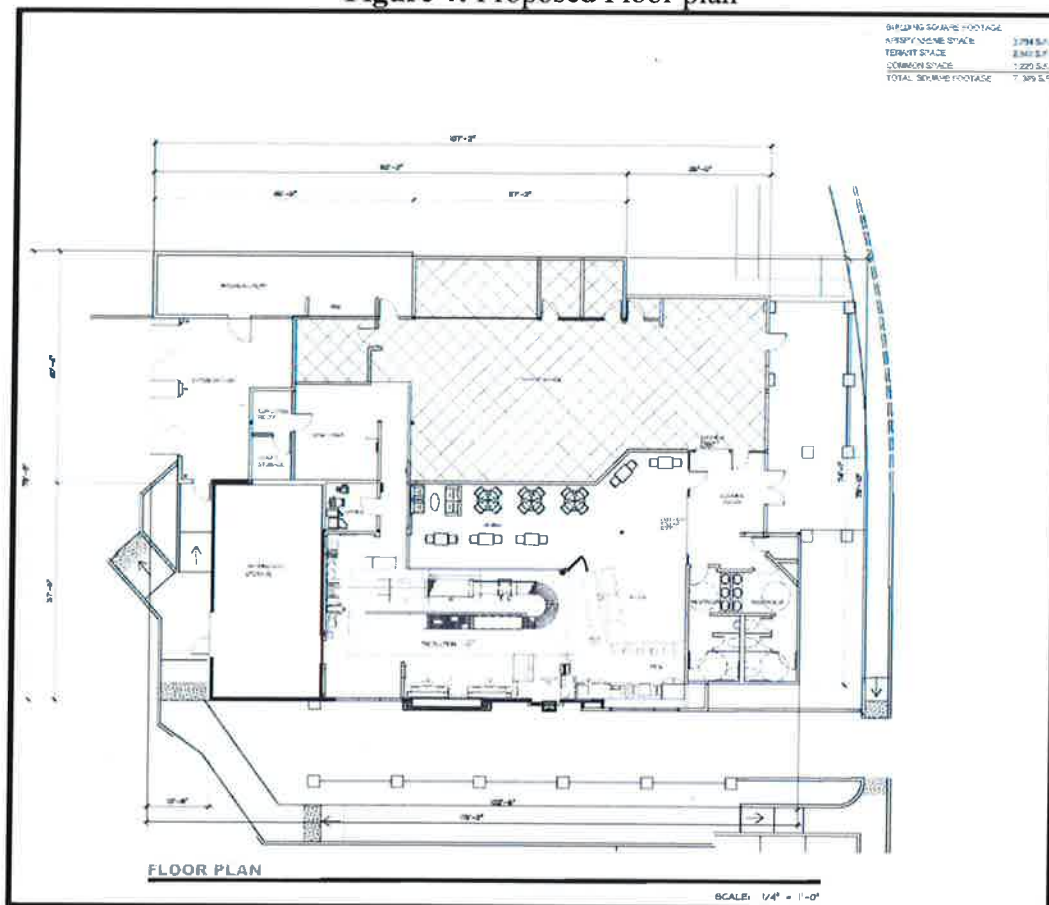
Parking

Of the 3,794 square-foot floor area for Krispy Kreme, 3,028 square feet would be used for food processing, storage, and office space. The remaining 766 square feet of floor area would be dedicated for customer service and seating. The parking requirement for a fast food restaurant is one (1) space for every 50 square feet of floor area devoted to customer service and seating; therefore, Krispy Kreme would be required to supply 16 parking spaces. There are a total of 68 existing parking spaces on the subject property. The remaining 47 parking spaces would be adequate for the future commercial tenant who will occupy the remaining 2,346 square foot vacant space in the subject building. Additional parking is available on the adjacent Chick-Fil-A property which has 122 existing parking spaces that are governed by a reciprocal easement for joint parking with the project site.

Floor Plan

The project site includes an existing, vacant 7,369 square foot former El Torito restaurant building. The project would subdivide the existing building interior space to create a 3,794 square foot commercial space for a new Krispy Kreme Doughnut use with drive-through and the remaining 2,346 square feet would be for a future, unknown commercial tenant. The project would also include 1,229 sq. ft. of common space that includes an entry foyer and restrooms for both commercial spaces (see **Figure 4**). The majority of the Kristy Kreme interior space would be devoted to food preparation, storage, and utilities.

Figure 4: Proposed Floor plan



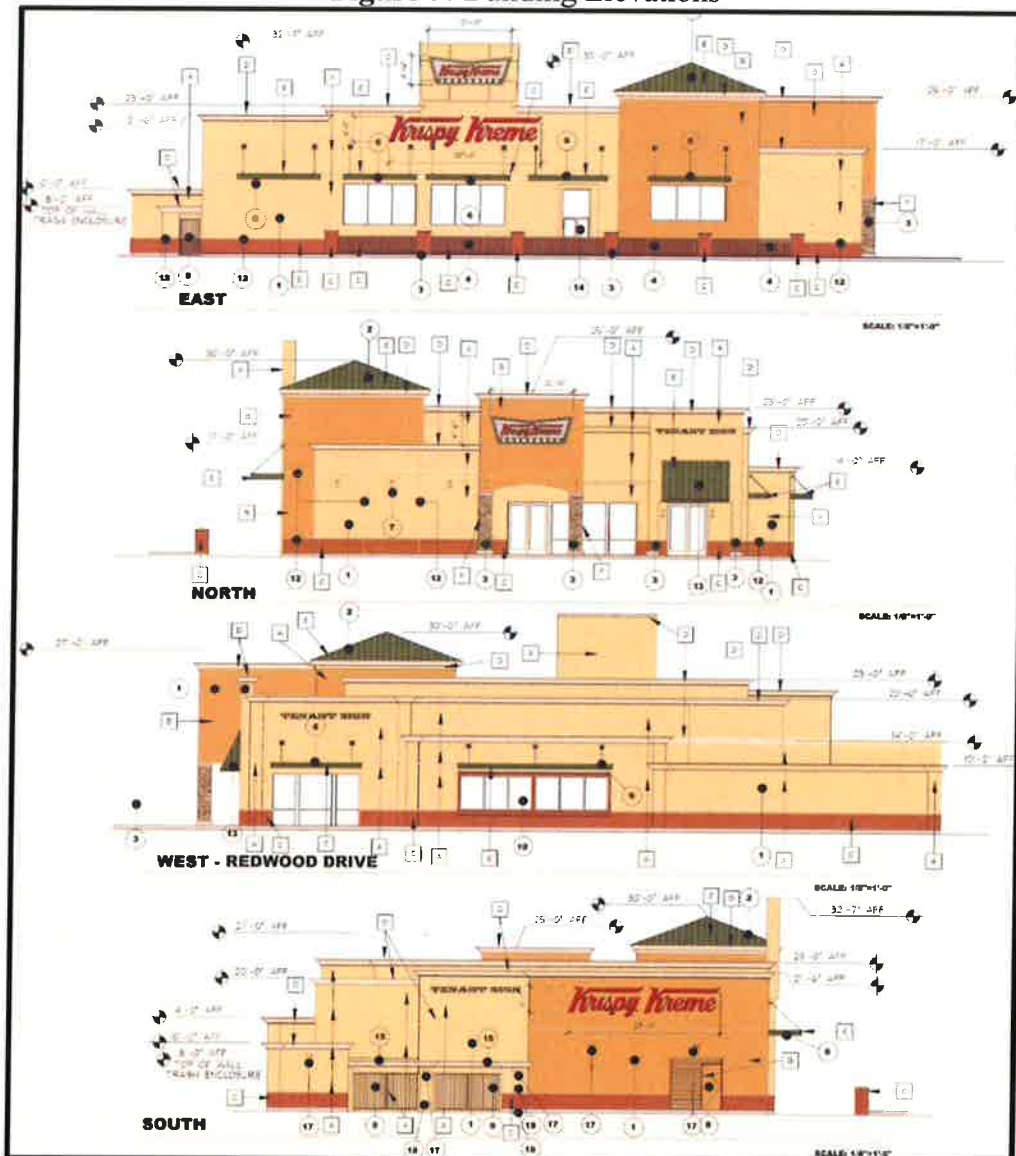
Operation

Krispy Kreme generally operates 24-hours a day, seven days a week. The drive-through would be open 24 hours and interior Krispy Kreme commercial space would be open from 6:00 a.m. to 12:00 midnight during weekdays and from 6:00 a.m. to 1:00 a.m. during weekends. The maximum employment at any one time would be approximately ten people for the Kripsy Kreme space. The average daily car count at their typical drive-through is approxmiately 257 vehicles, which averages about 10 cars per hour.

Building Elevations

The proposed building exterior has a contemporary appearance including cement plaster walls, standing seam metal roofing, steel eyebrow trellises, metal awning and ceramic tile columns. A subdued green earth tone color will be used for the metal roof, awnings and trellises. The style and colors of the building will be compatible with the adjacent Chick-Fil-A restaurant giving the commercial property a consistent appearance.

Figure 5: Building Elevations



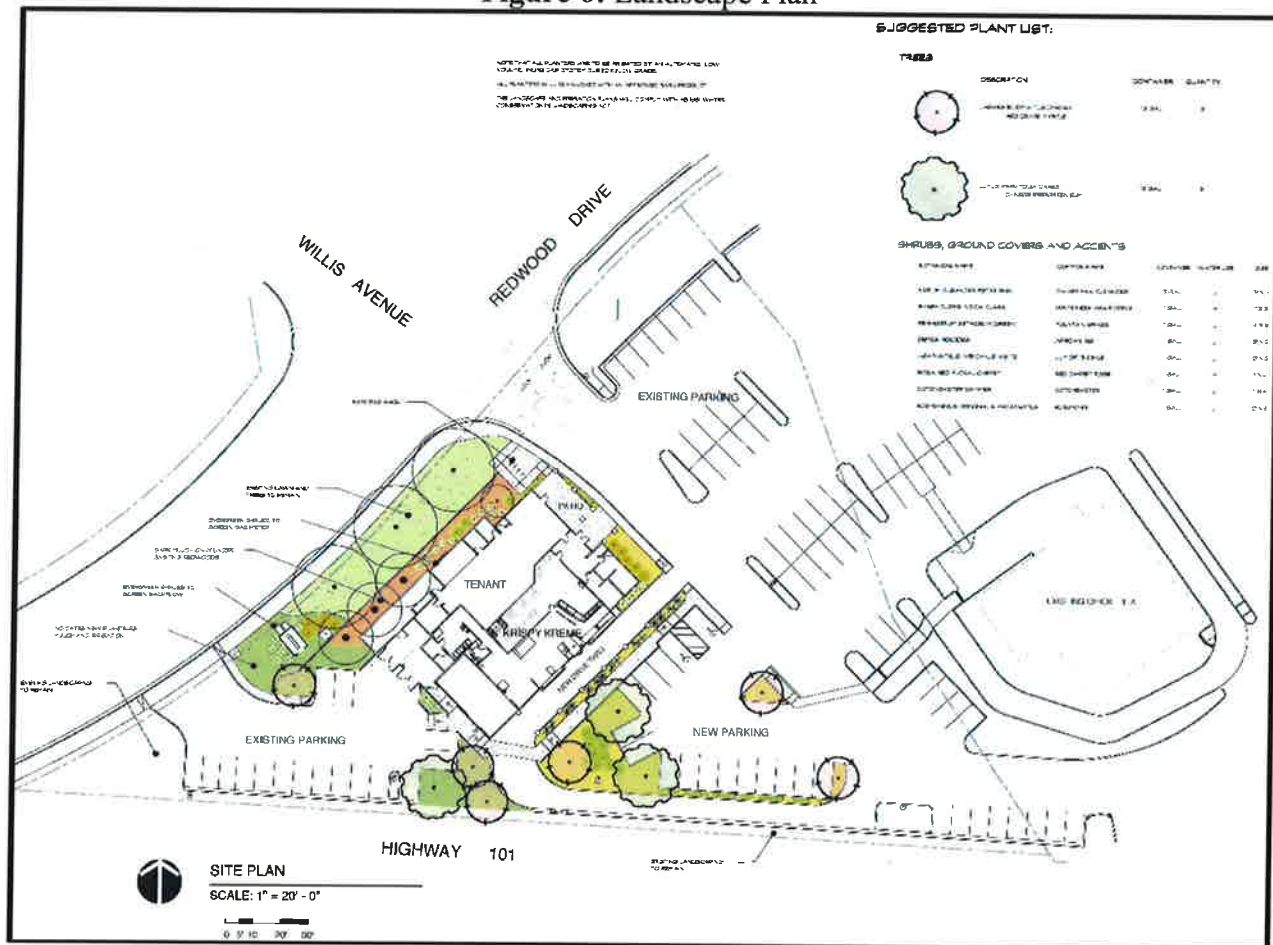
Signage

Wall signs are proposed on the north, west and east facing building walls. The signs consist of individual letters with the business name 'Krispy Kreme' and the company logo. The east facing wall sign faces Highway 101. Additional small directional signage indicating access to the drive-through lane is also proposed.

Landscaping

Landscaping consists of a variety of trees, shrubs and groundcover accents. The landscape plan includes three (3) Chinese Evergreen Elm trees and six (6) Red Crape Myrtle trees. In between the trees the landscape plan proposes a variety of shrubs, groundcover and accent species (see **Figure 6**). The common area and perimeter area landscaping irrigation will consist of low volume drip system. The plant palette will utilize at least 75% drought tolerant plant materials appropriate to the climate region.

Figure 6: Landscape Plan



Lighting

There are existing pole lights in the parking lot that would remain. Some additional pole lights will be added to the new drive-through area. There will also be new wall light sconce fixtures on the building.

Planning Commission Study Session

On October 12, 2017 the Planning Commission considered the Krispy Kreme Remodel and provided initial feedback on the proposal. The Planning Commission's feedback focused on the interaction of the two tenants in regards to the 1200 square feet of shared space and drive-through circulation and how it relates to the other adjacent commercial building operations in the immediate vicinity.

ANALYSIS

General Plan

The proposed project includes modifications to an existing commercial site to accommodate two new commercial tenants and therefore is consistent with the C-R land use designation of the property which is intended to provide sites for retail areas containing a wide variety of businesses, including: retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, hotels and motels, and educational and social services. Additionally, the project implements the following General Plan Goals and Policies:

- CD-L. Ensure that the location of buildings and orientation of entrances within commercial centers allow for easy pedestrian access.

Staff Analysis: The exterior building modifications provide visual clues to pedestrians as to where entrances, paths, and accesses are located. The proposed shared entry foyer creates a distinct entrance for pedestrians and a focal point leading to the entrance of the commercial spaces from Redwood Drive. The building entries are well defined and visible from the Redwood Drive sidewalk. This is complemented by the proposed lighting, landscaping, and signage. The building entries face the primary access to the property and the parking area. The common foyer entry provides access to both tenant spaces and is covered by a canopy.

- LU-J. Continue to maintain efficient land use patterns and ensure that infill development maintains the scale and character of established neighborhoods.

Staff Analysis: The proposed new commercial spaces would utilize an existing vacant building adjacent to existing commercial developments in a vibrant and rapidly changing part of the City. The infill developments proximity to existing infrastructure promotes the continued use of land in an efficient and orderly manner. This proposed infill development is of a commensurate scale in terms of height and massing, with existing and planned projects in the immediate area.

Zoning Regulations/Conditional Use Permit

The property is zoned C-R: Regional Commercial which is intended to allow for uses that provide goods and services that serve the community and outlying areas within an eight to twenty-mile

radius. Fast food restaurants are permitted uses in the C-R zoning district as well as a range of other commercial activities which will guide the future occupancy of the second tenant space that is part of this project.

The project involves exterior modifications to an existing building and therefore there are no changes to setbacks, landscape areas, or parking on the site. There is a slight modification to the overall building height to create the tower elements as seen but still remain within the 65 foot maximum height allowed in the C-R district.

Pursuant to Zoning Ordinance Section 17.07.020 I. requires a Conditional Use Permit for establishment of a new drive thru, subject to specific criteria. Specifically, Footnote I. c. states that drive-throughs shall be configured to have adequate queuing for a minimum of six vehicles behind the menu board. The project proposes a new drive through for Krispy Kreme at the XX elevation. The configuration provides for queuing for eight (8) vehicles behind the menu board. Additionally, the proposed drive-through restaurant conforms to all development standards listed in Zoning Ordinance Section 17.07.020 I.: Drive-Through.

ENVIRONMENTAL DETERMINATION

The project has been analyzed for compliance with the requirements of the California Environmental Quality Act (CEQA) and found to be categorically exempt as a Class 1 Exemption under Section 15301: Existing Facility. No further action is required pertaining to environmental review.

NOTIFICATION

This item has been duly noticed by publication in the Community Voice for the Conditional Use Permit and posted at the prescribed locations in Rohnert Park. Property owners within 300 feet of the project were mailed notices of the proposed application.

RESPONSE TO COMMENTS

No public comments have been received on this item.

Attachments

1. Resolution 2018-02 Approving a Conditional Use Permit and Site Plan and Architecture Review for the Krispy Kreme and Tenant Space Located at 5090 Redwood Drive (APN 045-083-001) File No. PLSU17-0003

Exhibit A – Site Plan Sheet A0.1

Exhibit B – Floor Plan Sheet A1.0

Exhibit C – Elevations Sheet 3.0

Exhibit D – Landscape Plan Sheet L1

APPROVALS:

B. Bollinger / h
Brett Bollinger, Planning Consultant

J. Beiswenger / h
Jeff Beiswenger, Planning Manager

1-5-18
Date

1-5-18
Date

PLANNING COMMISSION RESOLUTION NO. 2018-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, SITE PLAN AND ARCHITECTURAL REVIEW FOR THE KRISPY KREME DOUGHNUT COMMERCIAL PROJECT
(APN 045-083-001)**

WHEREAS, the applicant, Dan Zebrak for Golden Gate Doughnuts LLC, filed Planning Application No. PLSU17-0003 for a Conditional Use Permit and Site Plan and Architectural Review for exterior remodel of an existing building and creation of a new drive through on property located at 5090 Redwood Drive south of the intersection of Golf Course Drive and Redwood Drive (APN 045-083-001), in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLSU17-0003 was processed in the time and manner prescribed by State and local law;

WHEREAS, on October 12, 2017, the Planning Commission conducted a Study Session for Planning Application No. PLSU17-0003 at which time interested persons had an opportunity to provide comments on the project;

WHEREAS, public hearing notices were transmitted to all property owners within a 300-foot radius of the subject property and to all agencies and interested parties as required by California State Planning Law, and a public hearing notice was published in the *Community Voice* for a minimum of 10 days prior to the first public hearing;

WHEREAS, on January 11, 2018, the Planning Commission reviewed Planning Application No. PLSU17-0003 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and,

WHEREAS, at the January 11, 2018, Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSU17-0003.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitations are true and correct.

Section 2. Findings considered. The Planning Commission, in approving the Conditional Use Permit, makes the following factors, to wit:

- A. *The proposed location of the conditional use is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located.*

Criteria Satisfied. The project is located immediately adjacent to other existing commercial buildings and properties on the west side of the City. The proposed drive-through is located on a site with an existing commercial building. The proposed drive-through use is consistent with the standards of Zoning Ordinance Section 17.07.020 Footnote I. Drive-Through Window, including; two points of ingress/egress, capacity for queuing a minimum of six vehicles behind menu board, clear visibility of pedestrian walkways across drive-through drive aisle, and landscape screening. As detailed in Exhibit A, the remaining drive-through development standards will be met as conditions of approval, including; conducting a parking and vehicular circulation plan, providing outdoor trash receptacles, meeting drive-through speaker system decibel levels, width and radius standards, and drive-through aisle setbacks.

- B. That the proposed location of the Conditional Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity, and the operation and maintenance of the Conditional Use will be compatible with the surrounding uses.*

Criteria Satisfied. The proposed Krispy Kreme Doughnuts drive-through use will be located adjacent to the existing Chick-fil-A drive-through and within close proximity to other uses with a drive-through in the immediate vicinity. The proposed drive-through on this property is a commercial use similar to the surrounding uses in the immediate area. As proposed and conditioned in Exhibit A, the new drive-through would be in compliance with Zoning Ordinance Section 17.07.020 Footnote I. Drive-Through Window development standards; therefore, will not result in a negative impact on the public health, safety or welfare or be materially injurious to properties or improvements in the vicinity..

- C. The proposed Conditional Use will comply with each of the applicable provisions of this title.*

Criteria Satisfied. As proposed and conditioned in Exhibit A, the proposed drive-through use is in compliance with all of the provisions of the Zoning Ordinance, including Section 17.07.020 Footnote I. Drive-Through Window development standards and Conditional Use Permit standards.

Section 3. Findings considered: The Planning Commission, in approving Site Plan and Architectural Review, PLSU17-0003, makes the following factors, to wit:

- 1. That the development's general appearance is compatible with existing development and enhances the surrounding neighborhood.*

Criteria Satisfied. The proposed exterior alterations and drive-through circulation are compatible with commercial uses in the immediate vicinity and the adjacent restaurant/drive-through commercial building. This proposed remodel of the existing commercial space for new commercial tenants is of a commensurate scale in terms of height and massing, and is compatible with existing and planned development in the surrounding neighborhood. As proposed and planned, the uses and exterior alterations to the existing commercial building fit within the type and uses of buildings in the immediate

surrounding area in terms of building typology (e.g. appearance of building) and the function of the internal circulation of the parking lot.

2. *That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. The proposed exterior changes to the existing building includes changes in articulation of the building walls and roof line that results in an attractive appearance. The exterior building changes provides visual indications to the entrances, paths, and parking access. The building exterior will have a contemporary appearance including cement plaster walls, standing seam metal roofing, steel eyebrow trellises, metal awning and ceramic tile columns. A subdued green earth tone color will be used for the metal roof, awnings and trellises. The style and colors of the building will be compatible with the adjacent Chick-Fil-A restaurant giving the commercial property a consistent appearance.

3. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. There are bike lanes on both Redwood Drive and Golf Course Drive. The access driveway on Redwood Drive will provide cyclists safe access to the facility. The proposed project would add 4 new 'U-shaped' bicycle racks that could accommodate up to 8 bicycles. Vehicle and pedestrian connections currently exist on the subject commercial property and will not be altered by the proposed project. The proposed shared building entry foyer creates a distinct entrance for pedestrians and a focal point leading to the entrance of the commercial spaces from Redwood Drive. The building entries are well defined and visible from the Redwood Drive sidewalk. This is complemented by the proposed building lighting, landscaping, and planned signage.

Section 4. Environmental Clearance. This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1, Section 15301 reuse of an existing building.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSU17-0003 subject to the following conditions attached as **Exhibit A.**

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

DULY AND REGULARLY ADOPTED on this 11th day of January, 2018 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

EXHIBIT A
ADOPTED PER PLANNING COMMISSION RESOLUTION NO. 2018-02
CONDITIONS OF APPROVAL: KRISPY KREME AND TENANT SPACE
SITE PLAN AND ARCHITECTURAL REVIEW AND CONDITIONAL USE PERMIT

The conditions below shall apply to the Krispy Kreme and Commercial Tenant Space project located at 5090 Redwood Drive (PLSU17-0003).

General Conditions

1. The Conditional Use Permit, Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.
2. The facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code (RPMC) and any state or federal agency. The violation of any condition listed herein shall constitute a nuisance and a violation of the Rohnert Park Municipal Code. In conformity with Chapter 1.16 of the RPMC, a violation of the RPMC may be an infraction or a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The Applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the Applicant as a result of a failure of the Applicant to fully perform and adhere to all of the Conditions of Approval.
3. The Applicant agrees to defend, indemnify, hold harmless and release the City of Rohnert Park, its agents, officers, attorneys and employees from any claim, action or proceedings brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or certification of the environmental document which accompanies it. This indemnification obligation shall include but not be limited to, damages, costs, expenses, attorneys', or expert witness fees that may be asserted by any person or entity, including the Applicant, whether or not there is concurrent passive or active negligence on the part of the City, its agents, officers, attorneys or employees.
4. The Conditional Use Permit, Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.

Project Specific Conditions

5. Recycled water shall be utilized for irrigation on-site. The application shall apply for recycled water service, provide WELO calculations, and follow the City of Santa Rosa's user's guide at this link: <http://srcity.org/departments/utilities/recycle/Pages/default.aspx>.
6. Show recycled water connection on plans to be used on site for landscape irrigation.

7. Any landscaping damaged during construction shall be replaced.
8. Show existing easements on plans. Any City easements that may be altered for this property or the adjacent property as a result of the design shall be reviewed by the City. The developer shall put together an adjusted easement document to be approved and recorded by the City.
9. Show existing utility locations & sizes (water, sewer, recycled water, storm water), including tie-ins to public infrastructure.
10. Provide utility sizing calculations/justification.
11. Provide a preliminary title report.
12. The refuse enclosure shall have a drain connected to the sanitary sewer details subject to approval of the Development Services Department.
13. All exterior lighting shall be LED including wall lights on the building and any existing pole lights on the applicant's property, and shall be so indicated on building plans.
14. Show all required egress and accessible paths of travel to the satisfaction of the Building Official.

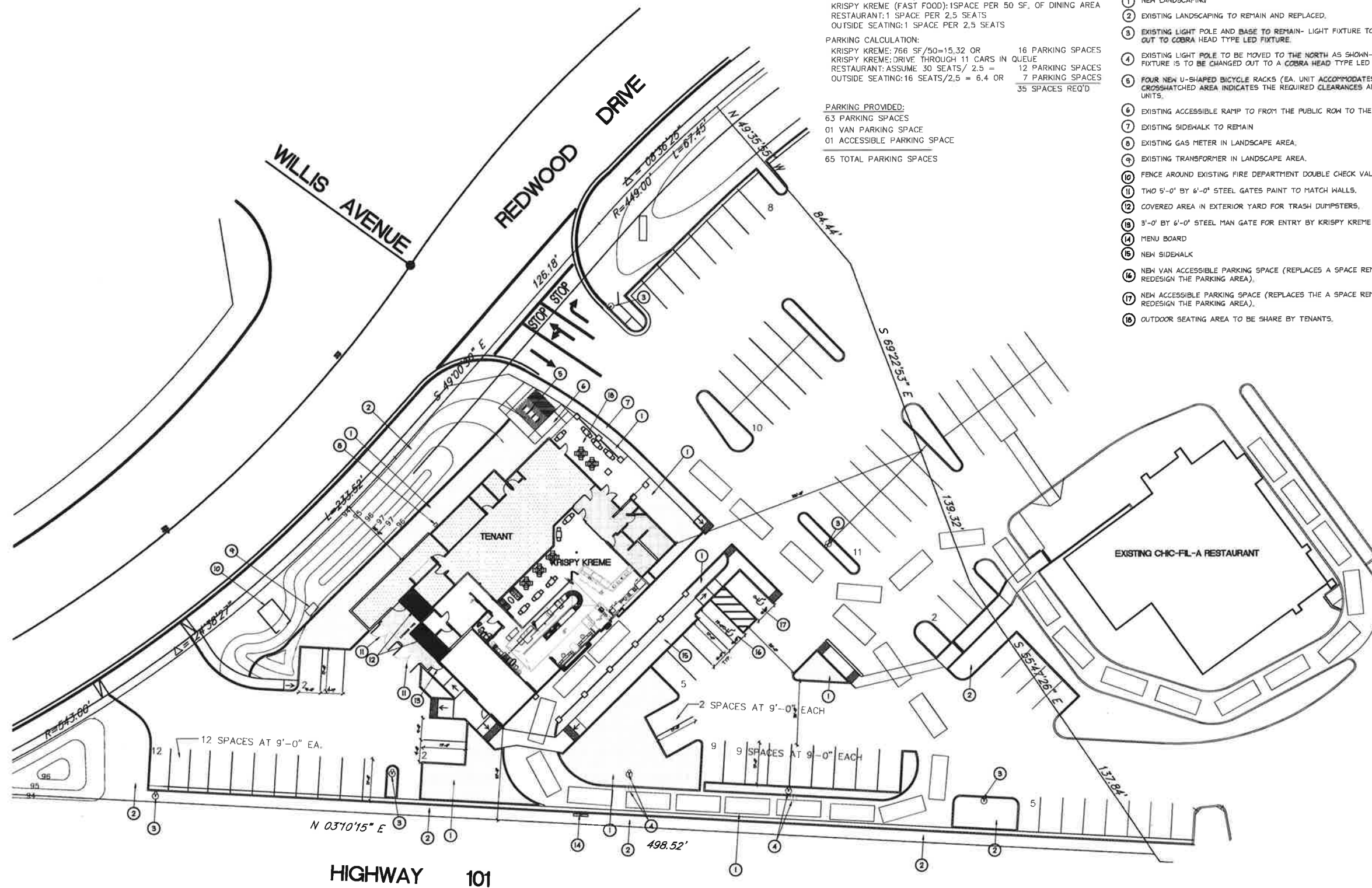
Drive-Through Conditions

15. A parking and vehicular circulation plan encompassing adjoining streets shall be submitted for review and approval by the City Engineer and Planning.
16. A minimum of one outdoor trash receptacle shall be provided on-site adjacent to each driveway exit or as approved by the planning and community development director. At least one additional on-site outdoor trash receptacle shall be provided for every ten required parking spaces.
17. Any drive-up or drive-through speaker system shall be limited to one that emits no more than fifty decibels four feet between the vehicle and the speaker, and shall not be audible above daytime ambient noise levels beyond the property boundaries. The system shall be designed to compensate for ambient noise levels in the immediate area, and shall not be located within thirty feet of any residential uses or residential districts.
18. The pedestrian walkway that intersect the drive-through drive aisle shall have clear visibility and must be emphasized by enriched paving or striping.
19. The drive-through aisles shall have a minimum fifteen-foot width on curves and a minimum eleven-foot width on straight sections. The outside radius of the curves shall be a minimum of thirty feet.

20. Landscaping shall screen drive-through or drive-in aisles from the public right-of-way and shall be used to minimize the visual impact of reader board signs and directional signs.

Master Sign Program Conditions

21. Obtain an Administrative Permit (per Zoning Ordinance 17.25.050) from Planning for the establishment of a Master Sign Program.
22. Master Sign Program submittal requirements:
 - a. Provide a site plan showing existing improvements and proposed sign locations, including directional signs.
 - b. Provide detailed elevations showing the proposed signage, including the dimensions, locations, proposed illumination and method of attachment or mounting.
23. The applicant shall submit and receive approval for a Sign Review Application prior to installation of any signs.
24. Provide a construction permit application in conformance with Title 15 (Buildings and Construction) of this Municipal Code.



PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
KRISPY KREME (FAST FOOD): 1 SPACE PER 50 SF. OF DINING AREA
RESTAURANT: 1 SPACE PER 2.5 SEATS
OUTSIDE SEATING: 1 SPACE PER 2.5 SEATS

PARKING CALCULATION:
KRISPY KREME: 766 SF/50=15.32 OR 16 PARKING SPACES
KRISPY KREME: DRIVE THROUGH 11 CARS IN QUEUE 12 PARKING SPACES
RESTAURANT: ASSUME 30 SEATS/ 2.5 = 12 PARKING SPACES
OUTSIDE SEATING: 16 SEATS/2.5 = 6.4 OR 7 PARKING SPACES
35 SPACES REQ'D

PARKING PROVIDED:
63 PARKING SPACES
01 VAN PARKING SPACE
01 ACCESSIBLE PARKING SPACE
65 TOTAL PARKING SPACES

SHEET KEYNOTES

- 1 NEW LANDSCAPING
- 2 EXISTING LANDSCAPING TO REMAIN AND REPLACED.
- 3 EXISTING LIGHT POLE AND BASE TO REMAIN- LIGHT FIXTURE TO BE CHANGED OUT TO COBRA HEAD TYPE LED FIXTURE.
- 4 EXISTING LIGHT POLE TO BE MOVED TO THE NORTH AS SHOWN- LIGHT FIXTURE IS TO BE CHANGED OUT TO A COBRA HEAD TYPE LED FIXTURE.
- 5 FOUR NEW U-SHAPED BICYCLE RACKS (EA. UNIT ACCOMMODATES 2 BICYCLES) CROSSHATCHED AREA INDICATES THE REQUIRED CLEARANCES AROUND THE UNITS.
- 6 EXISTING ACCESSIBLE RAMP TO FROM THE PUBLIC ROW TO THE ENTRANCE.
- 7 EXISTING SIDEWALK TO REMAIN
- 8 EXISTING GAS METER IN LANDSCAPE AREA.
- 9 EXISTING TRANSFORMER IN LANDSCAPE AREA.
- 10 FENCE AROUND EXISTING FIRE DEPARTMENT DOUBLE CHECK VALVE AND PIV.
- 11 TWO 5'-0" BY 6'-0" STEEL GATES PAINT TO MATCH WALLS.
- 12 COVERED AREA IN EXTERIOR YARD FOR TRASH DUMPSTERS.
- 13 3'-0" BY 6'-0" STEEL MAN GATE FOR ENTRY BY KRISPY KREME STAFF.
- 14 MENU BOARD
- 15 NEW SIDEWALK
- 16 NEW VAN ACCESSIBLE PARKING SPACE (REPLACES A SPACE REMOVED TO REDESIGN THE PARKING AREA).
- 17 NEW ACCESSIBLE PARKING SPACE (REPLACES THE A SPACE REMOVED TO REDESIGN THE PARKING AREA).
- 18 OUTDOOR SEATING AREA TO BE SHARE BY TENANTS.

SITE PLAN

SCALE: 1"=20'-0"



K12 Architects, Inc
3633 Scaport Blvd. Suite C
W. Sacramento, CA 95691
PH: (916) 455-6500 FAX: (916) 455-8100

PROFESSIONAL SEAL:

CONSULTANTS:

DATE:

**KRISPY KREME
DOUGHNUTS**
5090 REDWOOD DRIVE
ROHNERT PARK, CA

**GOLDEN GATE
DOUGHNUTS, LLC**
17 WINTER BROOK LANE
SANTA ROSA, CA 95404

ALTERNATES:

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

SHEET COMMENTS:

SITE PLAN

SHEET NUMBER:

A0.1



Architect

K12 Architects, Inc.
3633 Seaport Blvd, Suite 1
W. Sacramento, CA 9569

PH:(916) 455-6500 FAX:(916) 455-6501

PROFESSIONAL SEAL

CONSTRUCTION

KRISPY KRE
DOUGHNU
5090 REDWOOD C
ROHNERT PARK

GOLDEN GA
DOUGHNUTS
17 WINTER BROOK
SANTA ROSA, CA

REVISIONS

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

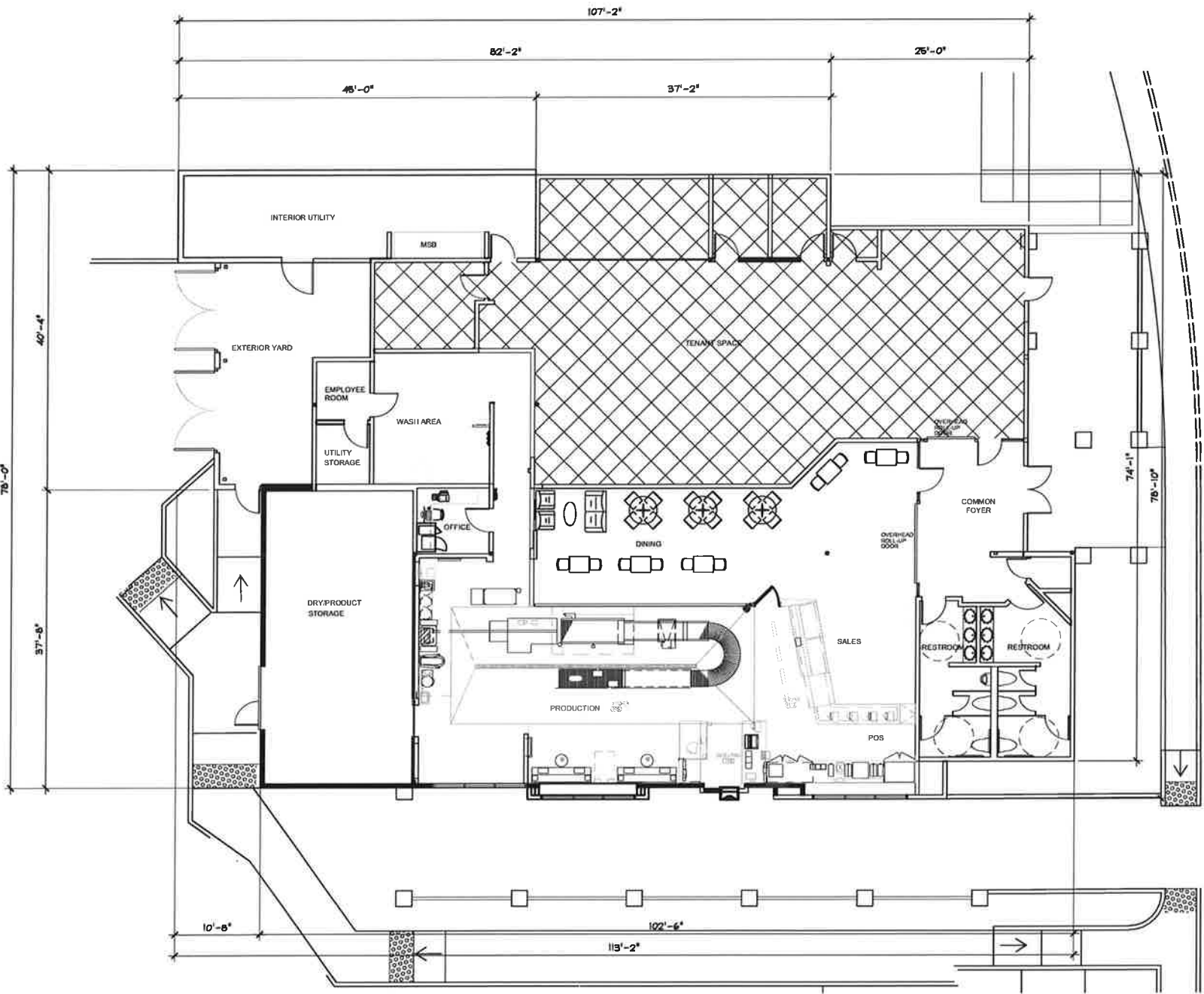
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FLOOR PLAN

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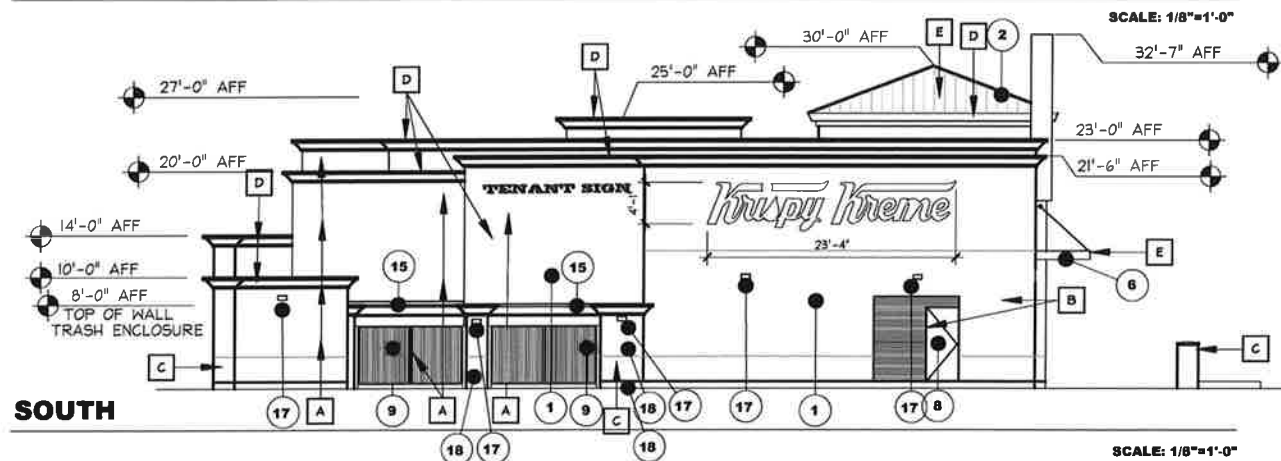
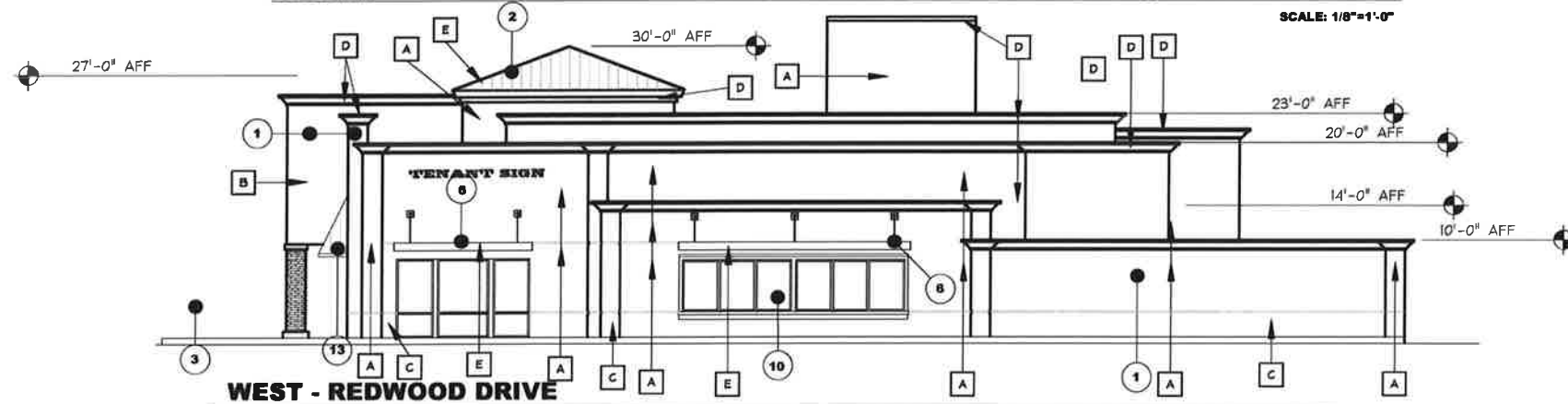
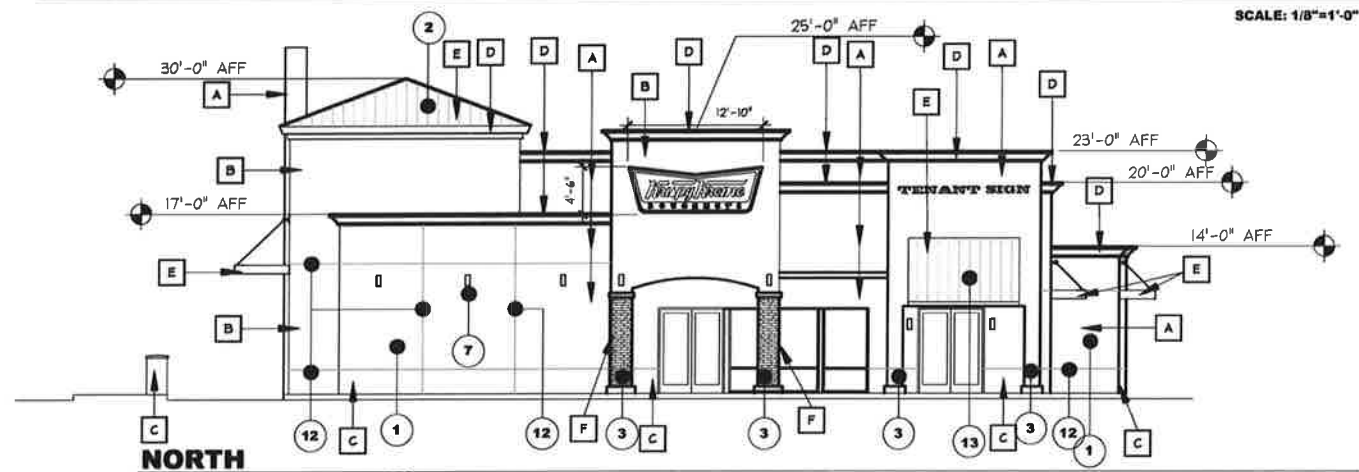
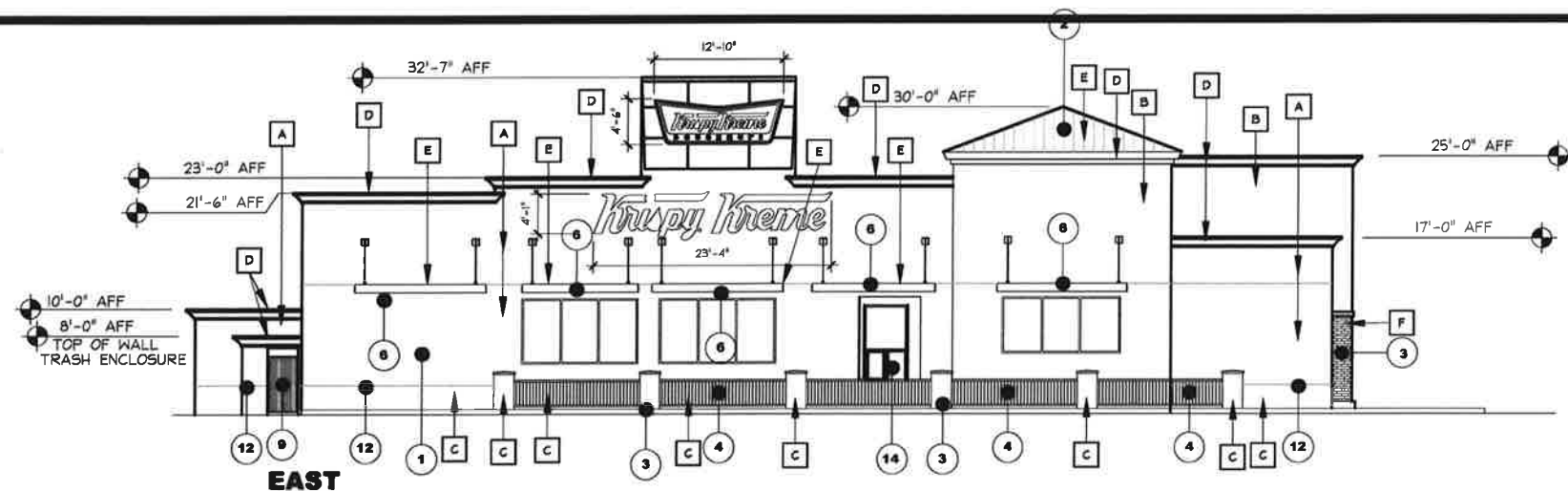
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BUILDING SQUARE FOOTAGE	
KRISPY KREME SPACE	3,794 S.F.
TENANT SPACE	2,346 S.F.
COMMON SPACE	1,229 S.F.
TOTAL SQUARE FOOTAGE	7,369 S.F.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

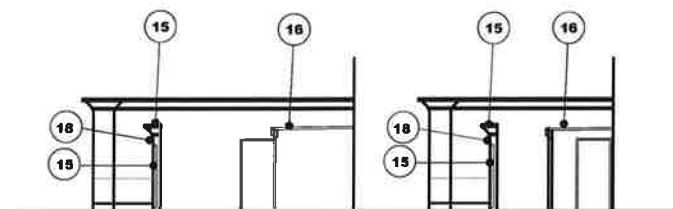


MATERIAL LIST

1. CEMENT PLASTER
2. METAL ROOFING
3. STONE VENEER
4. STEEL RAIL FENCING
5. RIBBED METAL SIDING
6. STEEL EYEBROW TRELLISES
7. DECORATIVE WALL SCONCE
8. MAN DOOR WITHIN A ROLL-UP DOOR
9. STEEL GATES
10. FALSE WINDOWS-SPANDREL GLASS
11. RAISED FOAM BAND
12. 2" PLASTER EXPANSION JOINT
13. METAL AWNING
14. DRIVE THROUGH WINDOW
15. TRASH ENCLOSURE WALL
16. DUMPSTER COVER BEHIND TRASH ENCLOSURE WALL- STEEL DECKING CLEAR SPAN OVER A STEEL TUBE OR CHANNEL BEAM WITH INTEGRAL GUTTER.
17. WALL PACKS
18. CONCRETE MASONRY WALL CORNICE.

COLORS

- A** FIELD COLOR- SHERWIN WILLIAMS 2340 BUFF
B ACCENT COLOR- SHERWIN WILLIAMS 2330 HONEY BEE
C WAINSCOT COLOR- FRAZEE PAINT 7816 TASMANIAN MYRTLE
D CORNICE COLOR- SHERWIN WILLIAMS 7142 LUMINOUS WHITE
E TRIM COLOR- SHERWIN WILLIAMS 6741 DERBYSHIRE
F EL DORADO STONE - SAWTOOTH RUSTIC EDGE



SECTIONS THROUGH TRASH ENCLOSURE AREA

REV: 10-9-2017
 REV: 7-17-2017



K12 Architects

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 SANTA ROSA, CA 95404

REVISIONS:

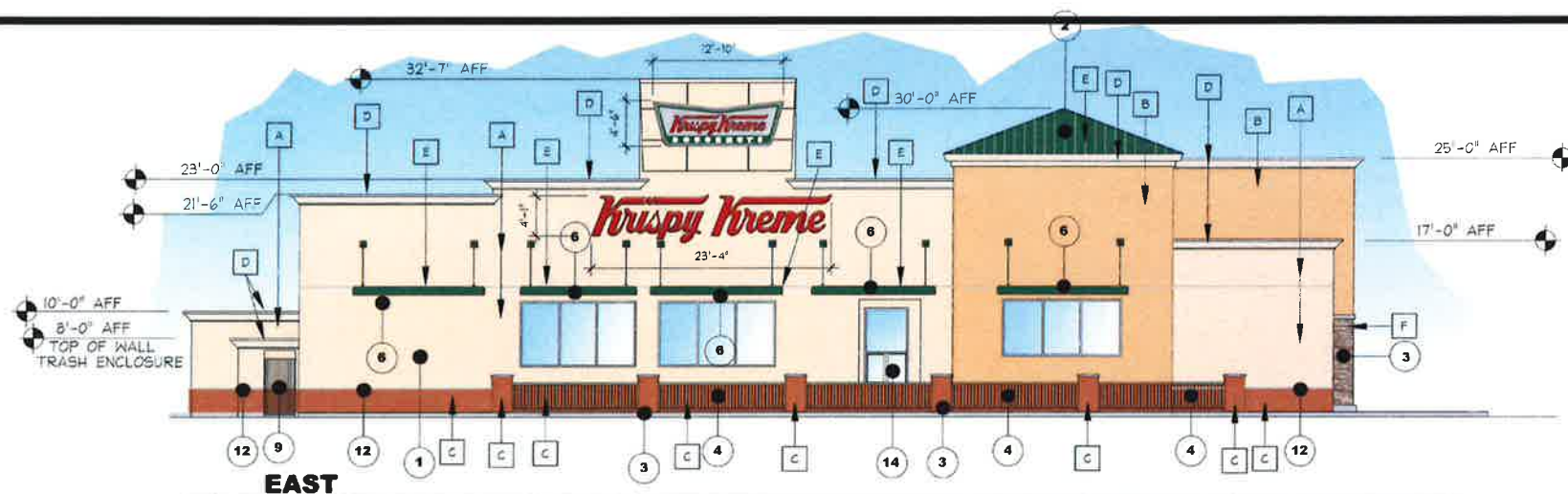
PROJECT NUMBER: 17-009 PROJECT DATE: 8-17-17

SHEET CONTENTS:

ELEVATIONS

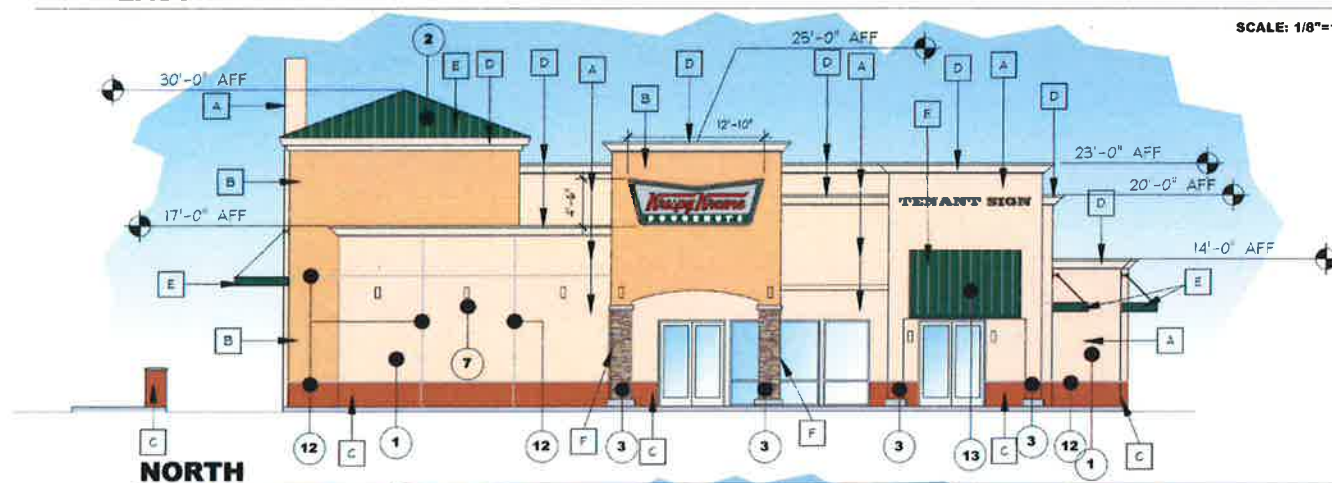
SHEET NUMBER:

A3.0



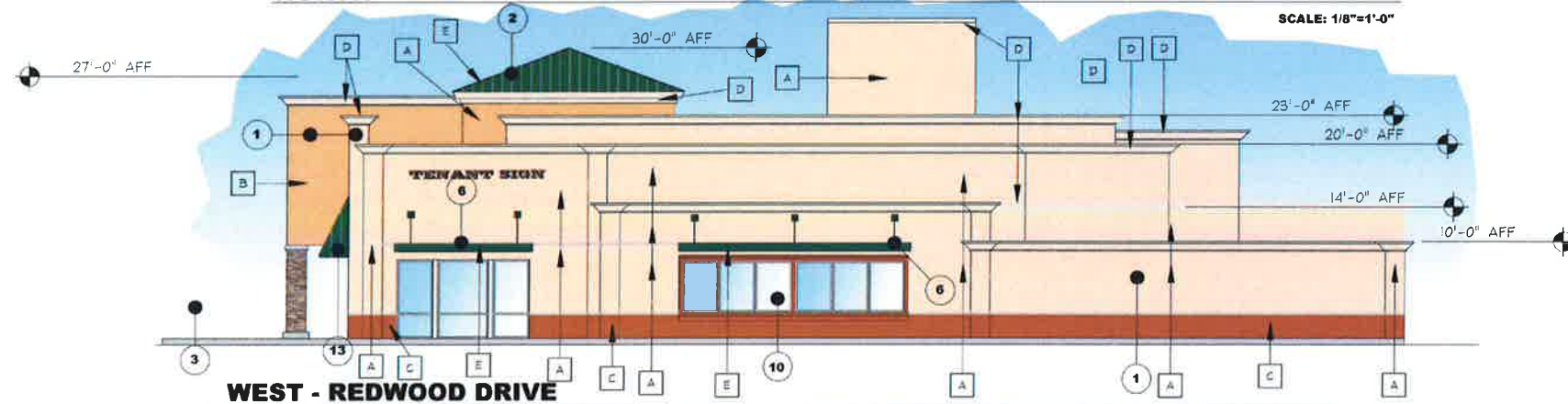
EAST

SCALE: 1/8"=1'-0"



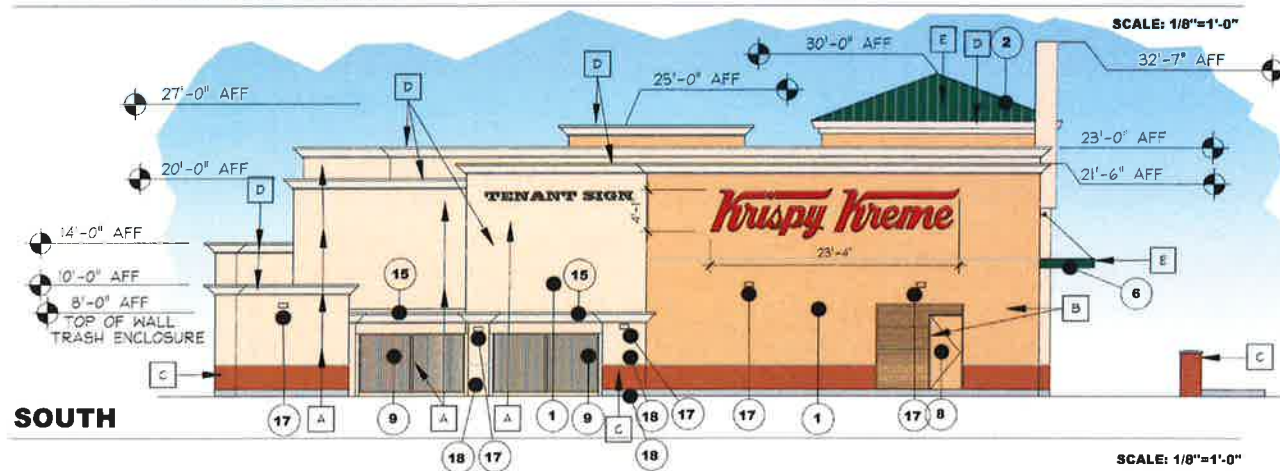
NORTH

SCALE: 1/8"=1'-0"



WEST - REDWOOD DRIVE

SCALE: 1/8"=1'-0"



SOUTH

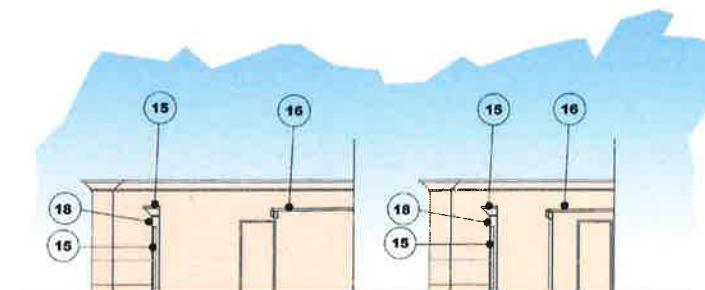
SCALE: 1/8"=1'-0"

MATERIAL LIST

1. CEMENT PLASTER
2. METAL ROOFING
3. STONE VENEER
4. STEEL RAIL FENCING
5. RIBBED METAL SIDING
6. STEEL EYEBROW TRELLISES
7. DECORATIVE WALL SCOFF
8. MAN DOOR WITHIN A ROLL-UP DOOR
9. STEEL GATES
10. FALSE WINDOWS-SPANDREL GLASS
11. RAISED FOAM BAND
12. 2" PLASTER EXPANSION JOINT
13. METAL AWNING
14. DRIVE THROUGH WINDOW
15. TRASH ENCLOSURE WALL
16. DUMPSTER COVER BEHIND TRASH ENCLOSURE WALL- STEEL DECKING CLEAR SPAN OVER A STEEL TUBE OR CHANNEL BEAM WITH INTEGRAL GUTTER
17. WALL PACKS
18. CONCRETE MASONRY WALL CORNICE

COLORS

- | |
|--|
| <p>A FIELD COLOR- SHERWIN WILLIAMS 2340 BUFF</p> <p>B ACCENT COLOR- SHERWIN WILLIAMS 2330 HONEY BEE</p> <p>C WAINSCOT COLOR- FRAZEE PAINT 7816 TASMANIAN MYRTLE</p> <p>D CORNICE COLOR- SHERWIN WILLIAMS 7142 LUMINOUS WHITE</p> <p>E TRIM COLOR- SHERWIN WILLIAMS 6741 DERBYSHIRE</p> <p>F EL DORADO STONE - SAWTOOTH RUSTIC EDGE</p> |
|--|



SECTIONS THROUGH TRASH ENCLOSURE AREA

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PROJECT MANUAL REVISION

PROJECT SHEET

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REVISIONS

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

SHEET DESCRIPTION

ELEVATIONS

SHEET NUMBER

A3.0





NOTE THAT ALL PLANTERS ARE TO BE IRRIGATED BY AN AUTOMATIC, LOW VOLUME, INLINE DRIP SYSTEM BURIED BELOW GRADE.

ALL PLANTERS WILL BE MULCHED WITH AN APPROVED BARK PRODUCT.

THE LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH AS 1881 WATER CONSERVATION IN LANDSCAPING ACT.

SUGGESTED PLANT LIST:

TREES

DESCRIPTION	CONTAINER	QUANTITY
 LAGERSTROEMIA TUSCARORA RED CRAPE MYRTLE	15 GAL.	6
 ULMUS PARVIFOLIA 'DRAKE' CHINESE EBBERGREEN ELM	15 GAL.	3

SHRUBS, GROUND COVERS AND ACCENTS

BOTANICAL NAME	COMMON NAME	CONTAINER	WATER USE	SIZE
NERIUM OLEANDER 'PETITE PINK'	DWARF PINK OLEANDER	5 GAL.	L	3' X 4'
RHAPHIOLEPS INDICA 'CLARA'	WHITE INDIA HAWTHORNE	1 GAL.	M	1' X 3'
PENNISETUM SETACEUM (GREEN)	FOUNTAIN GRASS	1 GAL.	L	4' X 5'
DIETES IRIODIDES	AFRICAN IRIS	1 GAL.	L	3' X 2'
ASAPANTHUS AFRICANUS WHITE	LLY OF THE NILE	1 GAL.	L	2' X 2'
ROSA RED FLORAL CARPET	RED CARPET ROSE	1 GAL.	M	1' X 4'
COTONEASTER DAMMERI	COTONEASTER	1 GAL.	L	1' X 4'
ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY	1 GAL.	L	2' X 3'



SITE PLAN

SCALE: 1" = 20' - 0"

0 5' 10' 20' 30'

JAMES
FERGUSON
CLABAUGH

LANDSCAPE
ARCHITECT

4555 SHAWN LANE
VACAVILLE, CA 95688
PHONE/FAX: 707-449-3916

These drawings are the instrument of the service and shall not be used in part or in whole for any work not specifically contracted with James Clabaugh Landscape Architect. Copyright 2017



KRISPY
KREME
DOUGHNUTS

5090 REDWOOD DR.
ROHNERT PARK, CA

Scale	1" = 20'-0"	REVISIONS
Date	10/10/17	No. Date
Job No.		
Designed by	J.C.	
Drawn by	J.C.	

PRELIMINARY
LANDSCAPE
PLAN

Sheet No

L1

of 1