

# Burger King Exterior Modifications

741 Stony Point Rd

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Planning and Economic Development

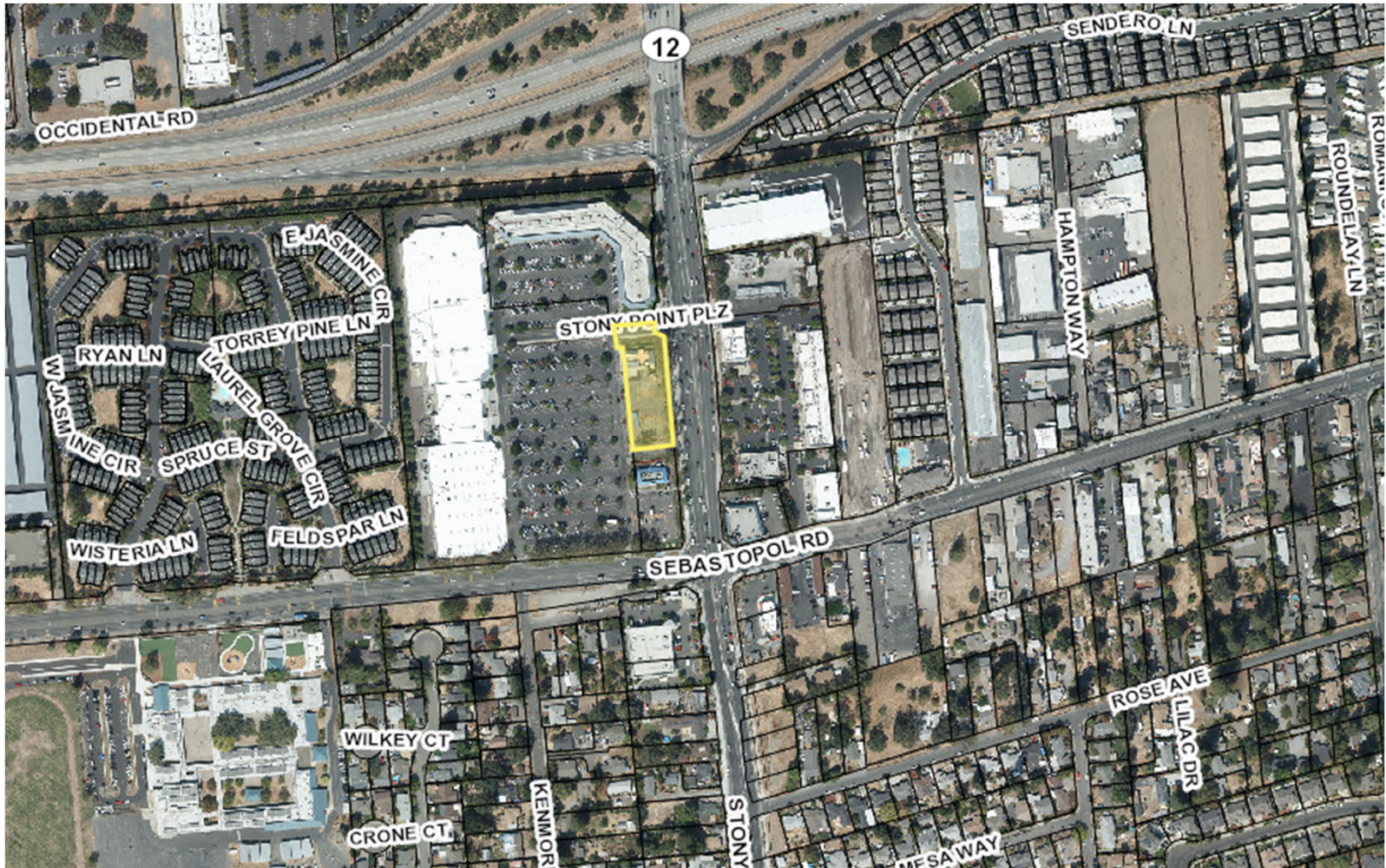
## Exterior Remodel

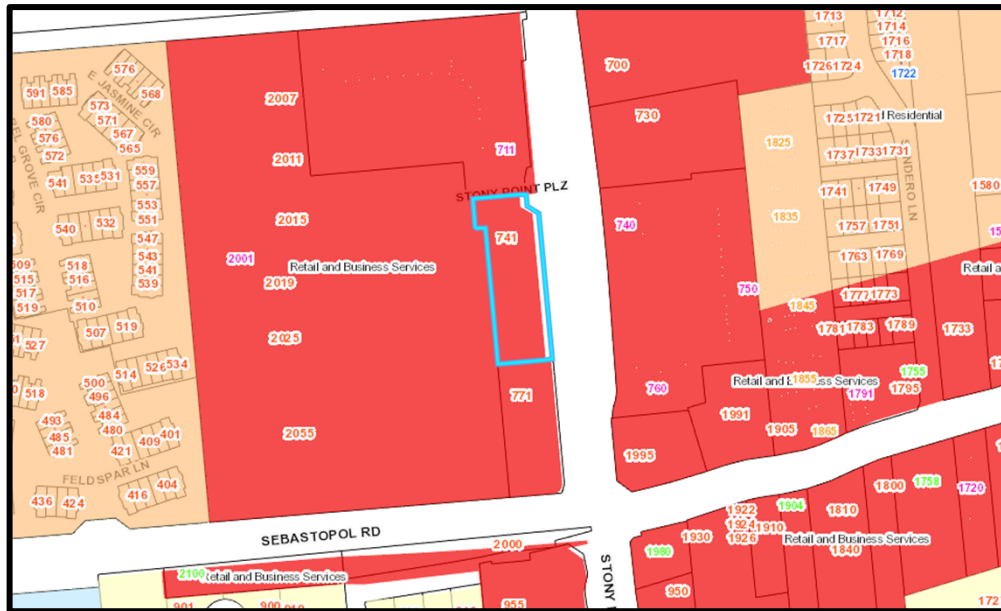
- Façade Update
- Adding double drive-through entry lane

# 741 Stony Point Rd



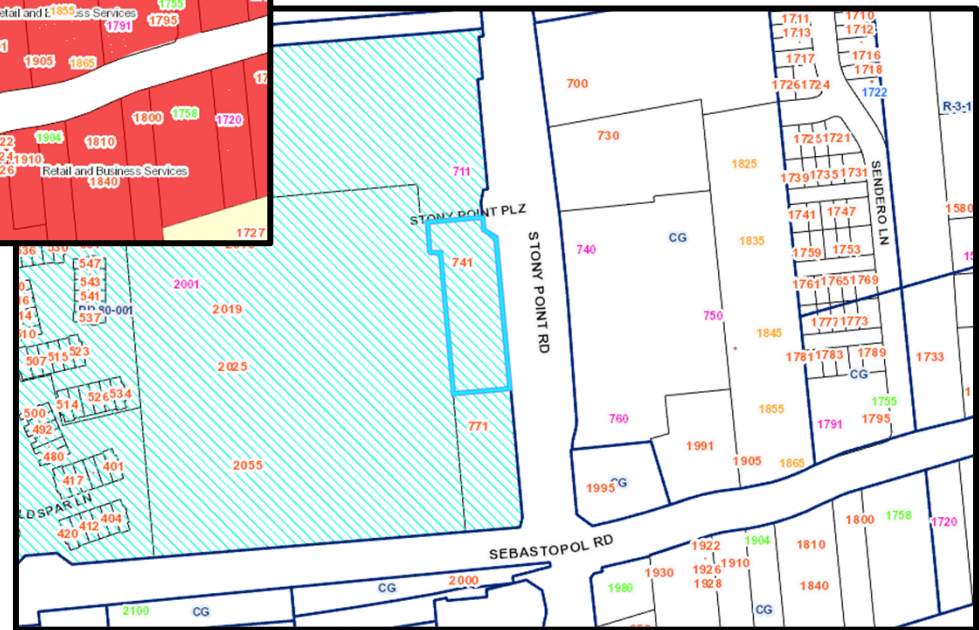
# Neighborhood Context





## General Plan: Retail and Business Services

Zoning: PD80-001



# Previous Façade



# Proposed Design



SOUTH PRELIMINARY RENDERING

# Proposed Design



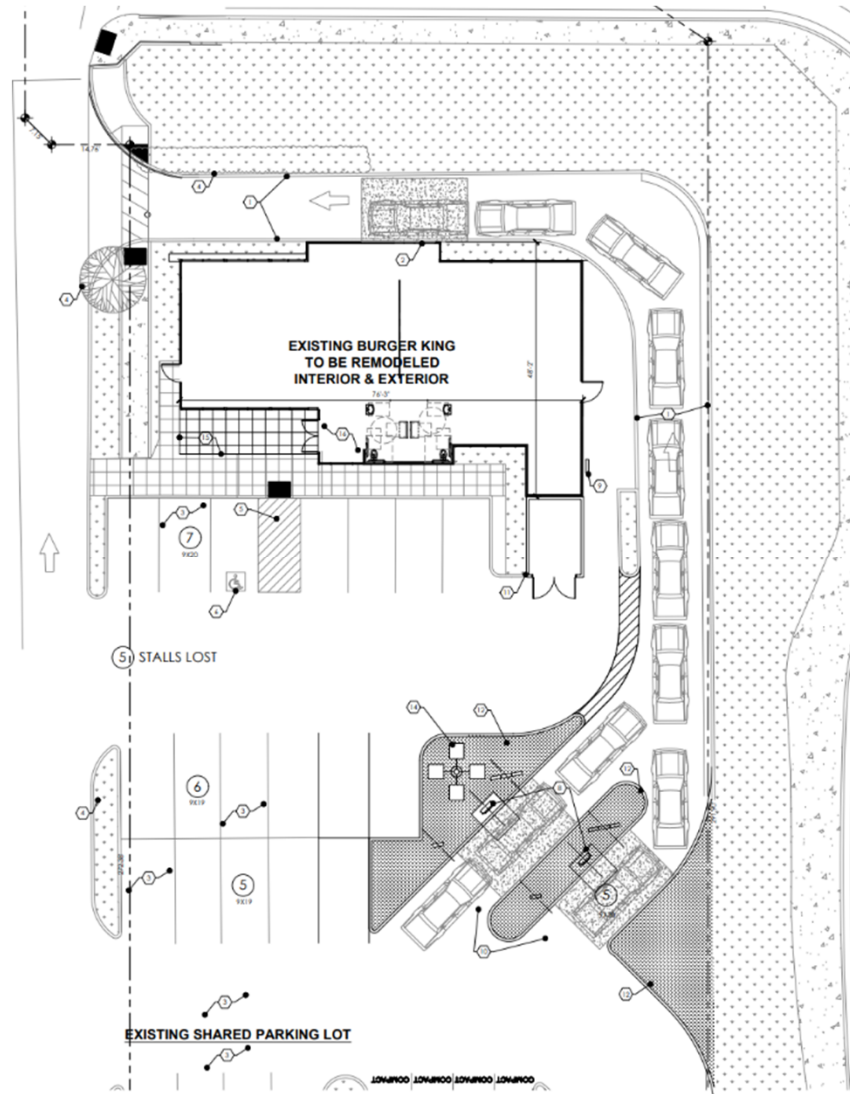
NORTH-WEST PRELIMINARY RENDERING



NORTH-EAST PRELIMINARY RENDERING



# Site Plan: Double Lane Drive-Through



- The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans); and
- The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review; and
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments; and

## Required Findings

- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood; and
- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained; and
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

# Environmental Review

## California Environmental Quality Act (CEQA)

- Categorically Exempt
  - 15301 – Involves minor modifications to an existing structure



- There are no unresolved issues as a result of staff review.
- No public comment has been received.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Design Review to allow exterior modifications for the Burger King at 741 Stony Point Road.

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