

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ray & Gail Hardcastle, 1600 Arden Way, Sacramento, CA 95853		
OWNER	Shell Oil Company, P.O. Box 13678, Sacramento, CA 95853		
PLANS BY	Shell Oil Company		
FILING DATE	3-28-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15103(c) EIR	ASSESSOR'S PCL. NO.	277-272-03

APPLICATION: Special Permit to operate a 300± square foot mini-mart in an existing service station.

LOCATION: 1600 Arden Way

PROJECT INFORMATION:

1974 General Plan Designation: Office and Commercial
1965 Industrial Park Community
Plan Designation: State Fair
Point West PUD Schematic Plan: Service Station
Existing Zoning of Site: SC-R
Existing Land Use of Site: Service Station

Surrounding Land Use and Zoning:
North: Shopping Center; C-2
South: Office Building (under construction); SC-R
East: Shopping Center Parking; SC-R
West: Restaurant; SC-R

Parking Required: 2 spaces
Parking Provided: 3 spaces
Parking Ratio Required: 1:250
Property Area: 42,000± square feet
Square Footage of Building: Garage/Mini-Mart Bldg.: 2,120± sq. ft.
Mini-Mart only: 300± sq. ft.
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Redwood stain
Exterior Building Materials: Wood

PROJECT BACKGROUND AND STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of a service station with three service islands and a 2,120± square foot combination garage/office/mini-market building. Along with servicing motor vehicles at the subject site, the applicant proposes to operate a mini-mart where snacks and beverages, including beer, would be sold. The applicant is requesting a special permit to operate the mini-mart in the Point West PUD on a site that was previously designated for use as a service station only. Both the mini-mart and gasoline sales would operate on a 24-hour basis. Staff notes that the mini-mart has been in operation approximately two years.
2. Staff has no objection to the proposed mini-mart use. Inspection of the subject site revealed that there is adequate parking available for the 300± square foot mini-mart. This parking, however, needs to be striped. Staff also noticed that several of the trees in the nine perimeter tree wells are no longer living. These trees should be replanted and maintained by the applicant.

APPLC. NO. P83-101

MEETING DATE April 28, 1983

CPC ITEM NO. 17

001845

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon Findings of Fact which follow:

Conditions

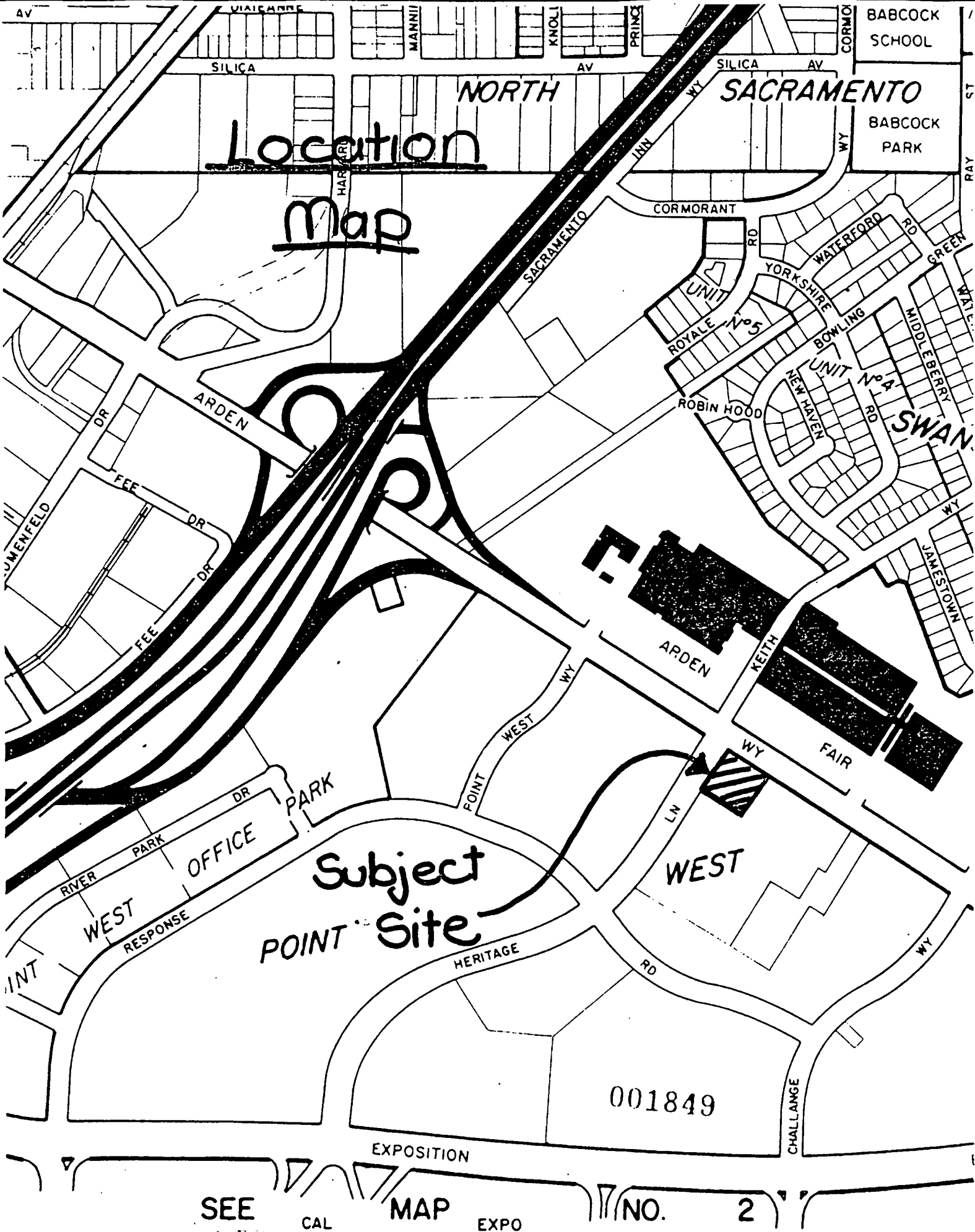
1. The required parking spaces shall be striped;
2. Trees in the perimeter tree wells shall be replaced, where necessary, with 15-gallon trees and maintained by the applicant.
3. The Planning Director shall inspect the site for compliance of the conditions prior to issuance of the special permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that food stores are allowed in the SC-R zone;
2. The project, as conditioned, will not be injurious to surrounding properties or the general public health, safety or welfare in that adequate parking is provided;

The project, as conditioned, is in conformance with the 1974 General Plan which designates the site for commercial uses.

Location Map



Subject
POINT Site

001849

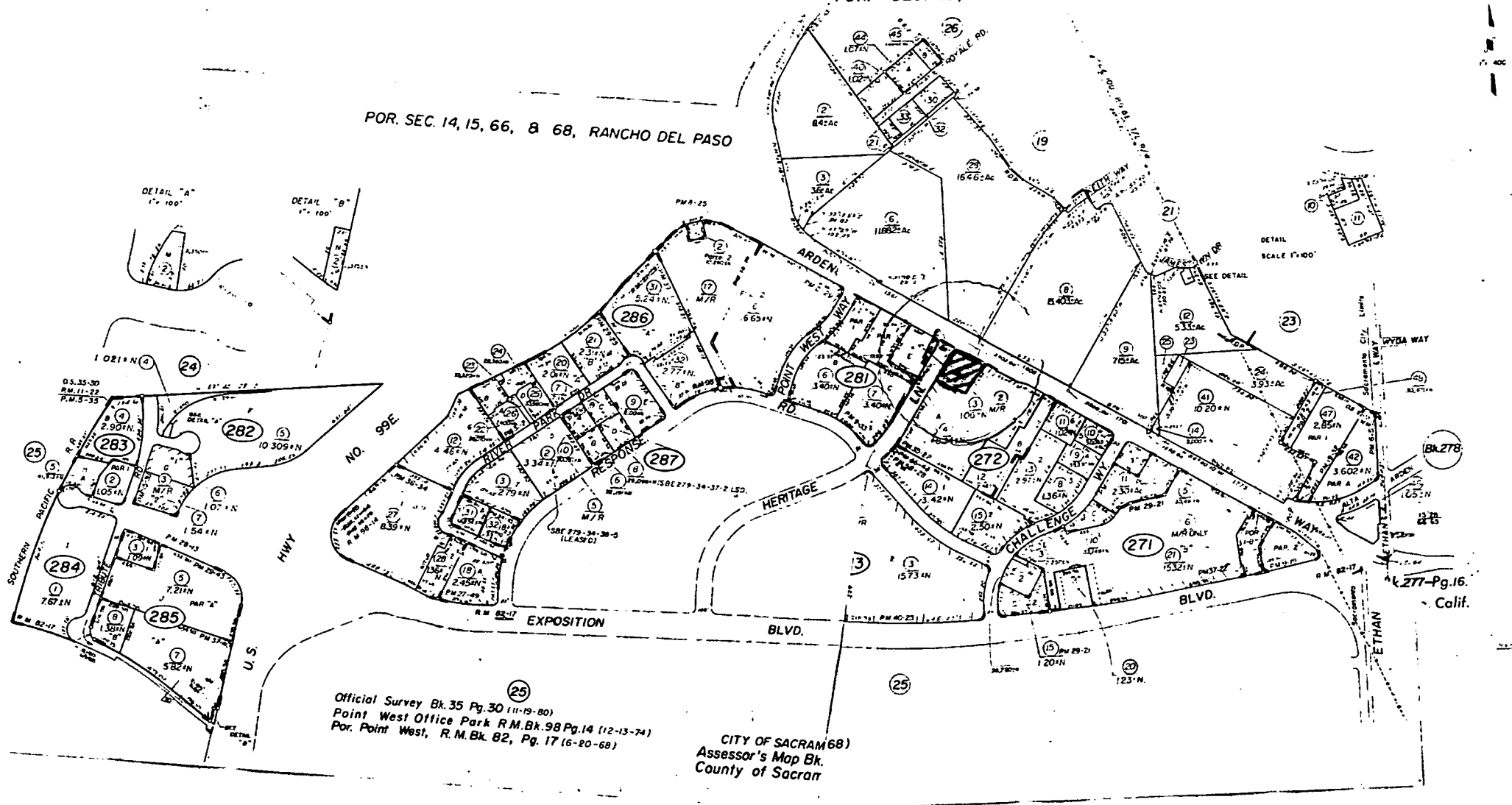
SEE CAL MAP EXPO NO. 2

POR. SEC. 14, 15, 66, & 68, RANCHO DEL PASO

DETAIL "A"
1" = 100'

DETAIL "B"
1" = 100'

DETAIL
SCALE 1"=100'

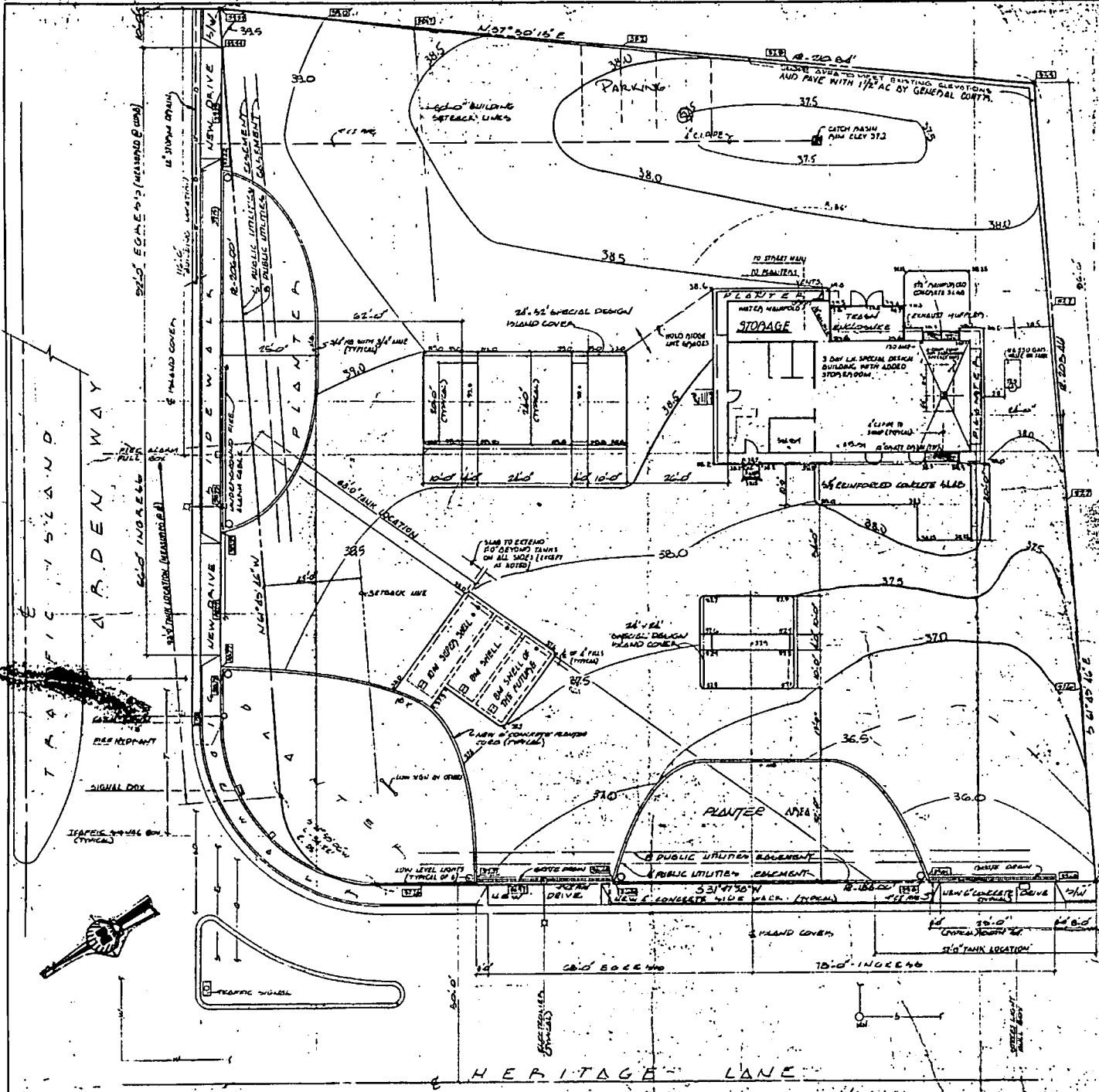


Official Survey Bk. 35 Pg. 30 (11-19-80)
 Point West Office Park R.M. Bk. 98 Pg. 14 (12-13-74)
 Por. Point West, R.M. Bk. 82, Pg. 17 (6-20-68)

CITY OF SACRAMENT
 Assessor's Map Bk.
 County of Sacram

277-Pg. 16
 Calif.

001851



001852

DATE	DESCRIPTION	BY
1/17/70	FINALIZED	...
1/15/70	...	...
1/14/70	...	...
1/13/70	...	...
1/12/70	...	...
1/11/70	...	...
1/10/70	...	...
1/9/70	...	...
1/8/70	...	...
1/7/70	...	...
1/6/70	...	...
1/5/70	...	...
1/4/70	...	...
1/3/70	...	...
1/2/70	...	...
1/1/70	...	...

LIST OF CHANGES

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

SHELL OIL COMPANY
 SHELL OIL COMPANY, INC.
 1001 JEFFERSON AVENUE
 HOUSTON, TEXAS 77002

PROJECT NO. 104-11699-1204