

REPORT AMENDED BY CPC 8-27-87  
**CITY PLANNING COMMISSION**

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Regal Stations Inc., P.O. Box 13648, Sacramento, CA 95853-4648		
<b>OWNER</b>	Regal Stations, Inc. P.O. Box 13648, Sacramento, CA 95853-4648		
<b>PLANS BY</b>	Regal Stations, Inc. P.O. Box 13648, Sacramento, CA 95853-4648		
<b>FILING DATE</b>	7-21-87	<b>ENVIR. DET.</b>	Ex 15301
<b>ASSESSOR'S-PCL. NO.</b>	023-0221-010,17		
		<b>REPORT BY</b>	DH:tc

**APPLICATION:** Special Permit to operate 24 hours for an existing self serve gasoline/convenience store on an 0.40+ developed acre in the Heavy Commercial (C-4) zone.

**LOCATION:** 5597 Stockton Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to extend the hours of operation from 6:00 a.m. to 11:00 p.m. to 24 hours for an existing convenience market and gas station.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Commercial/Office
1965 Colonial Community Plan Designation:	Shopping/Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Newly constructed Regal gas station & convenience market.

Surrounding Land Use and zoning:	Setbacks:	Required	Provided
North: Big O Tire Store; C-4	Front:	50'	20' (Variance approved)
South: Manor Drug; Shopping Center; C-2	Side(Int):	0'	0'
East : McDonalds; C-4	Side(St):	0'	0'
West : Shopping Center and 24 hour A.M., P.M., convenience market	Rear:	0'	0'

Parking Required:	8 spaces, @ 1 space per 250 sq. ft.
Parking Provided:	10 spaces
Property Dimensions:	120' x 170'
Property Area:	0.46+ acre
Square Footage of Building:	2,020 sq. ft. convenience market
Height of Building:	1 story; 16-1/2 ft. to top of canopy
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Metal, stucco, masonite trim
Roof Material:	Metal

PROJECT BACKGROUND: On December 4, 1986, the Planning Commission approved two variances to allow the construction of a new gas station and convenience market. The applicant was informed about the requirement for a special permit if the facility was to remain open from 11:00 p.m. to 6:00 a.m. They stated that their hours of operation would not include 11:00 p.m. to 6:00 a.m. The location is within 500 feet of residentially zoned and used property.

On March 26, 1987, the Planning Commission approved a lot line adjustment to merge two lots into one. A certificate of compliance has not been recorded at the time of this report.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two lots containing a recently constructed Regal gas station with canopy and 2,020 sq. ft. mini-market and contains 0.46+ acres at the northeast corner of Stockton Boulevard and Fruitridge Road. The site is zoned Heavy Commercial (C-4) zone.

Surrounding land uses include a drive-through restaurant to the east on Fruitridge Road; a tire dealership to the north; a 24 hour convenience market and gas station to the west (AM-PM Mini-Mart); and shopping center to the south. The 1965 Colonial Community Plan designates the site for shopping/commercial. The 1974 City General Plan designates the site for Commercial/Office. The proposed use is consistent with the area and general plan.

B. Project Proposal:

The only entitlement going before the Planning Commission is whether to allow an existing convenience market the ability to stay open between the hours of 11:00 p.m. and 6:00 a.m. The facility currently has a beer and wine license issued by the State Alcohol and Beverage Control Board on May 29, 1987. The license precedes adoption of Ordinance 87-077 regulating the sale of alcohol for off site consumption.

C. Analysis:

In reviewing similar requests the Planning Commission considers the proximity to similar uses and sensitive land uses. Across the street is an existing 24 hour AM/PM mini market with gasoline sales. The nearest residential land uses are located to the east 300+ feet along Fruitridge Road. In addition, the site is located on a commercial strip at the intersection of two major streets.

The City Police Department has been requested to provide information on any problems with the existing AM/PM mini market. The Police have no opposition to the establishment of a second 24 hour mini-mart as long as conditions enhancing on site security could be provided.

Staff, therefore, does not oppose the establishment of a second 24 hour facility at Stockton Boulevard and Fruitridge Road subject to conditions listed in this report.

Staff has received telephone comments from the manager of the adjacent McDonalds hamburger restaurant and a residential property owner. Letters in opposition to the proposed 24 hour operation will be presented to the Commission prior to the meeting. Staff will respond to issues raised in the letters at the meeting.

AGENCY COMMENTS: The proposed project was reviewed by the City Police, Engineering, Traffic Engineering, and Fire Marshall's Office with comments received as previously stated.

The City Police Department responded in detail to the proposed project with the following recommendations:

1. No signs shall be located in windows which might obstruct the view of the cash register from outside the store.
2. No display racks shall be inside the store which will block the view of the cash register area.
3. Pay phones should be situated so that a user does not have a view of the store's interior, but still clearly visible to passing traffic.
4. Height markers shall be at the 5'7", 5'10" and 6' locations on the primary exit door.
5. There shall be photographic surveillance of the cash register area with equipment and installation to be approved by the Police Department.
6. There shall be a time delay drop safe similar to those now in use in other mini-markets.
7. Parking area is to be clearly posted "Customer Parking Only. No Loitering or Drinking".
8. Parking area to be kept free of litter and shrubs to be kept watered and trimmed.

ENVIRONMENTAL DETERMINATION: The proposed project has been determined to be exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301).

RECOMMENDATION: Staff recommends the following action:

- A. Approve the special permit, subject to conditions and based upon findings of fact which follow:

Conditions/Special Permit

1. The applicant shall comply with the following requirements to the satisfaction of the Planning Director and City Police Department.
  - a. No signs shall be located in windows which might obstruct the view of the cash register from outside the store.
  - b. No display racks shall be inside the store which will block the view of the cash register area.
  - c. Pay phones should be situated so that a user does not have a view of the store's interior, but still clearly visible to passing traffic.
  - d. Height markers shall be at the 5'7", 5'10" and 6' locations on the primary exit door.
  - e. There shall be photographic surveillance of the cash register area with equipment and installation to be approved by the Police Department.
  - f. There shall be a time delay drop safe similar to those now in use in other mini-markets. *or another safe approved by the Police Department. (CPC added)*
  - g. Parking area is to be clearly posted "Customer Parking Only, No Loitering or Drinking."
  - h. Parking area to be kept free of litter and shrubs to be kept watered and trimmed.
2. The applicant shall comply with the requirements of the State Alcohol and Beverage Control Board regarding sale of beer and wine.

Findings of Fact-Special Permit

1. The proposal, as conditioned, is based on sound principles of land use, in that:
  - a. The service station/convenience store will be compatible with the adjacent surrounding land uses which include restaurants, retail stores and a service station;
  - b. The facility is located on two major streets; and
  - c. Adequate on site parking and maneuvering will be provided.
2. The proposal, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that adequate setback on site parking security, landscaping and well designed signs will be provided.

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for office/commercial uses in the 1974 General Plan and the proposed service station/convenience store conforms with the plan designation.

# CITY PLANNING COMMISSION

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**FILING DATE** 7-21-87      **ENVIR. DET.** Ex 15301      **REPORT BY** DH:tc  
**ASSESSOR'S-PCL. NO.** 023-0221-010,17

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24 hour A.M.,P.M.,	Rear:	0'	0'
convenience market			

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RECOMMENDATION: Staff recommends the following action:

- A. Approve the special permit, subject to conditions and based upon findings of fact which follow:



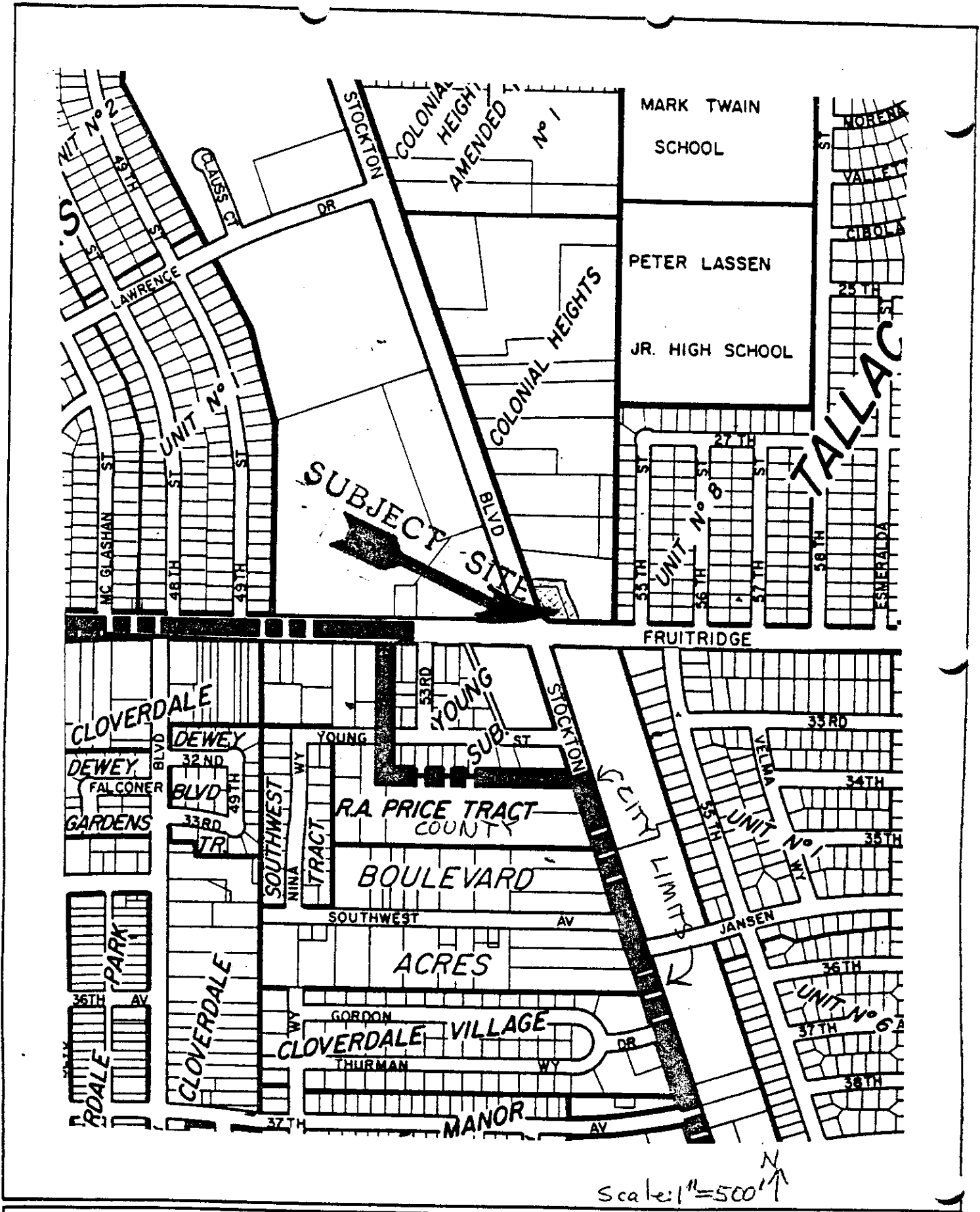
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Findings of Fact-Special Permit

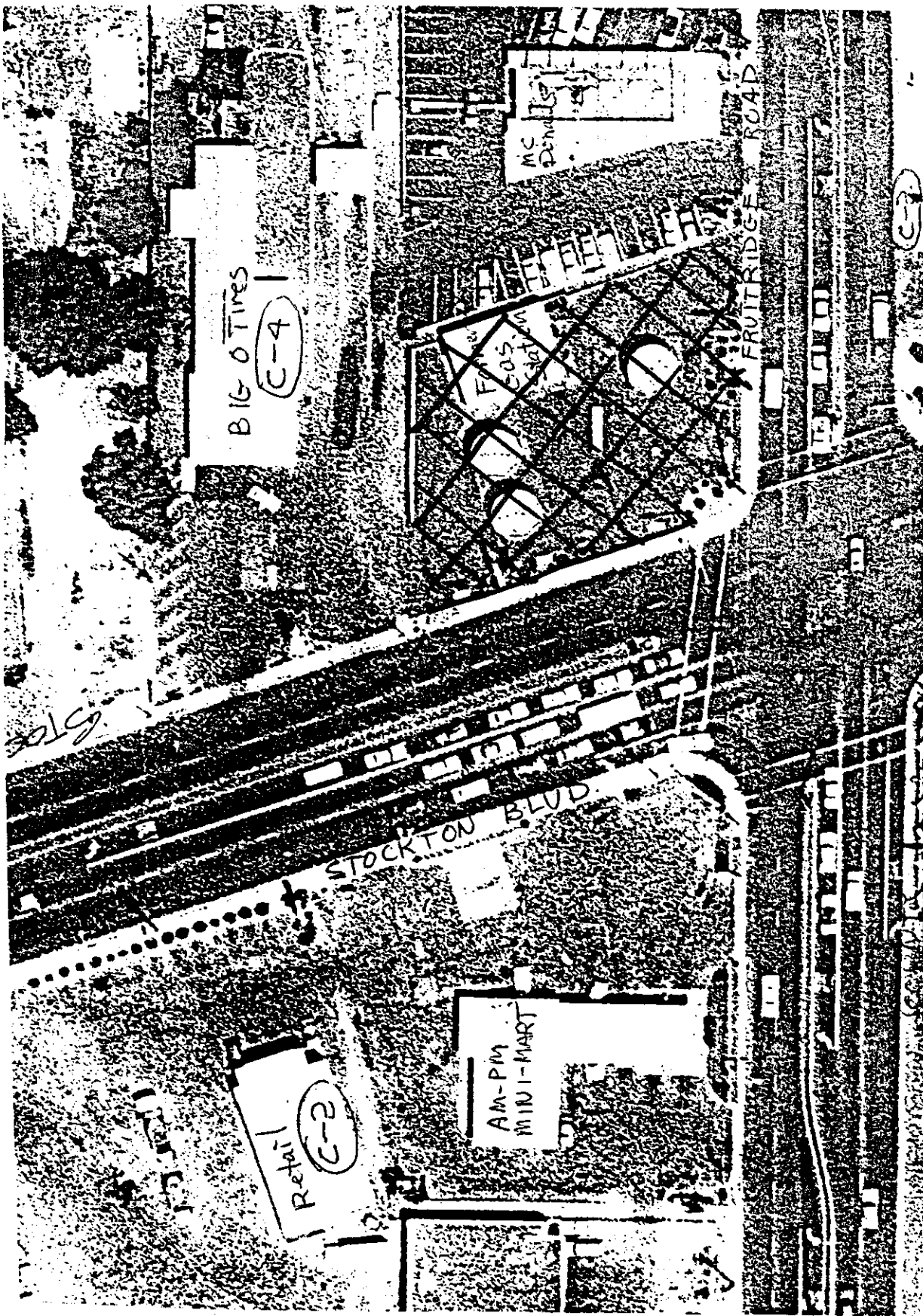
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**VICINITY MAP**

Scale: 1" = 500'



1979 Aerial Photo of Existing Mobile Gas Station - 6-2-79 Photo

North Arrow  
Scale: 1" = 500'

# LAND USE & ZONING MAP

P-87-330

8-27-87

item 20

**REGAL STATIONS INC.**



1755 CHALLENGE WAY  
SACRAMENTO CA  
95815

PH: 927-1000

PROJECT

CONVENIENCE STORE #820

5587  
Stockton Blvd  
Sacramento, Ca

SHEET TITLE  
SITE PLAN & SIGNAGE DETAILS

SCALE: AS SHOWN



PAUL J. SUTTON  
ARCHITECT

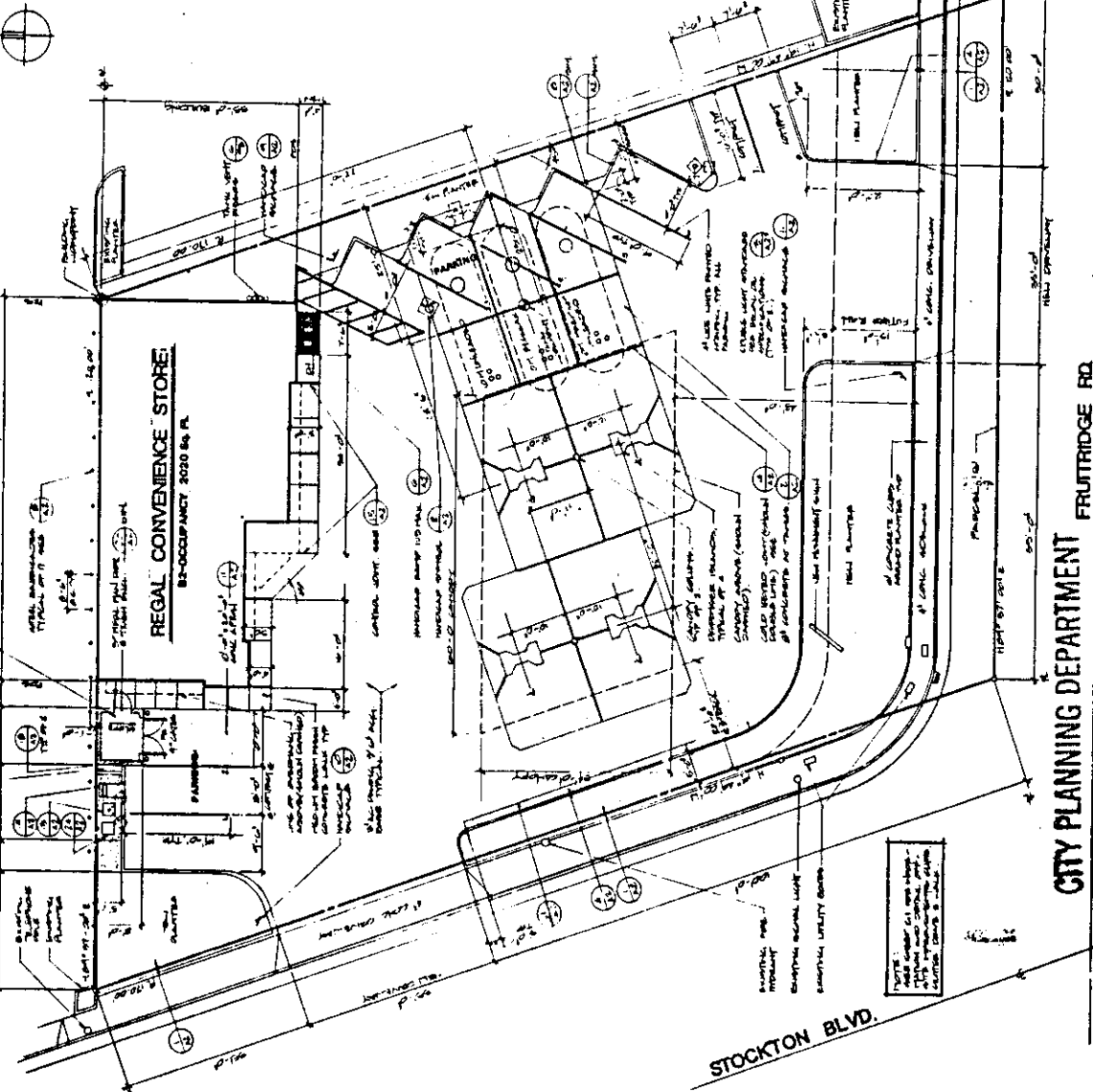
REVISIONS

NO.	DATE	DESCRIPTION
1	11-21-87	ISSUE FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

JOB NO. 87-020  
DATE: 11-21-87  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

**SITE PLAN**

SCALE: AS SHOWN  
PROJECT: 87-020  
DATE: 11-21-87



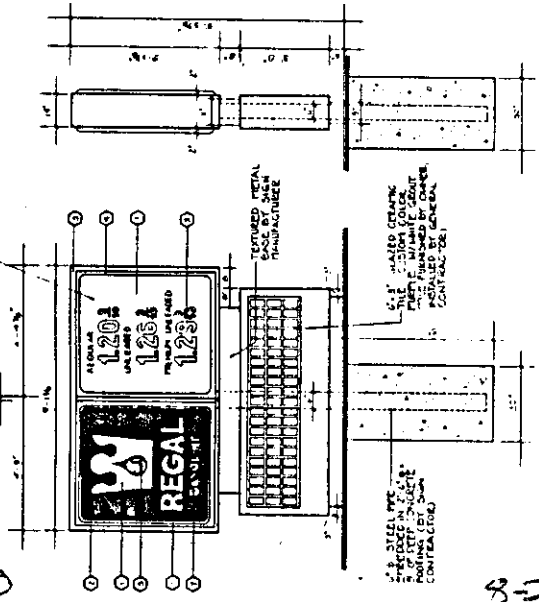
**CITY PLANNING DEPARTMENT**  
FRUITRIDGE RD.

JUL 21 1987

**RECEIVED**

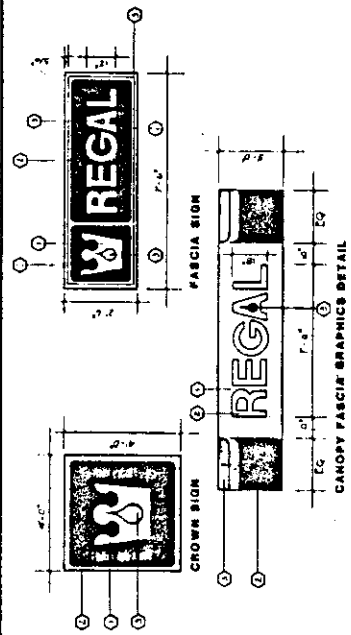
P 87-020

SCALE: AS SHOWN TO STREET



NOTE: SIGN SHOP DRAWINGS AND PERMITS BY SIGN MANUFACTURER

**MONUMENT SIGN**



**SIGNAGE**

- ① WHITE
- ② 3387 VIOLET
- ③ 2338 MAGENTA
- ④ 2118 ORANGE
- ⑤ FLAT BLACK
- ⑥ WHITE FORMED FACE
- ⑦ 4" WHITE VINYL LETTER
- ⑧ TEXTURED METAL PANEL
- ⑨ COLOR TO MATCH BUILDING

**COLOR SCHEDULE**

P-87-330

8-27-87

item # [Signature]



REGAL STATION, INC.



100 WALLACE ST. SACRAMENTO, CA 95811

PROJECT

COMMERCE STORE #620 6887 Blockton Bldg. Sacramento, Ca

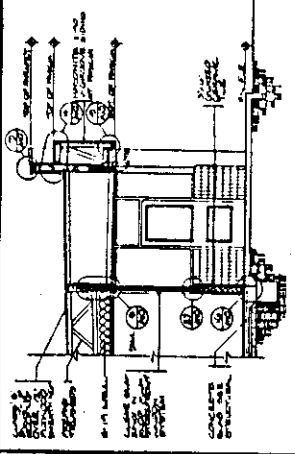
SHEET TITLE SECTIONS, ROOF PLAN, ELEVATIONS SCALE: AS NOTED

SUTTON & ASSOCIATES ARCHITECTS INC. 1000 J STREET, SACRAMENTO, CALIF. 95811

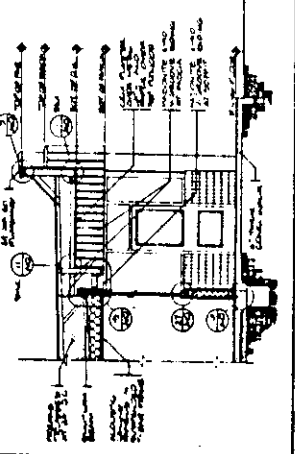
PAUL R. J. J. ARCHITECTS, INC. 1000 J STREET, SACRAMENTO, CALIF. 95811

NO.	DATE	DESCRIPTION
1	11-24-87	ISSUED FOR PERMITS
2	1-17-88	ISSUED FOR PERMITS
3	1-17-88	ISSUED FOR PERMITS
4	1-17-88	ISSUED FOR PERMITS
5	1-17-88	ISSUED FOR PERMITS
6	1-17-88	ISSUED FOR PERMITS
7	1-17-88	ISSUED FOR PERMITS
8	1-17-88	ISSUED FOR PERMITS
9	1-17-88	ISSUED FOR PERMITS
10	1-17-88	ISSUED FOR PERMITS

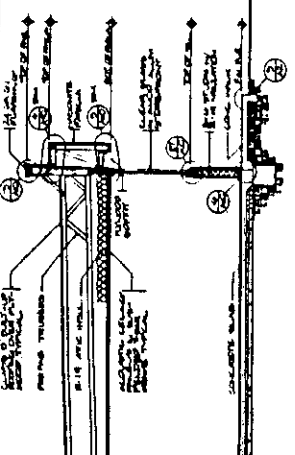
A8



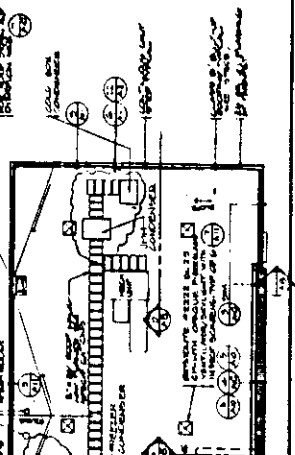
SECTION "A" SCALE: 1/4" = 1'-0"



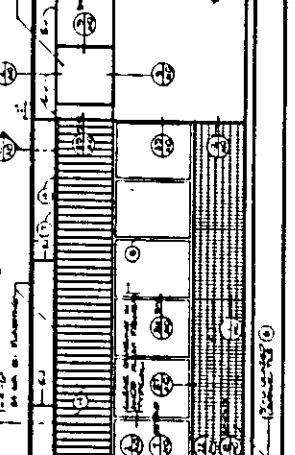
SECTION "B" SCALE: 1/4" = 1'-0"



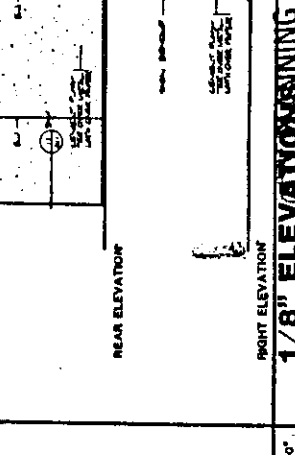
BUILDING SECTION "C" SCALE: 1/4" = 1'-0"



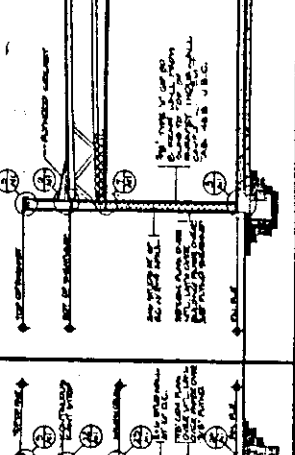
SECTION "D" SCALE: 1/4" = 1'-0"



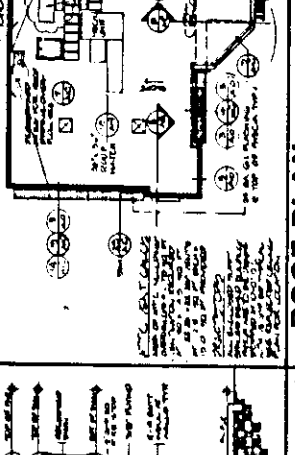
ROOF PLAN SCALE: 1/8" = 1'-0"



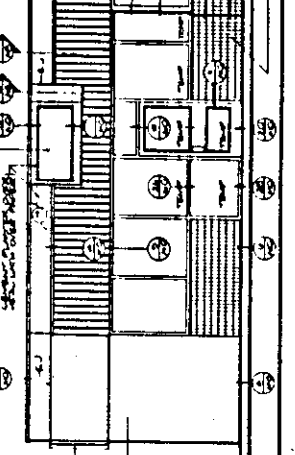
FRONT ELEVATION SCALE: 1/4" = 1'-0"



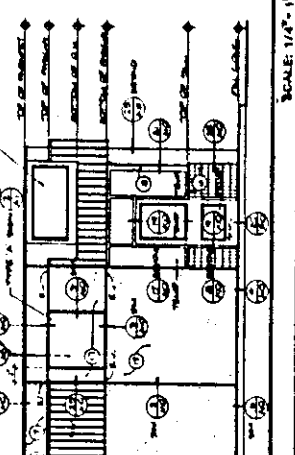
SECTION "E" SCALE: 1/4" = 1'-0"



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



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



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

P-87-330

8-27-87

item 20

JUL 21 1987 RECEIVED P 87350

1/8" ELEVATION DRAWING DEPARTMENT



CITY PLANNING DIVISION

AUG 17 1987

RECEIVED

August 14, 1987

Dan Hendricks  
Planning Department  
City of Sacramento  
1231 "I" Street, #200  
Sacramento, CA 95814

RE: Regal #520 - Special Permit P87-330  
5597 Stockton Boulevard  
Sacramento, CA 95820

Dear Mr. Hendricks:

Per our conversation of August 12, 1987, I have enclosed some information which might be helpful in our request for 24 hour facility operation.

I would like to mention that I spoke to our security person and he has informed me that this facility is furnished with video cameras, recorder, 35 mm camera(s), hold-up alarm button(s), all doors are alarmed with overall motion detectors. We are also cooperating with Sargeant Mike Schlocky with the Sacramento Police Department (449-5792) on trackable bait money and are always interested in ways to improve security in our facilities.

We also do not allow any loitering at our facilities, nor allow any obstructions in the path of our cashier's visibility.

I must say that Regal operates their facilities with the highest level of concern when security, efficiency, customer convenience are involved. Please let me know if there is anything else that you might need.

Very truly yours,

MICHELE GIBSON  
Construction Coordinator





CITY OF SACRAMENTO

CITY PLANNING DIVISION

AUG 19 1987

RECEIVED

DEPARTMENT OF POLICE

HALL OF JUSTICE  
813 6TH STREET

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5121

JOHN P. KEARNS  
CHIEF OF POLICE

August 19, 1987

CR 8-76

M E M O R A N D U M

TO: WILL WEITMAN, SENIOR PLANNER  
CITY PLANNING

FROM: TOM STARK, DEPUTY CHIEF  
OFFICE OF OPERATIONS  
SACRAMENTO POLICE DEPARTMENT

SUBJECT: PROPOSED 24 HOUR REGAL GAS STATION/CONVENIENCE MARKET

The following information on the above project is being supplied in response to your memo of August 5, 1987.

1. There have been no unusual police related problems at the AM-PM located on the northwest corner of Stockton Blvd. and Fruitridge Road.
2. Late nite hours of operation at this location have not created any particular problems for law enforcement.
3. With the exception of some prostitutes loitering in the area, there have been no problems with the existing Regal Gas Station.
4. We do not feel it is necessary to restrict the hours of operation of the market.
5. The residential area to the north of the subject location is buffered by a wall, the McDonald's Restaurant and a Big-O-Tire store. There should be no adverse effects.

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8-27-87

Item 20

MEMORANDUM

CR 8-76

WILL WEITMAN

Page 2

August 19, 1987

6. The property should be prominently posted as follows:

"UNLAWFUL TO ENTER, BE, OR REMAIN ON THESE PREMISES,  
ADJACENT PARKING AREA, OR PUBLIC SIDEWALK WITH AN OPEN  
ALCOHOLIC BEVERAGE CONTAINER."

C.P.C. 647E(a)

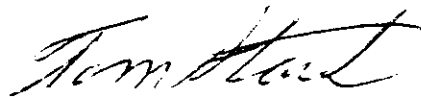
S.C.C. 26.24

ALSO

"15 MINUTE CUSTOMER PARKING ONLY. VIOLATORS TOWED AT  
OWNER'S EXPENSE"

It should be noted that the existing Regal Station/Convenience Store is extremely well designed from a crime prevention standpoint, which probably accounts for the fact that they have had very few problems.

Should you have any questions regarding these comments, please call Officer Jim Barclay at 449-5731.

  
TOM STARK, DEPUTY CHIEF  
OFFICE OF OPERATIONS

TS:mw

P-87-330

8-27-87

*item 20*