

P94-114 - A-1 MART FOOD STORE

REQUEST: Special Permit Modification to expand an existing, 2,436 sq.ft. food mart, which sells alcohol, by 1,218 sq.ft. for a total of 3,654 square feet in an existing shopping center on 2.24 \pm developed acres in the Shopping Center Planned Unit Development (SC-PUD) zone in the Natomas Eastside/Metropolitan Center PUD.

LOCATION: 2550 West El Camino Avenue
225-1010-008
South Natomas Community Plan
Council District 1

APPLICANT:	Greg Hatfield (916) 423-1955 7979 Hanford Way, Sacto. CA 95823
OWNER:	Quon Family Trust 1817 Maryal Dr. Ste. 100; Sacto. CA 95864
PLANS BY:	Greg Hatfield
APPLICATION FILED:	October 28, 1994
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY/RECOMMENDATION:

The applicant proposes to expand an existing food mart, which sells alcohol, in a portion of an existing shopping center on 2.24 \pm acres in the SC-PUD zone. In order to meet the applicant's objectives, the project requires the discretionary planning entitlement described above. In evaluating the project, the basic issues are allowing an existing operation which sells alcohol to expand. **Staff recommends approval of the project.** This recommendation is based on its consistency with the policies regarding commercial uses in the Community Plan, and its expansion not including the expansion of the alcohol sales area.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood Commercial & Offices
Community Plan Designation:	Community Commercial
Existing Land Use of Site:	Community Shopping Center
Existing Zoning of Site:	SC(PUD)

Surrounding Land Use and Zoning:

North: Multi-family apartments (Adaggio); R-2B(PUD)
 South: Vacant Lot; R-1(PUD)
 East: Exxon Gas Station & Marriott Residence Inn; SC(PUD)
 West: Natomas Main Drainage Canal/Vacant, Jack-In-The-Box; SC(PUD)

Property Dimensions:	irregular
Property Area:	2.24± gross acres
Square Footage of Shopping Center:	21,929 sq.ft.
Square Footage of Food Mart:	Existing: 2,436 sq.ft. Proposed: 3,654 sq.ft.
Exterior Building Materials:	Stucco & Tile
Roof Material:	Blue Metal
Parking Provided:	116 spaces (111 standard/4 handicap)
Parking Required:	88 spaces (1:250 - 21,929 sq.ft.)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION:

In 1983, the City Council amended the Natomas Eastside/Metropolitan Center PUD which resulted in various office and shopping center square footages allowed in the overall buildout (P83-328). On July 25, 1987, the City Planning Commission approved a Special Permit to develop 62,000 square feet of shopping/retail uses in two phases on a 6.6± acre lot. A Tentative Map to subdivide the one lot into two lots for phases I and II (P87-257) was also included as part of the approval. A portion of Phase I was constructed which included a total of 21,929 square feet of leasable tenant space. The existing

shopping center consists of 21,929 square feet. On April 26, 1988, the City Council approved a Tentative Map request to further subdivide the land (P88-091). No building permits have been issued for construction of Phase II development. On May 25, 1989, the City Planning Commission approved a Special Permit to sell beer, wine and liquor for off-site consumption in the existing 2,436 square foot mini-market (contained in the 21,929 sq.ft. shopping center). Because a Special Permit was granted to sell alcohol for off-site consumption, the applicant is now requesting a Special Permit Modification to expand the existing mini-market for additional retail sales area. The expansion will not include additional sales area for alcohol.

STAFF EVALUATION: Staff has the following comments:

A. **Policy Considerations**

The existing food-mart use is consistent with both the General Plan and South Natomas Community land use designations. The existing use is also not in conflict with the Natomas Eastside/Metropolitan Center PUD Guidelines. The proposed expansion supports existing City policy which encourages shopping center uses that maximize convenience and shopper choice and protects the viability of existing commercial development. The expansion will also avoid retail development of a regional nature which is a guiding policy in the South Natomas Community Plan. Staff believes that the business' overall intent is to allow for more retail space for modern conveniences while maintaining the integrity of the shopping center. Staff, therefore, is not opposed to the applicant's request to expand the overall convenience market retail area and not increase the alcohol sales area.

B. **Zoning Requirements**

1. **Expansion**

As previously stated above, the applicant is requesting to expand an existing 2,436 square foot food mart in a portion of an existing shopping center. The overall total of the expansion will consist of 3,654 square feet. Section 2-E-40 of the City's Zoning Ordinance indicates that a Special Permit is required for businesses which sell alcohol for off-site consumption. A Special Permit Modification is required when a business, currently selling alcohol for off-site consumption, expand its overall sales area (with or without an increase in the alcohol sales area).

The business serves adjacent residents and businesses in the area with food, snacks, a deli department and beverages. The existing food mart currently occupies Suites 1 and 2 in the shopping center. The expansion will encompass Suites #1, #2 & #3. The service area, work area, office and toilets will be relocated in Suite 3 and the new retail space will locate in

Suites 1 & 2, as depicted on the attached floor plan. The existing liquor, beer and wine products will not increase in quantity nor shelf space. The submitted floor plan reflects a stationary refrigerator for liquor located along the norther wall; shelving on the market floor centrally located; and reach in cool boxes along the southern wall. Outlined below are the dimensions of each liquor sales areas which will not be increased.

X LIQUOR: ²¹15 Feet Long x 6 FEET 6 INCHES HIGH x 18.6 INCHES WIDE
SHELVING AREA (along new northern wall).

GONDOLAS/SHELVING ON MARKET FLOOR: 20 FEET LONG x 6 FEET HIGH x 16 INCHES WIDE (existing retail space, centrally located).

REACH IN COOL BOXES: 21 FEET LONG x 8 FEET HIGH x 7 FEET 6 INCHES WIDE (along existing southern wall).

The business will be subject to these dimensions but will be allowed to move the various gondolas/shelving on the floor. No exterior changes to the front of the business nor the shopping center are proposed. Staff supports the applicants request to expand the existing food mart to better serve customers with more merchandise and enlarge the retail sales area. The expansion will not impact the other retail uses located within the shopping center nor the drive-through restaurant on an adjacent parcel.

2. Parking/Circulation

A total of 88 parking spaces are required for the shopping center, based on a parking ratio of 1 space for every 250 gross square feet. A total of 116 parking spaces are available on the site. Therefore, adequate parking is provided for the shopping center. The applicant has informed staff that the A-1 market has a total of 20 standard parking spaces and two handicap spaces allocated for their business. In addition, a reciprocal access agreement is in place which allows vehicle parking on adjacent parcels within the overall PUD. No additional parking is required since the expansion includes additional retail space, which was counted in the overall parking requirement for the shopping center.

3. Signage

No additional signage is requested as part of this application. Any new signage will be required to comply with the Natomas Eastside/Metropolitan Center PUD Guidelines. Attached tenant occupancy signs are determined by the lineal frontage of each individual shop and the overall shopping center is allowed one monument sign which is currently in place. A sign permit will be required to place an new sign on the building and the

attached signage must be in keeping with the overall color scheme of the development.

PROJECT REVIEW PROCESS:

A. Environmental Review

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301). This determination was based upon the fact that the project: 1) the expansion is less than 50 percent, 2) the expansion is less than 2,500 sq.ft., 3) is in conformance with the applicable Plans and zoning, and 4) does not result in significant physical environmental impacts.

B. Public/Neighborhood/Business Association Comments

The Natomas Community Association and the South Natomas Business Association phoned City staff and indicated that they were not opposed to the applicant's request to expand the overall retail sales area. The associations did, however, indicate that they would not support an expansion of alcohol sales area for the business.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Police Department

Attached (Attachment D) are conditions received from the Police Department recommending that conditions be imposed on the project related to signage, lighting, visibility, security standards and sizes of alcoholic beverages. The conditions of approval are also incorporated in the Resolution approving the Special Permit (Attachment C)

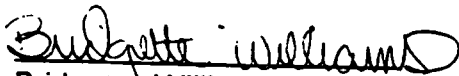
PROJECT APPROVAL PROCESS: Of the entitlement below, Planning Commission has the authority to approve or deny the entitlement listed below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Resolution approving the Special Permit Modification to expand an existing, 2,436 sq.ft. food mart, which sells alcohol, by 1,218 sq.ft. for a total of 3,654 square feet in an existing shopping center in the (SC-PUD) zone in the Natomas Eastside/Metropolitan Center PUD.

Report Prepared By,

Report Reviewed By,



Bridgette Williams
Associate Planner

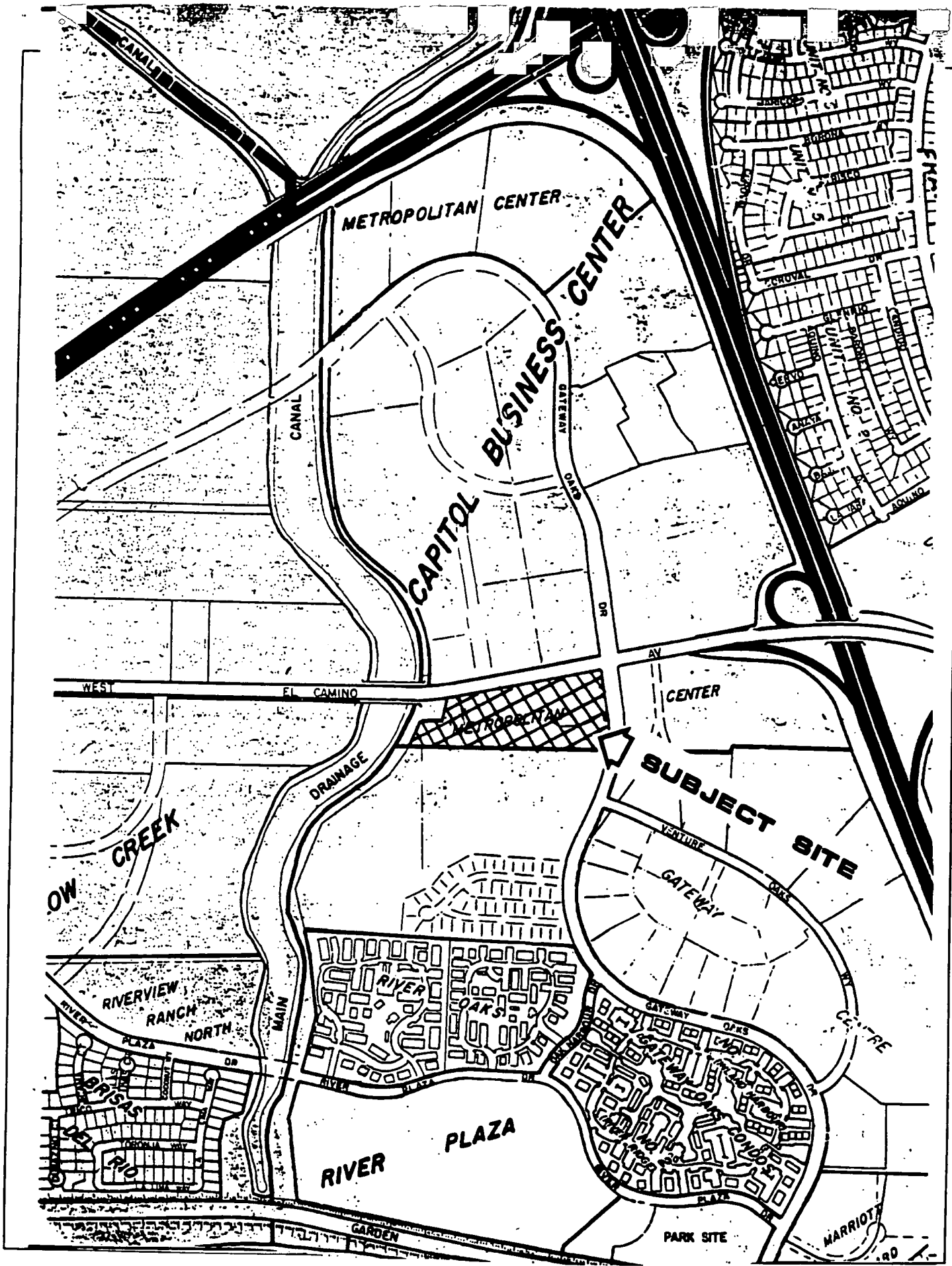


Scot Mende
Senior Planner

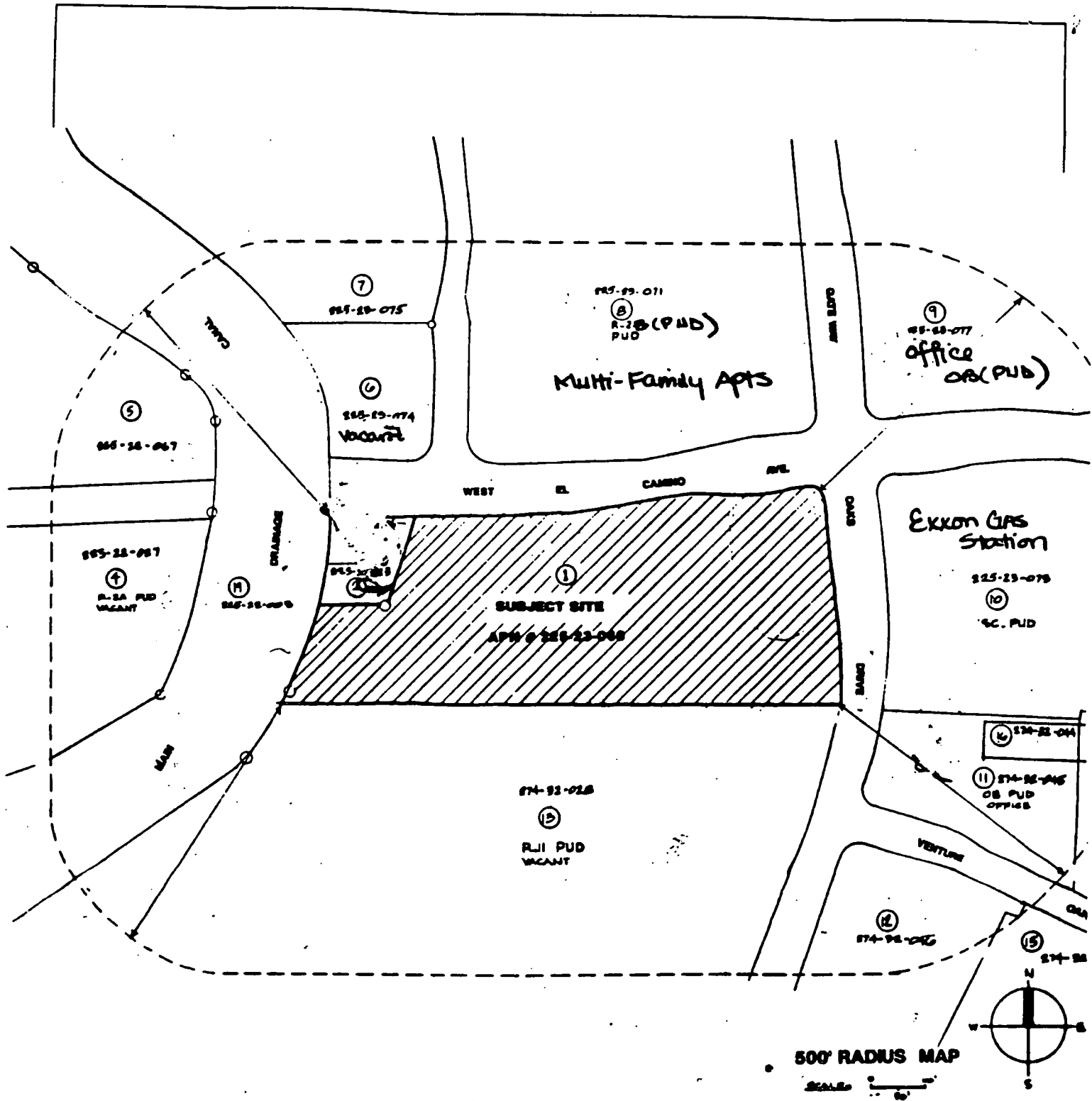
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Special Permit
Exhibit C-1	Site Plan
Attachment D	Letter From Police Department
Attachment E	Natomas Eastside/Metropolitan Center PUD

P94-114.SR



VICINITY MAP



LAND USE & ZONING MAP

RESOLUTION NO.**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION****ON DATE OF DECEMBER 8, 1994****A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT FOR
PROPERTY LOCATED AT 2550 WEST EL
CAMINO AVENUE IN THE NATOMAS
EASTSIDE/METROPOLITAN CENTER PLANNED
UNIT DEVELOPMENT****(P94-114) (APN: 225-1010-008)**

WHEREAS, the City Planning Commission on December 8, 1994, held a public hearing on the request for approval of a special permit to expand an existing food mart which sells alcohol for off-site consumption for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- 1. The Special Permit is hereby approved based upon the following findings of fact:**
 - A. The proposed expansion, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that:**
 - 1) the sale of alcohol is limited to 6:00 a.m. to 12:00 midnight;**
 - 2) no additional alcohol sales will be permitted; and**
 - 3) adequate on-site parking and landscaping has been provided.**

- B. The proposed expansion, as conditioned, is based upon sound principles of land use in that:
- 1) the proposed expansion is compatible with the overall shopping center retail uses in the Natomas Associates/Metropolitan Center PUD; and
 - 2) the expansion will maximize convenience and shopper choice and protects the viability of existing commercial development in the PUD.
- C. The expansion is consistent with the General Plan and South Natomas Community Plan which designate the site for Community Neighborhood Commercial and Offices and Community Commercial respectively.
2. The special permit for the proposed expansion is hereby approved, subject to the following conditions:
- A. Licensee shall post and maintain on the premises and in the parking lot used in conjunction therewith notices clearly visible to the patrons of the licensee and parking lot and to persons on the public sidewalk stating, in block lettering, the following:

"UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. C.P.C. 647E(A); S.C.C.26.24(c)."
 - B. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
 - C. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.
 - D. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, close circuit television shall be used.
 - E. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
 - F. Video machines and magazine racks shall be prohibited.
 - G. Applicant shall provide bicycle security racks at the front of the business.

- X
- H. The applicant shall provide working toilet facilities for use by the public. These rest rooms must be self locking and the keys must be available from employees. Extra keys must be available on the premises in case of an emergency. Locks may be of the electronic remote control type. Interior rest rooms must be visible to attendants.
- I. The following minimum security standards shall be incorporated into the interior design of the building:
- 1) The cashier station shall be raised to provide a noticeable height advantage to employees.
 - 2) Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.
 - 3) Cold boxes shall be equipped with an audible enunciator to alert employees when the doors are opened.
 - 4) The facility shall be equipped with UL approved money safes. Signs shall be prominently posted stating that employees do not have access to the safe.
- J. The applicant shall be responsible for the removal of all litter generated by the business in the immediate neighborhood.
- K. All illegal activities observed on or around the business shall be promptly reported to police.
- L. Alcoholic beverages sales are to be limited to off-sale only, as is consistent with type 20 licenses.
- M. Outdoor tables and seating area is to be clearly marked to patrons of delicatessen and adjoining property that no alcoholic beverages are to be consumed at or near the tables.
- N. No live music is to be permitted without prior application to the City for Sacramento for a Dance/Concert permit.

pay phones out-going only

O. The alcohol shelving/cool boxes/gondolas shall be limited to the following dimensions:

X LIQUOR: ²¹15 Feet Long x 6 FEET 6 INCHES HIGH x 18.6 INCHES WIDE
SHELVING AREA (along new northern wall).

GONDOLAS/SHELVING ON MARKET FLOOR: 20 FEET LONG x 6 FEET HIGH x 16 INCHES WIDE (existing retail space, centrally located).

REACH IN COOL BOXES: 21 FEET LONG x 8 FEET HIGH x 7 FEET 6 INCHES WIDE (along existing southern wall).

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P94-114



MEMORANDUM

SACRAMENTO POLICE DEPARTMENT

TO : BRIDGETTE WILLIAM
CURRENT PLANNING

DATE: October 5, 1994

REF NO: LC4-10-06

FROM : LYNNE E. OHLSON, AA II
OFFICE OF OPERATIONS



SUBJECT: P89-183 A-MART 2550 WEST EL CAMINO AVENUE

We have reviewed the revised plans for the convenience store located at 2550 West El Camino and wish to continue the existing conditions on the special use permit and recommend some additional conditions. The original conditions are as follows:

1. Licensee shall post and maintain on the premises and in the parking lot used in conjunction therewith notices clearly visible to the patrons of the licensee and parking lot and to persons on the public sidewalk stating, in block lettering, the following:

UNLAWFUL TO ENTER, BE OR REMAIN ON
ADJACENT PARKING LOT OR ADJACENT
PUBLIC SIDEWALK WITH AN OPEN ALCO-
HOLIC BEVERAGE CONTAINER. C.P.C.
647E(A); S.C.C. 26.24(c).

2. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
3. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.
4. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, close circuit television shall be used.
5. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
6. Video machines and magazine racks shall be prohibited.
7. Applicant shall provide bicycle security racks at the front of the business.

8. The applicant shall provide two working toilet facilities for use by the public. These rest rooms must be self locking and the keys must be available from employees. Extra keys must be available on the premises in case of an emergency. Locks may be of the electronic remote control type. Interior rest rooms must be visible to attendants.
9. The following minimum security standards shall be incorporated into the interior design of the building:
 - a) The cashier station shall be raised to provide a noticeable height advantage to employees.
 - b) Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.
 - c) Cold boxes shall be equipped with an audible enunciator to alert employees when the doors are opened.
 - d) The facility shall be equipped with UL approved money safes. Signs shall be prominently posted stating that employees do not have access to the safe.
10. The applicant shall be responsible for the removal of all litter generated by the business in the immediate neighborhood.
11. All illegal activities observed on or around the business shall be promptly reported to police.

In addition, we recommend that the following be added to the modified special use permit to address the needs of law enforcement identified since this establishment was originally constructed:

12. Alcoholic beverage sales are to be limited to off-sale only, as is consistent with type 20 licenses.
13. Outdoor tables and seating area is to be clearly marked to patrons of delicatessen and adjoining property that no alcoholic beverages are to be consumed at or near the tables.
14. No live music is to be permitted without prior application to the City of Sacramento for a Dance/Concert permit.

BRIDGETTE WILLIAMS
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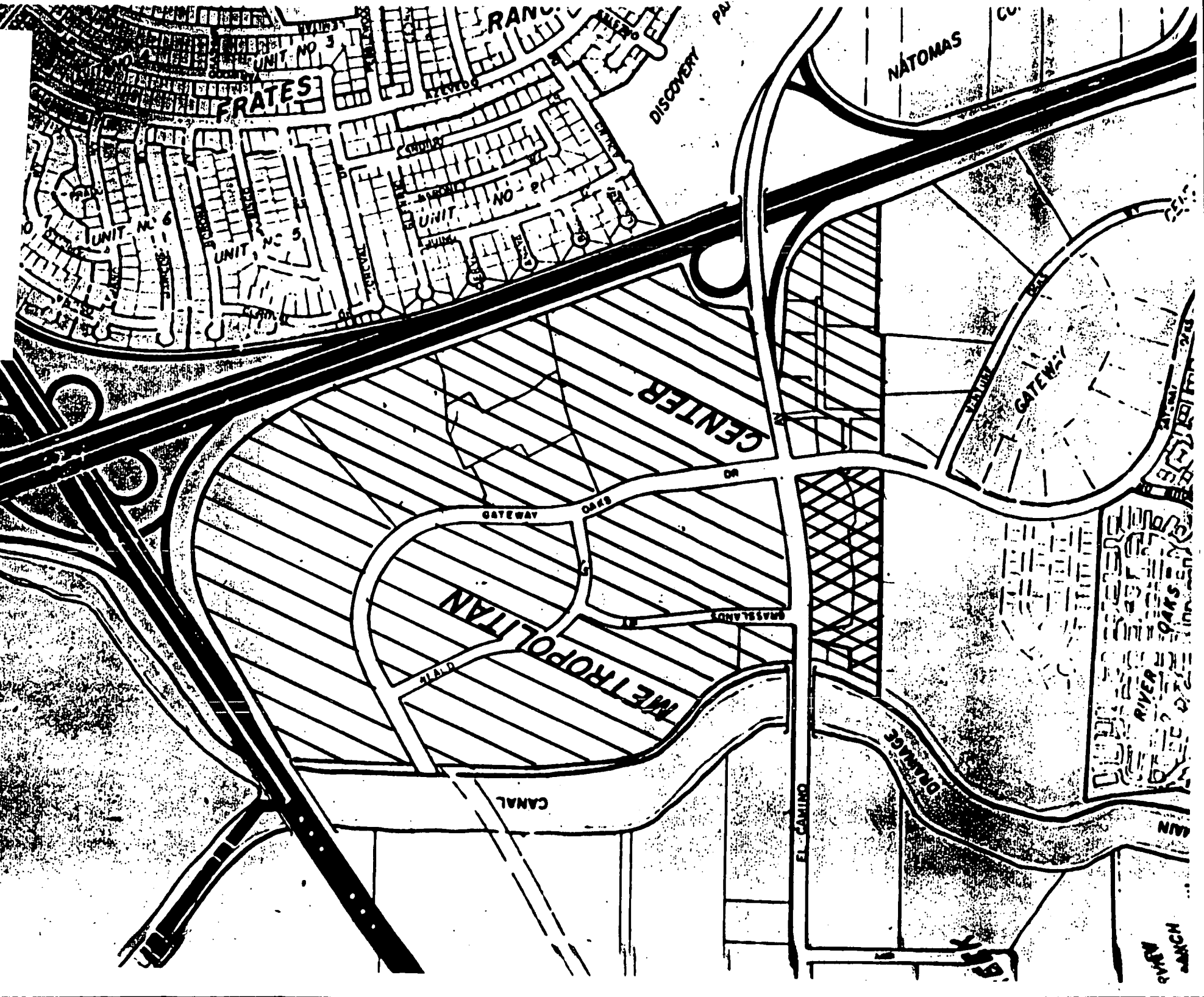
Nothing in these conditions shall preclude the applicant from exceeding the minimum standards set forth above.

As representatives of the Police and Planning Departments met with the representative of the applicant prior to submission of the modification and discussed these conditions, I anticipate that all are agreed upon by the true applicant. Should there be any questions raised, please direct the owner to contact me.

130N

Attachment E

Natomas Eastside / Metro RA



RIVER OAKS RANCH