

CITY PLANNING COMMISSION

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

APPLICANT	J. T. S. Engineers, 811 J Street, Sacramento, CA 95814		
OWNER	Atlantic Richfield Company, c/o S. H. Schrader, 200 Alameda de las Pulgas, San Mateo		
PLANS BY	J. T. S. Engineering, de las Pulgas, San Mateo, CA 94403		
FILING DATE	7/28/86	ENVIR. DET.	Cat. Ex. 153011 (e)(3)
ASSESSOR'S-PCL. NO.	079-0162-005		
REPORT BY	DH/tc		

APPLICATION: Special Permit to allow a 24 hour convenience store within 500 feet of residentially zoned property.

LOCATION: 8461 Folsom Boulevard; Northeast corner Folsom Boulevard and Julliard Drive

PROPOSAL: The applicant is requesting the necessary entitlements to establish a 24 hour a.m. and p.m. mini-market and gas station from an existing gas station

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices
 1967 College Green Community
 Plan Designation: General Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Gas station, vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Convenience Market; C-2	Front:	50'	112' for building 22' for canopy
South: Vacant; M-2S	Side(Int):	0'	0'
East: Restaurant; C-2	Side(St):	0'	83' building 16' for canopy
West: Gas Station and Supermarket; C-2	Rear:	0'	0' for building

Parking Required: 10 spaces at one spaced per 250 square foot of gross floor area

Parking Provided: 16 spaces and one handicapped

Property Dimensions: 175' x 147'

Property Area: 0.59+ acres

Square Footage of Building: 2,400 sq. ft.

Height of Building: One story; 15' 10"

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Cement plaster, masonry wall, tempered glass

Roof Materials: Asphalt and tar

Building Colors: White, blue, and orange

Total Number of Employees: Six

Number of Employees Per Shift: Two

Hours of Operation: 24 hours; 7 days per week

Height of Pole Sign: 27 feet; Internally illuminated

Sign Area: 154 square feet

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is a 0.59+ acre lot which is zoned General Commercial (C-2), is designated on the 1967 College Greens Community Plan Designation as General Commercial and is designated for commercial/offices on the 1974 General Plan. A 24 hour convenience store is required to have a Planning Commission special permit when located within 500 feet of residentially zoned or used property. Parcels located along Occidental Drive are zoned Multi-Family Residential R-3 and contain apartments. Surrounding land uses include a restaurant to the east, and existing convenience/gas station store to the north, a gas station and Raley's supermarket and shopping center to the west and vacant industrial lands south across Folsom Boulevard.

B. Proposed Project:

The applicant's plans indicate removal of the existing gas station and canopy and reconstruction of a new 2,400 square foot mini-market and two gas islands with a new canopy. The service station/food mart will be operated on a 24 hour basis with two employees operating the station per work shift. The applicant proposes the sale of wine and beer and will be seeking a license from the State Alcohol and Beverage Control Board. Ten parking spaces are required with 17 shown with one handicapped space shown. Exterior material for the mini-mart will be cement plaster, masonry wall with tempered glass and anodized frames. Colors will be white with blue and orange trim and accent colors. The proposed plan indicates removal of four driveways, two on Folsom Boulevard and two on Julliard Drive with one driveway constructed on each street where the existing landscape strip is located.

C. Site Plan:

Staff has reviewed the applicant's site plan, building elevations, and landscape plan. The following items will require modification with review and approval by the Planning Director prior to building permit issuance.

1. Onsite parking will be required at a ratio of one space per each 250 square feet of retail area for a total of 10 spaces and one handicapped space. All parking shall meet the minimum City standards for stall dimensions and back out maneuvering area.
2. Detailed plans, elevations and color scheme for the canopy shall be submitted for review and approval by the Planning Director. Setbacks shall comply with the 50 foot setback requirement along Folsom Boulevard. Replacement of a non-conforming canopy is supported by staff.
3. Landscaping should be continuous along the north and east property lines. Prefabricated wheel stops are not recommended.
4. The proposed new trash enclosure shall be modified to reflect the City Trash Enclosure Guidelines, Exhibit D.

5. A sign program shall be reviewed and approved by the Planning Director prior to issuance of sign permits. To reduce visual sign clutter on a major intersection, staff suggests that the proposed double pole sign on the corner be limited to 12 feet in height and redesigned as a monument sign with a masonry base. (Refer to Exhibit F for staff recommendation used in a recently approved project in the City for ARCO).

D. Agency Comments: The proposed project has been reviewed by the City Engineering, Traffic Engineering, Building Inspections, Fire and Police Departments with the following comments.

1. Police - See Exhibit E for comments. The Police Department does not foresee any problem.
2. City Engineer - Replacement of Curb, gutter, and sidewalk and new driveways to be part of Building Permit Plan review process.

E. Concentration of Similar Facilities:

Staff notes that two convenience market/gas stations are located within 1/4 mile of the subject site. The Circle K market is operated on a 24 hour bases as stated in the Police Department Letter (Exhibit E). The adjacent mini-mart is not open on a 24 hour basis. The mini-mart does provide a similar service but the retail sale of gasoline is only provided from two pump island. The proposed a.m. - p.m. facility will have two islands with a total of eight pumps. The proposed a.m. - p.m. facility will dispense more gasoline and concentrate on gasoline sales than food products. The fast mart is basically a local neighborhood store which provided gasoline as a secondary service for customers. The proposed a.m. - p.m. facility will primarily serve the motoring public in gasoline sales with the market serving a secondary role. Staff does not anticipate a conflict in land use by locating the proposed a.m. - p.m. facility adjacent to the fast mart.

In addition, staff believes the new a.m. - p.m. facility will not have a significant impact on the nearby residential neighborhood. The facility is not located adjacent to a residential use; it is located adjacent to a small shopping center and fire station. The existing shell service station across Julliard Drive is open until 10 P.M. This facility would also be on a major street.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301)).

RECOMMENDATION: Staff recommends the following action:

Approve the special permit, subject to conditions and based upon Findings of Fact which follow.

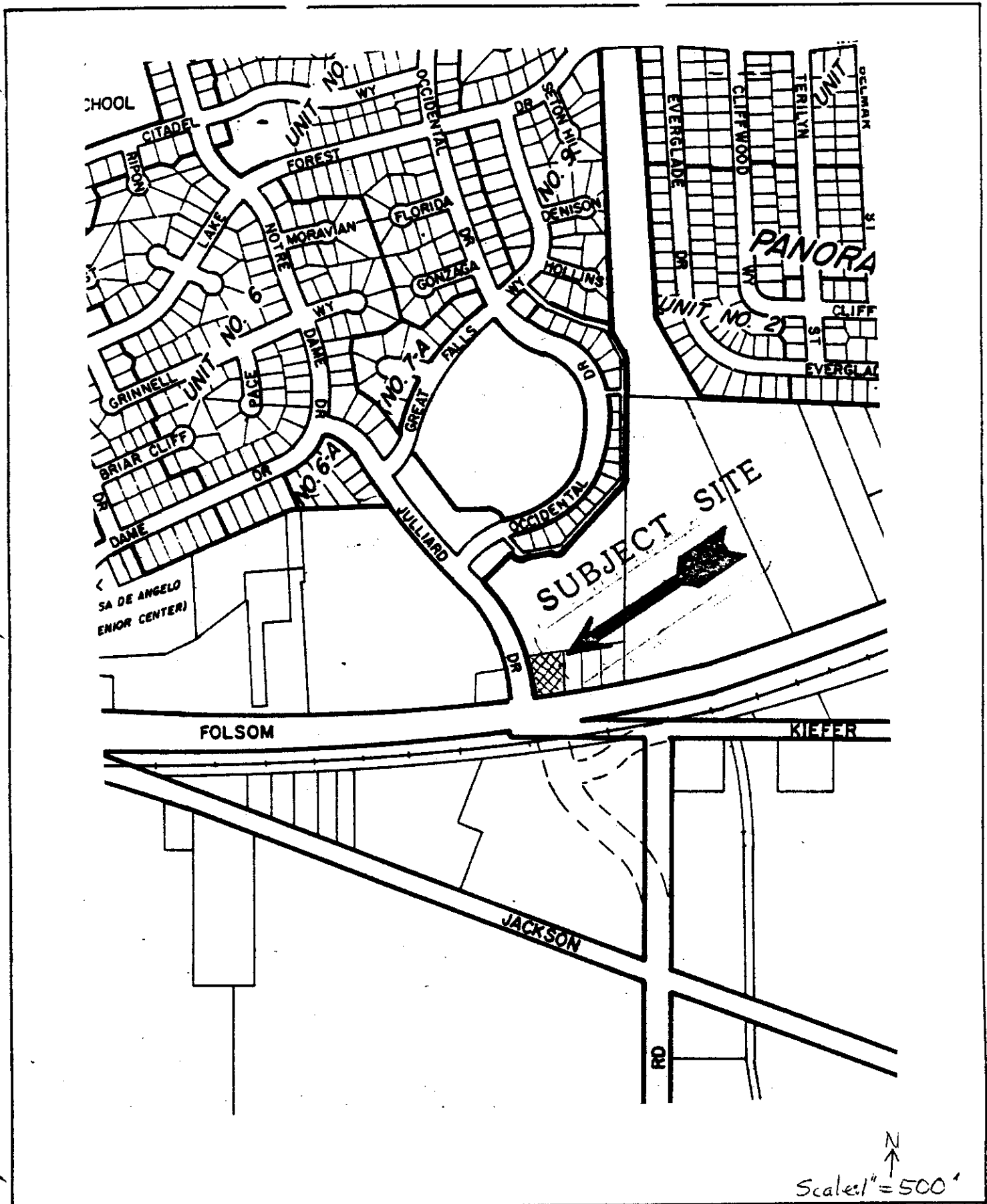
Conditions - Special Permit

1. The applicant shall submit a revised site plan, indicating the location of 10 on-site parking spaces, revised driveway locations, and dimensions of all easements and structures for review and approval by the Planning Director prior to the issuance of any building permits as per Exhibit F and Section C of this report.

2. The applicant shall obtain a revocable encroachment permit from the City for any of the planter areas which may be located in the City right-of-way prior to the issuance of building permits.
3. The applicant shall obtain the necessary permits from the Building Division to demolish the existing service station and remove existing gasoline tanks.
4. The applicant shall submit detailed landscape and irrigation plans for review and approval by the Planning Director prior to building permit issuance. The parking area should meet the minimum 50 percent shading requirement if possible.
5. Applicant shall submit detailed signage program for review and approval by the Planning Director prior to issuance of sign permits. The proposed corner pole sign shall be redesigned as a monument sign with a masonry base and shall not exceed 12 feet in height, as per Exhibit F.

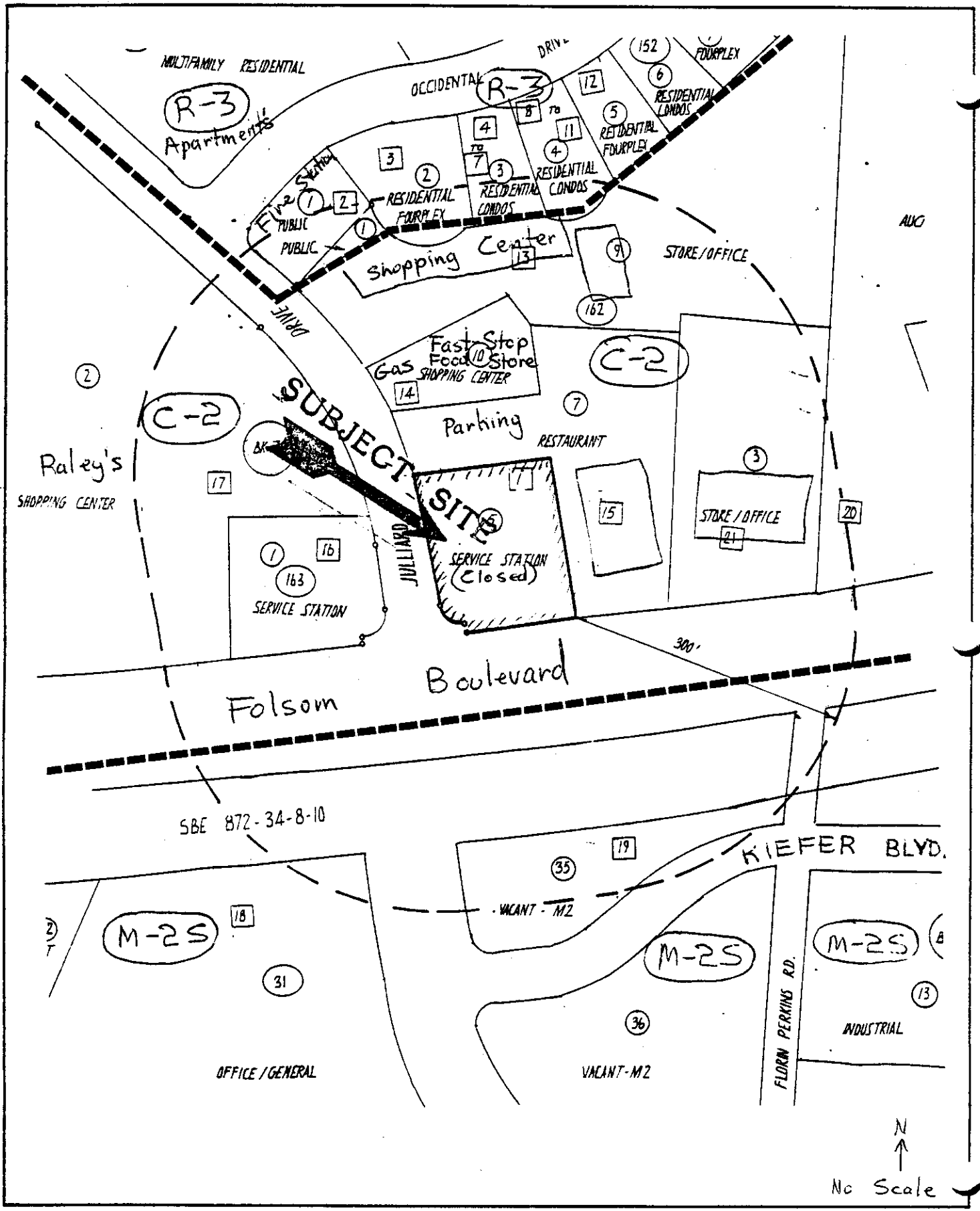
Findings of Fact - Special Permit

1. The proposal, as conditioned, is based upon 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 a major street.
 - c. adequate onsite 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 onsite parking, 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.



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Scale 1" = 500'

VICINITY MAP



LAND USE & ZONING MAP



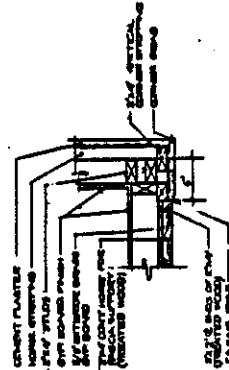
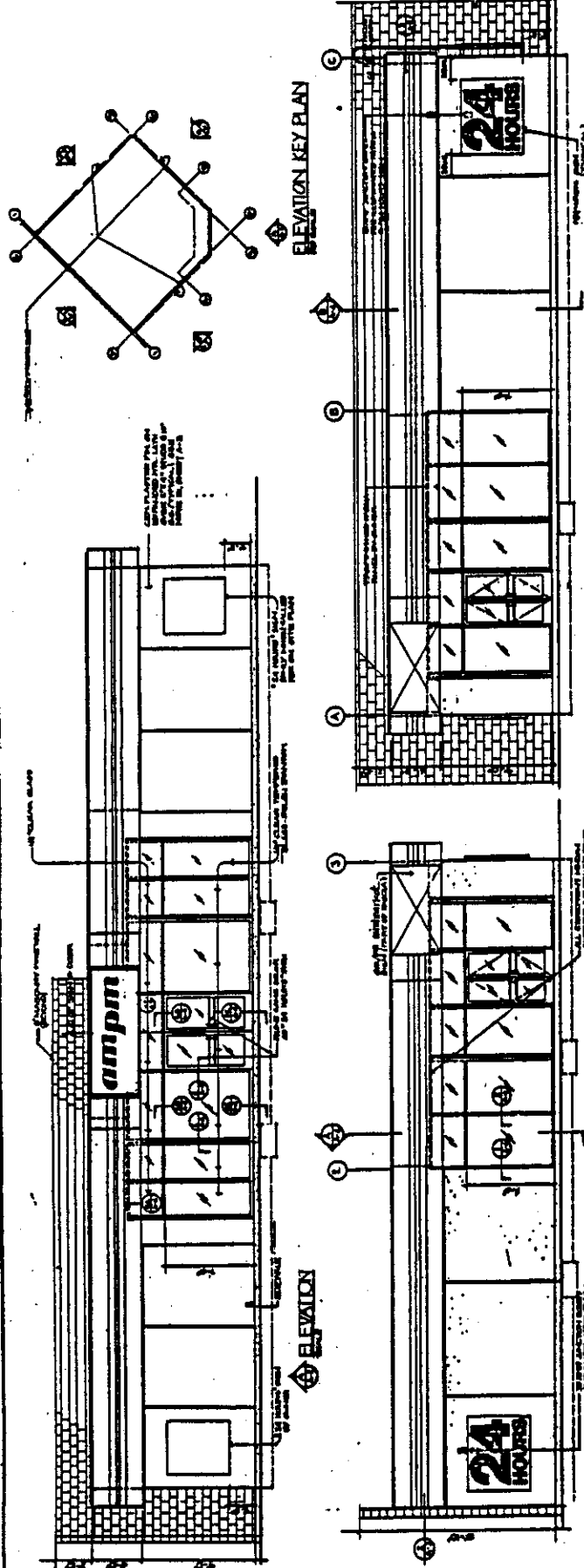
ARCO Petroleum Products Company
 Division of ARCO
 Design & Engineering
 515 South St. Los Angeles, CA 90071

NEW COMPANY FACILITY
 8461 FOLSOM BLVD.
 SACRAMENTO, CA
 ELEVATIONS
 11/82

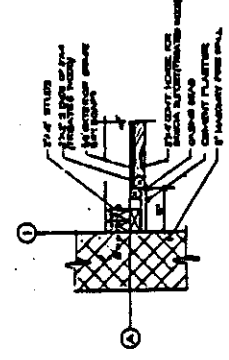
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EXHIBIT B

W2400



CORNER DETAIL PLAN
 SCALE: 1/4\"/>



CORNER DETAIL PLAN AT
 MASONRY WALL
 SCALE: 1/4\"/>



TYPICAL EXPANSION
 SCALE: 1/4\"/>

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TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

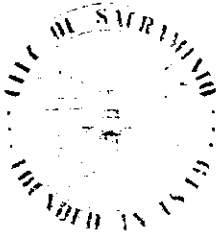
The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing ever-green vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~



CITY OF SACRAMENTO

DEPARTMENT OF POLICE
 HALL OF JUSTICE
 813 8TH STREET
 SACRAMENTO, CALIFORNIA 95814
 TELEPHONE (916) 449-5121

JOHN P. KEARNS
 CHIEF OF POLICE

MEMORANDUM

3 September 1986

REF: 9-7

Will Weitman,
 Senior Planner
 Planning and Development
 1231 "I" Street
 Sacramento, Ca. 95814

Dear Mr. Weitman:

SUBJECT: PROPOSED AM/PM MINI-MART
 8461 FOLSOM BLVD.

In response to your three (3) questions, memo dated August 18, 1986, the following is submitted:

1. Have there been any problems related to Circle K because of the 24 hour operation?

There has not been any problems with the Circle K store and the fact that it is open on a 24 hour basis. There was a problem when the store first opened with beer thefts after hours, but when they locked up the beer the problem was solved.

2. Any problems with Fast Stop? I've been told by some parents this business has a lot of kids hanging around and could be a place to buy and sell drugs.

This business is not a 24 hour operation. It appears the main reason the kids hang around is because of the video machines in the store. There has never been a drug problem at the Fast Stop, to the best of our knowledge, and no other problems to talk about.

3. Do you think the new 24 hour mini-mart would impact the adjacent residential neighborhood? (Apartments for elderly, apartments for low-income, and single family homes for upper middle incomes.)

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Will Weitman

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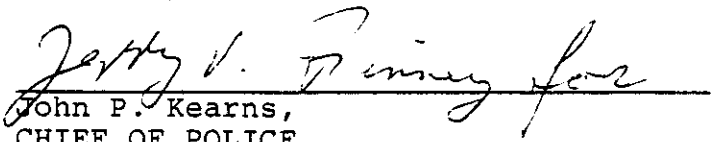
3 September 1986

In talking to the elderly and other people in the area, it appears most would like to see another 24 hour market in the area. Most of the people state the Fast Food Market closes at 12:00 P.M. and that leaves the Circle K as the only open market in the area. The new market would give them some place else to shop.

An area canvass was conducted and of the 14 combined business/resident contacts, 8 were in favor of the new store and 6 were against.

Should you have any additional questions regarding this proposed business, please contact Lt. Chuck Hamilton at 449-5618.

Sincerely,


John P. Kearns,
CHIEF OF POLICE

JPK:al

CITY PLANNING DIVISION

SEP 8 1986

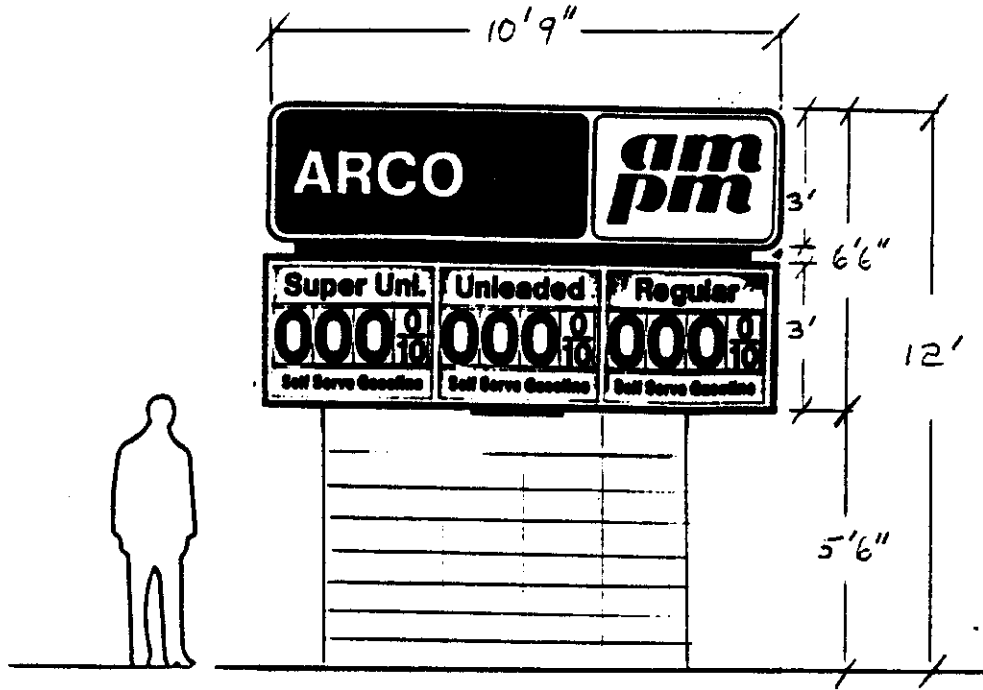
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MONUMENT SIGN IN LIEU OF POLE SIGN



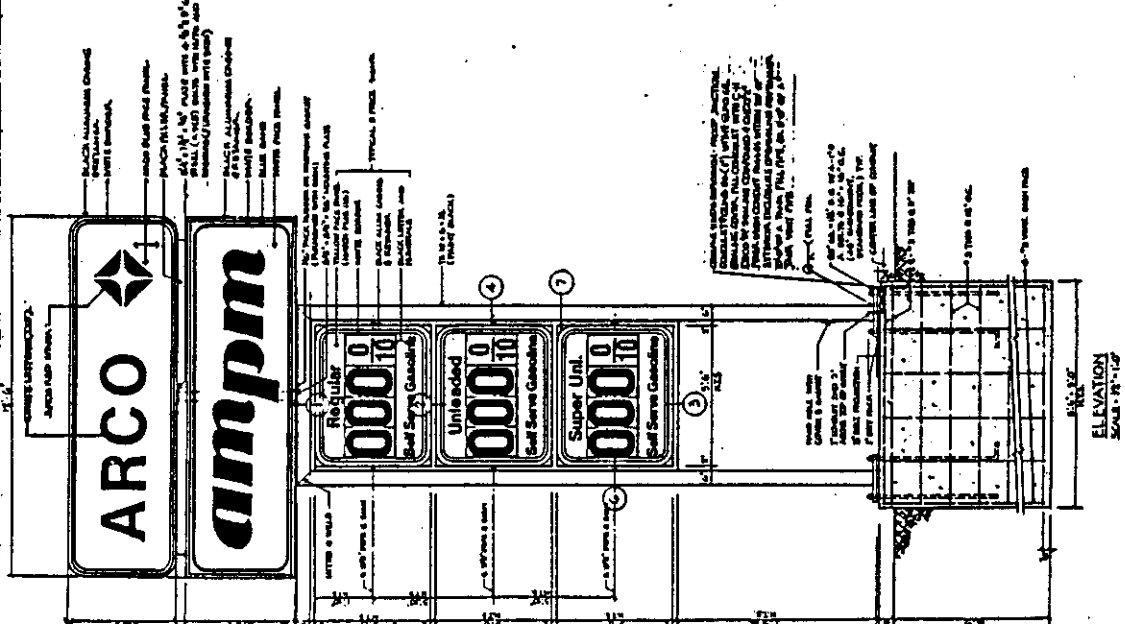
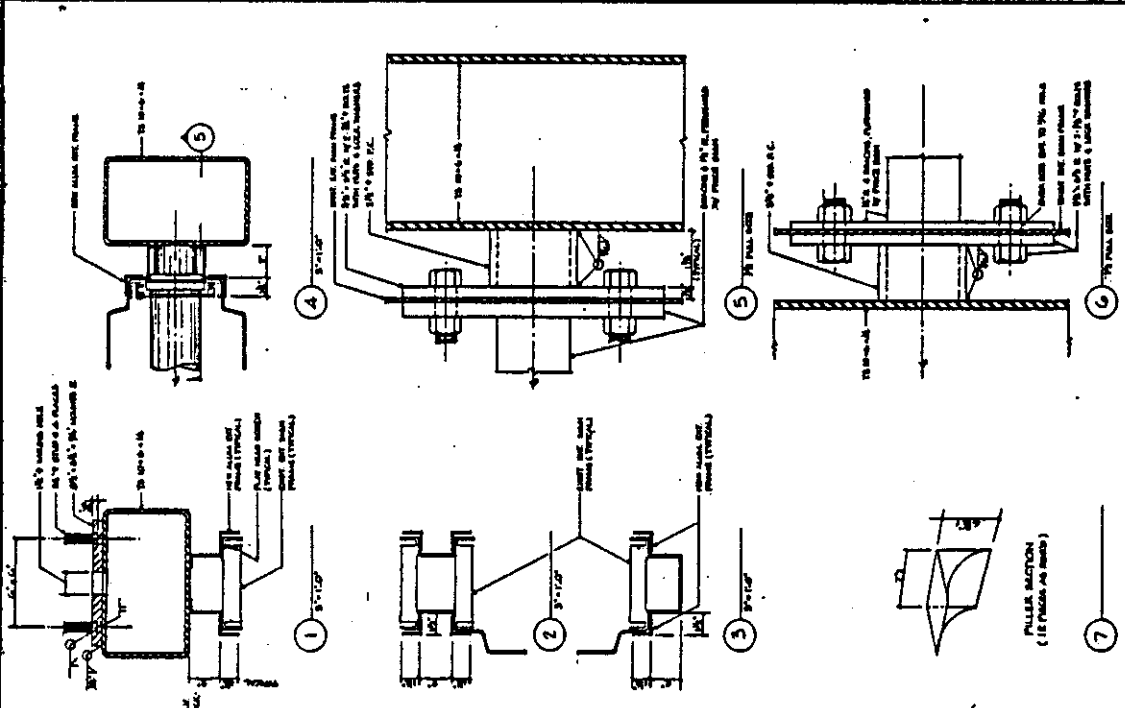
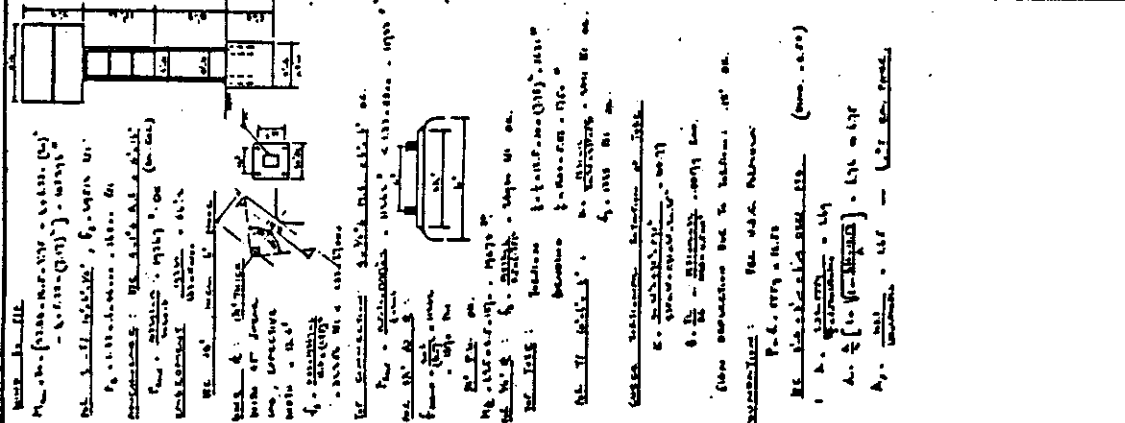
STAFF RECOMMENDATION

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EXHIBIT G POLE SIGN

ARCO Petroleum Products Company
 Division of Amoco Petroleum Company
 Retail Marketing • Design & Engineering
 815 South Flower St., Los Angeles, CA 90071

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REMARKS:

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Handwritten signature and initials.



ARCO Petroleum Products Company
 Division of Amstar/Amstar-Comstock
 Retail Marketing • Design & Engineering
 815 South Flower St.,
 Los Angeles, CA 90071

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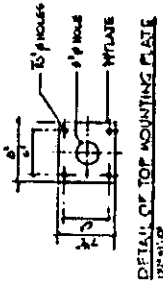
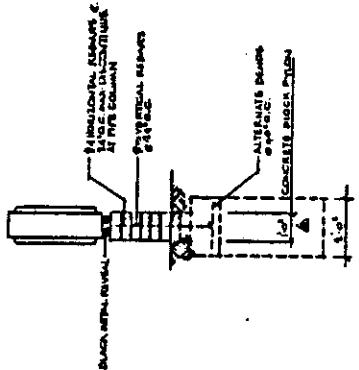
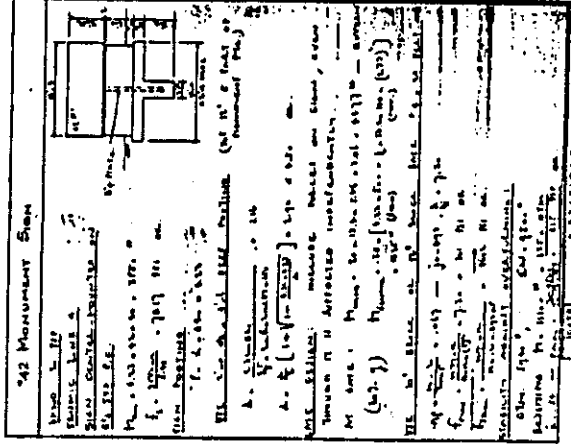
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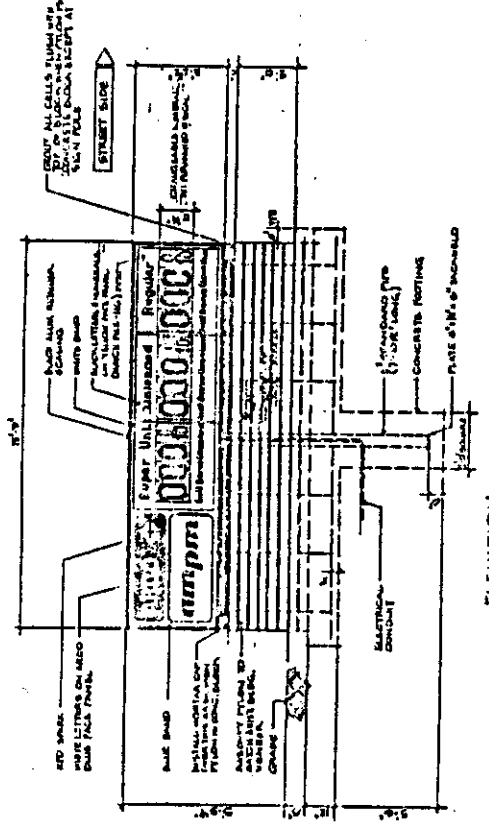
1. SIGN TO BE MAINTAINED BY OWNER'S INSTALLER BY CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED.
3. SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REQUIREMENTS.
4. REQUIRED APPROVAL OF CONTRACTOR TO BE OBTAINED PRIOR TO ANY CONSTRUCTION TO VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED.
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6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED.
7. SIGN & Pylon SHALL BE LEVEL & PLUMB.
8. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REQUIREMENTS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED.
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LOADING LOADS:

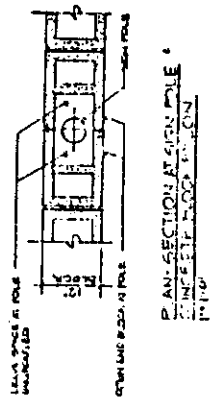
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- DEAD - 10
- LIVE - 10
- WIND - 10
- SNOW - 10
- SEISMIC - 10
- DEAD - 10
- LIVE - 10



REVERSE SIDE ELEVATION



ELEVATION



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item 4