

REPORT AMENDED BY STAFF 1-22-87  
**CITY PLANNING COMMISSION**

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

<b>APPLICANT</b>	Robert Lee & Associates, 1310 Commerce Street, Petaluma, CA 94952		
<b>OWNER</b>	Freeport Farms Development, Inc., 615-10th St., Sacramento, CA 95814		
<b>PLANS BY</b>	Robert Lee & Associates, 1310 Commerce Street, Petaluma, CA 94952		
<b>FILING DATE</b>	12/19/86	<b>ENVIR. DET.</b>	12/30/86
<b>ASSESSOR'S-PCL. NO.</b>	029-470-09		
		<b>REPORT BY</b>	EG/kr

**APPLICATION:** Special Permit to allow the construction of a 24-hour convenience store.

**LOCATION:** 1235 Florin Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 24-hour convenience store in conjunction with the remodeling of an existing service station.

**PROJECT INFORMATION:**

1974 General Plan Designation: Offices/Commercial  
 1969 North Pocket community  
 Plan Designation: Commercial  
 Existing Zoning of Site: C-2 (EA-2)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Shopping Center; C-2 (EA-2)	Front:	50'	40' to canopy
South: Offices; OB-R (EA-2)	Side(Int):	0'	44' to canopy
East: Shopping Center; C-2 (EA-2)	Side(St):	0'	40' to canopy
West: Vacant; OB-R (EA-2)	Rear:	0'	52' to bldg.

Parking Required: 2 spaces  
 Parking Provided: 2 spaces  
 Property Dimensions: 150' X 150'  
 Property Area: 0.59+ acres  
 Square Footage of Building: 494  
 Height of Building: 10 feet  
 Topography: Flat  
 Street Improvements/Utilities: Existing  
 Exterior Building Materials: Metal  
 Roof Material: Metal

**PROJECT EVALUATION:** Staff has the following comments:

A. The subject site is a 0.59+ acre lot which is zoned General Commercial (C-2) and which is located in the Executive Airport Overlay Zone-2 (EA-2). The service station/convenience store is permitted, subject to the following conditions:

1. No structural lot coverage greater than 20 percent.
2. No above ground storage of flammable or explosive material.
3. No structures with more than two habitable stories or which exceed 30 feet in height.

The proposed project complies with the above mentioned conditions of the EA-2 overlay zone.

The site is designated for office/commercial in the 1974 General Plan and commercial in the 1969 North Pocket Community Plan. The site is adjacent to other commercial and office uses.

- B. The applicant's plans indicate that the existing full-serve gas station will be extensively remodeled (i.e. removal of existing building and canopy). A new station building, canopy, pump islands and restrooms will be constructed.

In addition, the remodeling will include the construction of a food mart within the new building (13' X 38' size). The service station/food mart will be operated on a 24-hour basis, with one employee operating the station per work shift. The site is located within 500 feet of an existing residential use (apartments); however, the site is not immediately adjacent to the residential use.

The site is also located within 656 feet west of an existing 24 hour service station/mini-mart (Shell Oil). This facility provides full auto service and convenience food items (i.e., snacks, soda, beer, etc.).

- C. Staff has reviewed the applicant's site plan building elevations and landscape plan. The following are highlights of the proposal which will require modification:

1. Staff recommends that the proposed planter strip along the north property line be more heavily landscaped with evergreen trees in addition to the single oak. Additional evergreen trees would screen the glare of headlights on adjacent properties and South Land Park Drive. ~~There/ should be no access through the north side of the site/~~ (staff amended)

- D. The project has been reviewed by the Traffic Engineering, Public Works, Fire, Police, Building Inspections, Water and Regional Transit. The following comments were received:

- a. Provide automatic locking doors on restrooms;
- b. Provide sufficient lighting;
- c. Applicant should be encouraged to consult with the department's Crime Prevention Unit;

- D. Post signs stating "No Loitering-No Drinking".

- E. On-site signage would include a 30 foot high pole I.D./price sign (110+ sq. ft.). The new sign will replace existing pole sign. In addition, two 4' X 6' price signs will be located facing each street frontage. Under the Business and Professions Code, the station operator is required to have at least one price sign per street frontage. Since the signage is consistent with existing sign design in the area and since the price signs are legally required, staff has no objections.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposal will not have significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following action:

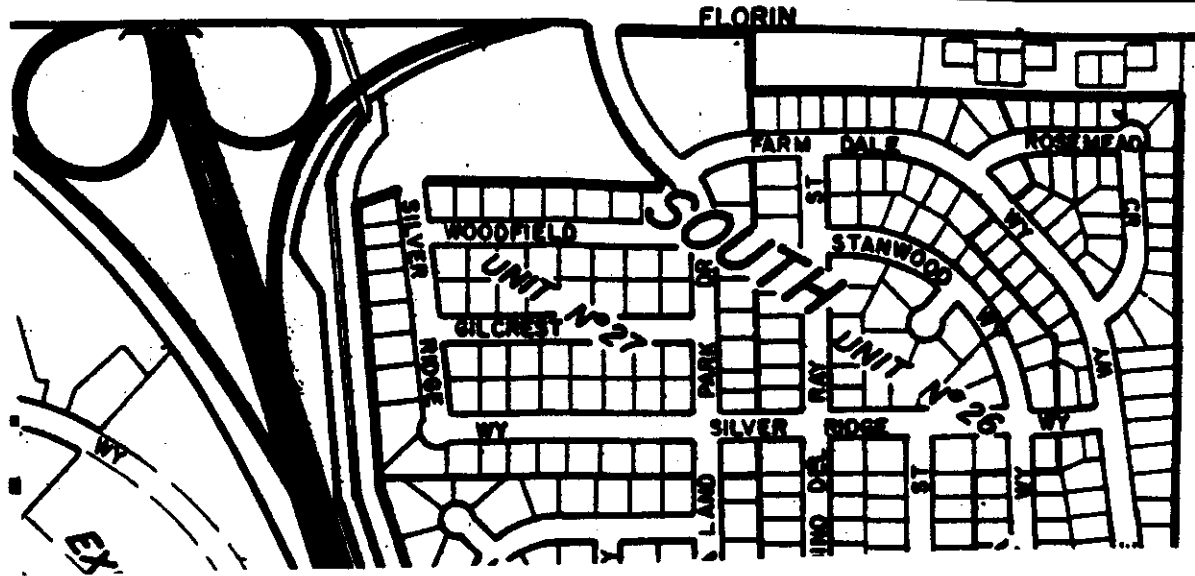
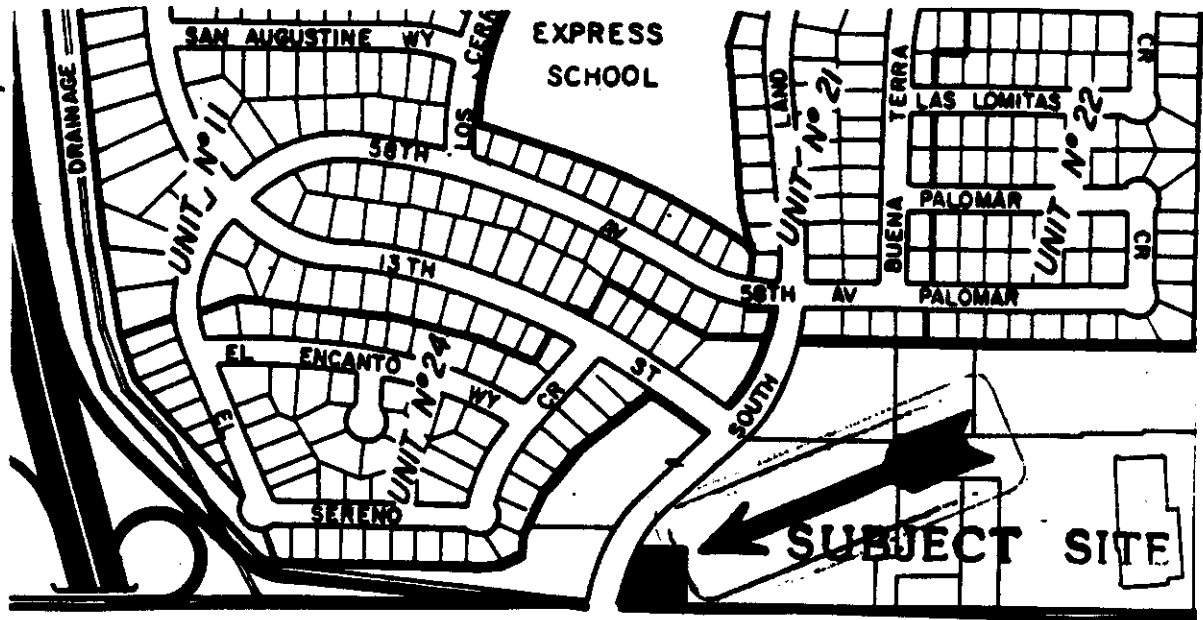
- A. Ratify the negative declaration;
- B. Approve the special permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

1. The applicant shall submit a revised landscape plan, indicating evergreen tree plantings along the north property line. For review and approval by the Planning Director prior to the issuance of any building permits.
2. The applicant shall obtain a revocable encroachment permit from the City for the planter areas which are to 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.
4. ~~There shall be no access through the north side of the site.~~ (staff deleted)

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 commercial and office uses;
  - b. the facility is located on a major street.
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, parking and landscaping is 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.

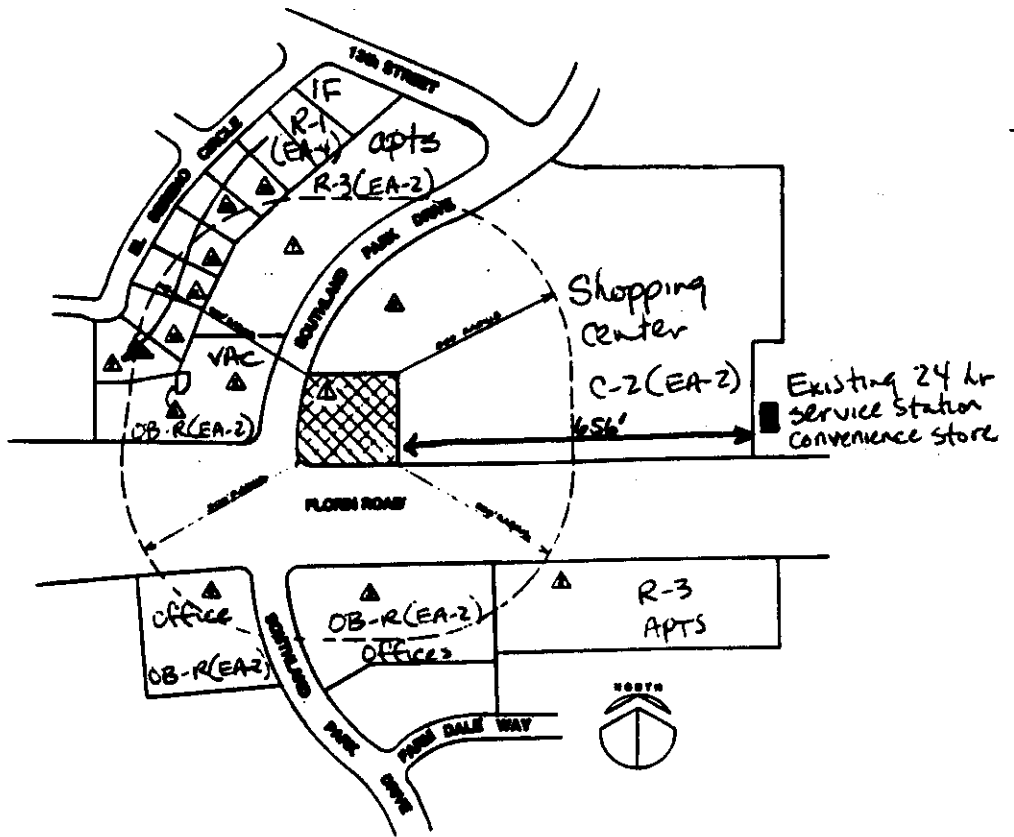


**VICINITY MAP**

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**LAND USE & ZONING MAP**

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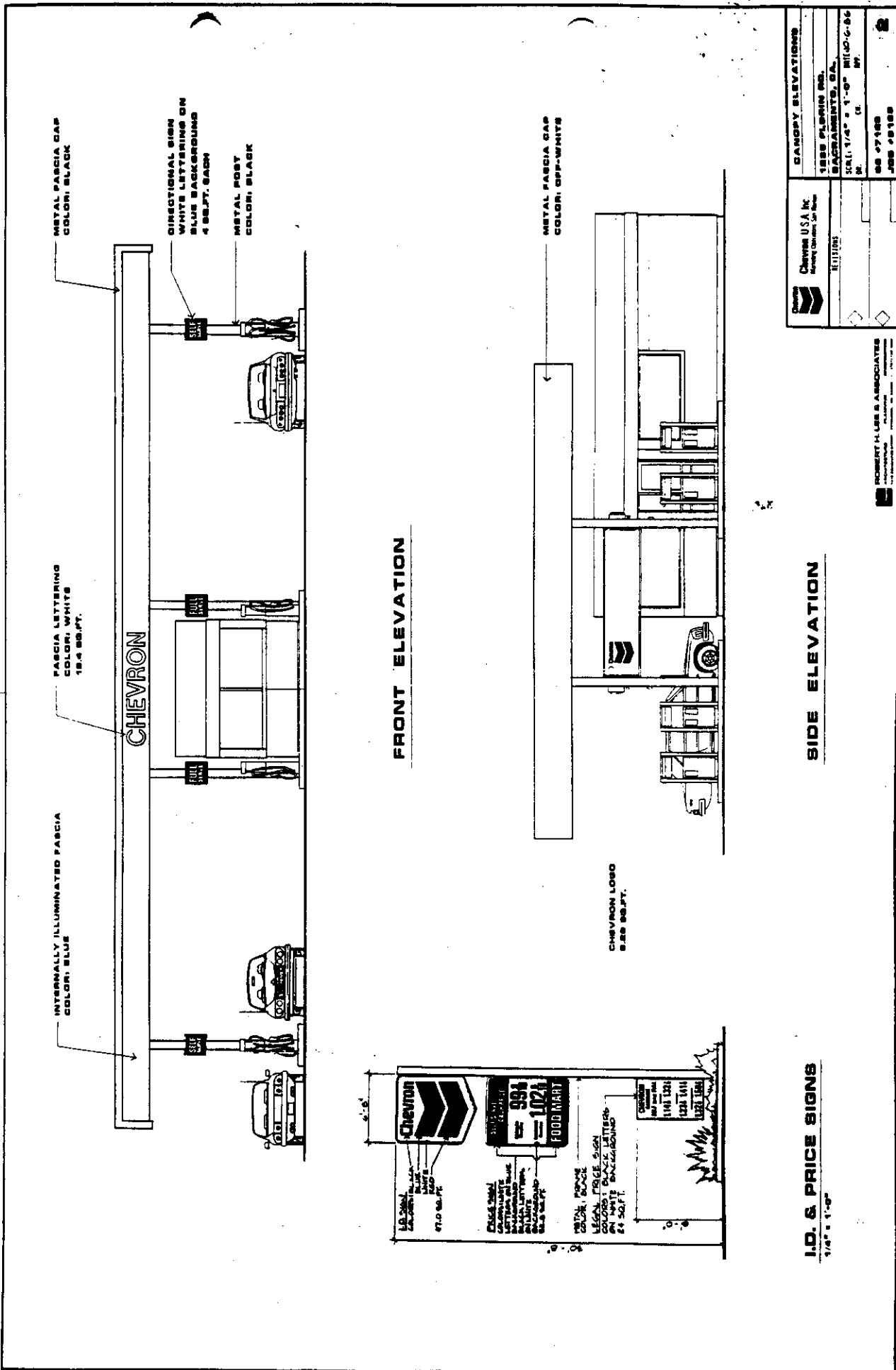
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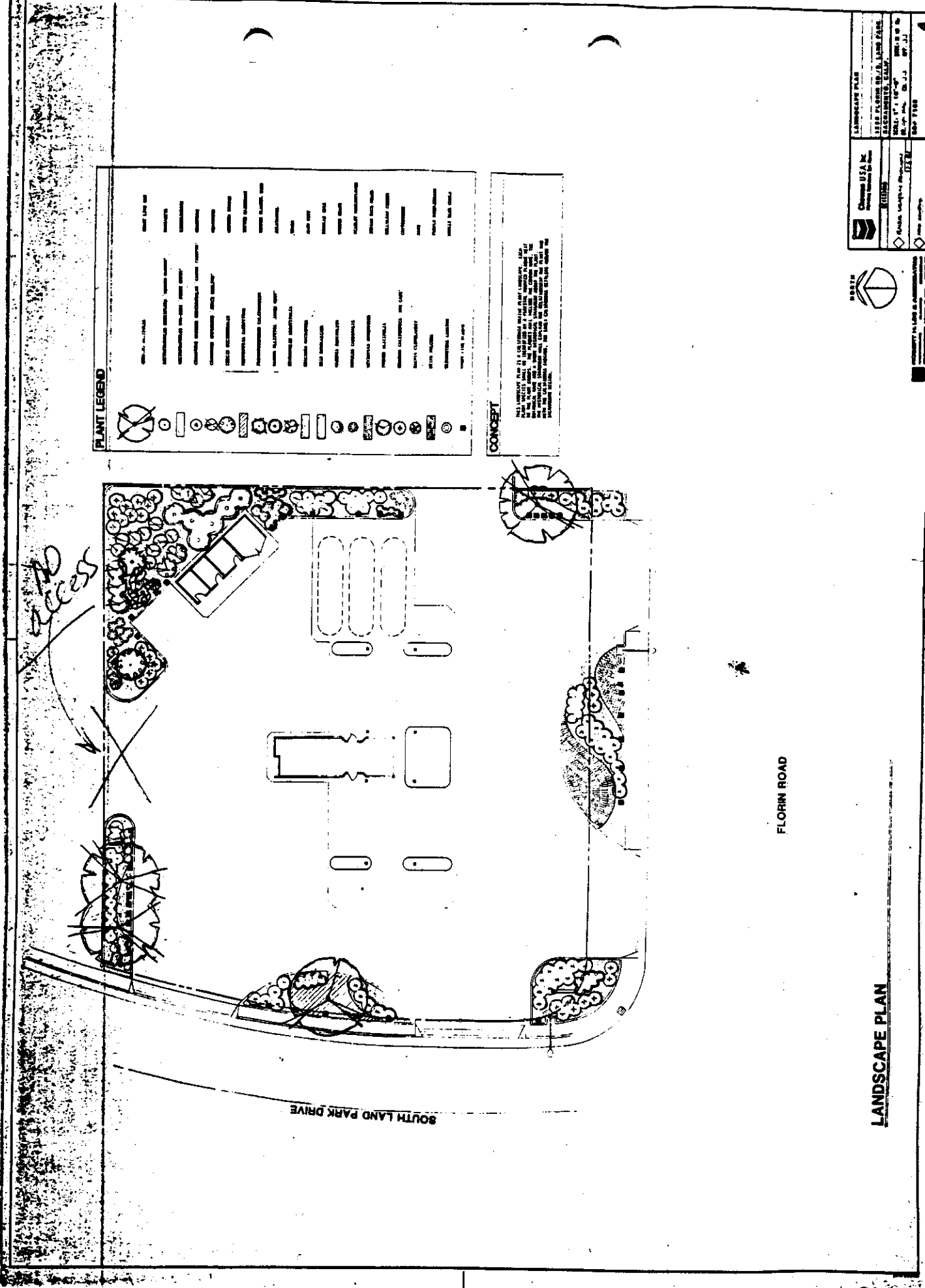
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<p>Chambers USA Inc. Landscape Architecture</p>	<p>LANDSCAPE PLAN SOUTH LAND PARK DRIVE FLORIN ROAD DATE: 11-18-87 SCALE: 1/8" = 1'-0" DRAWN BY: J.J. CHECKED BY: J.J. PROJECT NO.: 88-0108</p>
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