

CITY PLANNING COMMISSION

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

APPLICANT Dave Robinson - P. O. Box 235, West Sacramento, CA
OWNER KCS - 7919 Folsom Boulevard, Suite 150, Sacramento, CA 95826
PLANS BY Foothill Design Group
FILING DATE 4-14-89 ENVIR. DET. Exempt 15301(a) REPORT BY BW:sg
ASSESSOR'S PCL. NO. 225-0230-066

APPLICATION: Special Permit to sell beer, wine and liquor for off-site consumption in a 2,436 square foot portion of a shopping center on 10.5+ developed acres in the Shopping Center (Planned Unit Development) (SC{PUD}) zone

LOCATION: 2550 West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow the sale of beer, wine and liquor in a deli/mini-mart use within a shopping center.

PROJECT INFORMATION:

General Plan Designation: Community Neighborhood Commercial & Offices
1988 South Natomas Community
Plan Designation: Community Commercial
Existing Zoning of Site: SC(PUD)
Existing Land Use of Site: New shopping center

Surrounding Land Use and Zoning:

North: Proposed apartments; R-2B(PUD)
South: Vacant; R-1 (PUD)
East: Vacant; SC(PUD)
West: East Main Drainage Canal; F

Parking Required: 10 (1:250)
Parking Provided: 12
Property Dimensions: 40' x 60'
Property Area: 10.5+ acres
Square Footage of Building: 2,436 sq. ft. (mini-mart)
Height of Building: 24'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco & tile
Roof Material: Blue metal

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a 2,436 square foot building within a portion of a shopping center. The site is on one parcel totaling 10.5+ developed acres in

the Shopping Center (Planned Unit Development) zone. The General Plan and South Natomas Community Plan designates the site for Community Neighborhood Commercial and Offices and Community Commercial respectively. The surrounding land uses and zoning include proposed apartments to the north, zoned R-2B(PUD); a vacant lot to the south, zoned R-1(PUD); a vacant lot to the east, zoned SC(PUD) and the East Main Drainage Canal to the west, zoned F.

Commercial uses are permitted under the existing zoning, however, a special permit is required for the sale of alcohol for off-site consumption.

B. Applicant's Proposal

The applicant proposes to open a delicatessen and mini-mart type use and sell alcohol for off-site consumption. The proposed hours of operation will be from 6:00 a.m. to 12:00 a.m. daily. The site will be located in suite 1 in the shopping center.

C. Staff Analysis

Currently, there are no businesses in the immediate area that sell alcohol. In addition, the proposal will be the first deli/mini-mart servicing the area. The new business will employ ten employees with three per shift. The applicant has indicated to staff that the total number of visitors on-site at any one time will be five. Staff noticed that the area was very quiet and minimal traffic existed. There has been no reports of loitering, prostitution or violence in the area.

The existing site has adequate landscaping and parking. Future residential development is planned for the area. Staff, therefore, recommends that the hours of operation be closed between 12:00 midnight to 6:00 a.m.

D. Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering, Building Inspections, City Police and the Natomas Community Association. The following comments were received:

1. Police Department

The Police Department has submitted a letter recommending the following conditions be imposed if an off-site license is given (see Exhibit C):

- a. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or in the parking areas. Signs shall read: "It is unlawful to enter or remain on these premises, adjacent parking lot or adjacent public sidewalk with an open alcoholic beverage container. P.C.647e(a)" - plus any appropriate local ordinances. Lettering to be block style and a minimum of 2-1/2" in height. Signs will be clearly visible to the patrons of the business parking lot and to persons on the public sidewalk.

- b. All illegal activities observed on or around the business shall be promptly reported to authorities.
2. Lighting levels shall be as follows: 1.5 footcandles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 footcandles of illumination shall be provided at the surface of any walkway, alcove or passageway related to the project during the same hours.
3. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.
4. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
5. Video machines and magazine racks shall be prohibited.
6. Applicant shall provide bicycle security racks at the front of the business.
7. The applicant shall provide two working toilet facilities for use by the public. These restrooms 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 restrooms must be visible to attendants.
8. 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 corner and blind isles.
 - c. Coldboxes 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.

Note: Nothing in these conditions shall preclude the applicant from exceeding the minimum standards set forth therein. The applicant is encouraged to consult with the Police Department Crime Prevention Unit before submitting final plans.

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

RECOMMENDATION: Staff recommends the Commission approve the special permit subject to condition and based upon findings of fact which follow:

Conditions

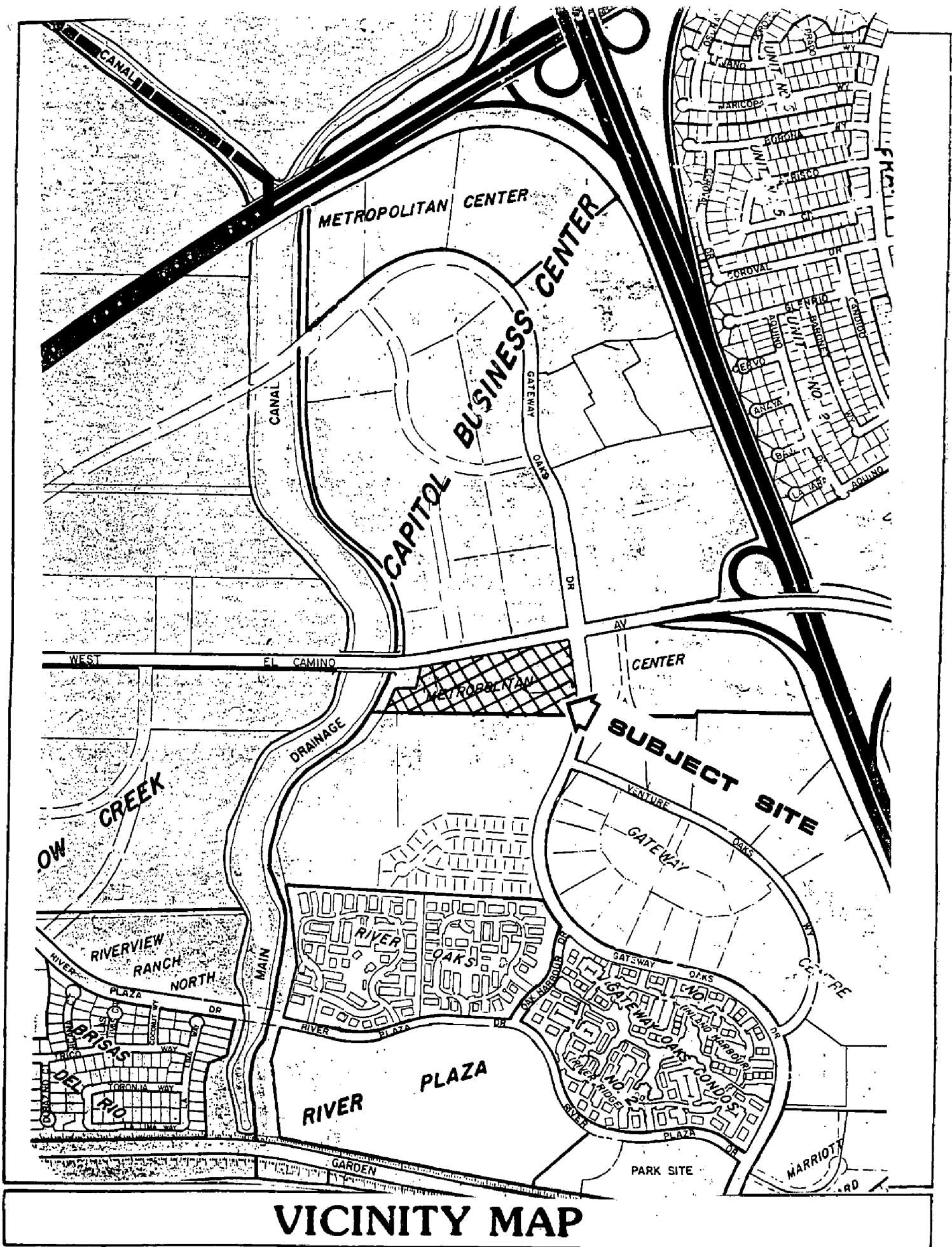
1. The hours of operation shall be limited to 6:00 a.m. to 12:00 a.m.
2. Lighting levels shall be as follows: 1.5 footcandles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 footcandles of illumination shall be provided at the surface of any walkway, alcove or passageway related to the project during the same hours.
3. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.
4. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
5. Signs shall be clearly posted prohibiting consumption of alcoholic beverages in the business or adjacent public areas. The signs shall be worded as follows: "It is unlawful to enter or remain on these premises, adjacent parking lot or adjacent sidewalks with an open container of alcoholic beverage. P.C. 647e".
6. Video machines and magazine racks shall be prohibited.
7. Applicant shall provide bicycle security racks at the front of the business.
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- c. Coldboxes 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.

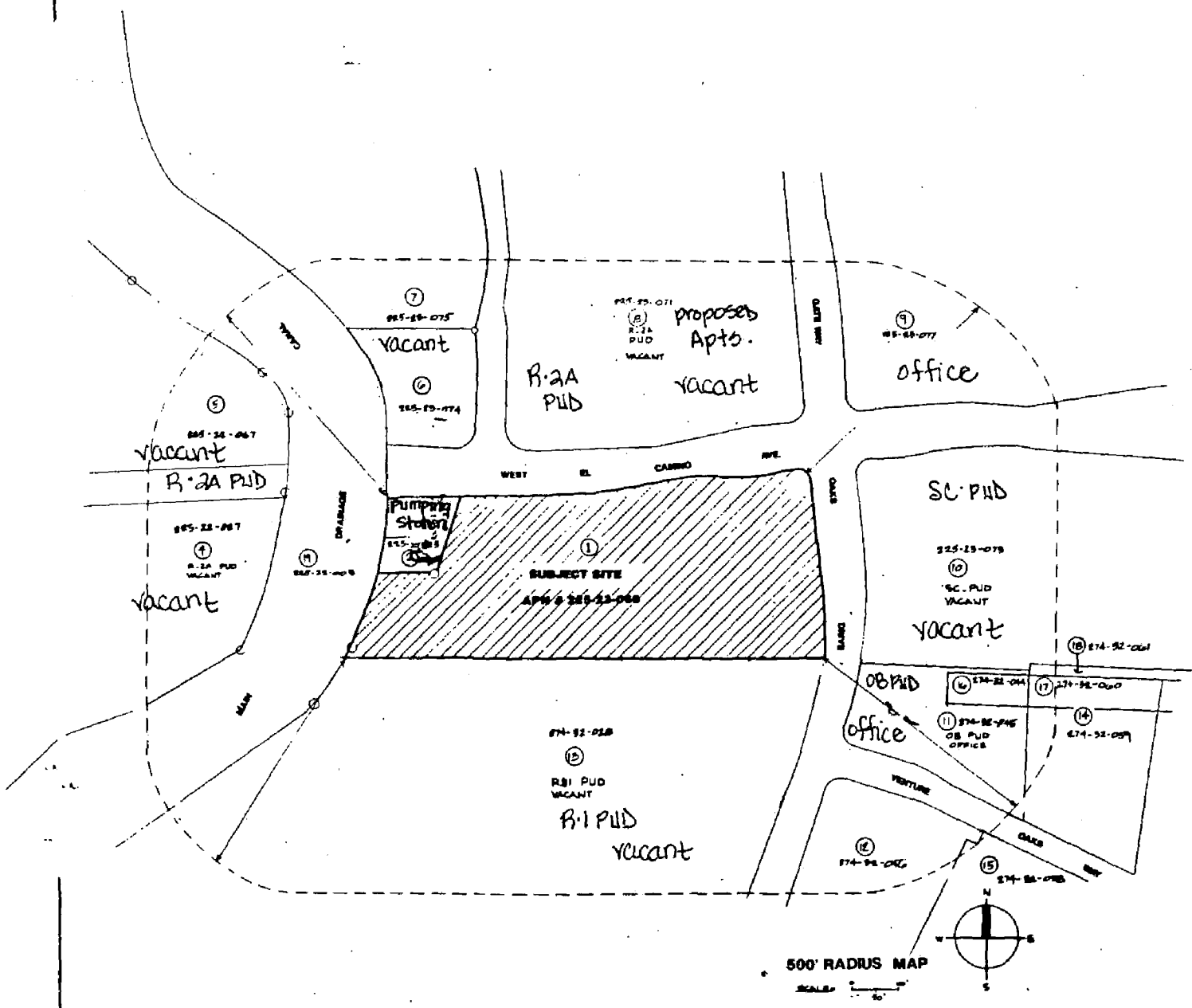
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Findings of Fact

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
 - a. the sale of alcohol will be limited to 6:00 a.m. to 12:00 midnight; and
 - b. adequate on-site parking and landscaping has been provided.
2. The proposed use, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that the establishment proposing to sell beer, wine and liquor will not have a significant impact on traffic and there has been no reports of loitering, prostitution or violence in the area.
3. The proposed use, as conditioned, will not be contrary to or adversely affect any program or redevelopment or neighborhood conservation because the project site is not located within a designated redevelopment area.
4. The proposed project is consistent with the General Plan and 1988 South Natomas Community Plan in that the site is designated for Community/Neighborhood Commercial and Offices and Community Commercial, respectively. A deli/mini-mart type use proposing to sell beer and wine with a special permit conforms with the plan designation.



VICINITY MAP



LAND USE & ZONING MAP

A 11.5' TYPICAL
A 11.5' TYPICAL
A 11.5' TYPICAL

PHASE 1

GATEWAY PARK
A KCS DEVELOPMENT
SACRAMENTO CALIFORNIA

Footfall Design Group

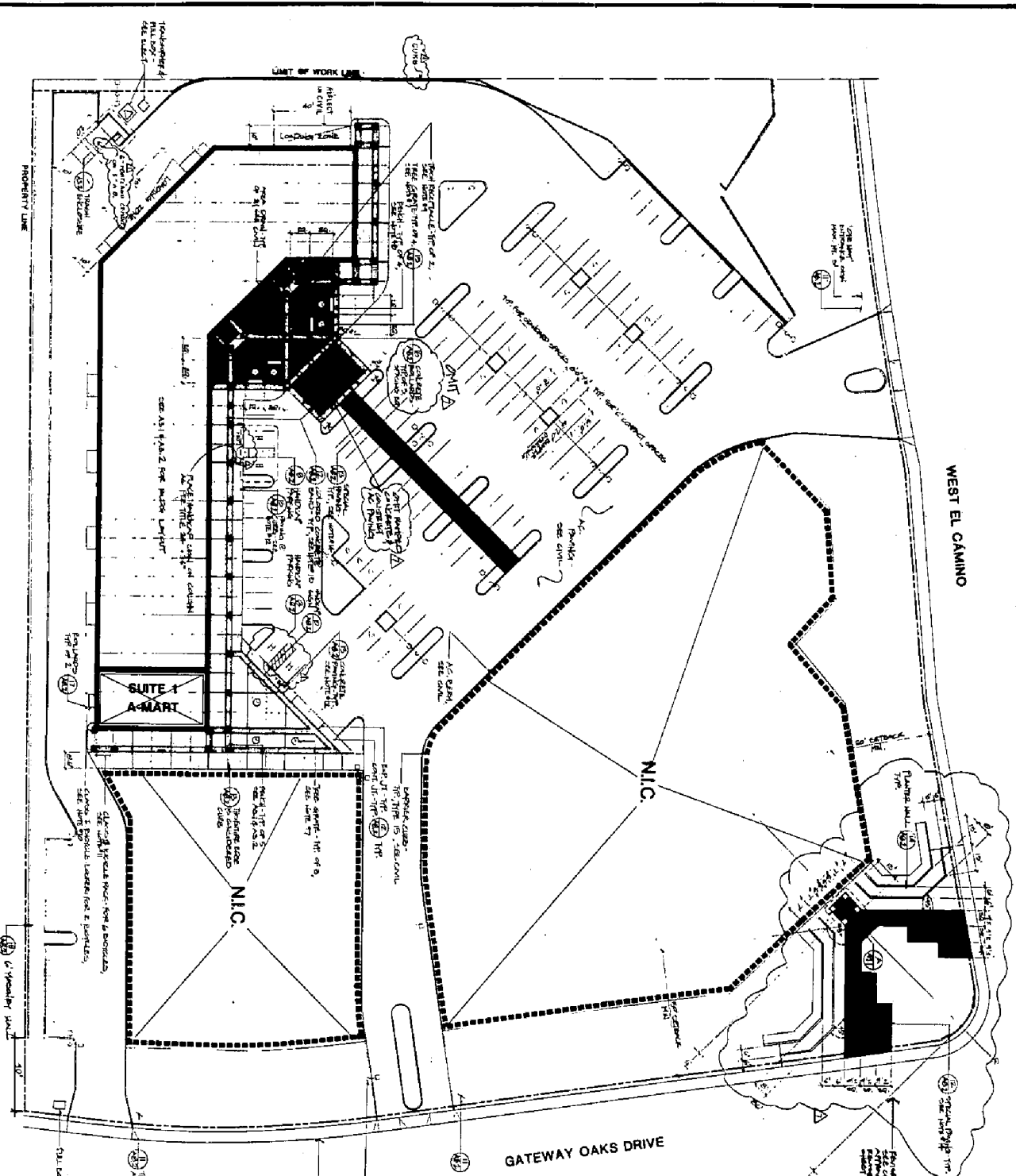
Approves:

CONTRACTOR

SITE PLAN

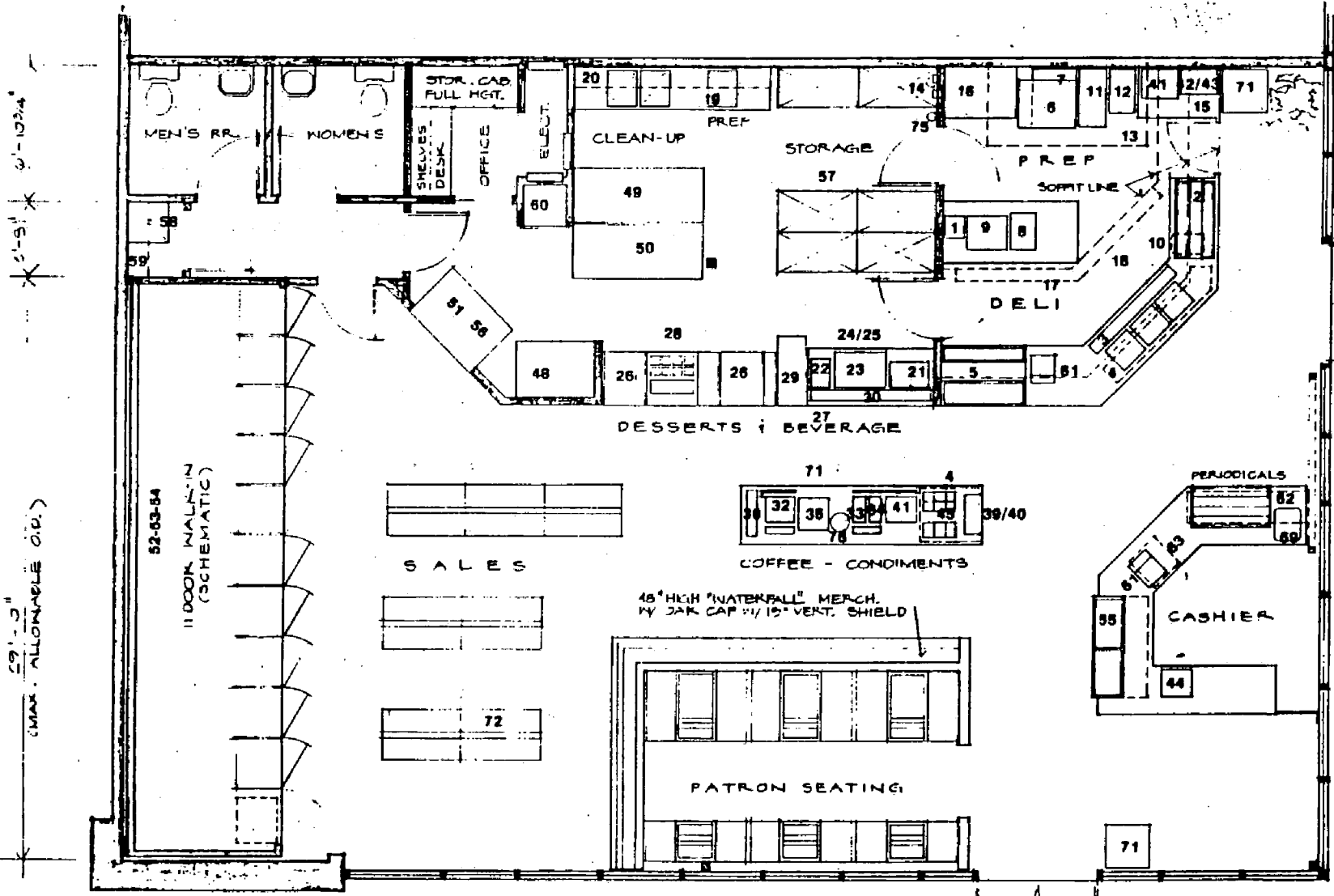
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of 5
Scale: 1/8" = 1'-0"

EXHIBIT A



PARTIAL SITE PLAN (SHOWING PHASE 1)

- SITE NOTES**
1. See General Notes for location of utilities and other information.
 2. See General Notes for the location of existing structures and other information.
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 19. See General Notes for the location of existing structures and other information.
 20. See General Notes for the location of existing structures and other information.



59'-5" (MAX. ALLOWABLE O.D.)

NOTE: ALL WALL CABINETS SHALL BE PROVIDED FULLY BACKED, INTEGRALLY.

GATEWAY A-MART PRELIMINARY FLOOR PLAN
SCALE = 1/8" = 1'-0"





EXHIBIT C

DEPARTMENT OF
POLICE

CITY OF SACRAMENTO
CALIFORNIA

HALL OF JUSTICE
813 SIXTH STREET
SACRAMENTO, CA
95814-2495

May 9, 1989

916-449-5121

Ref. 5-8

JOHN P. KEARNS
CHIEF OF POLICE

MEMORANDUM

TO: WILL WEITMAN, SENIOR PLANNER
CITY PLANNING DIVISION

FROM: JERRY V. FINNEY
ASSISTANT CHIEF OF POLICE

SUBJECT: SPECIAL PERMIT REQUEST FOR 2550 WEST EL CAMINO (P-89-183)

A survey of neighboring businesses and the manager of the nearby Gateway Oaks Apartments produced no opposition to this project. None of the sector supervisors felt that approval of this request would result in an increase in police related problems.

In order to minimize any future problems, we request that the attached list of requirements be made conditions of approval.

Respectfully,

JERRY V. FINNEY
ASSISTANT CHIEF OF POLICE

JVF:aps

Attachment

#15