

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Quick Stop Markets, P.O. Box 5745, Fremont, CA 94537		
OWNER	Evergreen Center Associates, 1700 Alhambra Boulevard, Sacramento, CA 95816		
PLANS BY	Vitiello-Niiya, Inc., 1931 'H' Street, Sacramento, CA 95814		
FILING DATE	8-31-84	50 DAY CPC ACTION DATE	REPORT BY SC:bw
NEGATIVE DEC.	Ex. 15303(c)	EIR	ASSESSOR'S PCL. NO. 118-103-01

- APPLICATION:
- A. Special Permit to operate a 24-hour convenience market within 500 feet of residentially zoned property (Sec. 2-E-34)
 - B. Plan Review of a 32,000 square foot shopping center (Sec. 13-A-4)
WITHDRAWN

LOCATION: 5701 Mack Road

PROPOSAL: The applicant is requesting the necessary entitlements to operate a 24-hour convenience market in a neighborhood shopping center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Office
1965 Southgate Community Plan Designation:	Shopping/Commercial
Existing Zoning of Site:	C-2-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1
South:	Multiple Family Residential; R-3
East:	Vacant; R-3
West:	Multiple Family Residential; R-3

Parking Required:	118 spaces
Parking Provided:	130 spaces
Property Dimensions:	Irregular
Property Area:	3± acres
Square Footage of Building:	29,600
Topography:	Flat
Street Improvements/Utilities:	Existing

001545

BACKGROUND INFORMATION: On January 17, 1984 the City Council approved General Plan and Community Plan amendments and a rezone to allow a neighborhood shopping center on the subject site. The site was zoned for general commercial use, subject to 'review.' The rezoning ordinance stipulated that review of any development on the site be required unless the site is developed according to the conceptual site plan approved at the time of rezoning.

PROJECT EVALUATION: Staff has the following comments regarding this request:

- A. The three-acre site is located in an area developed with multiple and single family uses. The site is to be developed with a neighborhood shopping center and the convenience store is to be located in the retail space at the northwest side of the commercial structure.

- B. As originally proposed, the site plan for the shopping center did not conform to the conceptual site plan approved with the rezoning of this property (see Exhibit A). Because the plan was inconsistent with the approved plan, the applicant was required to submit the new plan for review by the Commission. The applicant has subsequently revised the site plan to conform to that approved by the Council. Staff is, therefore, withdrawing the 'R' Review in light of the revised plan (see Exhibit B).
- C. The applicant indicated that the original site plan called for a convenience store with gas service to be located on the subject site. The applicant is now proposing to locate a convenience store on the site; however, the gas service is being eliminated from this request. Staff supports the elimination of the gas service islands since the proposed use would add to the intensity of late evening use and potentially disrupt the neighborhood environment to the west and north. The sale of gas would also generate additional unnecessary traffic on the site.
- D. Since the convenience store will be located within the shopping center and the store will be oriented away from the adjacent residential uses, it is not expected that the convenience store will adversely affect the residential use. In addition, the convenience store and shopping center are separated from the existing adjacent residential uses by a major street and a drainage canal. The site will also be developed with wide landscaped berms adjacent to public street frontages, and a solid masonry wall along the north and east property lines which will further buffer the convenience store activity from surrounding residential uses.
- E. The applicant has not submitted details of signage for the convenience store. In an effort to ensure that signs for the store be compatible with the shopping center's design, staff recommends that the applicant submit a detailed sign program for staffs review and approval.
- F. The applicant's plans were reviewed by the Public Works Department and Traffic Engineer. No objection to the request has been filed.

ENVIRONMENTAL DETERMINATION: The proposed special permit is exempt from environmental review pursuant to State CEQA Guidelines (Sec. 15303(c)).

STAFF RECOMMENDATION: Staff recommends the Commission approve the request, subject to the following conditions and based upon Findings of Fact which follow.

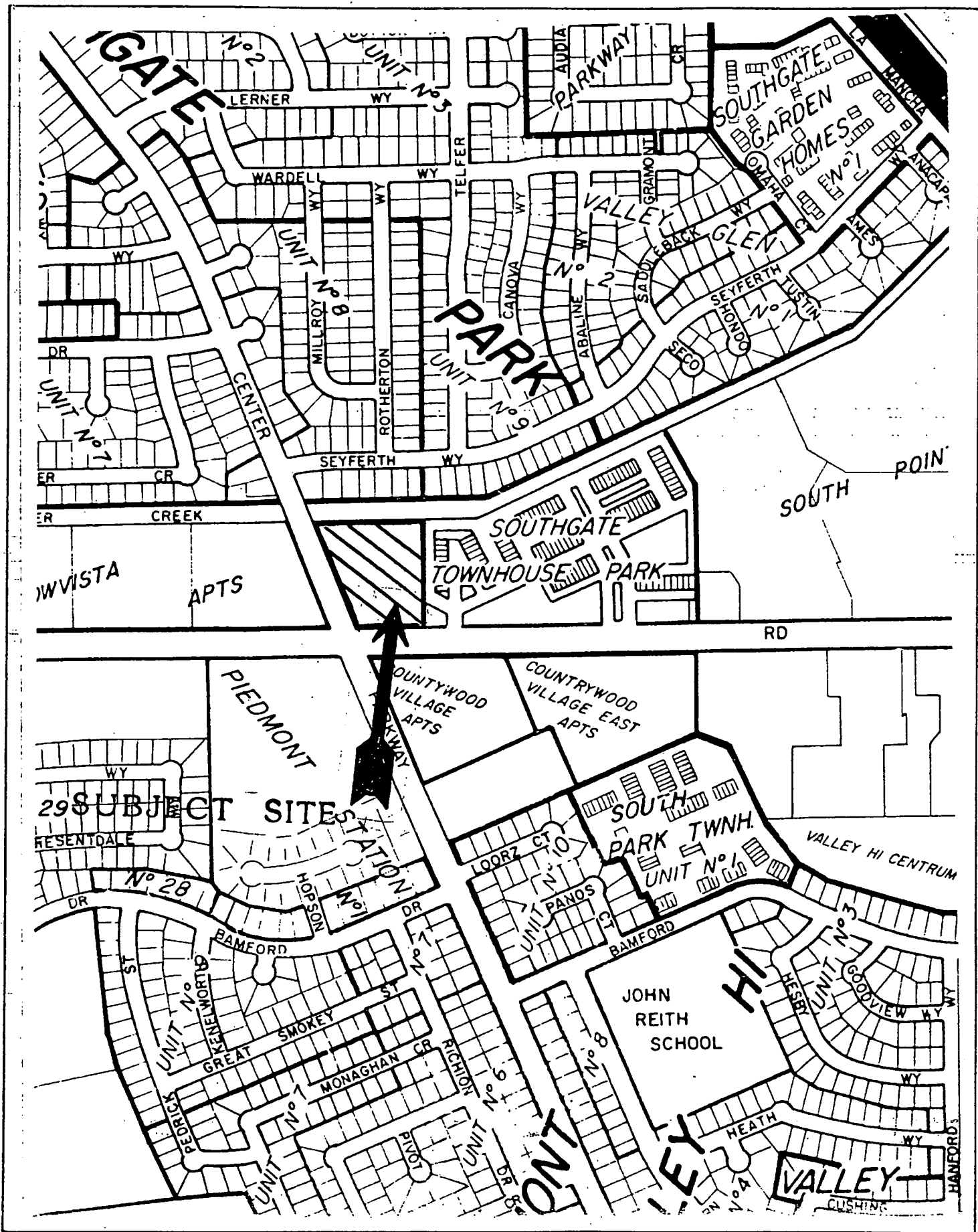
Conditions - Special Permit

1. The convenience store will be developed without gas service, and no gas service will be developed on the site at a later date.
2. The applicant shall submit a detailed sign program for Planning staff review and approval prior to issuance of sign permits. The sign shall be designed to be compatible with the design of the shopping center.
3. The landscaped area adjacent to the store on the west side shall be improved in a manner so as to discourage loitering. In addition, no lighted signs shall be permitted in this area.

Findings of Fact - Special Permit

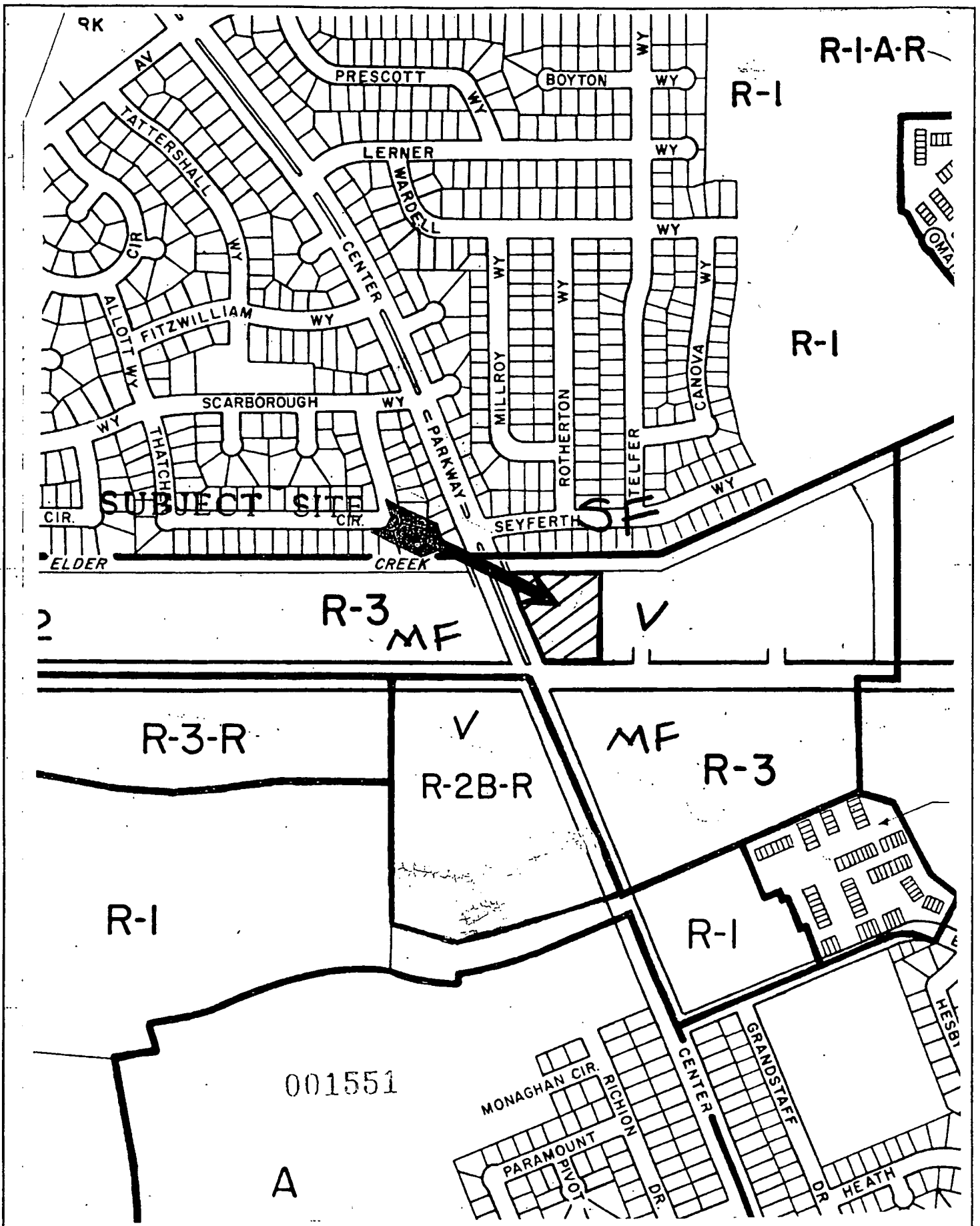
1. The special permit, as conditioned, is based upon sound principles of land use, in that:
 - a. convenience stores are allowed in the General Commercial zone;
 - b. the convenience store will be oriented away from residential uses.
2. The proposed convenience store, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. adequate parking will be provided for the use;
 - b. the use will be buffered from adjacent residences by a solid wall and heavily landscaped berms;
 - c. no gas service will be located on the site; therefore, it is not expected that noise and traffic problems will be created by the convenience market.
3. The project is consistent with the 1974 General Plan and the 1965 Southgate Community Plan which designate the site for commercial purposes.

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VICINITY MAP

001550



LAND USE & ZONING MAP

P84-334

10-11-84

11

No. 39



Vitalto-Miya - Inc.

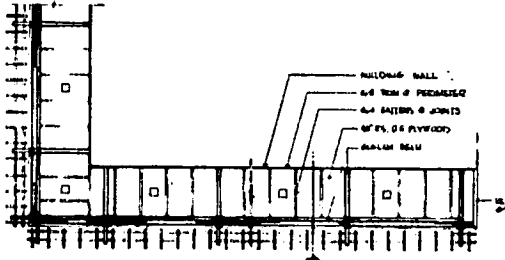
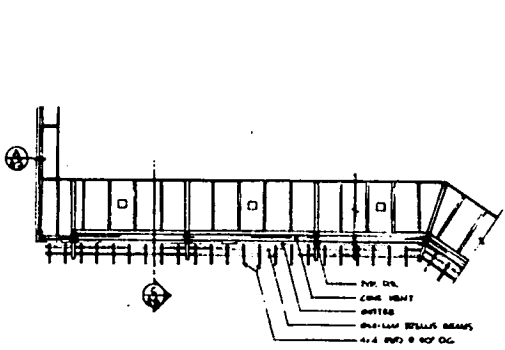
Address:
City:
State:
Zip:

The undersigned architect does not warrant that the drawings herein are complete or that they conform to the specifications or that they are in accordance with the laws of the State of California or any other jurisdiction.

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Prepared by: *[Signature]*
Date: 6-11

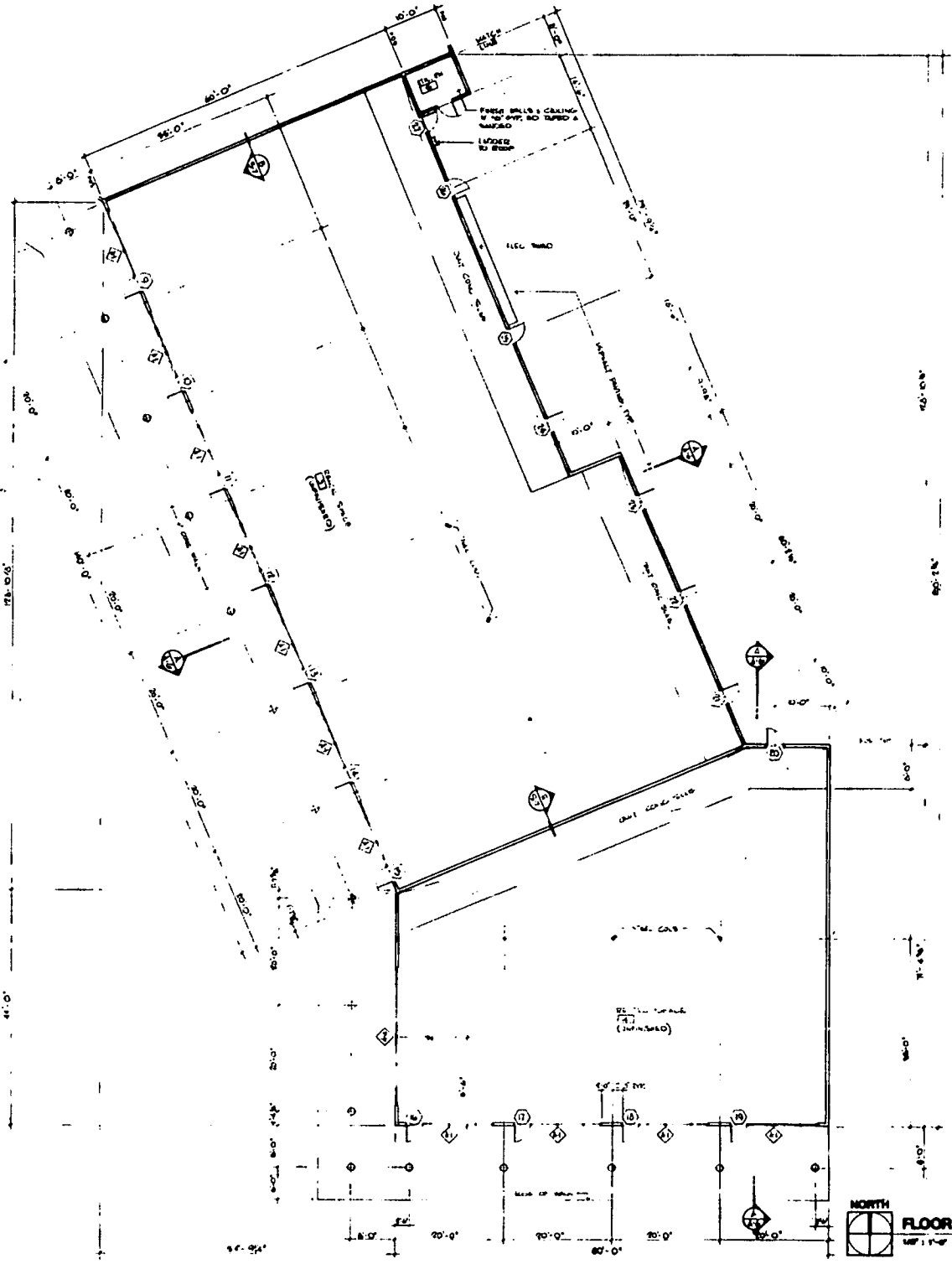
EVERGREEN CENTER



REFLECTED PLAN - TYPICAL SOFFIT

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P 84334



84-34
MAY 1, 1984

A-3

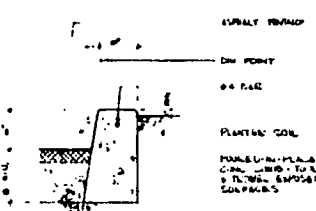
NORTH
FLOOR PLAN

P 84-334

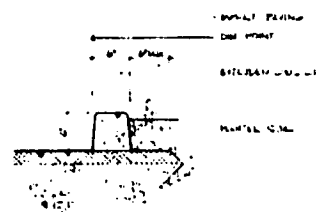
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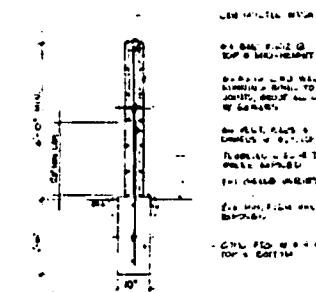
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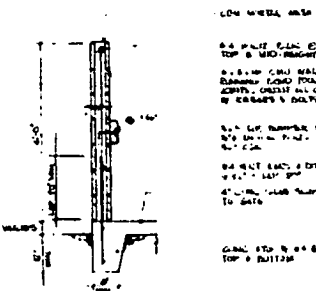
1 CONC CURB



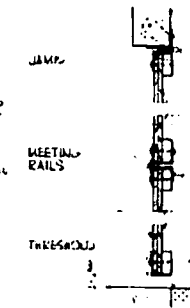
2 CONC CURB



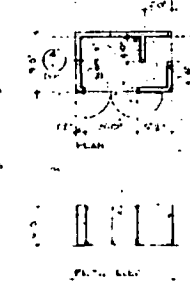
3 CMU FENCE WALL



4 TRASH YARD WALL



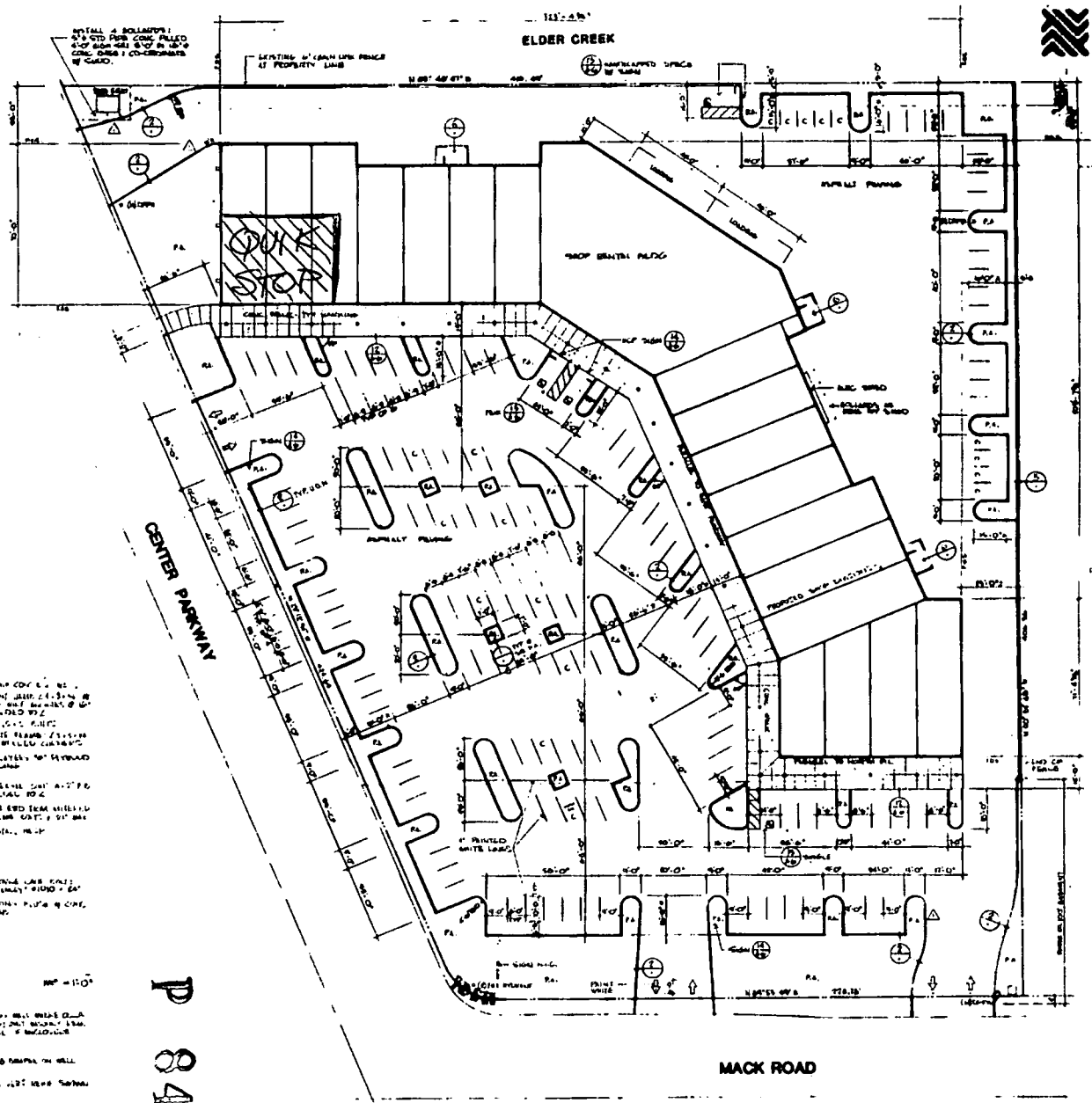
5 GATE



6 TRASH YARD

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SITE PLAN
1" = 30'

PARKING SUMMARY

REQUIRED	118
COMPACT	19
UNDEVELOPED	4
TOTAL	142 SPACES
PROVIDED	133 SPACES

- * PARKING SPACES TO OVERHANG CURB 10" & MINIMUM SPACES 10' & COMPACT SPACES
- C INDICATES MINIMUM CLEAR SPACES (12' x 10'). SPECIAL COMPACT CAR IN 12' HIGH LETTERS & WHITE TRAFFIC PAINT ON PAVEMENT.

EVERGREEN CENTER
5001 MACK RD

EXHIBIT A

EXHIBIT A

DATE	MAY 1, 1985
SCALE	1" = 30'
PROJECT	EVERGREEN CENTER
DRAWN BY	[Signature]
CHECKED BY	[Signature]

A-1



Vitello +
Associates, Inc.
Architects

2217 West Columbia Street
Chicago, Illinois 60612
Telephone (312) 762-7000

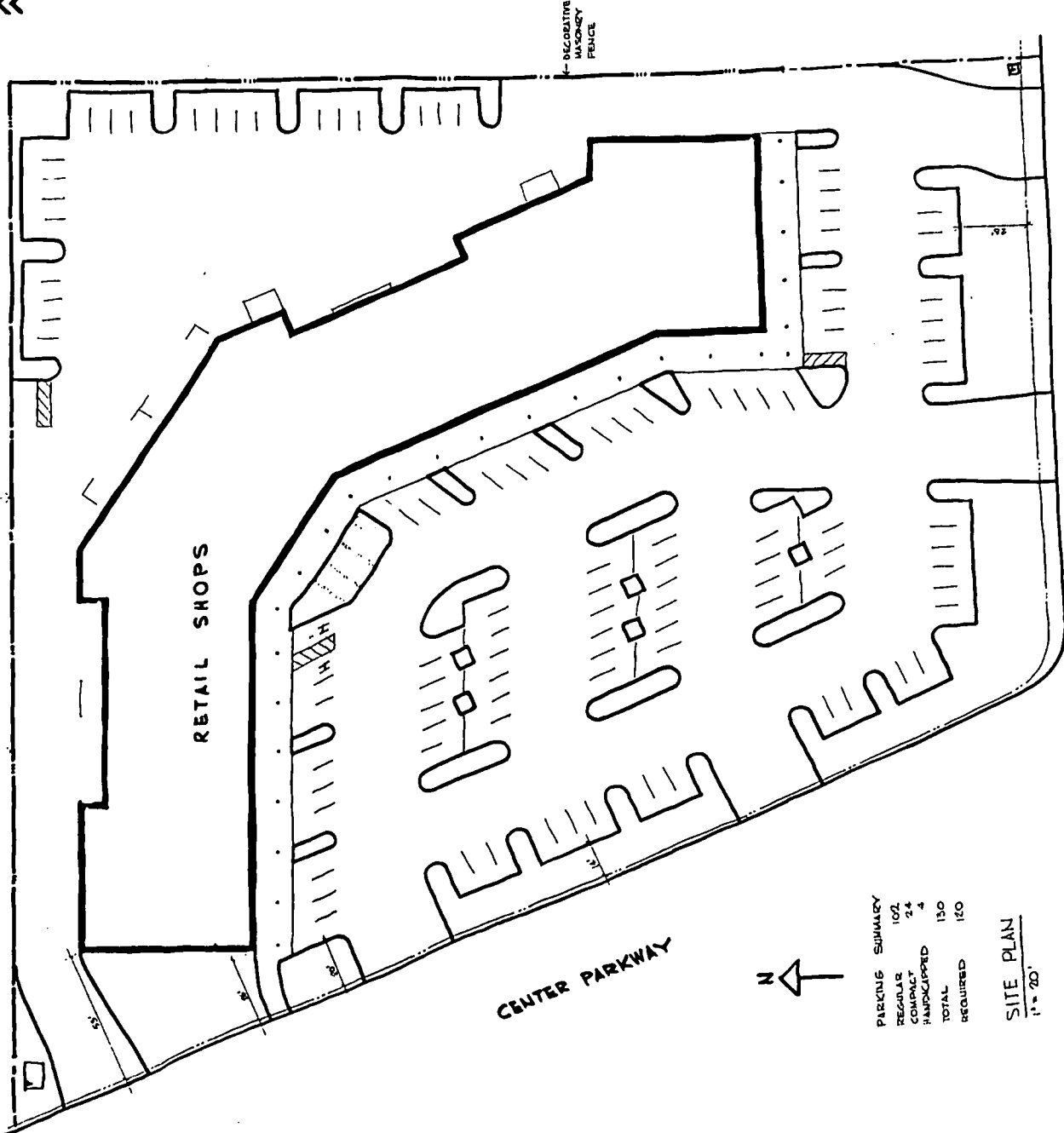
The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief and that he is a duly licensed professional architect in the State of Illinois. This certificate is not valid unless countersigned by the State Architect. The undersigned further certifies that he is the author of the design and plan hereon submitted for record and that he is the owner of the same.

DATE: 10/1/84

EVERGREEN
CENTER
5601 MACK RD

NO.	DATE	BY	REVISION

0.6.84-14
DATE 10/1/84



PARKING SUMMARY

REGULAR	102
COMPACT	24
HANDICAPPED	4
TOTAL	130
REQUIRED	150

SITE PLAN
1" = 20'

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EXHIBIT B