

CITY PLANNING COMMISSION

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

APPLICANT	Mobil Oil Corp., P.O. Box 4002, Concord, CA 94524				
OWNER	Mobil Oil Corp., P.O. Box 4002, Concord, CA 94524				
PLANS BY	Mobil Oil Corp., P.O. Box 4002, Concord, CA 94524				
FILING DATE	7/15/83	50 DAY CPC ACTION DATE		REPORT BY:	SD:lao
NEGATIVE DEC	Exempt 15103(c) EIR	ASSESSOR'S PCL. NO.	295-381-01		

APPLICATION: Special Permit to expand a gas station in the Campus Commons P.U.D. (Section 8-C-3) (P83-238)

LOCATION: 2200 Fair Oaks Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to expand an over-the-counter sales area of miscellaneous and impulse items located in a gas station in the Campus Commons P.U.D.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1968 West Arden Community Plan Designation:	Campus Commons P.U.D.-Shopping Center
Existing Zoning of Site:	S.C.-P.U.D.
Existing Land Use of Site:	Gas Station

Surrounding Land Use and Zoning:

North:	Residential; County
South:	Shopping Center - S.C.-P.U.D.
East:	Shopping Center - S.C.-P.U.D.
West:	Office Building; C-1

Parking Required:	2 spaces
Parking Provided:	0 spaces
Parking Ratio:	1:500 sq. ft.
Property Area:	.7+ acres
Square Footage of Building:	381 sq. ft. (addition) 2736 sq. ft. service station structure
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Tan
Exterior Building Materials:	Concrete block and stucco

003501

STAFF EVALUATION: Staff has the following concerns and comments regarding this project:

1. The subject site is a portion of the Campus Commons Planned Unit Development. The applicant is requesting to enclose a covered patio area consisting of 196+ square feet and convert an existing office area consisting of 185+ square feet in order to create a convenience center in an existing automobile service station. The center will stock candy, snacks, drinks, cigarettes and other items for patrons of the gas station. In order to accomplish the building expansion and use change, the applicant must receive special permit approval from the Planning Commission. Staff has no objection to the request.

2. Staff's field inspection revealed some deficiencies in the site which should be corrected prior to issuance of building permits. There were a number of portable signs advertising anti-freeze, cigarettes, tune-ups, etc. These signs must be removed.
3. The proposed project will create the necessity for two on-site parking spaces due to the retail sales nature of the use. Staff recommends that the applicant stripe two spaces in accordance with Exhibit A prior to issuance of occupancy permits.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. guidelines (CEQA, Section 15103(c)).

STAFF RECOMMENDATION: Staff recommends the following:

1. Approval of the Special Permit subject to conditions and based on findings of fact which follow.

Conditions

- a. Prior to issuance of building permits, the applicant shall remove all portable and other illegal signs on the site.
- b. Prior to occupancy permits, the applicant shall stripe two parking spaces according to Zoning Ordinance standards as shown on Exhibit A.

Findings of Fact

- a. The proposed project is based upon sound principles of land use in that it is a minor expansion of an existing use accessory to the gas station.
- b. The proposed project will not be detrimental to surrounding property in that adequate on-site parking will be provided.
- c. The proposed project complies with the 1974 General Plan which designates the site for commercial and office uses.

003502

County Assessor
Division of Standard Assessment
700 H Street, Room 2640
Sacramento, California 95814

RE: APN 295-381-01 (§ 65862 GOVERNMENT CODE)

Dear Mr. Lynch:

Pursuant to section 65862 of the Government Code of the State of California you are hereby notified that the following action was taken by the City of Sacramento with respect to the above-numbered property:

Rezoned from _____

to _____

Special Use Permit granted permitting conversion of
existing service station into sales area in SC(PUD) zone

Variance from § _____ Ordinance No. 2550,

Fourth Series granted. Permitting _____

Very truly yours,

P- 83-238

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Planning Commission

September 12, 1983

003503

LOCATION AND LAND USE MAP



AUTO SALES

HOME AVE.

3. MULTI-FAMILY

4.

5.

6. MULTI-FAMILY

7. MULTI-FAMILY

8. VACANT

NO ACCESS RD.

FAIR OAKS BLVD.

1. SUBJECT SITE

UNIVERSITY VILLAGE SHOPPING CENTER

9.

10.

2. VACANT

FAIR OAKS BLVD.

VACANT

12.

HOME AVE.

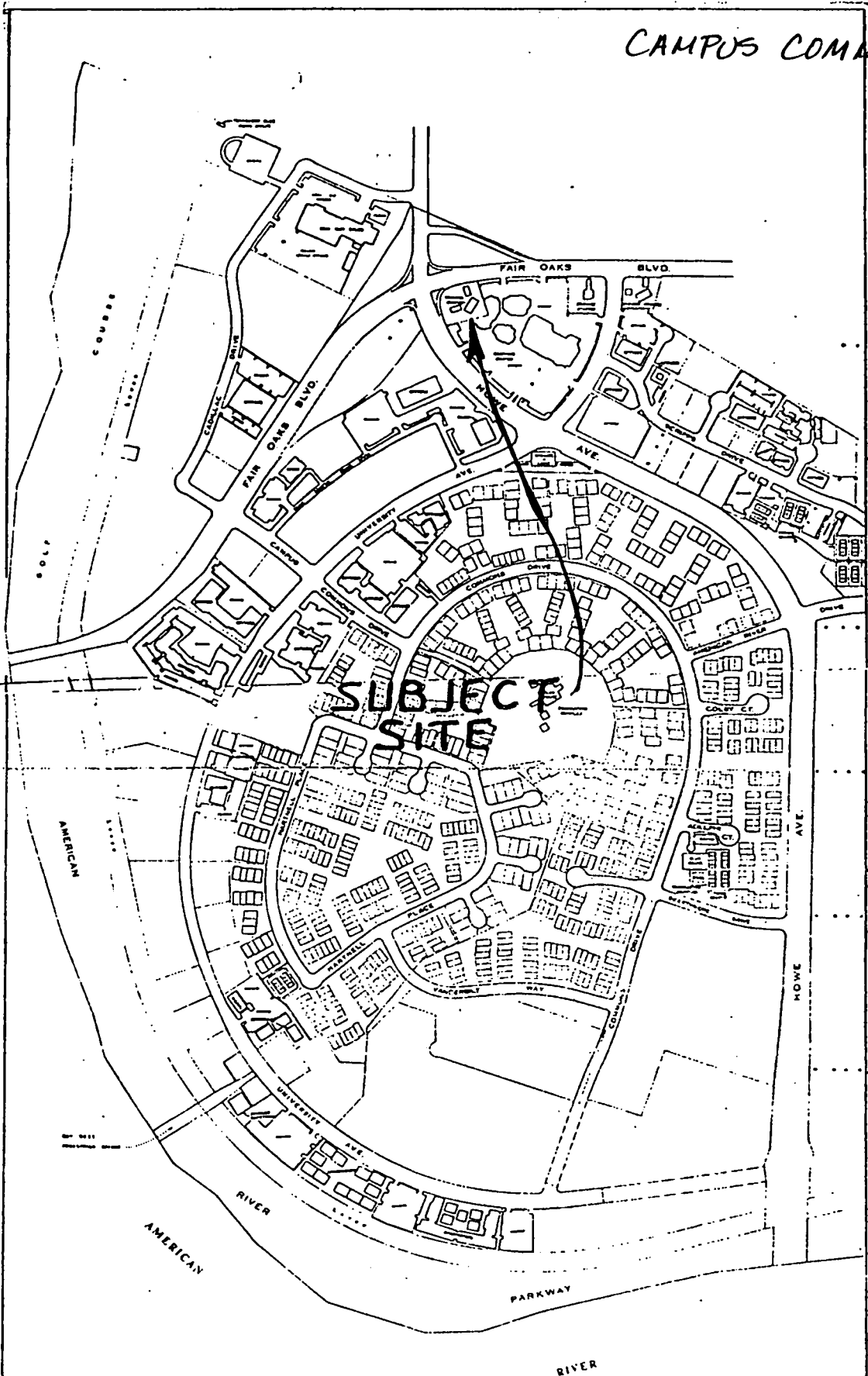
PARK CENTER DR.

11.

UNIVERSITY

003504

CAMPUS COMMONS P.O.D.



003505

CAMPUS COMMONS AND VICINITY
CITY OF SACRAMENTO
MARCH 1978



P-83238

AUG 11, 1983

ITEM 19

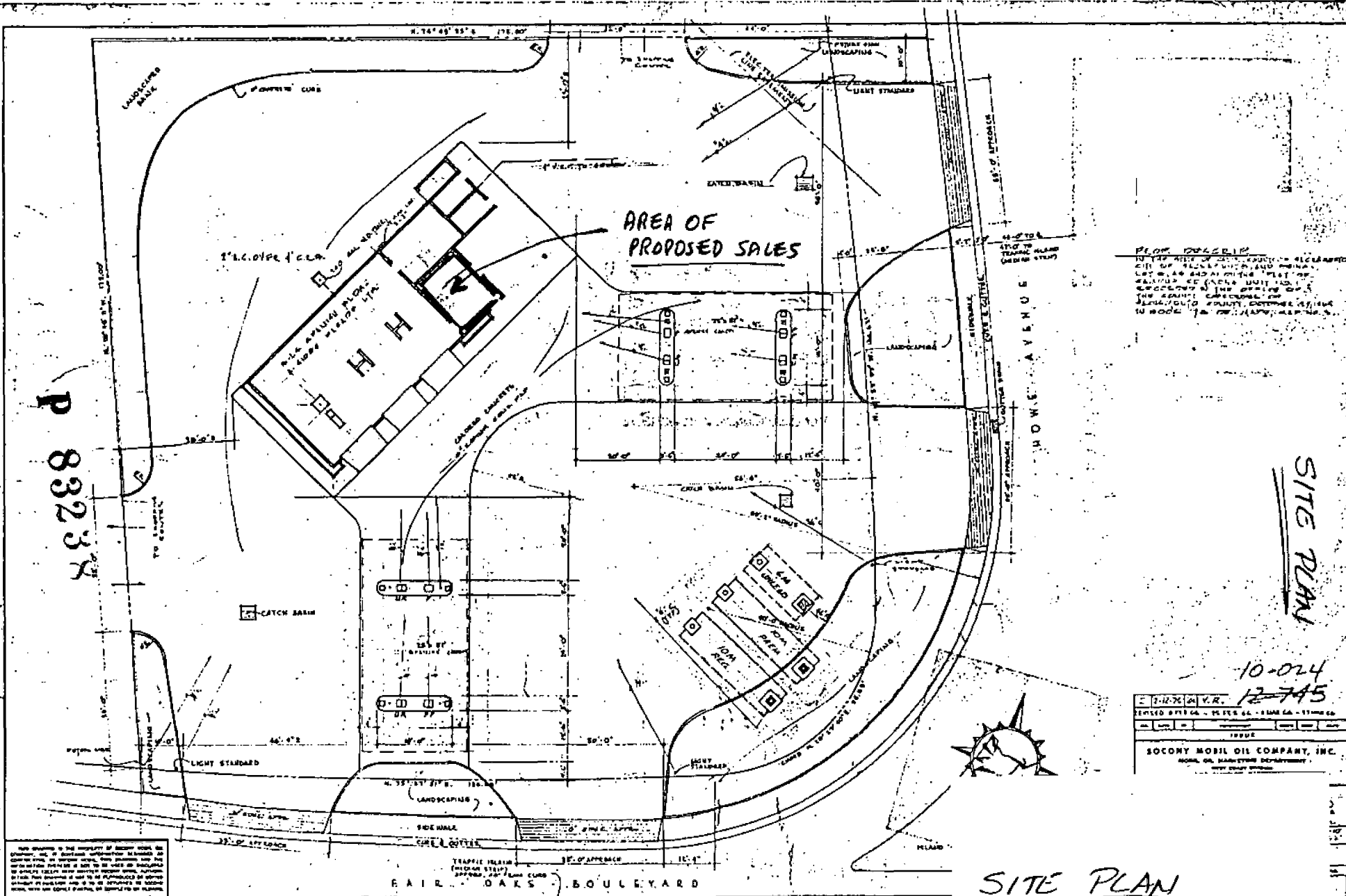
P83238

003506

APR 25, 1963

P 83238

Item No. 19



AREA OF PROPOSED SALES

PLAN DESCRIBE
 IN THE CITY OF SHELBY COUNTY, MISSISSIPPI
 CITY OF SHELBY COUNTY, MISSISSIPPI
 LOT 2, 10 1/2 ACRES MORE OR LESS
 BEING PART OF THE ESTATE OF
 THE SHELBY COUNTY, MISSISSIPPI
 IN BOOK 74 OF PLATS, MAPS, ETC.

SITE PLAN

10-024
12-745

DATE	1-22-64	BY	J.R.
SCALE	1" = 20'	DATE	1-22-64
SOCIETY MOBIL OIL COMPANY, INC.			
MOBILE, ALA. HEADQUARTERS DEPARTMENT			
NEW ORLEANS DIVISION			

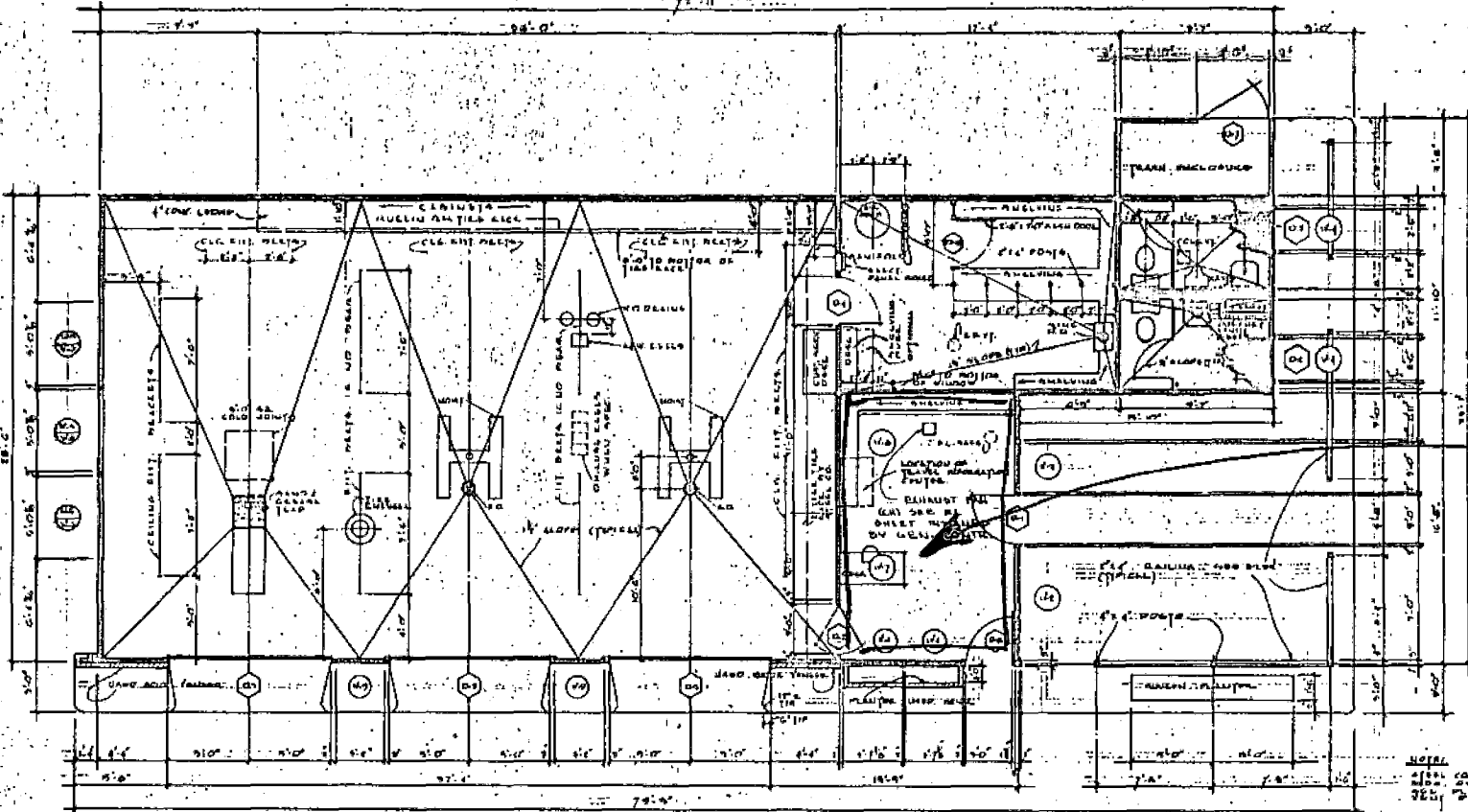
NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SITE PLAN

P 83-238

August 25, 1983

P 83238



AREA OF PROPOSED SALES

FLOOR PLAN

NOTE: 1. ALL DOOR AND WINDOW OPENINGS TO BE PROVIDED WITH PROPER GLAZING TO RECEIVE FULL RANGE OF LIGHT AND VENTILATION.

DOOR SCHEDULE							WINDOW SCHEDULE				
QTY	TYPE	HINGES	LATCH SET	SPCL. HWY	GLAZING	NOTES	NO.	TYPE	SIZE	GLAZING	NOTES
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	2	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	3	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	4	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	5	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	6	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	7	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	8	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	9	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	10	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	11	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	12	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	13	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	14	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	15	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	16	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	17	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	18	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	19	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	20	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	21	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	22	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	23	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	24	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	25	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	26	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	27	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	28	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	29	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL
1	EMERGENCY EXIT DOOR	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	1/2" PAIL	30	ALUMINUM	7'-0" x 8'-0"	1/2" PAIL	1/2" PAIL

ITEM 19

SOCONY MOBIL OIL COMPANY, INC.
 THE WESTERN FLOOR PLAN SCHEDULE
 3-16-WC-63-R-11

80-17350

003507

FLOOR PLAN

ELEVATIONS

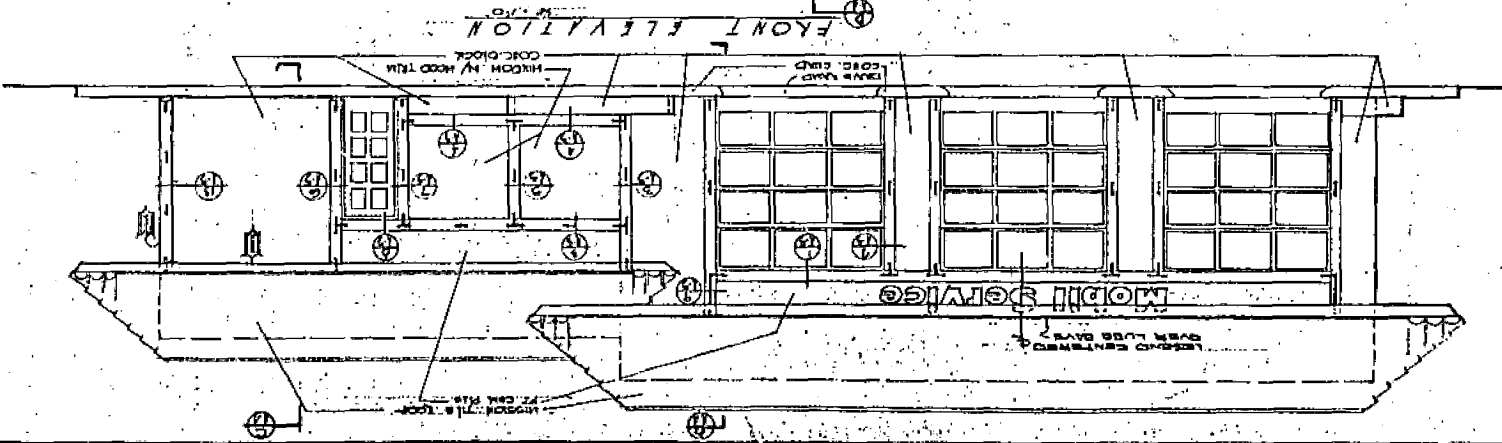
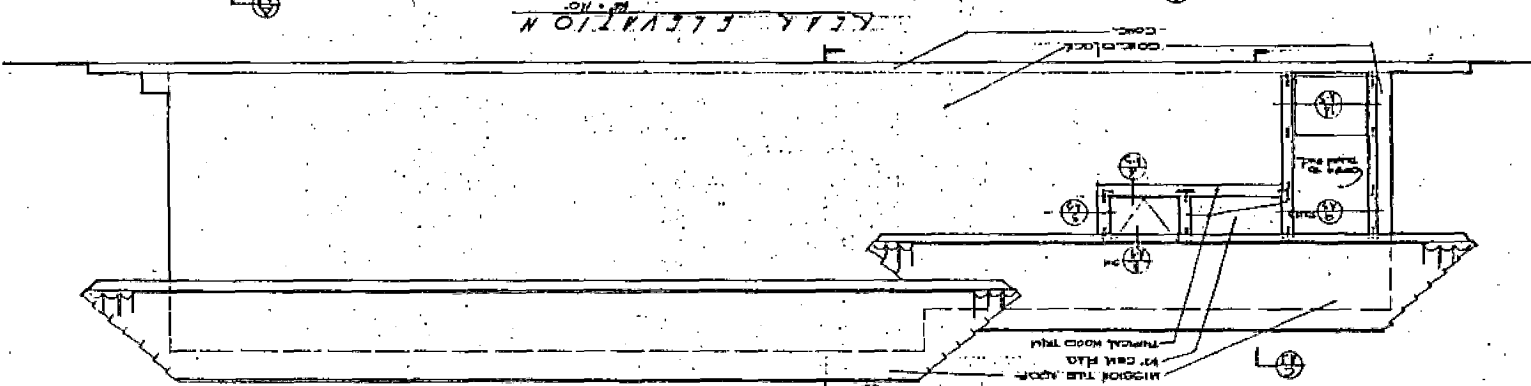
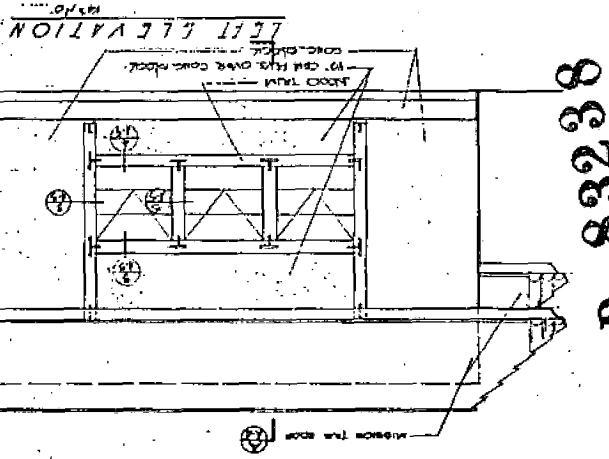
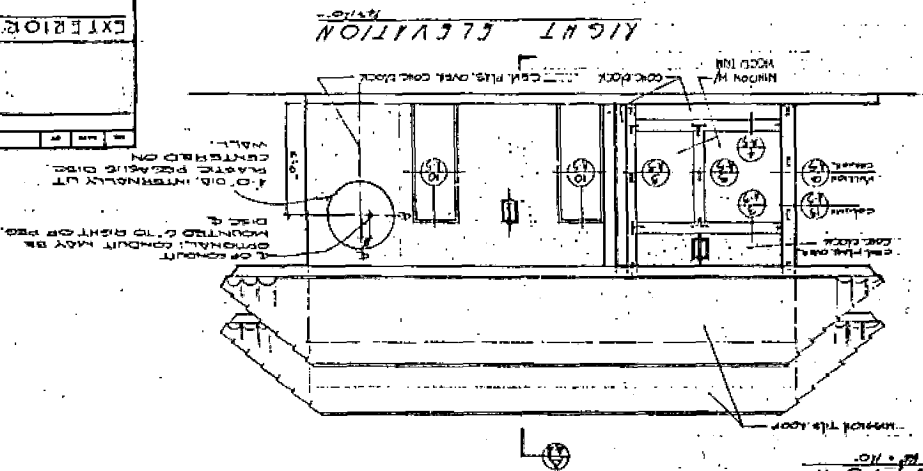
DWC NO. SIC-17389	
APPROVALS DATE: _____	
DESIGNED BY: _____	
CHECKED BY: _____	
SCALE: _____	
DATE: _____	
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE WORK UNLESS APPROVED BY THE ARCHITECT.	
EXTERIOR ELEVATIONS	

CONTEY PRIOR & ASSOCIATES
2025 S. ...
SAN ANTONIO, TEXAS

A-3

003508

P 83238
ITEM 19



- 1. concrete block.
- 2. concrete plaster.
- 3. 1/2" cement plaster over 1/2" portland concrete block.
- 4. 1/2" wood trim over 1/2" portland concrete block.
- 5. wood trim over 1/2" portland concrete block.
- 6. all other concrete work (exterior) to be treated to suit weathering conditions.
- 7. concrete block, 8" x 8" x 16" - typical.
- 8. all exterior concrete block to be supported by 4" x 4" x 16" - typical.
- 9. block 8" x 16" or as specified.

P 83238

AUG. 25, 1983

003509

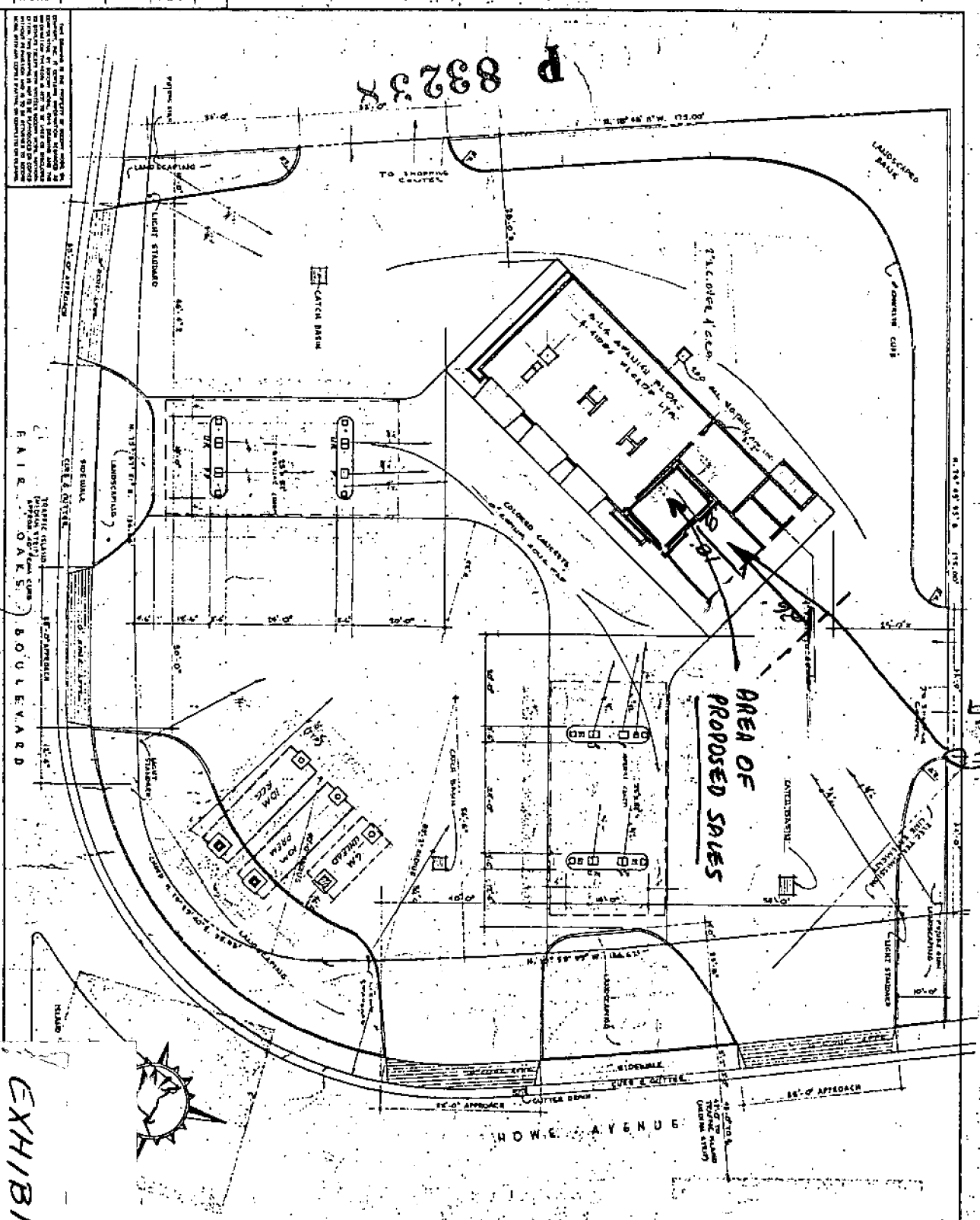
STAFFS
PROPOSED
PARKING
SPACES

AREA OF
PROPOSED
SALES

P 83238

ACR 25, 1963

HEM 19



NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED
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 ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED

FAIRBANKS BOULEVARD
 HOWE AVENUE
 TO SHOPPING CENTER

EXHIBIT A

NO.	DATE	DESCRIPTION
1	12/12/62	PRELIMINARY PLAN
2	1/15/63	REVISED PLAN
3	2/10/63	FINAL PLAN

10

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
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ECOLOGY OIL COMPANY, INC.
 12345
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