

**CITY PLANNING COMMISSION**  
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

|  |   |                      |
|--|---|----------------------|
| <b>APPLICANT</b> BP Oil Company, 2868 Prospect Park Drive, Suite 360, Rancho Cordova, CA 95670 |   |                      |
| <b>OWNER</b> BP Oil Company, 2868 Prospect Park Drive, Suite 360, Rancho Cordova, CA 95670     |   |                      |
| <b>PLANS BY</b> BP Oil Company, 2868 Prospect Park Drive, Suite 360, Rancho Cordova, CA 95670  |   |                      |
| <b>FILING DATE</b> 10-3-90   | <b>ENVIR. DET.</b> Negative Declaration | <b>REPORT BY</b> CAS |
| <b>ASSESSOR'S PCL. NO.</b> 007-0281-015  |   |                      |

**APPLICATION:**

- A. Negative Declaration
- B. Special Permit to allow the sale of beer and wine for off-site consumption in a proposed 1,259 square foot gas station and convenience market on 0.6+ developed acres in the General Commercial, C-2 zone.
- C. Special Permit to allow a 24 hour convenience market within 500 feet of residential uses on 0.6+ acres in the C-2 zone.

**LOCATION:** 3031 P Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to demolish an existing gas station and construct a new gas station and 24 hour convenience market.

**PROJECT INFORMATION:**

|                             |  |
|-----------------------------|--|
| General Plan Designation:   | Community/ Neighborhood Commercial and Offices |
| 1980 Central City           |  |
| Community Plan Designation: | General Commercial                             |
| Existing Zoning of Site:    | General Commercial, C-2                        |
| Existing Land Use of Site:  | Gas Station                                    |

**Surrounding Land Use and Zoning:**

|        |                             | Setbacks   | Required | Provided |
|--------|-----------------------------|------------|----------|----------|
| North: | Office and residential, C-2 | Front:     | 5'       | 19'      |
| South: | Post Office, C-2            | Side(Int): | 0'       | 5'       |
| East:  | Funeral home, C-4           | Side(St):  | 5'       | 47'      |
| West:  | Commercial, C-2             | Rear:      | 0'       | 0'       |

|                              |                                      |
|------------------------------|--------------------------------------|
| Parking Required:            | 4 parking spaces (1:400 square feet) |
| Parking Provided:            | 5 parking spaces                     |
| Property Dimensions:         | 160 feet x 161 feet                  |
| Property Area:               | 0.6+ acres                           |
| Square Footage of Building:  | 1,259 square feet                    |
| Height of Building:          | One story, 10.5 feet                 |
| Topography:                  | Flat                                 |
| Street Improvements:         | Existing                             |
| Utilities:                   | Existing                             |
| Exterior Building Materials: | Composite aluminum                   |
| Roof Material:               | Metal                                |

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

A. **Land Use and Zoning**

The subject site consists of 0.6± developed acres in the General Commercial, C-2 zone. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices and the 1980 Central City Community Plan designates the site as General Commercial. The surrounding land use and zoning for the subject site is office and residential, zoned C-2 to the north; post office, zoned C-2 to the south; a funeral home, zoned Heavy Commercial, C-4, to the east; and commercial, zoned C-2 to the west.

B. **Applicant's Proposal**

The applicant is proposing to demolish an existing three canopy, two repair bay gas station and construct a new six pump gas station and 24 hour convenience market at the northwest corner of Alhambra Boulevard and P Street. The proposed gas station and market will consist of a 43 foot by 123 foot canopy with a 1,259 square foot kiosk located beneath the canopy (see Exhibits A - F). The gas station and market is proposed to be operated 24 hours a day. Transactions conducted between 11 P.M. and 6 A.M. will be through a pass-through window similar to a bank drive-through facility. Two driveways exist along P Street and two driveways exist along Alhambra Boulevard. In response to a concern raised during the Preliminary Review of this project, the applicant has deleted the driveway on Alhambra Boulevard closest to the intersection. The alley to the north of the subject site also provides access to the site. Five parking spaces are proposed. The existing underground fuel tanks will be replaced by three new 10,000 gallon underground fiberglass tanks.

C. **Staff Analysis**

1. **Site Plan:**

According to the Zoning Ordinance, in the Central City, one parking space is required for every 400 square feet of retail uses for building area of up to 9,600 square feet. For a 1,259 square foot building, four parking spaces are required. The site plan indicates five parking spaces, one handicapped space and four standard spaces (see Exhibit B). Staff recommends that the one parking stall on the east side of the building be deleted, so three stalls would be located near the trash enclosure and one handicapped stall would be located along the west side of the building. The handicapped stall must be striped to indicate a back-out stall rather than a parallel parking space. The entire parking lot surface must comply with the 50 percent shading in fifteen year requirement.

The required minimum setbacks for the proposed lot in the C-2 zone are five feet for the front and street side and zero feet for the interior side and rear. The proposed site plan meets these required setbacks. The proposed trash enclosure is located in the northwest corner of the site. The trash enclosure must meet the requirements outlined in the Zoning Ordinance.

The existing gas station has four driveways, two on P Street and two on Alhambra Boulevard. Also, an east-west alley provides additional access to the site along the north property line. P Street is a one-way street with westbound traffic. During the Preliminary Review process, the Traffic Engineering staff recommended eliminating the driveway on Alhambra Boulevard, closest to the intersection. The submitted site plan shows one driveway along Alhambra Boulevard.

Six lights are indicated on the site plan. Care must be taken to orient the lights away from motorists on Alhambra Boulevard and P Street as well as the residential uses to the north.

2. Special Permits:

The applicant is requesting a Special Permit to allow the sale of beer and wine for off-site consumption. The locations of other establishments selling alcoholic beverages are shown on Exhibit G. Two concentric circles indicate 500 foot and 1,000 foot radii from the subject site. The closest liquor establishment is located approximately 1,000 feet away, two blocks north of the subject site, at Folsom and Alhambra Boulevards. Staff does not find an overconcentration of liquor establishments in the area and recommends approval of the Special Permit. Police staff notes that the gas station currently has an Alcohol Beverage Control Board license to sell beer and wine but no Special Permit has been approved by the City. Staff recommends reconciling this shortcoming by including a Special Permit in this application.

This application also includes a Special Permit to allow a 24 hour convenience market within 500 feet of residential uses. Although the subject site is surrounded by commercially zoned property, a single family residence and apartments are located directly to the north of the site and along Carly Way, O Street, and Casita Way, within 500 feet of the subject site (see Land Use and Zoning Map). The convenience market is proposed to be open to the public from 6 A.M. to 11 P.M. then the store and the full-service pumps would be closed and operated with a pass-through window from 11 P.M. to 6 A.M. Staff finds that the proposed convenience market will not create a nuisance to the residential uses in that an existing alley and Alhambra Boulevard buffers the proposed use from the residences, adequate protection from light glare will be provided, and the applicant has agreed to comply with the Police Department regulations for convenience markets.

3. Building Materials and Design:

The exterior building materials are proposed to be composite aluminum with a metal roof. The proposed colors are BP Oil Company's corporate colors, silver and green with yellow accents. The proposed height of the one story building is ten and a half feet high, which complies with the allowable maximum height of 45 feet in the C-2 zone.

The subject site is within the boundaries of the Central City. Therefore, the proposed gas station and convenience market design is subject to review and approval by the Design Review/ Preservation Board.

A sign permit must be obtained for any new attached or detached signs. The subject site is located within 660 feet of the freeway and is therefore within a special sign district. Any new sign shall comply with the freeway sign regulations in the Sign Ordinance. An existing detached sign, located on-site at the corner of P Street and Alhambra Boulevard, is proposed to be retained. All illuminated striping on the building shall be included in the total allowable sign area.

Staff supports the approval of the Special Permit to allow the sale of beer and wine for off-site consumption and the Special Permit to allow a 24 hour convenience market in that police have no objection to the project, adequate parking, setbacks, and landscaping will be provided, the project is consistent with the General Plan and Central City Community Plan, an alley buffers the use from the nearby residences, and the applicant has agreed to comply with the Police Department regulations for convenience markets.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering, Building Inspections, Police departments, as well as the Sacramento Old City Association, Midtown Business Association, East Sacramento Improvement Association, and the Alhambra Boulevard Citizens Advisory Council. The following comments were received:

During the preliminary review process, Traffic Engineering staff recommended that the driveway on Alhambra Boulevard closest to the intersection be eliminated. The revised site plan submitted with this application indicates the eliminated driveway.

Engineering staff requested that the deleted driveway be replaced with standard curbs, gutters, and sidewalks.

Police staff reviewed the Special Permit requests and found no substantial opposition from area police supervisors, neighboring residents, or businesses. Police staff request the following items be made conditions for approval of the Special Permit:

1. 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.
2. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.
3. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
4. 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".
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 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. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind areas.
  - b. Cold boxes shall be equipped with an audible enunciator to alert employees when doors are opened.
  - c. 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.
9. The applicant shall be responsible for the removal of all litter generated by the business in the immediate neighborhood.
10. All illegal activities observed on or around the business shall be promptly reported to police.

No comments were received from the Sacramento Old City Association, Midtown Business Association, East Sacramento Improvement Association or the Alhambra Boulevard Citizens Advisory Council.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. All exterior lighting shall be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
- B. The applicant will comply with the following State regulation:
  - 1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- 1. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
- 2. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow the sale of beer and wine for off-site consumption subject to the conditions and based upon the findings of fact which follow; and
- C. Approve the Special Permit to allow a 24 hour convenience market within 500 feet of residential uses subject to the conditions and based upon the findings of fact which follow.

**Conditions:**

- 1. 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.
- 2. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.
- 3. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.

4. 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".
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 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. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind areas.
  - b. Cold boxes shall be equipped with an audible enunciator to alert employees when doors are opened.
  - c. 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.
9. The applicant shall be responsible for the removal of all litter generated by the business in the immediate neighborhood.
10. All illegal activities observed on or around the business shall be promptly reported to police.
11. The signs shall meet the requirements in the Sign Ordinance, and:
  - a. all illuminated striping is included in the total aggregate sign area; and
  - b. any new signs, whether attached or detached, require an approved sign permit.
12. The landscape plan and parking lot design shall comply with the Tree Shading Ordinance to provide the required 50 percent shading in fifteen years.
13. The proposed project shall be reviewed and approved by the City Design Review/ Preservation Board.
14. The trash enclosure shall meet the requirements outlined in the Zoning Ordinance.
15. The driveway along Alhambra Boulevard proposed to be deleted shall be replaced with standard curbs, gutters, and sidewalks.
16. Four on-site parking spaces are required to meet the Zoning Ordinance regulations. The parking space indicated on the site plan along the east side of the building shall be deleted. The handicapped stall located along the west side of the building shall be striped for a back-out stall.

17. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
- A. All exterior lighting shall be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
  - B. The applicant will comply with the following State regulation:
    - 1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- 1. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
- 2. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

- 18. *The special permit to operate a 24 hour convenience market shall be reviewed by the Planning Director one year from the date of occupancy of the new market for compliance to the conditions. (amended by CPC 1-10-91)*
- 19. *The applicant shall delete the west alley driveway and shall construct a landscaped planter instead. The planter shall be maintained with plants that provide dense foliage to divert the lights of motor vehicles into the residential uses to the north. The landscaping plan shall be reviewed and approved by the City Planning Director. (amended by CPC 1-10-91)*
- 20. *No sale of beer in quantities less than a six pack, no sale of wine coolers in quantities less than a four pack, and no sale of wine in quantities less than 750 ml. The operator shall post a notice to patrons indicating these sales restrictions. (amended by CPC 1-10-91)*
- 21. *Within three months from the date of approval of the Special Permit, the applicant shall notify and hold a meeting with the neighbors within 500 feet from the site informing them of the proposed remodel and change of operations of the gas station and market. (amended by CPC 1-10-91)*

Findings of Fact:

- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a gas station and convenience market use in a General Commercial, C-2, zone.

2. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
  - a. the proposed site at the corner of Alhambra Boulevard and P Street is in a primarily commercial area;
  - b. adequate parking, setbacks, and landscaping will be provided;
  - c. an existing alley acts as a buffer between the subject site and the nearby residences; and
  - d. the applicant has agreed to comply with the Police Department regulations for convenience markets.
3. The proposed use will not result in an undue concentration of establishments dispensing alcoholic beverages in the area in that there is one liquor establishment within a 1,000 foot radius of the site.
4. The proposed use will not enlarge or encourage the development of a skid row or blighted area in that there is no reported alcohol-related crime in the immediate area.
5. The proposed use will not be contrary to or adversely affect any progress of redevelopment or neighborhood conservation in that the project is not within a designated redevelopment area.
6. The project is consistent with the General Plan and the 1980 Central City Community Plan which designate the site as Community/ Neighborhood Commercial and Offices and General Commercial, respectively.



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**LOCATION:** 3031 P Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to demolish an existing gas station and construct a new gas station and 24 hour convenience market.

**PROJECT INFORMATION:**

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| General Plan Designation:   | Community/ Neighborhood Commercial and Offices |
| 1980 Central City           |  |
| Community Plan Designation: | General Commercial                             |
| Existing Zoning of Site:    | General Commercial, C-2                        |
| Existing Land Use of Site:  | Gas Station                                    |

**Surrounding Land Use and Zoning:**

|        |                             |
|--------|-----------------------------|
| North: | Office and residential, C-2 |
| South: | Post Office, C-2            |
| East:  | Funeral home, C-4           |
| West:  | Commercial, C-2             |

| Setbacks   | Required | Provided |
|------------|----------|----------|
| Front:     | 5'       | 19'      |
| Side(Int): | 0'       | 5'       |
| Side(St):  | 5'       | 47'      |
| Rear:      | 0'       | 0'       |

|                              |                                      |
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| Parking Required:            | 4 parking spaces (1:400 square feet) |
| Parking Provided:            | 5 parking spaces                     |
| Property Dimensions:         | 160 feet x 161 feet                  |
| Property Area:               | 0.6± acres                           |
| Square Footage of Building:  | 1,259 square feet                    |
| Height of Building:          | One story, 10.5 feet                 |
| Topography:                  | Flat                                 |
| Street Improvements:         | Existing                             |
| Utilities:                   | Existing                             |
| Exterior Building Materials: | Composite aluminum                   |
| Roof Material:               | Metal                                |

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

A. Land Use and Zoning

The subject site consists of 0.6± developed acres in the General Commercial, C-2 zone. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices and the 1980 Central City Community Plan designates the site as General Commercial. The surrounding land use and zoning for the subject site is office and residential, zoned C-2 to the north; post office, zoned C-2 to the south; a funeral home, zoned Heavy Commercial, C-4, to the east; and commercial, zoned C-2 to the west.

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1. Site Plan:

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  - 1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- 1. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
- 2. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Information is provided by EPA (San Francisco Office: (415) 974-7633).

In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to allow the sale of beer and wine for off-site consumption subject to the conditions and based upon the findings of fact which follow; and
- C. Approve the Special Permit to allow a 24 hour convenience market within 500 feet of residential uses subject to the conditions and based upon the findings of fact which follow.

**Conditions:**

- 1. 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.
- 2. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.
- 3. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.

4. 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".
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 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. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind areas.
  - b. Cold boxes shall be equipped with an audible enunciator to alert employees when doors are opened.
  - c. 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.
9. The applicant shall be responsible for the removal of all litter generated by the business in the immediate neighborhood.
10. All illegal activities observed on or around the business shall be promptly reported to police.
11. The signs shall meet the requirements in the Sign Ordinance, and:
  - a. all illuminated striping is included in the total aggregate sign area; and
  - b. any new signs, whether attached or detached, require an approved sign permit.
12. The landscape plan and parking lot design shall comply with the Tree Shading Ordinance to provide the required 50 percent shading in fifteen years.
13. The proposed project shall be reviewed and approved by the City Design Review/ Preservation Board.
14. The trash enclosure shall meet the requirements outlined in the Zoning Ordinance.
15. The driveway along Alhambra Boulevard proposed to be deleted shall be replaced with standard curbs, gutters, and sidewalks.
16. Four on-site parking spaces are required to meet the Zoning Ordinance regulations. The parking space indicated on the site plan along the east side of the building shall be deleted. The handicapped stall located along the west side of the building shall be striped for a back-out stall.

17. The applicant shall comply with the mitigation measures of the Negative Declaration which include:
- A. All exterior lighting shall be directed away from or properly shaded to eliminate glare on existing residential uses and oncoming traffic.
  - B. The applicant will comply with the following State regulation:
    - 1. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.

If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:

- 1. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
- 2. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415) 974-7633).

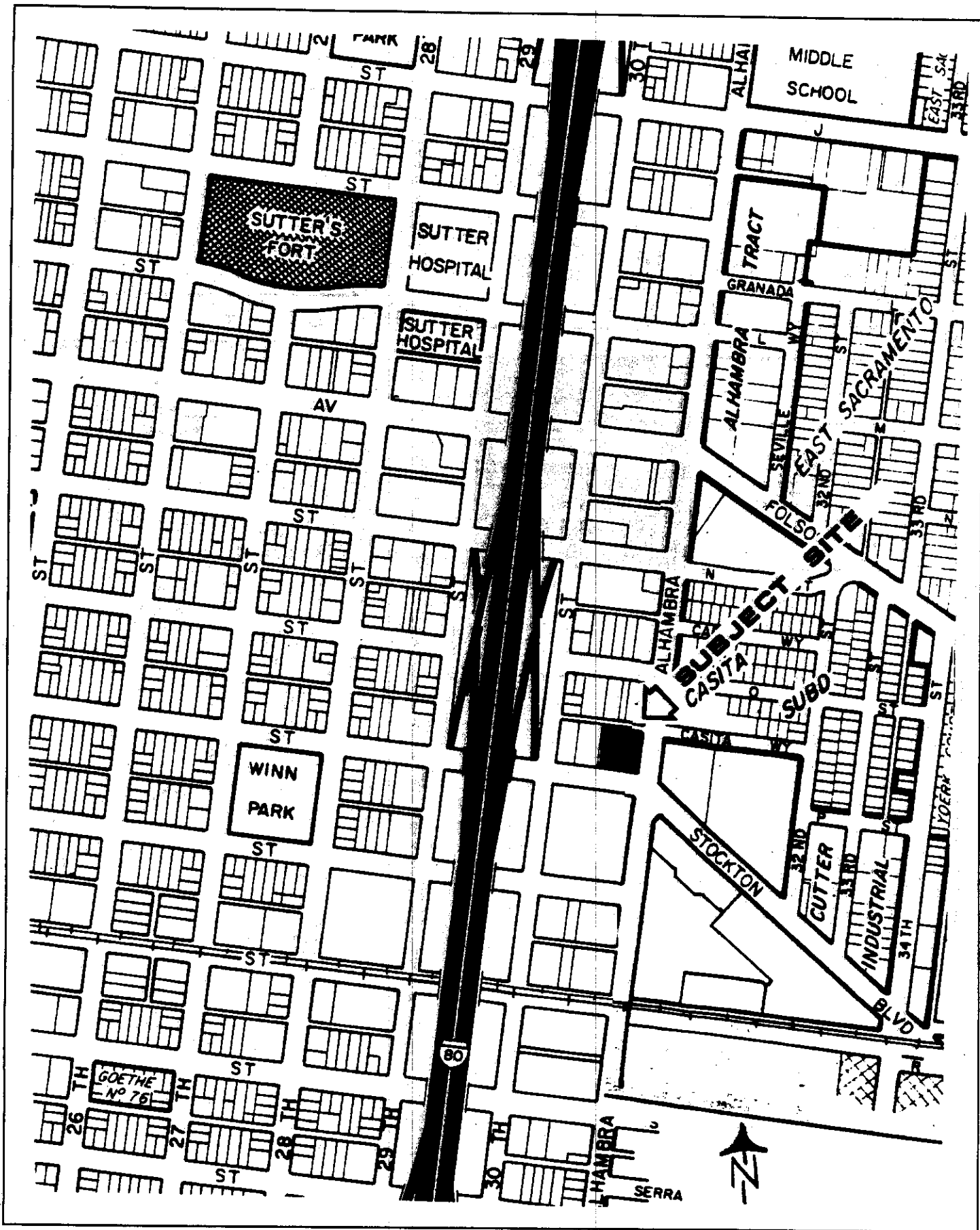
In order to document compliance with these measures, the applicant will provide a copy of the awarded demolition bid to the City Environmental Coordinator prior to issuance of a building permit for demolition.

Findings of Fact:

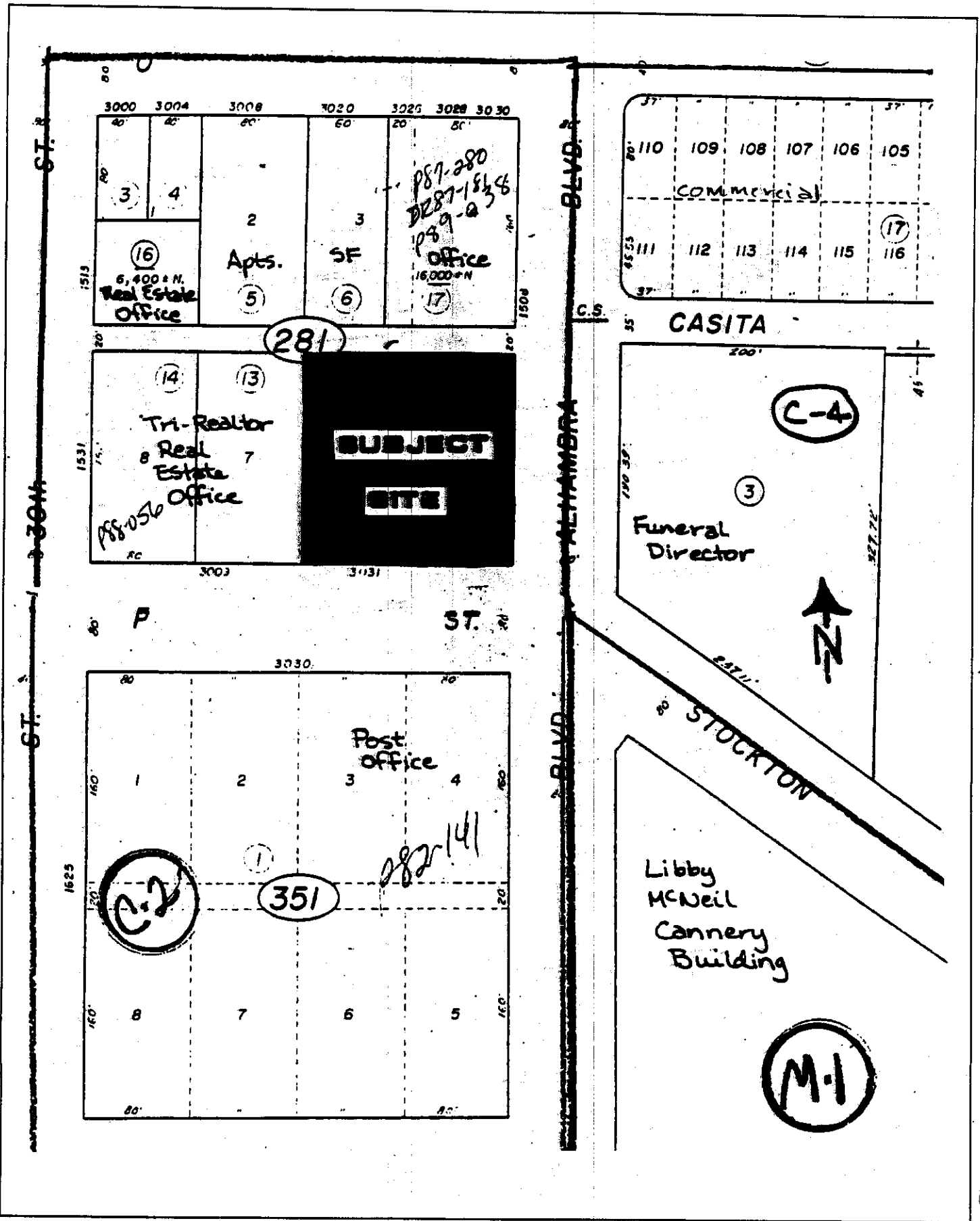
- 1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a gas station and convenience market use in a General Commercial, C-2, zone.
- 2. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
  - a. the proposed site at the corner of Alhambra Boulevard and P Street is in a primarily commercial area;
  - b. adequate parking, setbacks, and landscaping will be provided;
  - c. an existing alley acts as a buffer between the subject site and the nearby residences; and
  - d. the applicant has agreed to comply with the Police Department regulations for convenience markets.
- 3. The proposed use will not result in an undue concentration of establishments dispensing alcoholic beverages in the area in that there is one liquor establishment within a 1,000 foot radius of the site.
- 4. The proposed use will not enlarge or encourage the development of a skid row or blighted area in that there is no reported alcohol-related crime in the immediate area.

5. The proposed use will not be contrary to or adversely affect any progress of redevelopment or neighborhood conservation in that the project is not within a designated redevelopment area.
6. The project is consistent with the General Plan and the 1980 Central City Community Plan which designate the site as Community/ Neighborhood Commercial and Offices and General Commercial, respectively.





**VICINITY MAP**



**LAND USE & ZONING MAP**



# EXHIBIT B

NOTES  
 ALL CONSTRUCTION IS NEW UNLESS NOTED OTHERWISE.  
 FINISH: CE-COMMERCIAL  
 UP AREA: 29,830 SQ. FT. (FOOT)  
 DOWN AREA: 1,236 SQ. FT. (FOOT)  
 UNDEVELOPED AREA: 1,343 SQ. FT. (FOOT)  
 TOTAL: 314,709 SQ. FT. (FOOT)

BP OIL CO.  
 RETAIL MARKETING  
 DESIGN AND ENGINEERING  
 200 P.O. BOX 500  
 SACRAMENTO, CALIF. 95833

SITE PLAN  
 ALHAMBRA & P, NWC  
 3031 P STREET  
 SACRAMENTO, CALIFORNIA

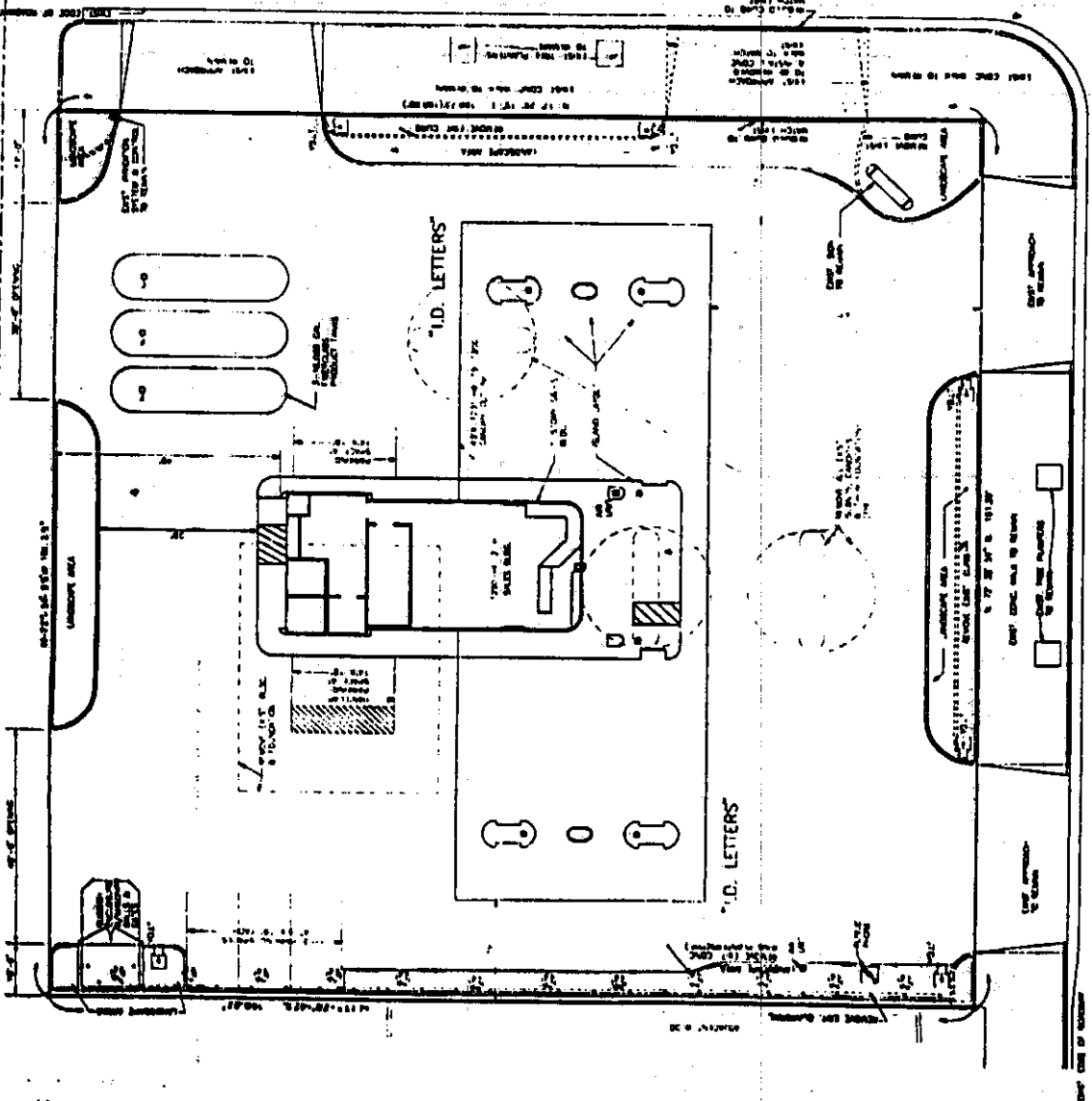
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|----------|-------------|------|-----|
| DWG. NO. | 4-067-11179 | REV. |     |
| DATE     | 1/10/91     | BY   | ... |
| CHECKED  | ...         | DATE | ... |
| DESIGNED | ...         | DATE | ... |
| SCALE    | AS SHOWN    |      |     |



ALHAMBRA BLVD.

AILEY

P STREET



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January 10, 1991

Item # 29

# EXHIBIT C

BP OIL CO.

ARCHITECTURAL  
DESIGN AND ENGINEERING  
3031 P STREET  
SACRAMENTO, CA

SITE ELEVATION  
ALHAMBRA & P. HWY.  
3031 P STREET  
SACRAMENTO, CA

DWG. NO.: 04-087-1179 REV.:

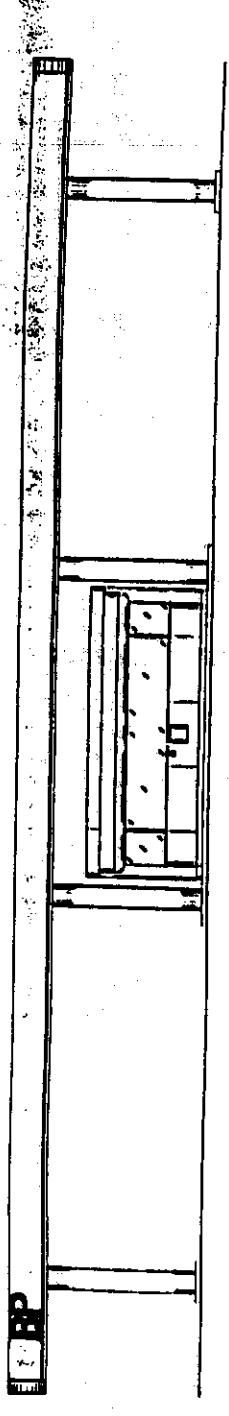
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BY: [Signature]

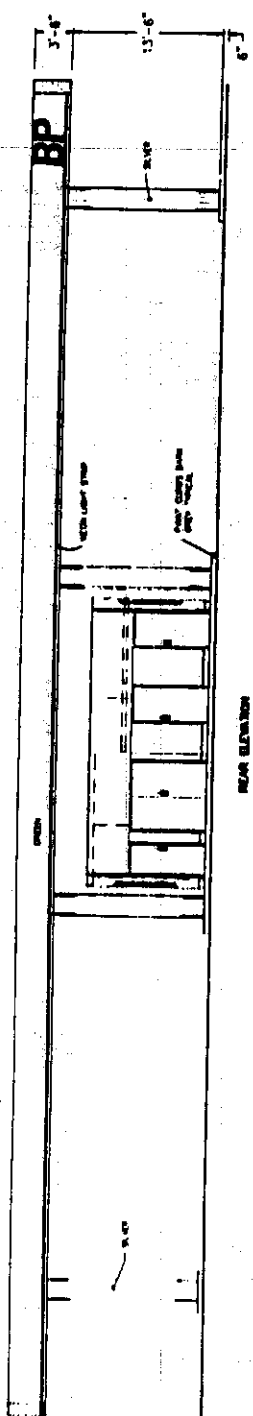
CHECKED: [Signature]

SCALE: 1/8" = 1'-0"

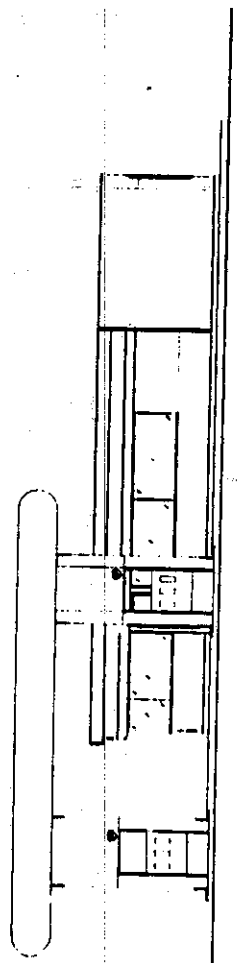
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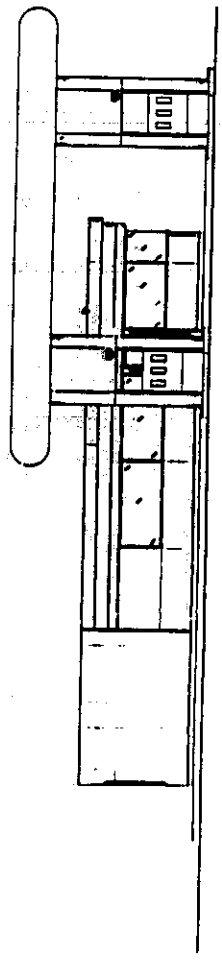
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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Item # 29

# EXHIBIT D

## ① - MATERIAL SCHEDULE

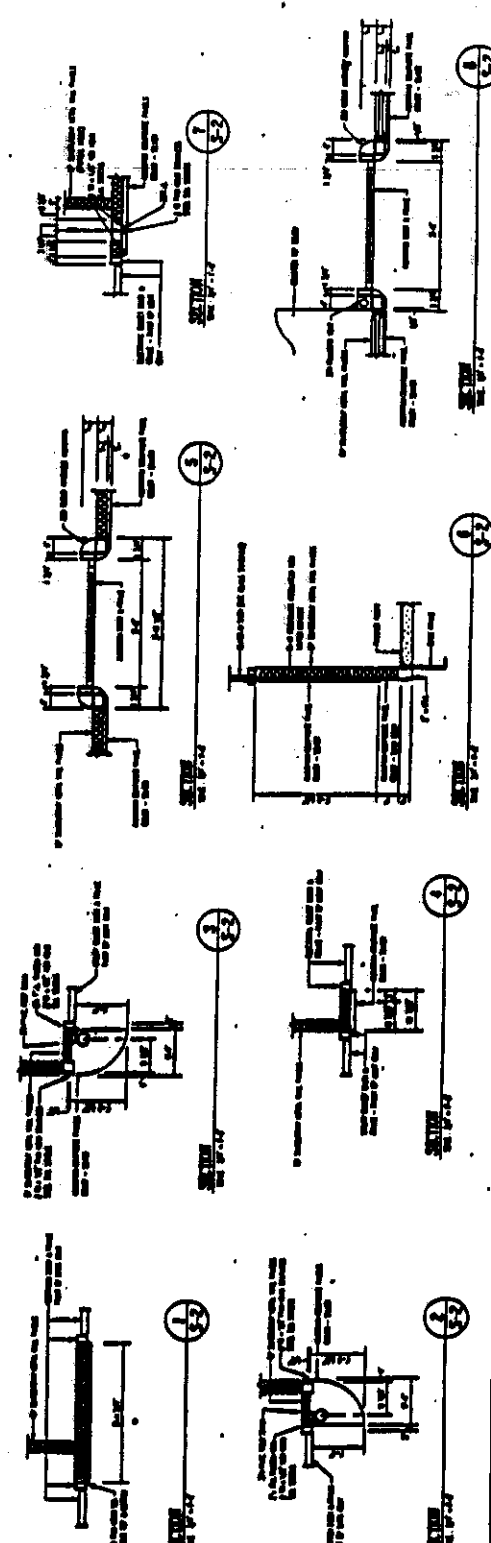
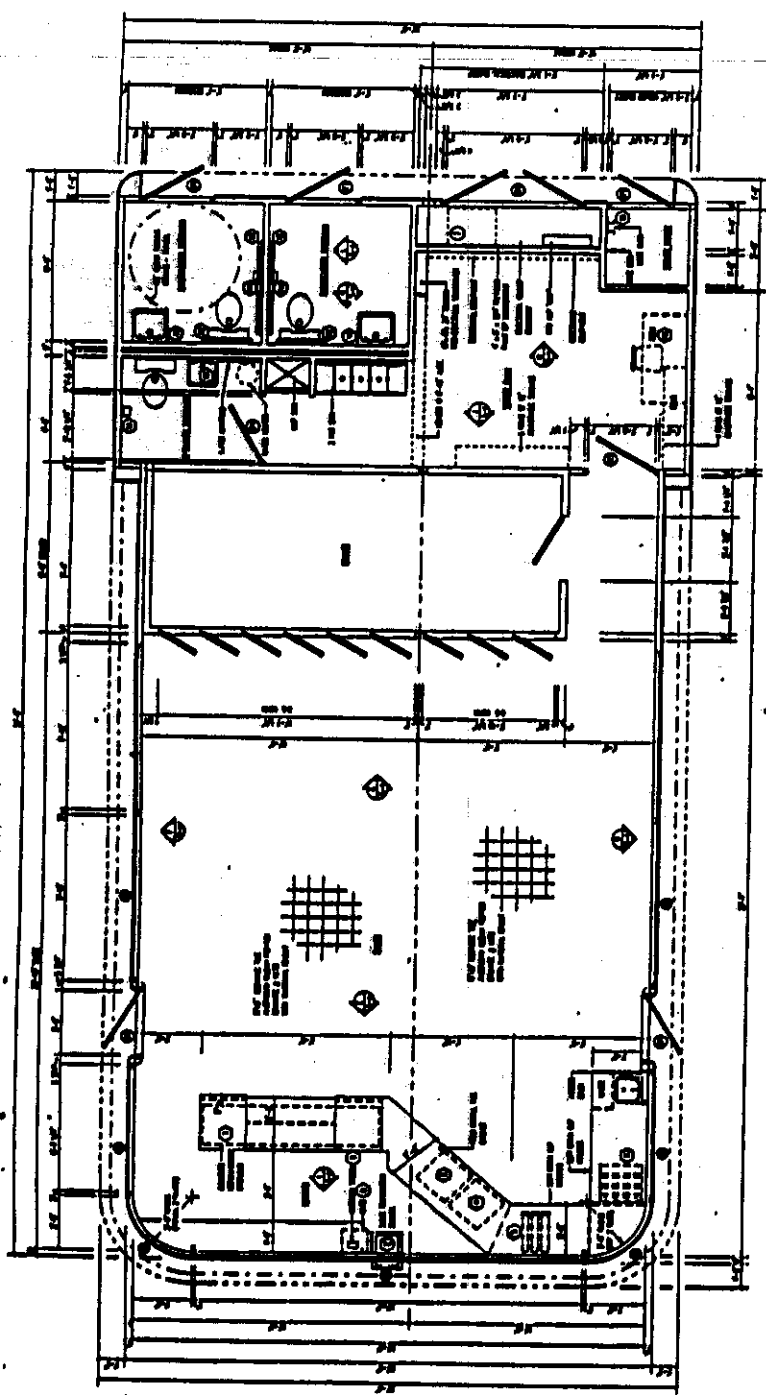
| NO. | DESCRIPTION               | QTY. | UNIT |
|-----|---------------------------|------|------|
| 1   | 1/2" RIBBED REINFORCING   | 1    | EA   |
| 2   | 3/4" RIBBED REINFORCING   | 1    | EA   |
| 3   | 1" RIBBED REINFORCING     | 1    | EA   |
| 4   | 1 1/2" RIBBED REINFORCING | 1    | EA   |
| 5   | 2" RIBBED REINFORCING     | 1    | EA   |
| 6   | 3" RIBBED REINFORCING     | 1    | EA   |
| 7   | 4" RIBBED REINFORCING     | 1    | EA   |
| 8   | 5" RIBBED REINFORCING     | 1    | EA   |
| 9   | 6" RIBBED REINFORCING     | 1    | EA   |
| 10  | 7" RIBBED REINFORCING     | 1    | EA   |
| 11  | 8" RIBBED REINFORCING     | 1    | EA   |
| 12  | 9" RIBBED REINFORCING     | 1    | EA   |
| 13  | 10" RIBBED REINFORCING    | 1    | EA   |
| 14  | 11" RIBBED REINFORCING    | 1    | EA   |
| 15  | 12" RIBBED REINFORCING    | 1    | EA   |
| 16  | 13" RIBBED REINFORCING    | 1    | EA   |
| 17  | 14" RIBBED REINFORCING    | 1    | EA   |
| 18  | 15" RIBBED REINFORCING    | 1    | EA   |
| 19  | 16" RIBBED REINFORCING    | 1    | EA   |
| 20  | 17" RIBBED REINFORCING    | 1    | EA   |
| 21  | 18" RIBBED REINFORCING    | 1    | EA   |
| 22  | 19" RIBBED REINFORCING    | 1    | EA   |
| 23  | 20" RIBBED REINFORCING    | 1    | EA   |
| 24  | 21" RIBBED REINFORCING    | 1    | EA   |
| 25  | 22" RIBBED REINFORCING    | 1    | EA   |
| 26  | 23" RIBBED REINFORCING    | 1    | EA   |
| 27  | 24" RIBBED REINFORCING    | 1    | EA   |
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| 31  | 28" RIBBED REINFORCING    | 1    | EA   |
| 32  | 29" RIBBED REINFORCING    | 1    | EA   |
| 33  | 30" RIBBED REINFORCING    | 1    | EA   |
| 34  | 31" RIBBED REINFORCING    | 1    | EA   |
| 35  | 32" RIBBED REINFORCING    | 1    | EA   |
| 36  | 33" RIBBED REINFORCING    | 1    | EA   |
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BP OIL COMPANY  
 RETAIL MARKETING  
 DESIGN AND ENGINEERING  
 10000 WEST 10TH AVENUE  
 DENVER, COLORADO 80231

MADISON INDUSTRIES INC. OF GEORGIA  
 P.O. BOX 13  
 CONLEY, GEORGIA 30027  
 PHONE: 404-633-4401

26'-0" X 51'-6" RUL. MODULAR BLDG.  
 FLOOR PLAN

DWG: S-2 141-1200-SB-2-H 1/2 REV: 0  
 DATE: 1/10/91  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 APPROVED BY: J. H. HARRIS



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January 10, 1991

Item # 29

004921140

**PLANTING LEGEND**

| SYMBOL | SYMBOL NAME | COMMON NAME | PLANT SPECIES |
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**EXHIBIT E**

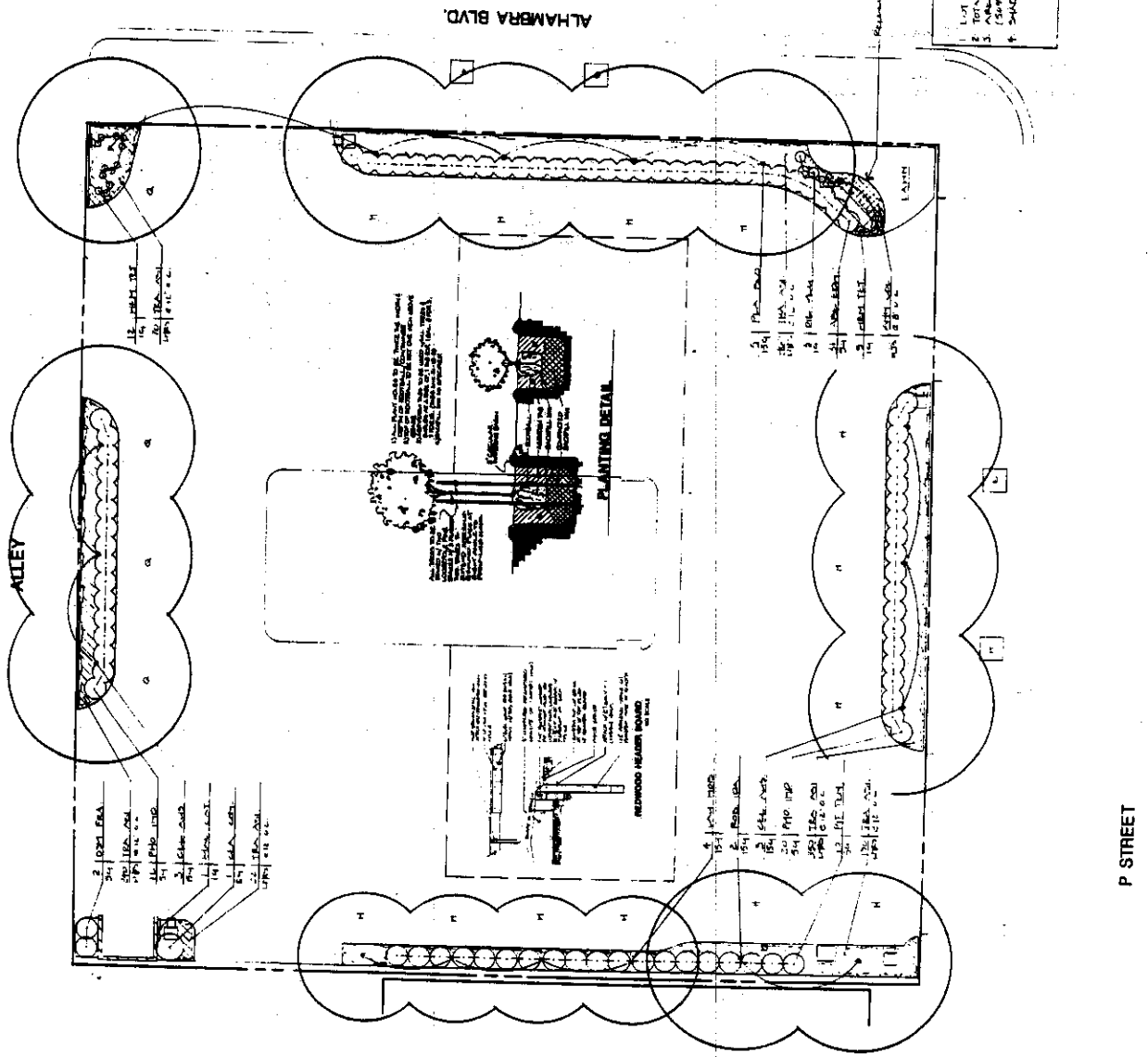
**PLANTING PLAN**

**ALHAMBRA & P STREET**  
**SACRAMENTO, CA.**

**BP OIL CO.**

**SHARE CALCULATIONS**

LOT AREA - 25,930 SF  
 2 LOCAL AREA - 25,930 SF  
 3 ADJACENT AREA - 10,408 SF  
 (50% OF 20,816 SF)  
 TOTAL - 36,338 SF (50.5%)



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January 10, 1991

1 km # 29

05162125 1000-1000

# EXHIBIT F

## MATERIAL SCHEDULE

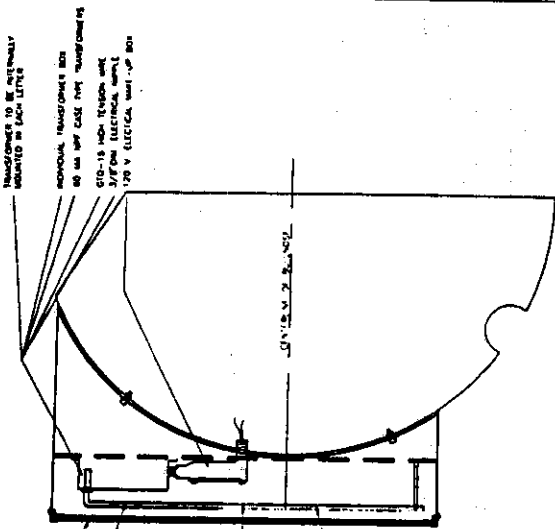
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|------|-----|-------------------------------|-------|
| 1    | 1   | 17' HIGH BULLDOSE CANOPY SIGN | 1     |
| 2    | 0   | 17' HIGH BULLDOSE CANOPY SIGN | 0     |

- NOTES**
- 1) SEE TO BEA ARCHITECTS PLAN.
  - 2) SEE TO BEA ARCHITECTS PLAN.
  - 3) SEE TO BEA ARCHITECTS PLAN.
  - 4) SEE TO BEA ARCHITECTS PLAN.
  - 5) SEE TO BEA ARCHITECTS PLAN.

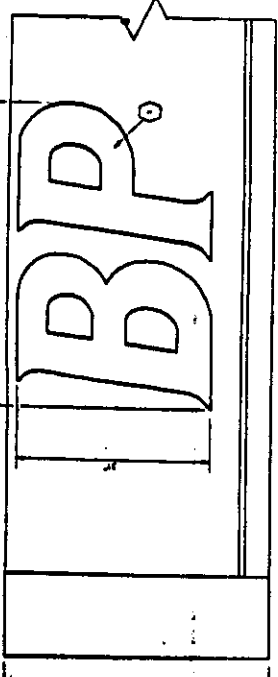
BP OIL CO.  
RETAIL MARKETING  
DESIGN AND ENGINEERING  
200 PUBLIC SQUARE  
CLEVELAND, OH 44114

BP BULLDOSE CANOPY  
SIGNAGE

|                  |                     |
|------------------|---------------------|
| DATE: 1/10/91    | REV: 0              |
| BY: [Signature]  | CHK: [Signature]    |
| APP: [Signature] | DESIGN: [Signature] |

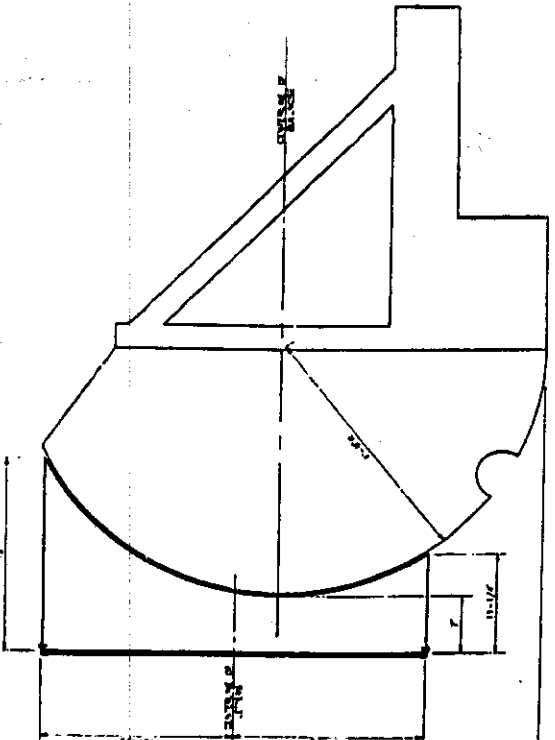


**SOULINES AND LOGS**  
 PROFILE AND MESSAGE: 17' HIGH BULLDOSE CANOPY SIGN WITH 'IBBP' MESSAGE.  
 LETTERS: 17' HIGH BULLDOSE CANOPY SIGN WITH 'IBBP' MESSAGE.  
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10/16/90 - 10-1/2\"/>

| ITEM | QTY | DESCRIPTION                   | UNITS |
|------|-----|-------------------------------|-------|
| 1    | 1   | 17' HIGH BULLDOSE CANOPY SIGN | 1     |
| 2    | 0   | 17' HIGH BULLDOSE CANOPY SIGN | 0     |



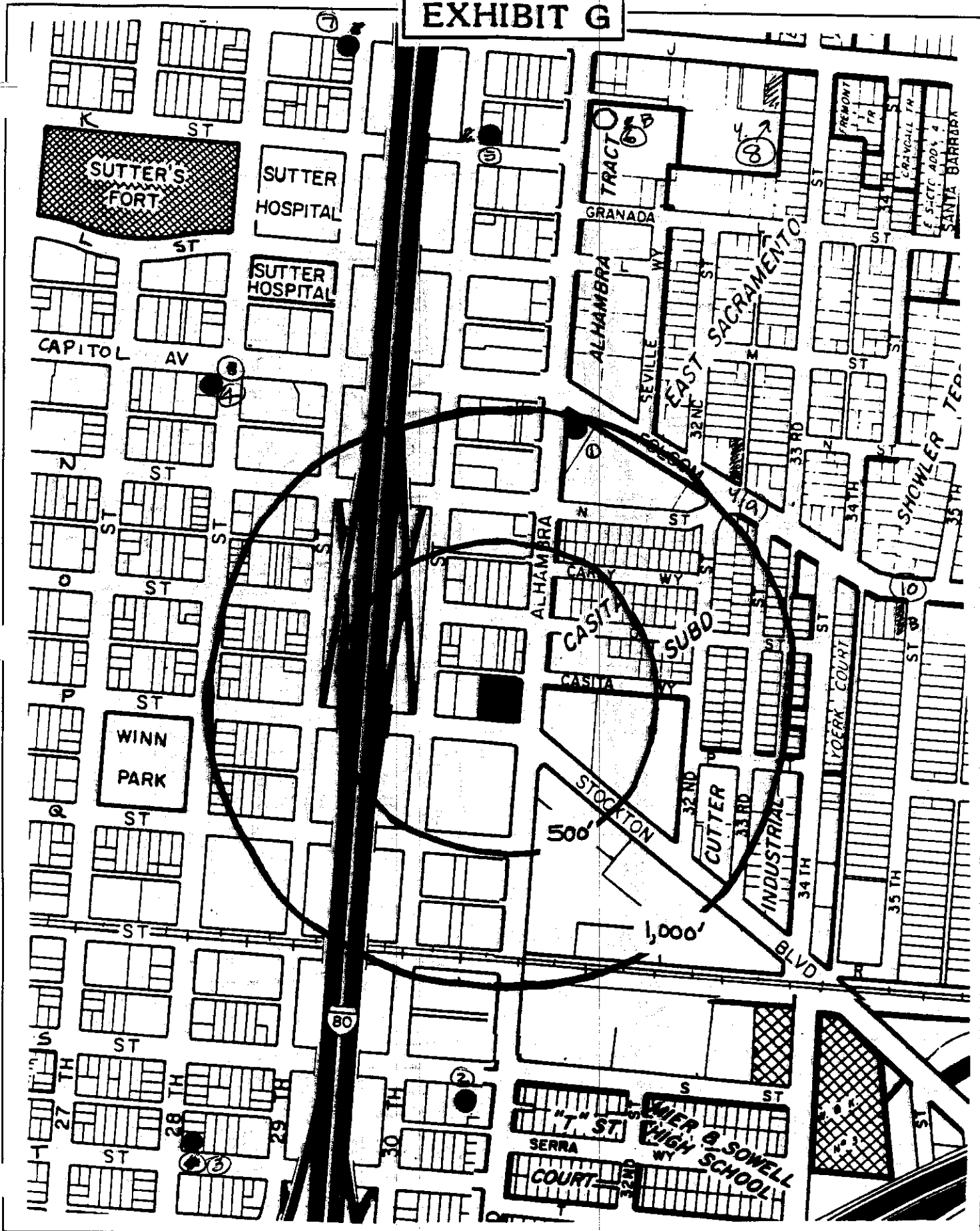
P90-422

January 10, 1991

Item #29

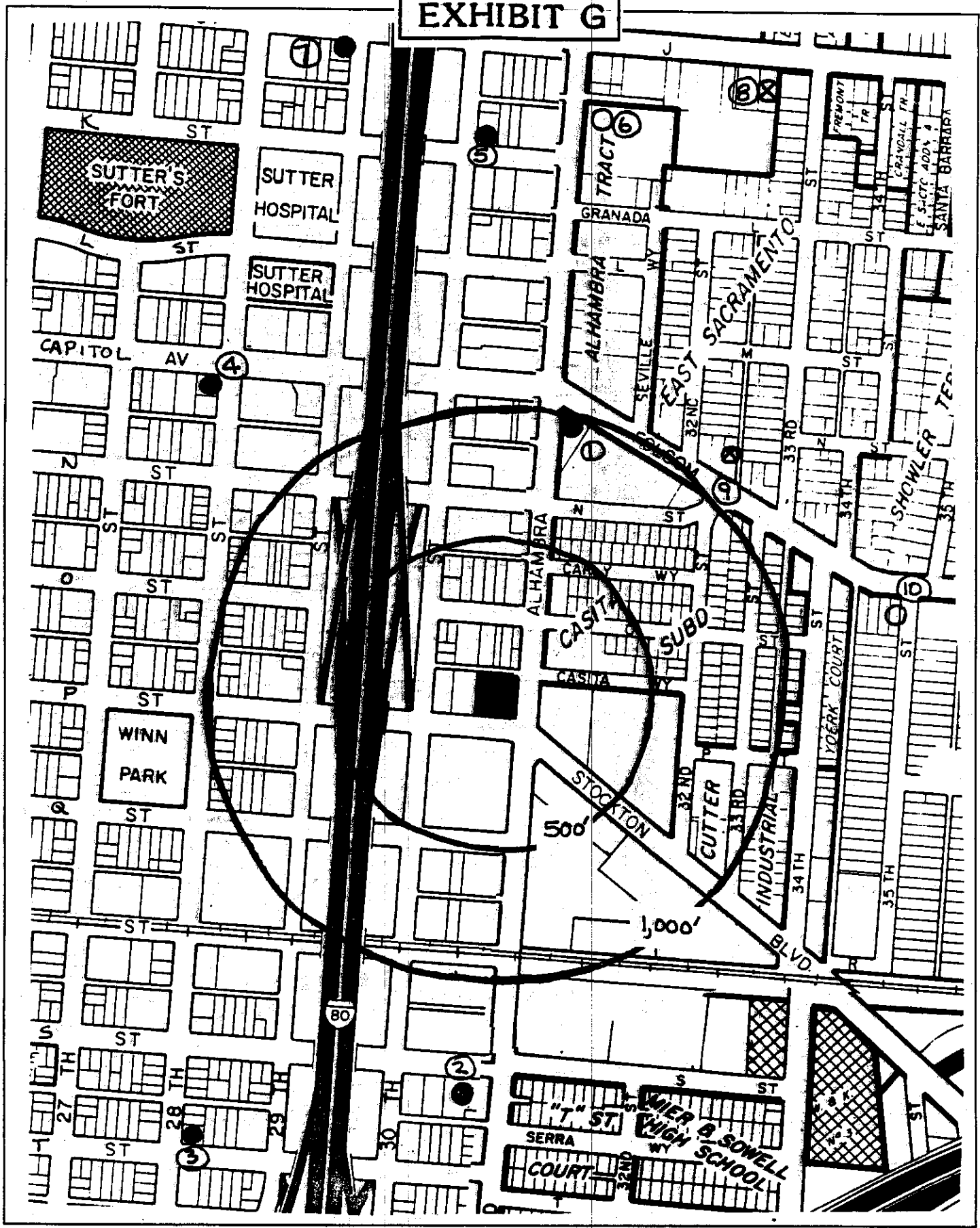


# EXHIBIT G



LOCATIONS OF SURROUNDING LIQUOR ESTABLISHMENTS

# EXHIBIT G



LOCATIONS OF SURROUNDING LIQUOR ESTABLISHMENTS

EXHIBIT G-1

KEY TO LOCATIONS OF SURROUNDING LIQUOR ESTABLISHMENTS

| Key # | Type               | Name/Address   |
|-------|--------------------|--|
| 1     | Off-Sale Beer/Wine | 3100 Folsom Boulevard                                      |
| 2     | Off Sale Beer/Wine | Sacramento Natural Foods Co-op,<br>1900 Alhambra Boulevard |
| 3     | Off Sale Beer/Wine | 2801 T Street  |
| 4     | Off Sale Beer/Wine | 2730 Capitol Avenue  |
| 5     | Off Sale Beer/Wine | Chevron Mini-mart, 1031 30th Street                        |
| 6     | Off Sale General   | Safeway, 1025 Alhambra Boulevard                           |
| 7     | Off Sale Beer/Wine | Arco AM/PM, 29th and J Streets                             |
| 8     | On Sale General    | Raven Club, 3246 J Street                                  |
| 9     | On Sale General    | 3221 Folsom Boulevard                                      |
| 10    | Off Sale General   | 3440 Folsom Boulevard                                      |

P O Box 1883

Orangevale, California 95662

January 4, 1991

To: Sacramento City Planning Division

From: The owner of Carol Manor Apartments, 3008 O Street

Re: P90-422

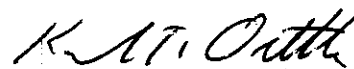
CITY OF SACRAMENTO  
CITY PLANNING DIVISION

JAN 07 1991

RECEIVED

This is in reference to the proposed 24-hour convenience market located at 3031 P Street. I own Carol Manor Apartments, a 26-unit complex located across the alley from the gas station (about 20' away). I feel the location is not suitable for a 24-hour liquor store given its proximity to a residential building. The apartment complex residents (one third of whom are elderly) would not appreciate the vagrants, noise problems and increased crime associated with such a facility. If you have ever been to the AM/PM at 28th and J, you will know what I mean. How many of my existing residents and future residents will want to live there? Would you want such a facility located within 20 feet of your house? I know you would not. Convenience stores do not add anything to an area, they only detract. The 24-hour Safeway located a short distance away on Alhambra is all that's needed. The residents that I have spoken with are against it also and have asked me to send around a petition which I will deliver to your office. I strongly oppose the proposal, and thank you for whatever help you can give us.

Sincerely,



Karl Oettle

P90-422

January 10, 1991

Hem # 29


8764 Country Vista Lane  
Orangevale, California 95662  
January 10, 1991

Sacramento City Planning Division  
1231 I Street  
Sacramento, California 95814

Dear City Planners,

Enclosed is a petition from the residents of Carol Manor Apartments. Several residents asked me to circulate the petition after I informed them of the proposed 24-hour convenience store. The few that I spoke with were quite upset about it, they have been to some of the other convenience stores in the area and are familiar with the problems. I was surprised at the response to the petition considering that I did not go door to door soliciting but simply put the petition at the community mailbox area for one afternoon. An overwhelming majority signed it. The residents that did not, probably never went to the mailboxes that afternoon. Thank you for your consideration.

Sincerely

  
Karl T. Oettle

POD 422

January 10, 1991

Item # 29

PETITION

TO: Sacramento City Planning Division

RE: P90-422 (Proposed 24-hour convenience market at 3031 P Street, 20 feet behind our apartment building)

WE, THE UNDERSIGNED, WISH TO GO ON RECORD AS BEING AGAINST THE ABOVE-MENTIONED PROPOSAL. IT WOULD BE TOO CLOSE TO OUR HOME AND CAUSE TOO MANY PROBLEMS WITH VAGRANTS, NOISE AND INCREASED CRIME.

| NAME               | ADDRESS                           |
|--------------------|-----------------------------------|
| Janell Myne        | 3008 O st #11                     |
| Mary B. White      | 3014 O st #17                     |
| Lesia Davis        | 3014 O St #A                      |
| Mary Mc Gregor     | 3014 O St #12                     |
| Jeffrey & William  | 3014 O St #26                     |
| Mr K Clark         | 3014 O St #23                     |
| Roni Monard        | " " #15                           |
| Alexandra C Sakata | 3008 O St, #1                     |
| David S. Marney    | 3014 O St #18                     |
| Adeline C. Johnson | 3014 "O" Street #14 Sec. CA 95816 |

# PETITION

TO: Sacramento City Planning Division

RE: P90-422 (Proposed 24-hour convenience market at 3031 P Street, 20 feet behind our apartment building)

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NAME

ADDRESS

|                  |                      |
|------------------|----------------------|
| Margaret Cheney  | 3014 O' St Apt #24 - |
| Steve [unclear]  | 3008 O St #13        |
| Debbie [unclear] | 3008 O St #9         |
| Lucas [unclear]  | 3008 O St #8         |
| Logan [unclear]  | 3008 O St #2         |
| Till [unclear]   | 3008 O St #7         |
| Kimberly Montero | 3008 O St #3         |
| James [unclear]  | 3008 O St #12        |

P90-422

January 10, 1991

Item #29