

City Planning Commission
Sacramento, California

Members in Session:

- Subject:
- A. Special Permit Time Extension for one year to operate a 24 hour convenience market within 500 feet of a residential zone/use, at an existing 24 hour gas station on 0.48± acres in the General Commercial (C-2) zone.
 - B. Special Permit Time Extension for one year to allow the sale of beer and wine for off-premise consumption in a proposed 24 hour convenience market on 0.48± acres in the General Commercial (C-2) zone.

Location: 8099 Folsom Boulevard

SUMMARY

On July 11, 1991, the Planning Commission approved a Special Permit to allow the remodel of an existing gas station to include a 24 hour convenience market (Chevron Food Mart) and a car wash facility on 0.48± acres in the General Commercial (C-2) zone (P91-066). Additionally, the Planning Commission also approved a Special Permit to allow the sale of beer and wine for off-premise consumption. The applicant is requesting a time extension for the two Special Permits. Planning staff recommends approval of the time extension for both Special Permits.

BACKGROUND INFORMATION

The subject site is a lot totaling 0.48± acres in the General Commercial (C-2) zone. The site is currently developed with a service station. The General Plan designates the site for Community/Neighborhood Commercial & Offices. Surrounding land uses and zones are vacant and motel, zoned C-2 to the north; parking and offices, zoned C-2(PUD) to the east; service station and power plant, zoned M-2S to the south; and office, zoned C-2 to the west.

The applicant is requesting Special Permit Time Extensions to demolish the existing gas station and reconstruct a convenience market, car wash and gas station which will operate on a 24 hour basis and to sell beer and wine for off-site consumption. The proposed convenience market is 940 square feet, the car wash facility is 1,204 square feet, and the island canopy for dispensing gas is 3,572 square feet. The site plan indicates two 35 foot wide driveways for ingress and egress, one from Folsom Boulevard and one from Power Inn Road, and a 30 foot wide connecting driveway to the property to the north, which is currently vacant. The existing gas station located on the site

currently operates 24 hours, seven days a week. The site is located 800± feet south of U.S. 50 off-ramp and provides 24 hours service for people traveling the highway. The proposed convenience store and gas station operating as a 24 hour use will not impact the neighborhood.

Staff added a condition on the original Special Permit that required extending the car wash island in order to provide the six required parking spaces in that area. Staff also conditioned that the vacuum service area shall be relocated to the water/air service area and an additional parking space be provided in this area. The revised site plan submitted with the Special Permit Time Extension application included these site design changes.

The proposed sale of beer and wine will not significantly alter the character of the neighborhood. Staff has surveyed the surrounding area and found that the nearest residential use is approximately 450± feet from the site located off Bicentennial Drive, north of Folsom Boulevard. Power Inn Road and Folsom Boulevard is a mix use area consisting of offices, motels and industrial users. There are four existing businesses within a 1/2 mile radius that sell alcoholic beverages. Three convenience markets, two located on Folsom Boulevard and one located on La Riviera Drive and a bottle shop located on La Riviera Drive (See Concentration Map Exhibit D). The relative low concentration of alcohol sales should allow the proposed use without complaints from adjacent businesses or property owners. The City Police has no objections to the proposal. Staff finds that the sale of beer and wine at the proposed convenience market should not be detrimental to the surrounding properties.

In conclusion, staff recommends approval of the Special Permit Time Extensions because the 24 hour convenience market will not create a nuisance to the neighborhood; adequate parking and landscaping is provided; and security standards for the project will be provided. Additionally, the project, as will not result in undue concentration of establishments dispensing alcoholic beverages in that only four similar establishments are located within a 1/2 mile of the site.

Agency Comments

The request for time extensions was reviewed by City Traffic Engineering, Engineering Development Services, Utilities Department, Building Inspections, Police, the College Glenn Homeowners Association, and Councilmember Steinberg's Office. The following additional or modified comments were received to be included with the comments in the original staff report (P91-066):

1. Traffic Engineering staff comments:

- a. Driveways shall be to City Standards. (35 foot maximum width)
- b. Fuel tanks must be located so that fueling trucks can park completely on site

while filling tanks and trucks can exit the site without backing into public streets.

- c. Monument signs shall be placed ten feet from driveways and street right-of-way.

2. Engineering Development Services staff comments:

- a. On-site grading, paving, drainage, driveway permits and replacement of curbs, gutters and sidewalks shall be approved by Public Works prior to issuance of building permit.
- b. Comply with the City's cross connection control policy.
- c. Project is within County Sanitation District No. 1 for sanitary sewers.
- d. Project is within the A-99 flood zone designation.

3. Police Department comments:

We have no objection to this request, providing the following items are made conditions of approval:

- a. Lighting levels shall be as follows:
 - 1) 1.5 footcandles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise.
 - 2) 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.
- b. The parking area shall be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.
- c. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
- d. Signs shall be clearly posted and maintained on the premises and in the parking lot prohibiting consumption of alcoholic beverages in the business or adjacent public areas. The signs shall be worded as follows: "UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. C.P.C. 647E(A);S.C.C.26.24 (c)."

- e. Video machines and magazine racks shall be prohibited.
- f. Applicant shall provide bicycle security racks at the front of the business.
- g. The applicant shall provide two working toilet facilities for use by the public. All restrooms must be self-locking and the keys must be available from employees. Extra keys must be available on the premise in case of an emergency. Locks may be of the electronic remote control type. Interior restrooms must be visible to the attendants.
- h. The following minimum security standards shall be incorporated into the interior design of the building:
 - 1) The cashier station shall be raised to provide a noticeable height advantage to employees.
 - 2) 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 aisles.
 - 3) Coldboxes shall be equipped with an audible enunciator to alert employees when the doors are opened.
 - 4) 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.
- i. The applicant shall be responsible for the removal of all liter generated by the business in the immediate neighborhood.
- j. All illegal activities observed on or around the business shall be promptly reported to the police.
- k. Alcoholic beverages may not be sold between the hours of 2 a.m. and 6 a.m. Alcohol display units shall be secured in a method to prevent customer or employee access to alcoholic beverages between these hours.
- l. Sales of beer shall be in quantities of not less than a six pack.
- m. Sales of wine shall be in containers of a least 750 ml.
- n. Wine coolers shall not be sold in quantities of less than factory packs of four.
- o. Signs listing conditions k through n shall be conspicuously posted inside the

store.

ENVIRONMENTAL DETERMINATION: Special Permit Time Extensions have been determined not to require environmental review. There were, however, mitigation measures required for the previous application (P91-066). The applicant shall comply with the mitigation measures required by the Environmental Services Manager. These Mitigation Measures are listed in the attached original report (P91-066).

RECOMMENDATION: Staff recommends that the Planning Commission:

- A. Approve the Special Permit Time Extension for one year to operate a 24 hour convenience market within 500 feet of a residential zone/use, at an existing 24 hour gas station subject to the conditions and based upon the findings of fact which follow; and
- B. Approve the Special Permit Time Extension for one year to allow the sale of beer and wine for off-premise consumption in a proposed 24 hour convenience market subject to the conditions and based upon the findings of fact which follow.

Conditions

- 1. The driveways shall be constructed to City Standards and a maximum of 35 feet in width.
- 2. Fuel tanks must be located so that fueling trucks can park completely on site while filling tanks and trucks can exit the site without backing into public streets.
- 3. Monument signs shall be placed ten feet from driveways and street right-of-way.
- 4. On-site grading, paving, drainage, driveway permits and replacement of curbs, gutters and sidewalks shall be approved by Public Works prior to issuance of building permit.
- 5. The applicant shall comply with the City's cross connection control policy.
- 6. The trash enclosure shall meet the requirements of the Zoning Ordinance.
- 7. The project shall meet the 50 percent shading requirement of the Zoning Ordinance.
- 8. The planter areas shall be irrigated and shall contain earth and living ground cover.
- 9. A revised sign program shall be submitted for the Planning Director's review and approval prior to issuance of sign permits. The plan shall include no more than two attached signs per street frontage as allowed by the Sign Ordinance.

10. Lighting levels shall be as follows:
 - a. 1.5 footcandles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise.
 - b. 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.
11. The parking area shall be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.
12. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
13. Signs shall be clearly posted and maintained on the premises and in the parking lot prohibiting consumption of alcoholic beverages in the business or adjacent public areas. The signs shall be worded as follows: "UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. C.P.C. 647E(A);S.C.C.26.24 (c)."
14. Video machines and magazine racks shall be prohibited.
15. Applicant shall provide bicycle security racks at the front of the business.
16. The applicant shall provide two working toilet facilities for use by the public. All restrooms must be self-locking and the keys must be available from employees. Extra keys must be available on the premise in case of an emergency. Locks may be of the electronic remote control type. Interior restrooms must be visible to the attendants.
17. 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 corners and blind aisles.
 - 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.
18. The applicant shall be responsible for the removal of all liter generated by the business in the immediate neighborhood.
19. All illegal activities observed on or around the business shall be promptly reported to the police.
20. Alcoholic beverages may not be sold between the hours of 2 a.m. and 6 a.m. Alcohol display units shall be secured in a method to prevent customer or employee access to alcoholic beverages between these hours.
21. Sales of beer shall be in quantities of not less than a six pack.
22. Sales of wine shall be in containers of a least 750 ml.
23. Wine coolers shall not be sold in quantities of less than factory packs of four.
24. Signs listing conditions 20 through 23 shall be conspicuously posted inside the store.
25. The applicant shall comply with the mitigation measures of the Negative Declaration (P91-066).
26. The special permits shall expire on July 11, 1994, unless a building permit has been issued, construction begun and Alcohol Beverage Control (ABC) has issued a license for the sale of beer and wine.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the gas station, convenience market and car wash are compatible with the surrounding commercial and industrial developments.
2. The project, as conditioned, will not be detrimental to the public safety or welfare in that:
 - a. adequate parking and landscaping is provided,
 - b. hours of operation will not adversely affect the surrounding properties, since other businesses in the area are open on a 24 hour basis, the site is in close proximity to the freeway, and;

- c. security standards for the project will be provided.
3. The project, as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages in that only four similar establishments are located within a 1/2 mile of the site.
 4. The project, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that the existing gas station is located in a commercial area and has created no previous negative impacts.
 5. The project will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation since the project site is not located within a designated redevelopment area.
 6. The project is consistent with the City's General Plan which designates the site for Community/Neighborhood Commercial and Offices and the proposed gas station, convenience market and car wash conforms with the plan designation.

Respectfully Submitted,



Barbara Wendt
Senior Planner

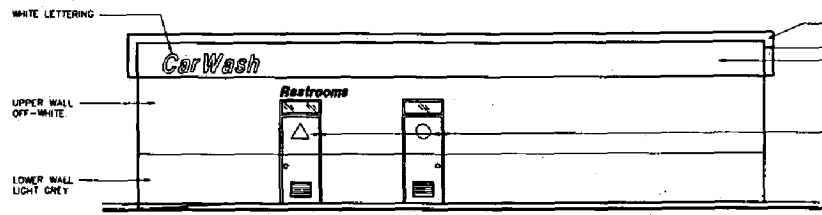
Report Prepared By,

Sandra Yope
Assistant Planner

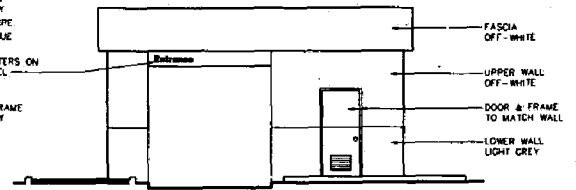
P93-097

AV605T 26, 1993

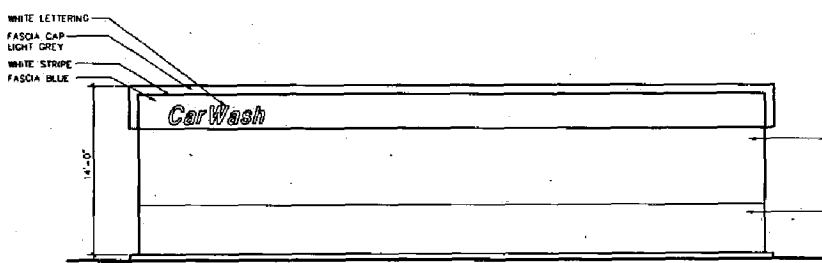
ITEM 12



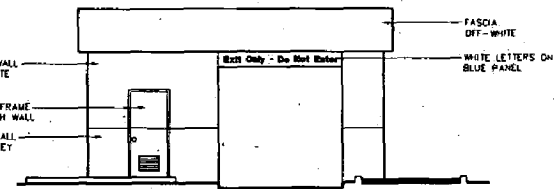
FRONT ELEVATION



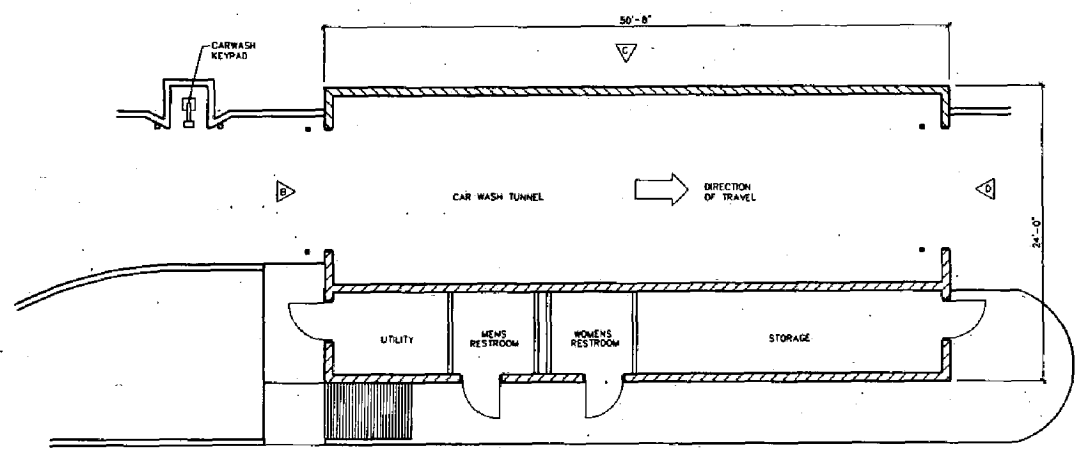
ELEVATION



REAR ELEVATION



ELEVATION



FLOOR PLAN
CAR WASH BUILDING

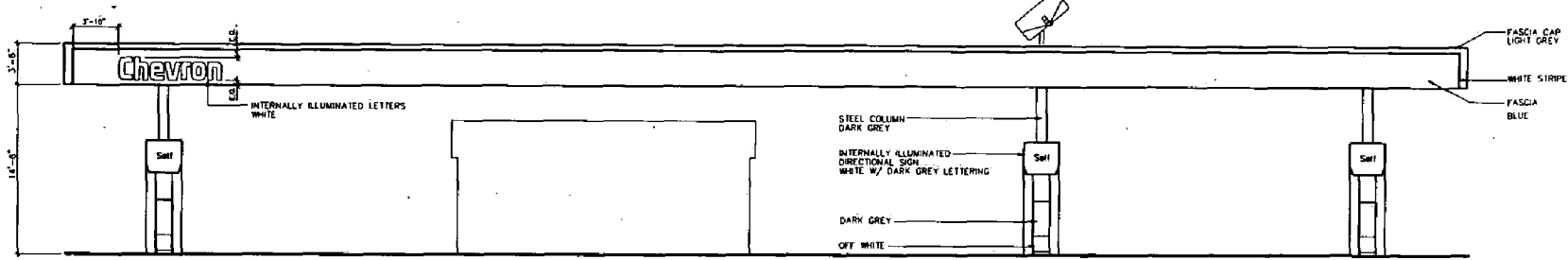
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EXHIBIT - C

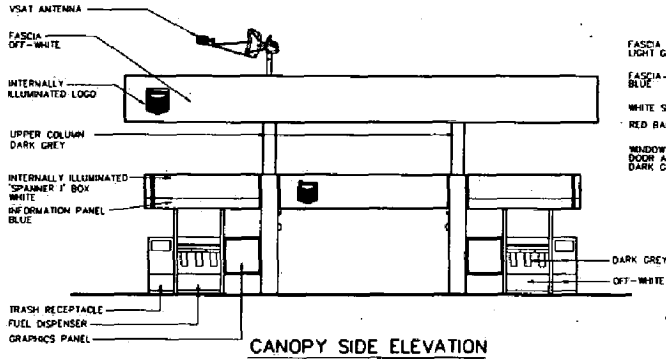
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AUGUST 26, 1993

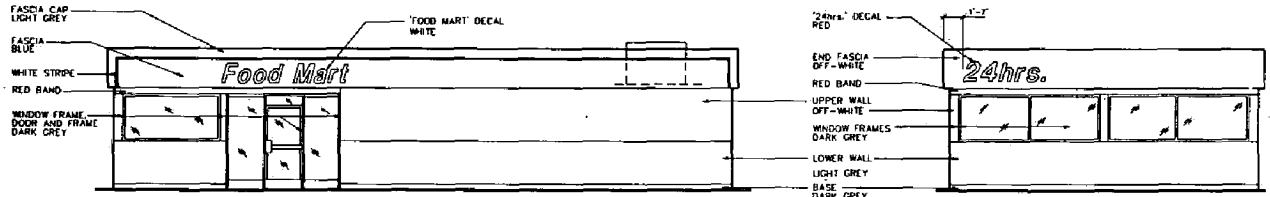
ITEM 12



CANOPY FRONT ELEVATION

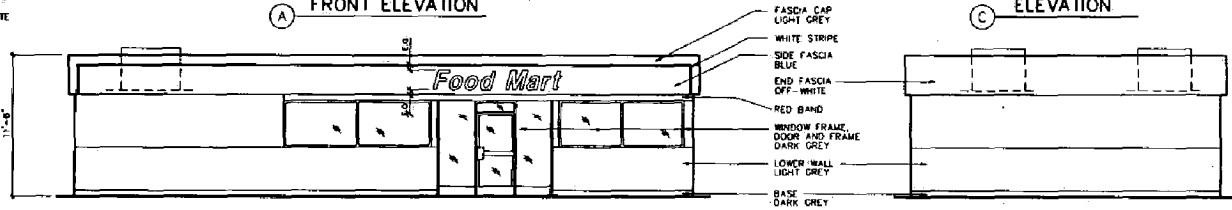


CANOPY SIDE ELEVATION



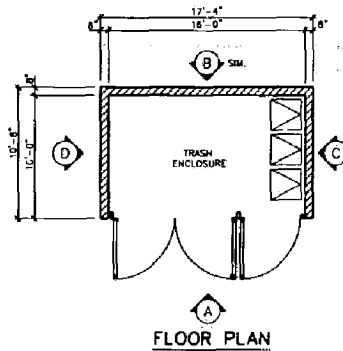
FRONT ELEVATION

ELEVATION

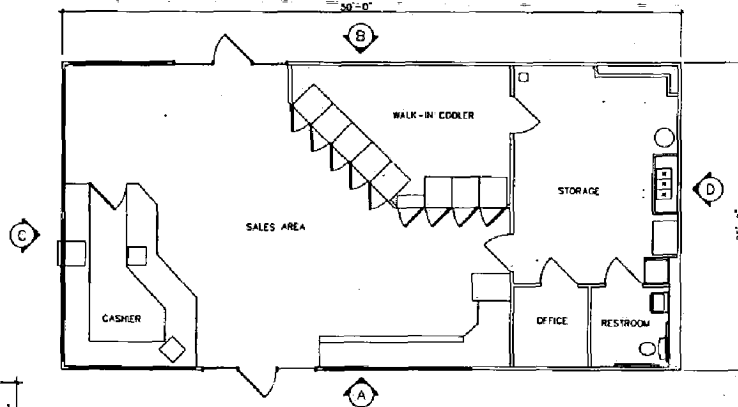


REAR ELEVATION

ELEVATION



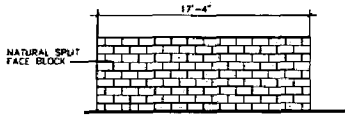
FLOOR PLAN



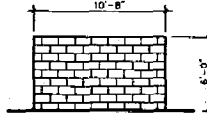
FLOOR PLAN SALES BUILDING



ELEVATION-A



ELEVATION-B



ELEVATION-C/D

TRASH ENCLOSURE

ROBERT H. LEE & ASSOCIATES, INC.
ARCHITECTS PLANNERS
1127 NO. HENRIETTA BLVD. • PETAHEMA CA 94964 • (707) 462-1800
JOHN W. JOHNSON ARCHITECT • JAMES H. RAY, CIVIL ENGINEER

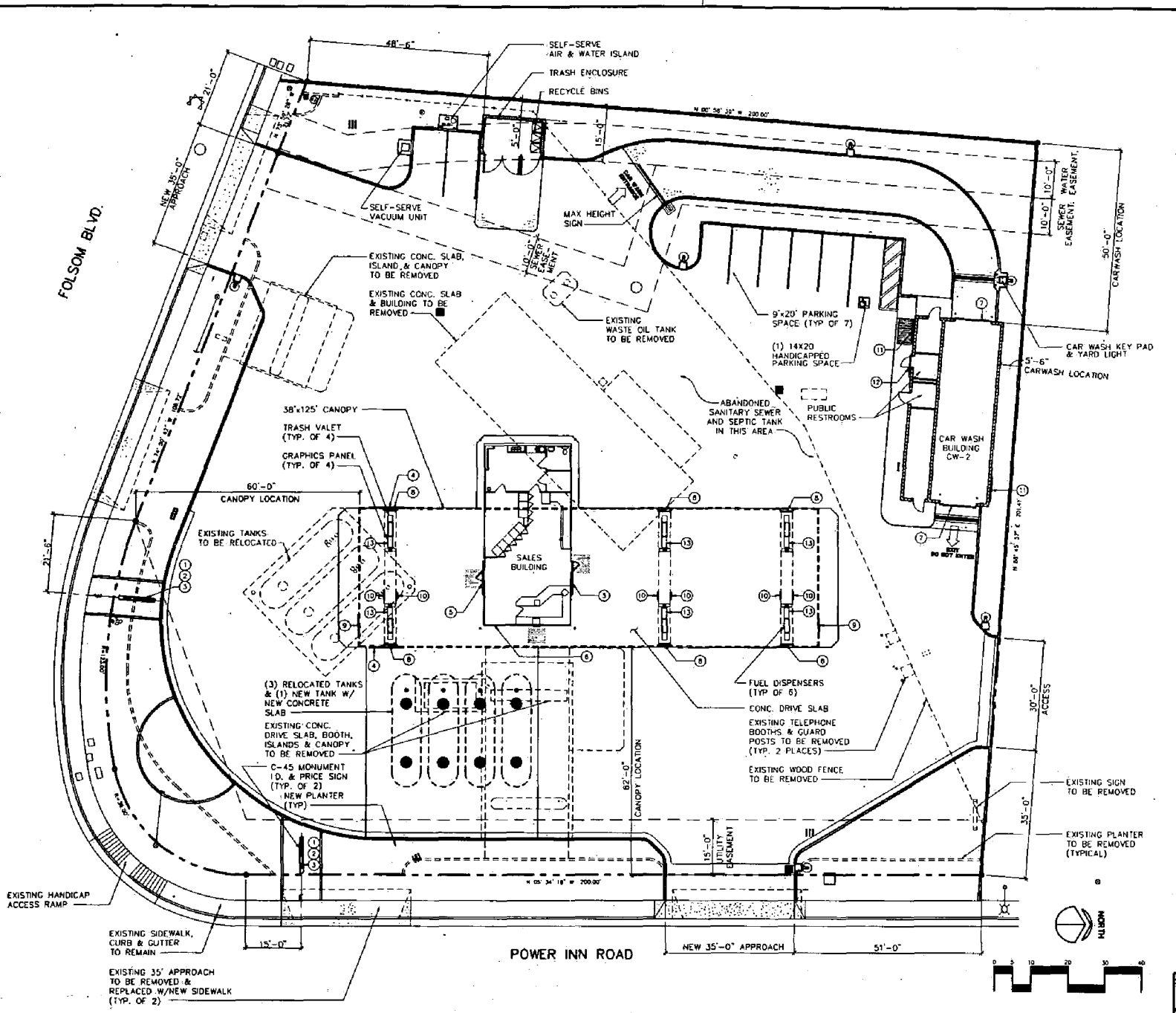
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EXHIBIT - B

P93-097

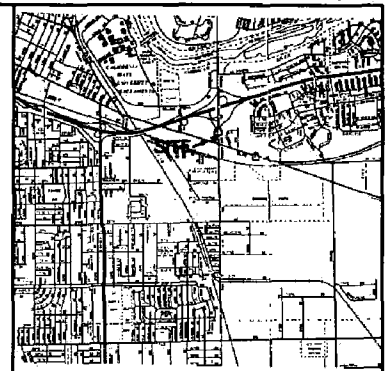
AUGUST 26, 1993

ITEM 12

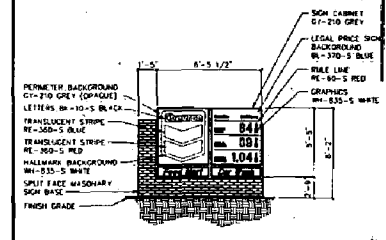


SITE PLAN

SCALE: 1"=10'-0"



VICINITY MAP



C-45 MONUMENT SIGN

TOTAL SITE AREA 47,611 SQ.FT.
 TOTAL LANDSCAPE AREA 8,631 SQ.FT. (18%)

SITE ANALYSIS

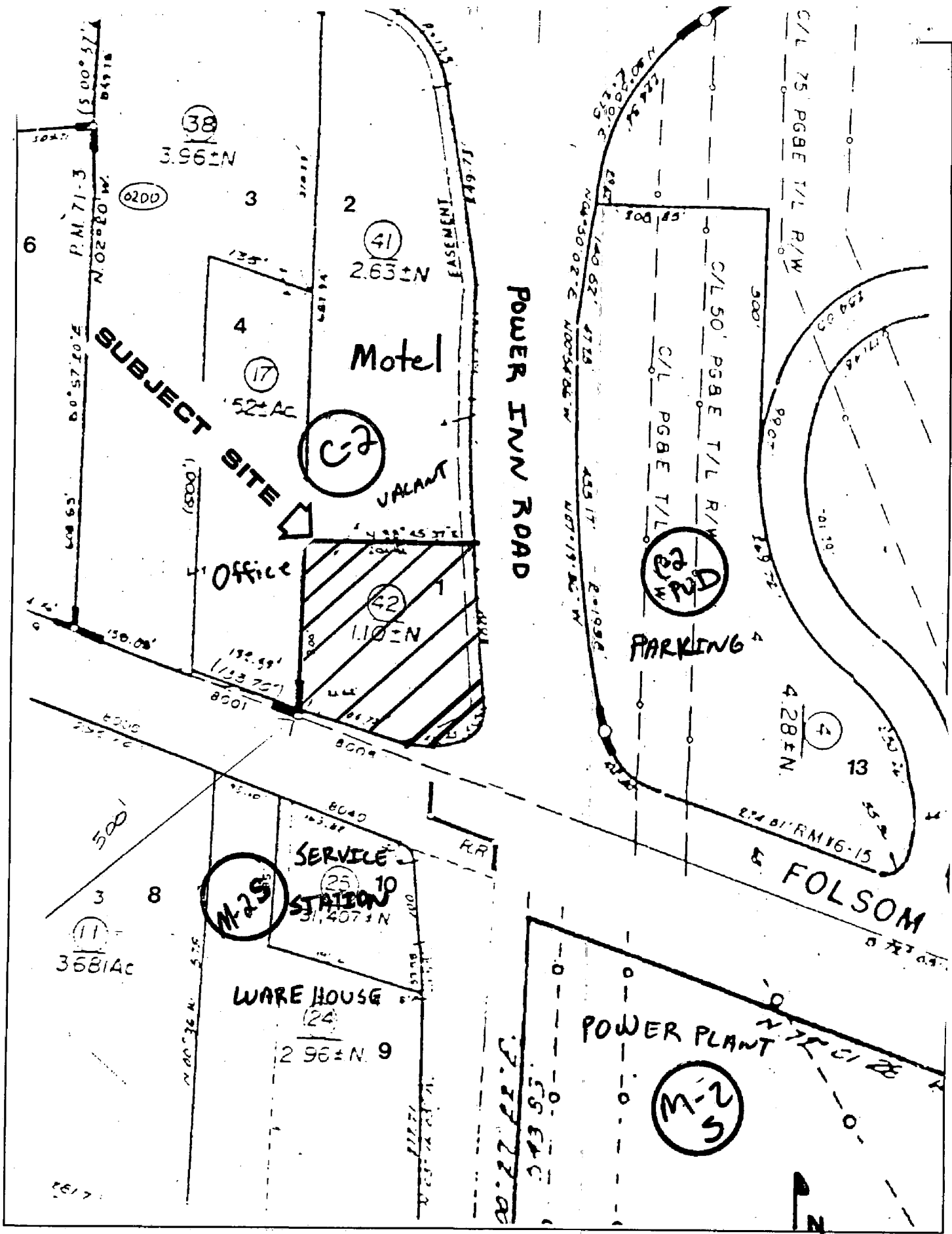
SIGN TYPE	SIGN AREA (SQ.FT.)	EXEMPTIONS	O'TY.	TOTAL AREA
① SIGN PANEL	6.9	--	2	13.8
② FREESTANDING PRICE SIGN	19.4	100%	2	N/A
③ FREESTANDING I.D. SIGN	19.4	--	2	38.8
④ 'CHEVRON' ON CANOPY	17.0	--	2	34.0
⑤ 'FOOD MART' ON SALES BLDG	15.8	--	2	31.6
⑥ '24 HOURS' ON SALES BLDG.	9.0	--	1	9.0
⑦ ENTER/EXIT CAR WASH	9.8	--	2	19.6
⑧ DIRECTIONAL SIGNS (SPANNERS)	7.5	4 SQ. FT. EACH ISLAND	6	N/A
⑨ LOGO ON CANOPY	3.7	--	2	7.4
⑩ LOGO ON SPANNER	1.9	--	6	11.4
⑪ 'CAR WASH' SIGN	13.5	--	2	27.0
⑫ RESTROOMS	4.3	--	1	4.3
⑬ GRAPHICS PANEL	3.4	--	6	20.4
TOTALS	--	--	--	217.3

TOTAL ALLOWABLE SIGN AREA 557.00 SQ.FT.
 TOTAL PROPOSED SIGN AREA 217.30 SQ.FT.

REVISIONS	DATE	BY	APP.

Charles USA, Inc.
 Marketing Solutions for You
 8099 FOLSOM BLVD.
 SACRAMENTO, CA.
 SCALE: 1"=10'-0"
 DR. DATE: 08/19/93
 557 3395
 JOB# 8531.01

ROBERT H. LEE & ASSOCIATES, INC.
 ARCHITECTURE PLANNING
 1137 NO. WOODHILL BLVD. • PISTOLLA, CA 94604 • (707) 760-1800
 JOHN W. JOHNSON, ARCHITECT • JAMES H. HAY, CIVIL ENGINEER



LAND USE & ZONING MAP

