

CITY PLANNING COMMISSION

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

APPLICANT	Robert Lee & Associates, 1310 Commerce Street, Petaluma, CA 94952				
OWNER	Freeport Farms Development, Inc., 615-10th Street, Sacramento, CA 95814				
PLANS BY	Robert Lee & Associates, 1310 Commerce Street, Petaluma, CA 94952				
FILING DATE	5-9-86	ENVIR. DET.	15303(e)	REPORT BY	FG:bw
ASSESSOR'S-PCL. NO.	029-470-09				

- APPLICATION:**
- A. Special Permit to allow the construction of a 24-hour convenience store
 - B. Variance to allow a portion of the required planter to be located in the City right-of-way

LOCATION: 1235 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 24-hour convenience store in conjunction with the remodeling of an existing service station.

PROJECT INFORMATION:

1974 General Plan Designation:	Offices/Commercial
1976 South Pocket Community Plan Designation:	Business/Professional Office
Existing Zoning of Site:	C-2 (EA-2)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Shopping Center; C-2 (EA-2)	Front:	50'	42' to canopy
South: Offices; OB-R (EA-2)	Side(Int):	0	42' to canopy
East: Shopping Center; C-2(EA-2)	Side(St):	0	31' to canopy
West: Vacant; OB-R(EA-2)	Rear:	0	56' to canopy

Parking Required:	4 spaces
Parking Provided:	3 spaces
Property Dimensions:	150' x 150'
Property Area:	0.59± acres
Square Footage of Building:	930
Height of Building:	10 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Metal
Roof Material:	Metal

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 0.59± acre lot which is zoned General Commercial (C-2) and which is located in the Executive Airport Overlay Zone-2 (EA-2). The service station/convenience store is permitted, subject to the following conditions:
 - 1. No structural lot coverage greater than 20%.
 - 2. No above ground storage of flammable or explosive material.

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3. No structures with more than two habitable stories or which exceed 30 feet in height.

The proposed project complies with the above mentioned conditions of the EA-2 zone.

The site is designated for office/commercial in the 1974 General Plan and business/professional office in the 1976 South Pocket Community Plan. The site is adjacent to other commercial and office uses.

- B. The applicant's plans indicate that the existing full-serve gas station will be extensively remodeled (i.e. removal of existing building and canopy). A new station building, canopy, pump islands and restrooms will be constructed.

In addition, the remodeling will include the construction of a food mart within the new building. The service station/food mart will be operated on a 24-hour basis, with one employee operating the station per work shift. The site is located within 500 feet of an existing residential use (apartments); however, the site is not immediately adjacent to the residential use. Therefore, the residential site should not be adversely impacted by the proposed 24-hour convenience store use.

- C. Staff has reviewed the applicant's site plan, building elevations and landscape plan. The following are highlights of the proposal which will require modification:

1. The proposed parking spaces do not meet City standards. The applicant needs to relocate and provide four parking spaces (one sp/250 sq. ft. gross floor area (retail)).
2. A portion of the required landscape planter strip is located in the City right-of-way; encroachment permits will be required.
3. The project has been reviewed by the Traffic Engineering, Engineering, Fire and Police Departments. The following comments were received:

Police

- a. Provide automatic locking doors on restrooms;
 - b. Provide sufficient lighting;
 - c. Applicant should be encouraged to consult with the department's Crime Prevention Unit.
- D. On-site signage would include a 30-foot high pole I.D. and price sign (each sign approximately 6-1/2' x 7-1/2'). The new sign will replace existing pole sign. In addition, two 4' x 6' price signs will be located facing each street frontage. Under the Business and Professions Code, the station operator is required to have at least one price sign per street frontage. Since the signage is consistent with existing sign design in the area, and since the price signs are legally required, staff has no objections.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(e)).

RECOMMENDATION: Staff recommends the following action:

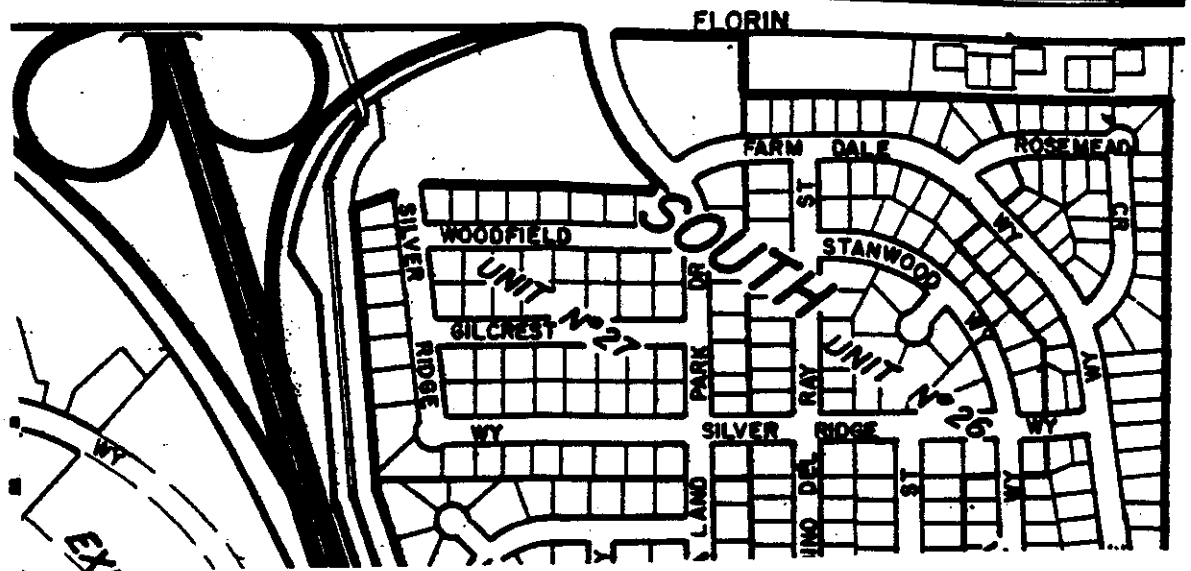
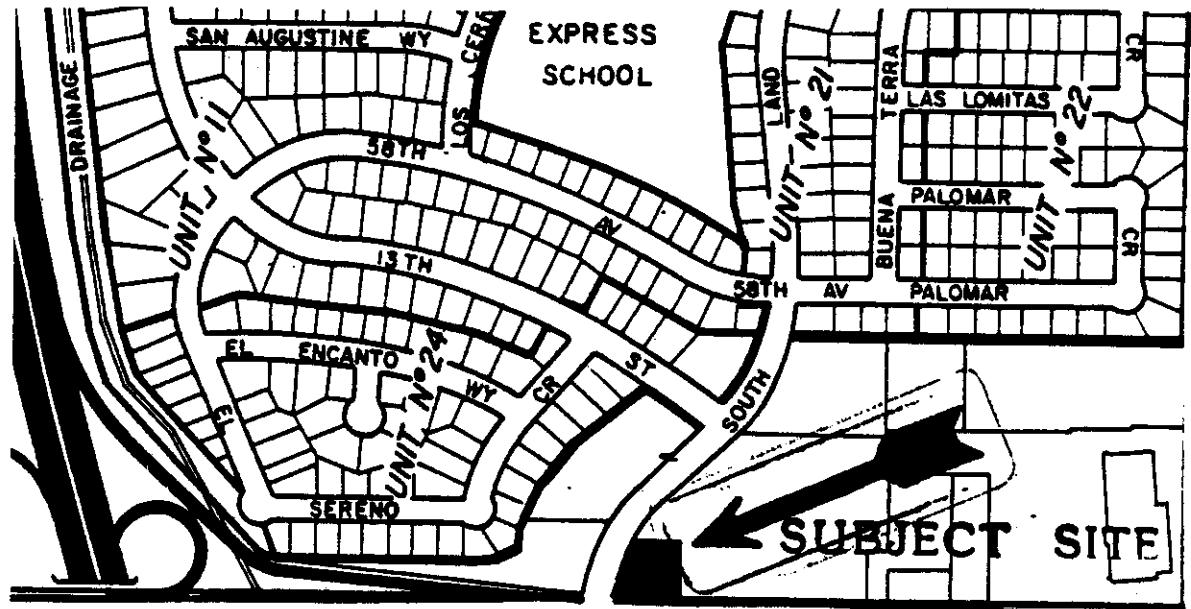
- A. Approve the special permit, subject to conditions and based upon Findings of Fact which follow.
- B. Approve the variance, based upon Findings of Fact which follow.

Conditions - Special Permit

1. The applicant shall submit a revised site plan, indicating the location of four on-site parking spaces, for review and approval by the Planning Director prior to the issuance of any building permits.
2. The applicant shall obtain a revocable encroachment permit from the City for the planter areas which are to be located in the City right-of-way prior to the issuance of building permits.
3. The applicant shall obtain the necessary permits from the Building Division to demolish the existing service station.

Findings of Fact - Special Permit/Variance

1. The proposal, as conditioned, is based upon sound principles of land use, in that:
 - b. the service station/convenience store will be compatible with the adjacent surrounding land uses which include commercial and office uses;
 - b. the facility is located on a major street.
2. The variance is not a use variance, in that a 24-hour convenience store is permitted in the C-2 zone upon the granting of a special permit, and, in that the planter strip is required by Code.
3. The proposal, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that
adequate setback is provided.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for office/commercial uses in the 1974 General Plan, and the proposed service station/convenience store conforms with the plan designation.

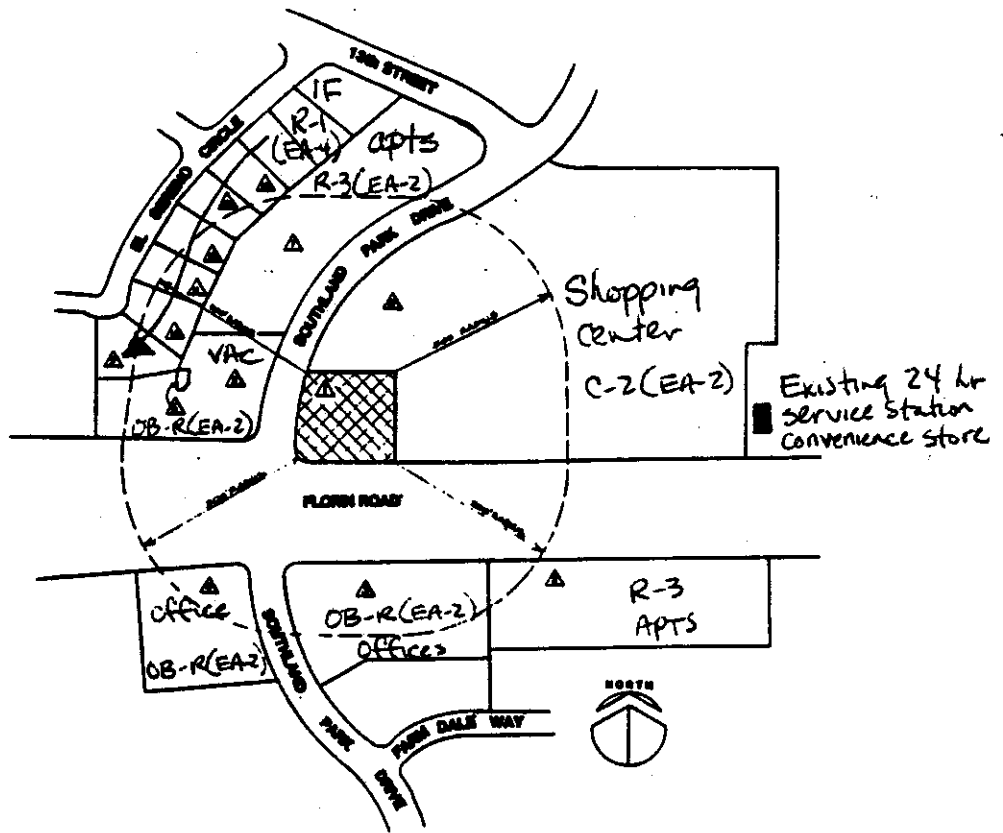


VICINITY MAP

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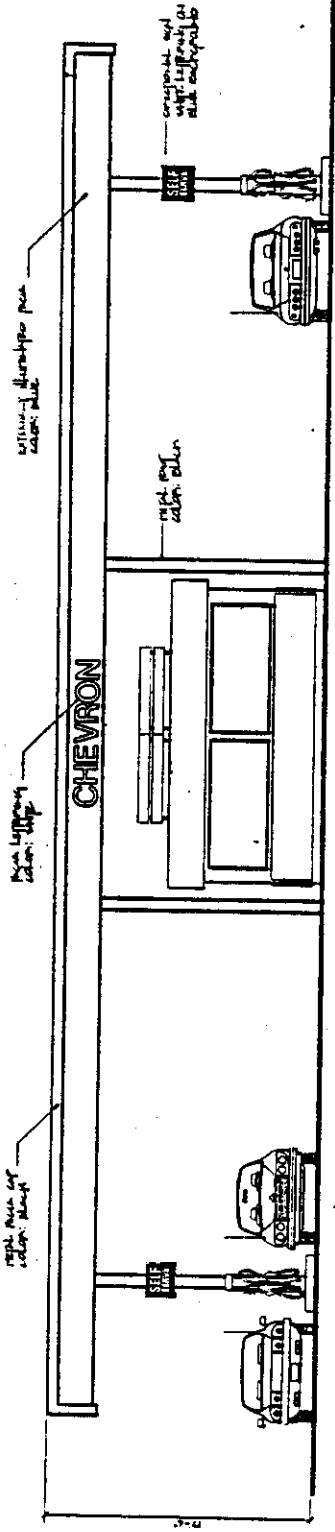


LAND USE & ZONING MAP

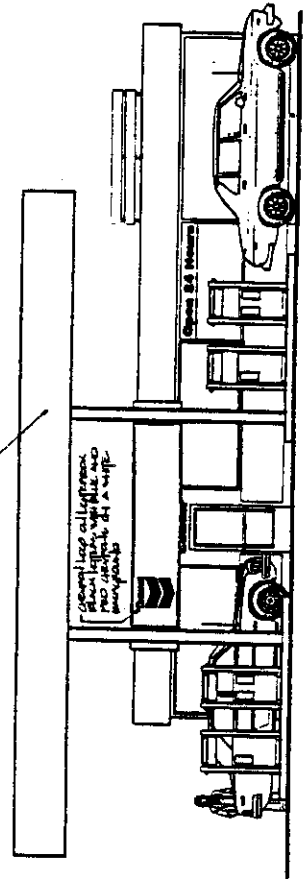
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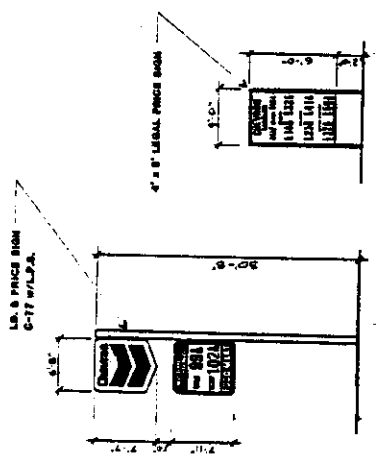
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FRONT ELEVATION



SIDE ELEVATION



ID & PRICE SIGN ELEVATION
NOT TO SCALE

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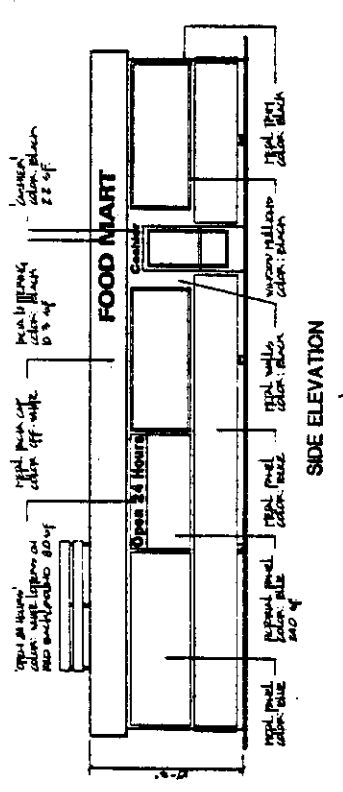
	Chevron USA Inc. Energy Division
	RADIANS
CANOPY ELEVATIONS AND SIGN DETAILS	
1985 FLOREN BOUL.	
BACALANTE, CA	
DATE: 1/14/86	DWG. NO.: 86-000
BY: [Signature]	CHK: JJ
APP: [Signature]	NO. 2

RADIANS
RADIANS ARCHITECTURE & ASSOCIATES
1000 BROADWAY, SUITE 1000
SAN FRANCISCO, CA 94107
TELEPHONE: 415-774-2200

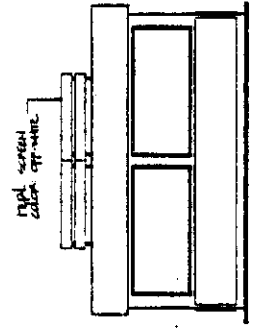
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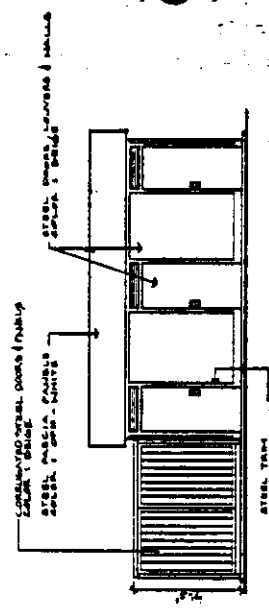
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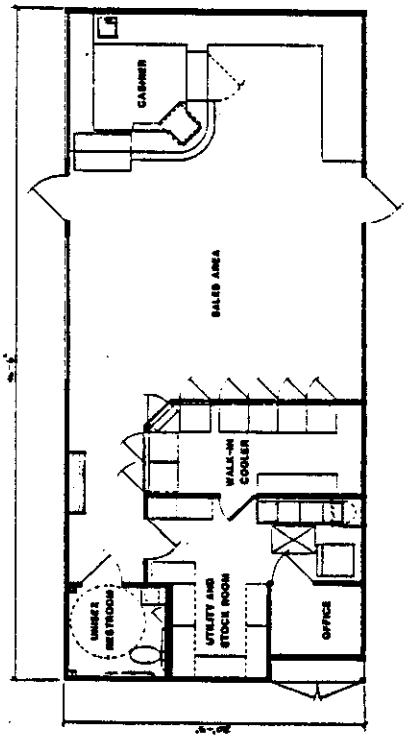
FRONT ELEVATION



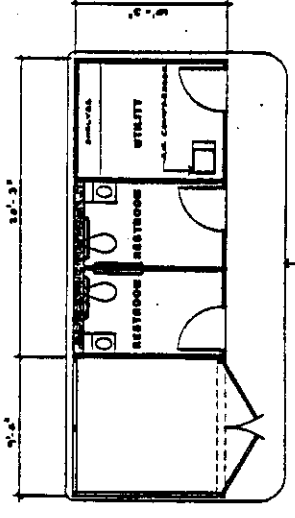
SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN



FLOOR PLAN

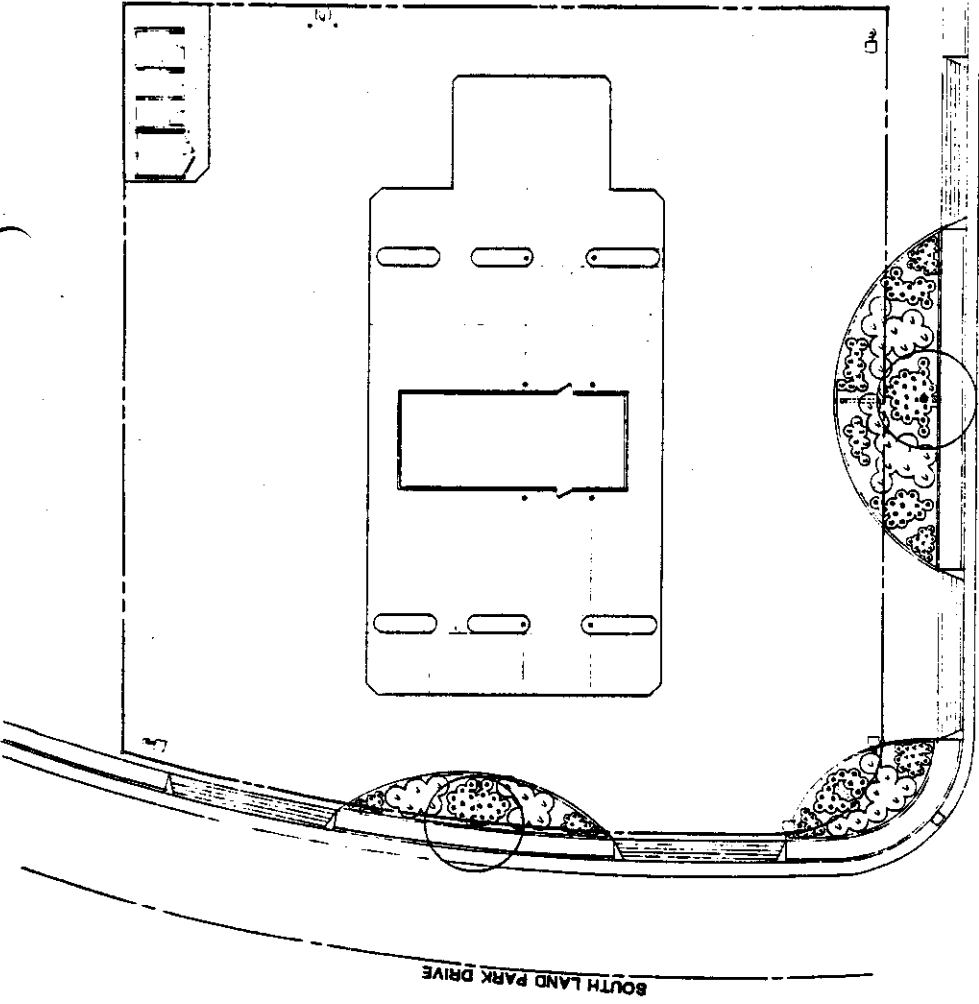
UTILITY BUILDING
WITH RESTROOM AND TELER ENCLAVE

SALES BUILDING

 Chevron U.S.A. Inc.	BUILDING ELEVATIONS 1232 PLUMB ROAD SACRAMENTO, CA	DATE: 5-9-86 BY: J.M.P.	3
	SHEET NO.: 1-1 OF 7 TBS	JOB # 8188	

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FLORIN ROAD

SCALE 1" = 10'-0"

LANDSCAPE PLAN

PLANT LEGEND

SYMBOL	IDENTICAL	QUANTITY	SYMBOLIC NAME	COMMON NAME
1	1	1	ACACIA	ACACIA
2	1	1	ACACIA	ACACIA
3	1	1	ACACIA	ACACIA
4	1	1	ACACIA	ACACIA
5	1	1	ACACIA	ACACIA
6	1	1	ACACIA	ACACIA
7	1	1	ACACIA	ACACIA
8	1	1	ACACIA	ACACIA
9	1	1	ACACIA	ACACIA
10	1	1	ACACIA	ACACIA
11	1	1	ACACIA	ACACIA
12	1	1	ACACIA	ACACIA
13	1	1	ACACIA	ACACIA

NOTE: PLANTINGS SHOWN ARE IN GENERAL. SPECIES TO BE DETERMINED BY CONTRACTOR.

LANDSCAPE PLAN

Checked by: **Charles USA Inc.**
 Checked by: **Charles USA Inc.**

1988 PLORIN RD./S. LAND PARK
 SACRAMENTO, CALIF.

SCALE: 1" = 10'-0" DATE: 4/28/88

BY: [Signature] IN CHARGE

JOB NO: 88-0108

JOB #1188

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