

# CITY PLANNING COMMISSION

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

APPLICANT Walton Engineering, 837 Riske Lane, West Sacramento, CA  
OWNER Robert and Diane Fong, 2319 K Street, Sacramento, CA 95814  
PLANS BY Walton Engineering, 837 Riske Lane, West Sacramento, CA 95691  
FILING DATE 1/19/88 ENVIR. DET. Neg. Dec. 2/15/88 REPORT BY DH:pe  
ASSESSOR'S PCL. NO. 250-0160-037

APPLICATION:

- A. Negative Declaration
- B. Special Permit to establish a 24 hour convenience market/gas station with six pumps of 2,060 sq. ft. with a 3,780 sq. ft. canopy on 0.59+ vacant acres in the Special Planning District (SPD) Zone.
- C. Special Permit to sell beer and wine for off-site consumption on 0.59+ acres in the Special Planning District (SPD) Zone.

LOCATION: Northeast corner of Northgate Boulevard and San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to establish a 24 hour Exxon Gas Station and Mini-Market and sell beer and wine for off-site consumption.

PROJECT INFORMATION:

General Plan Designation: Northgate Special Planning District  
1988 South Natomas Community Northgate Boulevard Special Planning District  
Plan Designation:  
Existing Zoning of Site: SPD  
Existing Land Use of Site: Gas Station and Mini-Market

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; SPD	Front:	50'	50' to canopy
South: Tune-up Shop; SPD	Side(Int):	-0-	0' for bldg.
East: Single Family; R-1	Side(St):	5'	13' to canopy
West: Vacant; H-PUD	Rear:	15'	56' to bldg.

Parking Required: 8 spaces at 1 space per 250 sq. ft.  
Parking Provided: 10 spaces  
Property Dimensions: 242' x 109'  
Property Area: 0.59+ acres  
Square Footage of Building: 2,020 sq. ft. for market  
3,780 sq. ft. for canopy  
Height of Building: 1 story, 16-1/2 ft. to top of canopy  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Metal, stucco, masonite trim  
Roof Material: Metal  
Hours of Operation: 24 hours per day, 7 days a week  
Total Number of employees: 11 Employees  
Number of Employees per Shift: 2 or 3

APPLC. NO. P88-064 MEETING DATE March 9, 1989 ITEM NO. 7

BACKGROUND INFORMATION: The former applicant, Regal Gas Stations, originally submitted the request for a 24 hour convenience market and for beer and wine sales for offsite consumption in January 1988. Prior to hearing action on March 10, 1988, the City Attorney advised staff that the item could not be heard until the South Natomas Community Plan was adopted. Regal stations constructed the facility during the summer of 1988. Exxon purchased the site in September of 1988. Exxon has retained the services of Walton Engineering to pursue the special permit request. (See Exhibit A). Staff has readvertised the hearing and has notified the Natomas Community Association of the item. A series of letters have been received expressing concern over the established of another outlet for the sales of beer and wine for offsite consumption along Northgate Boulevard (Refer to Exhibit B).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.56+ acre developed parcel in the Special Planning District (SPD) zone. The City General Plan and 1988 South Natomas Community Plan designate the site as part of the Northgate Boulevard Special Planning District.

Surrounding land uses include vacant land to the north; single family residential to the east; an automobile tune-up shop to the south; a new K-Mart Shopping Center to the southwest and vacant to the west. A 24 hour convenience market is required to have a Planning Commission special permit when located within 500 feet of residentially zoned or used property. A special permit is also required if beer and wine is to be sold for off-site consumption.

PROJECT DESCRIPTION: The prior owner has constructed the project as per the submitted site plan. Prior to start of construction, the prior owner applied for a special permit to sell beer or wine and to operate a convenience market between the hours of 11:00 P.M. and 6:00 A.M. Staff has reviewed the project and provides the following comments on the site plan, 24 hour operation and sale of beer and wine.

B. Site Plan

The application has purchased and established a 2,060 sq. ft. Exxon Gas Station/Mini-Market and a six pump, two island gas station with a 54 ft. deep and 70 ft. long canopy. One driveway each is located off Northgate Boulevard and San Juan Road. Street frontage improvements are installed along Northgate Boulevard. The following comments focus on the site plan:

1. A six foot high solid decorative masonry wall is required along the east property line. The site plan shows it with a reduced height of 3 feet within 15 feet of the San Juan Road right-of-way. The applicant has constructed the wall 8 feet high.
2. The trash enclosure was relocated to the north property line away from residential uses.

3. Staff recommends all lighting be focussed on-site and not reflect off-site onto residentially zoned or used properties. The 1989 site plan shows spot lights attached to the building directed to the east. These lights should be shielded or eliminated. The four lights on two poles are adequate.
4. The telephone, air and water dispensers are located near the east property line. The applicant increased the wall height to eight feet to buffer noise from the air and water dispenser. The telephone booth was removed after loitering problems occurred.
5. No fencing is shown along the north property line. Staff recommends that for security a decorative wood or wrought iron fence be installed which can be removed when the northern adjacent lot develops from the rear of the building to the east property line. Height of the fence and design should prevent climbing or trespass between the building and east property line.
6. Wherever parking spaces abut planter strips, a two foot vehicle overhang shall be incorporated into the planter reducing the vehicle parking space length by two feet.
7. No external public address system is to be used which is audible off-site. None is shown on the proposed project.
8. Plans do not show a bell or alarm system. Any bell system shall only be audible inside the building.
9. The bollards located along the east building elevation are obtrusive and not attractive. The applicant proposes to screen the bollards with large shrubbery. Staff supports shrubbery screen.

C. 24 Hour Convenience Market

Currently, the applicant closes at 11:00 P.M. and opens at 6:00 A.M. the following day. Since they wish to be open from 11:00 P.M. to 6:00 A.M., concern over the impact of hours of operation on residential areas require mitigation.

Staff has discussed Exxon's security program and received a copy of a letter describing their corporate policies regarding security and the sales of beer and wine (Exhibit C). The City Police Department letter of February 10, 1988 remains applicable. The City Police do not oppose the establishment of a 24 hour convenience market.

D. Special Permit for Sales of Beer and Wine

Staff conducted a survey of stores within 1/4 mile which have permits from the State Alcoholic Beverage Control Board. Staff found that businesses that sell beer, wine, and liquor are readily accessible. The request was reviewed by the City Police Department which has no opposition to the special permit if certain conditions are

imposed (see attached letter). The City Attorney's Office has indicated that the conditions related to the quantity and container site is not legal and cannot be imposed. The applicant, however, has indicated that they would not oppose these conditions as part of their liquor license.

The operators of Discovery Day Care Center have stated opposition to the establishment of a facility selling beer and wine for offsite consumption. (Refer to Exhibit B). Staff is recommending the closure of beer and wine sales at 11:00 P.M. rather than the 2:00 A.M. allowed by the State Department of Alcohol and Beverage Control. The earlier closure is proposed to discourage loitering and late night purchases of beer and wine which may create problems for the residential uses to the east of the site.

AGENCY COMMENTS: The proposed project was reviewed by the City Police, Engineering, Traffic Engineering, Waste Removal, Community Services, Water and Sewer and Fire Marshall's Office and Natomas Community Association. (See attached correspondence).

City Police Department

The City Police supports the applicant's request with conditions (See Exhibit E)

Natomas Community Association

The Association does not support this request (See Exhibit B)

Discovery Place Pre-School and Day Care Center

The operator of this facility opposes the applicant's request (See Exhibit D)

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the special permit for a 24 hour convenience market subject to conditions and based upon the following findings of fact.
- C. Approve the special permit to allow the sale of beer and wine subject to conditions and based upon findings which follow:

Conditions - Special Permit - 24 Hour Convenience Market

1. The applicant shall obtain a revocable permit from the City to locate a portion of the required landscaping in the public right-of-way.
2. All attached building signage shall comply with the Sign Ordinance. Only four attached Exxon signs are allowed.

3. Security cameras shall be provided to monitor blind areas.
4. If a change in ownership or operator occurs, this permit and its restrictions shall apply to subsequent operators including continuation of all security measures.
5. The applicant shall comply with the following requirements to the satisfaction of the Planning Director and City Police Department.
  - a. no signs shall be located in windows which might obstruct the view of the cash register from outside the store;
  - b. no display racks shall be inside the store which will block the view of the cash register area;
  - c. pay phones should be situated inside the store and not outside;
  - d. height markers shall be at the 5' 7", 5' 10" and 6' locations on the primary exit door;
  - e. there shall be photographic surveillance of the cash register area with equipment and installation to be approved by the Police Department;
  - f. parking area is to be clearly posted "Customer Parking Only, No Loitering or Drinking";
  - g. parking area to be kept free of litter and shrubs to be kept watered and trimmed.
6. All lighting shall be focused on-site and not reflect or glare off-site onto residentially zoned or used property.
7. Any air compressor shall be baffled so not to be audible off-site.
8. All heating and cooling mechanical equipment shall be screened so to not be visible off-site. No noise from the operation of heating and cooling equipment shall be perceptible at the nearest residence.
9. No external bell system shall be allowed. Any customer alarm shall be audible only inside the store.
10. No public address system shall be installed which is audible off-site. If a public address system is installed, it shall only be used in emergencies or when customers need assistance at the pumps. No music or constant air-play will be allowed.
11. No video games, pinball machines or other arcade type equipment shall be allowed in the store or on the premises which generate loitering problems.

12. A temporary fence constructed of decorative wood or wrought iron shall be constructed along the north property line from the rear of the building to the east property line masonry wall.

Conditions - Special Permit for Alcohol Sales - Approval

1. Hours of alcohol sales shall be from 6:00 a.m. to 11:00 p.m. No alcohol shall be sold from 11:00 p.m. to 6:00 a.m.
2. All measures required for security shall be installed to the satisfaction of the City Police Department and Planning Director.

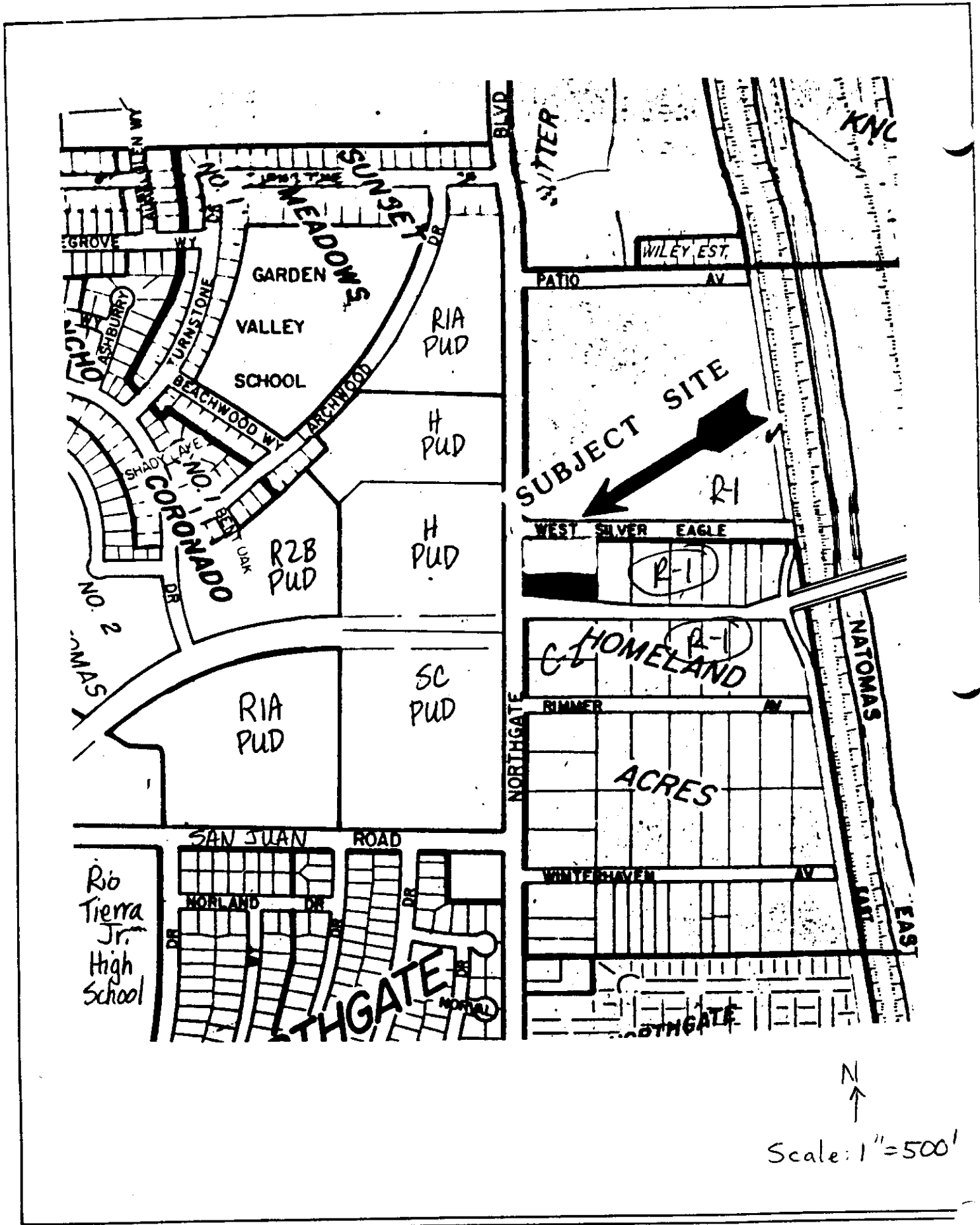
Findings of Fact - Approval of 24 - Hour Convenience Market

1. Granting of the special permit to operate a 24-hour convenience market within 500' of residentially-zoned property is based upon sound principles of land use in that potential nuisances will be eliminated due to conditions restricting liquor sales and on-site mitigation measures such as sound attenuation walls. The site is also designated within a special planning district which allows commercial uses.
2. Granting the special permit will not be detrimental to property in the vicinity in that 24-hour commercial activity will be buffered from adjacent businesses and residents.
3. As conditioned, granting the special permit will not be detrimental to the public health, safety and welfare and result in the establishment of a nuisance in that adequate setbacks, on-site parking, vehicle maneuvering, intensive landscaping, security measures and well designed signage will be provided.

Findings of Fact - Special Permit for Alcohol Sales - Approval

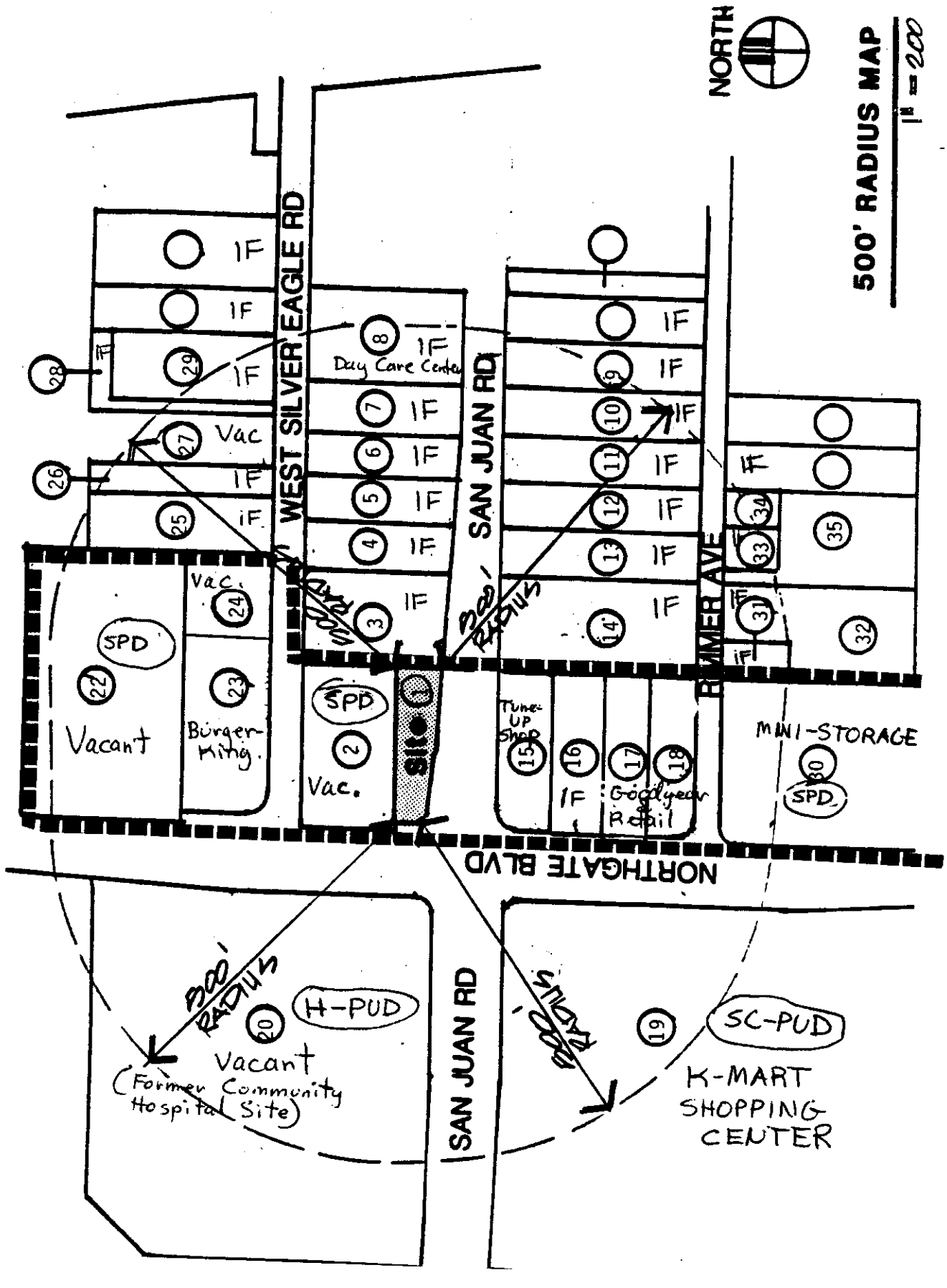
1. The proposed use, as conditioned, will not adversely affect the peace and general welfare of the surrounding neighborhood in that the adjacent businesses and residents will not be adversely affected by the beer and wine sales.
2. The proposed use, as conditioned, will not result in an undue concentration of establishments dispensing alcoholic beverages in the immediate area.
3. The proposed use, as conditioned, will not encourage the development of a blighted area in that Gardenland neighborhood has been affected by the presence of problems stemming from the sale of liquor at a nearby 24 hour market. The addition of another establishment selling liquor will not add to the existing Police problem in that appropriate security measures will be designed and provided in the project and enforced by the applicant.

4. The proposed use will not be contrary to and adversely affect the goals of redevelopment or neighborhood conservation in that the establishment of a sixth store selling beer and wine within 1/2 miles of the subject site will not create physical or social deterioration of the Gardenland neighborhood and Northgate Special Planning District.



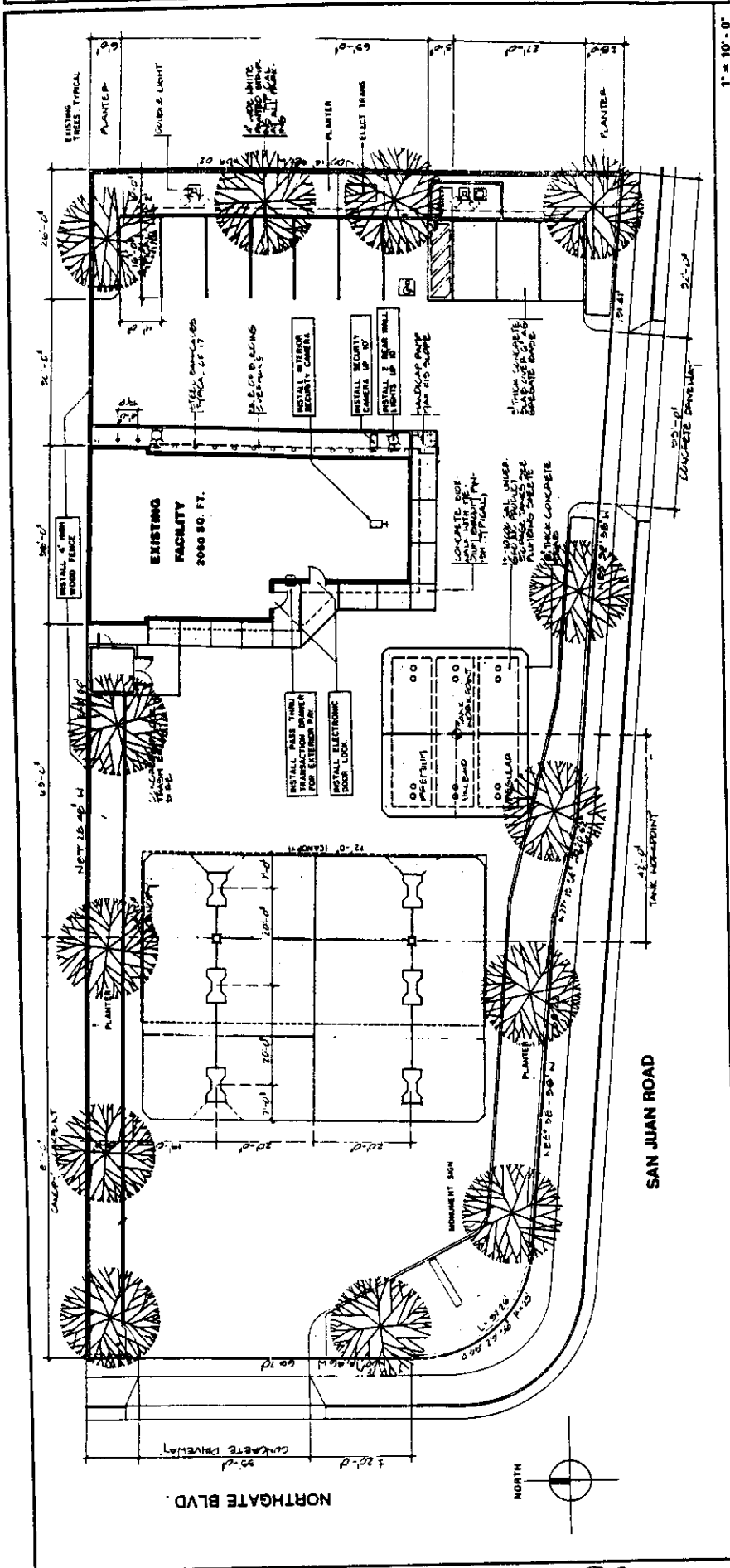
# VICINITY MAP



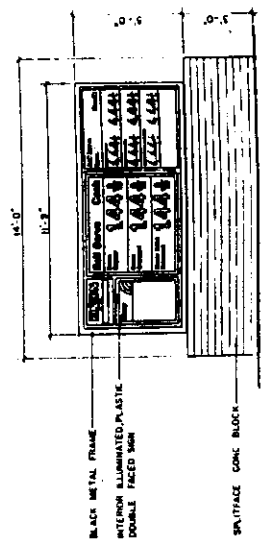


500' RADIUS MAP  
1" = 200'

# LAND USE & ZONING MAP



**SITE PLAN - EXISTING (EXCEPT AS SHOWN IN BOXED NOTES)**



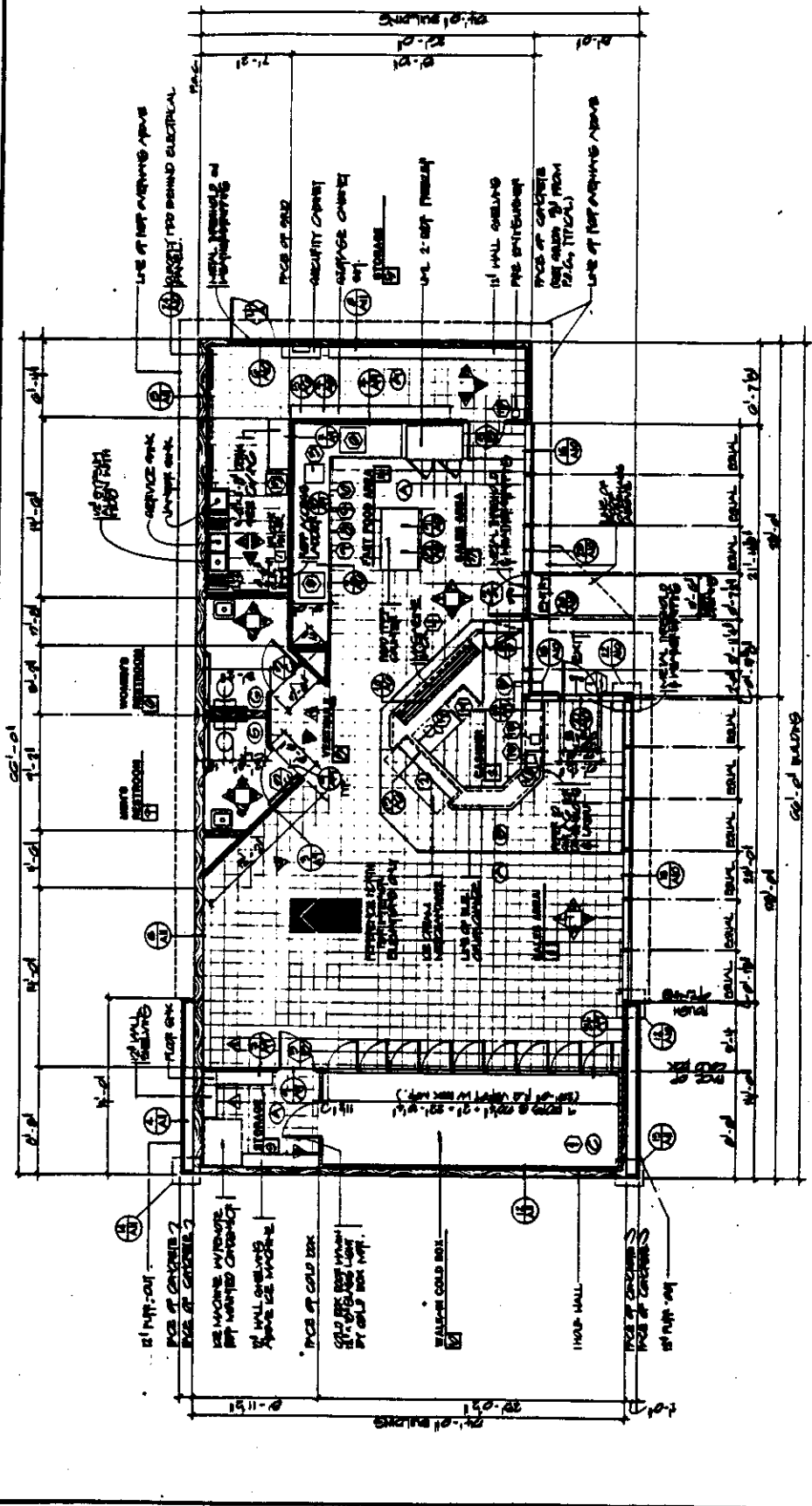
**MONUMENT SIGN - EXISTING**

P-88-064

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item 7

# FLOOR PLAN



**FLOOR PLAN & FINISH FLOORING**

LEGEND

SYMBOLS	FLOORING	EQUIP. SCHEDULE	DOOR SCHEDULE
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
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(Symbol)	(Symbol)	(Symbol)	(Symbol)

**LEGEND**

1. ALL WALLS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

2. ALL FLOORS TO BE 4" CONCRETE ON 4" G.C. WITH 1/2" GYP BOARD ON TOP.

3. ALL CEILING TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

4. ALL DOORS TO BE 1-1/2" SOLID CORE WITH 1/2" GYP BOARD ON BOTH SIDES.

5. ALL WINDOWS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

6. ALL PARTITIONS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

7. ALL STAIRS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

8. ALL ELEVATORS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

9. ALL MECHANICAL ROOMS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

10. ALL RESTROOMS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

11. ALL SERVICE AREAS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

12. ALL MAIN FLOOR TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

13. ALL HALLS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

14. ALL STAIRWELLS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

15. ALL ELEVATOR SHAFTS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

16. ALL MECHANICAL SHAFTS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

17. ALL RESTROOM SHAFTS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

18. ALL SERVICE AREA SHAFTS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

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48. ALL HALL SHAFT SHAFT SHAFT SHAFT SHAFTS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

49. ALL STAIRWELL SHAFT SHAFT SHAFT SHAFT SHAFTS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.

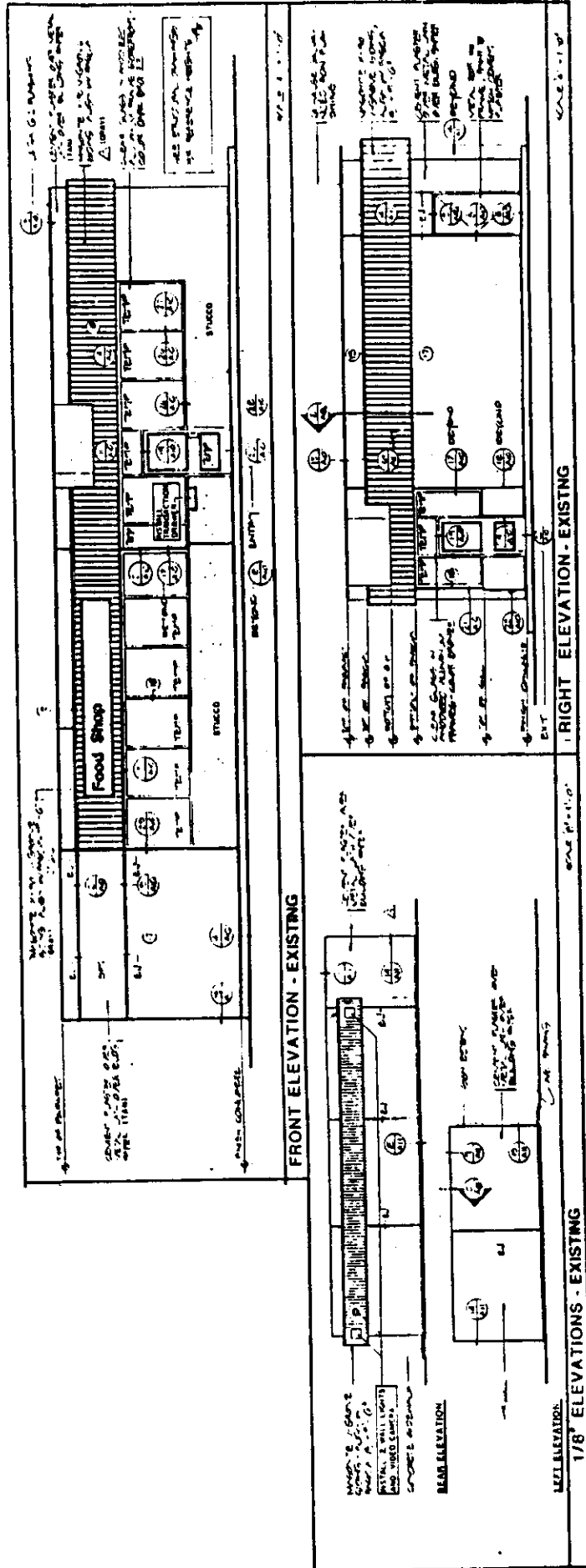
50. ALL ELEVATOR SHAFT SHAFT SHAFT SHAFT SHAFT SHAFTS TO BE 1/2" GYP BOARD ON 2x4 STUDS AT 16" O.C.



PROJECT  
 NORTHGA  
 EXXON  
 FACILITY  
 # 7-0127

# BUILDING ELEVATIONS

AE



P-88-064

3-9-89

100

item 7



EXXON COMPANY, L.P.  
P.O. BOX 4416  
400 SOUTH STREET  
MONTROSE, TEXAS  
77458-4416

EXXON  
SERVICE  
STATION  
#7-0127  
NORTHGATE BLVD  
AND SAN JUAN  
BLVD., MONTROSE, TX

# CANOPY ELEVATIONS

**TON** MEMBER

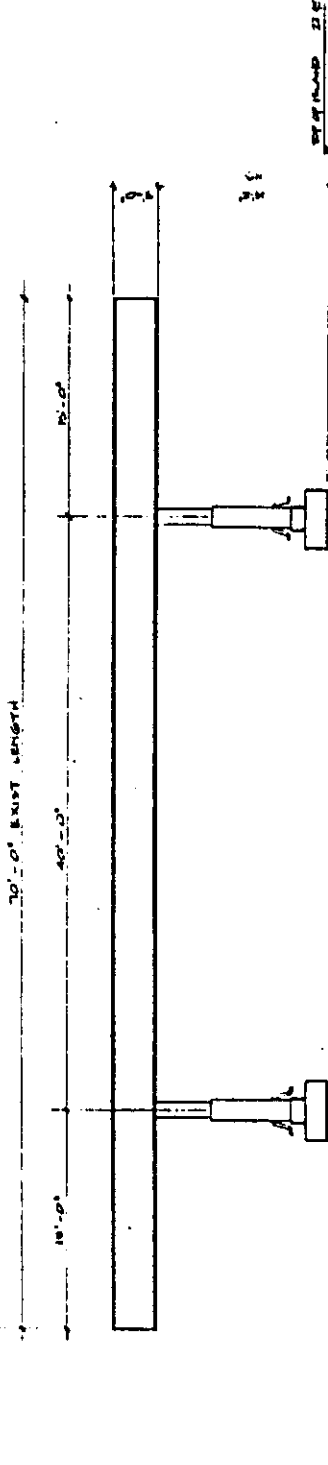
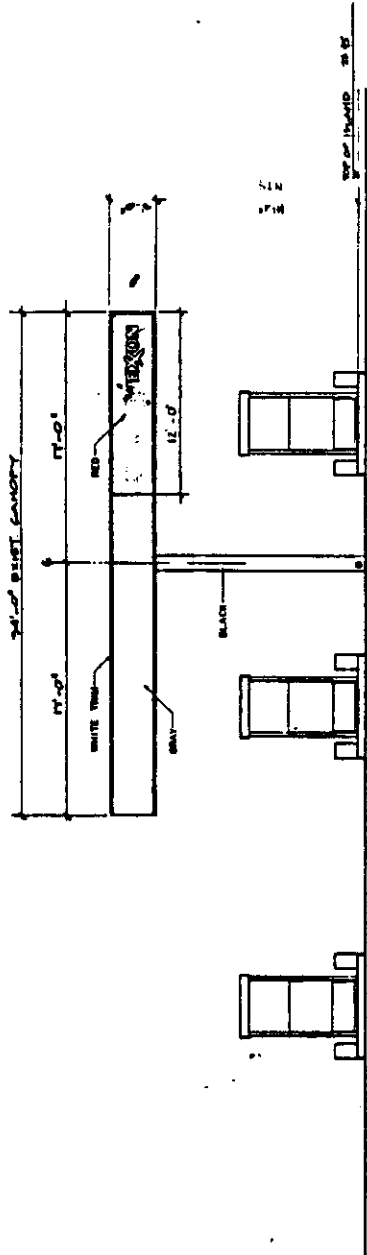
DATE: 3/9/89

PROJECT: 77-1000  
C. JACK  
E. ELLISON

1	2	3	4

TITLE: COPY

A-3



February 20, 1989

Mr. Dan Hendrycks  
Planning Department  
1231 I Street  
Sacramento, CA 95691

FEB 21 1989

RE: Special Permit Application  
Exxon Co. U.S.A.  
3430 Northgate Blvd.  
Sacramento, CA

Dear Mr. Hendrycks:

Given the age of this application, a brief history would be useful.

The application for 24 hour operation with beer/wine sales was filed over a year ago by Regal Stations on January 19, 1988. Shortly thereafter, the Planning Department held it in a abeyance ending approval of the South Natomas Community Plan.

During this period, the facility was built by Regal, and then purchased and made operational by Exxon Company. The Special Permit continued to be held up until the South Natomas Plan was approved on November 29, 1988.

The application is now reactivated. New and/or revised data has been submitted to planning, consistent with present conditions and appropriate to the planning process.

Exxon Company is proposing certain additions such as video monitoring, electronic door locks, exterior pay windows, fence, removal of telephone, and additional exterior lighting as measures to mitigate any potential trouble areas. These measures have been delineated on the revised submittal drawings.

Yours truly,

William Forgens  
Architect  
Walton Engineering

200034  
P-88-064

3-9-89

item 1

## EXHIBIT B

### Natomas Community Association P. O. Box 340451, Sacramento, CA. 95834

February 18, 1989

Dan Hendricks  
City Planning Department  
1231 I Street 2nd Floor  
Sacramento, CA 95814

Subject: Exxon request for Special Permit to Sell Beer and Wine for  
off-site consumption, P88-064

Dear Dan,

The Natomas Community Association has reviewed the special permit request by Exxon for their 24 hour convenience market and gas station at Northgate Boulevard and San Juan Road. We have been in contact with the Clarke's who own and operate the Discovery Place Child Care Center and our Board is in agreement with their previously stated concerns.

It is our recommendation, based on the number and concentration of retail liquor sales along Northgate Boulevard, that the City revise it's recommendation for a negative declaration and require an environmental impact report to assess the on-site and off-site neighborhood, street, community and social effects of adding another liquor convenience store in this area (see attached list of retail liquor sales).

In addition, in consideration of the City of Sacramento's current effort to adopt a Northgate Boulevard Special Planning District it would seem prudent for the City to address land uses adjacent to the proposed district boundaries. One option for the City to take to help ensure a successful Northgate Boulevard SPD would be to suspend any controversial special permits or variances within or adjacent to the proposed SPD.

P-88-064

3-9-89

item 2

Please keep us informed of all correspondence and hearings concerning this matter.

Sincerely,



Ray Tretheway  
Board Member, NCA



Liquor For Sale  
Northgate Blvd Garden Hwy to I-80

28  
altitude over 1 mile

Liquor Stores (4)

Ace Liquor  
Leong's Liquor  
Northgate Liquor  
Liquor Video

Bars (4)

La Cabana  
Northgate Club  
American Spirit  
Pinto

Grocery Stores (6)

Mike's Market  
Lucky's  
7-11  
(K)  
Northgate Liquor & Food  
El Mercarito

Restaurants (12)

Keno Bob's  
Round Table  
Country Hearth  
Lamp Post Pizza  
Finegan's  
El Toreado  
Jimboy Tacos  
Saga Sushi - ?  
524 Mexican Foods  
Peter Piper Pizza  
Center Cafe  
Rico's

Gas Stations (2)

Beacons  
Shell

Applying for Licenses

Food Mart  
Exxon

EXXON COMPANY, U.S.A.

P88 064

P. O. BOX 5025 • THOUSAND OAKS, CALIFORNIA 91359 5025 • (805) 494 2115

LAW DEPARTMENT - SECURITY

RICHARD H. VAIL  
SPECIAL AGENT

February 17, 1989

CITY OF SACRAMENTO

FEB 21 1989

RECEIVED

Mr. Daniel B. Goalwin  
 Manager, Architectural Services  
 Walton Engineering  
 837 Riske Lane  
 West Sacramento, California 95691

Dear Mr. Goalwin:

The policy statement of Exxon Company, U.S.A. states in part, "the policy of this Corporation...is one of strict observance of all laws applicable to its business." Compliance with this policy is the benchmark by which all Exxon operations are governed.

Coupled with reverence for the law is a safety policy developed with concern for the best interests of employees, customers, and the general community at large. This safety policy specifically states, "no business objective is so important that it will be pursued at the sacrifice of safety."

Exxon takes extensive measures to ensure customer and employee safety and security. Principles of operation have been instituted requiring Exxon Shop managers to practice careful employee screening and training, with clear warning that mishandling of funds will not be tolerated. By so doing, Exxon endeavors to safeguard the public from contact with less than scrupulous business persons.

Managers are additionally charged with the maintenance of proper facility and stock control procedures as well as frequent checks and facility inspections to ensure security procedures are in effect.

In an effort to discourage criminal occurrences, locations are well illuminated. Fencing, landscaping or other appropriate barriers are placed with security considerations in mind. Window signs are prohibited in order to preserve excellent visibility both into and out of the store. Promotional neon signs of all types are prohibited. Installation of equipment or trade fixtures (video machines, pinball machines, etc.) that tend to attract loiterers are prohibited. Also prohibited is the sale of magazines, books, or other merchandise of a sexually explicit nature as well as drug paraphernalia and cigarette rolling paper.

Strict cash handling programs are in place, or are being implemented, to discourage robberies. During normal hours of operation, change funds are maintained at an established minimum and do not exceed \$100.00. All Exxon

Mr. Daniel B. Goalwin

February 17, 1989

Shops are equipped with a "Tidel" electronic cash controller, which is an electronic cash dispensing security safe that allows employees to operate the facility with as little as \$30.00 in the cash register. Those stores converted to Exxon from another company are being equipped with the "Tidel" safe.

All stores are equipped with two or more closed circuit video cameras that record all transactions. Tapes are kept on file at the store for a minimum of 30 days and serve as an active deterrent as well as an investigative tool and evidence.

Several Exxon programs assist in the effective management of alcohol sales.

Our "We Card For You" program is an advertisement to customers that Exxon maintains high ethical standards in the disbursement and sale of alcoholic beverages. This program communicates that proof of age will be requested from all individuals who appear to be 25 years of age or younger.

"Legal Age" clocks are placed on all cash registers. These clocks automatically provide the birth date (month, day, year) furnishing a visible reference of the minimum drinking age for comparison against presented identification. The presence of these clocks removes the mental calculation necessary to determine legal age.

Employees of Exxon are thoroughly trained on procedures for the checking of identification beyond the described programs. Retail School Alcohol Beverage and Store Security Training materials are distributed and updated as is appropriate. Exxon employees are continually reminded that sales to minors violates the law as well as Exxon policy. Further, Exxon supports the prosecution of employees who violate this policy.

A twenty-two minute video training tape has been developed entitled "Handling Beer and Wine Sales in Exxon Shops." The video stresses proper management of the sale of alcoholic beverages, legal and moral ramifications of improper sales, prohibition of sales to intoxicated persons, prohibition of on-premise consumption, and notification of law enforcement authorities. The tape is supported by a comprehensive workbook which must be completed by the employee. Participation in this training program is mandatory.

Exxon Shops are visited at least three times a year by outside inspectors to monitor compliance with procedures and policy covering the sale of alcoholic beverages and other merchandise activities. This program, known as the "Mystery Shopper Survey," is an unannounced audit. Inspectors are between the legal age to purchase beer or wine and 25 years of age and actually make a purchase. Survey results are reviewed by appropriate supervisory and management personnel.

Exxon has a historical record of commitment to recognition of security needs and concerns.

Mr. Daniel B. Goalwin

-3-

February 17, 1989

Since 1930, Exxon Company, U.S.A. has maintained a fully dedicated, staffed security organization and provided assistance in preventing security problems and investigating security breaches and crimes against Exxon.

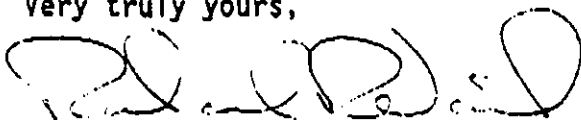
The security operation is administered by the Security Manager who reports to the General Counsel. As such, agents act independent of local managers. Agents of the security organization provide preventative security measures by promoting security awareness and identification of vulnerabilities to crime and alternatives for minimizing risks. This includes security surveys, assessments, and training.

Additionally, Agents are available to conduct investigations and interviews and assist in reporting of crime to appropriate law enforcement agencies.

Agents also maintain contact and open lines of communication with law enforcement agencies to facilitate the maintenance of a proper security posture at Exxon-operated locations.

Exxon has alcoholic beverage licenses in approximately 200 company-owned shops across the country. Recognizing there is some risk in selling alcoholic beverages at Exxon Shops, it is believed the necessary programs to ensure safety and security have been implemented to effectively manage this segment of business.

Very truly yours,



Richard R. Vail  
RRV/tc/047

bxc: R. J. Quinn  
F. R. Flegel

EXHIBIT

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RECEIVED  
OCT 25 1988  
Planning and Development

October 24, 1988

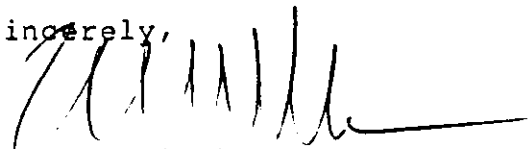
Scot Mende  
Department of  
Planning and Development  
1231 I Street, #300  
Sacramento, CA 95814-5381

Dear Scot:

Per our discussion, I am enclosing a list of on and off sale liquor license holders that currently are located on Northgate Blvd.

We are sending you the list because the Exxon Gas Station (Northgate & San Juan) has indicated to us that they are applying for a liquor license and want to increase their store hours to 24 hours. We are opposed to this application and extension and are conveying this concern to the Planning Department and Police Chief.

Sincerely,



Alan L. Clarke,  
Discovery Place  
Preschool and Day-Care  
501 San Juan Road  
Sacramento, CA  
921-5777

encl.  
ALC/ci

P-88-064

3-9-89

item 7

Finnegan	-	On-sale license
Shell Station	-	Off-sale
Lampost Pizza	-	On-sale
Liquor Store at K-Mart Plaza		Off-sale
Circle K	-	Off-sale
American Spirits	-	On-sale
El Marchito Grocery Store		
Liquor & Food		Northgate & Potomac
El Toredor Restaurant		
Foodking		(abandoned)
Rico's Pizza		
Country Hearth		
Liquor Store Leonas		
7-11 Grocery Store		
Luckys		
524 Restaurant		
Ace Liquor		
Cabana Cocktail Lounge		
Peter Piper		

Total - 19

P-88-064

3-9-89

item 7



CITY OF SACRAMENTO

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

FEB 10 1988

RECEIVED

DEPARTMENT OF POLICE

HALL OF JUSTICE  
813 6TH STREET

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5121

JOHN P. KEARNS  
CHIEF OF POLICE

February 10, 1988  
Ref. 2-10

M E M O R A N D U M

TO: WILL WEITMAN, SENIOR PLANNER  
City Planning Division

FROM: JERRY V. FINNEY, ASSISTANT CHIEF  
Sacramento Police Department

SUBJECT: SPECIAL PERMIT FOR A REGAL STATION WITH ON-SIGHT LIQUOR  
SALES AT THE NORTHEAST CORNER OF NORTHGATE BLVD. AND  
SAN JUAN ROAD

The Sacramento Police Department has no objections to the issuance of the above permit, providing the same restrictions that apply to the liquor store at the southwest corner of Northgate Blvd. and San Juan Road are imposed as conditions for approval.

These conditions are:

1. No beer to be sold in quantities less than one six-pack.
2. No wine to be sold in containers smaller than 750 ml.
3. No distilled spirits to be sold in containers smaller than one pint.
4. Wine coolers to sold in factory packs of not less than four containers.
5. A clearly visible sign shall be posted near the cash register with the following admonition: "It is unlawful to enter or remain on these premises, adjacent parking lot, or adjacent public sidewalk or street with an open alcoholic beverage container."

P.C. 647 E

S.C.C. 26.24C

In addition to the above listed sales restrictions, the department recommends installation of low pressure sodium vapor lights over the 50' x 60' area from the rear of the building to the east property line. This type of lighting reduces the opportunity for individuals to use the rear of the store as a location to drink, gamble, engage in drug activity, or create disturbances.

*Jerry V. Finney*

JERRY V. FINNEY  
Assistant Chief of Police

P-88-064

JVF/ks

3-9-89

*item 7*