

CITY PLANNING COMMISSION

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

APPLICANT	Robert H. Lee & Asso.; 1310 Commerce St.; Petaluma, CA 94954-1469				
OWNER	Chevron U.S.A., Inc.; 430 29th Street; Sacramento, CA 95816				
PLANS BY	Chevron U.S.A., Inc.				
FILING DATE	9/15/89	ENVIR. DET.	Neg. Dec. W/MM	REPORT BY	BW:hp
ASSESSOR'S PCL. NO.	003-0153-024 & 015				

- APPLICANT:**
- A. Negative Declaration
 - B. Plan review to convert and expand a portion of an existing auto service station to a 24 hour convenience store on 0.44+ developed acres in the General Commercial (C-2) and General Commercial Review (C-2-R) zones.
 - C. Special permit to sell beer and wine for off-site consumption on 0.44+ developed acres.
 - D. Special permit to operate a 24 hour convenience store and gas station on 0.44+ acres.
 - E. Lot line adjustment to merge two developed lots into one on 0.44+ acres in the C-2 and C-2-R zones.

LOCATION: NW corner of 29th and E. Streets

PROPOSAL: The applicant is requesting the necessary entitlements to convert and expand an existing auto service station into a 24 hour market/gas station with beer and wine sales.

PROJECT INFORMATION:

General Plan Designation: Community/neighborhood commercial & offices
1980 Central City Community
Plan Designation: General commercial
Existing Zoning of Site: C-2 & C-2-R
Existing Land Use of Site: Service station

see amended page

Surround Land Use and Zoning:	Setbacks:	Required	Provided
North: Hotel & Motel Asso. & residential, C-2; R-3A	Front:	25'	74'
South: Liquor store/barber shop; C-2	Side (Int):	5'	5'
East: Freeway; TC	Side (St):	5'	81'
West: Apartments, R-3A; R-1B	Rear:	5'	5'

Parking Required: 7 spaces (1:400 ratio)
Parking Provided: 7 spaces
Property Dimensions: 160.65' X 121.20'
Property Area: 0.44+ acres
Square Footage of Building: 2,684.5 sq. ft.
Height of Building: 11 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Proposed addition: Metal panels
Roof Material: Built-up roof

13. The City shall not approve the final project building permit until the Land Use Policy EIR is completed and approved.
14. The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
15. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding".

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

16. The applicant shall consult with the North Central Information Center to identify known cultural resources and potential cultural resources which could be found on the site. This records search shall be submitted to the Environmental Services Division prior to issuance of any building permits. If the records search concludes that the potential exists for such resources, a field survey shall be conducted by a qualified professional archaeologist. The field survey shall be submitted to the Environmental Services Division prior to issuance of any building permit. The survey shall include any mitigation measures that would reduce the impact to less than significant levels.

Findings of Fact:

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
 - a. adequate on-site parking and landscaping will be provided;
 - b. the hours of operation will not impact the surrounding residences in the area and the establishment will only sell beer and wine between the hours of 6:00 a.m. through 10:00 p.m. daily;
 - c. the proposed use is expanding and converting an existing gas station with a new convenience market; and
 - d. a 6 foot high masonry wall will be provided along the west property line adjacent to residential uses.
2. The proposed use will not enlarge and encourage the development of a skid row or blighted area in that:
 - a. there has been no reports of loitering, drugs and alcohol related problems in the area; and
 - b. the establishment will only sell beer and wine between the hours of 6:00 a.m. through 10:00 p.m. daily.

3. The sale of alcohol will not result in an undue concentration of establishments dispensing alcoholic beverages, in that, there are only four existing similar businesses within a six block radius which sell alcoholic beverages.
4. The proposed use is consistent with the General Plan and the 1980 Central City Community Plan in that the site is designated Community/Neighborhood Commercial and Offices, and General Commercial respectively.

12. Rest rooms shall be provided with automatically closing and locking doors. Keys or other methods of entry are to remain under the control of employees.
13. The City shall not approve the final project building permit until the Land Use Policy EIR is completed and approved.
14. The applicant shall comply with all applicable measures imposed by the Land Use Planning Policy EIR prior to final project approval. The applicant is aware that applicable measures could substantially alter the proposed project and require additional future environmental review prior to the issuance of a City building permit.
15. The City shall not approve the final project building permit until the General Plan is amended to exclude areas designated A99 Flood Hazard zone from areas considered "subject to unreasonable risk of flooding".

However, if the proposed flood policy and General Plan amendment are not approved the proposed project must be reevaluated prior to issuance of the final building permit to determine the level of significance of flood hazards associated with the project and to re-issuance of mitigation measures to address the identified impact.

16. The applicant shall consult with the North Central Information Center to identify known cultural resources and potential cultural resources which could be found on the site. This records search shall be submitted to the Environmental Services Division prior to issuance of any building permits. If the records search concludes that the potential exists for such resources, a field survey shall be conducted by a qualified professional archaeologist. The field survey shall be submitted to the Environmental Services Division prior to issuance of any building permit. The survey shall include any mitigation measures that would reduce the impact to less than significant levels.
17. Existing planter areas shall be landscaped. A landscape and irrigation plan shall be submitted to staff for review and approval prior to issuance of building permits. (Added by staff, 1-17-90)
18. No sales of beer shall be sold in less than quantities of a six pack.
19. Wine coolers shall be sold no smaller than factory packs of four.
20. No fortified wine shall be sold on the premises. (*Added by staff, 2-2-90)

Findings of Fact:

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
 - a. adequate on-site parking and landscaping will be provided;
 - b. the hours of operation will not impact the surrounding residences in the area and the establishment will only sell beer and wine between the hours of 6:00 a.m. through 10:00 p.m. daily;
 - c. the proposed use is expanding and converting an existing gas station with a new convenience market; and

- d. a 6 foot high masonry wall will be provided along the west property line adjacent to residential uses.
- 2. The proposed use will not enlarge and encourage the development of a skid row or blighted area in that:
 - a. there has been no reports of loitering, drugs and alcohol related problems in the area; and
 - b. the establishment will only sell beer and wine between the hours of 6:00 a.m. through 10:00 p.m. daily.
- 3. The sale of alcohol will not result in an undue concentration of establishments dispensing alcoholic beverages, in that, there are only ~~four~~ five existing similar businesses within a six block radius which sell alcoholic beverages. (*Corrected by staff, 2-2-90)
- 4. The proposed use is consistent with the General Plan and the 1980 Central City Community Plan in that the site is designated Community/Neighborhood Commercial and Offices, and General Commercial respectively.

3rd Amendment
 of 2-6-90