

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 16, 1997, the Zoning Administrator approved with conditions two Special Permit Time Extensions, a Variance Time Extension, a Plan Review Modification, and a Special Permit Modification to expand a Shell Station for the project known as Z96-110. Findings of Fact and conditions of approval for the project are the same as the previously approved for files P94-093 and P92-179 and are listed in the Resolutions at the end of the original report (see attached). New conditions reflecting revisions to original plans and the new expiration date are listed below.

Project Information

- Request:
1. Zoning Administrator Special Permit Modification Time Extension for one year to construct a 2, 627 square foot service station/convenience market, a 1,300 square foot car wash and a 3,426 square foot gas island canopy on 1.82+ developed acres in the Shopping Center Review Planned Unit Development (SC-R) (PUD) zone.
 2. Zoning Administrator Special Permit Modification Time Extension for one year to allow the sale of beer and wine for off-site consumption in the 1,000 square foot convenience market.
 3. Zoning Administrator Variance Time Extension for one year to exceed the maximum number of attached signs allowed in the Point West PUD from two attached signs to four.
 4. Zoning Administrator Special Permit Modification to increase the size of the convenience market by 900 square feet and other site layout changes.
 5. Zoning Administrator Plan Review Modification to increase the size of the convenience market by 900 square feet and other site layout changes.

Location: 1600 Arden Way at Heritage Lane {Shell Station} (D3, Area 4)

Assessor's Parcel Number: 277-0272-003

Applicant: Robert H. Lee & Associates (Gloria Hicks)
1137 N. McDowell Boulevard
Petaluma, CA 94954-1110

Property Owner: Shell Oil Company
P.O. Box 4023
Concord, CA 94524

Additional Information: The proposed application is for a time extension of a previously approved special permit to demolish an existing service station and rebuild the service station with a convenience store and car wash and a variance time extension for additional signage. The original application also included an a special permit approval for 24 hour operations and the sale of beer and wine.

The original Special Permit (P92-179) allowed for a 1,645 square foot sales area and 780 square feet of storage area within a 37 foot by 71 foot building. The first time extension (P94-093) also included a modification to reduce the size of the sales and storage area to 475 and 117 square feet respectively within a 20 foot by 50 foot building. In this final time extension application, the applicant is again requesting a modification to the previous special permit to increase the sales and storage areas (see Exhibit A). The applicant proposes a 1,235 square foot sales area and a 632 square foot storage area within a 36 foot by 55 foot building. The site circulation plan will also be modified to meet new building code requirements. The proposed structure is still smaller than the originally approved building. There will be enough on-site parking (nine spaces required and eleven spaces proposed). Public Works has reviewed the proposed revisions to the site and has had all their concerns met with additional conditions.

The Planning Commission staff report and original conditions of approval are attached to this report. Additional new conditions are listed below.

Environmental Determination: The Time Extensions and Modification requests have been determined not to require environmental review. There was a Negative Declaration completed for the previous two applications (P92-179 and P94-093) for this project with a Mitigation Monitoring Plan. The applicant will be required to comply with all previously adopted Mitigation Measures.

Conditions of Approval

1. The applicant shall resubmit the street abandonment application and receive approval prior to the issuance of any building permits. The original abandonment resolution has expired.
2. The new expiration date for the special permit and variance is October 8, 1997.

3. The applicant shall comply with the Mitigation Measures as identified in the Monitoring Plan for the project as previously approved (P4-093 and P92-179).
4. The applicant shall comply with all conditions of the previous approvals (P94-093 and P92-179).
5. The following are additional conditions applied to the project from the Utility Department:
 - a. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
 - b. Multiple fire services are allowed per parcel and may be required.
 - c. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
 - d. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
 - e. An on-site drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
 - f. Disposal of concentrated wash water and sediment will have to be accomplished in accordance with County guidelines.
 - g. Stormwater quality control measures as specified in the draft "Best Management Practice Guide for Retail Gasoline Outlets" dated March, 1997 shall be incorporated into the development to minimize the increase of urban runoff pollutants and non-stormwater discharges. **These measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include source control measures.
 - h. **Advisory Note:** The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
6. The applicant shall obtain all necessary building permits. Exterior wall and openings shall comply with Table 5-A of the 1994 UBC.

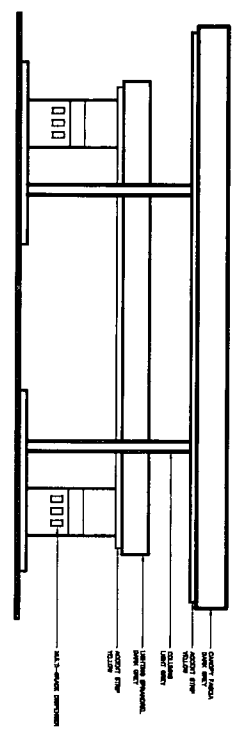
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

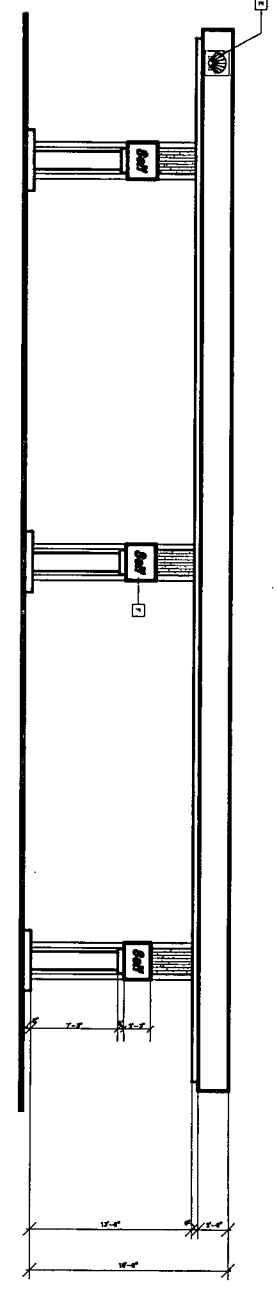
cc: File
Applicant
ZA Log Book
North Team for Point West PUD Binder

EXHIBIT B

WEST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



REVISION

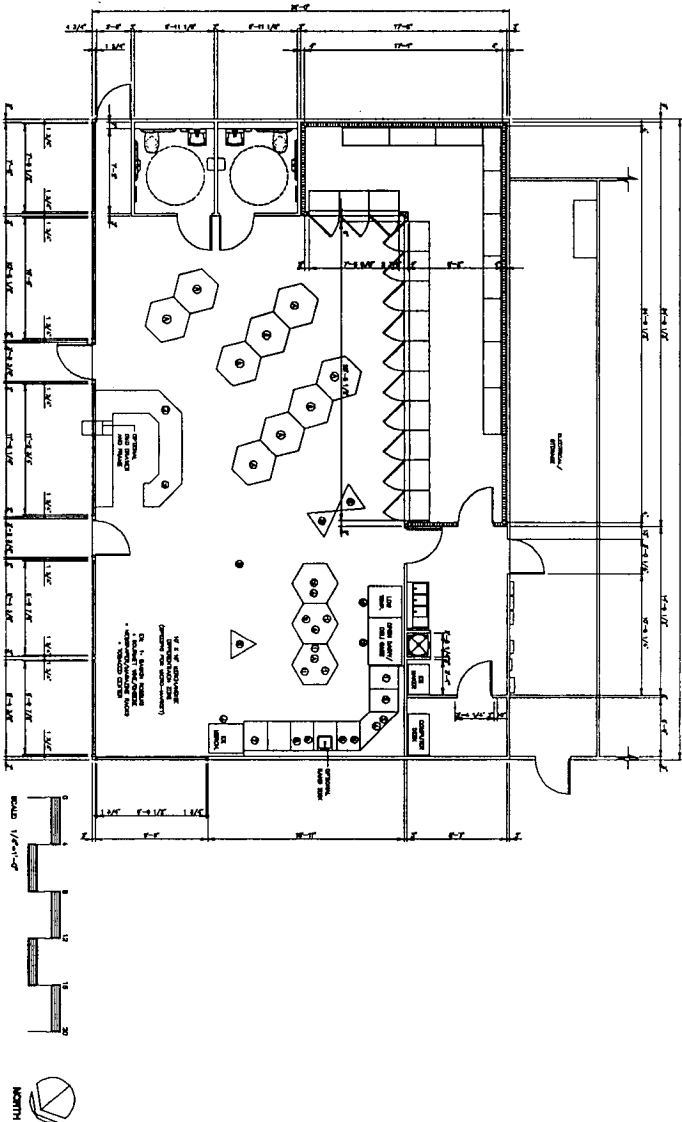
Z 96 - 110

SHELL OIL COMPANY
 INCORPORATED IN CALIFORNIA
 19000 BAYVIEW AVENUE
 OIL FIELD SERVICES DIVISION
 OAKLAND, CALIFORNIA 94615
 SHELL OIL COMPANY - A U.S. OIL COMPANY

PROJECT: H. LEE & ASSOCIATES, INC.
 1010 12TH STREET, SUITE 200
 OAKLAND, CALIFORNIA 94612

SHELL OIL COMPANY
 CANOPY ELEVATIONS
 WOI 8988 238
 7500 ADELA WAY
 SACRAMENTO, CALIFORNIA

NO.	DATE	DESCRIPTION	BY	CHECKED



POOL SERVICE SCHEDULE

1. Pool Service Counter
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ITEM NUMBER	DESCRIPTION	MANUFACTURER	MODEL NUMBER
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15	POOL SERVICE COUNTER		

REVISION

Shell of Products Company
 STORE MERCHANDISING AND
 FOOD SERVICE EQUIPMENT PLAN
 1400 WEST 10TH AVENUE
 ANAHEIM, CALIFORNIA

ITEM 2

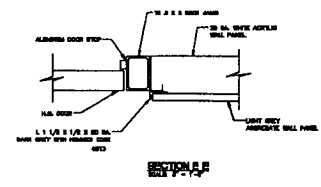
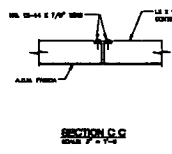
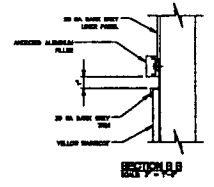
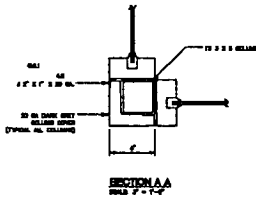
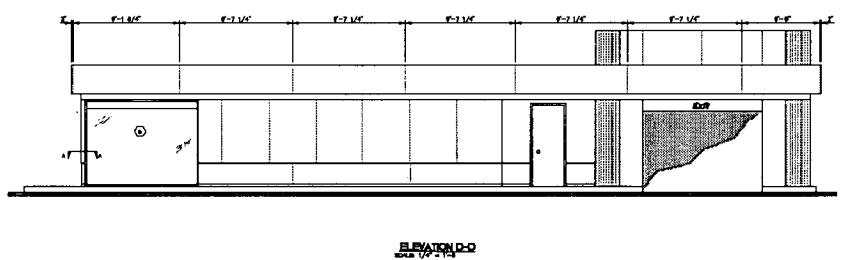
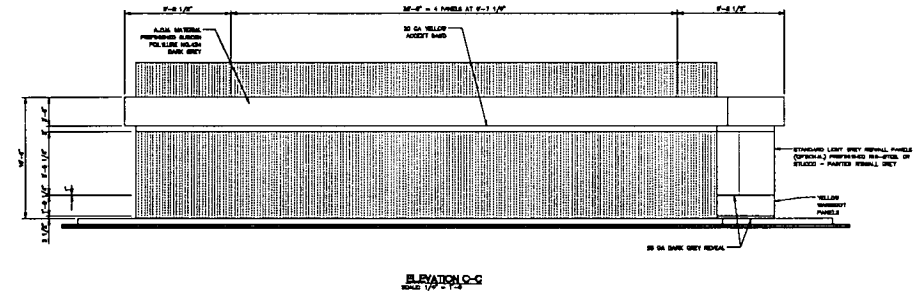
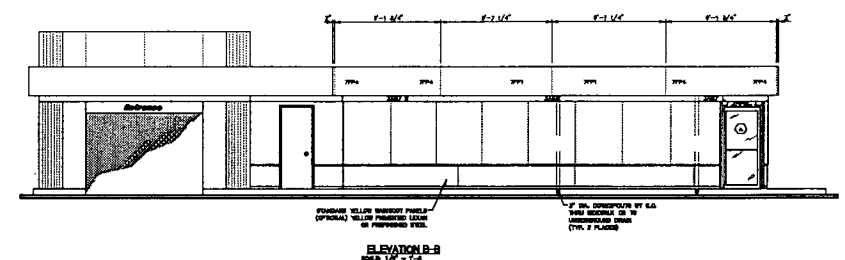
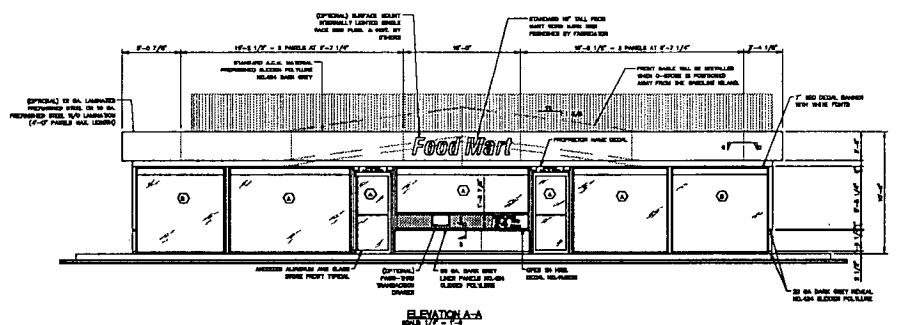
APRIL 16, 1997

296-110

EXHIBIT - D

FOR THE ARCHITECT'S USE ONLY

DATE: 04/16/97



NOTES:
 1. LOCAL AREA CONTRACTOR TO BRING ALL TO MEET LOCAL AND STATE CODE REQUIREMENTS.
 2. FINISHES FURNISHED TO FURNISH AND INSTALL SHALL NOT BE HELD TO MEET LOCAL AND STATE REQUIREMENTS FOR WEATHERING AND DURABILITY UNLESS SPECIFICALLY NOTED BY ARCHITECT. FINISHES TO BE FURNISHED BY TRADES CONTRACTOR WITH 10% OVER FOR THE FIELD AT OPTION OF FINISHES WILL SURVIVE.

REVISED

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DATE	DESCRIPTION	BY	CHKD.

BUILDING ELEVATIONS
 2600 9205-9206
 2600 ARDEN WAY
 SACRAMENTO, CALIFORNIA



NO.	DESCRIPTION	DATE	BY	CHKD.

DATE: 04/16/97
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: A-B