

CITY PLANNING COMMISSION

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

APPLICANT ROBERT H. LEE AND ASSOCIATES, 1337 Howe #211, Sacramento, CA 95825
OWNER SHELL OIL COMPANY, P O Box 13678, Sacramento, California 95853
PLANS BY ROBERT H. LEE AND ASSOCIATES, 1337 Howe #211, Sacramento, CA 95825
FILING DATE 12/12/88 ENVIR. DET. Ex. 15301 a REPORT BY PW:vf
ASSESSOR'S PCL. NO. 117-0012-007

APPLICATION: Special Permit to establish a 24 hour, 604 square foot foodmart to sell beer and wine at an existing gas station and car wash on 0.51+ developed acres in the General Commercial (C-2) zone.

LOCATION: 6490 Mack Road

PROPOSAL: The applicant is requesting the necessary entitlements to sell beer and wine in a 604 square foot mini-mart at an existing 24 hour gas station.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Office
1986 South Sacramento Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Gas Station

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Commercial; C-2
East : Commercial; C-2
West : Commercial; C-2

Parking Required:	3 spaces
Parking Provided:	4 spaces
Property Dimensions:	149' x 150'
Property Area:	.51+ acres
Square Footage of Building:	604 sq, ft.
Height of Building:	11 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Stucco texture concrete panel
Roof Material:	Built up
Exterior Building Colors:	Grey with yellow accent
Existing Hours of Operation:	24 hours

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.51+ acre in the C-2 zone developed with a Shell gas station and car wash. Both the General Plan and 1986 South Sacramento Community Plan designate the site for commercial uses. The site is located at the southwest corner of Mack Road and Valley Hi Drive with a Jumbo Shopping

Center directly adjacent to the south and west. To the north and east are commercial uses including South Pointe Shopping Center and gas stations across Valley Hi Drive to the east.

B. Applicant's Proposal

The applicant is proposing to establish a 604 square foot minimart to sell beer and wine at a existing 24 hour Shell gas station and car wash. The Zoning Ordinance requires special permit approval to allow the sale of beer and wine for off-site consumption in a minimart such as that proposed in this application. The proposal is part of Shell Oil Company's program of modernization of their existing facilities. This project will entail the replacement of the existing dispenser islands and the addition of the new minimart. The existing kiosk under the existing canopy will be removed. The existing structures which will remain (car wash and restrooms) will be retrofitted with Shell's new "Silverado" design scheme. This design scheme will also include some revised signage.

C. Beer and Wine Sales

Under Ordinance 87-077, the Planning Commission is required to make the following findings in order to approve a special permit to sell alcoholic beverages for off-site consumption.

1. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood.
2. The proposed use will not result in undue concentration of establishments dispensing alcoholic beverages.
3. The proposed use will not enlarge or encourage the development of a skid row or blighted area.
4. The proposed use will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

Staff recommends that the Commission make the above findings in approving the proposed project. The surrounding area is entirely commercial consisting of shopping centers, gas stations and fast food restaurants. All of the commercial uses are relatively new and considered in good physical repair. Staff has surveyed the area for similar establishments offering beer and wine sales. Although, staff counted a total of six establishments offering beer and wine for sale, only one AM/PM near the subject site could be considered a similar operation. The other establishments were large markets such as Jumbo or Longs Drugs. Therefore, the proposed use should not lead to an over concentration of alcohol sales in the area or effect the surrounding neighborhood.

D. Signage

The applicant proposes translucent, internally illuminated, white plastic letters attached to the building and canopy fascia as well as existing pole and price signs. The subject site is a corner lot and the service station/minimart/car wash use is permitted two attached signs per street frontage. The submitted sign plan indicates an excessive number of attached signs. The applicant should submit a revised sign program to the Planning Director for review and approval prior to issuance of building permits. The sign program should conform to the Sign Ordinance requirements. Staff suggests the following sign plan: Sign 1 - a "Food Mart" sign; Sign 2 - a "Car Wash" sign; Signs 3 and 4 - two canopy signs, or two spandrei signs, or one canopy and one spandrei sign.

E. Agency Comments

The proposed project was reviewed by the City Traffic Engineering, Engineering, Building Inspections, Police, and Real Estate Divisions. The following comments were received:

Police Department

The Police Department does not oppose the project provided the following conditions are placed on the approval:

- a. post the property "unlawful to enter or remain on these premises, adjacent parking area, or public sidewalk with an open alcoholic beverage container (City Code Section 26.24)."
- b. no signs shall be placed in the windows that obstruct the clear view of the cash register.
- c. prohibit the sale of beer in quantities of less than a six pack, wine in less than 750 ml., wine coolers in less than factory packs of four and all fortified wines.

These comments will be transmitted to the State Alcoholic Beverage Control Board.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 a).

STAFF RECOMMENDATION: Staff recommends the Commission approve the Special Permit to allow beer and wine sales at a Shell gas station minimart with condition and based upon findings of fact which follow.

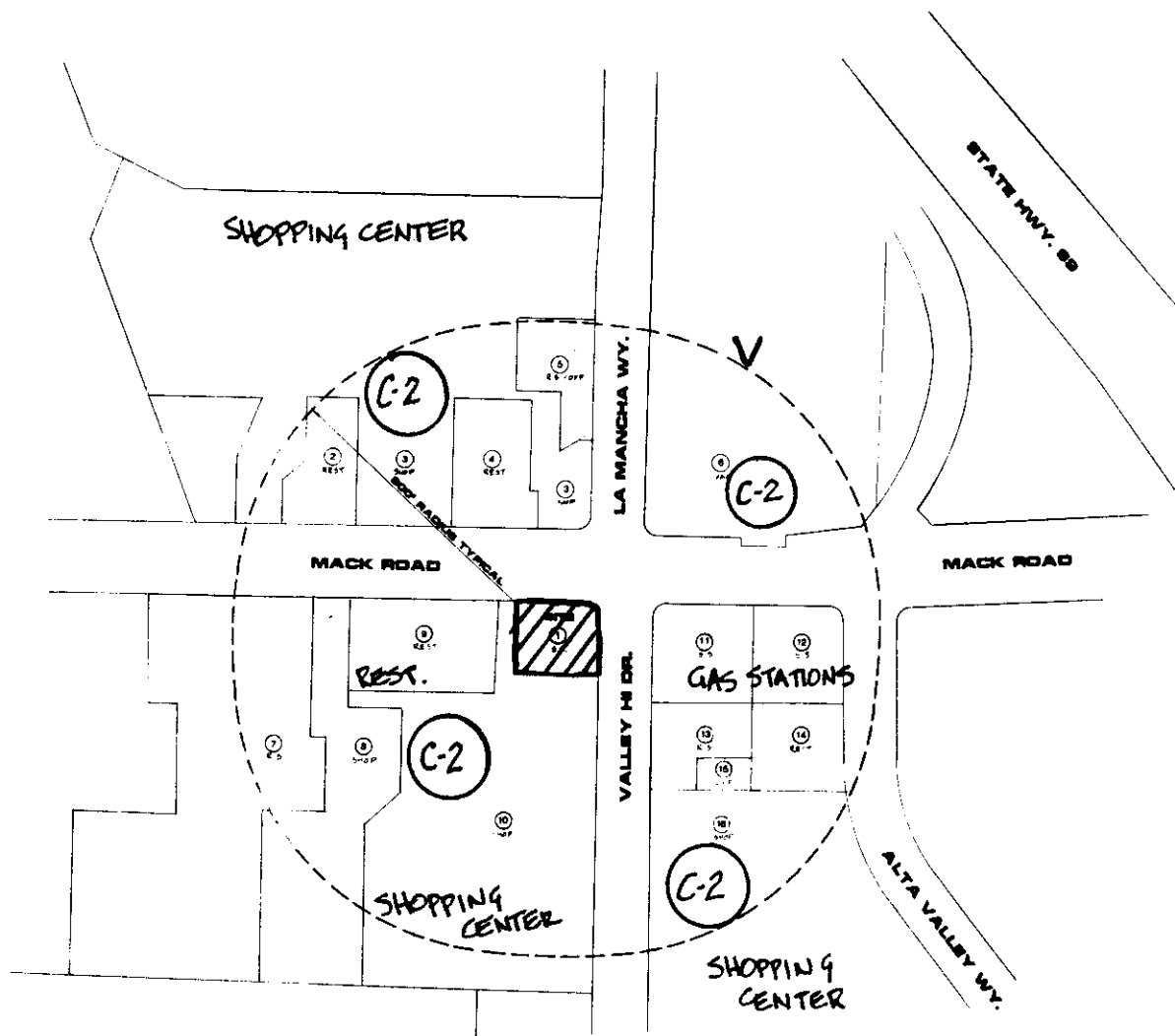
Conditions

1. The applicant shall post the property: "Unlawful to enter or remain on these premises, adjacent parking area, or public sidewalk with an alcoholic beverage container (City Code Section 26.24)."
2. No signs shall be placed in the windows that shall obstruct the clear view of the cash register.
3. The applicant shall submit a revised sign plan indicating two attached signs per street frontage to the Planning Director for review and approval prior to issuance of sign permits.

Findings of Fact

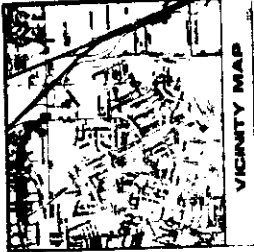
1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
 - a. the surrounding area is entirely commercial with existing establishments operating 24 hours;
 - b. traffic generated by the proposed use will not create a significant impact.
2. The proposed use, as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages in that:

The type of adjacent establishments offering alcohol sales are in the supermarket category which close early and generally attract a different clientele than that of the proposed project.
3. The proposed use, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that the facility proposing to sell alcohol is in an existing 24 hour gas station located within a thriving commercial area.
4. The proposed use, as conditioned, will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation in that the proposed site is within a thriving commercial area and not within any redevelopment area.
5. The proposed use is consistent with the 1986 South Sacramento Community Plan in that the plan designates the site for commercial uses and the proposed gas station/minimart conforms to this designation.



VICINITY - LAND USE - ZONING

SITE PLAN



PROJECT DATA SHEET

PROJECT NAME	8490 MACK ROAD
OWNER	SHELL OIL COMPANY
DESIGNER	ROBERT H. LEE & ASSOCIATES, INC.
DATE	APRIL 17, 1972
SCALE	1" = 10'-0"
PROJECT NO.	868830-1

SITE PLAN

8490 MACK ROAD
SACRAMENTO, CA

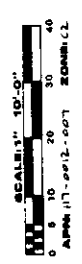
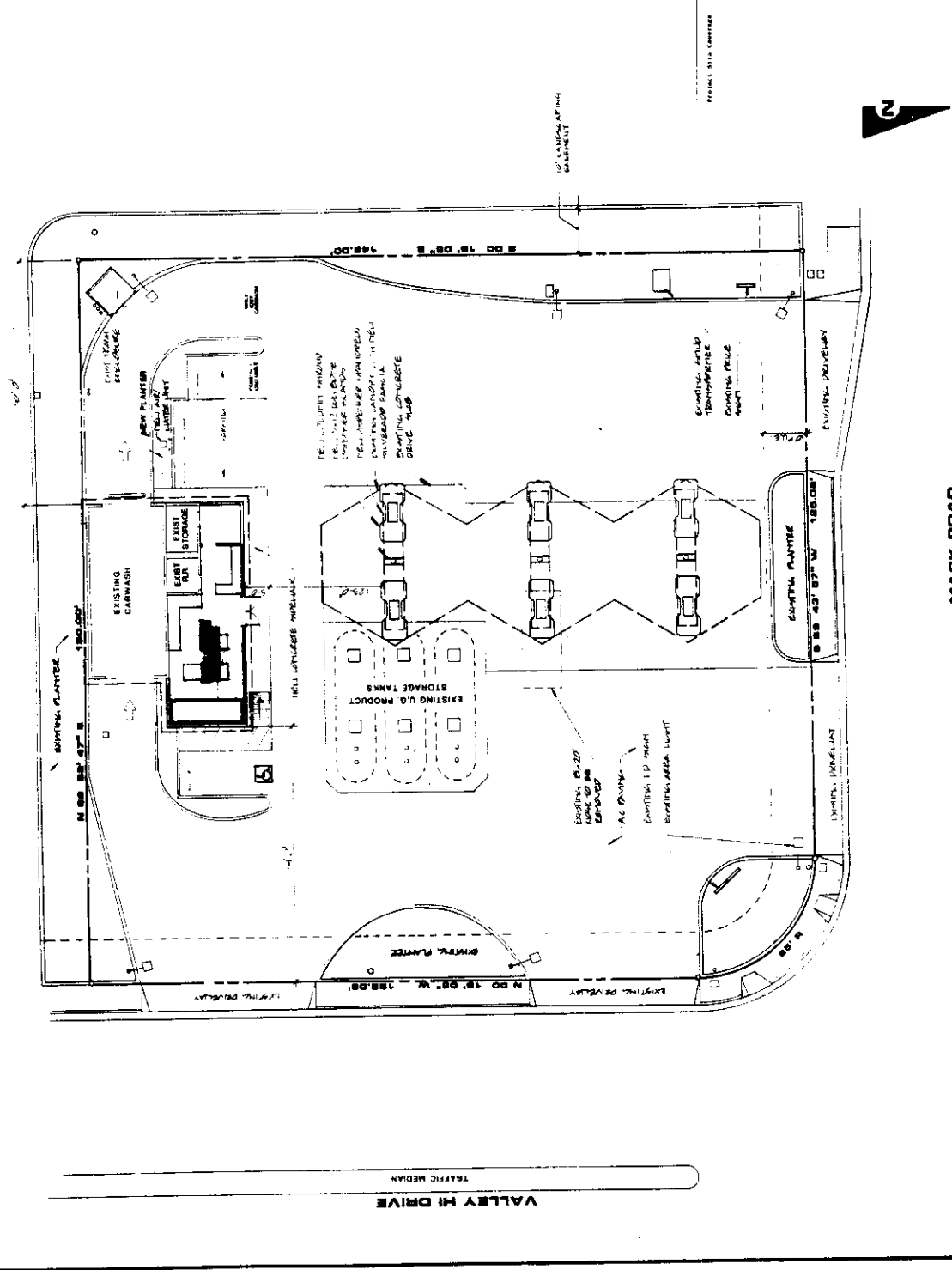
SHELL OIL COMPANY

ROBERT H. LEE & ASSOCIATES, INC.

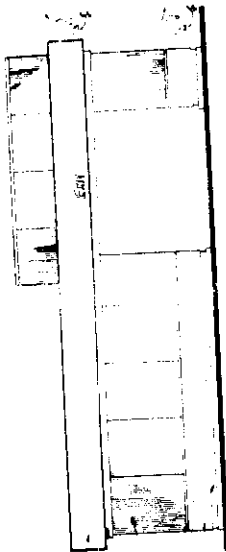
SCALE: 1" = 10'-0"

DATE: APRIL 17, 1972

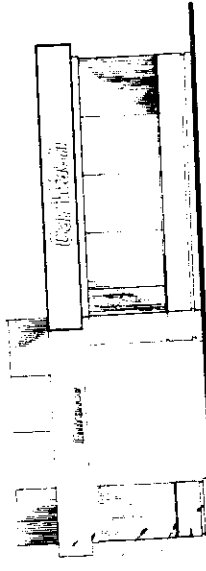
PROJECT NO.: 868830-1



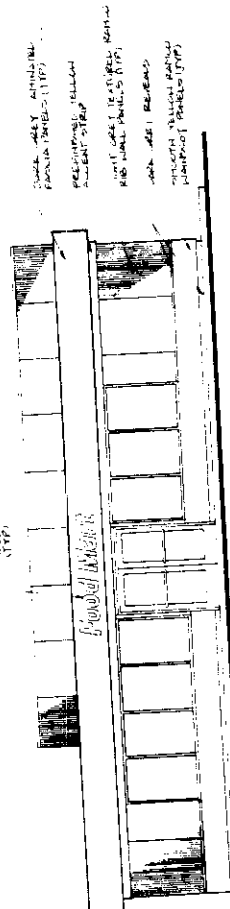
ELEVATIONS



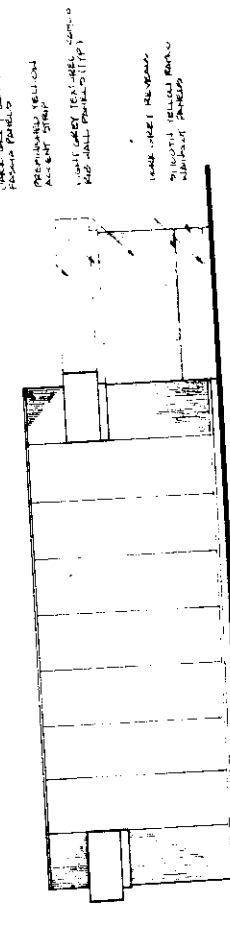
WEST ELEVATION
SCALE



EAST ELEVATION
SCALE



NORTH ELEVATION
SCALE



SOUTH ELEVATION
SCALE

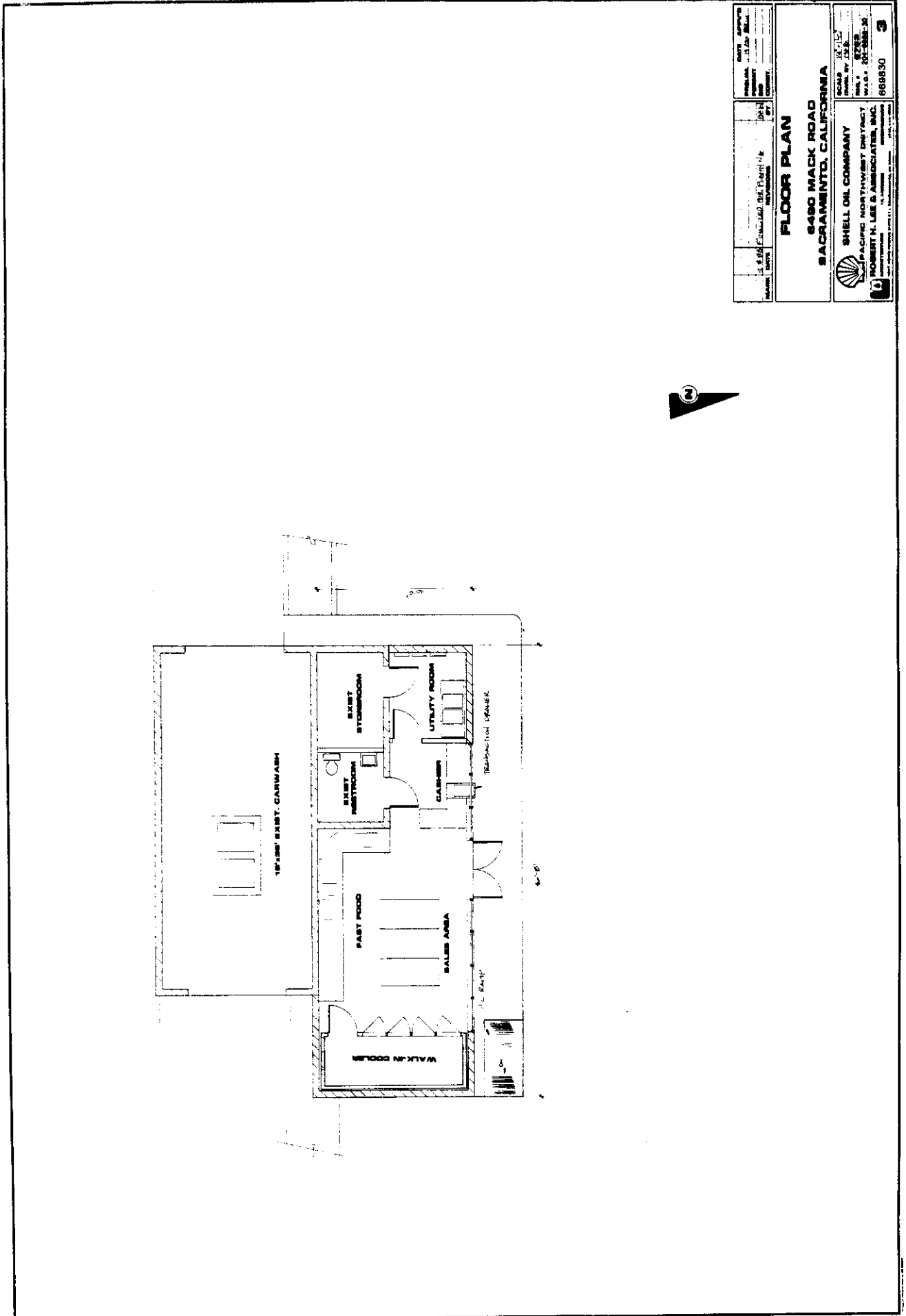
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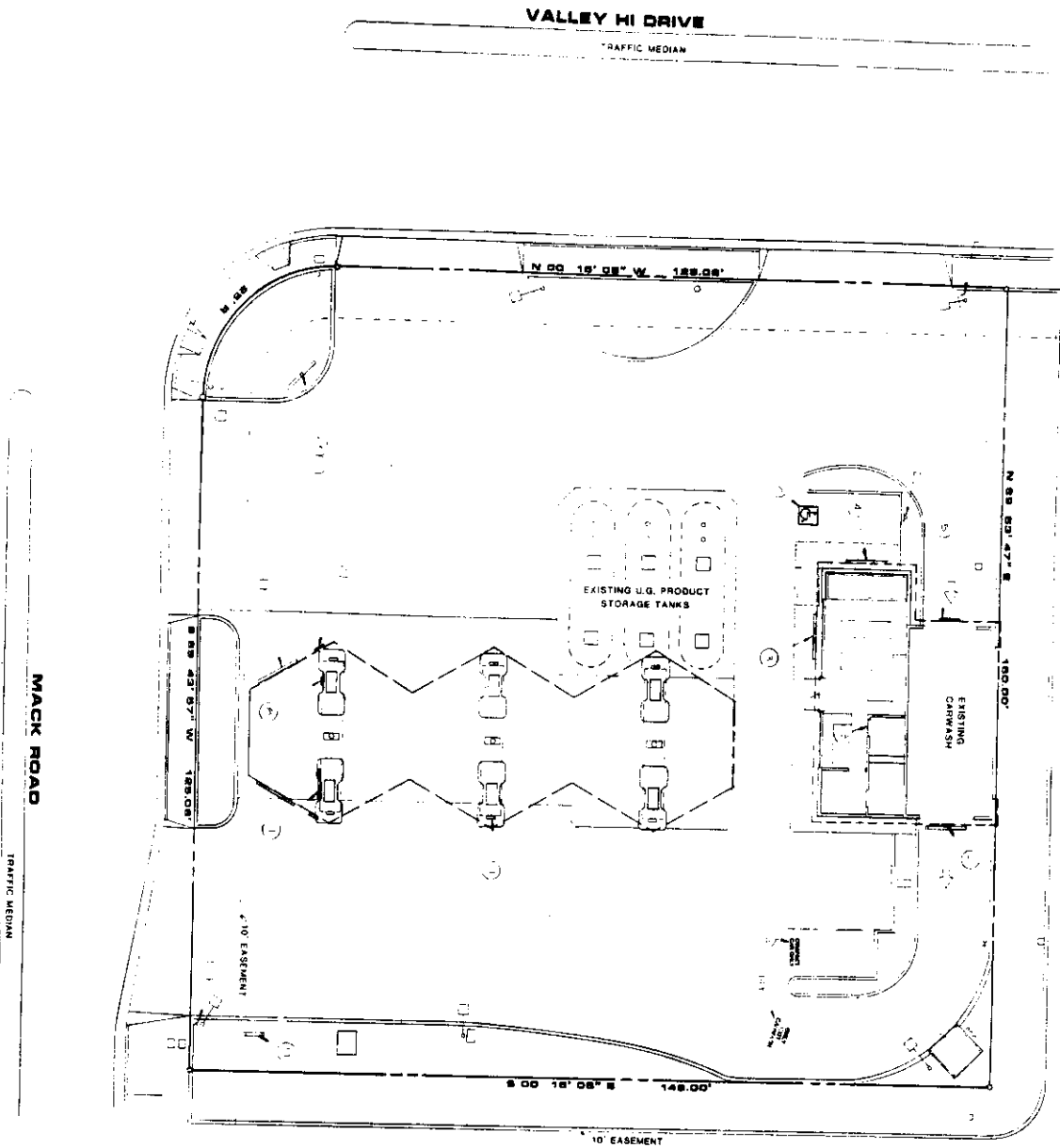
DATE	12/28/88	PROJECT	6480 MACK ROAD SACRAMENTO, CALIFORNIA
SCALE	1/8" = 1'-0"	DESIGNER	SHHELL OIL COMPANY
BY	J. LEE	CHECKED BY	J. LEE
DATE	12/28/88	PROJECT	6480 MACK ROAD SACRAMENTO, CALIFORNIA
SCALE	1/8" = 1'-0"	DESIGNER	SHHELL OIL COMPANY
BY	J. LEE	CHECKED BY	J. LEE
DATE	12/28/88	PROJECT	6480 MACK ROAD SACRAMENTO, CALIFORNIA
SCALE	1/8" = 1'-0"	DESIGNER	SHHELL OIL COMPANY
BY	J. LEE	CHECKED BY	J. LEE

FLOOR PLANS



DATE	12/15/89	BY	...
PROJECT	SHELL OIL COMPANY		
LOCATION	6490 MACK ROAD SACRAMENTO, CALIFORNIA		
SCALE	AS SHOWN	DATE	12/15/89
DESIGNED BY	SHELL OIL COMPANY		
DRAWN BY	...		
CHECKED BY	...		
APPROVED BY	...		
DATE	12/15/89		
PROJECT NO.	669830		
SCALE	AS SHOWN		
DATE	12/15/89		
PROJECT	SHELL OIL COMPANY		
LOCATION	6490 MACK ROAD SACRAMENTO, CALIFORNIA		
SCALE	AS SHOWN		
DATE	12/15/89		
PROJECT NO.	669830		

SIGNAGE SITE PLAN



SIGNAGE SCHEDULE

NO.	DESCRIPTION	TYPE	SIZE	LOCATION	DATE	STATUS
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100
TOTAL

SIGNAGE SITE PLAN

8480 MACK ROAD
SACRAMENTO, CA

SHELL OIL COMPANY
PACIFIC NORTHWEST DISTRICT
ROBERT M. LEE & ASSOCIATES, INC.
SACRAMENTO, CALIFORNIA

DATE: 2/9/89
DRAWN BY: L.A.A.
CHECKED BY: J.S.B.
SCALE: 1" = 10'-0"
PROJECT NO: 66930-4

669-027

2/9/89

item 2.0