

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	J.T.S. Engineers, 811 J Street, Sacramento, CA 95814		
<b>OWNER</b>	Atlantic Richfield Company, C/o S.H. Schrader, 200 Alameda St.		
<b>PLANS BY</b>	J.T.S. Engineers de las Pulgas, San Meteo, CA 94403		
<b>FILING DATE</b>	7-28-86	<b>ENVIR. DET.</b>	Cat. Ex. 153011(e)(3)
<b>ASSESSOR'S-PCL. NO.</b>	079-0162-005	<b>REPORT BY</b>	DH:tc

**APPLICATION:** Special Permit to allow a 24 hour convenience store within 500 feet of residentially zoned property.

**LOCATION:** 8461 Folsom Boulevard; Northeast corner Folsom Boulevard and Julliard Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to establish a 24 hour a.m. and p.m. mini-market and gas station from an existing gas station

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial/Offices  
 1967 College Green Community Plan Designation: General Commercial  
 Existing Zoning of Site: C-2  
 Existing Land Use of Site: Gas station, vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Convenience Market; C-2	Front:	50'	72' for building 22' for canopy
South: Vacant; M-2S	Side(Int):	0'	21'
East: Restaurant; C-2	Side(St):	0'	70' building 16' for canopy
West: Gas Station and Supermarket; C-2	Rear:	0'	41' for building

Parking Required: 10 spaces at one spaced per 250 square foot  
 Parking Provided: 5 spaces and one handicapped  
 Property Dimensions: 175' x 147'  
 Property Area: 0.59+ acres  
 Square Footage of Building: 2,400 sq. ft.  
 Height of Building: One story; 15' 10"  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Cement plaster, masonry wall, tempered glass  
 Roof Materials: Asphalt and tar  
 Building Colors: White, blue, and orange  
 Total Number of Employees: Six  
 Number of Employees Per Shift: Two  
 Hours of Operation: 24 hours; 7 days per week

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning:**

The subject site is a 0.59+ acre lot which is zoned General Commercial (C-2), is designated on the 1967 College Greens Community Plan Designation as General Commercial and is designated for commercial/offices on the 1974 General

**APPLC. NO.** P86-309 **MEETING DATE** November 13, 1986 **ITEM NO.** 12

Plan. A 24 hour convenience store is required to have a Planning Commission special permit when located within 500 feet of residentially zoned or used property. Parcels located along Occidental Drive are zoned Multi-Family Residential R-3 and contain apartments. Surrounding land uses include a restaurant to the east, and existing convenience/gas station store to the north, a gas station and Raley's supermarket and shopping center to the west and vacant industrial lands south across Folsom Boulevard.

B. Proposed Project:

The applicant's plans indicate removal of the existing gas station and canopy and reconstruction of a new 2,400 square foot mini-market and two gas islands with a new canopy. The service station/food mart will be operated on a 24 hour basis with two employees operating the station per work shift. The applicant proposes the sale of wine and beer and will be seeking a license from the State Alcohol and Beverage Control Board. Ten parking spaces are required with five shown with one handicapped space shown. Exterior material for the mini-mart will be cement plaster, masonry wall with tempered glass and anodized frames. Colors will be white with blue and orange trim and accent colors. The proposed plan indicates removal of four driveways, two on Folsom Boulevard and two on Julliard Drive with one driveway constructed on each street where the existing landscape strip is located.

C. Site Plan:

Staff has reviewed the applicant's site plan, building elevations, and landscape plan. The following items will require modification with review and approval by the Planning Director prior to building permit issuance (refer to Exhibit F).

1. Onsite parking will be required at a ratio of one space per each 250 square feet of retail area for a total of 10 spaces and one handicapped space. All parking shall meet the minimum City standards for stall dimensions and back out maneuvering area.
2. Detailed plans, elevations and color scheme for the canopy shall be submitted for review and approval by the Planning Director. Setbacks shall comply with the 50 foot setback requirement along Folsom Boulevard. Replacement of a non-conforming canopy is supported by staff.
3. Landscaping should be continuous along the north and east property lines. Prefabricated wheel stops are not recommended.
4. The existing trash enclosure shall be modified to reflect the City Trash Enclosure Guidelines, Exhibit D.
5. Driveway access located on the east and northern most locations should be retained and the driveways closest to the Folsom Boulevard and Julliard Drive intersection be sealed off. Landscaping should be included along the closed driveway area.
6. A sign program shall be reviewed and approved by the Planning director prior to issuance of sign permits. To reduce visual sign clutter on a major intersection, staff suggests that the proposed double pole sign on the corner be limited to 12 feet in height and redesigned as a monument sign with a masonry base.

D. Agency Comments: The proposed project has been reviewed by the City Engineering, Traffic Engineering, Building Inspections, Fire and Police Departments with the following comments.

1. Police - See Exhibit E for comments.
2. City Engineer - Replacement of Curb, gutter, and sidewalk and new driveways to be part of Building Permit Plan review process.

E. Concentration of Similar Facilities:

Staff notes that two convenience market/gas stations are located within 1/4 mile of the subject site. The Circle K market is operated on a 24 hour bases as stated in the Police Department Letter (Exhibit E). The adjacent mini-mart is not open on a 24 hour basis. The mini-mart does provide a similar service but the retail sale of gasoline is only provided from two pump island. The proposed a.m. - p.m. facility will have two islands with a total of eight pumps. The proposed a.m. - p.m. facility will dispense more gasoline and concentrate on gasoline sales than food products. The fast mart is basically a local neighborhood store which provided gasoline as a secondary service for customers. The proposed a.m. - p.m. facility will primarily serve the motoring public in gasoline sales with the market serving a secondary role. Staff does not anticipate a conflict in land use by locating the proposed a.m. - p.m. facility adjacent to the fast mart.

In addition, staff believes the new a.m. - p.m. facility will not have a significant impact on the nearby residential neighborhood. The facility is not located adjacent to a residential use; it is located adjacent to a small shopping center and fire station. The existing shell service station across Julliard Drive is also open 24 hours. This facility would also be on a major street.

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

RECOMMENDATION: Staff recommends the following action:

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

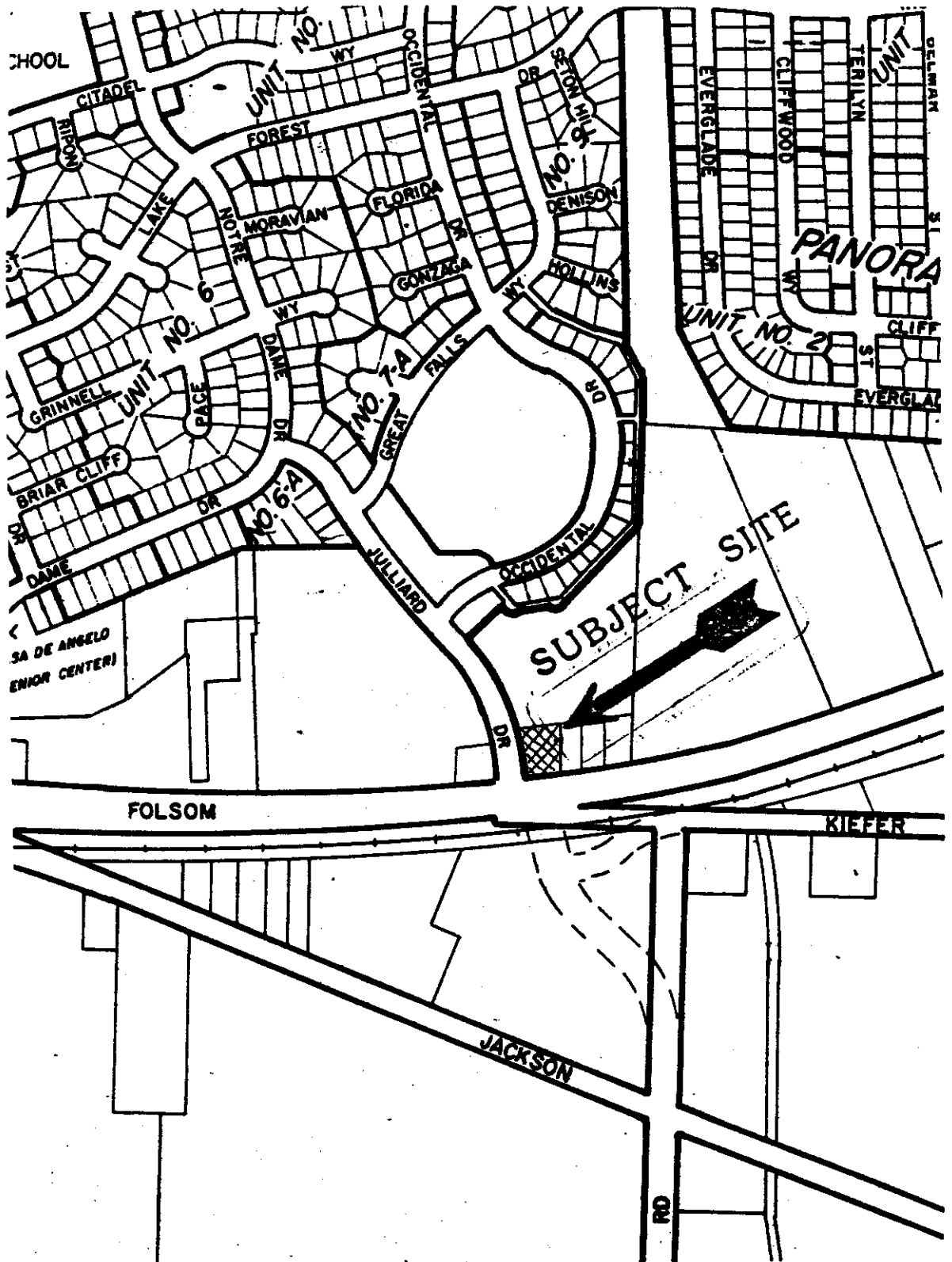
Conditions - Special Permit

1. The applicant shall submit a revised site plan, indicating the location of 10 on-site parking spaces, revised driveway locations, and dimensions of all easements and structures for review and approval by the Planning Director prior to the issuance of any building permits as per Exhibit F and Section C of this report.
2. The applicant shall obtain a revocable encroachment permit from the City for any of the planter areas which may 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.

4. The applicant shall submit detailed landscape and irrigation plans for review and approval by the Planning Director prior to building permit issuance.
5. Applicant shall submit detailed signage program for review and approval by the Planning Director prior to issuance of sign permits. The proposed corner pole sign shall be redesigned as a monument sign with a masonry base and shall not exceed 12 feet in height.

Findings of Fact - Special Permit

1. The proposal, as conditioned, is based upon sound principles of land use, in that:
  - a. the service station/convenience store will be compatible with the adjacent surrounding land uses which include restaurants, retail stores and a 24 hour service station;
  - b. the facility is located on a major street.
2. 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 onsite parking, landscaping and well designed signs will be provided.
3. 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.

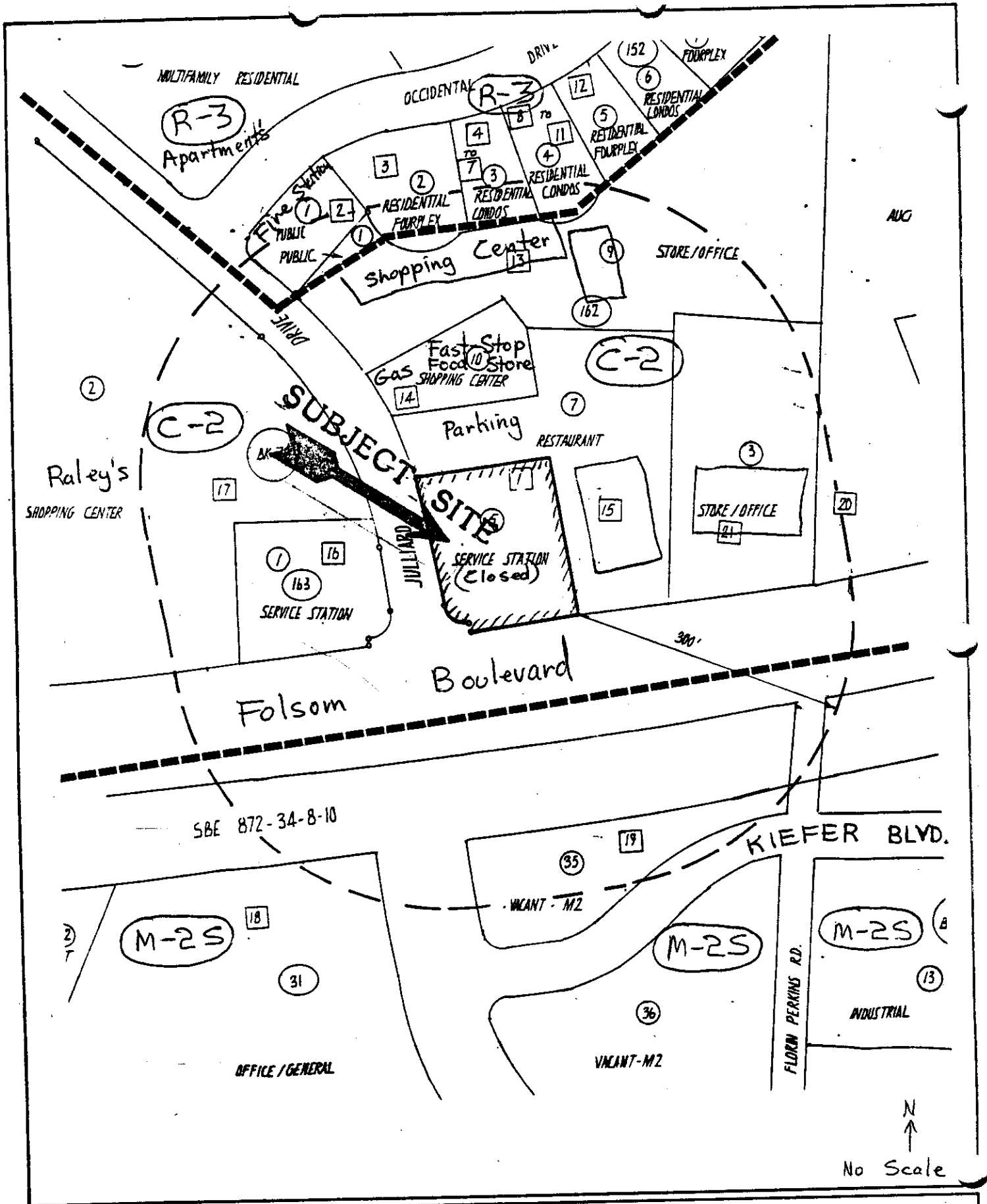


**VICINITY MAP**

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# LAND USE & ZONING MAP









## TRASH ENCLOSURE GUIDELINES

The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).

The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing ever-green vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~



## CITY OF SACRAMENTO

## DEPARTMENT OF POLICE

HALL OF JUSTICE

813 - 6TH STREET

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5121

JOHN P. KEARNS  
CHIEF OF POLICEMEMORANDUM

3 September 1986

REF: 9-7

Will Weitman,  
Senior Planner  
Planning and Development  
1231 "I" Street  
Sacramento, Ca. 95814

Dear Mr. Weitman:

SUBJECT: PROPOSED AM/PM MINI-MART  
8461 FOLSOM BLVD.

In response to your three (3) questions, memo dated August 18, 1986, the following is submitted:

1. Have there been any problems related to Circle K because of the 24 hour operation?

There has not been any problems with the Circle K store and the fact that it is open on a 24 hour basis. There was a problem when the store first opened with beer thefts after hours, but when they locked up the beer the problem was solved.

2. Any problems with Fast Stop? I've been told by some parents this business has a lot of kids hanging around and could be a place to buy and sell drugs.

This business is not a 24 hour operation. It appears the main reason the kids hang around is because of the video machines in the store. There has never been a drug problem at the Fast Stop, to the best of our knowledge, and no other problems to talk about.

3. Do you think the new 24 hour mini-mart would impact the adjacent residential neighborhood? (Apartments for elderly, apartments for low-income, and single family homes for upper middle incomes.)

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Will Weitman

-2-

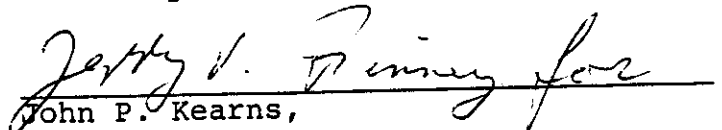
3 September 1986

In talking to the elderly and other people in the area, it appears most would like to see another 24 hour market in the area. Most of the people state the Fast Food Market closes at 12:00 P.M. and that leaves the Circle K as the only open market in the area. The new market would give them some place else to shop.

An area canvass was conducted and of the 14 combined business/resident contacts, 8 were in favor of the new store and 6 were against.

Should you have any additional questions regarding this proposed business, please contact Lt. Chuck Hamilton at 449-5618.

Sincerely,

  
John P. Kearns,  
CHIEF OF POLICE

JPK:al

CITY PLANNING DIVISION

SEP 8 1986

RECEIVED

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# EXHIBIT G POLE SIGN

**ARCO Petroleum Products Company**  
 Division of American Petroleum Company  
 Public Marketing & Design & Engineering  
 815 South Flower St., Los Angeles, CA 90071

TYPE	SIGN
NO.	350

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES. FRACTIONS ARE TO BE SHOWN IN DECIMALS OF AN INCH.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.

**DETAILS:**

1. **ANCHOR BOLT:** 1/2" DIA. x 12" LONG. (SEE DETAIL 1)

2. **ANCHOR BOLT:** 1/2" DIA. x 12" LONG. (SEE DETAIL 2)

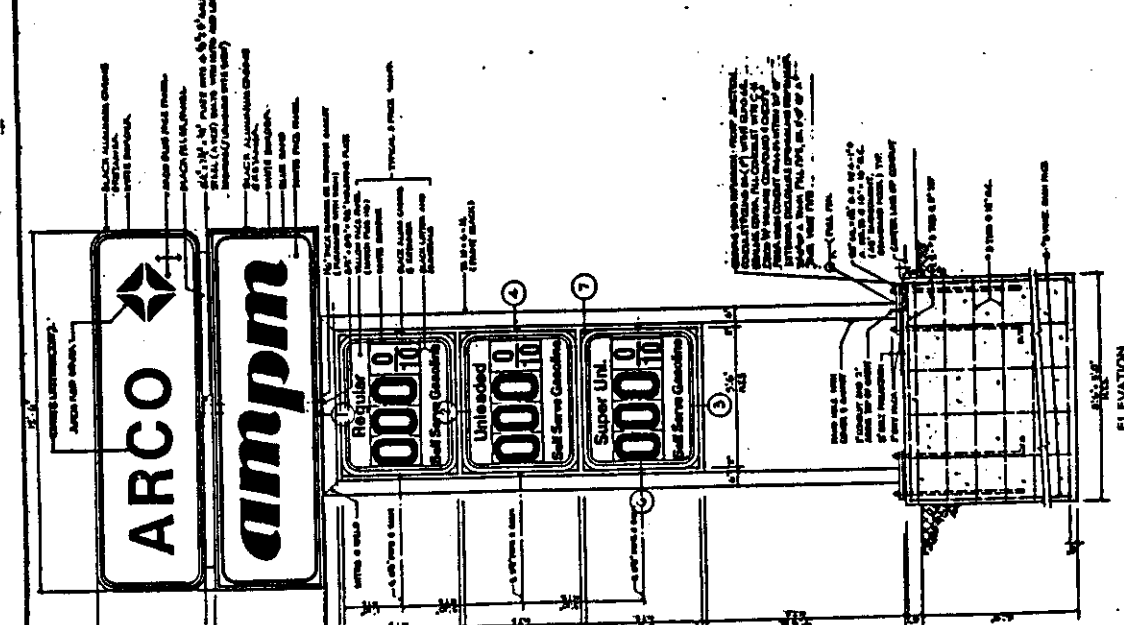
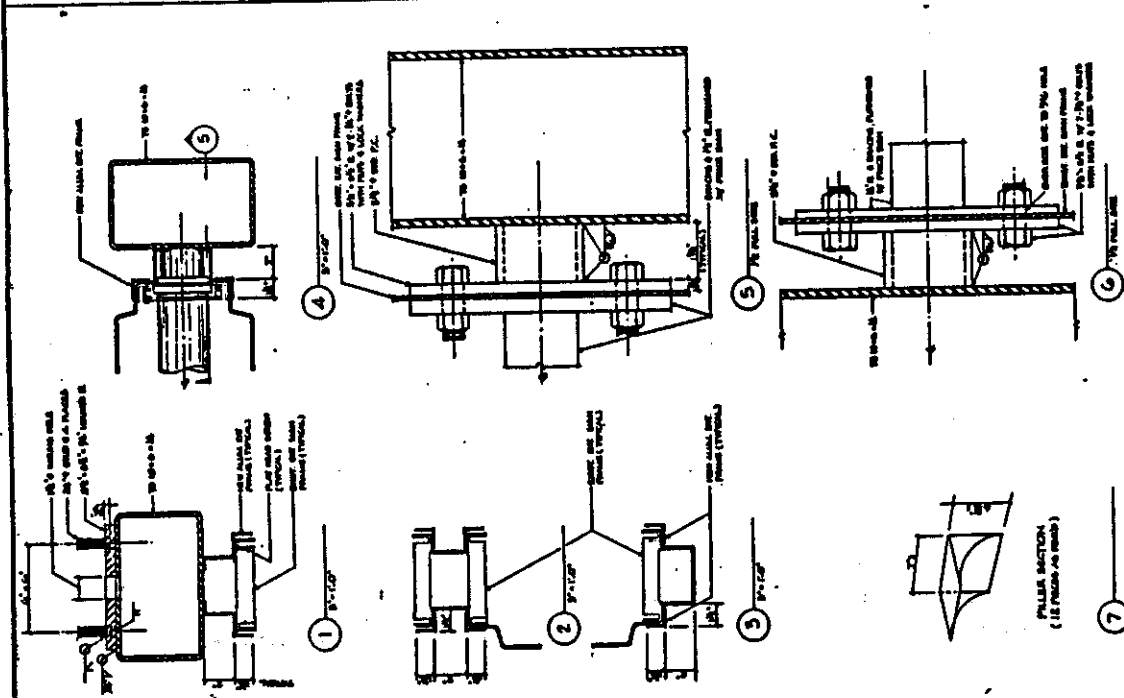
3. **ANCHOR BOLT:** 1/2" DIA. x 12" LONG. (SEE DETAIL 3)

4. **ANCHOR BOLT:** 1/2" DIA. x 12" LONG. (SEE DETAIL 4)

5. **ANCHOR BOLT:** 1/2" DIA. x 12" LONG. (SEE DETAIL 5)

6. **ANCHOR BOLT:** 1/2" DIA. x 12" LONG. (SEE DETAIL 6)

7. **ANCHOR BOLT:** 1/2" DIA. x 12" LONG. (SEE DETAIL 7)



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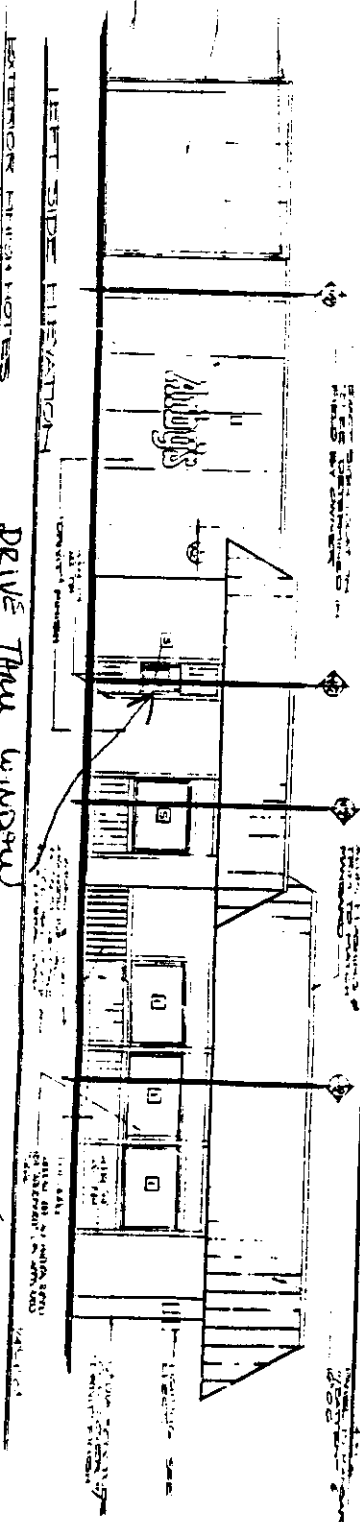
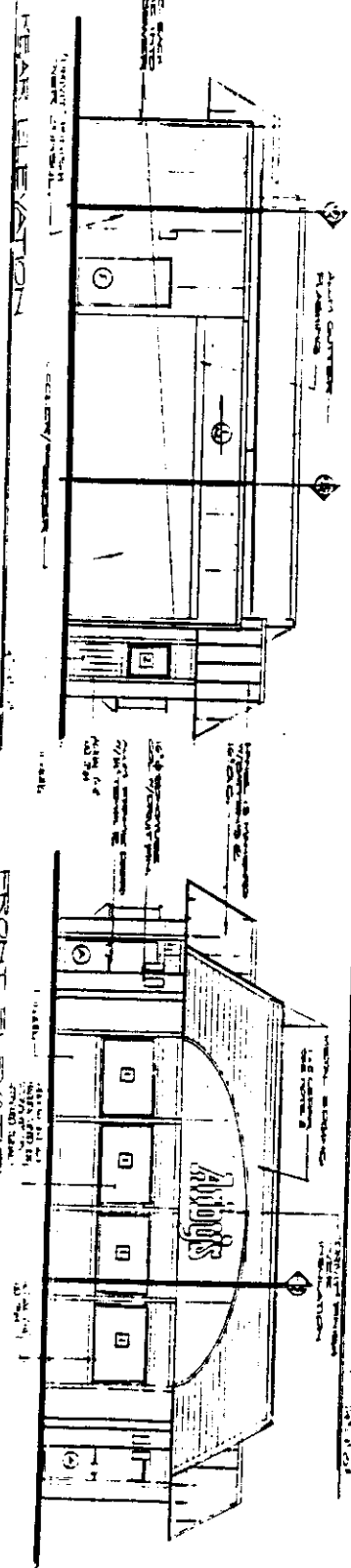
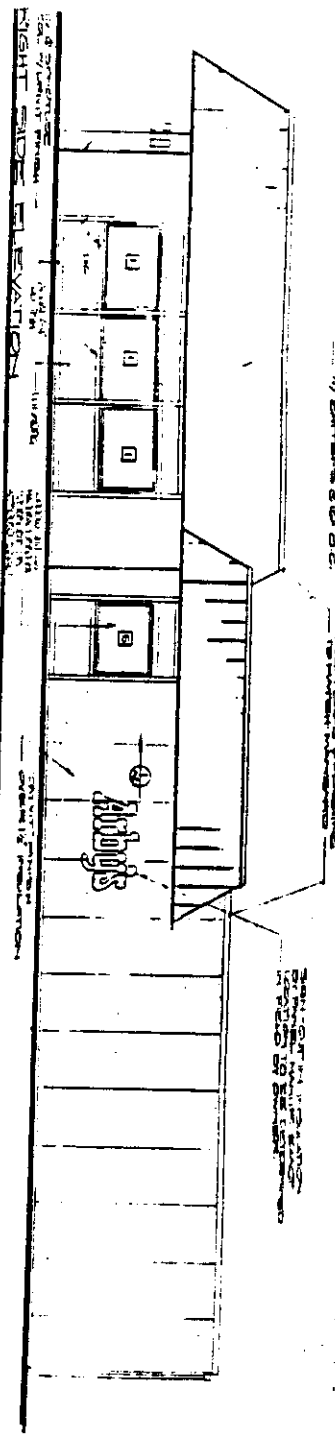
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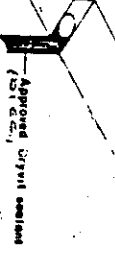
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- EXTERIOR MATERIALS
- 1. EXTERIOR WALLS: BRICK, 8" COURSE, 1/2" WEATHER STRIP AT GRADE.
  - 2. EXTERIOR ROOF: ASPHALT/FLYSH, 2" MIN. INSULATION, 1/2" GYP. BOARD, 1/2" GYP. BOARD, 1/2" GYP. BOARD, 1/2" GYP. BOARD.
  - 3. EXTERIOR FLOORING: POLISHED CONCRETE, 4" MIN. THICK, 1/2" GYP. BOARD, 1/2" GYP. BOARD, 1/2" GYP. BOARD, 1/2" GYP. BOARD.
  - 4. EXTERIOR FINISHES: BRICK, 8" COURSE, 1/2" WEATHER STRIP AT GRADE.
  - 5. EXTERIOR PAINTS: BRICK, 8" COURSE, 1/2" WEATHER STRIP AT GRADE.









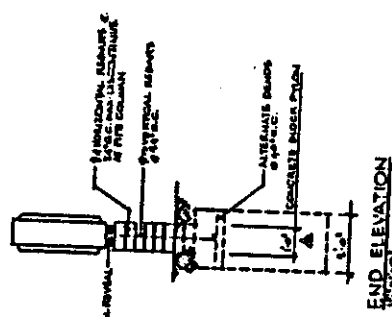
ARCO Petroleum Products Company  
 Division of Amstar Company  
 Retail Marketing  
 Design & Engineering  
 815 South Flower St.,  
 Los Angeles, CA 90071

# MONUMENT SIGN

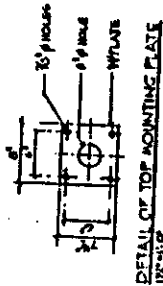
SIGN  
 574

- NOTES:**
1. SIGN TO BE INSTALLED BY OTHERS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS.
  2. SIGN SHALL BE MADE OF CONCRETE OR STEEL. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS.
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  7. SIGN SHALL BE MADE OF CONCRETE OR STEEL.
  8. SIGN SHALL BE MADE OF CONCRETE OR STEEL.
  9. SIGN SHALL BE MADE OF CONCRETE OR STEEL.
  10. SIGN SHALL BE MADE OF CONCRETE OR STEEL.

**ALIGNMENT LOADS:**  
 LAMP (SEE NOTE 1) - 40  
 BALLAST - 20  
 WIRE - 10  
 WIND - 10  
 SNOW - 10  
 TOTAL - 100



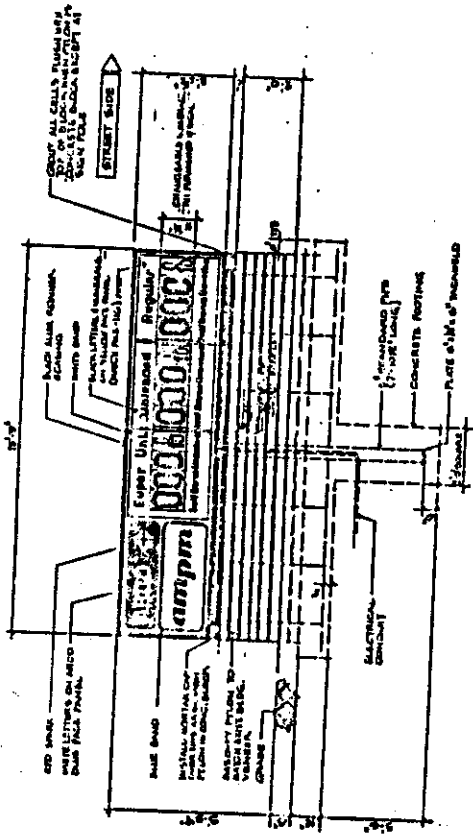
ELEVATION 1'-0"



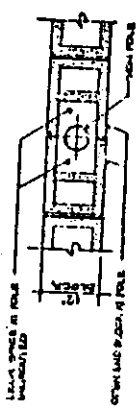
DETAIL OF TOP MOUNTING PLATE 1'-0"



REVERSE SIDE ELEVATION 1'-0"



ELEVATION 1'-0"



PLAN SECTION AT SIGN POLE CONCRETE FOUNDATION 1'-0"

NOTES:  
 1. SIGN SHALL BE MADE OF CONCRETE OR STEEL.  
 2. SIGN SHALL BE MADE OF CONCRETE OR STEEL.  
 3. SIGN SHALL BE MADE OF CONCRETE OR STEEL.

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