

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	William Simpson, 128 Camino Pablo, Orinda, CA 94563		
OWNER	Triond, P.O. Box 886, Benicia, CA 94510		
PLANS BY	William Simpson, 128 Camino Pablo, Orinda, CA 94563		
FILING DATE	9/21/84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	10/8/84	EIR	ASSESSOR'S PCL NO. 010-304-01,10

APPLICATION:

- A. Negative Declaration
- B. Special Permit to expand an existing convenience store and gasoline station on 0.3± acres in the General Commercial (C-2) zone.

LOCATION: 3100 Broadway (SE cor. of Broadway and Alhambra Boulevard)

PROPOSAL: The applicant is requesting the necessary entitlement to add 1,700± square feet of new sales area to an existing convenience market.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Office
1963 Oak Park Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Convenience Market

Surrounding Land Use and Zoning:

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

Parking Required:	10 spaces
Parking Provided:	11 spaces
Property Dimensions:	Irregular
Property Area:	16,000 square feet
Square Footage of Building:	2,080 existing; 1,720 addition = 3,800 total
Height of Structure:	14 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Color:	Red
Exterior Building Material:	Brick

BACKGROUND INFORMATION: The subject site is a triangular-shaped lot at the southeast corner of Broadway and Alhambra Boulevard. The property is developed with a 2,080 square foot convenience market with gasoline pumps and is zoned C-2. The applicant proposes to construct a 1,700 square foot addition to the east side of the existing structure; improve the gasoline sales facilities by relocating one pump island; construct an additional pump island with new canopies; resurface the paved areas and relandscape the entire site.

003206

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The applicant proposes to construct a 1,700± square foot addition to the existing 2,080 square foot convenience market; expand the gasoline sales facilities, and generally upgrade the entire site.

The staff supports the applicant's request with one condition: Additional shade trees shall be planted in the new and existing planter strips. The staff has also discussed the possibility of modifying the parking area to incorporate shade trees by reducing the width of parking stalls to City standards relative to compact and standard spaces. The applicant shall submit revised site and landscape plans indicating the planting of additional shade trees to the Planning Director for review and approval prior to issuance of a building permit.

- B. The existing market is licensed to sell alcoholic beverages. A check with the Department of Alcoholic Beverage Control found no recorded complaints or problems with this particular establishment.
- C. The project is located in the Oak Park Redevelopment project area. The Agency staff has reviewed the project and has no objection to the request. No comments from the Oak Park PAC were submitted at the time this report was written.

STAFF RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to the following condition and based upon Findings of Fact to follow.

Condition

The applicant shall submit a revised site and landscape plan for the review and approval of the Planning Director which provides additional shade tree plantings in the existing and new planter strips, as indicated in Exhibit A, prior to issuance of building permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that, adequate parking and landscaping are provided.
2. The project, as conditioned, will not be detrimental to property in the vicinity, in that
 - a. the project involves an expansion of an existing commercial facility;
 - b. there are no recorded complaints or problems associated with this establishment;
 - c. there are no residences immediately adjacent to the site;
 - d. the project involves an overall upgrading of the site.
3. The project is compatible with the 1963 Oak Park Community Plan and City General Plan which designate the site for commercial use.

City Planning Commission
Sacramento, California

Members in Session:

Subject: Special Permit to expand existing convenience store and gasoline station on 0.3± acres in the C-2 zone (P84-359)

Location: 3100 Broadway (SE corner of Broadway and Alhambra Boulevard)

The project was heard at the October 25, 1984 Commission meeting. Due to concerns expressed by surrounding property owners and neighbors regarding possible expansion of liquor sales, loitering, drunkenness, litter and related problems, the project was continued to the November 8, 1984 meeting.

A meeting between the officials of Food and Liquor Company and representatives of the Immaculate Conception Church occurred on October 30, 1984 to discuss problems and possible resolutions. City Planning staff also attended this meeting. The meeting resulted in the following measures to resolve the major problem areas:

1. The area devoted to alcoholic beverage sales shall be limited to the area identified in the floor plan, Exhibit B;
2. The pole sign containing the can sign "Liquor" shall be removed;
3. The applicant will contract to clean up the surrounding neighborhood for a radius of two blocks from the store site at least twice per week, picking up litter from sidewalks, front yards and gutter;
4. The exterior lighting shall be improved to provide a safer night environment;
5. A private security guard shall be on the premises on Friday and Saturday nights and on the first and 15th days of each month from 6 P.M. until store closing at 2 A.M.

These conditions are in addition to the previous condition of improved landscape plan for the subject site. The applicant is agreeable to these conditions.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to the following conditions and based upon Findings of Fact to follow.

Conditions


- a. The area devoted to alcoholic beverage sales shall be limited to *the area indicated on Exhibit B floor plan, 400 square feet (CPC amended)*

- b. The can sign located on the pole sign at the corner of Broadway and Alhambra Boulevard with the word "Liquor" shall be removed. All signage related to this business shall adhere to the City's Sign Ordinance and the use of the word "Liquor", or any reference to alcoholic beverage sales visible to the outside other than the name of the store "Food & Liquor", shall be prohibited;
- c. The applicant shall provide a litter pick up service for a radius of two full blocks from the subject site for purposes of picking up litter from sidewalks, front yards, and gutters at least twice per week. An agreement for the clean-up service shall be submitted to the Planning Director for review and approval prior to issuance of building permit;
- d. The applicant shall provide exterior lighting of the parking area, gasoline service area and areas surrounding the building at a minimum illumination level of three - four average maintained foot candles. An outdoor lighting plan shall be submitted with the final building plans for the review and approval of the Planning Director prior to issuance of building permit;
- e. The applicant shall provide a private security guard on Friday, Saturday nights and on the first and 15th days of each month from 6 P.M. until store closing at 2 A.M.;
- f. The applicant shall submit a revised site, landscape and detailed irrigation plan for the review and approval of the Planning Director which provides additional shade tree plantings in the existing and new planter strips as indicated in Exhibit A, prior to issuance of building permit. All landscape areas shall be properly maintained and irrigated.

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use, in that adequate parking and landscaping are provided.
- b. The project, as conditioned, will not be detrimental to property in the vicinity, in that:
 - 1) the project involves an expansion of an existing commercial facility;
 - 2) adequate mitigation measures related to improving security, litter clean up and limits on liquor sales are proposed;
 - 3) there are no residences immediately adjacent to the site;
 - 4) the project involves an overall upgrading of the site.
- c. The project is compatible with the 1963 Oak Park Community Plan and City General Plan which designate the site for commercial use.

Respectfully submitted,

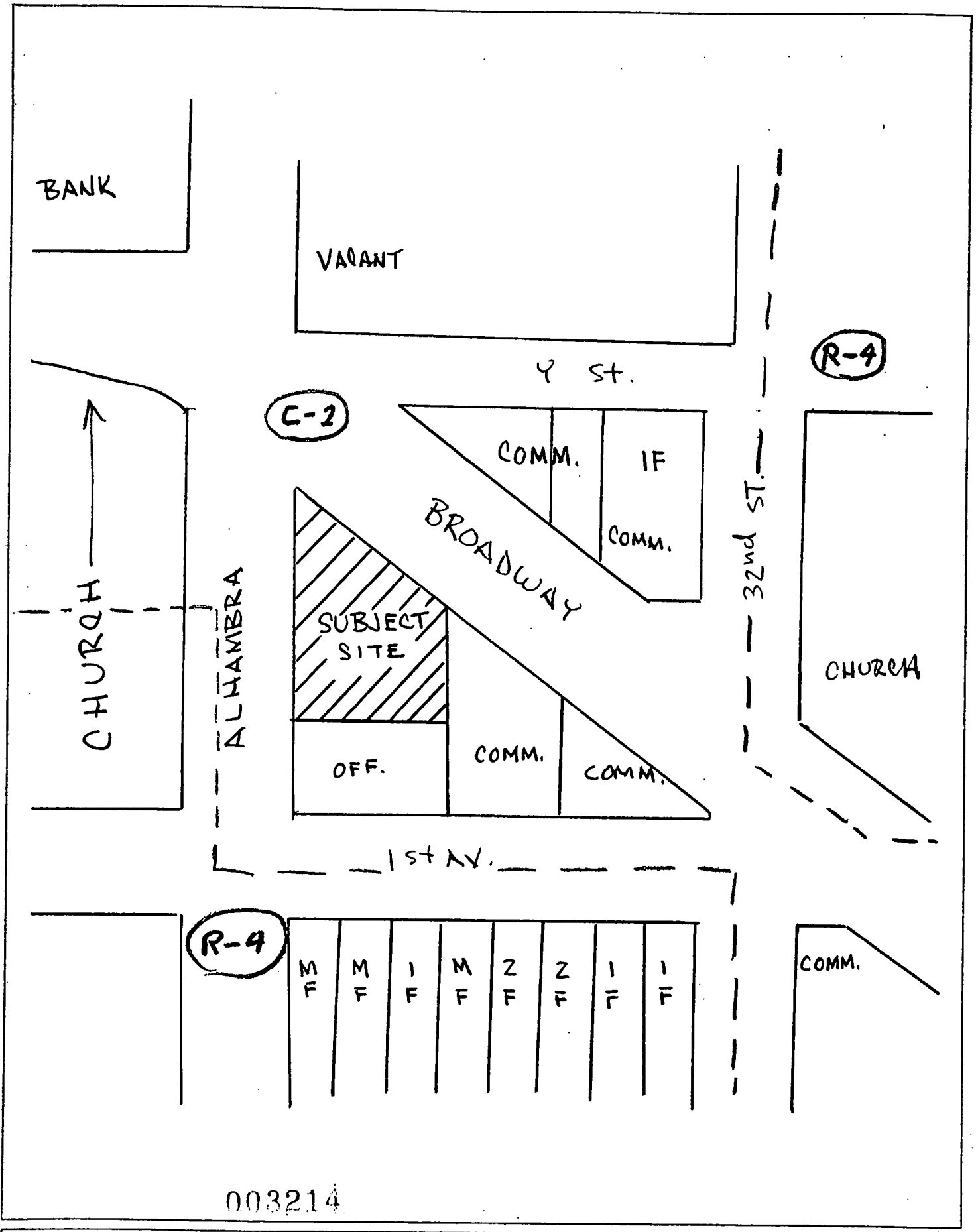

Wilfred Weitman
Senior Planner 003211

GM:bw

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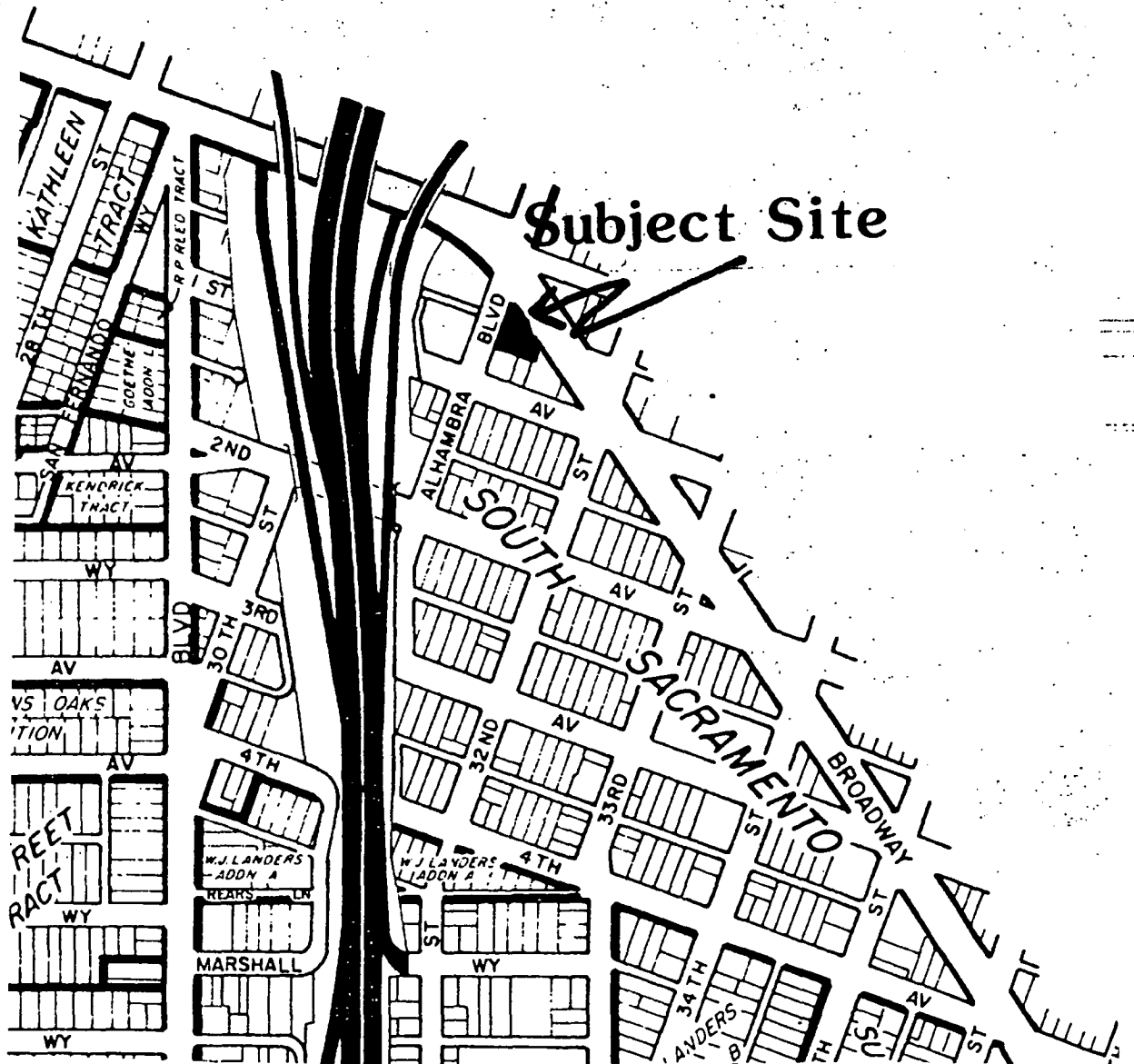
November 8, 1984

Item No. 11



003214

LAND USE MAP



003215

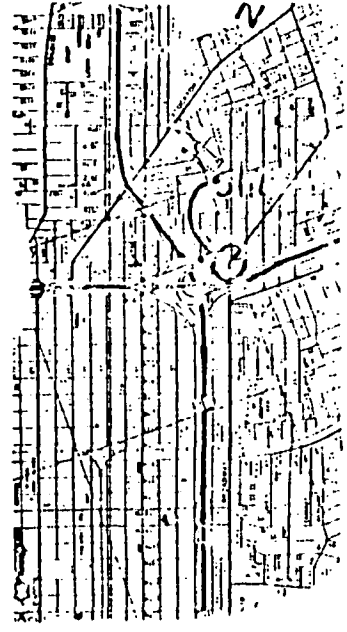
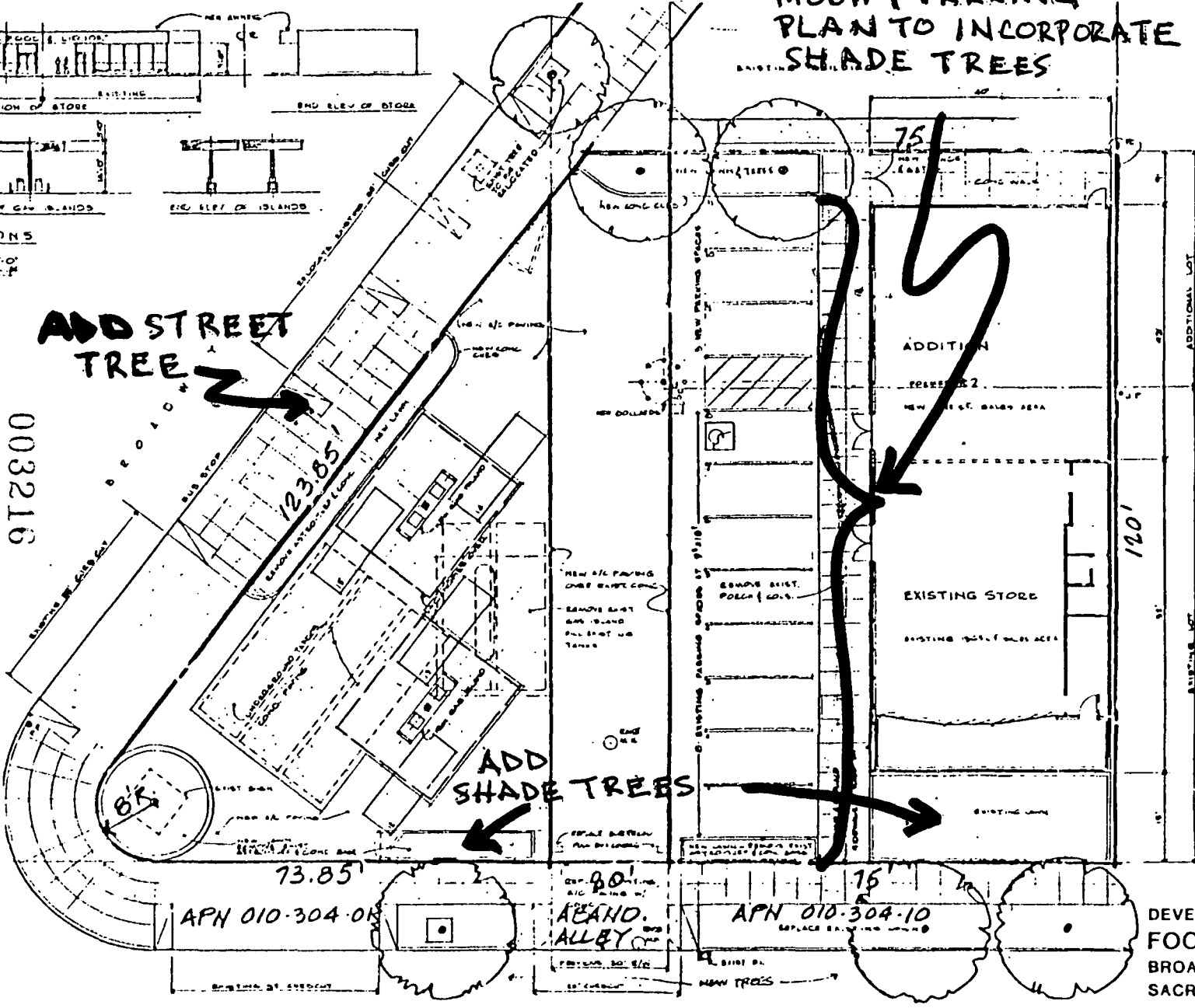
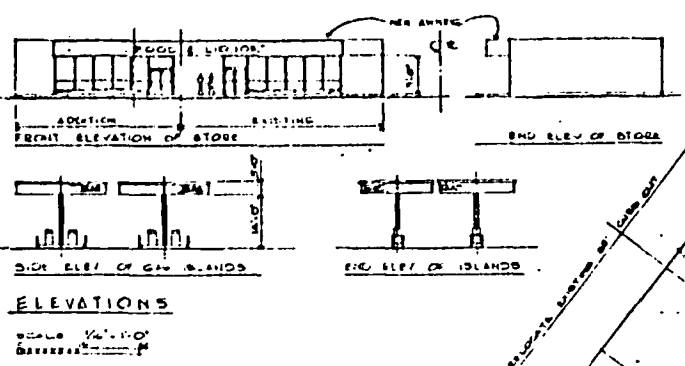
VICINITY MAP

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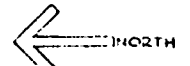
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11-8-84

No. 16 SITE PLAN

EXHIBIT A



SITE AREA	16,000 SQFT
BUILDING AREA	
EXISTING	2000 SQFT
ADDITION	1720 SQFT
TOTAL	3800 SQFT
PARKING ROAD PROVIDED	15 CARS
	15 CARS



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DEVELOPMENT PLAN
FOOD & LIQUOR # 146
BROADWAY AT ALHAMBRA
SACRAMENTO

984-359

84-359

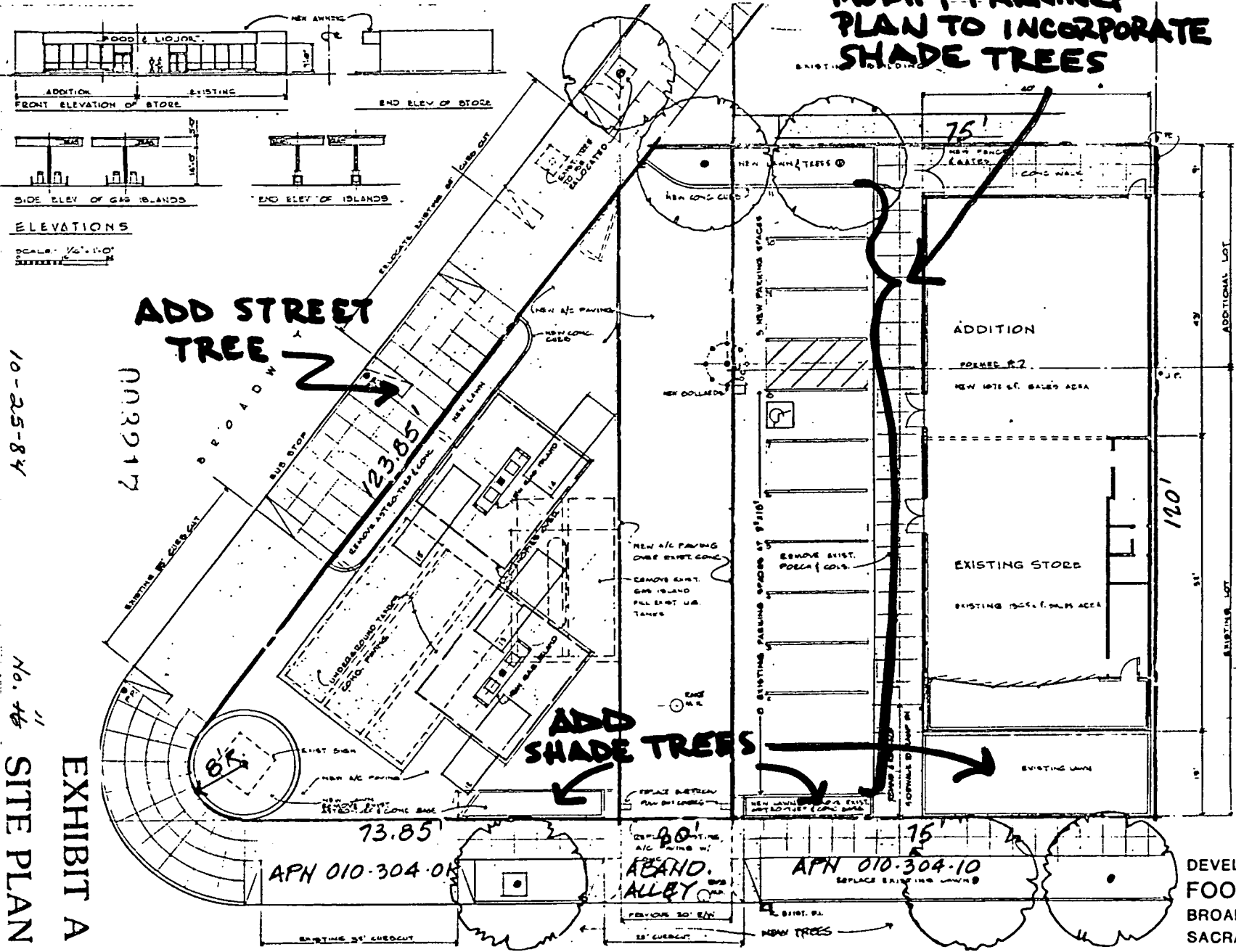
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No. 146

SITE PLAN

EXHIBIT A

MODIFY PARKING PLAN TO INCORPORATE SHADE TREES



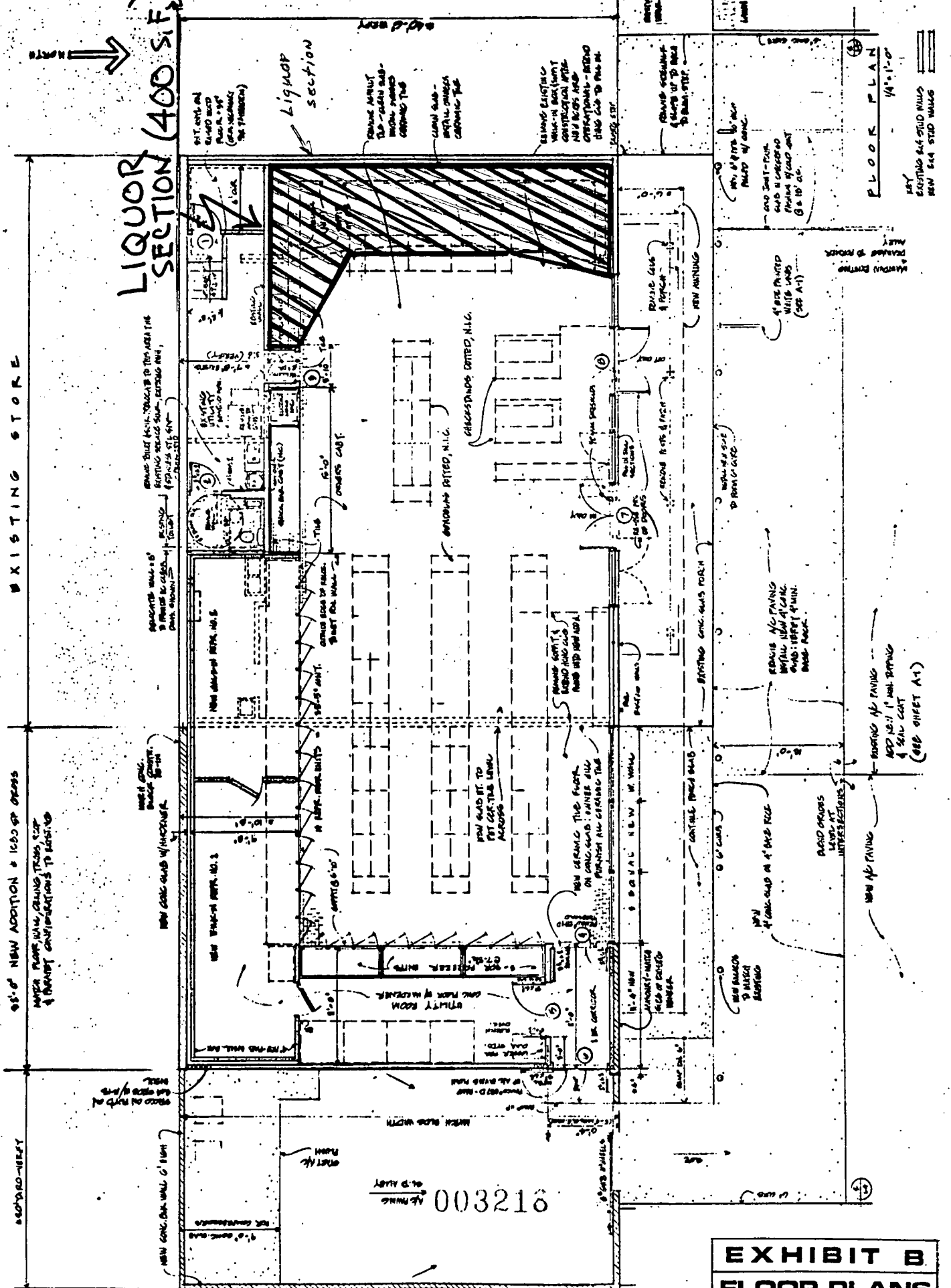
VICINITY MAP
NO SCALE

SITE AREA	16,000 SQFT
BLDG AREA	
EXISTING	2080 SQFT
ADDITION	1720 SQFT
TOTAL	3800 SQFT

PARKING REQ. 15 CARS
PROVIDED 15 CARS

← NORTH
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DEVELOPMENT PLAN
FOOD & LIQUOR # 146
BROADWAY AT ALHAMBRA
SACRAMENTO
SCALE: 1/8" = 1'-0"



84-259

48-8-84

11.11

003216

EXHIBIT B
FLOOR PLANS

FLOOR PLAN
1/4" = 1'-0"

KEY
EXISTING 1/8" GRID WALLS
NEW 1/4" GRID WALLS

EXISTING STORE

LIQUOR SECTION (400 S.F.)

LIQUOR SECTION

NEW CONCRETE WALLS
NEW FLOORING
NEW CEILING
NEW PARTITION WALLS
NEW 1/4" GRID WALLS

NEW 1/4" GRID WALLS
NEW PARTITION WALLS
NEW CEILING
NEW FLOORING
NEW CONCRETE WALLS

NEW CONCRETE WALLS
NEW FLOORING
NEW CEILING
NEW PARTITION WALLS
NEW 1/4" GRID WALLS

NEW CONCRETE WALLS
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NEW CEILING
NEW PARTITION WALLS
NEW 1/4" GRID WALLS

NEW CONCRETE WALLS
NEW FLOORING
NEW CEILING
NEW PARTITION WALLS
NEW 1/4" GRID WALLS

ADDITION TO
FOOD & LIQUOR STORE # 148

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