

REPORT AMENDED BY STAFF 1-22-87
CITY PLANNING COMMISSION

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

APPLICANT	Robert Lee & Associates, 1310 Commerce Street, Petaluma, CA 94952		
OWNER	Freeport Farms Development, Inc., 615-10th St., Sacramento, CA 95814		
PLANS BY	Robert Lee & Associates, 1310 Commerce Street, Petaluma, CA 94952		
FILING DATE	12/19/86	ENVIR. DET.	12/30/86
ASSESSOR'S-PCL. NO.	029-470-09	REPORT BY	EG/kr

APPLICATION: Special Permit to allow the construction of a 24-hour convenience store.

LOCATION: 1235 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 24-hour convenience store in conjunction with the remodeling of an existing service station.

PROJECT INFORMATION:

1974 General Plan Designation: Offices/Commercial
 1969 North Pocket community
 Plan Designation: Commercial
 Existing Zoning of Site: C-2 (EA-2)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Shopping Center; C-2 (EA-2)	Front:	50'	40' to canopy
South: Offices; OB-R (EA-2)	Side(Int):	0'	44' to canopy
East: Shopping Center; C-2 (EA-2)	Side(St):	0'	40' to canopy
West: Vacant; OB-R (EA-2)	Rear:	0'	52' to bldg.

Parking Required: 2 spaces
 Parking Provided: 2 spaces
 Property Dimensions: 150' X 150'
 Property Area: 0.59+ acres
 Square Footage of Building: 494
 Height of Building: 10 feet
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Materials: Metal
 Roof Material: Metal

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 0.59+ acre lot which is zoned General Commercial (C-2) and which is located in the Executive Airport Overlay Zone-2 (EA-2). The service station/convenience store is permitted, subject to the following conditions:
1. No structural lot coverage greater than 20 percent.
 2. No above ground storage of flammable or explosive material.
 3. No structures with more than two habitable stories or which exceed 30 feet in height.

The proposed project complies with the above mentioned conditions of the EA-2 overlay zone.

The site is designated for office/commercial in the 1974 General Plan and commercial in the 1969 North Pocket Community Plan. The site is adjacent to other commercial and office uses.

- B. The applicant's plans indicate that the existing full-serve gas station will be extensively remodeled (i.e. removal of existing building and canopy). A new station building, canopy, pump islands and restrooms will be constructed.

In addition, the remodeling will include the construction of a food mart within the new building (13' X 38' size). The service station/food mart will be operated on a 24-hour basis, with one employee operating the station per work shift. The site is located within 500 feet of an existing residential use (apartments); however, the site is not immediately adjacent to the residential use.

The site is also located within 656 feet west of an existing 24 hour service station/mini-mart (Shell Oil). This facility provides full auto service and convenience food items (i.e., snacks, soda, beer, etc.).

- C. Staff has reviewed the applicant's site plan building elevations and landscape plan. The following are highlights of the proposal which will require modification:

1. Staff recommends that the proposed planter strip along the north property line be more heavily landscaped with evergreen trees in addition to the single oak. Additional evergreen trees would screen the glare of headlights on adjacent properties and South Land Park Drive. ~~There/ should be no access through the north side of the site/~~ (staff amended)

- D. The project has been reviewed by the Traffic Engineering, Public Works, Fire, Police, Building Inspections, Water and Regional Transit. The following comments were received:

- a. Provide automatic locking doors on restrooms;
- b. Provide sufficient lighting;
- c. Applicant should be encouraged to consult with the department's Crime Prevention Unit;

D. Post signs stating "No Loitering-No Drinking".

- E. On-site signage would include a 30 foot high pole I.D./price sign (110+ sq. ft.). The new sign will replace existing pole sign. In addition, two 4' X 6' price signs will be located facing each street frontage. Under the Business and Professions Code, the station operator is required to have at least one price sign per street frontage. Since the signage is consistent with existing sign design in the area and since the price signs are legally required, staff has no objections.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposal will not have significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the negative declaration;
- B. 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 landscape plan, indicating evergreen tree plantings along the north property line. For review and approval by the Planning Director prior to the issuance of any building permits.
2. The applicant shall obtain a revocable encroachment permit from the City for the planter areas which are to 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. ~~There shall be no access through the north side of the site.~~ (staff deleted)

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 commercial and office uses;
 - 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, parking and landscaping is 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.

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APPLC. NO. P87-029 MEETING DATE January 22, 1987 ITEM NO 21

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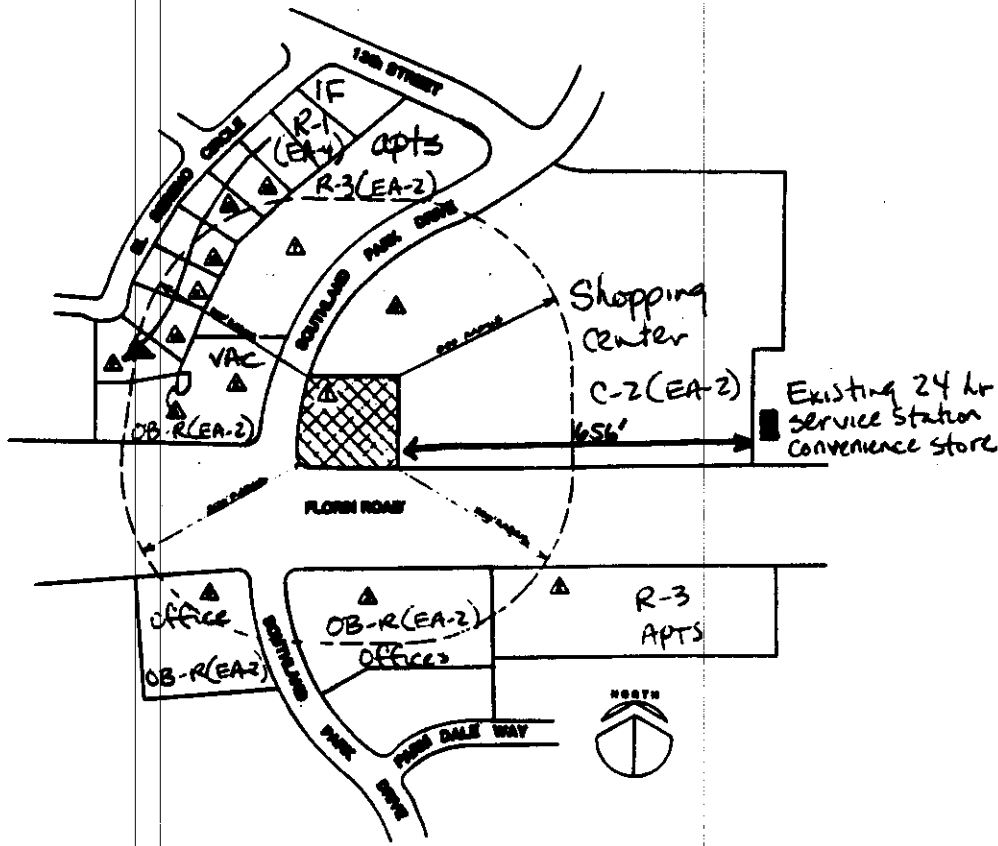
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VICINITY MAP

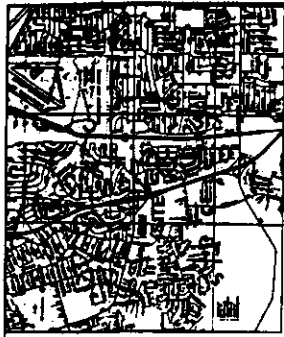


LAND USE & ZONING MAP

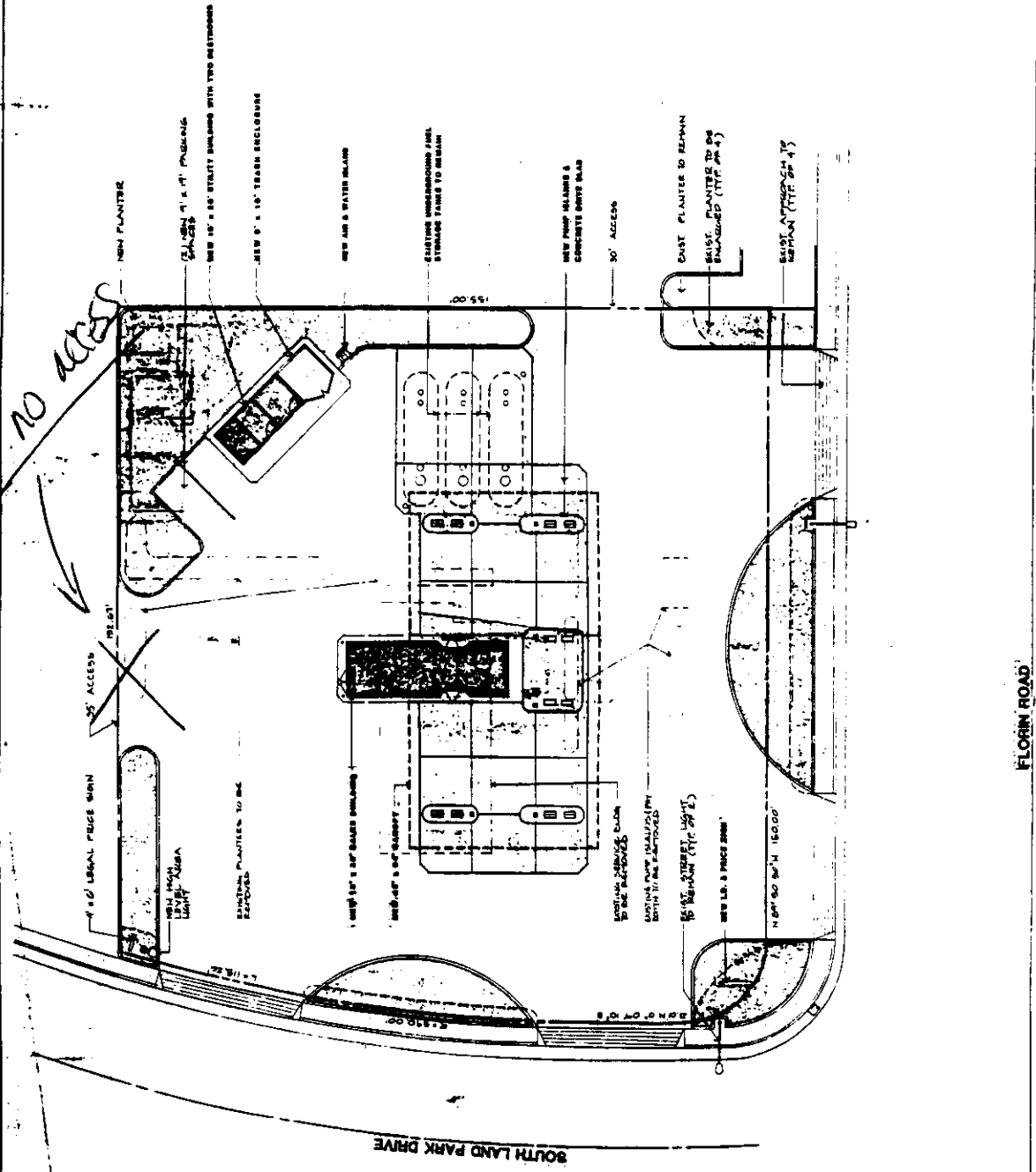
PM-029

1-22-87

Item 21



VICINITY MAP



SITE PLAN

FLOREN ROAD

SOUTH LAND PARK DRIVE

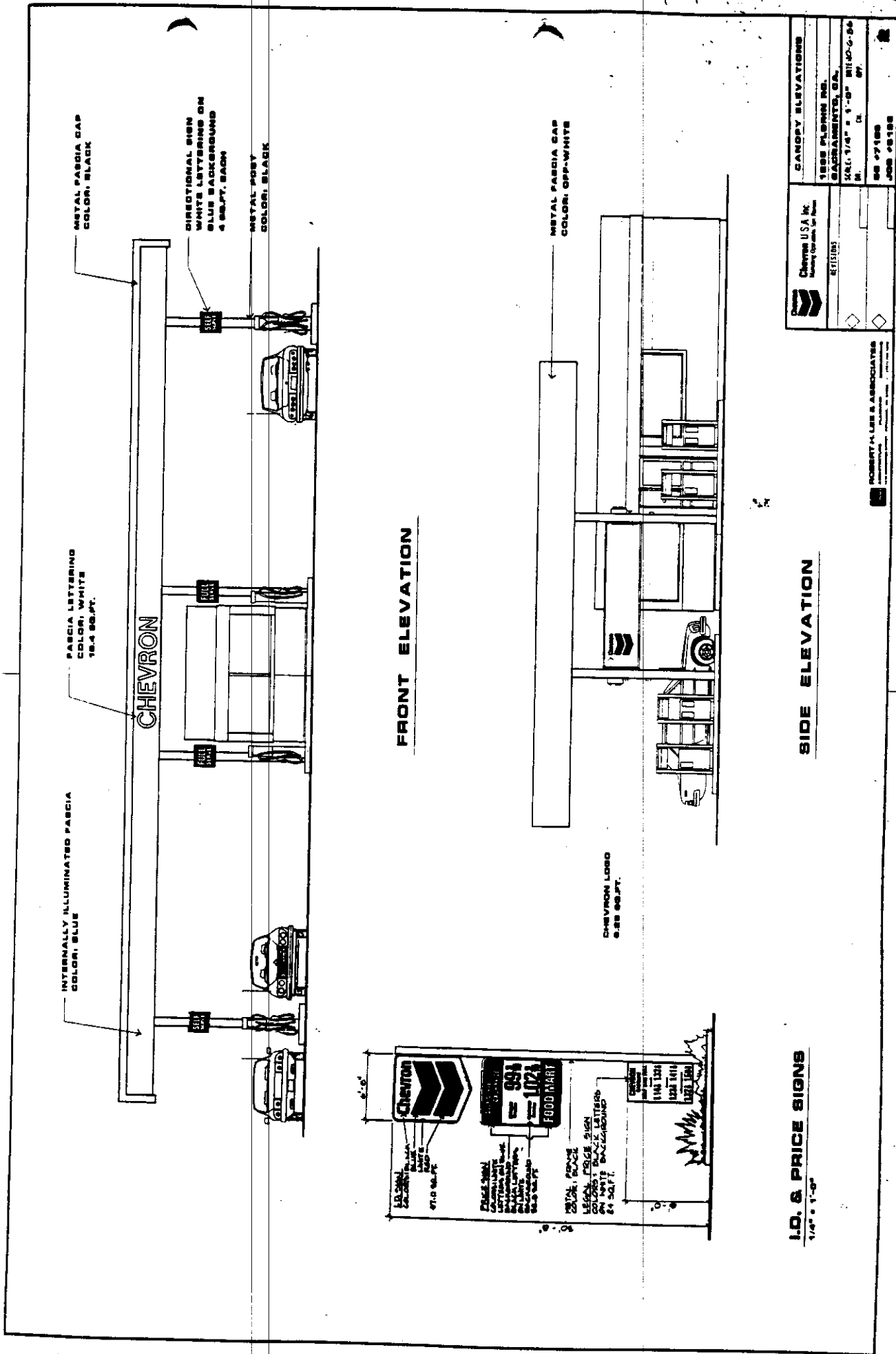


CHERRY USA, INC.
 ENGINEER
 LICENSE NO. 44848
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA

P87-029

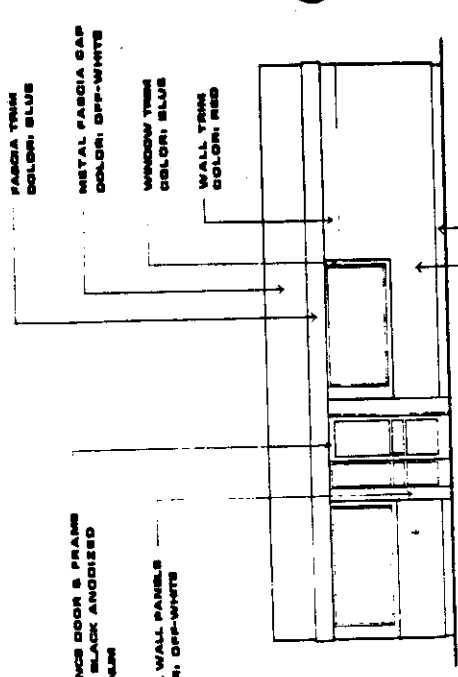
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Item 21

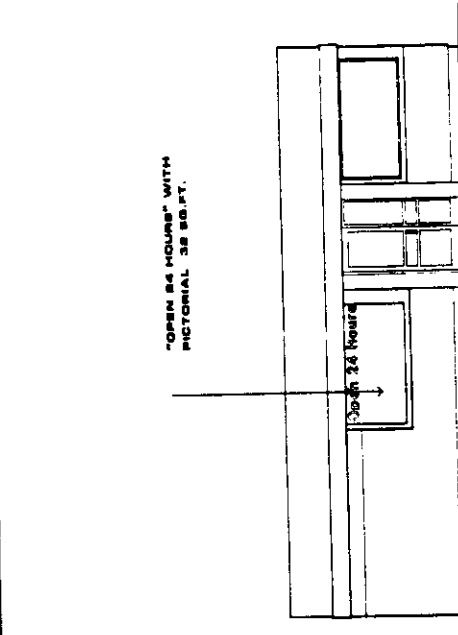


CHEVRON USA INC. 1800 PLUMBE RD. SACRAMENTO, CALIF. TEL: 916-491-1000 M. 916-491-1000	CANDY ELEVATIONS 1800 PLUMBE RD. SACRAMENTO, CALIF. TEL: 916-491-1000 M. 916-491-1000
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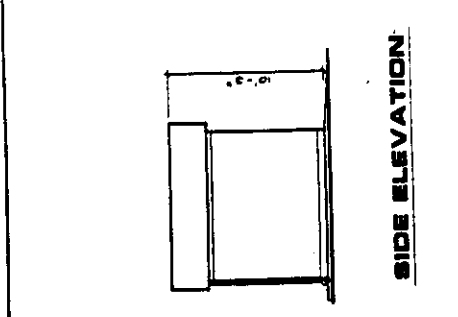
ROBERT F. LEE & ASSOCIATES



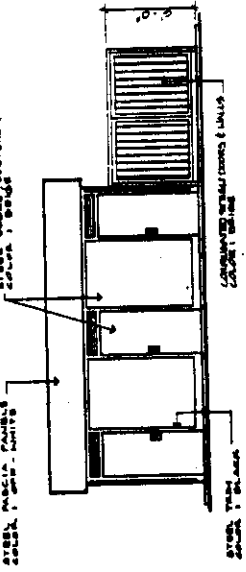
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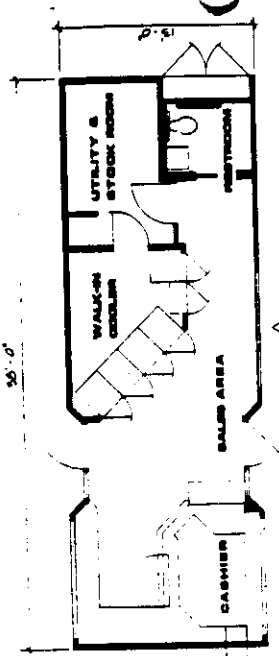
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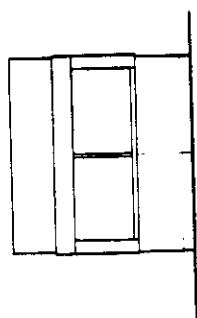
FRONT ELEVATION



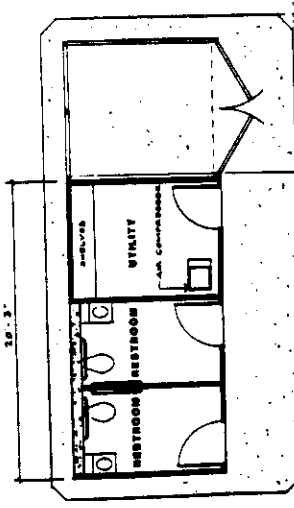
FRONT ELEVATION



FLOOR PLAN



FRONT ELEVATION



UTILITY BUILDING

WITH RESTROOMS & TRASH ENCLOSURE

 Cherco USA Inc. Building Division San Diego RD 3188	BUILDING ELEVATIONS	
	1888 PLEASANT RD.	
	SACRAMENTO, CA	
	TEL: (916) 914-9100	INT: 0-0-00
	WPC	DATE: 11/77
	88-47188	
	JOB #8188	

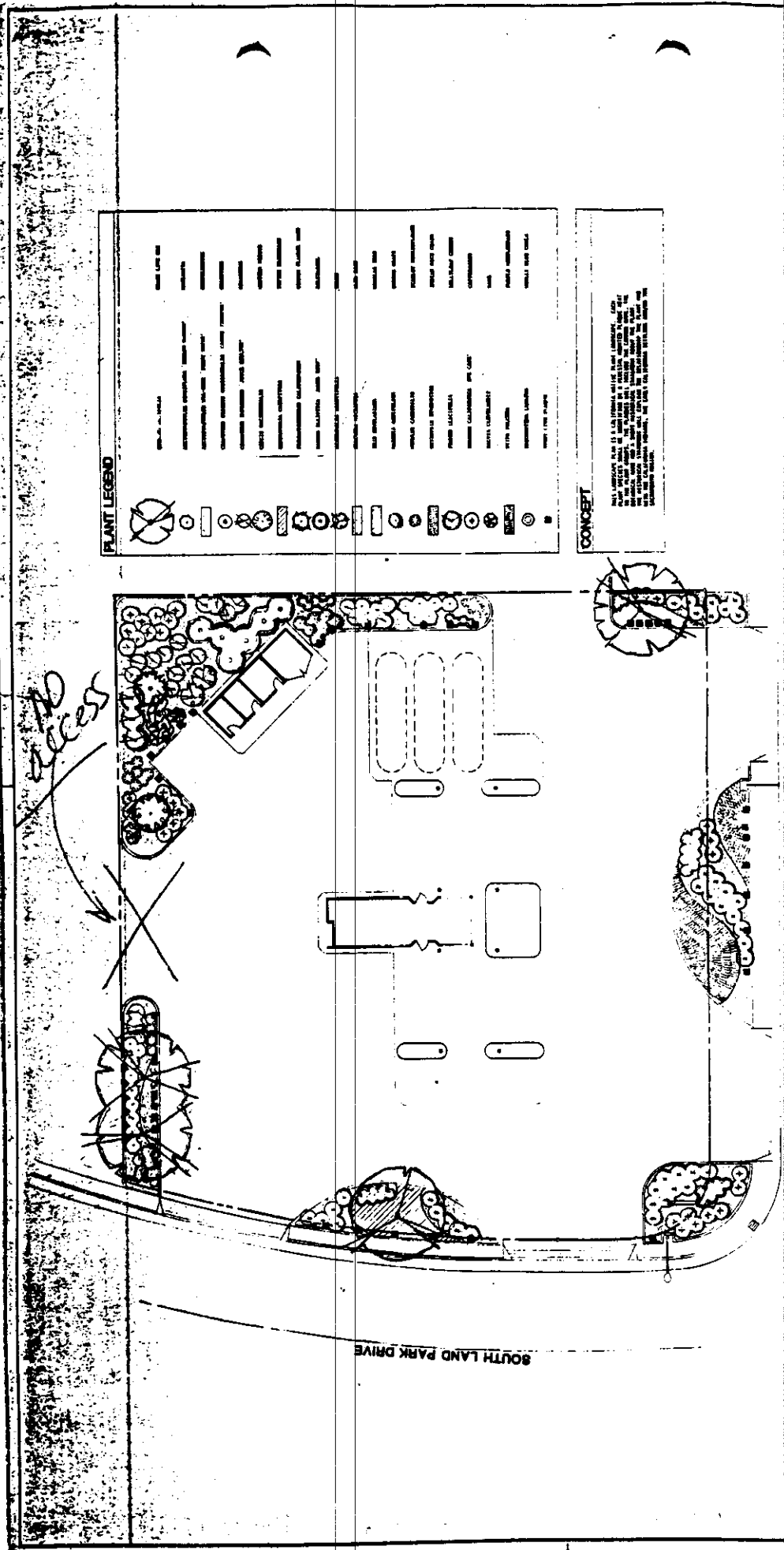
ROBERT H. LEE & ASSOCIATES
ARCHITECTS
1000 17th Street, San Diego, CA 92101
TEL: (619) 591-1111

SALES BUILDING

P87-029

1-22-87

Item 21



PLANT LEGEND

	PLANT 1
	PLANT 2
	PLANT 3
	PLANT 4
	PLANT 5
	PLANT 6
	PLANT 7
	PLANT 8
	PLANT 9
	PLANT 10
	PLANT 11
	PLANT 12
	PLANT 13
	PLANT 14
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	PLANT 17
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	PLANT 19
	PLANT 20
	PLANT 21
	PLANT 22
	PLANT 23
	PLANT 24
	PLANT 25
	PLANT 26
	PLANT 27
	PLANT 28
	PLANT 29
	PLANT 30

CONCEPT

ALL PLANTINGS ARE TO BE INSTALLED AT THE TIME OF CONSTRUCTION. THE PLANTINGS ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE PLANTINGS ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE PLANTINGS ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

LANDSCAPE PLAN

CHANGES USA INC.
 1125 FLORIN ROAD, SUITE 100
 SACRAMENTO, CALIF. 95833
 TEL: (916) 486-1111
 FAX: (916) 486-1112

PROJECT: LANDSCAPE PLAN
 DATE: 1-22-87
 SHEET NO. 4
 OF 4



FLORIN ROAD

SOUTH LAND PARK DRIVE

LANDSCAPE PLAN

F87-029

1-22-87

Item 21