

# CITY PLANNING COMMISSION

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

APPLICANT	Staley & Associates, P O Box 255494, Sacramento, CA 95865
OWNER	Kien Nguyen, 300 El Camino Avenue, Sacramento, California
PLANS BY	Charles Dayton
FILING DATE	1/27/88
ASSESSOR'S-PCL. NO.	275-0024-004
ENVIR. DET.	Cat. Ex. 15301 (e)(2)
REPORT BY	DH:vf

**APPLICATION:** Special Permit to allow the 778 sq. ft. expansion of a legal non-conforming mini-mart and the addition of a 720 sq. ft. tire shop to an existing mini-market/gas station currently selling beer and wine for off-site consumption on 0.35+ acres in the General Commercial (C-2) zone.

**LOCATION:** 300 El Camino Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to expand an existing 360 sq. ft. mini-market by adding 778 sq. ft. market and 720 sq. ft. tire repair shop.

**PROJECT INFORMATION:**

General Plan Designation:	Residential 4-15 du/na
1984 North Sacramento	
Community Plan Designation:	Retail-General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Gas station with mini-market and tire shop

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Circle K, Single Multi-Family Residential; C-2, R-3	Front:(Grove St.)	25'	28'
South: Park, RR Right-of-way, Single Family; R-1	Side(Int):(Altos Avenue)	5'	8'
East : RR R/W and supermarket; C-2 and R-1	Side(St):(El Camino)	5'	11'
West : Single Family; R-1	Rear:	-0-	60'

Parking Required:	8 spaces at one space per 250 sq. ft.
Parking Provided:	8 spaces
Property Dimensions:	Irregular triangle
Property Area:	0.35+ acres
Square Footage of Building:	New addition for tire shop - 720 sq. ft. Existing bldg. 1,138 sq. ft. (360 sq. ft. mini-market, 778 sq. ft. tire shop) canopy-720 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Metal panelling for old station, stucco and brick trim for new addition.

Roof Material:	Plywood and tar
Hours of Operation:	7:00 a.m. to 8:00 p.m., seven days/week
Total Number of Employees:	4
Mini-Market Employees per shift:	2 to 3
Tire Shop Employees:	2 to 5

PROJECT BACKGROUND:

The applicant commenced construction of the expanded tire shop and remodeling without Planning Commission approval. Building permits were issued for the remodel. The expansion of shelf area and storage of beer and wine requires a special permit from the Planning Commission pursuant to Ordinance 87-077 adopted by the City Council on June 23, 1987. The applicant has completed improvements to the building and is using the tire shop building.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.35 developed acre lot which is zoned General Commercial (C-2) zone and is designated for Retail-General Commercial on the 1984 North Sacramento Community Plan. Surrounding land uses include a 24 hour Circle K convenience market with gas pumps to the north, a shopping center and former railroad right-of-way to the south and east, and single family residential to the west.

B. Project Description:

The applicant proposes to expand an existing mini-market occupying 360+ sq. ft. into an area of 778 sq. ft. for a total of 1,138+ sq. ft. of mini-market area. The increased sales area includes an expansion in the area for the sale and display of beer and wine. City Ordinance requires a special permit for beer and wine sales when expansion occurs in the area used for the sale of beer and wine.

The applicant has also constructed a 720 sq. ft. building addition to allow a tire repair shop to relocate from the former area proposed to be added to the mini-market.

The applicant's site plan shows 8 parking spaces, dumpster location, 720 sq. ft. canopy over the two pump islands and pay telephone location. Staff field inspected the site and notes that air/water dispensers are located near the pay phone booth. A steel barricade 30 inches high is located along the Altos Avenue frontage. The dumpster is not enclosed. No landscaping is provided along the street frontages.

C. Site Plan Evaluation:

1. All parking spaces should be painted and clearly marked. Employees of the tire shop and of the mini-market are not allowed to park on the adjacent street frontages. Cars being worked on at the tire shop must be contained inside the building. City Ordinance does not allow outside auto repair in the C-2 zone.
2. All parking stalls are to be designed to minimum City dimensions. Back out maneuvering area is required to be 26 feet for 90 degree parking.
3. Parking stalls 1, 2, and 3 located near Grove Avenue may require relocation in order to allow landscape strip four feet in width adjacent to Grove and El Camino Avenue.
4. No trash enclosure is shown. One trash enclosure is required as per City Code to conceal the trash dumpster unit. Location of the trash enclosure shall be behind all setbacks.
5. No on-site lighting is shown. Staff recommends all lighting be focussed on-site and not reflect off-site onto residentially zoned or used property.
6. Landscaping adjacent to the public street right-of-way is to be shown. The minimum City standard is four feet wide with 6 inch concrete curb on either side of the planter. The site plan should be revised to include the landscape planter and driveway locations.
7. No external bell or speaker system is shown on the plan. If a bell system is proposed, it shall only be audible inside the store. If a public address system is constructed, it shall only be used in conjunction with emergencies or when customers need assistance. No constant air-play will be allowed.
8. No outdoor storage of discarded tires or automobiles is to occur on the site
9. All automobile repair is to occur within the tire repair shop building.

D. Increase in Sale of Beer and Wine:

Staff expressed concern over increased beer and wine sales to the applicant after the Commission took action to deny Circle K the ability to operate a 24 hour market on the northwest corner of Grove Avenue and El Camino Boulevard. During public testimony on August 27, 1987, the Commission discussed the negative impact the existing 24 hour Circle K had on the neighborhood. The Commission denied the special permit for beer and wine and a 24 hour operation on October 8, 1987 (P87-323). The item was appealed to the City Council where the Council denied the appeal and upheld the Planning Commission denial.

The proposed project plans to expand 778 sq. ft. into the total mini-market area to 1,138 sq. ft. The hours of operation are from 7:00 a.m. to 8:00 p.m. The facility is closed in the evening when problems occur at the Circle K located directly north across El Camino Avenue. The sale of beer and wine at this site should not create a problem since the site does not abut residentially used property. By closing at 8:00 p.m., no traffic or loitering should occur at the site. Staff notes, however, that people do loiter late at night on the subject site and at the Circle K across El Camino Avenue. Staff recommends some form of gates or barrier to prevent loitering with posting of signs stating "Customer Parking Only, No Loitering or Drinking."

E. Agency Comments and Public Comments:

Due to the expansion of the mini-market and addition of the tire shop, the site did not require major improvements to driveway locations or parking and building placement. Traffic Engineering provides the following comments on the project.

1. Remove and replace any substandard sidewalk to City standards.
2. Any new additional parking stalls shall conform to City Standards.
3. Replace any broken curbs, gutters, sidewalks.

The recommendation of staff to upgrade the landscaping on-site with the addition of four foot wide landscape planters adjacent to the road right-of-way is based upon the goal to upgrade the image at this heavily used intersection.

Regarding the sales of beer and wine, the City Police Department provided the following recommendations:

Two of our supervising patrol sergeants and several of the residents in the area are opposed to the granting of the above special permit. The sergeants indicate that there is an existing problem with drugs and alcohol in the area. Two of the area residents surveyed are opposed because they believe the applicant is now selling alcohol to minors. Others complain that there are already too many people "hanging out and sleeping" around the property.

Of the twenty-two individuals contacted in the neighborhood, nineteen of 79 percent expressed opposition. If the application is granted, we feel it should be conditioned as follows:

1. Property to be posted "No Loitering or Trespassing. Customer Parking Only;" and "It is Illegal to Possess an Open Container of Alcohol on This Property or Adjacent Public Areas."
2. No beer to be sold in quantities of less than one six-pack.
3. No wine to be sold in quantities of less than 750 ml.

Adjacent neighbors have stated opposition to the beer and wine sales and have provided letters of protest which are included in the correspondence section. Staff notes that comments two and three from the Police Department cannot be made condition of the Special Permit. However, these comments will be transmitted to the ABC for their consideration.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 {e}{2}).

RECOMMENDATION: Staff recommends the Planning Commission approve the special permit subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit for Beer and Wine Sales

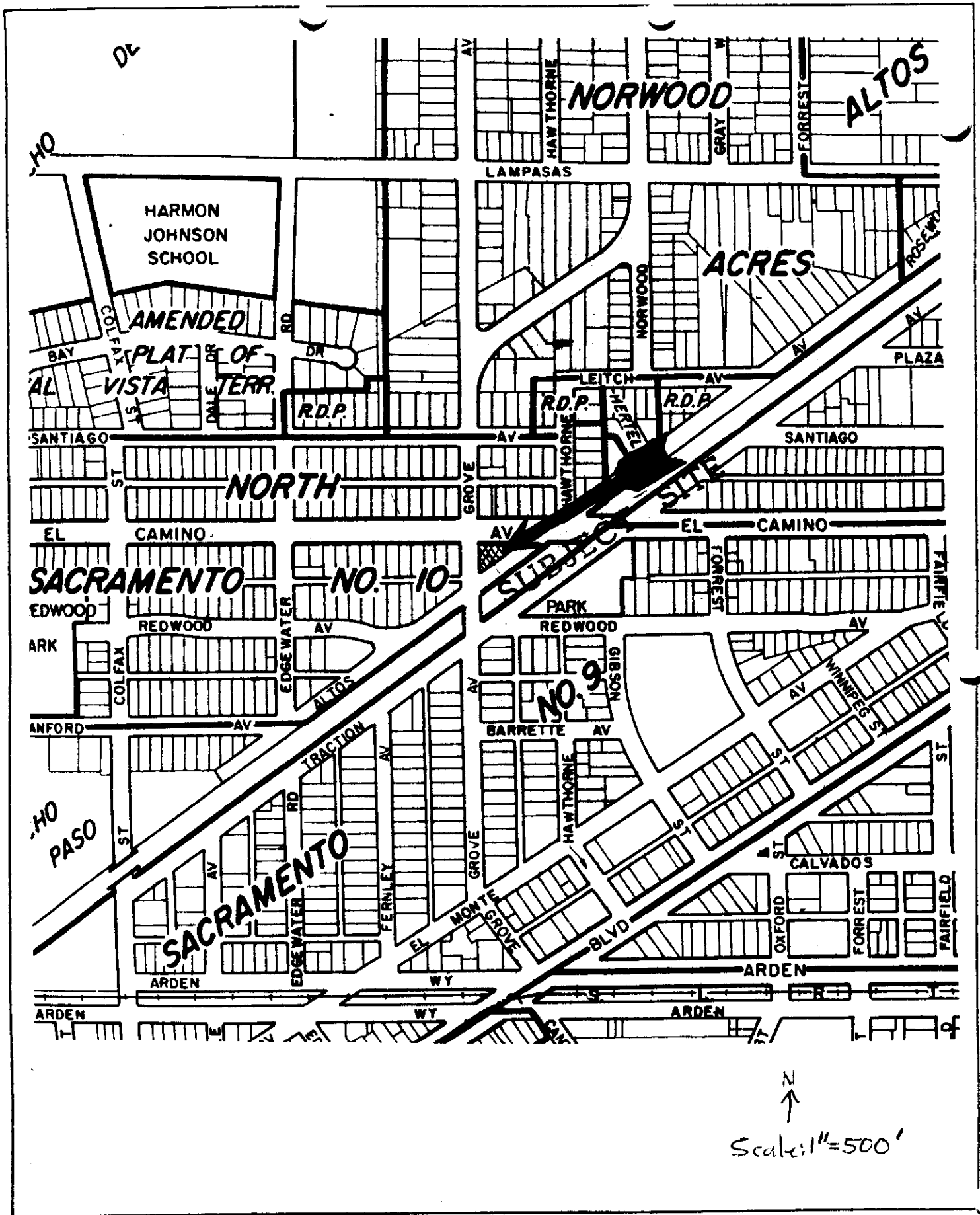
1. A clearly visible sign shall be posted near the cash register with the following admonition: "it is unlawful to enter or remain on these premises, adjacent parking lot, or adjacent public sidewalk or street with an open alcoholic beverage container." (PC(Penal Code) 647-E; SCC (Sacramento City Code) 26.24C).

2. A revised detailed site plan shall be reviewed and approved by the Planning Director showing the following improvements:
  - a) minimum four foot deep landscape planter adjacent to the public right-of-way designed to City standards shall be shown on the site plan;
  - b) one trash enclosure designed to City Standards and meeting all setback requirements shall be shown;
  - c) all parking spaces shall be designed to City standards, painted, and clearly marked designed to City standards;
  - d) parking spaces located nearest to Grove Street require redesign to allow the four foot landscape strip;
  - e) all landscaping is to be automatically irrigated;
  - f) all on-site lighting should be directed on-site and not reflect off-site onto residentially zoned or used property;
  - g) no public address or bell system is allowed which is used constantly. P.A. system shall only be used in conjunction with emergencies or when customer's need assistance. No constant air play is allowed;
  - h) air and water dispenser shall be shown on the revised site plan;
  - i) the parking area shall be posted with signs stating the following in large print, "Customer Parking Only. No Loitering or Drinking." The applicant is responsible for repair and replacement of these signs; and
  - j) a gate or barricade shall be shown on the site plan across the driveways to prevent unauthorized access when the facility is closed.
3. The improvements called out for on the revised site plan shall be installed prior to use of the expanded mini-market area. Staff of the City Planning division shall field inspect the site for compliance with conditions prior to use of the expanded mini-market area.
4. Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m. for the mini-market.

5. No outdoor tire storage is allowed in the C-2 zone.
6. No outdoor automobile repair, including tire removal and installation are allowed in the C-2 zone.
7. All signs shall comply with the City Sign Ordinance requirements.

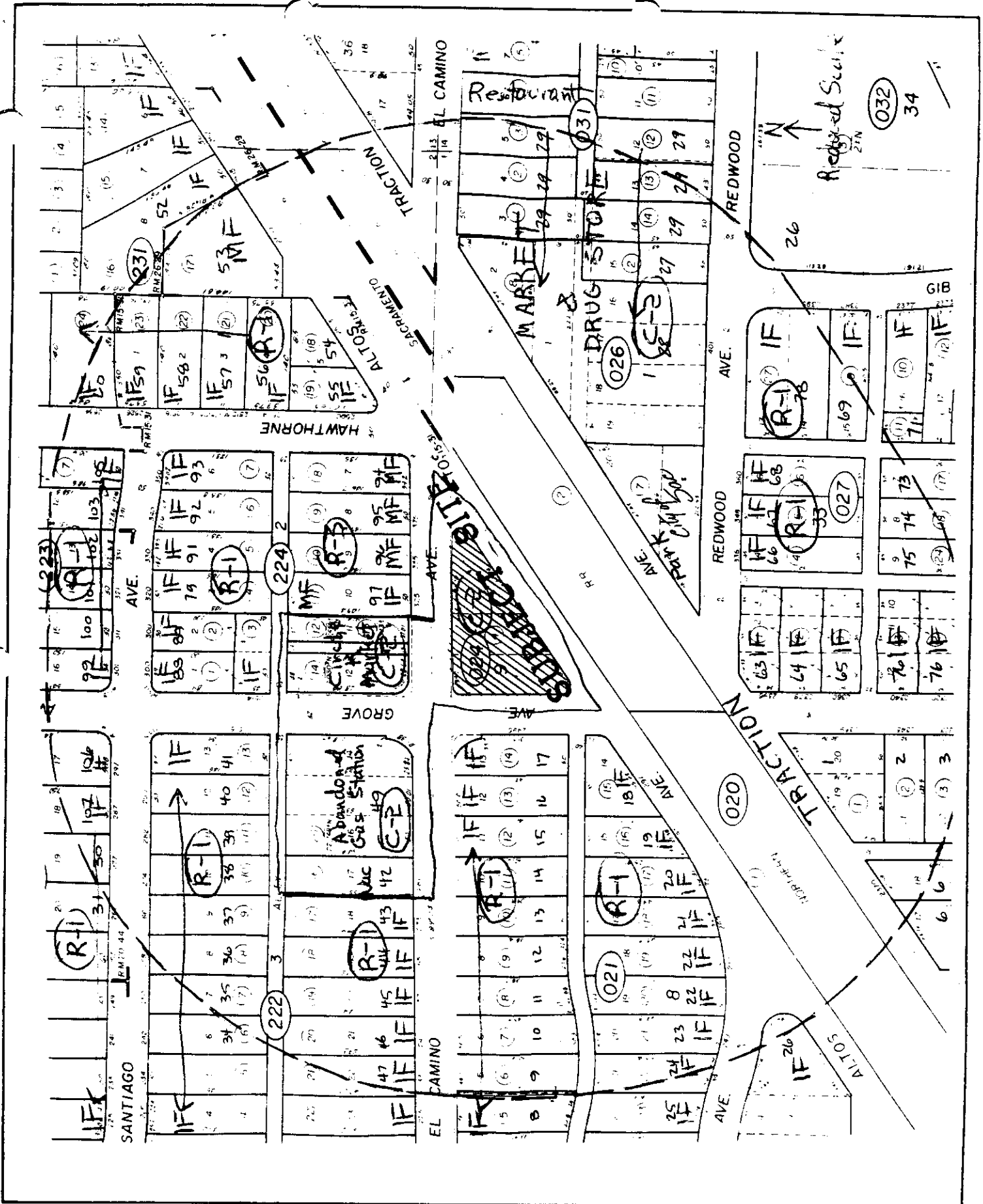
Findings of Fact-Approval Special Permit Beer and Wine Sales

1. The proposed use, as conditioned, will not adversely affect the peace and general welfare of the surrounding neighborhood in that the limited hours of operation and site improvements will enhance the commercial use of the property.
2. The proposed use, as conditioned, will not result in an undue concentration of establishments dispensing alcoholic beverages in that the existing 360 sq. ft. mini-market sells beer and wine and the request is to expand an existing facility selling beer and wine. No hard liquor is to be sold from the site.
3. The proposed use will not encourage the development of a blighted area in that the North Sacramento area in the vicinity of El Camino Boulevard and Grove Avenue has had problems with loitering associated with vacant parcels and proximity to the existing Circle K, however, the limitation on hours of operation and site improvements should negate any potential adverse impacts.
4. The proposed use, as conditioned, will not be contrary to and adversely affect programs of redevelopment or neighborhood conservation in that the expansion of the existing beer and wine sales area and on-site enhancements will improve the appearance of the area.



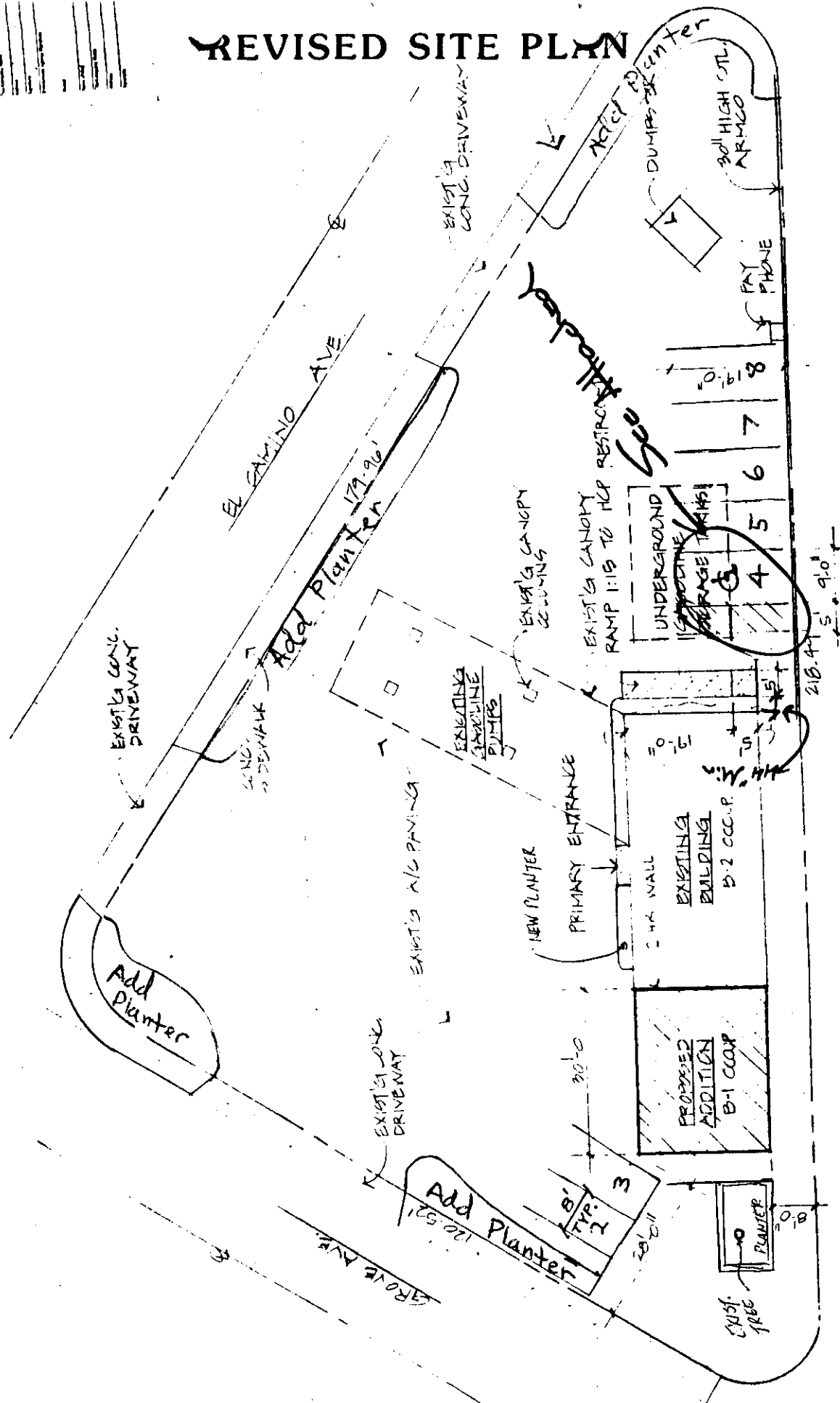
# VICINITY MAP





# LAND USE & ZONING MAP

# REVISED SITE PLAN

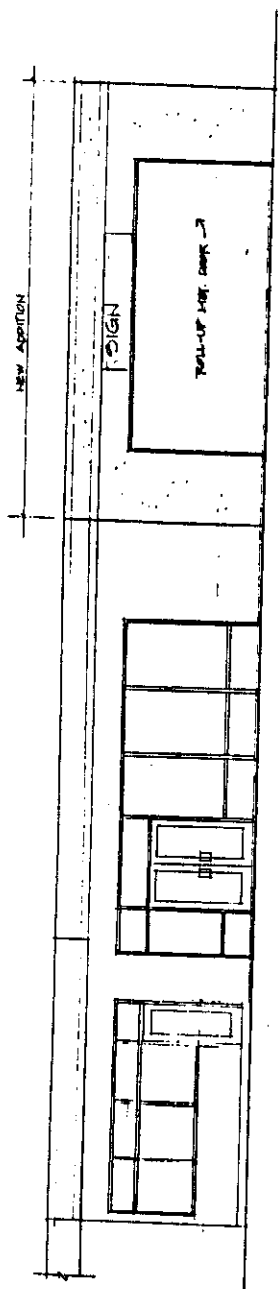


P-88-081

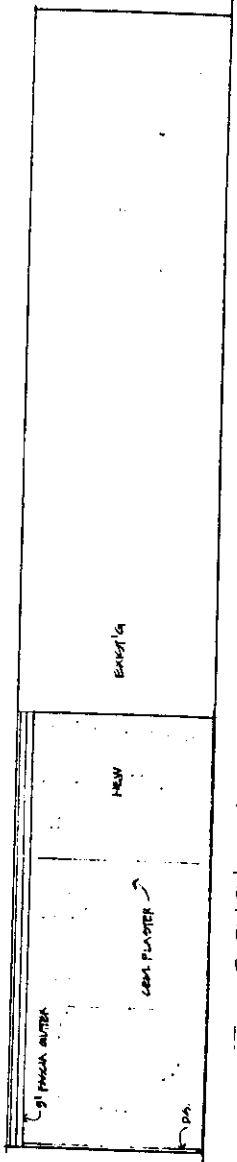
3-10-88

item 26

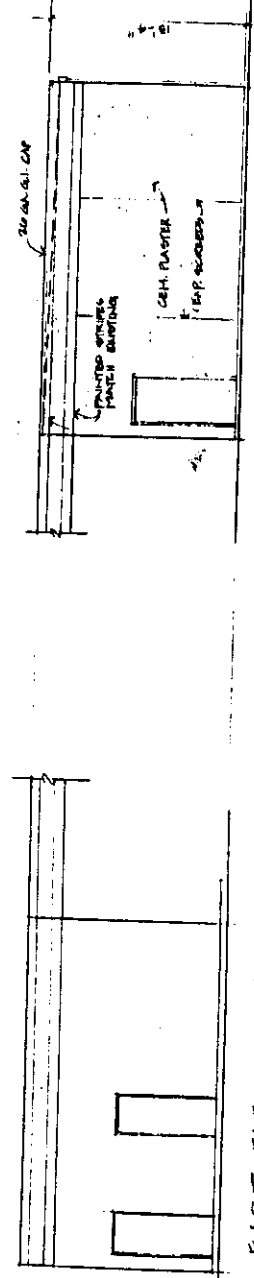
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DRAWN BY	CHANDLER
CHECKED BY	CHANDLER
PROJECT	NEW APARTMENT
NO.	081
SCALE	AS SHOWN
DATE	10/10/88
DRAWN BY	CHANDLER
CHECKED BY	CHANDLER
PROJECT	NEW APARTMENT
NO.	081
SCALE	AS SHOWN



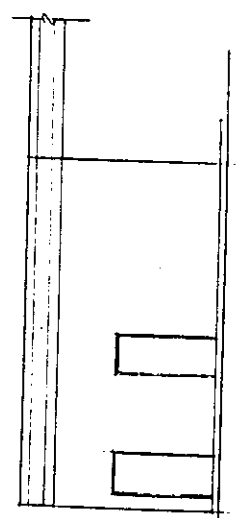
NORTH ELEVATION  
10/10/88



SOUTH ELEVATION  
10/10/88



WEST ELEVATION  
10/10/88



EAST ELEVATION  
10/10/88

P-88-081

3-10-88

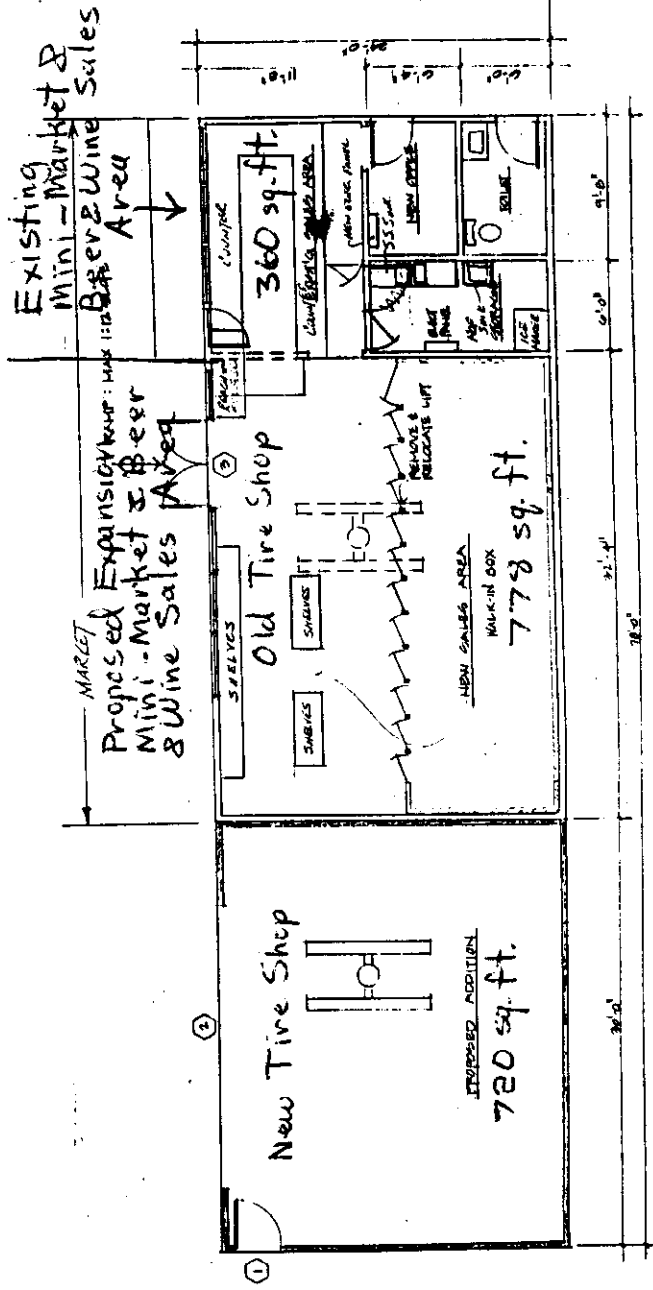
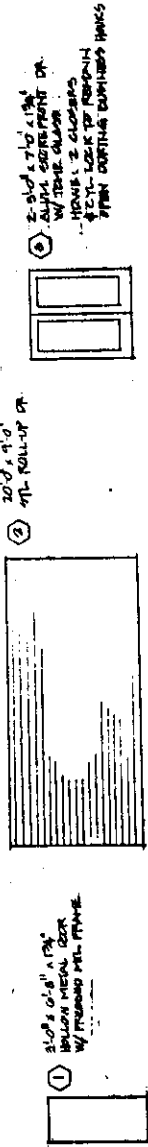
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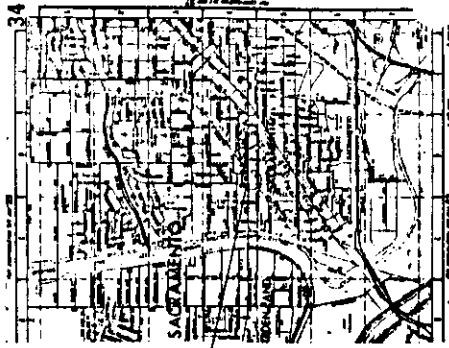
item 26

DOOR SCHEDULE



MINI-MARKET - FOR KIM NGUYEN AND EL CASHING AND SALES
DATE: _____
BY: _____
SCALE: _____
SHEET NO: _____
TOTAL SHEETS: _____

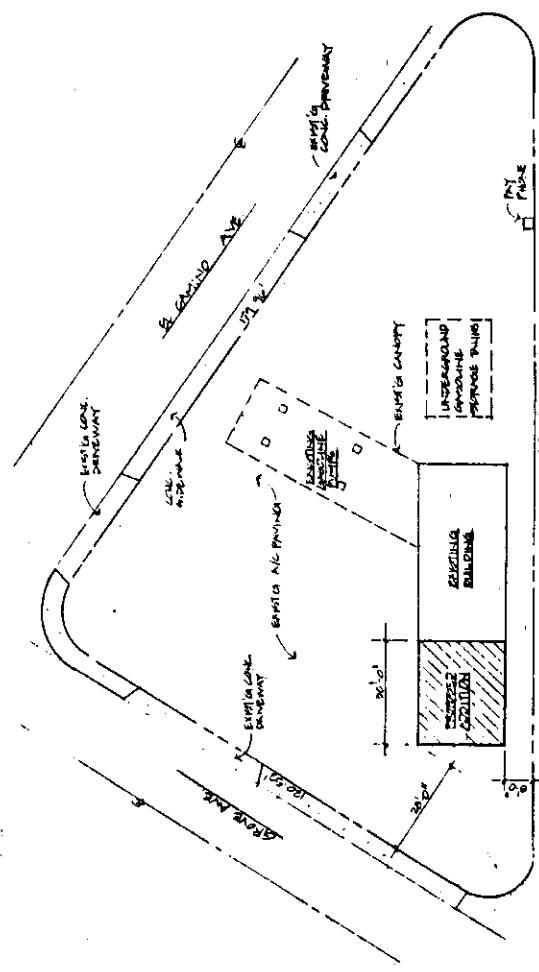
FLOOR PLAN



LOCATION MAP

CODE AND LAND USE INFORMATION	
USE:	RESIDENTIAL
DESIGN CRITERIA:	RESIDENTIAL
PLANNING CODE:	1985 USC
PLANNING TYPE:	511/512
PLANNING DISTRICT:	TYPE V-N
PLANNING ZONE:	TYPE V-N
ANALYSIS:	
PLANNING AREA:	3040
TOTAL LAND AREA:	
CORRECTION:	
PARKING SPOTS:	
STANDARD:	
REMARKS:	
TOTAL:	
PARKING REQUIREMENTS:	

MINI-MARK FOR KIEN NGUYEN  
 200 EL CAMINO AVE SACRAMENTO, CA  
 ANALYST: J.L.M.  
 DATE: 3/10/88  
 CHARACTER: EMOTION-FLYER



420 AVE

SITE PLAN  
 1/2" = 1'-0"



# CITY OF SACRAMENTO

DEPARTMENT OF POLICE  
HALL OF JUSTICE  
813 6TH STREET

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5121

JOHN P. KEARNS  
CHIEF OF POLICE

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

February 22, 1988

Ref. 2-13

FEB 24 1988

RECEIVED

## MEMORANDUM

TO: WILL WEITMAN, SENIOR PLANNER  
CITY PLANNING DIVISION

FROM: JERRY V. FINNEY, ASST. CHIEF OF POLICE  
SACRAMENTO POLICE DEPARTMENT

SUBJECT: REQUEST FOR SPECIAL PERMIT FOR THE FILL & SAVE,  
300 EL CAMINO (P-88-081)

Two of our supervising patrol sergeants and several of the residents in the area are opposed to the granting of the above special permit. The sergeants indicate that there is an existing problem with drugs and alcohol in the area. Two of the area residents surveyed are opposed because they believe the applicant is now selling alcohol to minors. Others complain that there are already too many people "hanging out and sleeping" around the property.

Of the twenty-two individuals contacted in the neighborhood, nineteen or 79% expressed opposition. If the application is granted, we feel it should be conditioned as follows:

1. Property to be posted "No Loitering or Trespassing. Customer Parking Only"; and "It is Illegal to Possess an Open Container of Alcohol on This Property or Adjacent Public Areas."
2. No beer to be sold in quantities of less than one six-pack.
3. No wine to be sold in quantities of less than 750 ml.

*Jerry V. Finney*  
JERRY V. FINNEY  
ASSISTANT CHIEF OF POLICE

JVF/ks

p-88-081

3-10-88

item 26

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAR 02 1988

RECEIVED

288 El Camino Avenue  
Sacramento, CA 95815  
March 1, 1988

Mr. Dan Hendrycks  
City Planning Department  
1231 - I Street  
Sacramento, CA 95814

RE: P88-081

This letter is to protest the sale of alcoholic beverages at 300 El Camino Avenue.

Our grounds for protest are as follows:

1. The stress of loud noise from some convenience store patrons is disruptive to the nearby residents;
2. Traffic could increase at this already crowded intersection of Grove Street and El Camino Avenue;
3. The nearby owners' lawns could be littered with discarded beer or wine bottles.

In a neighborhood of mostly Senior Citizens, we feel that these reasons should warrant a denial of the sale of alcoholic beverages at this minimart.

Sincerely yours,

*Lyle E. Helman*  
*Vera C. Helman*  
Lyle E. Helman  
Vera C. Helman

P-88-081

3-10-88

item 26

273 El Camino Avenue  
Sacramento, Ca. 95815  
March 1, 1988

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAR 03 1988

RECEIVED

Sacramento Planning Commission  
1231 Eye Street  
Sacramento, Ca. 95814

Attn.: Dan Hendrycks

Re: P-88-081

Dear Mr. Hendrycks:

I would like to voice my opposition to the sale of beer and wine at 300 El Camino Avenue.

Such sales do nothing to enhance the quality of life in any neighborhood. On the contrary, it

1. Adds to already congested traffic
2. Increases noise and disturbances, maybe increases crime
3. Adds to litter

Further, and most important, it is NOT needed. Circle K is just across the street, open all night, selling beer and wine. Arcade Market is open all day and until (I believe) 8'o'clock at night. Northgate has markets, bars, and convenience markets.

Thank you for your consideration.

Sincerely,

*Eula Savage*  
Eul. Savage

P-88-081

3-10-88

Item 26



CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAR 03 1988

RECEIVED

288 El Camino Avenue  
Sacramento, CA 95815  
March 3, 1988

Mr. Dan Hendrycks  
City Planning Dept.  
1231 - I Street  
Sacramento, CA 95814

Dear Mr. Hendrycks:

RE: P88-081

Enclosed are copies of protests as per  
our phone conversation of February 29th.

Thank you for your consideration.

Sincerely,

*Vera Helman*

Vera Helman

P-88-081

3-10-88

*item 26*

Department of Alcoholic Beverage Control  
1901 Broadway  
Sacramento, CA 95818

Gentlemen:

I hereby protest the issuance of a license under the Alcoholic Beverage Control

Act to Purser, Cuc T.  
Name(s) of Applicant(s)

for premises at 300 El Camino Av., Sacramento, Ca. 95815  
Exact address of proposed premises

on the grounds that: The sale of alcoholic beverages at this busy intersection, (El Camino and Grove) will add to an already horrendous traffic situation; it will add noise to disturb the nearby residents; tend to bring more undesirable elements to the neighborhood and perhaps increase crime; add to litter; further, it is not needed - there is a convenience market selling alcoholic beverages across the street and several on Northgate.

I, Eula Savage, declare under penalty of perjury:  
Name of Protestant

That I am the protestant herein; that I have read the above protest and know the contents thereof; that the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe them to be true.

Executed on February 28, 1988 at Sacramento California.

EULA SAVAGE Name (printed) Eula Savage Signature of Protestant

(916) 925-3260  
Telephone Number

273 El Camino Avenue, Sacramento, Ca. 95815  
Address of Protestant

RECEIVED  
FEB 29 1988  
Sacramento District Office  
Department of Alcoholic Beverage Control

Department of Alcoholic Beverage Control  
901 Broadway  
Sacramento, CA 95818

RECEIVED  
FEB 23 1988  
Sacramento District Office  
Department of Alcoholic  
Beverage Control

Gentlemen:

I hereby protest the issuance of a license under the Alcoholic Beverage Control

Act to Purser, C. T.  
Name(s) of Applicant(s)

for premises at 300 El Camino Ave. Sacramento, Ca 95815  
Exact address of proposed premises

on the grounds that:

- 1) the stress of loud noise from some night patrons of a convenience store selling alcoholic beverages is a detriment to the health of this predominantly Senior Citizens' neighborhood. (Some Seniors live within 100 feet of the above-mentioned location.)
- 2) Traffic would increase at this already crowded corner of Grove St. and El Camino Ave. (A traffic study of this intersection, made last year, can prove the serious situation of traffic flow here.)
- 3) the nearby property owners' lawns could be littered with discarded beer or wine bottles.

I, Vera C. Helman, declare under penalty of perjury:  
Name of Protestant

That I am the protestant herein; that I have read the above protest and know the contents thereof; that the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe them to be true.

Executed on February 28, 1988 at Sacramento, California.

Vera C. Helman  
Name (printed)

Vera C. Helman  
Signature of Protestant

(916) 925-4861  
Telephone Number

288 El Camino Ave. Sacramento, Ca 95815  
Address of Protestant.

Department of Alcoholic Beverage Control  
1901 Broadway  
Sacramento, CA 95818

RECEIVED  
FEB 28 1988  
Sacramento District Office  
Department of Alcoholic  
Beverage Control

Gentlemen:

I hereby protest the issuance of a license under the Alcoholic Beverage Control

Act to Purser, CUC T.  
Name(s) of Applicant(s)

for premises at 300 El Camino Ave. Sacramento, CA 95815  
Exact address of proposed premises

on the grounds that:

- 1) the stress of loud noise from some night patrons of a convenience store selling alcoholic beverages is a detriment to the health of this predominantly Senior Citizens' neighborhood. (Some Seniors live within 100 feet of the above-mentioned location)
- 2) Traffic would increase at this already crowded corner of Grove St. and El Camino Ave. (A traffic study of this intersection made last year, can prove the serious problem of traffic flow here.)
- 3) The nearby property owners' lawns could be littered with discarded beer or wine bottles.

I, Lyle E. Helman, declare under penalty of perjury:  
Name of Protestant

That I am the protestant herein; that I have read the above protest and know the contents thereof; that the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe them to be true.

Executed on February 28, 1988 at Sacramento California.

Lyle E. Helman Name (printed) Lyle E. Helman Signature of Protestant

(916) 925-4861  
Telephone Number

288 El Camino Ave. Sacramento, Co. 95815  
Address of Protestant

P-88-081

3-10-88

Item 26

Department of Alcoholic Beverage Control  
1901 Broadway  
Sacramento, CA 95818

RECEIVED  
FEB 20 1988  
Sacramento District Office  
Department of Alcoholic  
Beverage Control

Gentlemen:

I hereby protest the issuance of a license under the Alcoholic Beverage Control

Act to Cuc T Purser  
Name(s) of Applicant(s)

for premises at 300 El Camino Sacramento, Ca 95815.  
Exact address of proposed premises

on the grounds that:

There is an existing Circle K MiniMart  
across the street on the North side of Grove and  
El Camino.  
Also, on the West side an array of vendors  
hawking or barking their various wares/merchandise.

I, Norma Hale Yonce, declare under penalty of perjury:  
Name of Protestor

That I am the protestant herein; that I have read the above protest and know the  
contents thereof; that the same is true of my own knowledge except as to those  
matters which are therein stated on information and belief, and as to those matters I  
believe them to be true.

Executed on Feb 27 at 380 El Camino Sacramento California.

NORMA HALE YONCE Norma Hale Yonce  
Name (printed) Signature of Protestor

916-924-1811  
Telephone Number

380 El Camino Sacramento, Ca 95815  
Address of Protestor

Department of Alcoholic Beverage Control  
1901 Broadway  
Sacramento, CA 95818

RECEIVED  
FEB 29 1988  
Sacramento District Office  
Department of Alcoholic  
Beverage Control

Gentlemen:

I hereby protest the issuance of a license under the Alcoholic Beverage Control

Act to Purser, Cae J.  
Name(s) of Applicant(s)

for premises at 300 El. Camino Ave  
Exact address of proposed premises

on the grounds that:

- 1 Traffic would increase on an already over crowded street.
- 2 The trash people throw on other people's property
- 3 Noise caused by drinkers that gather at these spots
- 4 There is already two markets within 1/2 block that sells beer & wine.
- 5 We live under 100 ft from this business.

I, Edgar E. Dalton, declare under penalty of perjury:  
Name of Protestor

That I am the protestant herein; that I have read the above protest and know the contents thereof; that the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe them to be true.

Executed on Feb 29, 1988 at Sacramento California.

Edgar E. Dalton  
Name (printed)

Edgar E. Dalton  
Signature of Protestor

925-1169  
Telephone Number

2495 Marie Ave Sacramento Ca. 95815  
Address of Protestor

P-88-081

3-10-88

item 26

Department of Alcoholic Beverage Control  
1901 Broadway  
Sacramento, CA 95818

RECEIVED  
FEB 29 1988  
Sacramento District Office  
Department of Alcoholic  
Beverage Control

Gentlemen:

I hereby protest the issuance of a license under the Alcoholic Beverage Control

Act to CUC T. DORSEY  
Name(s) of Applicant(s)

for premises at 300 El Camino  
Exact address of proposed premises

on the grounds that:

This being an extremely busy intersection, we see no need to add more confusion & noise, also clutter which is a nuisance. This is mainly older people living in this area who have been here a long time. It's already a problem to keep me's property clean. A circle market + also the Arcade. Within about a half block, one more is not needed.

I, Jessie Dalton, declare under penalty of perjury:  
Name of Protestant *we live within 100ft.*

That I am the protestant herein; that I have read the above protest and know the contents thereof; that the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe them to be true.

Executed on Feb 29-88 at Sacto California.

Jessie Dalton Jessie Dalton  
Name (printed) Signature of Protestant

925-1169  
Telephone Number

2495 Grove Ave. Saco, Ca 95815  
Address of Protestant

P-88-081

AS-510 (8-85)

3-10-88

item 26