

# CITY PLANNING COMMISSION

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

APPLICANT	BARGHAUSEN ENGINEERS, 6625 S. 190th, #102, Kent, Washington 98032		
OWNER	James E. and Mary V. Williams, 7110 Vellia Lane, Penryn, CA 95663		
PLANS BY	ARCO Petroleum Products Company, 515 South Flower St., Los Angeles, CA 90071		
FILING DATE	11/13/86	ENVIR. DET.	12/8/86
ASSESSOR'S PCL. NO.	040-0064-19,21	REPORT BY	DJH:vf

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to establish a 24 hour convenience store with gasoline pumps
  - C. Variance to allow a 1,590 square foot canopy within the 50 foot building setback area
  - D. Lot line Adjustment to merge two lots totaling 1.0 acres in the General Commercial (C-2) Zone

**LOCATION:** Southwest corner Power Inn Road and Elder Creek Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct 24 hour AM-PM Mini-Market and Gas Station within 500 feet of residentially zoned property.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial and Offices  
1986 South Sacramento Community  
Plan Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required
North: Abandoned Gas Station; vacant; C-2	Front:	50 ft.
South: Single Family; R-1	Side (Int):	5 ft.
East: Grocery Store; M-2 (S)	Side (St):	50 ft.
West: Dept. of Social Services (Office); C-2	Rear:	15 ft.

Parking Required: 10 Spaces at one space/250 sq. ft.  
Parking Provided: 14 spaces  
Property Dimensions: 252 ft. x 273 ft.  
Property Area: 1.0+ acres  
Square Footage of Building: 2,400 sq. ft., market; 1,590 sq. ft. canopy  
Height of Building: Canopy = 16 ft., Market = 13 ft., Pole sign = 28 ft., light poles = 16 ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Stucco over wood frame; metal canopy

Roof Material: Tar  
Sign Dimensions: 28 ft. high; 152 sq. ft., 12 ft. wide; five ft. wide  
base  
Number of Employees per shift: One  
Total Number of Employees: Five  
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 1.0+ vacant lot which is zoned General Commercial (C-2) and designated on the 1986 South Sacramento Community Plan as General Commercial. Adjacent land uses include Single Family Residential to the south; a County Social Services Office to the West; vacant gas station to the north and a supermarket to the east across Power Inn Road. A 50 foot building setback is established along Power Inn Road and Elder Creek Road. The applicant's revised plans, alternate B, show the canopy over the gas pump islands encroaching 17 feet into the 50 foot setback. The proposed use is consistent with the area and General Plan.

B. Project Description:

The applicant is requesting a special permit to operate a 24 hour convenience market and gas station within 500 feet of residentially zoned property. The proposed project contains two parcels which will require a merger. Construction of the canopy within the 50 foot building setback area requires a variance. The applicant will employ a total of five employees with one person on duty at any one time with back-up during daytime operations. The proposed mini-market and canopy are standard AM-PM architecture design and colors. Alcohol will be sold if the State A.B.C. approves the license.

C. Site Plan: Staff has reviewed the applicant's revised site plan, listed as alternate B and offers the following comments:

Landscaping:

1. parking and maneuvering areas shall be designed to meet the City Tree Shading Ordinance requirement. Additional trees appear to be necessary to meet the 50 percent tree shade coverage within 15 years of planting. The applicant shall prepare detailed landscaping and irrigation plans for review and approval by the Planning Director Complying with the Tree Shading Ordinance;
2. landscaping along the public right-of-way shall consist of living ground cover. No bark or mulch, rock or other non-living material is allowed;
3. no portable concrete wheel stops are allowed. Use of a continuous pour six inch concrete curb wheel stop and two feet of vehicle overhang into the planter strip is recommended;
4. landscaping should be bermed along the public right-of-way, a minimum of two to three feet in height along Power Inn Road and along Elder Creek Road.

Lighting:

All lighting shall be directed onsite and not reflect off-site onto residentially zoned property. Use of shields along the south property line, lights shall be installed.

Air and Water Dispenser Unit:

The air and water dispenser unit is proposed adjacent to the residential zone. Staff recommends that the water and air unit be relocated away from the residential use over to the west property line side due to the noise associated with activity. If not feasible, staff recommends that the six foot high wall be increased to eight feet in height.

Parking:

Parking spaces are required at a ratio of one space per 250 square feet of building. A total of 10 spaces are required with 14 spaces shown. Parking may be reconfigured to meet the 50 percent tree shading ordinance requirement.

Trash Enclosure:

A trash enclosure is shown on the plan. The trash enclosure shall be designed to comply with the trash enclosure guidelines, Exhibit C.

D. Canopy and Variance from Setback:

The applicant's plans originally showed the canopy adjacent to the Power Inn Road right-of-way. The applicant has revised the plan to show the eastern edge of the canopy, 33 feet back from the existing property line. With dedication of an additional 10 feet of right-of-way along Power Inn Road, the canopy will be 23 feet back from the future right-of-way. Staff observed that the single family dwelling located to the south of the subject site has a street sideyard setback of 25 feet from the existing right-of-way of Power Inn Road. The actual required setback is the average of two closest adjacent front yards or the nearest single building. The ordinance requires the use of the 25 foot setback as established by the existing single family dwelling. However, the requirement of an additional 10 foot right-of-way increases the minimum setback by 10 feet to 35 feet for the canopy. The applicant shows the canopy 33 feet back from the right-of-way. It appears the canopy could be shortened by two feet in order to be setback 35 feet from the existing Power Inn Road right-of-way. Staff, therefore, recommends denial of the variance and directs the applicant to reduce the size of the canopy by two feet or relocate the canopy out of the setback area.

E. Security and Adjacent Land Use:

As the Police Department commented, the area may create a potential source of increased law enforcement demand. Staff notes a large area which is not capable of being watched by the operator. The open landscaped area located at the southwest

corner of the property behind the trash enclosure may become a loitering area. Staff recommends that the applicant increase security for that area not visible from the inside of the mini-market. Use of video cameras or television monitors for areas outside the building may provide one alternative suitable to address surveillance. Fencing the area may also be appropriate. The City Police Department should be consulted and their recommendations reflected on the revised site plan.

F. Signage:

The applicant proposes internally illuminated, canned, plastic signs attached to the building and as the pole sign. Facia signs are shown on the canopy. Staff supports the use of monument sign located 10 feet behind the future right-of-way of Power Inn Road and Elder Creek Road, limited to 12 feet in height and does not recommend approval of either alternative pole sign. Staff is concerned over possible duplication of price signs on the canopy and detached on the site. Staff recommends that a sign program be submitted for review and approval by the Planning Director prior to issuance of sign permits since the signs will be located on structures located within the 50 foot setback area.

G. Wall Requirement:

A six foot high solid wall is shown along the south property line separating the parking lot from the adjacent single family dwelling. Staff has recommended that the air and water dispenser unit be relocated away from the dwelling. If not feasible, staff recommends that the wall be increased an additional two feet in height to attenuate noise and emissions from vehicles being serviced.

Staff also recommends that the wall be constructed with a decorative masonry material with a pattern.

H. Agency Comments:

The City Police Department reviewed the proposal and offered the following comments:

The Police department opposes any business at this location which will engage in the sale of alcoholic beverages for either on or off-site consumption. "If the applicant agrees to refrain from selling beer or wine, we will not oppose this project. Our opposition to the sale of alcoholic beverages may be subject to change if and when the area becomes stabilized." " We suggest the following:"

- 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.

The City Engineer commented that driveway permits will be required at the time of issuance of Building Permits.

The City Traffic Engineer provided the following comments on the original site plan:

1. delete one driveway on Elder Creek and move access to center (+) of the lot;
2. widen driveways to 35 feet plus three foot tapers;
3. extend center dividers south along Power Inn Road to prohibit left turns at driveway;
4. planters should reflect future property line;
5. Widening at this intersection possibly would occur within five years;
6. construct frontage improvements if not existing.

Staff recommends that the applicant revise plans to reflect the above comments and concerns.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATIONS: Staff recommends the following actions:

- A. ratification of the Negative Declaration; and
- B. approve the special permit subject to conditions and based upon findings of fact which follow; and
- C. deny the variance based upon findings of fact which follow;
- D. approve the lot line adjustment by adopting the attached resolution; and

Conditions - Special Permit:

1. the applicant shall prepare a revised site plan showing compliance with the City Tree Shading Ordinance;
2. landscaping along the public right-of-way shall consist of living ground cover. No bark, mulch, rock or other similar material is allowed. This includes the area for 10 feet of additional right-of-way along Power Inn Road and Elder Creek Road;
3. no portable wheel stops are allowed. Parking stalls shall incorporate a continuous pour 6" concrete wheel stop with two feet of vehicle overhang into the planter. All landscaping in the vehicle overhang and irrigation shall be designed to allow car overhang;

4. landscaping shall be bermed along the public right-of-way a minimum of two to three feet in height along Power Inn Road and along Elder Creek Road. If the site design is altered to provide shading, mounding alternatives are to be reviewed and approved by Planning Staff;
5. all lighting shall be directed onsite and not reflect off-site onto residentially zoned property. Use of lighting shields may be appropriate along the south property line lights. Signs shall not glare onto residentially zoned property;
6. the air and water dispenser unit should be relocated away from the residential zone. If not feasible, staff recommends the height of the solid decorative masonry wall be increased from six to eight feet;
7. all revised parking lot layout and maneuvering areas shall comply with City Code.
8. the trash enclosure shall be designed to comply with the trash enclosure guidelines, Exhibit C;
9. no external loudspeaker system shall be utilized if audible from adjacent residential uses; The air compressor for the air supply shall be muffled so that it is not perceptible from adjacent residential uses. No external bell system shall be used to indicate drive-up clients which is audible outside the mini-market building;
10. the applicant shall increase security along the southwest and western area of the property in consultation with the City Police Department. The revised site plan shall be reviewed and approved by the Police Department and then reviewed by the Planning Director;
11. the applicant shall submit a sign program for review and approval by the Planning Director prior to issuance of sign permits;
12. the applicant shall satisfy all requirements of the City Engineer and City Traffic Engineer as indicated in this report;
13. the existing billboard sign shall be removed prior to issuance of building permits.

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 residential, office and commercial uses;
  - b. the facility is located on two major streets;

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
  - a) adequate setback is provided;
  - b) security will be provided;
  - c) lighting will be directed onsite;
  - d) noise will be limited and insulated.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for general commercial uses in the 1986 South Sacramento Community Plan and the proposed service station/convenience store conforms with the plan designation.

Findings of Fact - Variance Denial:

1. granting the variance will constitute a special privilege extended to an individual applicant in that under similar circumstances canopy encroachments by two feet have been denied when the canopy can be reduced in size to comply with the setback.
2. granting the variance will be injurious to the public welfare, health or safety in that building mass setback will affect the residential land uses to the south and affect the view corridor along Power Inn Road;
3. Granting the variance does not constitute a Use Variance in that canopies with gas stations are allowed in the General Commercial Zone if setbacks are complied with.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO  
MERGE TWO VACANT PARCELS LOCATED AT THE SOUTHWEST CORNER OF  
POWER INN ROAD AND ELDER CREEK ROAD.

(P86-447)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the Southwest corner of Power Inn Road and Elder Creek Road; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for commercial Use by the 1986 South Sacramento Community Plan and the proposed gas station/convenience market conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southwest corner of Power Inn Road and Elder Creek Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

pay off existing assessments, if any.

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CHAIR

ATTEST:

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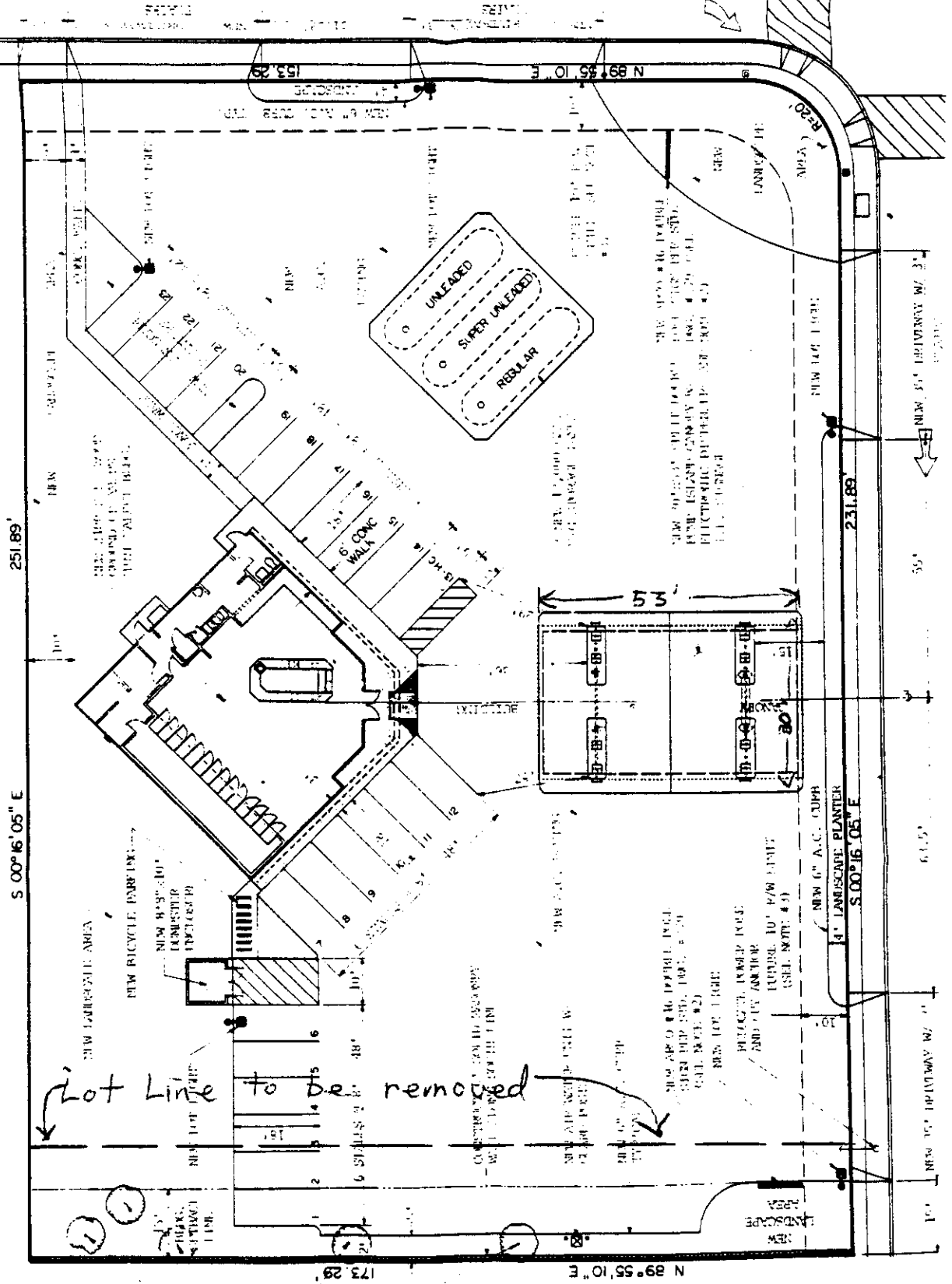
SECRETARY TO CITY PLANNING COMMISSION



# EXHIBIT A

Lot Line  
Removal

Elder Creek Road



Lot Line to be removed

1-86-447

12-18-86

item 18

# EXHIBIT B

## P86447

### LEGAL DESCRIPTION

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

All that portion of the East one-half of the Northeast one-quarter of Section 34, Township 8 North, Range 5 East, M. D. B. & M. According to U.S. Government Township plate thereof described as follows:

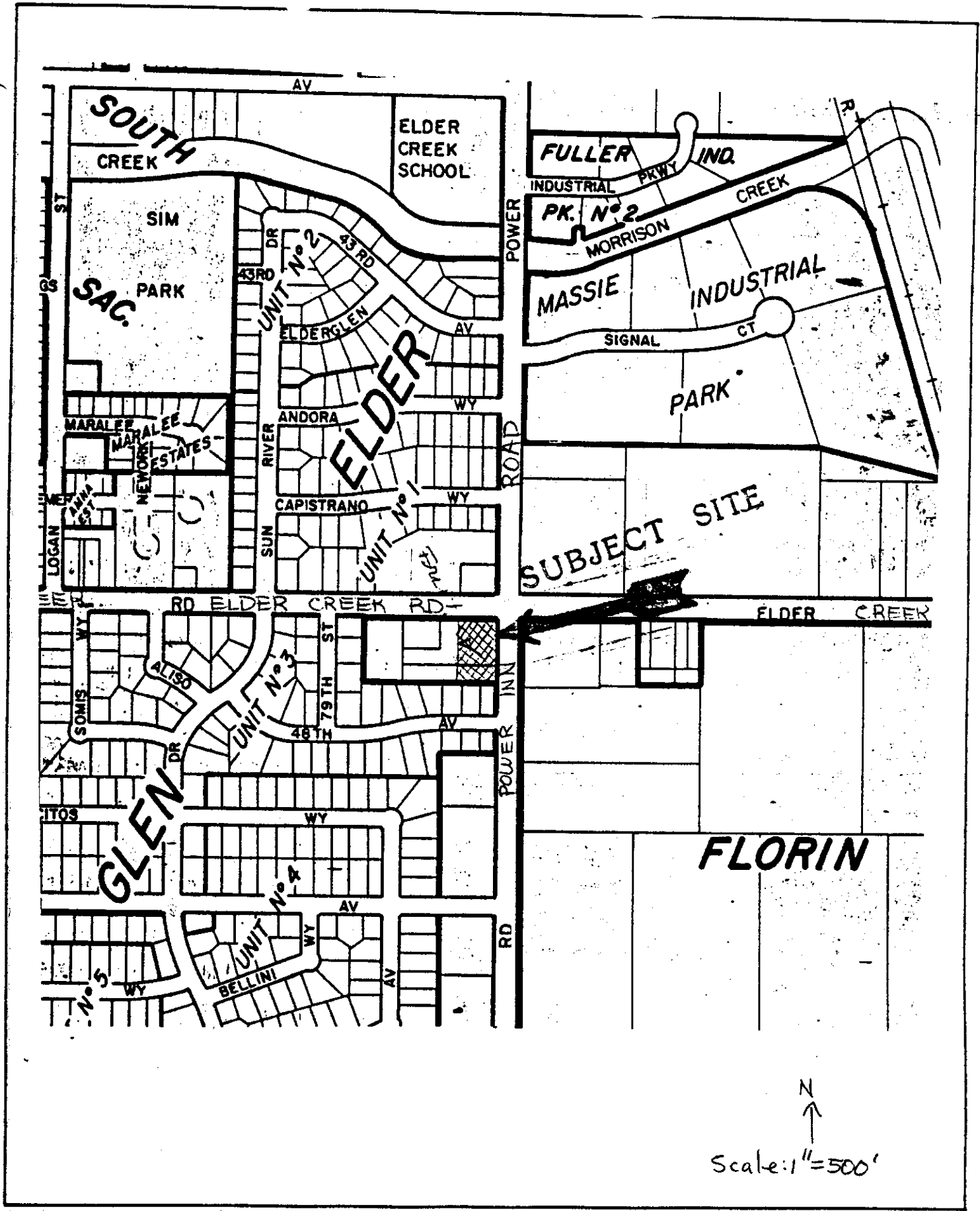
COMMENCING at a point on the North line of said Northeast one-quarter of Section 34, located 232.5 feet West from the Northeast corner of said Section 34;  
THENCE South and parallel with the East line of said Section 34, 312.90 feet to a point;  
THENCE East and parallel with the North line of said Section 34, 72.5 feet to a point;  
THENCE North and parallel with the East line of said Section 34, 312.90 feet to a point on the North line of said Section 34;  
THENCE West along the North line of said Section 34, 172.5 feet to the POINT OF BEGINNING.

EXCEPTION THEREFROM all that portion of the above described land deeded to the City of Sacramento recorded December 30, 1969, in Book 69-12, page 79, Sacramento County Records, described as follows:

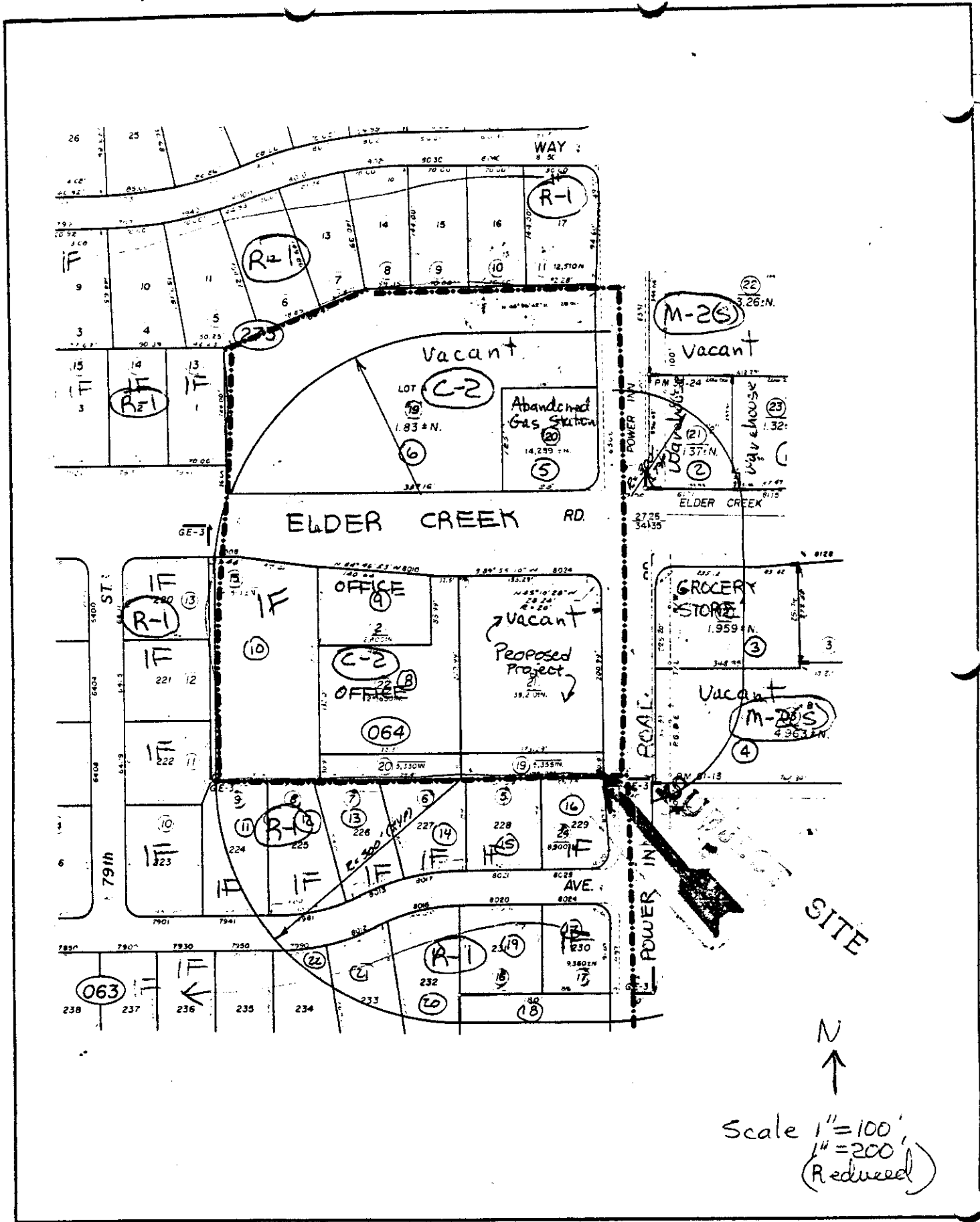
All that portion of the Northeast one-quarter of Section 34, Township 8 North, Range 5 East, M. D. B. & M. in the City of Sacramento more particularly described as follows:

BEGINNING at the Northeast corner of Section 34, Township 8 North, Range 5 East, M. D. B. & M., as shown on the official plat of Glen Elder Unit No. 3, recorded in the office of the County Recorder of Sacramento County on June 10, 1985, in Book 41 of Maps, Map No. 4;  
THENCE from said POINT OF BEGINNING South 00° 16' 05" East, 312.90 feet along the Easterly line of said Section 34, being also the centerline of Power Inn Road, to a point thereon;  
THENCE South 89° 55' 10" West, 58.41 feet to a point;  
THENCE North 07° 18' 22" West, 13.00 feet to a point;  
THENCE West 00° 16' 05" West, 218.07 feet to a point;  
THENCE Northeasterly, curving to the left on an arc of 20.00 feet radius, said arc being subtended by a chord bearing West 45° 10' 28" West, 28.24 feet to a point;  
THENCE South 89° 55' 10" West, 185.05 feet to a point;  
THENCE West 84° 46' 53" West, 140.64 feet to a point;  
THENCE West 00° 16' 05" West 49.01 feet to a point on the Northerly line of said Section 34, being also the centerline of Elder Creek Road;  
THENCE North 89° 55' 10" East, 405.00 feet, more or less, along the said Northerly line of said Section 34 to the POINT OF BEGINNING.

PROJECT NO. 2115  
July 2, 1986  
2115.01



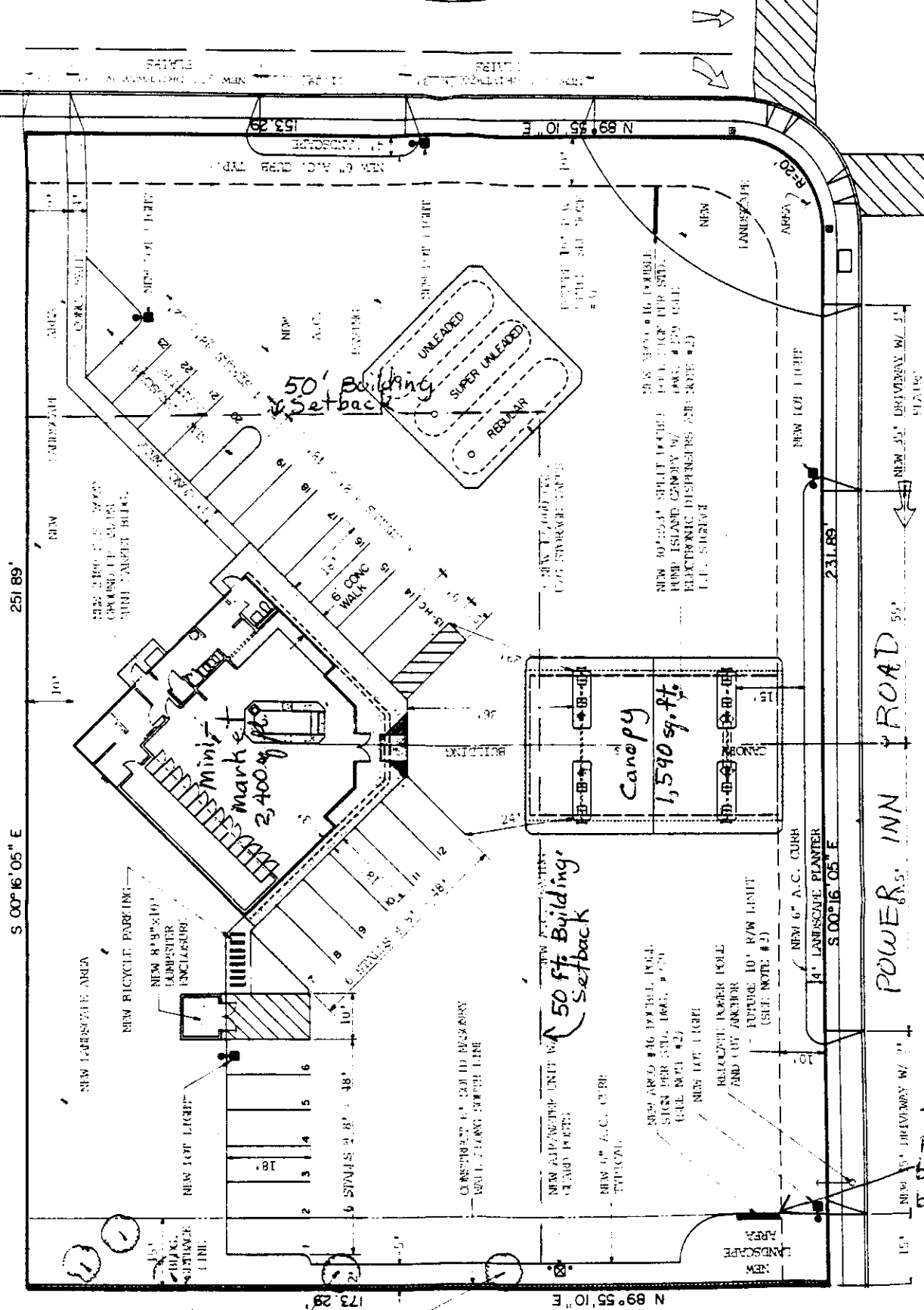
**VICINITY MAP**



# LAND USE & ZONING MAP

# ORIGINAL SITE PLAN

Elder Creek Road



North  
↑  
Not to scale

POWER INN ROAD

28 Ft. High Pole Sign to be Deleted by Applicant

P-86-447

12-18-86

item 15



O Petroleum Products Company  
 Division of Petroleum Products Company  
 Hill Marketing & Engineering Design & Engineering  
 15 South Flower St., Los Angeles, CA 90071

# ALTERNATE B SITE PLAN



**SITE DATA**

Project Name: **ALTERNATE B SITE PLAN**

Site Address: **15 South Flower St., Los Angeles, CA 90071**

Site Area: **1.5 Acres (66,000 sq. ft.)**

Site Zoning: **Commercial (C-2)**

Site Description: **Site is located on the corner of South Flower St. and Eider Creek Road. The site is currently vacant and is being developed for use as a retail gas station and convenience store.**

Site Plan: **See attached site plan for details.**

Site Plan Scale: **1" = 20'**

Site Plan Date: **12-18-86**

Site Plan Author: **Barghausen Consulting Engineers Inc.**

Site Plan Reviewer: **Barghausen Consulting Engineers Inc.**

Site Plan Approval: **Barghausen Consulting Engineers Inc.**

Site Plan Revision: **None**

Site Plan Notes: **See attached site plan for details.**

**Barghausen Consulting Engineers Inc.**

PHASE I  PHASE II

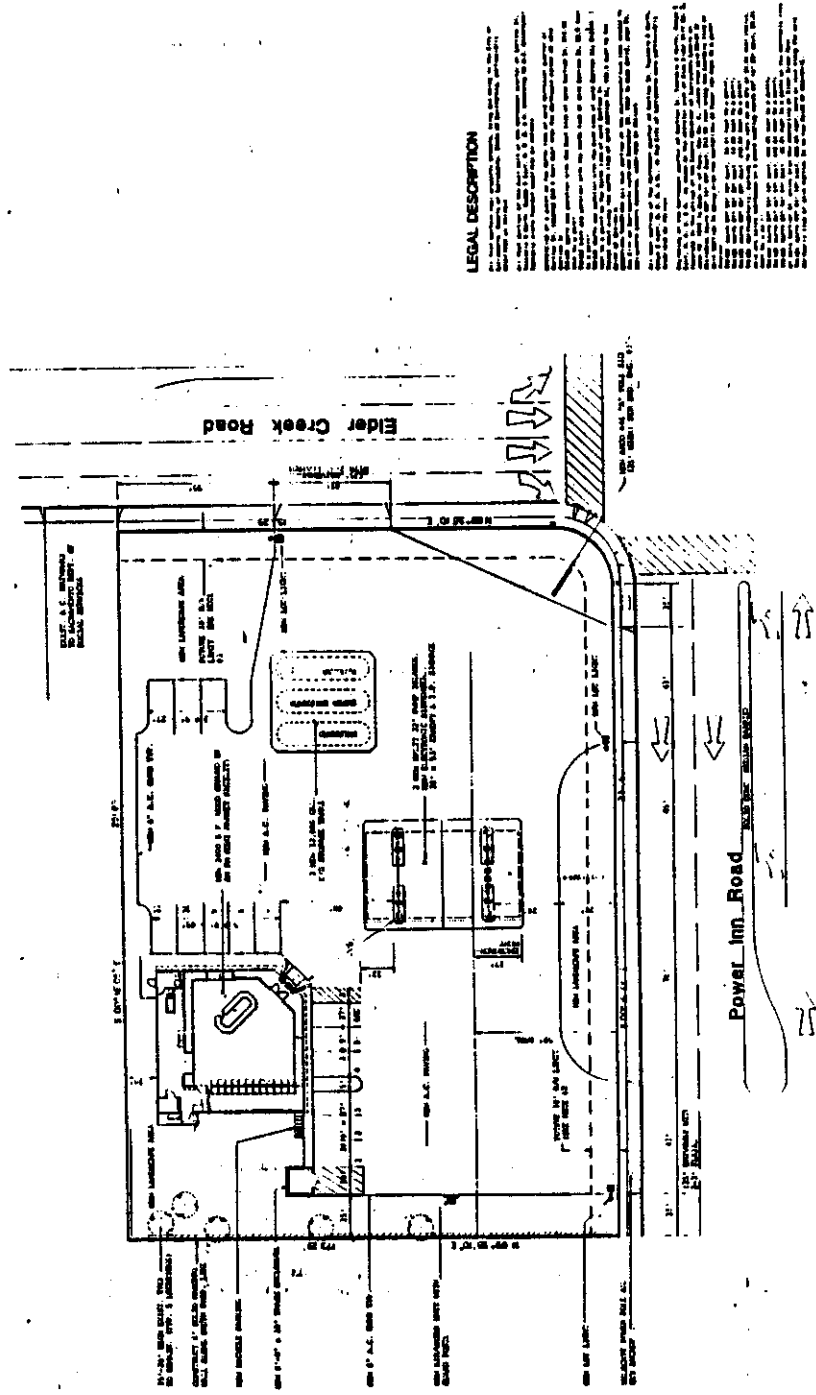
REVISIONS

NO. 1

DATE

DESCRIPTION

## PRELIMINARY SITE PLAN Scale: 1" = 20' ALTERNATE "B"



**LEGAL DESCRIPTION**

Site is located on the corner of South Flower St. and Eider Creek Road. The site is currently vacant and is being developed for use as a retail gas station and convenience store. The site is bounded by South Flower St. to the west, Eider Creek Road to the north, and Power Inn Road to the east. The site is currently owned by O Petroleum Products Company.

**NOTES**

- The site plan is a preliminary site plan and is subject to change without notice. A final site plan will be prepared after all necessary permits have been obtained.
- The site plan is based on the information provided by the client. The client is responsible for the accuracy of the information provided.
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P86447

**ARCO Petroleum Products Company**  
Division of Amoco Corporation  
Retail Marketing - Design Engineering  
515 South Flower St., Los Angeles, CA 90071

# FLOOR PLAN

## FLOOR PLAN, FINISH SCHEDULE & COLOR KEY PLAN

NEW  
REVISED  
DATE: 12-18-86  
BY: [Signature]

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

SALES AREA  
SALES COUNTER  
PREFABRICATED COUNTER  
SALES AREA  
SALES COUNTER  
SALES AREA

**FINISH & COLOR KEY PLAN**  
SCALE: 1/8" = 1'-0"

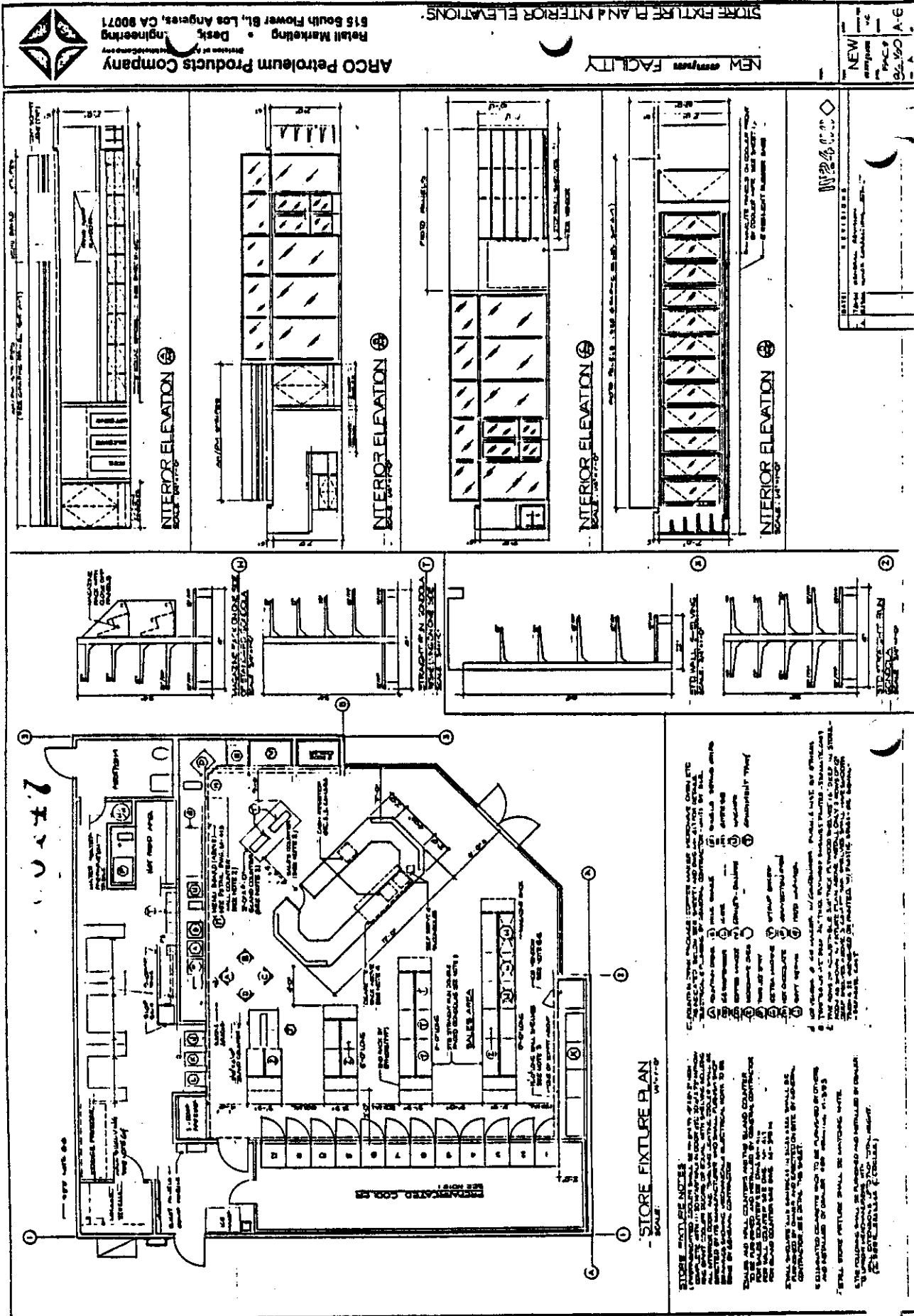
ROOM FINISH SCHEDULE		REMARKS	
FINISH	ROOM	FINISH	REMARKS
1	SALES AREA	1	SALES AREA
2	SALES COUNTER	2	SALES COUNTER
3	PREFABRICATED COUNTER	3	PREFABRICATED COUNTER
4	SALES AREA	4	SALES AREA
5	SALES COUNTER	5	SALES COUNTER
6	PREFABRICATED COUNTER	6	PREFABRICATED COUNTER
7	SALES AREA	7	SALES AREA
8	SALES COUNTER	8	SALES COUNTER
9	PREFABRICATED COUNTER	9	PREFABRICATED COUNTER

**NOTE**

- ALL FINISHES SHALL BE AS SHOWN.
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DOOR SCHEDULE		REMARKS	
NO.	SIZE	HEAD LINE MATERIAL	FINISH
1	3'-0" x 8'-0"	1	1
2	3'-0" x 8'-0"	2	2
3	3'-0" x 8'-0"	3	3
4	3'-0" x 8'-0"	4	4
5	3'-0" x 8'-0"	5	5
6	3'-0" x 8'-0"	6	6
7	3'-0" x 8'-0"	7	7
8	3'-0" x 8'-0"	8	8

P86447



**ARCO Petroleum Products Company**  
 Division of **Amoco**  
 Retail Marketing • Desk Engineering  
 815 South Flower St., Los Angeles, CA 90071

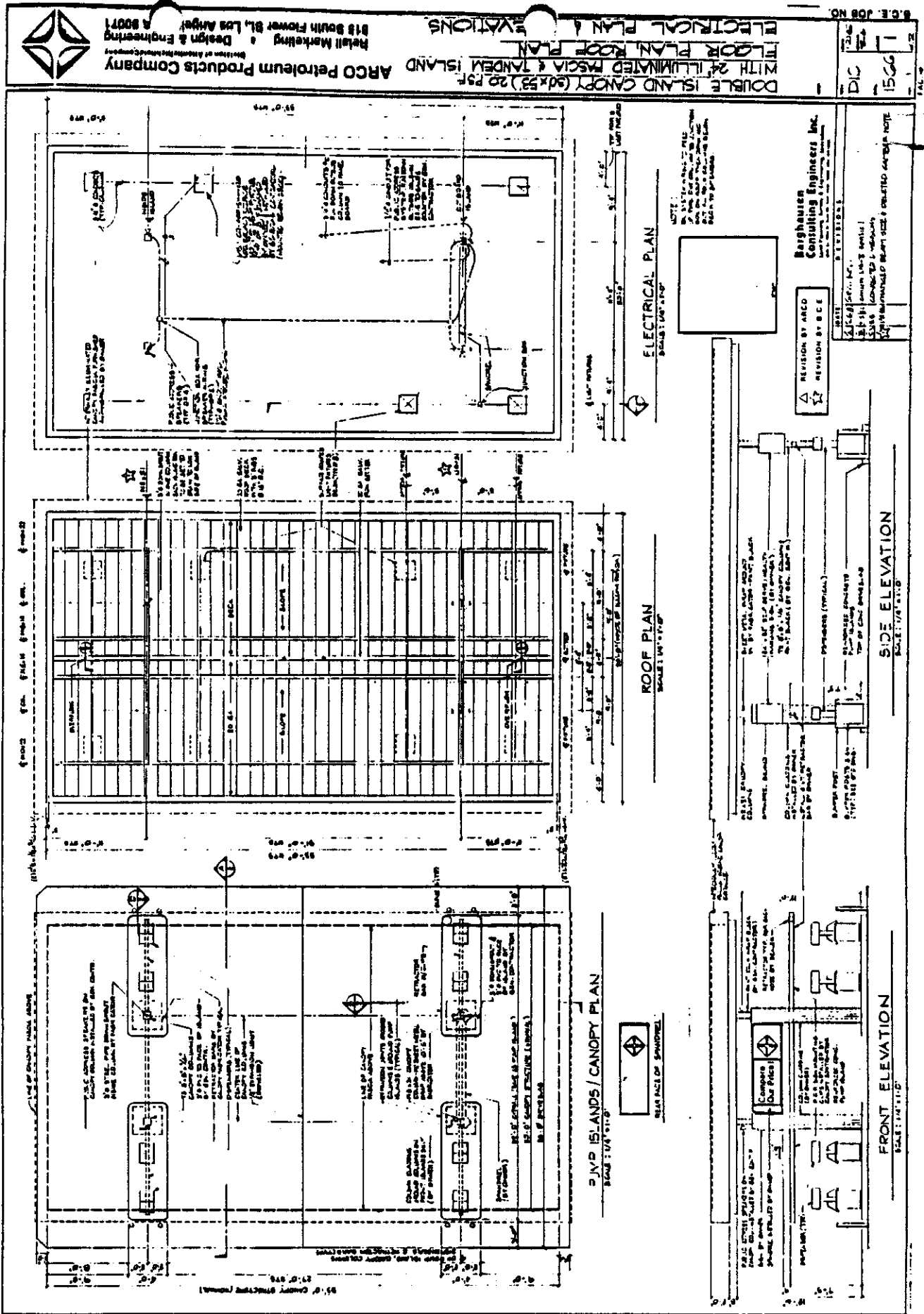
STORE FIXTURE PLAN AND INTERIOR ELEVATIONS

NEW STORE FACILITY

NEW STORE FACILITY  
 PAC-9  
 A-6

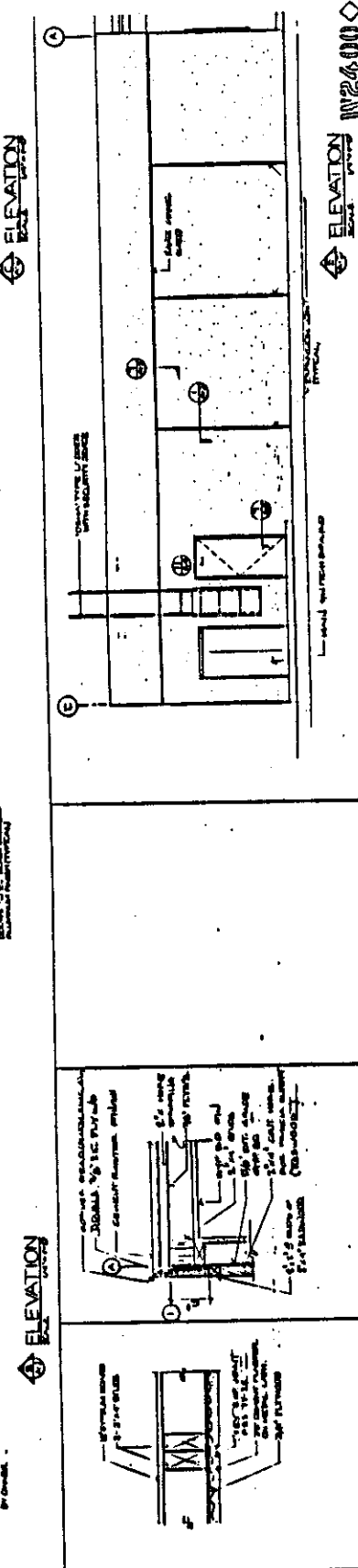
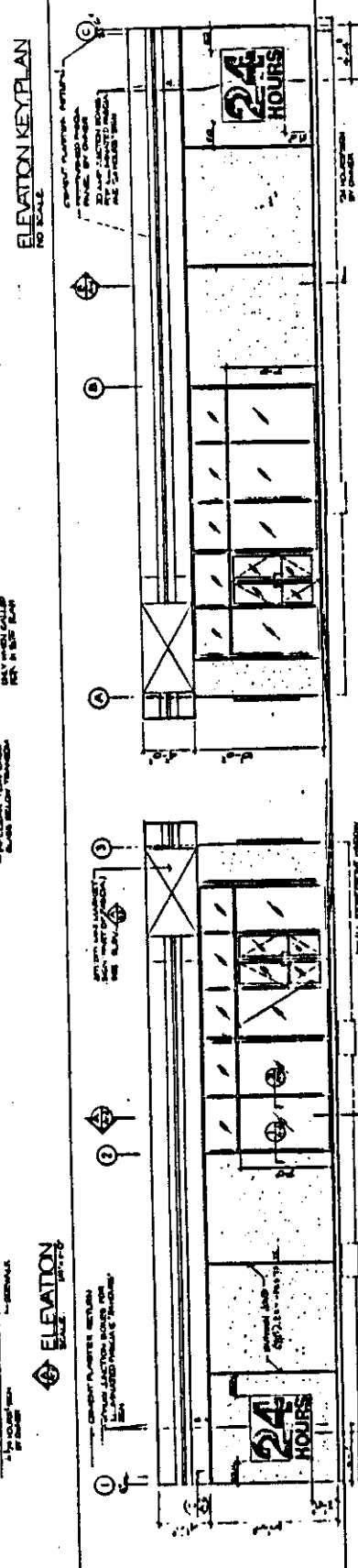
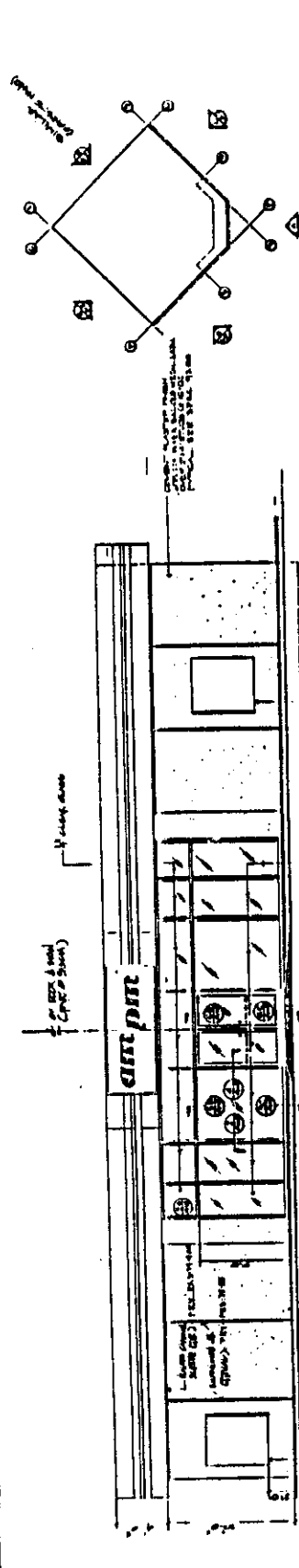


P86447



P86447

# ELEVATIONS



ELEVATION 3  
NO SCALE

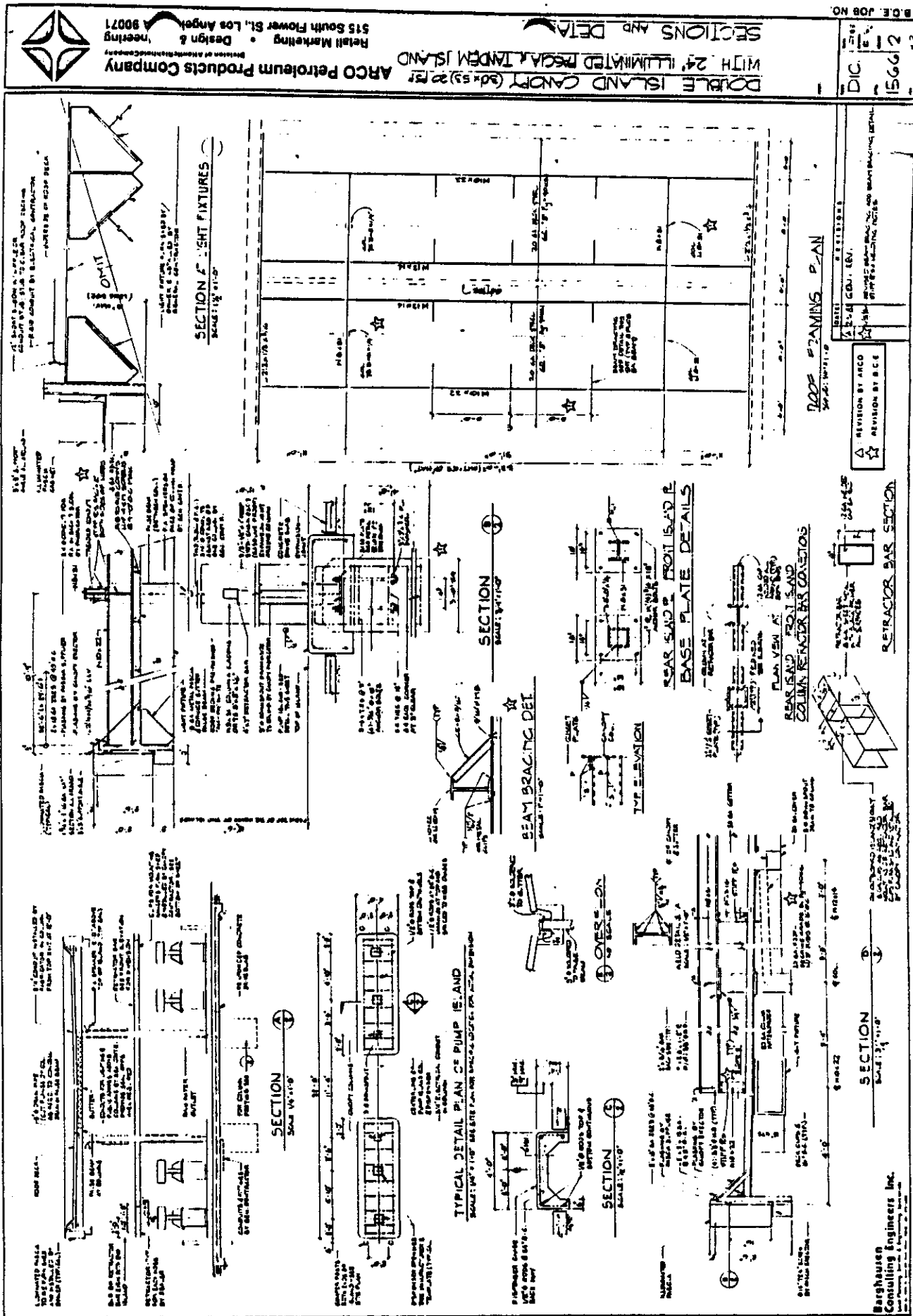
ELEVATION 4  
NO SCALE

CONTRACTOR: [illegible]

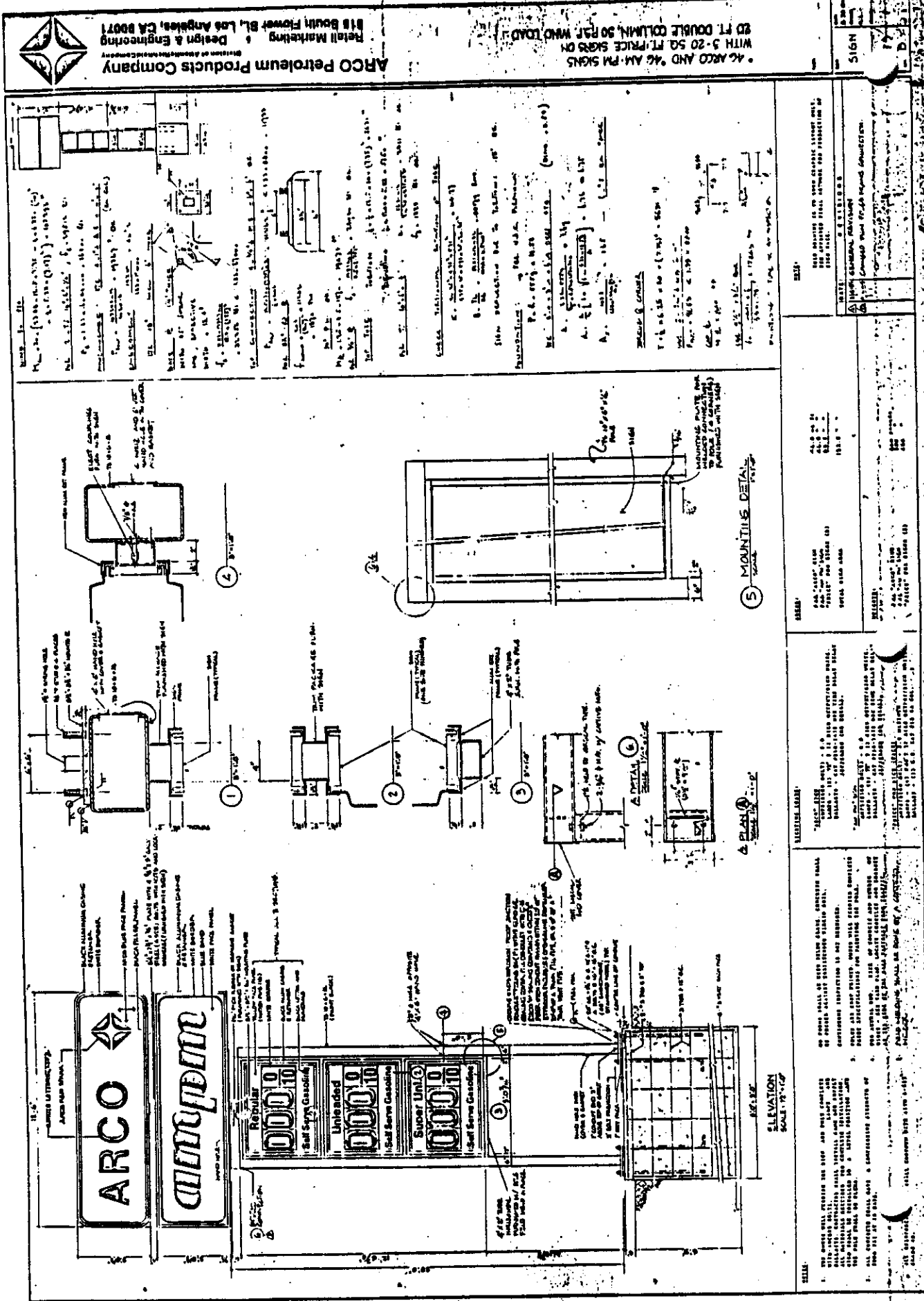
DATE: [illegible]

SCALE: [illegible]

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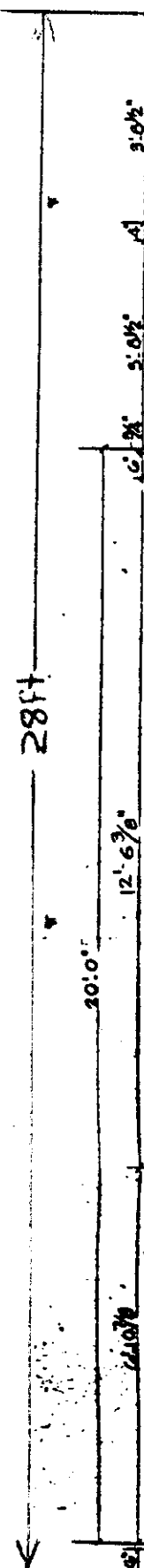
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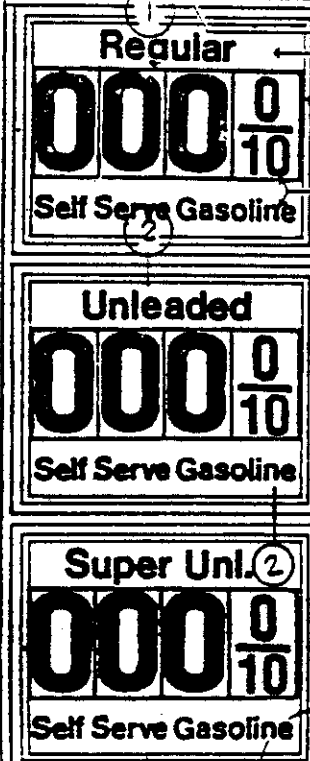
PROPOSED 28 ft High MONUMENT/POLE SIGN -



- WHITE LETTERS (17)
- ARCO RED SPARK 12 ft
- BLACK ALUMINUM CASING & RETAINER
- WHITE BORDER
- ARCO BLUE FACE PANEL
- BLACK FILLER PANEL
- 3/4" x 7/8" x 1/2" PLATE WITH 4-5/8" STEEL (A 325) BOLTS WITH NUTS & WASHERS (FURNISHED WITH SIGN)
- BLACK ALUMINUM CASING & RETAINER
- WHITE BORDER
- BLUE BAND
- WHITE FACE PANEL



FOULING CONNECTION



- 1/2" THICK RUBBER OR NEOPRENE GASKET (FURNISHED WITH SIGN)
  - 3/4" x 3/4" x 3/8" MOUNTING PLATE
  - YELLOW FACE PANEL (MATCH PMS 116)
  - WHITE BORDER
  - BLACK ALUM. CASING & RETAINER
  - BLACK LETTER AND NUMERALS
- TYPICAL ALL 3 SECTIONS.

TS 10 = 6-1/8 (PAINT BLACK)

7/8" Ø HOLE OPPOSITE 4" x 6" HAND HOLE

4" x 2" TUBE HORIZONTAL FURNISHED W/ ROLE FIELD WELD IN PLACE.

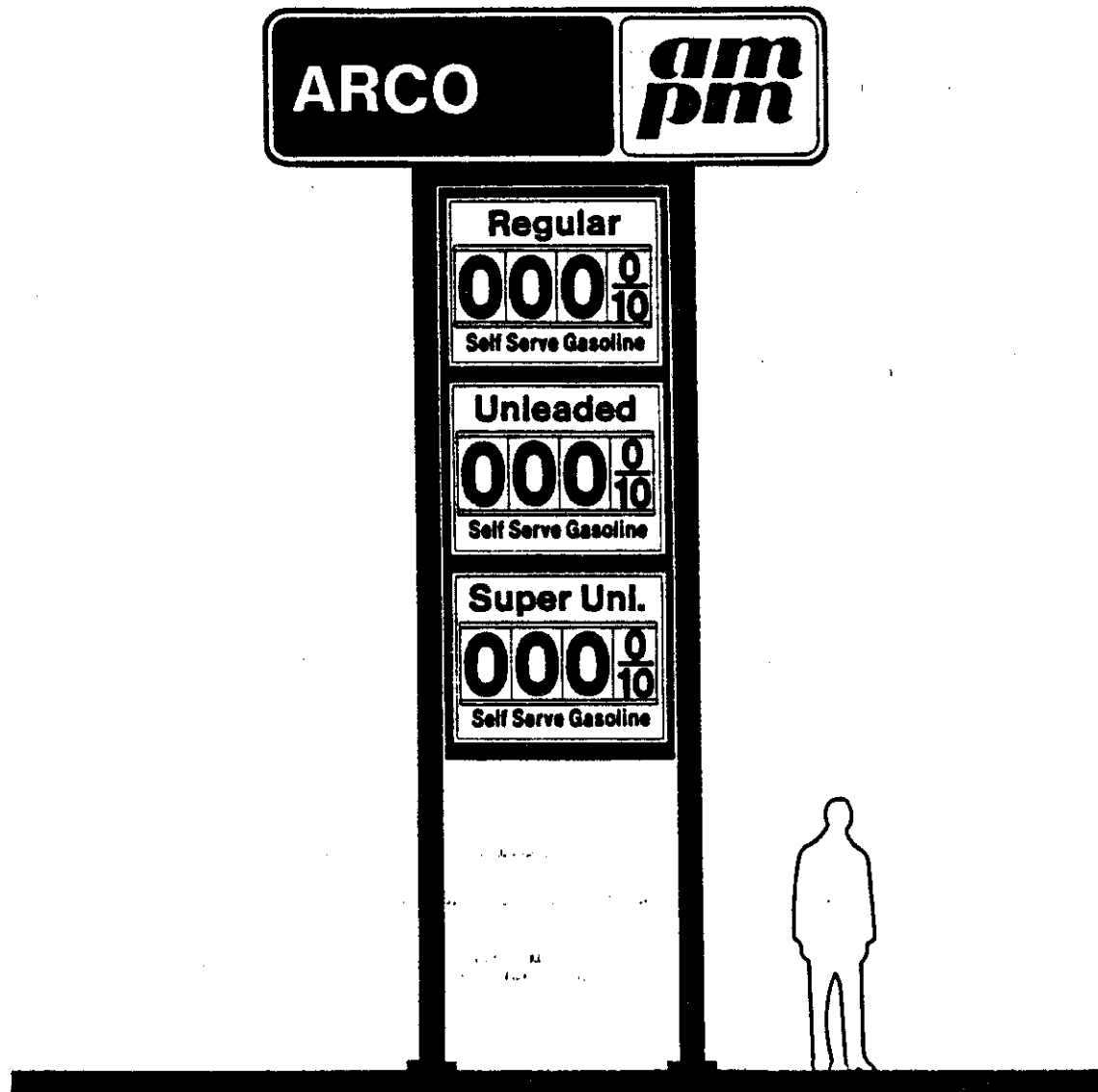
GRADE-LEVEL EXPLOSION-PROOF JUNCTION CONDUIT TO GAS 36" (1") WITH GUNO O.C. SEALING COVER. FILL CONDUIT WITH C-H DIED 1/2" SEALING COMPOUND 4 CHD 1/2" FIBER WREN CONDUIT PASSES WITHIN 20" OF EXTERIOR ENCLOSURE OF GASOLINE DISPENSER 20" OF A TANK FILL PIPE, OR 5'-0" OF A TANK VENT PIPE.

HAND HOLE WITH COVER & GASKET  
1" CONDUIT END 2" ABOVE TOP OF GROUT  
5" BOLT PROJECTION  
1" DRY PACK

FULL PEN.  
20" SQ. = 1/2" B. & W 4-1" Ø A. BOLTS & 16" = 16" O.C. (48" EMBEDMENT, STANDARD HOOK.) TYP.  
CENTER LINE OF CONDUIT

SHT. METAL END COVER

Modified Pole Sign  
20 to 25 Feet In  
Height



## #46 Combination A

#46 ARCO, am/pm mini market Combination Sign  
with 3 price signs

ARCO, am/pm sign	46 s.f.
3 price signs	60 s.f.
<b>Total area:</b>	<b>106 s.f.</b>
<b>Numeral height:</b>	<b>18 in.</b>

P-86-447

12-18-86

item 18

2.3

# EXHIBIT C

## 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 evergreen 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.