

AMENDED BY STAFF (8-19)
CITY PLANNING COMMISSION

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

APPLICANT Brad Brechwald - 396 Buckley Road, San Luis Obispo, CA 93401
OWNER Thrifty Oil Company - 10000 Lakewood Blvd, Downey, CA 90240
PLANS BY Central Coast Engineers - 396 Buckley Road, San Luis Obispo, CA 93401
FILING DATE 7-10-87 **ENVIR. DET.** Neg. Dec. 8-3-87 **REPORT BY** DJH:sg
ASSESSOR'S-PCL. NO. 263-222-26

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to sell beer and wine for off-site consumption
 - C. Special Permit to allow a 24-hour convenience market with 3 gasoline islands and 6 pumps with a 1,920± square foot canopy on 0.71± developed acres in the General Commercial (C-2) Zone

LOCATION: 295 El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a new Circle K Convenience Market with gas station and alcohol sales for off-site consumption.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
 1984 North Sacramento Community Plan Designation: Retail-General Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Abandoned gas station, canopy & building in place

Surrounding Land Use and Zoning:	Setbacks:	Required		Provided
		Front (El Camino):	Side(Int):	Side(St) (Grove):
North: Single family; R-1	50'	5'	0'	25' to canopy
South: Single family; R-1	5'	5'	0'	5'
East: Circle K; C-2	0'	0'	0'	
West: Vacant & single family; C-2-R & R-1	Rear: 0'	0'	0'	

Parking Required: 12 spaces at one space per 250 sq. ft. of gross floor area
 Parking Provided: 12 spaces
 Property Dimensions: 154' x 150'
 Property Area: 0.71± acres
 Square Footage of Building: 3,100 sq. ft.
 Height of Building: Single story, 16'
 Topography: Flat
 Street Improvements: Existing; to be expanded
 Utilities: Existing
 Exterior Building Materials: Stucco, aluminum trim & anodized windows
 Roof Material: Concrete tile mansard roof
 Hours of Operation: 24 hours
 Total Number of Employees: 4
 Employees per Shift: 1

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.71 $\frac{1}{2}$ 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 single family residential to the north, south and west, and an existing Circle K convenience store to the east. A 24-hour convenience market is required to have a Planning Commission special permit when located within 500' of residentially zoned or used property. A special permit is also required if beer and wine is to be sold for off-premises consumption under Ordinance 87-077 adopted by the City Council on June 23, 1987.

B. Project Description

The applicant proposes to construct a 3,100 square foot Circle K convenience market with gasoline dispensing facilities. The gasoline facilities will include a three island, six pump facility with a 1,920 square foot canopy. The existing abandoned gas station and canopy will be removed. The former underground gasoline storage tanks have been removed. The site will be completely excavated and reconstructed for the project.

The applicant also proposes to sell beer and wine for off-site consumption. Under Ordinance 87-077, a special permit is required from the Planning Commission. Since the facility will be open between the hours of 11 PM to 6 AM and is located within 500' of residentially zoned and used property, a special permit for the convenience market is also required.

C. Site Plan Evaluation

Staff has reviewed the applicants 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.

1. Detailed plans, elevations and color scheme for the canopy shall be submitted for review and approval by the Planning Director. No facia lighting shall be allowed on the canopy. Setbacks shall observe the minimum setbacks established by the existing canopy. Replacement of the existing non-conforming canopy is supported by staff.
2. Landscaping shall be increased as shown on Exhibit B, staff modified site plan. All areas between the existing right-of-way and future right-of-way along El Camino Avenue and Grove Avenue, excluding sidewalks and driveways, shall be landscaped. Right-of-way landscaping is to include street trees of 5 and 15 gallon size at a density of one tree per 20 lineal feet of street frontage. The landscape area adjacent to the new Grove Avenue right-of-way shall be 7' deep. The landscape area adjacent to the new El Camino Avenue

right-of-way shall be 7' deep. All areas are to be planted with lawn adjacent to the street frontages and irrigated with automatic sprinklers. Shrubbery shall be included adjacent to the vehicle maneuvering and parking areas to prevent headlights from reflecting onto traffic lanes.

A 4' wide landscape planter is to be added along the north property line adjacent to the alley. Staff recommends a 6' high decorative wrought-iron fence for security from the building to the Grove Avenue right-of-way. This fence would allow visibility yet prevent unauthorized trespass across the site.

3. No portable concrete wheel stops are to be used on the site. Use of a poured-in-place concrete curb, 6" in height shall be included in all areas surrounding planters and vehicle parking stalls.
4. A sign program shall be reviewed and approved by the Planning Director prior to issuance of sign permits. Staff recommends that a single monument sign no higher than 12' as measured from the top of the sidewalk be allowed at the corner of El Camino Avenue and Grove Avenue. Sign area should be similar as shown in Exhibit C, Monument Identification where the sign is placed on a masonry base. All signage on the canopy shall be minimal or absent.
5. The revised site plan shall show the trash enclosure relocated behind the canopy setback off Grove Avenue. The trash enclosure shall be designed as per the City Trash Enclosure Regulations.
6. The old parking lot lights shall be removed and replaced with lamps more modern in style. All lighting is to be focused on-site and not reflected off-site onto residentially zoned or used property. Lamp poles are to be located on private property.
7. The proposed building runs under and adjacent to existing overhead utility lines. The revised site plan shall show the building observing any easements running along or through the site. An relocation of utilities shall be completed according to the rules and regulations of the respective utility.
8. The City Traffic Engineer noted that only two 35' wide driveways shall be allowed on the site, one on Grove Avenue and one on El Camino Avenue. Additional right-of-way on both Grove Avenue and El Camino Avenue will be required by the Public Works Department as a requirement of building permits.

The City Traffic Engineer is requiring full frontage improvements up to the new right-of-way lines. Ten feet of road width along El Camino Avenue and 15' of road width along Grove Avenue will be required.

~~August 13, 1987~~

~~8-29-87~~

9-10-87

Item 12

13

11

9. No air and water supply is shown on the site. If one is proposed, it shall be located away from residential land uses. Any air compressor shall be baffled so not to be audible off-site.
10. Any heating and cooling equipment or mechanical equipment shall be screened so to not be visible off-site. No noise from the mechanical equipment shall be perceptible at the nearest residence.
11. 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 emergencies and when customers need assistance at the pumps. No constant air-play will be allowed. The volume of the speakers shall be adjusted to not be audible off-site.
12. The two ice-storage boxes shown along the sidewalk shall be eliminated. No storage boxes or other obstructions shall be allowed on the sidewalk adjacent to the building.
13. The interior of the building proposes a fast food preparation area. Refuse disposal containers should be located inside the store to prevent discarding of refuse outside. No exterior trash can should be allowed.
14. Interior uses of the building which encourage loitering shall not be allowed. Installation of video game machines, pin-ball machines or other arcade type equipment shall not be allowed due to loitering problems associated with teenage youth.

Special Permit - Alcohol Sales

Under the new City Ordinance regulating alcohol sales for off-site consumption, the Planning Commission is required to make specific findings stating the proposed sale will not negatively affect the neighborhood. With the requirements of the City Police Department to post the site, "No Loitering or Drinking, Customer Parking Only" and security measures of a video camera to monitor "blind areas" from the cashiers cage area, staff supports the sale of alcohol between the hours of 6 AM and 12 PM. Currently, the Circle K across the street sells alcohol from 6 AM to 2 AM, the maximum hours allowed by the State Alcohol and Beverage Control Board. By limiting the hours of alcohol sales, staff observes fewer problems may occur in the area. The 12 PM limitation will reduce nuisance generated from loitering and noise.

Staff discussed with the applicant the future use of the existing Circle K at the northeast corner of Grove Avenue and El Camino Avenue. They stated they plan to close the facility. Circle K owns the land and the building at the northeast corner. The new facility will be located on leased property. If the future owner of the existing Circle K site wishes to sell alcohol, he will be required to seek a new special permit.

AGENCY COMMENTS: The proposed project was reviewed by the City Police, Engineering, Traffic Engineering, and Fire Marshal's Office with comments received as previously stated. Staff has also received correspondence in opposition to the proposed project and is included as Exhibit A. A petition and additional letters will be provided at the Commission meeting.

The City Police Department responded in detail to the proposed project with the following recommendations:

- A. No signs shall be located in windows which might obstruct the view of the cash register from outside the store.
- B. No display racks shall be inside the store which will block the view of the cash register area.
- C. Pay phones should be situated so that a user does not have a view of the store's interior, but still clearly visible to passing traffic.
- D. Height markers shall be at the 5'7", 5'10" and 6' locations on the primary exit door.
- E. There shall be photographic surveillance of the cash register area with equipment and installation to be approved by the Police Department.
- F. There shall be a time delay drop safe similar to those now in use in other Circle K's.
- G. Parking area is to be clearly posted "Customer Parking Only, No Loitering or Drinking".
- H. Parking area to be kept free of litter and shrubs to be kept watered and trimmed.

In a separate response, the Police Department supports reduce hours for alcohol sales in accord with staff's recommendation from 6 AM to 12 PM.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an adverse impact on the environment subject to the following mitigation measure and has filed a negative declaration.

Mitigation Measure: The applicant shall provide letters approving the proposed project from the City Fire Chief, County Environmental Health Section (Phone 366-2109) and State Health Services (Phone 324-1826) for installation and removal standards for underground storage tanks prior to issuance of any building permits.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;

- B. Approve the special permit to sell alcohol for off-site consumption, subject to conditions and based upon findings of fact which follow; and
- C. Approve the special permit for a convenience market, subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit for Convenience Market

- 1. The applicant shall obtain a revocable permit from the City to locate a portion of the required landscaping in the public right-of-way.
- 2. The applicant shall submit complete landscape and irrigation plans prior to the issuance of building permits. The plans shall indicate the following:
 - a. All planter areas shall be landscaped with low growing ground cover, preferably sod.
 - b. Trees shall be planted along both street frontages in addition to the sod.
 - c. Trees shall be planted at a density of one tree per 20' of frontage.
 - d. Minimum 5 and 15 gallon trees shall be used.
- 3. The applicant shall provide a trash enclosure area which complies with the following standards:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main structure(s); split face concrete block finish is recommended.
 - b. The trash enclosure structure shall have decorative solid heavy gauge metal gates and be designed with cane bolts to secure the gates when in the open position.
 - c. The trash enclosure shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
 - d. The trash enclosure walls shall be a minimum 6' in height.
 - e. A concrete apron shall be constructed either in front of the trash enclosure facility or at the point of dumpster

pick-up by the waste removal truck. The minimum dimension of the concrete apron for a single two cubic yard shall be:

- o Width - 10' or width of enclosure facility
- o Length - 20'
- o Larger trash enclosure facilities shall require a larger concrete apron subject to the approval of the City Building Inspections Division Building Technicians (Plan Checkers). Paving material shall consist of 5" aggregate base rock and 6" Portland cement paving. The enclosures shall be adequate in capacity, number and distribution to serve the development. Location and placement of bin shall be reviewed and approved by Solid Waste Division. Maintenance of the trash enclosure shall be the responsibility of the property owner.

f. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.

g. No trash enclosure shall be located in any required setback area.

4. New structures shall observe utility easements.

5. The planter strip along Grove Avenue frontage shall be ^{7 ft.} 5' wide and El Camino Avenue frontage shall be ^{7 ft.} 4 5/7' wide and surrounded by a 6" x 6" concrete curb/
after dedication of right-of-way.

6. A 6' high, solid decorative, masonry wall shall be constructed along the parking lot edge along the western property line.

7. The applicant shall obtain sign permits for on-site signage. One detached monument sign, no higher than ^{12 ft.} 12' as measured from the top of the sidewalk shall be allowed.

8. Security cameras shall be provided to monitor blind areas.

9. The applicant shall post signs on the site which read "No drinking, No loitering".

10. All new driveways and all driveway closures shall be reviewed and approved by the Traffic Engineer prior to issuance of building permits.

11. The applicant shall comply with the following requirements to the satisfaction of the Planning Director and City Police Department:
 - a. No signs shall be located in windows which might obstruct the view of the cash register from outside the store.
 - b. No display racks shall be inside the store which will block the view of the cash register area.
 - c. Pay phones should be situated so that a user does not have a view of the store's interior, but still clearly visible to passing traffic.
 - d. Height markers shall be at the 5'7", 5'10" and 6' locations on the primary exit door.
 - e. There shall be photographic surveillance of the cash register area with equipment and installation to be approved by the Police Department.
 - f. There shall be a time delay drop safe similar to those now in use in other Circle K's.
 - g. Parking area is to be clearly posted "Customer Parking Only, No Loitering or Drinking".
 - h. Parking area to be kept free of litter and shrubs to be kept watered and trimmed.
12. All lighting shall be focused on-site and not reflect or glare off-site onto residentially zoned or used property. The existing tubular parking lot lights shall be removed and, if desirable, replaced with boxed canister lighting fixtures painted a dark brown or earth tone no higher than 18' above the ground. A detailed lighting plan shall be reviewed and approved by the Planning Director prior to issuance of building permits.
13. If an air and water supply facility is to be provided, it shall be located away from the residential uses. Any air compressor shall be baffled so not to be audible off-site.
14. All heating and cooling mechanical equipment shall be screened so to not be visible off-site. No noise from the operation of heating and cooling equipment shall be perceptible at the nearest residence.
15. No external bell system shall be allowed. Any customer alarm shall be audible only inside the store.
16. No public address system shall be installed which is audible off-site. If a public address system is installed, it shall only be used

in emergencies or when customers need assistance at the pumps. No music or constant air-play will be allowed.

- 17. The two ice storage boxes shall be deleted. No boxes, newspaper stands, or other obstructions are to be located on the sidewalk adjacent to the building.
- 18. No video games, pinball machines or other arcade type equipment shall be allowed in the store or on the premises which generate loitering problems.

Conditions - Special Permit for Alcohol Sales

- * 1. Hours of alcohol sales shall be from 6 AM to ^{12:01 p.m.} ~~12 PM~~ / No alcohol shall be sold from 12 PM to 6 AM.
- 2. All measures required for security shall be installed to the satisfaction of the City Police Department.

~~3. All alcohol sales permits for the vacant Circle K building shall be required to comply with Ordinance 87-077 (Special Permit).~~

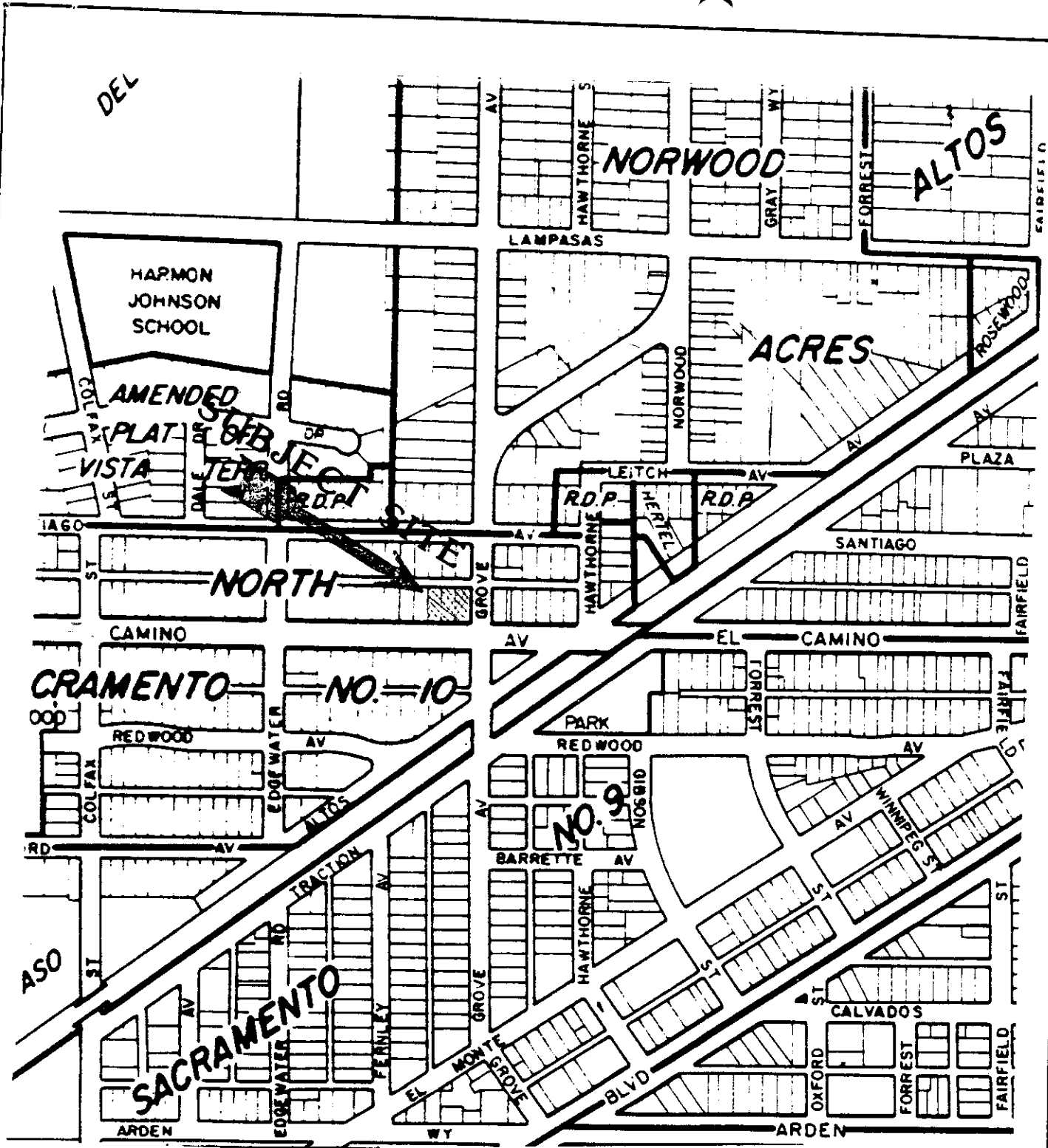
Findings of Fact - Special Permit for Convenience Market

- 1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking and circulation is provided; and
 - b. the use is compatible with surrounding uses which consist of general commercial uses and residential uses;
- 2. The project, as conditioned, will not be detrimental to property in the vicinity in that:
 - a. the existing 24-hour Circle K will be closed, eliminating a source of neighborhood concern; and
 - c. the market is situated in such a manner that business activity will be directed towards Grove Avenue and El Camino Avenue and away from residential uses.
- 3. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that adequate setbacks, on-site parking, vehicle maneuvering, intensive landscaping, security measures and well designed signage will be provided.
- 4. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for

4. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for general commercial uses by the 1984 North Sacramento Community Plan and the proposed convenience store conforms with the plan designation.

Findings of Fact - Special Permit for Alcohol Sales

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood.
2. The proposed use, as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages.
3. The proposed use, as conditioned, will not enlarge or encourage the development of a skid row or blighted area.
4. The proposed use, as conditioned, will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.



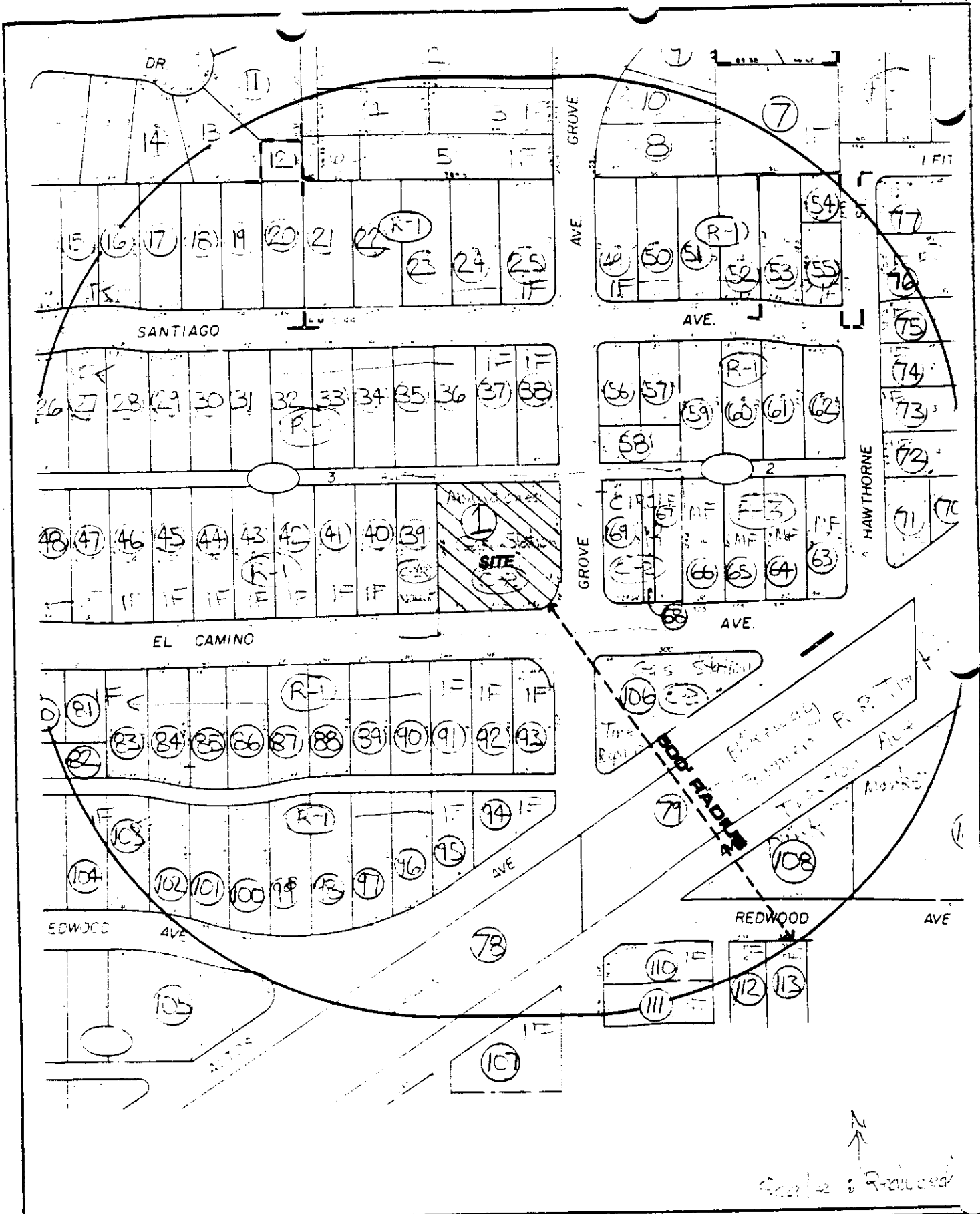
Scale 1" = 500'

VICINITY MAP

P-87-323

~~8-13-87~~ 9-10-87
8-27-87

item 19




LAND USE & ZONING MAP

P-87-323

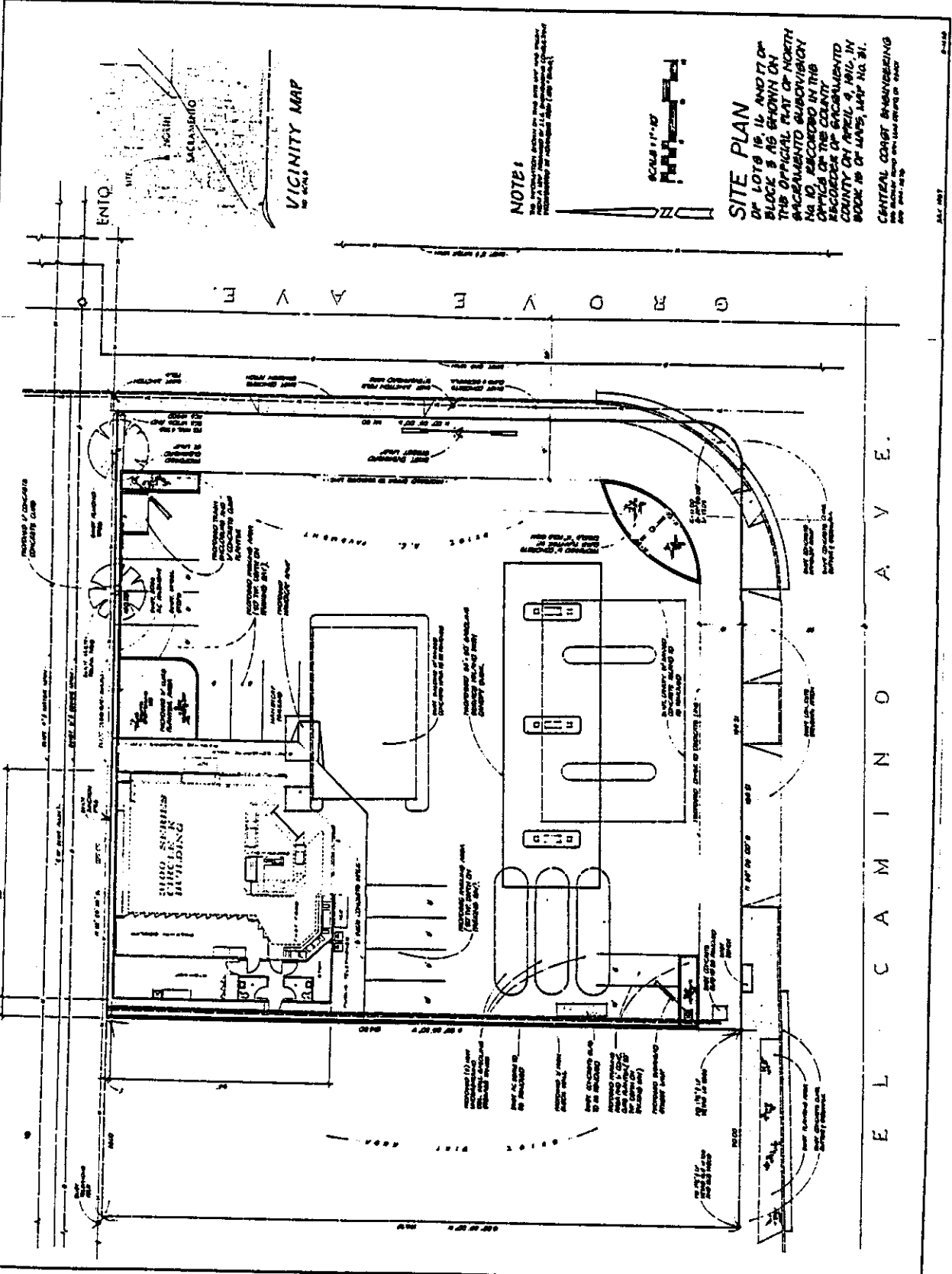
~~5-13-87~~ 9-10-87
8-27-87

item 12

SITE PLAN


 STORE NO. 1432
 SACRAMENTO, CALIF.

THE CIRCLE K CORPORATION
 SITE PLAN
 12020

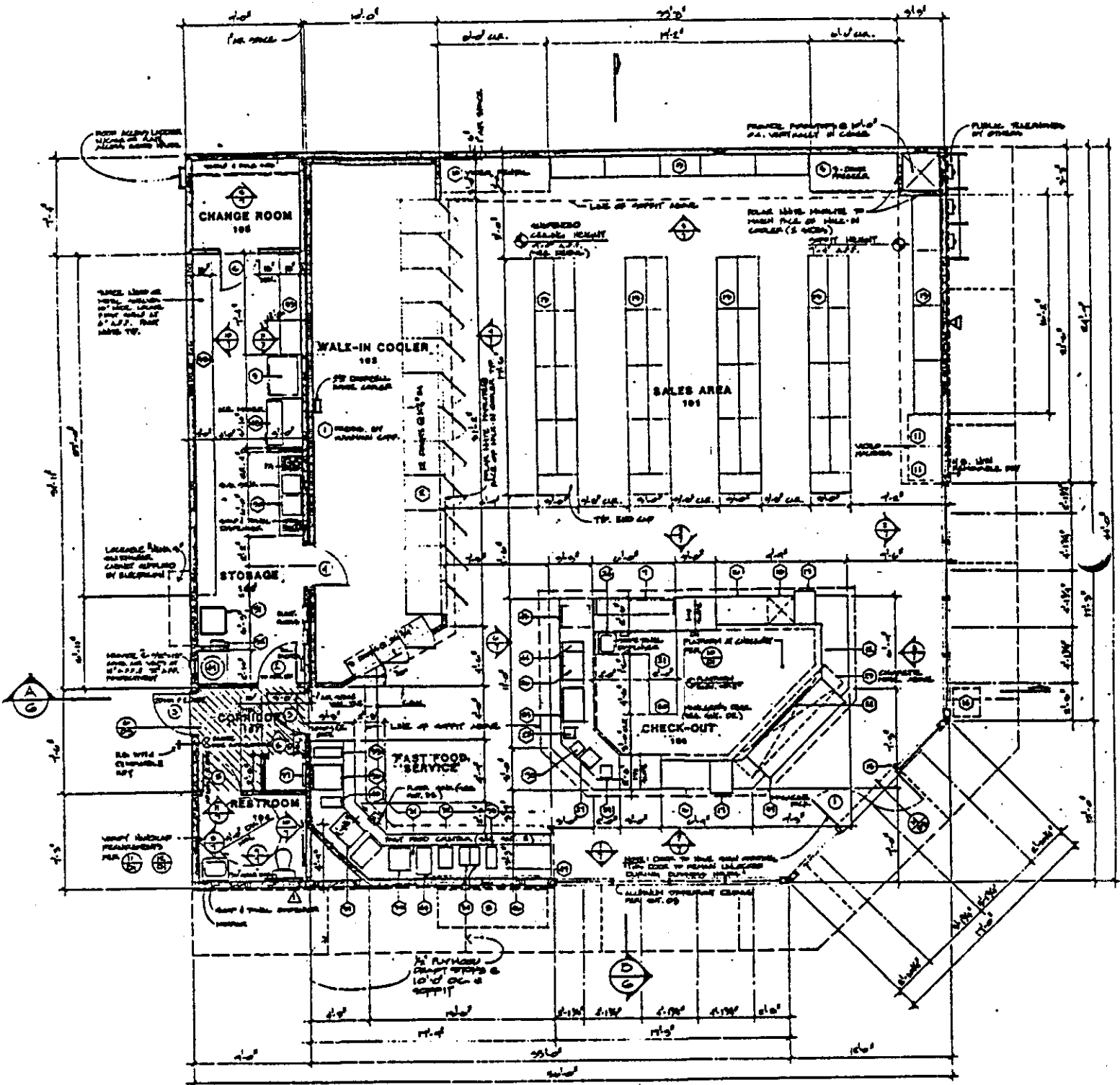


P-87-323

8-13-87 9-0-87

item 11

FLOOR PLAN




FIXTURE FLOOR PLAN

P-87-323

8-13-87 9-10-87
~~8-27-87~~

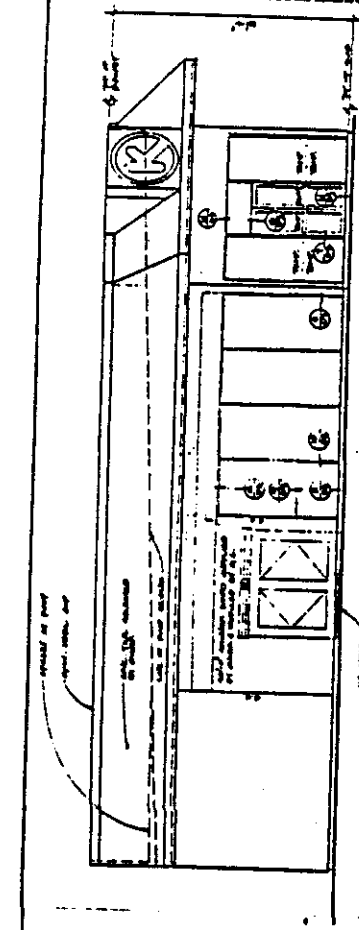
11
 Item ~~X~~
 B

ELEVATIONS

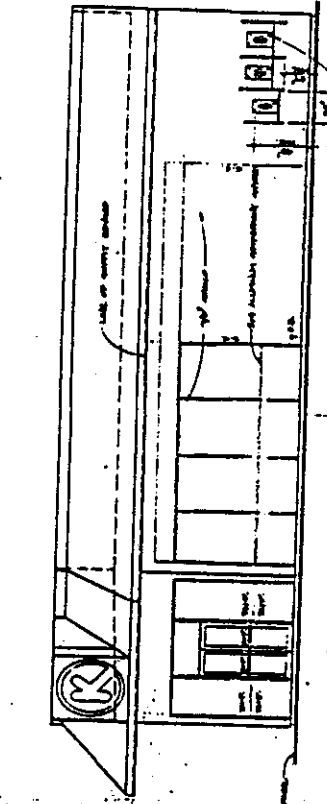

SOLUSS CLARK & ASSOCIATES
 ARCHITECTS
 1000 ...
 ...
 ...


CIRCLE K HARDWARE
 ...
 ...

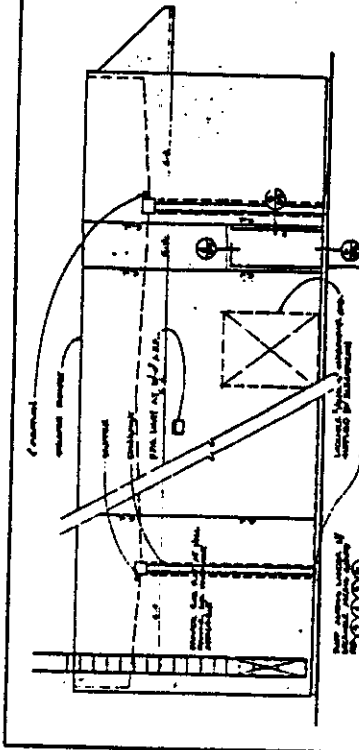
Project No.	6
Sheet No.	6
Scale	1/4" = 1'-0"
Date	...
Drawn by	...
Checked by	...
Approved by	...



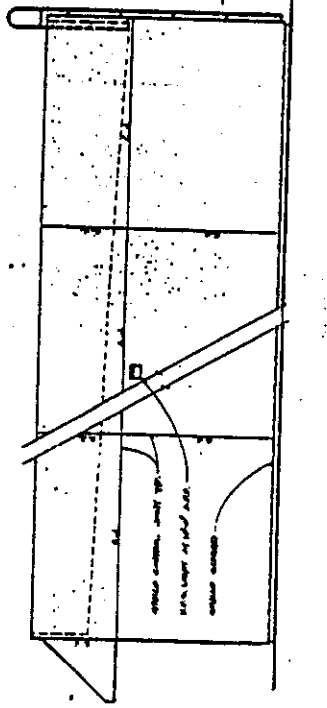
LEFT FRONT ELEVATION
Scale 1/4" = 1'-0"



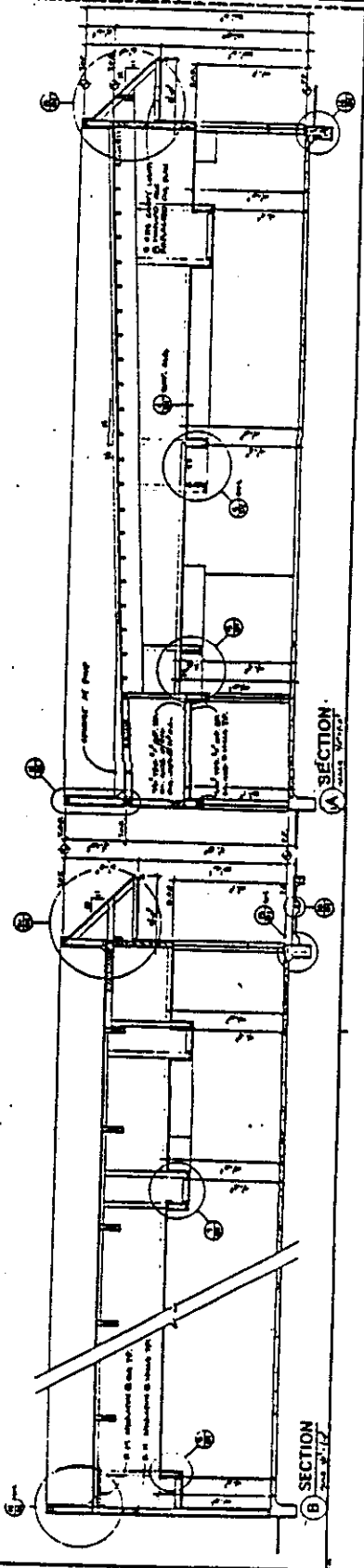
RIGHT FRONT ELEVATION
Scale 1/4" = 1'-0"



RIGHT REAR ELEVATION
Scale 1/4" = 1'-0"



LEFT REAR ELEVATION
Scale 1/4" = 1'-0"



SECTION
Scale 1/4" = 1'-0"

SECTION
Scale 1/4" = 1'-0"

P-87-323

8-13-87 9-10-87
~~8-27-87~~

11
item 18

EXHIBIT A CORRESPONDANCE

288 El Camino Avenue
Sacramento, Ca. 95815
July 18, 1987

City of Sacramento Planning Dept.
1231 - I Street, 2nd Floor
Sacramento, CA 95814

Dear City Planner:

RE: File #P87323

This letter is a protest of the placing of a Circle K Convenience Store at 295 El Camino Avenue, Sacramento, Ca 95815.

Our grounds for protest are as follows:

1. Increased traffic. The El Camino Avenue traffic on the west side of Grove Avenue is exceedingly heavy as this part of El Camino Avenue is a 2-lane, 2-way street. The residents at 273, 280, 288, and 296 El Camino Avenue have difficulties backing out of their driveways now. If traffic increases on the west side of the intersection, all four driveways, and probably more, would often be locked in.
2. Late hours and noise. These could be harmful to the health of the nearby residents, for some are in their 70's and close to 80 years old.

In a neighborhood with wider streets and with younger residents, we feel a Circle K store might be a welcome business.

Sincerely yours,

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

CITY PLANNING DEPARTMENT
JUL 21 1987
RECEIVED

P-87-323

8-13-87 9-10-87
~~8-27-87~~

11
item B

273-El Camino Avenue
Sacramento, Ca. 95815
July 21, 1987

City of Sacramento
Planning Department
1231 I Street, 2nd Floor
Sacramento, Ca. 95814

Attention: Dan Hendricks

RE: P-87-323

Dear Sirs:

As the property owner nearest to the proposed new site of the Circle K Convenience Store, 295 El Camino Avenue, I must protest its locating there and the granting of the Special Off-Hours Liquor permit.

These are my concerns:

TRAFFIC: Traffic on El Camino is horrendous and worsening as development increases in Natomas. We have much traffic and buses, fire engines, ambulances, police cars all day and night. We on the street have difficulty now in getting in and out of our driveways. An all night convenience store could only add to our problems.

NOISE AND DISTURBANCES: Late-hour sales, with cars going in and out, radios blaring, loud talk and shouting, disturbances, fights, seem to go with the convenience store. Those living close to the present store complain of interrupted sleep and disturbances.

LITTER: Judging from the upkeep, or lack of it, at the present location, I can only fear that litter and unsightliness would increase at a new and larger location.

Many of the residents of this neighborhood are older persons who have lived here for years. Few of us use the convenience store. There is a market close-by for daytime shopping and most elderly, particularly women, are afraid to go to the Circle K after dark because of the type of clientele it attracts.

Your consideration will be greatly appreciated.

Sincerely,

(Mrs) *Eula Savage*
Eula Savage

CITY PLANNING DEPARTMENT

JUL 23 1987

RECEIVED 11

item *X*

P-87-323

~~8-13-87~~

~~8-29-87~~

9-10-87

CITY PLANNING DIVISION

We the undersigned object to the opening of a Circle K Convenience Store and selling of beer and wine at the location of 295 El Camino Ave. for the following reasons:

AUG 10 1987
RECEIVED

1. A gathering place for drinking teenagers, & others.
2. Destruction of adjacent properties.
3. Trash-(cans, broken bottles, papers etc.) strewn for a block in all directions on streets and sidewalks and on lawns of private property.
4. Excessive noise at all hours of the night ie:
 - a. squealing of car wheels around the bldg.
 - b. foul and loud languages (yelling & fighting)
 - c. blaring car radios
 - d. bottles breaking on sidewalk, etc.

RECEIVED
 JUL 23 1987
 Hearing and Legal Unit
 Dept. of Alcoholic Beverage Control
 SACRAMENTO

NAME	ADDRESS	PHONE
1. Jim Ridgley	198 Lindley Dr.	923-1486
2. Nicholas A. Duffee	297 Santiago Ave.	922-5773
*3. Shirley A. ...	17 W. ...	1242 781872
4. Donald ...	297 Santiago Ave.	927 4211
5. GILDA STEPHENSON	6614 EL CAMINO AVE	5301
*6. August A. Alameda	296 Santiago Ave.	925-1956
7. August A. Alameda	"	"
*8. MARK HERNANDEZ	282 Santiago	923 4340
9. Margaret Blackwell	277 Santiago	925 5125
*10. Nelson L. Freeman	224 Santiago	920-8760
*11. Aaron ...	"	"
*12. EMETEO LOPEZ	242 Santiago	646-0282
*13. Emeterio Lopez	"	"
*14. Felipe E. SALDANA	234 Santiago AVE.	925-8466
15. Felipe T. Saldana	"	"
*16. Retha L. Rice	218 Santiago Ave.	925-4363
17. Rudy G. Rivera	218 Santiago Ave.	925-4363
*18. Robert M. Parker	209 SANTIAGO AVE-	925-8978
*19. Regina M. Smith	21 SANTIAGO AVE	925-4314
*20. ROSANNA M. SMITH	282 Santiago Ave	923-8360
*21. ANGELA C. ...	"	"

A August A Alameda
 296 Santiago Ave
 Sacramento CA 95815

I written & printed signatures
 P-87-323
 signature # 1, I live one mile from the store above and my family, and myself

El Camino Real, Sacramento, California 95815

Newman Howard }
Margaret Howard }

265 El Camino
Sacramento, CA 95815

Norma H. Yonce NORMA H. YONCE

280 El Camino
Sacramento, Ca 95815.

William F. Jones —

280 El Camino
SACRAMENTO, CA 95815

William E. Jones

Raymond Camarillo

282 Santiago Property
OWNER

D. Aguilar

RECEIVED
JUL 23 1987
Housing and Community
DEPT. of Agriculture, Food and Forestry
SACRAMENTO

249 Santiago Hill
Sacramento Calif 95815

A. Aguilar

81 Redondo Ave
Sacramento Calif 95815

Mr. & Mrs. Daniel Latta

257 El Camino Ave.
95815

Nancy Rocha
Rocha

241 El Camino Ave 95815

Mrs Frances E. Clark

225 El Camino Ave 95815

Mr + Mrs. (Tomer) Tomer

233 El Camino Ave 95815

Mrs Irene Parker

236 El Camino Ave 95815

Mr & Mrs. Woodbridge

208 El Camino Ave. 95815

Danny Bennett

208 EL CAMINO AVE 95815

P-87-323 - OCT 12

9-10-87 El CAM 95815
~~8-27-87~~ item 10

Aug 7 / 1987
CITY PLANNING DIVISION

AUG 10 1987

RECEIVED

Mr. Dan Hendrycke
Dear Sir:

KP87-323

My wife & I have no objections that the store is moving across the street to 245 - El Camino Ave.

This will give them more room to operate and serve their customers better.

We believe that this will make a great improvement to the property and to our area.

We further believe that no beer or wine sales be made after 7pm to benefit the neighborhood.

Due to previous commitments we will be unable to attend the meeting on Aug 13, 1987 at 5:00pm.

Home owners at 266 - El Camino Ave
Richard L. & Libran Vargas

P-87-323

Item 18

P-87-323

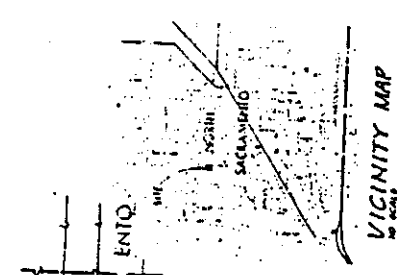
9-10-87
~~8-27-87~~

Item 18

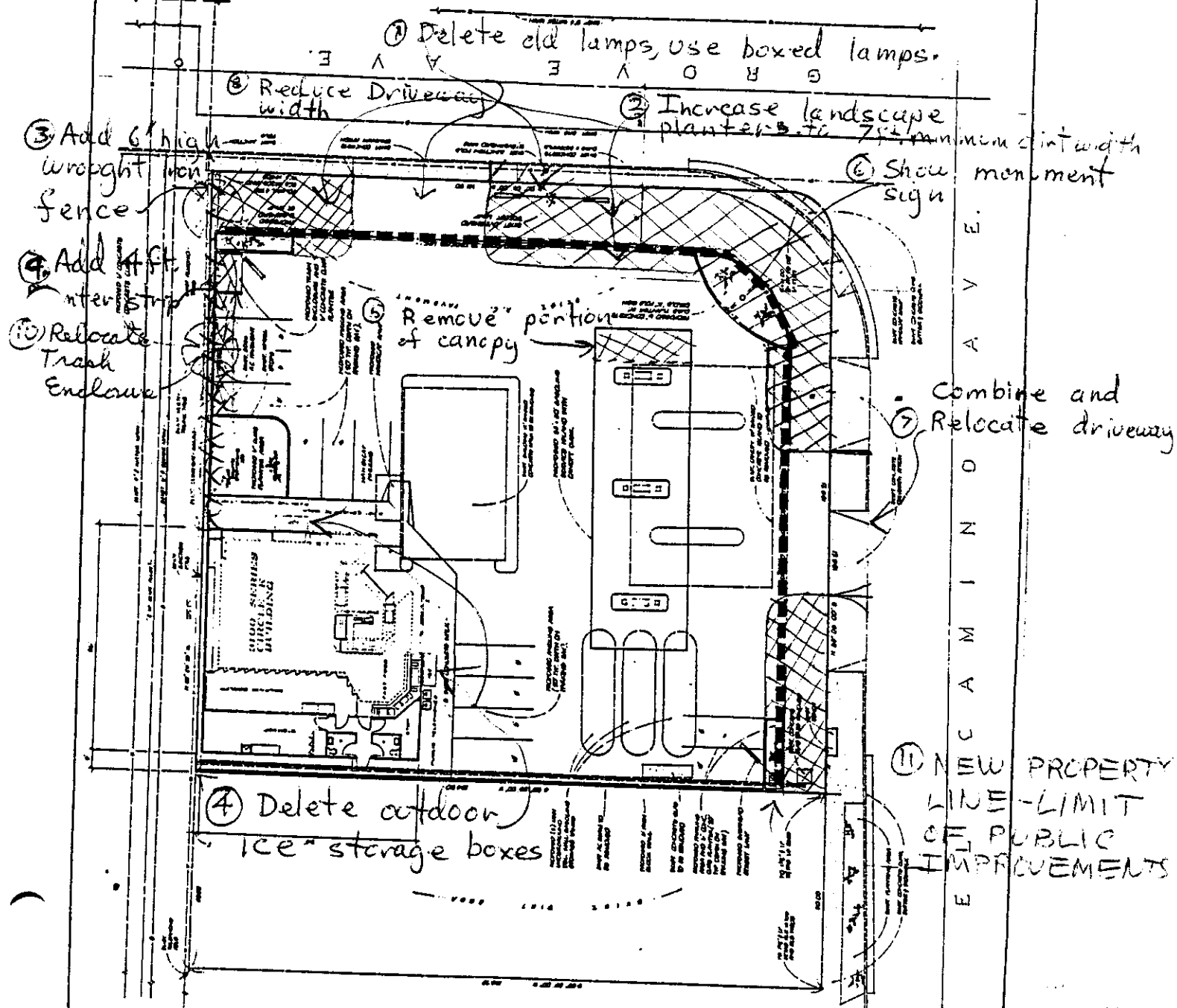
EXHIBIT B STAFF MODIFIED SITE PLAN

STORE NO. T432
K

SITE PLAN
HE CIRCLE K CORPORATION
T2070



NOTE 1
SCALE 1" = 10'
SITE PLAN
OF LOTS 16 AND 17 OF BLOCK 3 AS SHOWN ON THE OFFICIAL PLAT OF NORTH SACRAMENTO SUBDIVISION No. 10 RECORDED IN THIS OFFICE OF THE COUNTY CLERK OF SACRAMENTO COUNTY ON APRIL 4, 1912, IN BOOK 18 OF MAPS, MAP No. 31.
CENTRAL COST ENGINEERING
DATE: 10/17/87



P-87-323

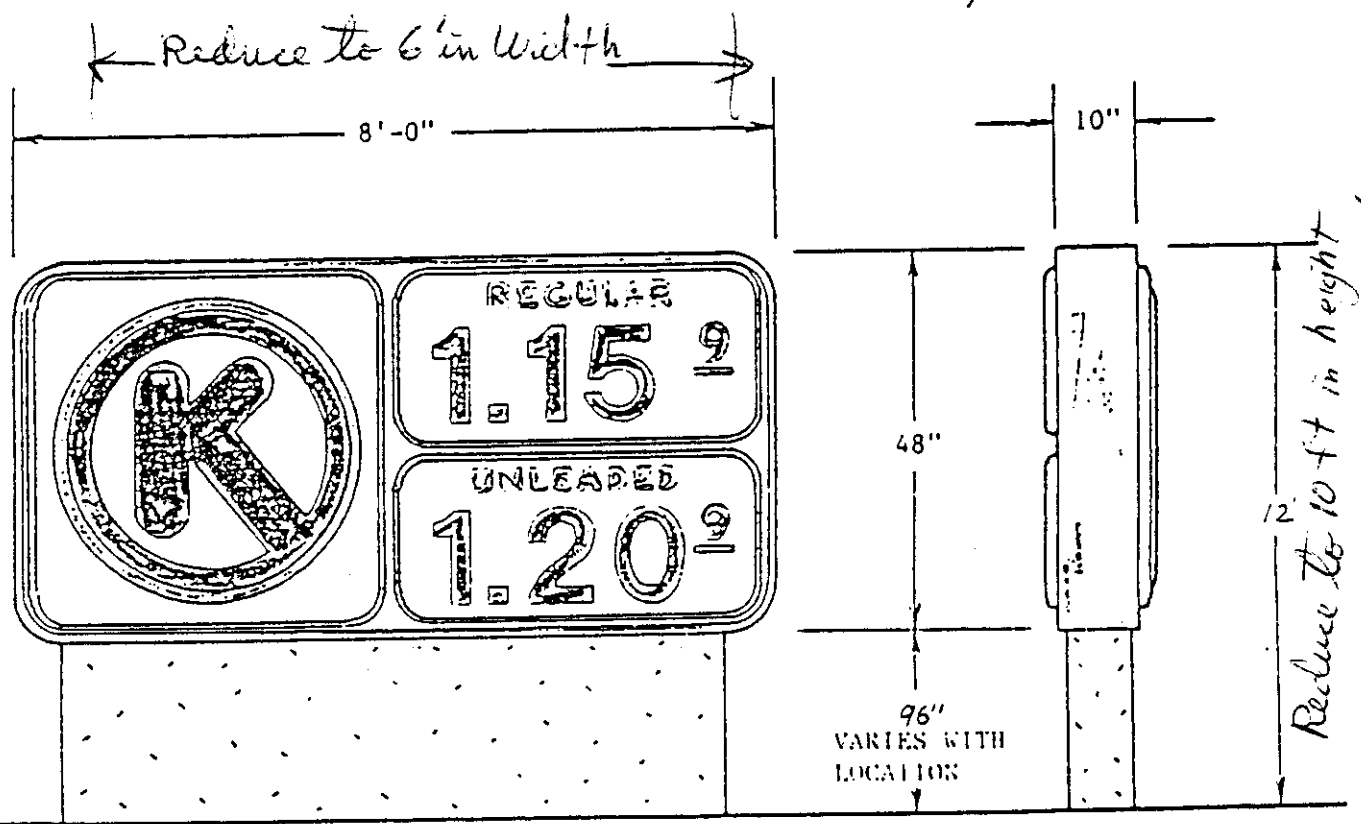
8-13-87 9-10-87
8-27-87

11
item X

MONUMENT IDENTIFICATION

SIGN FACES ARE POLYCARBONATE PLASTIC.
 TO CLEAN, USE CLOTH OR PAPER TOWEL WET WITH WATER, A MILD DETERGENT SUCH AS JOY OR TIDE MAY BE ADDED TO THE WATER. DO NOT USE SOLVENTS SUCH AS ALCOHOL OR GASOLINE.

10/22/87



FACE SHROUD 1063 ALUMINUM
 TEXTURED ALL AROUND
 TO MATCH BUILDING

ELECTRICAL LOAD: 1.8 AMP/120 VOL.
 DESIGN WIND LOAD: 30 PSF
 SIGN CARRIES U.L.L. LABEL
 LAMPS: (4) F96 T12/110/CW
 BALLAST: (1) BFL 51-745-1
 SIGN AREA: 24 SQ. FT.

D-87-323
 P87-113

~~8-13-87~~
~~6-25-87~~
~~5-14-87~~

Item #

~~5-30-87~~ 8-27-87 9-10-87 11 B 8

THE CIRCLE K CORPORATION

August 25, 1987

The City of Sacramento
City Planning Department
1231 I Street
Sacramento, CA 95814

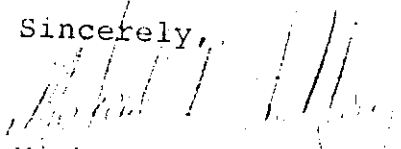
RE: Proposed Circle K at 295 El Camino Avenue, Sacramento, CA

To Whom It May Concern,

I am writing this on behalf of the Circle K Corporation to assure the City of Sacramento that it is Circle K's intention to close the existing Circle K store on Grove Avenue upon completion of the proposed new store at 295 El Camino Avenue. It is also our intention to transfer the liquor license from the existing store to our new location. We have withdrawn our application for a new license for this location, and will proceed with a transferral as soon as the new store is complete.

Thank you for your cooperation.

Sincerely,



Michael L. Shotzbarger
Director of Store Engineering
WESTERN REGION

CITY PLANNING DIVISION

AUG 26 1987

RECEIVED

MS/smc

P-87-323

9-15-87

Tom A

273 El Camino Avenue
Sacramento, Ca. 95816
September 2, 1987

City of Sacramento
Planning Department
1231 I Street, 2nd Floor
Sacramento, Ca. 95814

CITY PLANNING DIVISION

SEP 2 1987

RECEIVED

Attention: Dan Hendrycks

RE: P87323

Dear Sirs:

As the nearest neighbor of the prospective new Circle K store at 295 El Camino, I would like to make you aware of another concern of mine - one that is shared with others who live nearby.

Circle K, or those speaking for it, have assured us they will exercise all possible diligence to insure there is no loitering on their premises, or sale of liquor to minors. We appreciate this. Our concern now, however, is with the vacant lot adjoining my property.

Do you, or does Circle K, know if Thrifty Oil Company has any plans for this lot? We are aware that a 6' masonry wall is to be built between this lot and Circle K, but we greatly fear it will be utilized by Circle K patrons as a meeting place to socialize and enjoy their libations, safely out of sight behind the wall, a source of trouble and disturbance for the neighborhood and the police.

I might mention also that the litter problem created by the bus stop in front of the present abandoned service station and the proximity of Circle K (plus the unwillingness of the city to provide even one trash container) can only worsen and trash the vacant lot even more than it is. (See pictures enclosed.)

Would it be possible to have someone put a high chain link fence across the front and back of the lot? This, we believe, could go a long way to alleviating some of the problems.

Thank you for your consideration.

Sincerely,

Eula Savage
Eula Savage

Enc.

8-23-87

4-10 57

11