

# CITY PLANNING COMMISSION

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

|               |  |                        |  |                     |            |
|---------------|--|------------------------|--|---------------------|------------|
| APPLICANT     | Chris Esenberger, 4500 S. 40th Street, Phoenix, AZ 85040     |                        |  |                     |            |
| OWNER         | Circle K Corporation, 4500 S. 40th Street, Phoenix, AZ 85040 |                        |  |                     |            |
| PLANS BY      | Santina & Thompson, 1040 Oak Grove Road, Concord, CA 94518   |                        |  |                     |            |
| FILING DATE   | 12/6/84  | 50 DAY CPC ACTION DATE |  | REPORT BY:          | SD:bw      |
| NEGATIVE DEC. | 12/31/84   | EIR                    |  | ASSESSOR'S PCL. NO. | 050-020-21 |

APPLICATION: A. Negative Declaration  
B. Special Permit to establish a 24-hour convenience store within 500 feet of residential uses (Sec. 2-C-11(a)).

LOCATION: 7595 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to establish a 24-hour convenience store within 500 feet of residentially zoned property.

PROJECT INFORMATION:

|  |                        |
|--|------------------------|
| 1974 General Plan Designation:             | Commercial and Offices |
| 1965 Southgate Community Plan Designation: | Shopping or Commercial |
| Existing Zoning of Site:                   | C-2                    |
| Existing Land Use of Site:                 | Vacant                 |

Surrounding Land Use and Zoning:

|        |                       |
|--------|-----------------------|
| North: | Service station; C-2  |
| South: | Multi-family; R-3     |
| East:  | Commercial; C-1       |
| West:  | Vacant; R-2A-R; R-3-R |

|                                |               |
|--------------------------------|---------------|
| Parking Required:              | 11 spaces     |
| Parking Provided:              | 11 spaces     |
| Parking Ratio:                 | 1:250 sq. ft. |
| Property Dimensions:           | 150' x 150'   |
| Property Area:                 | .5± acres     |
| Square Footage of Building:    | 2,700±        |
| Topography:                    | Flat          |
| Street Improvements/Utilities: | Existing      |
| Exterior Building Colors:      | Tan           |
| Exterior Building Materials:   | Stucco        |
| Height of Structure:           | 14 feet       |

001060

PROJECT EVALUATION: Staff has the following comments:

A. The subject site is designated for commercial uses in the 1974 General Plan and the 1965 Southgate Community Plan. The site is surrounded by an automobile service station to the north, commercial uses, including a Circle K store, to the east, multi-family residential south, and vacant residential land to the west. The parcel is zoned C-2.

The subject site was previously used as a service station; however, this use was abandoned several years ago. The applicant proposes to construct a new convenience market, 2,700+ square feet in size, which will be operated on a 24-hour per day basis. The applicant also proposes a gasoline service island. The retail sales and auto service uses are compatible with surrounding land uses and applicable land use plans. A special permit is required by the Zoning Ordinance in order to conduct the operation between the hours of 11 p.m. and 6 a.m., within 500 feet of a residential use.

- B. The applicant is currently renting the existing site to the east. The State Alcohol Beverage Control states that there has been a liquor license in the current location for 18 years. Circle K has had the license since 1973. In the 18 years of operation, the ABC has noted only two violations regarding the sale of liquor to minors. The applicant proposes to vacate the existing location.
- C. Staff discussed this project with the City Police Department. They indicated that the proposed location would probably be preferable to the existing location. The corner site would provide the site more visibility.
- D. Circulation: The subject site will require regrading and new surfacing to accommodate the proposed development. The City Traffic Engineer requests that the plans be revised to locate one driveway on Brookfield Drive located approximately 65 feet from the eastern property line. This will entail closing the existing driveway to the satisfaction of the City Traffic Engineer. The required parking must meet the 50% shading requirement. The applicant should be aware that the 50% shading compliance could require elimination of parking spaces and redesign of the landscape plan. In addition, the applicant must bring the existing planters up to current City standard which includes irrigation. Landscaping plans should include the area north of the proposed structure which will not be needed as driveway due to the Traffic Engineer's recommendations. Eleven parking spaces are required for the Circle K operation.
- E. Staff is including Exhibit A as criteria for construction of a trash enclosure. This should be located at the northwest corner of the building.
- F. The applicant has no specific user for the 1,800 square foot 'future satellite' designated on the site plan.
- G. The applicant is responsible for constructing a six-foot solid masonry wall along the south property line. Signage is subject to Building Permit approval.

CONCLUSION: Staff supports the special permit. The past experience of the existing Circle K store has been positive. In addition, the location at an intersection and on a major street provides better visibility for security. Finally, the present site will be abandoned and it is unlikely it will be replaced by a similar use.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following:

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

Conditions

- 1. The existing driveways on Brookfield Drive shall be abandoned and removed to the satisfaction of the City Traffic Engineer.
- 2. A new driveway shall be located approximately 65 feet from the eastern property line to the satisfaction of the City Traffic Engineer.
- 3. A trash enclosure shall be located at the northwest corner of the building. The enclosure shall be constructed according to Exhibit A.
- 4. The remaining area north of the structure shall be landscaped and irrigated according to plans approved by the Planning Director prior to issuance of building permits.
- 5. Existing planters shall be brought up to City Code, including irrigation.
- 6. Improvement plans shall indicate compliance with the 50% parking lot shading requirements.
- 7. The applicant shall construct a six-foot solid decorative masonry wall along the south property line. Design of the wall shall be reviewed and approved by the Planning Director.

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use, in that:
  - a. the proposed site is located at a street intersection;
  - b. the site is located on a major street;
  - c. the site has good visibility for security.
- 2. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in creation of a nuisance, in that:
  - a. adequate parking is provided;
  - b. parking is adequately shaded;
  - c. parking will be buffered from adjacent residential uses with a six-foot high masonry wall.
- 3. The project is compatible with the 1974 General Plan and the 1965 Southgate Community Plan which designate the site for commercial uses.
- 4. The project is compatible with the Zoning Ordinance which allows convenience stores to operate between 11 p.m. and 6 a.m. and within 500 feet of a residential use, subject to Special Permit approval.

001062

## TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of a solid masonry material and the exterior surface finished in a manner compatible with the main structure.
2. 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.
3. The trash enclosure facility shall be designed to allow walk-in access by employees without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either 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 capability of the trash enclosure facility and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, three 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 Technicians (plan checker).

Paving material shall consist of four-inch aggregate base rock and six-inch portland cement paving.

7. The enclosure shall be adequate in capacity.

001063

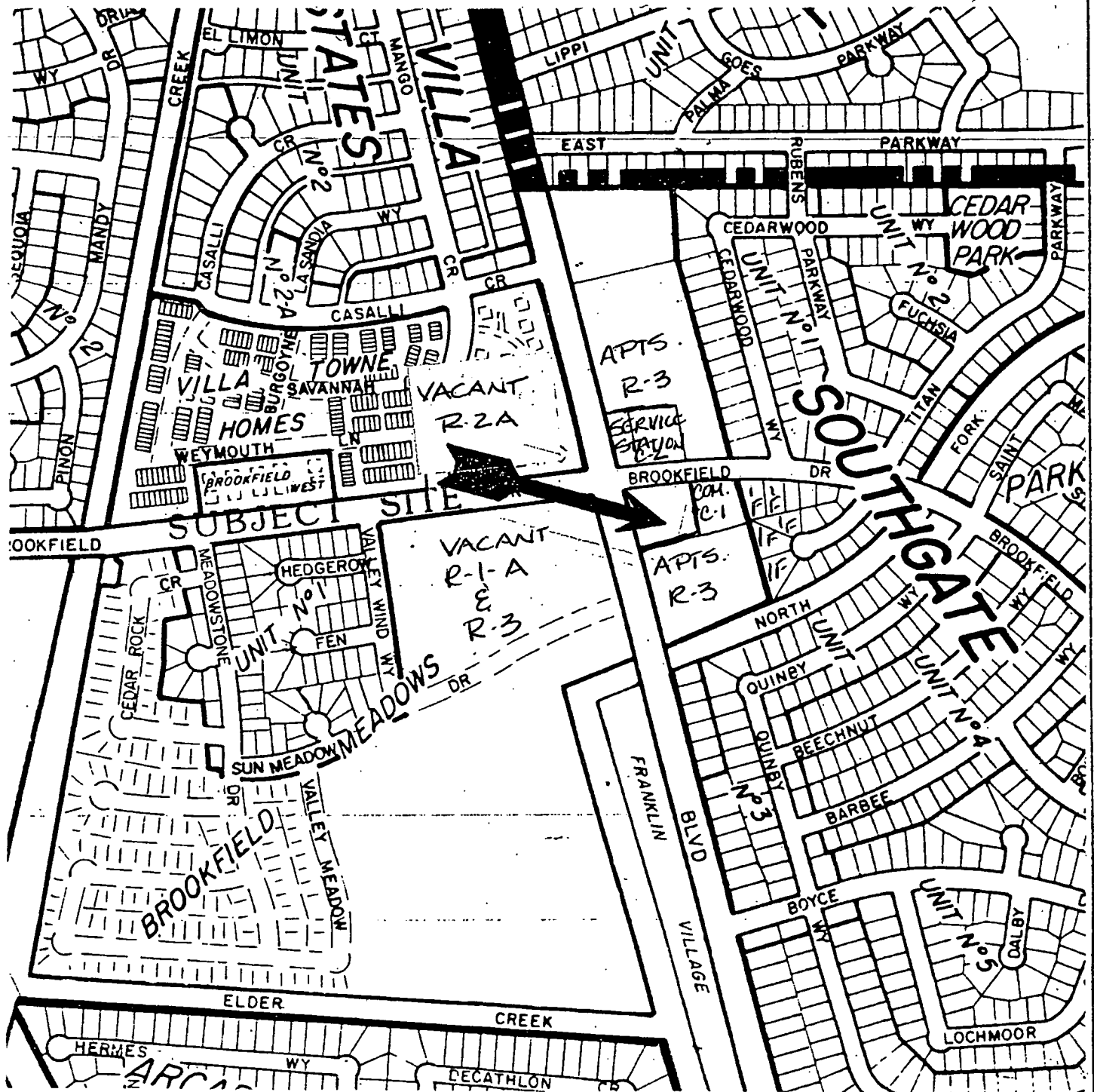
INSERT "A"

- A) We propose to build a convenience store and a gasoline service island on the site of an abandoned gas station. All facilities (including underground tanks) will be new.
- B) The proposed building is 67 feet X 40 feet. Eleven parking spaces are provided as shown on the site plan.
- C) The store is designed to serve the surrounding neighborhood and its use is consistent with the site zoning.

001064

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~~**P 85007**~~

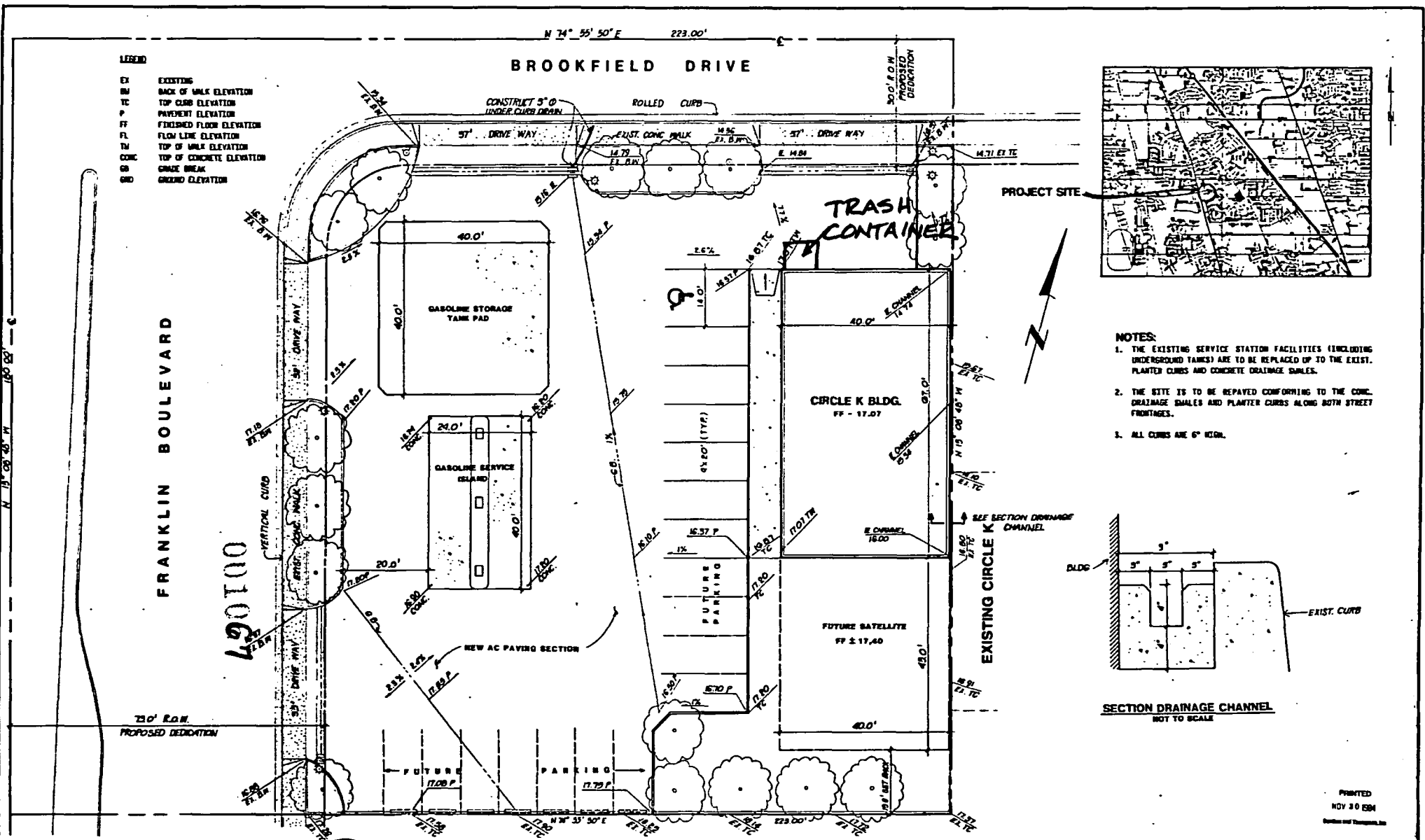


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VICINITY - LAND USE - ZONING

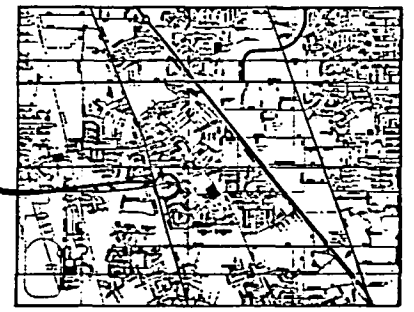
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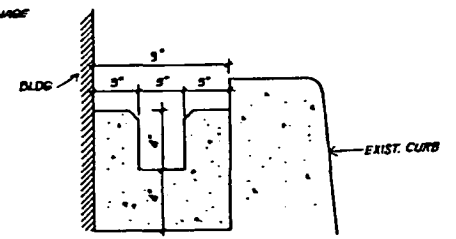


**LEGEND**

|    |                           |
|----|---------------------------|
| EX | EXISTING                  |
| BM | BACK OF WALK ELEVATION    |
| TC | TOP CURB ELEVATION        |
| P  | PAVEMENT ELEVATION        |
| FF | FINISHED FLOOR ELEVATION  |
| FL | FLOM LINE ELEVATION       |
| TM | TOP OF WALK ELEVATION     |
| CC | TOP OF CONCRETE ELEVATION |
| SB | GRADE BREAK               |
| SD | GROUND ELEVATION          |



- NOTES:**
1. THE EXISTING SERVICE STATION FACILITIES (INCLUDING UNDERGROUND TANKS) ARE TO BE REPLACED UP TO THE EXIST. PLANTER CURBS AND CONCRETE DRAINAGE SAMPLES.
  2. THE SITE IS TO BE REPAVED CONFORMING TO THE CONC. DRAINAGE SAMPLES AND PLANTER CURBS ALONG BOTH STREET FRONTS.
  3. ALL CURBS ARE 6" HIGH.



**SECTION DRAINAGE CHANNEL**  
NOT TO SCALE

PRINTED  
NOV 20 1984  
Santina and Thompson, Inc.

|              |            |
|--------------|------------|
| DATE:        | 02-1983    |
| SCALE:       | 1"=10'     |
| DESIGNED:    |            |
| DRAWN:       | E. C. V.S. |
| CHECKED:     | M.P.B.     |
| PROJ. ENGR.: |            |
| F.S.:        |            |
| NO. BY:      | DATE:      |
| REVISIONS:   |            |



**SANTINA & THOMPSON INC.**

1940 Oak Grove Road, Concord, California 94518 (415) 837-3200, Telex 338343 Santina

ENGINEERING  
SURVEYING  
PLANNING  
CONSULTANTS

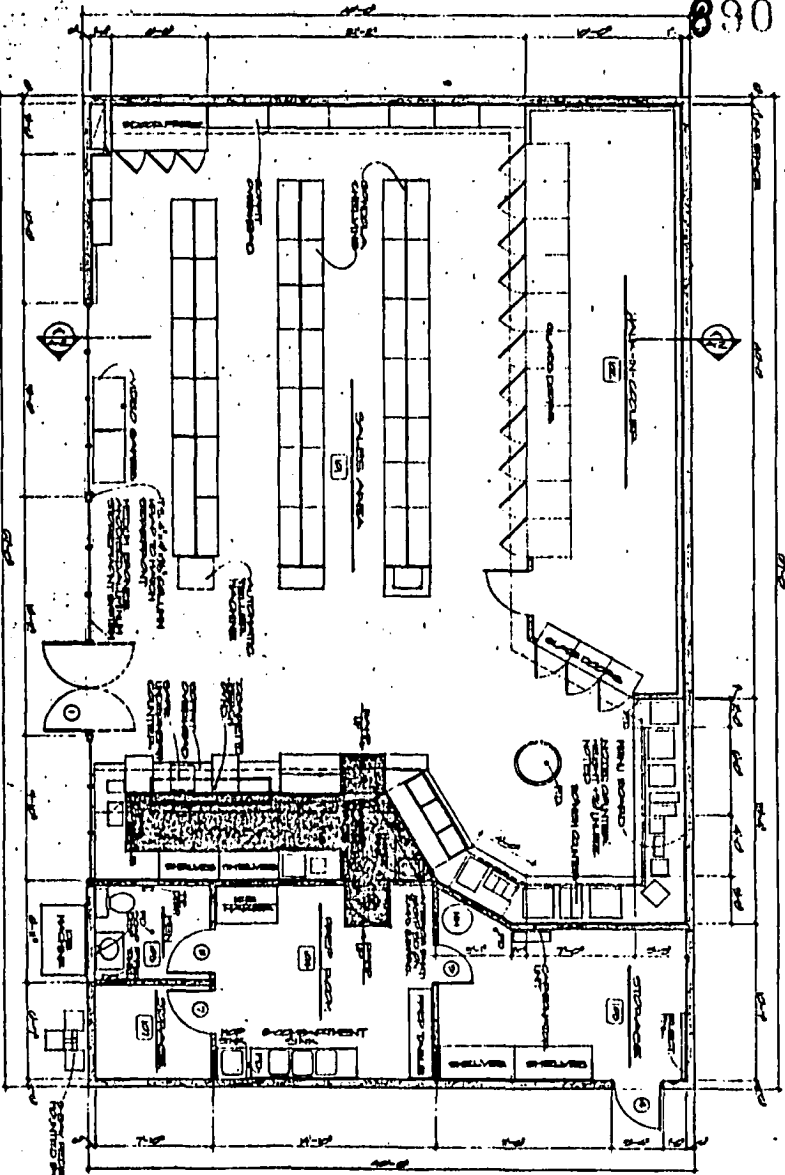
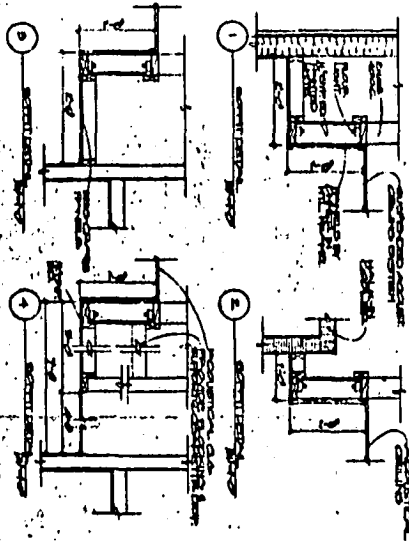
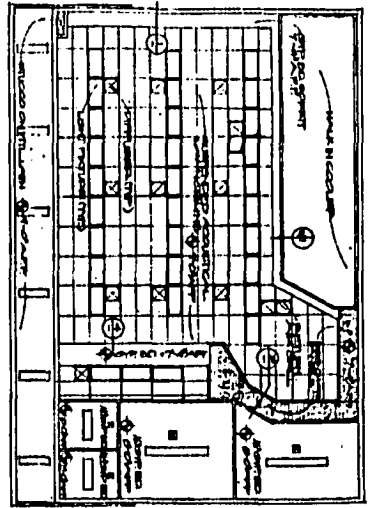
PREPARED FOR:  
THE CIRCLE K CORPORATION  
4500 SOUTH 40TH STREET  
P.O. BOX 20230  
PHOENIX, ARIZONA 85036

**SITE PLAN**  
**7595 FRANKLIN BOULEVARD**  
SACRAMENTO CALIFORNIA

SHEET **1**  
OF 1 SHEETS  
JOB NO.  
**C83108**

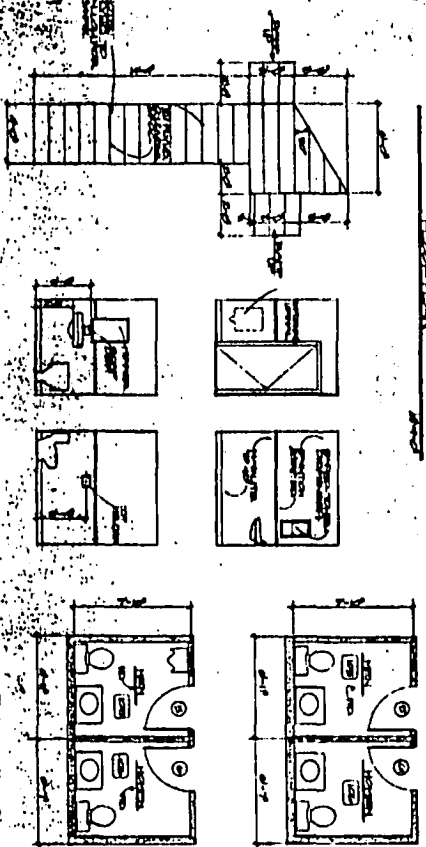
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85-008



001068

| FLOOR FINISH SCHEDULE |             | DOOR SCHEDULE |             |
|-----------------------|-------------|---------------|-------------|
| NO.                   | DESCRIPTION | NO.           | DESCRIPTION |
| 1                     | CONCRETE    | 1             | WOOD        |
| 2                     | PAINT       | 2             | GLASS       |
| 3                     | ...         | 3             | ...         |
| 4                     | ...         | 4             | ...         |
| 5                     | ...         | 5             | ...         |
| 6                     | ...         | 6             | ...         |
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| 50                    | ...         | 50            | ...         |



P 85008

A 48' X 67' PROTOTYPE STORE FOR: THE CIRCLE K CORPORATION

David Johnson Associates Ltd. ARCHITECTS  
100 W. Coolidge, Phoenix, Arizona 85013 (602) 266-1868

DRAWN BY: \_\_\_\_\_  
 JOB NO. \_\_\_\_\_  
 REVISIONS \_\_\_\_\_  
 DATE \_\_\_\_\_  
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