

Planning & Design Commission

Meeting Time: 02-08-24 17:30

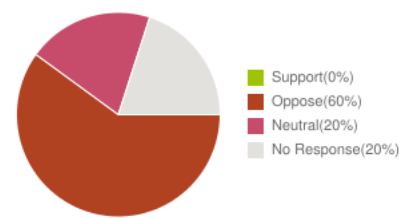
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning & Design Commission	02-08-24 17:30	16	5	0	3	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



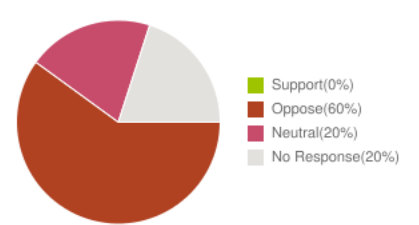
Planning & Design Commission
02-08-24 17:30

Agenda Name	Comments	Support	Oppose	Neutral
2. Fuel Stop Gas Station (P22 021) [Noticed on 01/26/2024] File ID: 2024-00248	4	0	3	0
3. Forward Together Action Plan: Marysville Del Paso Blvd. Commercial Corridor and Neighborhood Revitalization File ID: 2024-00165	1	0	0	1

Sentiments for All Agenda Items

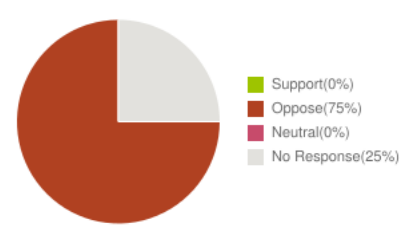
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 2. Fuel Stop Gas Station (P22 021) [Noticed on 01/26/2024] File ID: 2024-00248

Overall Sentiment



Cecelia Ventress

Location:
Submitted At: 9:59am 02-08-24
Received by the Office of City Clerk

Stephen White

Location:
Submitted At: 9:21am 02-07-24

The proposed ban is bad/wrong in so many ways. It is an employment reducer, an indirect regressive tax, a cut in tax revenues available for the public good. Government-mandated bans of isolated items - be it books, gas stations, etc. are never a good idea and they fly in the face of opportunities we enjoy as Americans.

Bascomb Grecian

Location:
Submitted At: 5:44am 02-07-24

In America we all have dream. For some it is to own a business, even a gas station. For any city in California to propose to ban a gas station, is a real shame. We all have a right to pursue happiness. This is an example of Government out of control. If a property owner has property zoned for a gas station, they have right to build it if they want.

Varish Goyal

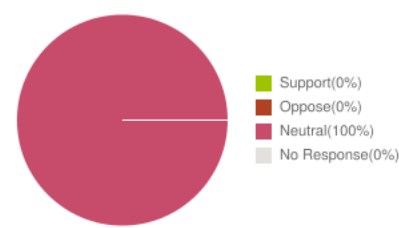
Location:
Submitted At: 1:20pm 02-05-24

A gas station ban is a really bad idea. First of all, it decreases competition which makes gasoline more expensive for hard-working people. You should let the market decide what they want to do. Second, if consumers are happy with EV vehicles then gas station owners will not build new sites or will close their existing ones. But why do we want to lose the tax benefits and the competition while the transition happens?

Gas stations also provide other benefits. They are open 24 hours and make it easy to get items in their store when you are in a pinch. Their car washes are great because they use recycled water and keep dirt and grime out of our storm drains. Many gas stations also have improved food options that feed communities in food deserts. I think it is very short-sighted for the City to ban something that provides value to the community and is not doing something that is illegal.

Agenda Item: eComments for 3. Forward Together Action Plan: Marysville Del Paso Blvd. Commercial Corridor and Neighborhood Revitalization File ID: 2024-00165

Overall Sentiment



Kim Scott

Location:
Submitted At: 11:54am 02-08-24

This plan is a good start. My 18 year old Artist Live/work community is in the Del Paso Boulevard/Arden Way SPD. I am also a member of the Old North Sacramento Community Association, we were never informed about or included in this plan. If I had been included in this process, I would have pushed for the Arts much harder. Some of that "affordable" and Market value housing should be designated Artists housing. I see both brochures show artists work on most pages, without giving credit. I support a neon district, historic business district, and an entertainment district plan. Please consider mixed rate housing instead of concentrating solutions for the unhomed into ghettos that paint a bleak picture for current residents. The neighborhood wants safe, clean and life enhancing standards for all, not dictated by wealth, color, or religion. The arts and a thriving street life that contains access to basic amenities, entertainment, social life, with good will towards all is the best that urban life can offer. These neighborhoods do not deserve to have the cities difficult housing issues concentrated here out of proportion to other economically richer parts of the city. This has already happened here for too long. See some of the Arts at in Old North Sac here: www.oldnorthsacarts.com

PLANNING AND DESIGN COMMISSION

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Nicolina Hernandez
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Stacia Cosgrove, Principal Planner
Bruce Monighan, AIA, Urban Design Manager
Kevin Colin, Principal Planner



**Planning and Design
Commission**

**City Hall Complex
915 I Street**

Sacramento, CA 95814

*Published by the Office of the City Clerk
(916) 808-5163*

CORRESPONDENCE

Description: Correspondence received after publishing the Agenda.

For the Meeting of: Thursday, February 08, 2024, at 5:30 p.m.

Agenda Item: **Public Hearing Item 2**

2. Fuel Stop Gas Station (P22-021) [Noticed on 01/26/2024]

File ID: 2024-00248

Location: APN: 251-0292-016-0000, 3200 Rio Linda Boulevard, District 2, Represented by Mayor Steinberg

Recommendation: Conduct a public hearing and upon conclusion deny: 1) Conditional Use Permit to reestablish a gas station; and 2) Site Plan and Design Review for façade improvements to the existing convenience store and site improvements in the General Commercial (C-2) zone. (Exempt from Environmental Review pursuant to CEQA Guidelines Section 15270(a) - Projects Which Are Disapproved.)

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, jquintanilla@cityofsacramento.org; Garrett Norman, Senior Planner, (916) 808-7934, GNorman@cityofsacramento.org, Community Development Department

ROGER DICKINSON

February 2, 2024

Sarita Prasad
VS Prasad LLC/Fuel Stop Mini Mart

Dear Sarita:

I write in support of your application for a conditional use permit to operate a fuel stop and mini mart at the corner of Rio Linda Blvd. and Arcade Blvd. The site has a long history of such a use but has not been in operation for some time due to a fire at the site.

The site is located on a busy thoroughfare in a part of the community where there are few options for fueling vehicles or obtaining basic food items. In its current inoperative condition, the site detracts from the neighborhood and surrounding vicinity but, if the conditional use permit is approved, the site can be restored to serving as an important asset to the community and a successful small business contributing to improvement of the area.

Since the site borders on two streets without immediate residential uses and on a third side by the Arcade Creek levee, the impacts of the operation of such a use will be minimized and nearby neighbors should not be adversely affected. While I do not generally favor the addition of new fossil fueling facilities, this site has historically been used for such a purpose and restoring the requested uses can yield significant benefits.

I urge the Planning Commission to approve your request for a conditional use permit.

Sincerely,
Roger Dickinson

Dear Mr Quintanilla,

We are writing on behalf of the Harmon Johnson Neighborhood Association (inactive) in support of the conditional use permit for the Fuel Stop Mini Mart at 3200 Rio Linda Blvd.

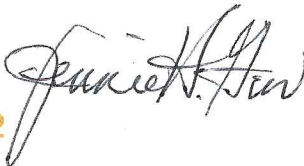
The reopening of this convenience store and gas station will provide needed services to an under-served area. Sarita Devi, the owner, has discussed and complied (no liquor will be sold) to feedback for her project and our residents are eager to see her able to open her shop soon.

The store will offer employment, as well as a local option for people to purchase needed items, which is especially valuable in an area where transportation is a common challenge for some of our residents. The area will greatly benefit from the gas station here, also, since the options are so few in this part of the neighborhood for fueling up. Local retail is very much needed for our residents to have the option to spend their money in the area in which they live. Investing back into our neighborhood, where small businesses care about the surrounding area, is the economic development that is so desperately needed in North Sacramento. We very much hope that with each new project that is locally owned, it will catalyze more small business owners to invest here.

Through this letter, we affirm our support and endorsement of this project and the benefit it will provide for Harmon Johnson Neighbourhood (inactive)and the surrounding neighborhoods.

Sincerely,

Jennie H Gin



916.205.5182

2537 Edgewater Road

Sacramento Ca 95815.



Dear Mr Quintanilla,

We are writing on behalf of the Benito Juarez Neighborhood Association in support of the conditional use permit for the Fuel Stop Mini Mart at 3200 Rio Linda Blvd. Sacramento Ca

The reopening of this convenience store and gas station will provide needed services to an underserved area. Sarita Devi, the owner, has attended our monthly meetings, seeking and responding to feedback for her project and our residents are eager to see her able to open her shop soon. She is a valued member of our association, offering support and assistance to our neighborhood activities.

The store will offer employment, as well as a local option for people to purchase needed items, which is especially valuable in an area where transportation is a common challenge for some of our residents. The area will greatly benefit from the gas station since the options are so few in this part of the neighborhood for fueling up. Local retail is very much needed in Hagginwood for our residents to have the option to spend their money in the area in which they live. Investing back into our neighborhood, where small businesses care about the surrounding area, is the economic development that is so desperately needed in North Sacramento. We very much hope that each new project is locally owned. It will catalyze more small business owners to invest here.

Through this letter, we affirm our support and endorsement of this project and the benefit it will provide for the Benito Juarez Neighborhood and the surrounding neighborhoods. We greatly appreciate development that serves our residents and works at providing solutions to the challenges in our neighborhoods and we fully support further development of our local economy.

Sincerely,

Alfonso Caro, President
916.868.2261

Maria Rangel, Secretary
916.243.8150

Ramona Landeros, Founder
916.529.5299



Chamber President:
Shane Curry
Casa Bella Galleria

Chamber Vice President
Andy Hernandez
D & Z Ventures LLC

Chamber Vice President of Finance
Ginger Buan
Umpqua Bank

Chamber Secretary
Franklin Burris
Sacramento Municipal Utility District

Douglas Britt
Wells Fargo Bank
Bob Poole
Poole Resource Group
Patrick Magnani
Edward Jones
Tod Strain
Arden Fair Mall
Rob Kerth
Iceland Skating Rink
Mina Perez
Vida de Oro Foundation
Rebecca Gholson
A-1 Budget Storage
Kevin Lutz
Stoney's Rockin Rodeo

Since 1923...
Leading Businesses, Building Community

PO Box 15468
Sacramento, CA 95851
www.NorthSacChamber.org
[@N_SacChamber](https://www.instagram.com/N_SacChamber)

January 28, 2024

Jose Quintanilla, Planner
City of Sacramento
Community Development Department
300 Richards Blvd., 3 Floor
Sacramento, CA 95811

Dear Planner Quintanilla,

I am writing in **support** of Fuel Stop Gas Station (P22-021) located at 3200 Rio Linda Blvd, Sacramento CA. This has been a closed location due to damage, and we support it's return to productive use for the community.

The Chamber has been contacted by the owner Sarita Prasad, has reviewed the planning materials you have provided per the public notice and made a site visit.

Since 1923, The Mission of the North Sacramento Chamber of Commerce is to promote a strong local economy resulting in business growth, employment opportunities, and improving the quality of life for all citizens. The Chamber is a membership-based, business driven, non-profit corporation focused on business advocacy, networking, community building, and equipping businesses to prosper.

Sincerely,

Franklin Burris

Franklin Burris, Secretary
North Sacramento Chamber of Commerce
Lead, Follow, Inspire
Since 1923... it's always been about Community.

Jose R. Quintanilla

Associate Planner, North Area (N. Natomas, S. Natomas, N. Sacramento)
Planning Division, Community Development Department
300 Richards Blvd., 3rd Floor, Sacramento, CA 95811
(916) 808-5879 | jquintanilla@cityofsacramento.org

Dear Mr Quintanilla,

We are writing on behalf of the Hagginwood Community Association in support of the conditional use permit for the Fuel Stop Mini Mart at 3200 Rio Linda Blvd.

The reopening of this convenience store and gas station will provide needed services to an under-served area. Sarita Devi, the owner, has attended our monthly meetings, seeking and responding to feedback for her project and our residents are eager to see her able to open her shop soon. She is a valued member of our association, offering support and assistance to our neighborhood activities.

The store will offer employment, as well as a local option for people to purchase needed items, which is especially valuable in an area where transportation is a common challenge for some of our residents. The area will greatly benefit from the gas station here, also, since the options are so few in this part of the neighborhood for fueling up. Local retail is very much needed in Hagginwood for our residents to have the option to spend their money in the area in which they live. Investing back into our neighborhood, where small businesses care about the surrounding area, is the economic development that is so desperately needed in North Sacramento. We very much hope that with each new project that is locally owned, it will catalyze more small business owners to invest here.

Through this letter, we affirm our support and endorsement of this project and the benefit it will provide for Hagginwood and the surrounding neighborhoods. We greatly appreciate development that serves our residents and works at providing solutions to the challenges in our neighborhoods and we fully support further development of our local economy.

Sincerely,

Kathy Anuszczyk, Zach Trowbridge, and Shirley Reisinger
Board of Hagginwood Community Association

Good day Mr. Quintanilla,

The Vida de Oro Foundation a non-profit that serves our community in District 2 and is in support of the conditional use permit for the Fuel Stop Mini Mart at 3200 Rio Linda Blvd.

This business has been left abandoned for far too long and it is good that Ms. Prasad is willing to clean it up and bring it back to serve our much unserved community.

This will give a good opportunity for employment and offer of other supplies needed. The economic development in this district is welcome news and very much needed. Many residents in District 2 struggle with issues of transportation and product goods.

We support this project and ask that you approve this permit as quickly as possible. Hopefully other business can take note and also join the efforts in our District 2.

I can be reached at this email or information listed at bottom of this letter.

Thank you for your time and consideration.

Mina Perez
CEO/President
Vida de Oro Foundation
(916) 914-4623

Phone contact from Opposing Party

Natalie Madriz

Natalie- 2/2/24 @ 10:41 am (18 mins)

1. Natalie Talked about cracks in the tank - sees cracks that contaminated the soil. ??? Tanks are not visible so how can she see.
2. She was unaware the clean-up happened. I informed her that I will provide her the paper copy.
3. About property value being down due to the condition of my property. I informed her that with this permit the exterior will be redone also
4. Talked about the person- previous tenant (how he was related to me)that was running the store before - Natalie said it seemed he did not care.?
5. About pipes being sold at the store. She does not like it.
6. I Also informed her that if your property was contaminated than you wouldn't have been be able to start your project of building apartments.
7. Natalie informed me that her husband is a civil engineer.
8. She said she will make some phone calls and get back to me now that she has my contact.
9. I messaged her to ask for her e-mail so I can send the confirmation of the clean up being completed.

Fuel Stop Mini Mart Petition Sign-Up

NAME	SIGNATURE	PHONE NUMBER
Randy Lewis	Randy Lewis	(916) 869-3354
Jimmy Nunez	Jimmy Nunez	916 7287 5555
Rocky Hansen	Rocky Hansen	916 205-6146
Bonita Boyd	Bonita Boyd	916 579-2827
Evelyn Salcedo	Evelyn Salcedo	916-730-0471
Gary Babb	Gary Babb	254-334-9252
DAMIAN MCGHEE	DAMIAN MCGHEE	
Dawn Galloway	Dawn Galloway	
Dean Morris	Dean Morris	702-583-2512
Cornelia Magee	Cornelia Magee	
Chandra Neal	Chandra Neal	916 642 0470
Tyrone Allen	Tyrone Allen	916, 233-6929
DARCEL COLLINS	DARCEL COLLINS	916-224-6303
Victor Hernandez	Victor Hernandez	916 548-8012
Ice Anastasia	Ice Anastasia	916-226-8404
Krystal Golden	Krystal Golden	916 548-0931
SHERIE DISHON	SHERIE DISHON	916 284-4652
Dan Dishon	Dan Dishon	916 296-7666
Martin Hernandez	Martin Hernandez	916-331-6049
Deisy Rodriguez	Deisy Rodriguez	707 534-8059
PAUL CRUZ	PAUL CRUZ	916 216 0604
Alvin Albarado	Alvin Albarado	(530) 700-5186
Anthony Weatherly	Anthony Weatherly	(415) 464-7072
Sophia Gutierrez	Sophia Gutierrez	(279) 677-5253
Theresa Rodriguez	Theresa Rodriguez	916 713 1625
Charmaise Smith	Charmaise Smith	916-701 6641
Kayla Law	Kayla Law	916-254-7969
Theresa Rodriguez	Theresa Rodriguez	916 832-8033
		279 2104623

949
 971
 999
 999
 #5
 #4
 #2

Fuel Stop Mini Mart Petition Sign-Up

[illegible]

Fuel Stop Mini Mart Petition Sign-Up

NAME	SIGNATURE	PHONE NUMBER
Reginald Michel	<i>Reginald Michel</i>	510-705-3880
John Michel	<i>John Michel</i>	500-472-589
James Hatwood	<i>James Hatwood</i>	510-978-2889
Paris Aulos	<i>Paris Aulos</i>	(916) 538-8245
Victoria Aguado	<i>Victoria Aguado</i>	(916) 289-9660
JOEL BERNARDEZ	<i>JOEL BERNARDEZ</i>	(916) 695-0292
Kean Williams	<i>Kean Williams</i>	277 234422
Stephanie Garcia	<i>Stephanie Garcia</i>	(916) 271-8916
Christopher McLean	<i>Christopher McLean</i>	916 862 9311
Patricia J. Handy	<i>Patricia J. Handy</i>	1015 444 5100
Diego Barber	<i>Diego Barber</i>	916 858 2036
Dana Carries	<i>Dana Carries</i>	916 913-1330
Sara Belmont	<i>Sara Belmont</i>	707 607 0435
Thomas M. Lin	<i>Thomas M. Lin</i>	916/304/2896
Joan Salazar	<i>Joan Salazar</i>	916 495 5742
Jose C. Penaloza JR	<i>Jose C. Penaloza JR</i>	(916) 501 1831
Jose Penaloza JR	<i>Jose Penaloza JR</i>	(916) 801-7430
Maria Penaloza	<i>Maria Penaloza</i>	916 501 1971
Roslan Baylar	<i>Roslan Baylar</i>	916-217-1754
Henry Carter	<i>Henry Carter</i>	(916) 206-6722

Fuel Stop Mini Mart Petition Sign-Up

NAME	SIGNATURE	PHONE NUMBER
TAIYIWE Sander	Taiyiwe Sander	916-868-1954
HENRY CARTER	Henry Carter	916-206-6772
CRYSTAL Hill	Crystal Hill	916-267-7235
Ogisha Cooper	Ogisha Cooper	916-398-7575
Canary Brown		
Cela Youngblood		
Yolanda Watkins	Yolanda Watkins	
Bessie Pruitt	Bessie Pruitt	
Kelly Hansen	Kelly Hansen	
Okenisha Robinson	Okenisha Robinson	
Deidra Peltz	Deidra Peltz	(916) 996-6251
Orson Robinson	Orson Robinson	(916) 595-8339
Canary Brown	Canary Brown	916) 929-8317
Shanika Hunter	Shanika Hunter	916-914-3092
Cynthia McDaniel	Cynthia McDaniel	916-696-6576
Betsy Jackson	Betsy Jackson	916-208-4942
T.J. Jackson	T.J. Jackson	
TERRY McCLAIN	Terry McClain	916-838-3321
Donna McClain	Donna McClain	916-893-8300
Carmonita Hill	Carmonita Hill	916-233-6613
Tammy McClain	Tammy McClain	916-

Fuel Stop Mini Mart Petition Sign-Up

[illegible]