

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

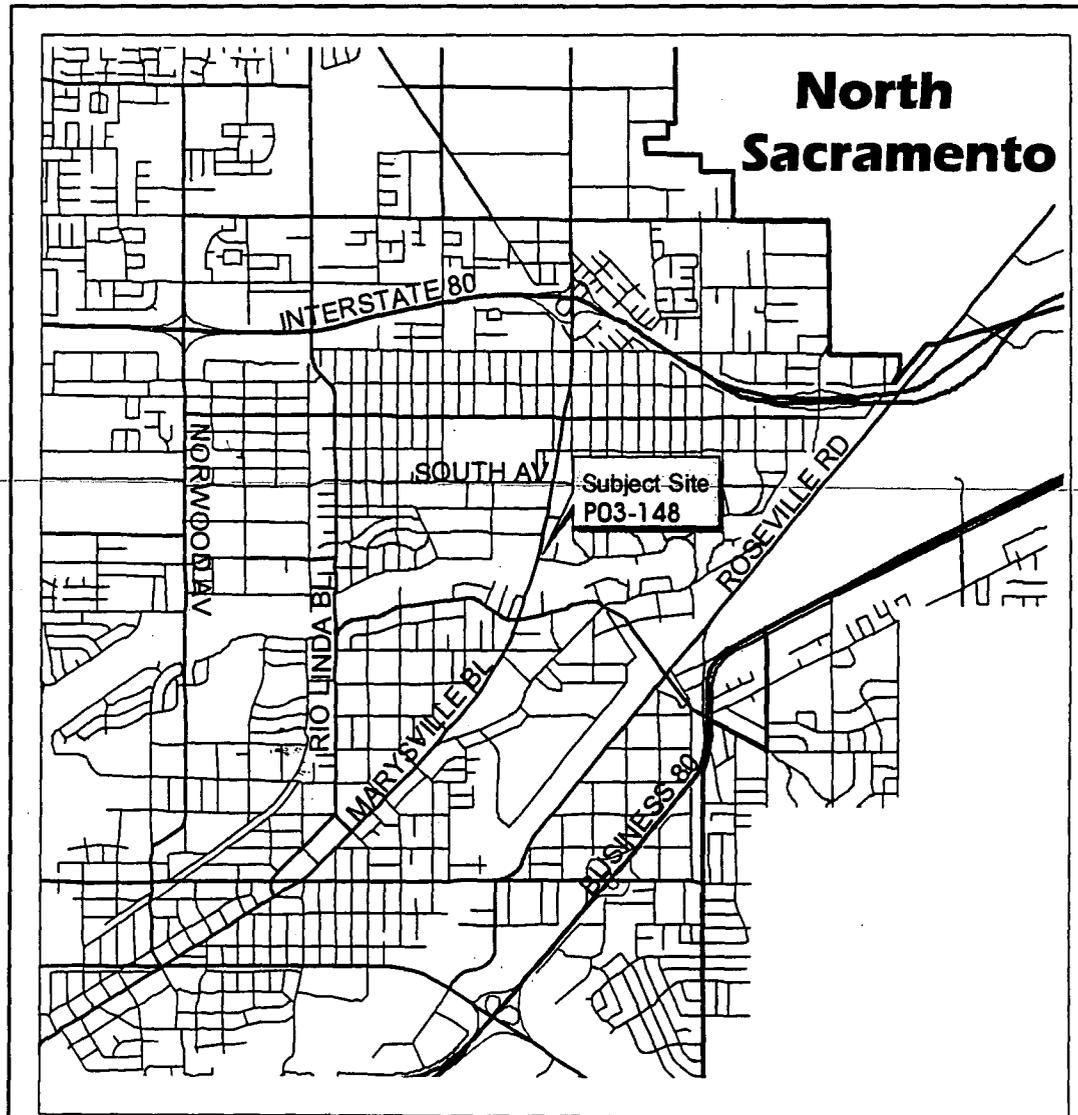
ITEM # 9
February 12, 2004
PAGE 1

P03-148 Valero Gas & Convenience Market

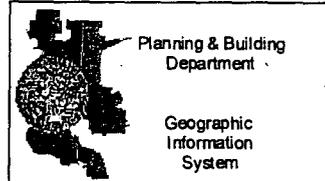
REQUEST: A. **Environmental Determination:** Exempt (CEQA Section 15302)
 B. **Special Permit** to construct four gas pumps in conjunction with a 4,317± sq.ft. convenience market in the General Commercial (C-2) Zone.

LOCATION: 3300 & 3310 Marysville Boulevard
 APN: 251-0230-038 & 039
 Del Paso Heights Redevelopment Area
 Council District-3
 North Sacramento Community Plan

APPLICANT:	Muhammed Ahmad Javed 3300 Marysville Blvd. Sacramento, CA 95878
OWNER:	Muhammed Ahmad Javed 3300 Marysville Blvd. Sacramento, CA 95878
PLANS BY:	Applicant
APPLICATION FILED:	December 09, 2003
STAFF CONTACT:	Kenny Wan, Assistant Planner, 808-2222



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Vicinity Map
P03-148



SUMMARY: The applicant is requesting a Special Permit to allow a gas station in conjunction with a proposed 4,317± gross square foot convenience market and restaurant on 0.59± acres in the General Commercial (C-2) zone. The project was previously approved by Planning Commission and City Council last year for the sale of beer and wine and extended hours of operation (P02-056). At the time of the review, a special permit was not required for the gas station in the C-2 zone. There are no issues with this project.

RECOMMENDATION: Staff recommends approval of the project subject to conditions. Staff supports the applicant's request because the project is an opportunity to capture a corporate brand name tenant on Marysville Blvd. and is expected to enhance the street corner. The project is consistent with the General Plan, Zoning Ordinance, North Sacramento Community Plan, Commercial Corridor Design Principle and is consistent with the previous approvals.

PROJECT INFORMATION:

General Plan Designation:	Neighborhood Commercial and Offices
Community Plan Designation:	Retail General
Existing Land Use of Site:	Used auto sale & Fast food stall
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning:

North: Commercial, C-2
South: Commercial (Gas Station), C-2
East: Residential, R-1
West: Open Space (Hagginwood Park), OS

Property Dimensions:	170±square feet X 160±square feet
Square Footage of Building:	4,317± square feet
Property Area:	0.59±net acres
Height of Building:	15'
Hours of Operation:	5 AM to 12 AM, seven days per week
Parking Provided:	17 spaces
Parking Required:	17 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Off-Site Improvement Permit	Public Work (Development Services)
Certificate of Compliance	Public Work (Development Services)

BACKGROUND INFORMATION:

Currently, the project site has a Mexican fast food restaurant providing fast food drive-in service with an outdoor seating area on a 0.34±acres parcel; adjacent to the fast food restaurant is a used car sale lot on a 0.25±acres parcel. There is no wall or fence to separate the uses and the alley behind. The two parcels are under the same owner and will be merged.

The applicant submitted an application (P02-056) on May 2002 for a 4,317± square foot convenience market and gas station. At the time of the previous review, a gas station was allowed in General Commercial (C-2) Zone by right. Therefore, the applicant only requested a Special Permit for the sale of beer and wine for off-site consumption, lot line merger, and a Special Permit to extend the hour of operation.

On May 8, 2003, the Planning Commission approved the lot line merger and extended the hours of operation but denied the Special Permit for alcohol sales because of the potential law enforcement concerns and neighbors oppositions. However, the denial was called up and the Special Permit for the sale of beer and wine was approved by the City Council on August 12, 2003.

On November of 2003, the City Council adopted the Commercial Corridor Revitalization Ordinance requiring auto related used within the General Commercial (C-2) zone to obtain a special permit.

In November 2003, the applicant applied for a building permit for the construction of the convenience market/restaurant/gas station, at this time the applicant was informed of the recently adopted ordinance and the need to submit an application for a special permit for a gas station prior to obtaining a building permit. The project reflects the use and design as approved in May and August 2003. The issue before the Planning Commission is the consistency of the project with the Commercial Corridor Design Principles; as well as whether the project is compatible with the goals, policies and recommendations contained in applicable land use plans and urban design plans of the area.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

North Sacramento Community Plan

The project supports the North Sacramento Community Plan policies relating to Commercial Land Use. Specifically, the project supports the following Community Plan policies:

- Provide for a range of commercial uses which meet daily needs and are within convenient access to North Sacramento residents.
- Upgrade commercial areas by eliminating land use conditions that contribute to blight.
- Work with existing employers and business people to maintain and improve the business community.

The new gas station will provide convenience service to the nearby neighborhood as encouraged in the Community Plan. It is anticipated that the new convenience market and gas station will provide a cleaner, safer environment for patrons and lead to redevelopment of other properties in the area. In addition, this establishment will be the first national brand name store introduced into the area.

Commercial Corridor Design Principles

The Commercial Corridor Design Principles (CCDP) requires auto-related uses to be design in a manner that does not detract aesthetically from the commercial corridor or investment in nearby properties. The project has been designed to improve the aesthetic quality of the area. The project is providing additional landscaping along the perimeter of the property. Although the project does not specifically provide the 10 foot planter area along all street frontages as recommended in the CCDP, it does comply with the required four feet planter when a project is developed with pavement adjacent to public right of way. However, the corner planter is greater than 10 feet. The proposed building consist of quality materials and design, and was unanimously approved by the Design Review Board. The project is being conditioned to provide better access to reduce on-street traffic movements. Overall the project complies with the principles outlined in the CCDP.

B. Special Permits**Site Plan Design****1. Project Siting and Setbacks**

The 0.59±net acres project is located at the northeast corner of Marysville Blvd and Los Robles Blvd. The 4,317± square feet convenience market is a "L" shape structure wrapping around the northeast corner of the site. This structure will house the convenience store and a Mexican fast food restaurant. The restaurant will offer a walk up window and will not provide any seating. A 72' x 60' canopy over four gas pumps will be located on the site diagonal to the corner of Marysville and Los Robles. The underground gas tanks will be located at the center of the four gas pumps. The project meets all setback requirements prescribed by the Zoning Ordinance.

2. Parking/Circulation

There are two points of ingress and egress to the subject site: one on Los Robles Blvd. and the other on Marysville Blvd. The project's parking spaces will be located in front of the convenience store and along the eastern and northern sides of the project. According to the Zoning Ordinance the project is required to provide 17 on-site parking (1 space per 250 gross sq.ft), the project complies with the Ordinance by providing seventeen (17) on-site parking spaces. Seven spaces are compact parking spaces in order to provide longer throat depth at the two driveways (Exhibit 2). The project is required to provide at least one bicycle parking facilities.

3. Trash Enclosure

The trash enclosure will be located at the eastern side of the site. It will be surrounded by a 6' high concrete masonry wall unit (CMU) with stucco finish, colored to match the proposed base color of the convenience store. The applicant will comply with all city requirements and coordinate with Waste Management.

4. Fencing

A 6' high CMU wall will be constructed along the north and east property lines to provide separation between the project and the alley to the east and the retail building to the north. The project is required to plant vine cover on the masonry wall, as well as requiring graffiti to be removed within 24 hours. The design of the masonry wall has not changed since the previous approval.

5. Landscaping

Decorative landscaping is proposed along the street frontage of Marysville Boulevard and Los Robles Boulevard. Planters areas will be provided between the parking lot and the masonry wall. A preliminary landscape plan indicates Chinese Pistache and Crepe Myrtle will be the major trees in the landscape areas. The planters, however, are not sized appropriately to accommodate these species. Therefore, staff recommends the planter areas be enlarged to accommodate the tree species proposed for the site.

Furthermore, Public Works has requested longer throat depths to reduce potential on-street traffic impacts. In order to accomplish this, staff is recommended that one parking space adjacent to the Marysville Boulevard driveway be eliminated and converted to a landscape planter. In order to accommodate a longer throat depth off of Los Robles, staff is recommending that the planter area between the trash enclosure and the parking stalls be eliminated and the four parking spaces be converted to compact spaces. The additional 6 feet will be incorporated into the landscape planter adjacent to Los Robles Boulevard. These minor changes also further the Commercial Corridor Design Principles of increasing landscaping to minimize the visual impact a large expanse of paving would have on the adjacent properties. These changes have been incorporated into the site plan and landscape plan as shown in Exhibit 1A and 1C.

6. Signage

Staff has conditioned the project for a maximum two signs (one per each street frontage) on the gas station canopy. One monument sign 6'x9' is proposed on-site and one attached building sign is proposed for the entry element, the proposal is consistent with the City's Sign Ordinance. All signage associated with the project must conform to the City's Sign Ordinance and final signage proposals shall be reviewed and approved by staff.

Building Design

Since the project site is located within the North Sacramento Redevelopment area, it has been reviewed and approved by the Design Review Board. On April 16, 2003, the Design Review Board unanimously approved the project (DR02-229) on the basis that the design of the store and the gas station is generally compatible and appropriate for the area. The project is still subject to the conditions of the Design Review Board as provided and on file in DR02-229.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines, Section 15301(a).

B. Public/Neighborhood/Business Association Comments

The project application was routed to the following neighborhood associations, no comments were received:

Association of Community Organizations for Reform Now (ACRON)
Del Paso Heights Improvement Association
North Hagginwood Neighborhood Alliance
North Sacramento Chamber of Commerce
South Hagginwood Neighborhood Alliance
Strawberry Manor Neighborhood Association
Sacramento Housing & Redevelopment Agency

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Police Department – No Comment
2. Fire Department – Comments and advisory notes are incorporated into Notice of Decision.
3. Utilities Department – Comments and advisory notes are incorporated into Notice of Decision.
4. Building Department – Comments and advisory notes are incorporated into Notice of Decision.
5. Public Works Department:
 - a. Development Services Division – Comments are incorporated into Notice of Decision.
 - b. Solid Waste Division – No Comments.
 - c. Electrical Division – No Comments.

PROJECT APPROVAL PROCESS: Of the entitlements below, the Planning Commission has the authority to approve or deny A through B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15302;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct four gas pumps in conjunction with a 4,317± square foot convenience market in the General Commercial (C-2) Zone.

Report Prepared by



Kenny Wan, Assistant Planner

Report Reviewed by



Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Floor Plan
Exhibit 1C	Preliminary Landscape Plan
Exhibit 1D	South & Southwest Elevations
Exhibit 1E	West & North Elevations
Attachment 2	Land Use and Zoning Map

ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR
VALERO GAS & CONVENIENCE MARKET LOCATED AT 3300 & 3310
MARYSVILLE BOULEVARD, SACRAMENTO, CALIFORNIA IN THE GENERAL
COMMERCIAL (C-2) ZONE (APN 251-0230-038 & 039). (P03-148)**

At the regular meeting of February 12, 2004, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination:** Exempt (CEQA Section 15302)

- B. **Special Permit** to construct four gas pumps in conjunction with a 4,317± square foot convenience market in the General Commercial (C-2) Zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15302 of the CEQA Guidelines.

- B. **SPECIAL PERMIT** to construct four gas pumps in conjunction with a 4,317± square foot convenience market in the General Commercial (C-2) Zone is approved based on the following findings of fact:
 - 1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed use is compatible with the residential and commercial uses surrounding the site and will not adversely affect the peace and general welfare of the surrounding neighborhood;

- b. the design of the proposed buildings are consistent with the Commercial Corridor Design Principles adopted pursuant to Section 17.132.035C.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the site and building design will be compatible with the surrounding area and adequate landscaping and parking will be provided; and
3. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for General Commercial use, in that the proposal will not alter the use, density and design from the previous approval.

CONDITIONS OF APPROVAL

The Special Permit to construct four gas pumps in conjunction with a 4,317± square foot convenience market in the General Commercial (C-2) Zone is hereby approved subject to the following condition of approval:

Department of Public Work:

The applicant shall satisfy each of the following conditions prior to issuance of any building permit unless a different time for compliance is specifically stated in these conditions.

1. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the city code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City standards.
2. As per City Code (section 18.08.50) the maximum width of two-way commercial driveways shall be 35'; the site plan proposes 40' width of driveway on Los Robles Blvd and shall therefore be revised to ensure compliance in this regard.
3. The existing driveway on Marysville Blvd. immediately north of the intersection of Los Robles Blvd. (not shown on the Site Plan) shall be abandoned and replaced with new curb, gutter and side walks to match the existing improvements (or

improvements being re-constructed) to the satisfaction of the Department of Public Works.

4. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk on Marysville Blvd and Los Robles Blvd per City standards to the satisfaction of the Department of Public Works.
5. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
6. The proposed project shall comply with A.D.A. requirements in all respects.
7. Construct and / or reconstruct handicap curb ramps at the northeast corner of Marysville Blvd and Los Robles Blvd to ensure compliance with ADA requirements. This may require the Applicant to construct or repair / reconstruct the ADA compliant handicap curb ramps on all the other corners of the subject intersection. The cost of construction or repair / reconstruction of the ADA compliant handicap curb ramps on the corners other than the northeast corner of the subject intersection will be reimbursed by the City. All the work in this regard shall be to the satisfaction of the Department of Public Works.
8. The design of walls, fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.
9. If the alley adjacent to the eastern property line of the proposed project site is proposed for use as an access, then construct the said alley to City standards to the satisfaction of the Department of Public Works.

Building

10. Either merge the two parcels (APN: 251-0230-038 & 039) or move the canopy so it does not cross the property line.
11. A water flow test shall be obtained from Utilities and the fire flow calculated. The applicant shall determine if the proposed building area and construction type complies with the Fire Code. If not the building area shall be reduced or a change in construction type will need.

Utilities

12. If construction begins on or after July 2004, then the project will be required to provide on-site water quality treatment control measures per the then current Department of Utilities standards. On-site treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages. Refer to the Department of Utilities for the most current regulations.

Fire Department

13. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

-
14. Provide adequate fire flow and hydrants.
 15. Provide Knox box for building.
 16. A Fire Department permit is required for fuel dispensing.

Sacramento Metropolitan Air Quality Management District:

17. The provisions of the following District Rules will apply to this project: Rule 448 (Gasoline Transfer into Stationary Storage Containers), Rule 449 (Transfer of Gasoline Into Vehicle Fuel Tanks) Rule 457 (Methanol Compatible Tanks), and Rule 403 (Fugitive Dust). The applicant may wish to contact the District offices at (916) 874-4800 regarding the requirements of these rules, as well as other rules that may also apply.
18. Any project that includes the installation of equipment capable of releasing emissions to the atmosphere may require permit(s) from the Sacramento Metropolitan Air Quality Management District (District) prior to operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early to determine if a permit is required, and to begin the permit application process. Other general types of uses that require a District permit include dry cleaners, gasoline stations, spray booths, and operations that generate gaseous and/or airborne particulate emissions. For further information about permit requirements, contact the District offices by calling (916) 874-4800.

Advisory Notes:**Planning:**

The project is subject to the Notice of Decision and Conditions of Approval as provided in file DR02-229 approved by the Design Review Board on April 13, 2003; Notice of Decision and Conditions of Approval as provided in file P02-056 approved by the Planning Commission on May 8, 2003; and City Council Resolution (CC2003-572) dated August 12.

Utilities:

The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

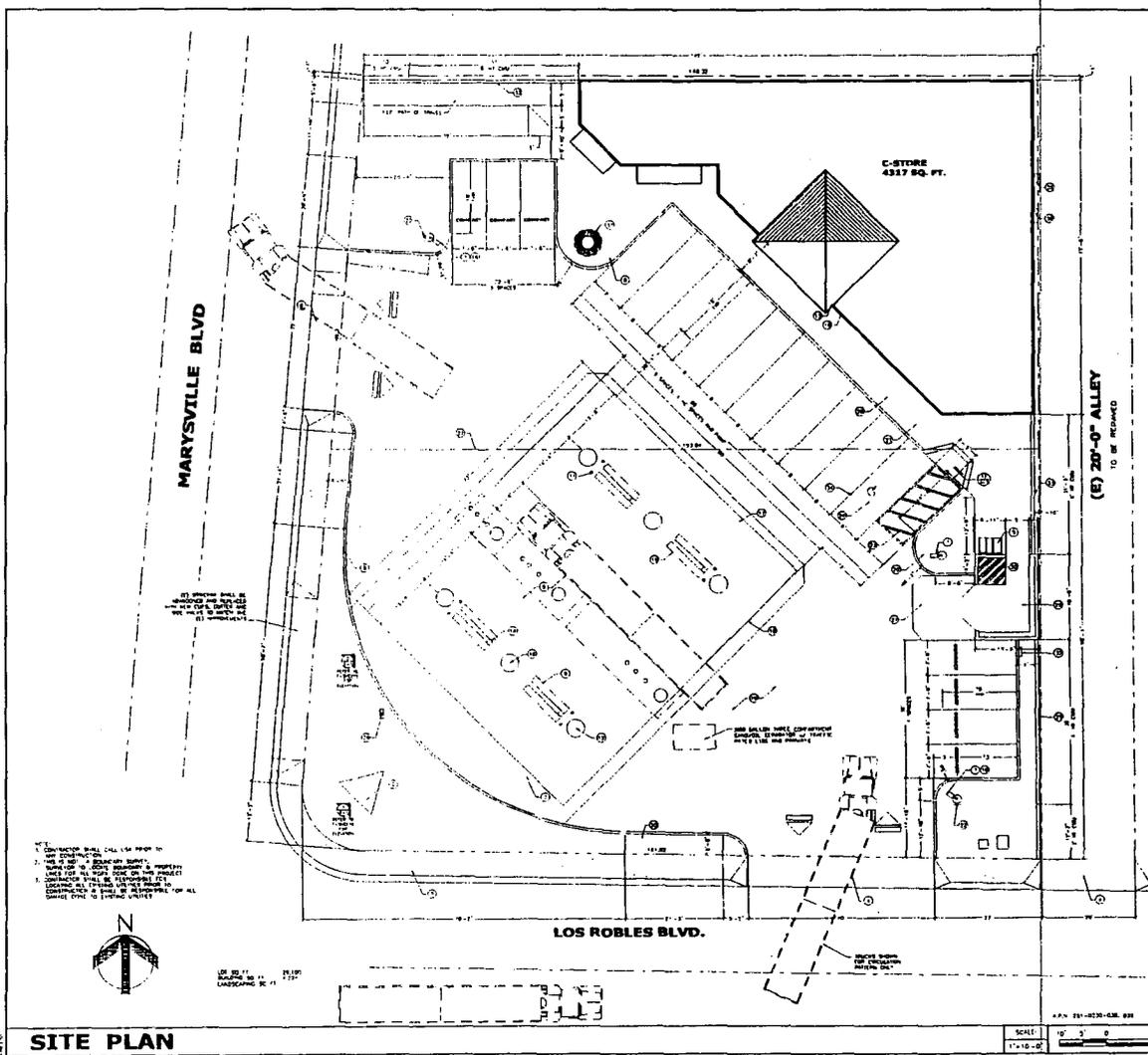
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P03-148)

Exhibit 1A Site Plan
Exhibit 1B Floor Plan
Exhibit 1C Preliminary Landscape Plan
Exhibit 1D South & Southwest Elevations
Exhibit 1E West & North Elevation
Exhibit 1F Canopy & Monument Sign



○ SHEET NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO SPECIFICATIONS FOR CONSTRUCTION.
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FIRE DEPARTMENT NOTES

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GENERAL NOTES

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NOTE:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO SPECIFICATIONS FOR CONSTRUCTION.

MELNDEZ DESIGN GROUP
PO BOX 578145
MODesto CA 95357
(209) 522-5889

PROPOSED DRAWINGS FOR:
FALCON FOOD AND GAS
3300 MARYSVILLE BLVD
SACRAMENTO CALIFORNIA

PROJECT NUMBER: 01-11802

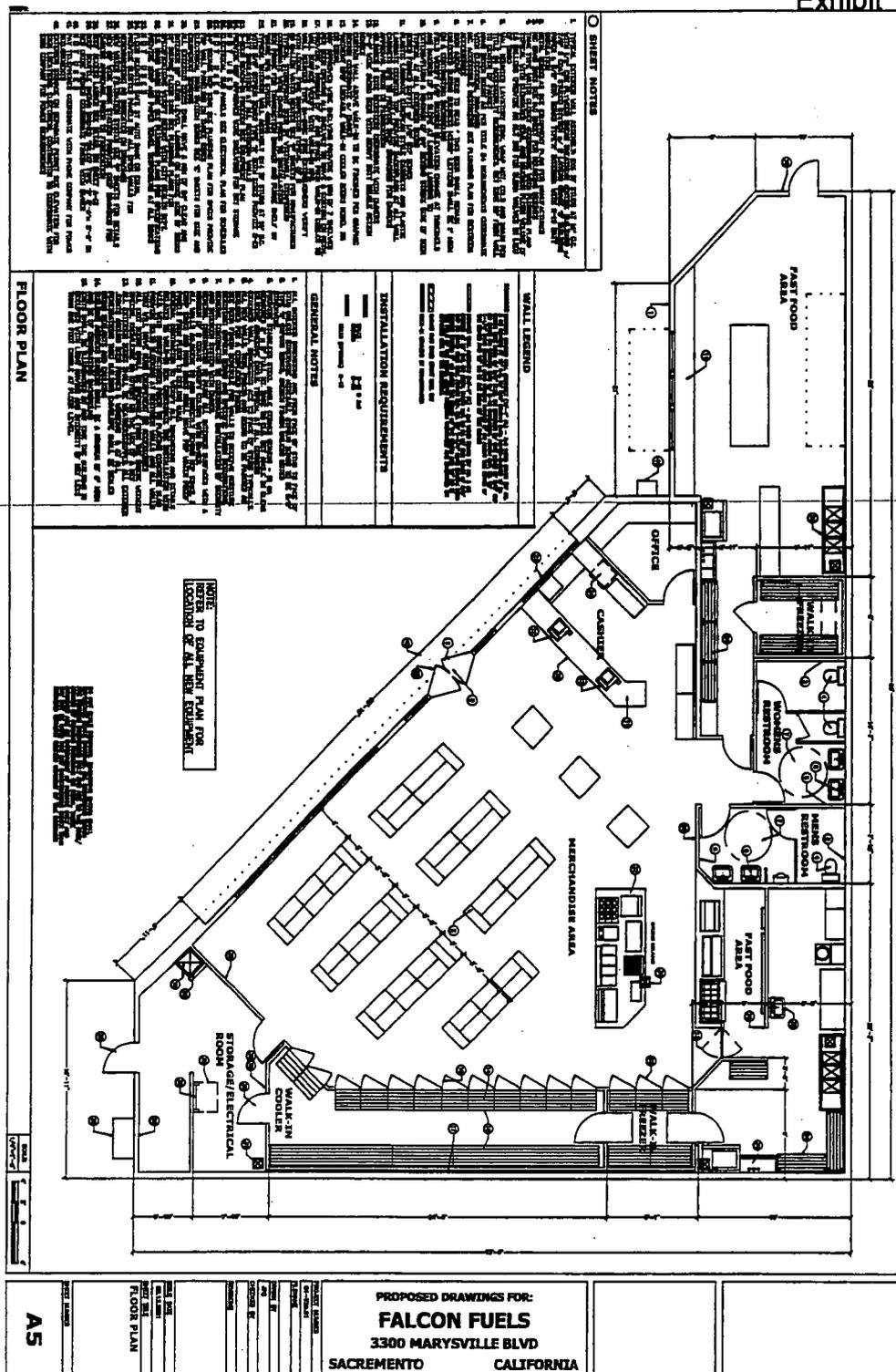
DATE: 02/12/04

SCALE: 1"=10'-0"

A1

Exhibit 1A - Site Plan

Exhibit 1B - Floor Plan

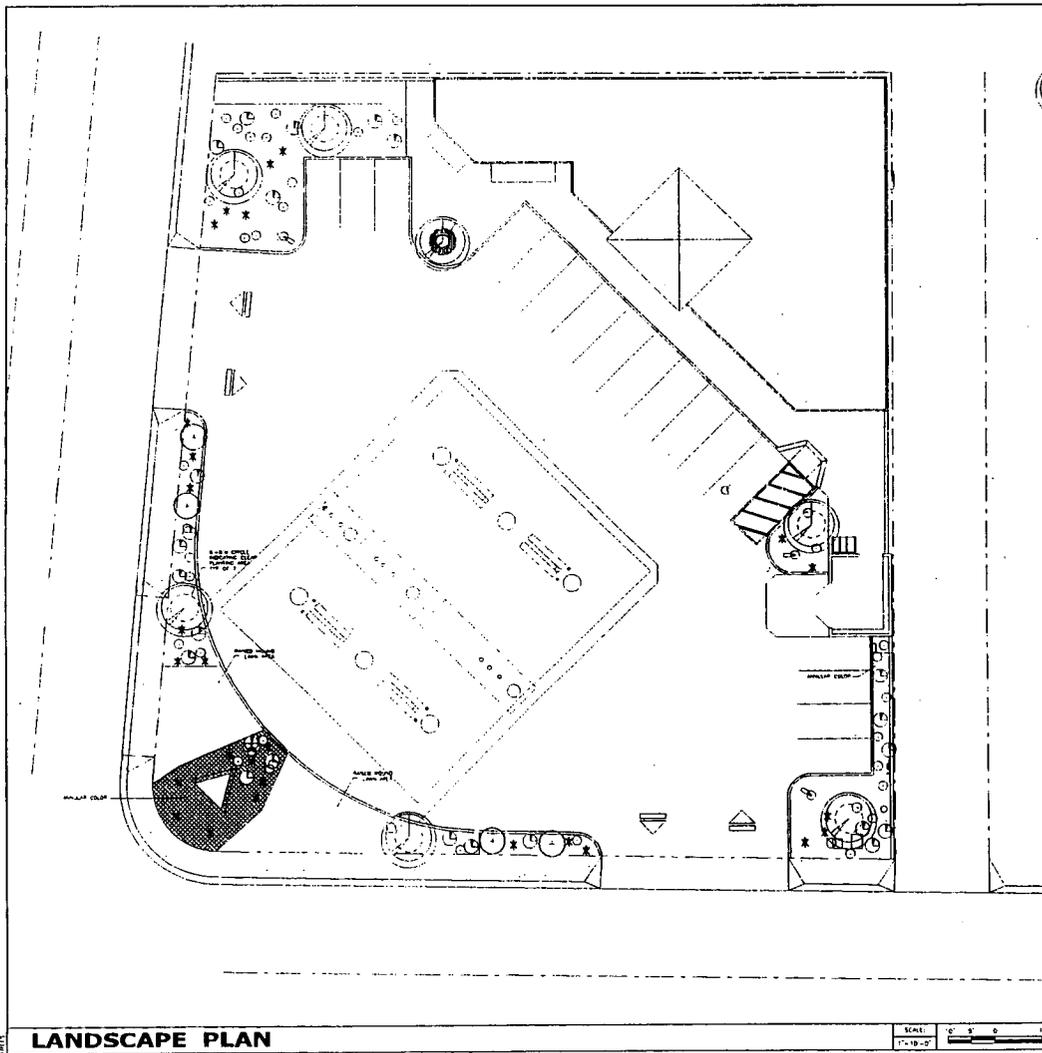


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Exhibit 1C - Preliminary Landscape Plan



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

○ SYMBOL SCHEDULE

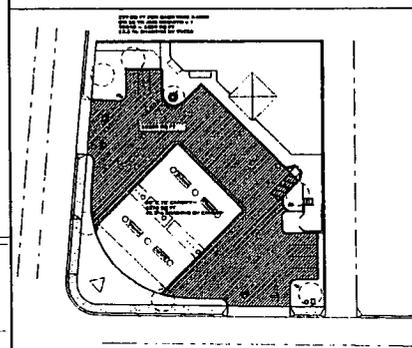
SYMBOL	SYMBOL NAME	COMMON NAME	SIZE	SPACING
(Symbol)		LEWIS WAXY	12" dia	4'
(Symbol)		CHERRY BLOSSOM	12" dia	4'
(Symbol)		LEAFY TREE	12" dia	24'
(Symbol)		WAXY WAXY	12" dia	33'
(Symbol)		WAXY WAXY	12" dia	24'
(Symbol)		WAXY WAXY	12" dia	24'
(Symbol)		STAR JASMINE	12"	12"

○ GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
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○ PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE STATE OF CALIFORNIA.
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SHADING PLAN

MELNICK DESIGN GROUP
10000 17TH AVENUE
MODesto CA 95357
(209) 522-5888

PROPOSED DRAWINGS FOR:
FALCON FOOD AND GAS
MARYSVILLE BLVD
SACRAMENTO CALIFORNIA

PROJECT NUMBER: 01-118-03
DATE: 02/12/04
DRAWN BY: JTC
CHECKED BY: JTC
REVISIONS:
1. PLANNER'S REVIEW
DATE: 02/12/04
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L1

Exhibit 1D – South & Southwest Elevations

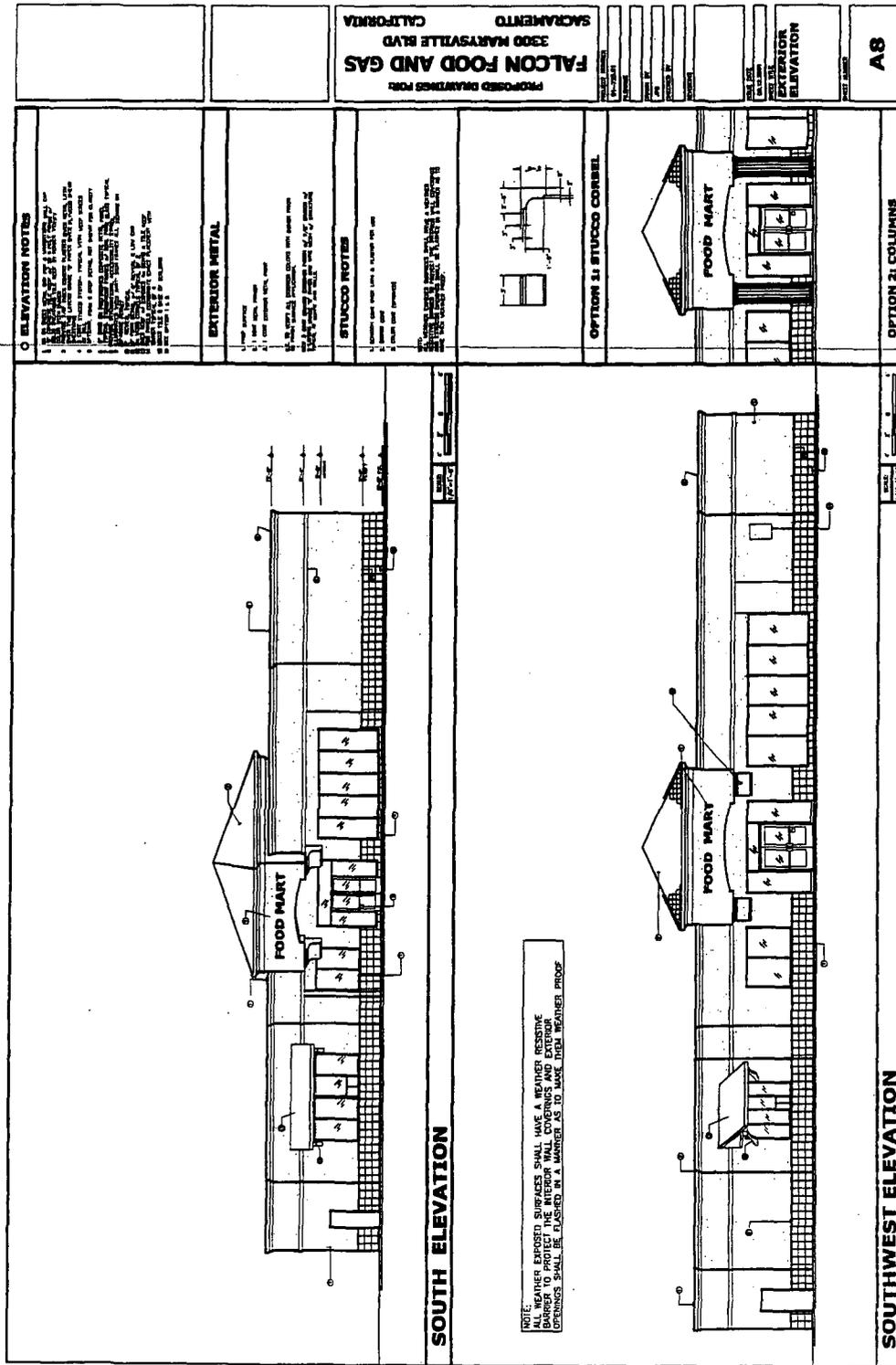
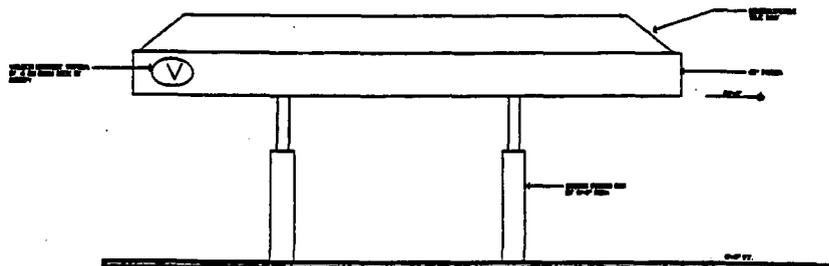


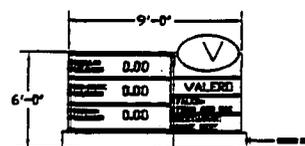
Exhibit 1E - West & North Elevations

<p>FALCON FOOD AND GAS PROPOSED DRAWINGS FOR</p> <p>3300 MARYVILLE BLVD SACRAMENTO CALIFORNIA</p> <p>DATE: 02-12-04 DRAWN BY: [] CHECKED BY: [] SCALE: []</p> <p>FILE NO. 03-148-09 SECTION ELEVATION</p> <p style="text-align: right;">A9</p>	<p>ELEVATION NOTES</p> <ol style="list-style-type: none"> 1. SEE PLAN FOR LOCATION OF THIS ELEVATION. 2. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERINGS AND EXTERIOR FINISHES SHALL BE FLASHED IN A MANNER AS TO MAKE THEM WEATHER PROOF. 3. SEE PLAN FOR LOCATION OF THIS ELEVATION. 4. SEE PLAN FOR LOCATION OF THIS ELEVATION. 5. SEE PLAN FOR LOCATION OF THIS ELEVATION. 6. SEE PLAN FOR LOCATION OF THIS ELEVATION. 7. SEE PLAN FOR LOCATION OF THIS ELEVATION. 8. SEE PLAN FOR LOCATION OF THIS ELEVATION. 9. SEE PLAN FOR LOCATION OF THIS ELEVATION. 10. SEE PLAN FOR LOCATION OF THIS ELEVATION. <p>EXTERIOR METAL</p> <ol style="list-style-type: none"> 1. SEE PLAN FOR LOCATION OF THIS ELEVATION. 2. SEE PLAN FOR LOCATION OF THIS ELEVATION. 3. SEE PLAN FOR LOCATION OF THIS ELEVATION. 4. SEE PLAN FOR LOCATION OF THIS ELEVATION. 5. SEE PLAN FOR LOCATION OF THIS ELEVATION. 6. SEE PLAN FOR LOCATION OF THIS ELEVATION. 7. SEE PLAN FOR LOCATION OF THIS ELEVATION. 8. SEE PLAN FOR LOCATION OF THIS ELEVATION. 9. SEE PLAN FOR LOCATION OF THIS ELEVATION. 10. SEE PLAN FOR LOCATION OF THIS ELEVATION. <p>STUCCO NOTES</p> <ol style="list-style-type: none"> 1. SEE PLAN FOR LOCATION OF THIS ELEVATION. 2. SEE PLAN FOR LOCATION OF THIS ELEVATION. 3. SEE PLAN FOR LOCATION OF THIS ELEVATION. 4. SEE PLAN FOR LOCATION OF THIS ELEVATION. 5. SEE PLAN FOR LOCATION OF THIS ELEVATION. 6. SEE PLAN FOR LOCATION OF THIS ELEVATION. 7. SEE PLAN FOR LOCATION OF THIS ELEVATION. 8. SEE PLAN FOR LOCATION OF THIS ELEVATION. 9. SEE PLAN FOR LOCATION OF THIS ELEVATION. 10. SEE PLAN FOR LOCATION OF THIS ELEVATION.
<p>WEST ELEVATION</p>	<p>NORTH ELEVATION</p>

Exhibit 1F – Canopy & Monument Sign



CANDPY ELEVATION



MONUMENT SIGN

Attachment 2 - Land Use and Zoning Map

