

## CITY PLANNING COMMISSION

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

APPLICANT	JTS ENGINEERING CONSULTANTS, 811 J Street, Sacramento, CA 95814
OWNER	ISMAIL ABUKHDAIR, 3185 Auburn - Folsom Road, New Castle, CA 95658
PLANS BY	JTS ENGINEERING CONSULTANTS, 811 J Street, Sacramento, CA 95814
FILING DATE	4/6/87
ENVIR. DET.	4/9/87
REPORT BY	FG/vf
ASSESSOR'S-PCL. NO.	251-123-01

APPLICATION:

- A. Negative Declaration
- B. Special Permit to allow a 24 hour convenience market
- C. Variance to waive one parking space
- D. Variance to locate landscaping in the public right-of-way

LOCATION: Southeast corner Marysville Boulevard and Grand Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 24 hour convenience market.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Office
1984 North Sacramento Community Plan Designation:	Retail - General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Market; C-2	Front:	0'	59'
South: Hardware Store; C-2	Side(St):	0'(Marysville)	15'
East: Residential; R-1	Rear:	0'(Willow)	4'
West: Gas Station; C-2		0'	0'

Parking Required:	12 spaces
Parking Provided:	11 spaces
Property Dimensions:	Irregular
Property Area:	0.32 ± acres
Square Footage of Building:	3,000 sq. ft.
Height of Building:	14 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to Site
Exterior Building Materials:	Stucco, aluminum mullions, tempered glass

BACKGROUND INFORMATION: On November 8, 1984, the Planning Commission approved a special permit for a fast food restaurant with a drive-through window (Church's Fried Chicken) (P84-293). This project, however, was never developed.

APPLC. NO. P87-183 MEETING DATE May 28, 1987 ITEM NO. 11

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated for commercial in both the General Plan and the 1984 North Sacramento Community Plan. the site is a vacant 0.32+ acre lot which is zoned General Commercial (C-2). Surrounding uses include commercial businesses and residential dwellings.
- B. the applicant is proposing to construct a 3,000+ sq. ft., 24 hour convenience market with gas pumps. The store would be a single story structure with a stucco exterior. The perimeter of the site would be developed with planters and a 4' x 8', 12 ft. high monument sign is proposed at the corner of Grand Avenue and Marysville Boulevard. The store would employ six persons with two persons working each shift.
- C. Staff has reviewed the applicant's development plans and offers the following suggestion regarding the site layout and landscaping.
1. The applicant has not submitted a landscape plan for the site. A complete landscape/irrigation plan must be submitted prior to issuance of building permits. The landscape plan should indicate low growing ground cover in all landscape areas and trees should be planted in the planter strip along Willow Street. The trees will act as a visual buffer for the residential uses located across Willow Street. A portion of the landscape planter areas will be located in the public right-of-way and will require that the applicant obtain a revocable permit from the city.
  2. The site plan indicates an unenclosed trash area. The trash enclosure shall comply with the standards outlined in Exhibit A.
  3. Parking spaces 9, 10 and 11, as indicated on the site plan, shall be compact spaces and shall be developed to compact standards.
  4. The planter strip along the Willow Street frontage should be seven feet wide. The site plan indicates a four foot wide planter, however, this area is too small to provide adequate growing area to support tree plantings. The planter strip can be enlarged by incorporating the area (approx 1.5 ft.) gained by providing compact spaces along Willow Street.
  5. A three foot high solid masonry wall should be constructed along the Willow Street frontage. The wall will prevent people from walking through the planters to the store and will keep car headlights from shining onto adjacent residential property. To provide pedestrian access from Willow Street the walkway around the store should be extended out to the sidewalk fronting Willow Street.
- D. The applicant is also requesting a variance to waive one required parking. The site plan indicates that 11 parking spaces will be provided. The proposed store contains 3,000 sq. ft. of gross floor which requires that 12 spaces be provided. A field survey of the site did not reveal any unusual circumstances which were unique to the subject site and which would necessitate the granting of a variance. the proposed store is simply to large for the site and should be scaled down.

- E. Signage for the site is proposed on the store and a monument sign is proposed for the corner of Grand Avenue and Marysville Boulevard. The proposed signage is permitted by the Sign Ordinance, however, the location of the monument sign may need to be modified to comply with minimum setback requirements. The Ordinance requires that a monument sign be at least 10 feet from any property line. A sign permit is also required for on-site signage.
- F. The subject site is located in the Del Paso Heights Redevelopment Area. The proposed project must be reviewed and approved by the Design Review Board prior to the issuance of building permits.
- G. The proposed project has been transmitted to City Traffic, Public Works, Fire, Police and the Redevelopment Agency/Del Paso Heights PAC for review and comment. The following comments were received:

Police

Post signs stating "No drinking, No loitering" on site.

Traffic

All new driveways and all old driveway closures are subject to review and approval by the Traffic Engineer.

No other comments have been received at time of this report preparation.

- H. In summary, staff would not object to the operation of a 24 hour convenience store at this location. No significant problems are foreseen by the Police Department or the Traffic Engineering Division. The proposed use is situated on the lot in such a manner that on-site activity will be directed towards Grand Avenue and Marysville Boulevard which should reduce the impacts on the Willow Street residences. Staff would, therefore, support the special permit request. Staff, however, recommends the building be reduced in size to eliminate the need for a variance for one parking space.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration
- B. Approve the special permit subject to conditions and based on Findings of Fact which follow:
- C. *Deny the variance to waive the parking based on findings of fact.*
- D. *Approve the variance to locate landscaping off-site based on findings of fact.*

Conditions - Special Permit/Variance

1. The applicant shall obtain a revocable permit from the City to locate 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;
  - b. trees shall be planted along the Willow Street frontage in addition to the sod.
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 six feet 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:
    - 0 width - 10 feet or width of enclosure facility
    - 0 length - 20 feet
    - 0 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 five inch aggregate base rock and six inch 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. Landscaping: The perimeter of the trans enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing Evergreen vines.
  - g. Setbacks: No trash enclosure shall be located in any required setback area.
5. The planter strip along the Willow Street frontage shall be seven feet wide and surrounded by a 6" x 6" concrete curb.
  6. A three foot high, solid decorative, masonry wall shall be constructed along the parking lot edge along the Willow Street frontage.
  7. The applicant shall obtain sign permits for on-site signage.
  8. The applicant shall submit the proposed development plans to the Design Review Board for review and approval prior to issuance of building permits.
  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 reduce the size of the proposed market to 2,750 sq. ft. in size unless the applicant is able to provide 12 spaces on-site in which case, the market may be 3,000 sq. ft. in size.

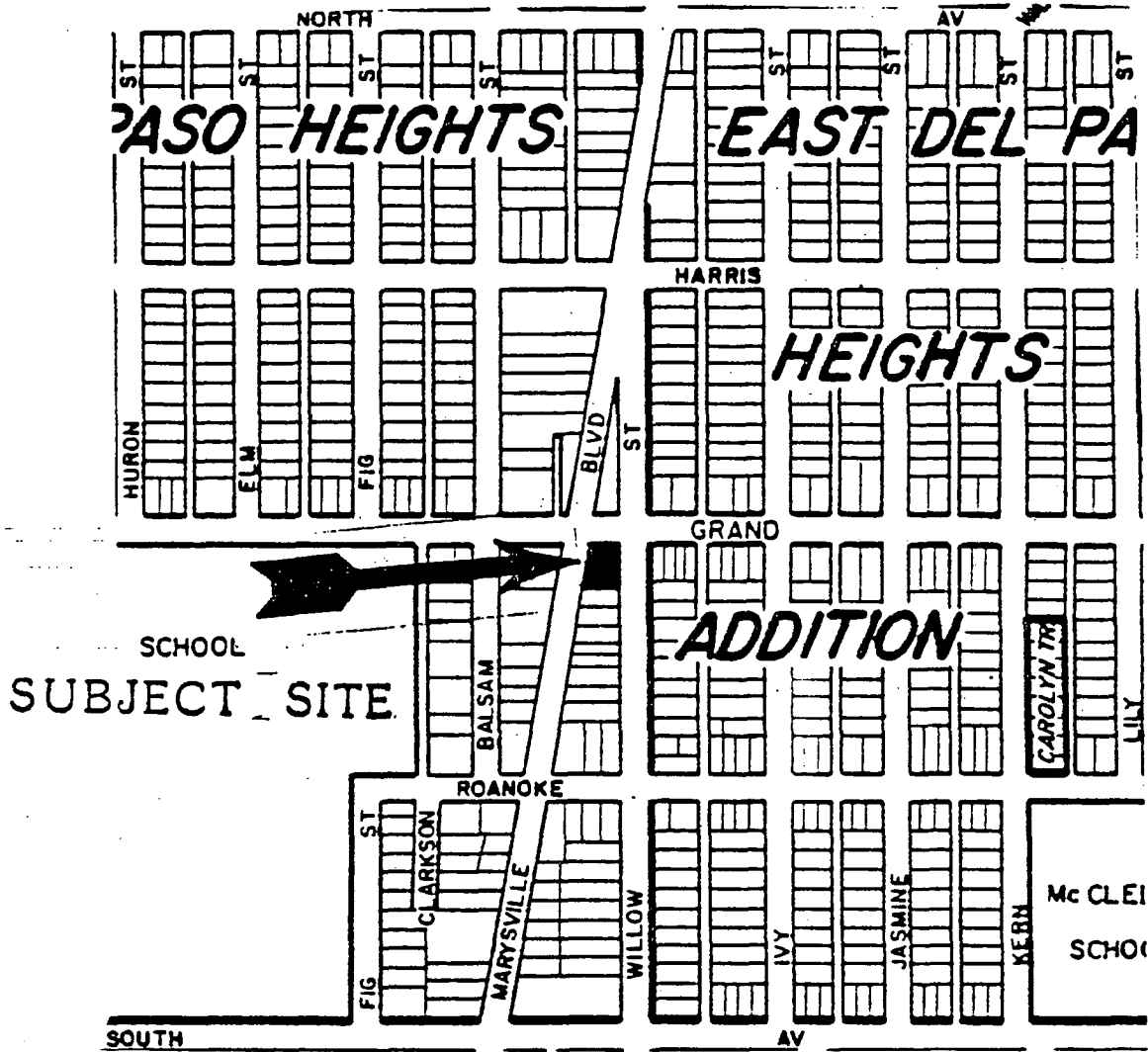
Findings of Fact - Special Permit/Variance

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. adequate parking and circulation is provided;
  - b. the use is compatible with surrounding uses which consist of general commercial uses.
2. The project, as conditioned, will not be detrimental to property in the vicinity, in that:
  - a. another 24 hour gas/convenience mart is located in the immediate vicinity;
  - b. the market is situated in such a manner that business activity will be directed towards Grand Avenue and Marysville Boulevard and away from the residential uses on Willow Street.
3. The variance request is not a special privilege extended to one property owner in that variances for landscaping in the public right-of-way have been granted to owners facing similar circumstances.

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

Findings of Fact - Variance (Parking Waiver)

1. The variance request would be a special privilege extended to one property owner in that the proposed use can be redesigned so that adequate parking is provided on-site.
2. The variance will be injurious to the public health, safety or welfare and to surrounding properties in that adequate parking is not provided which could lead to increased on-street parking demand and hazardous on-site circulation patterns.

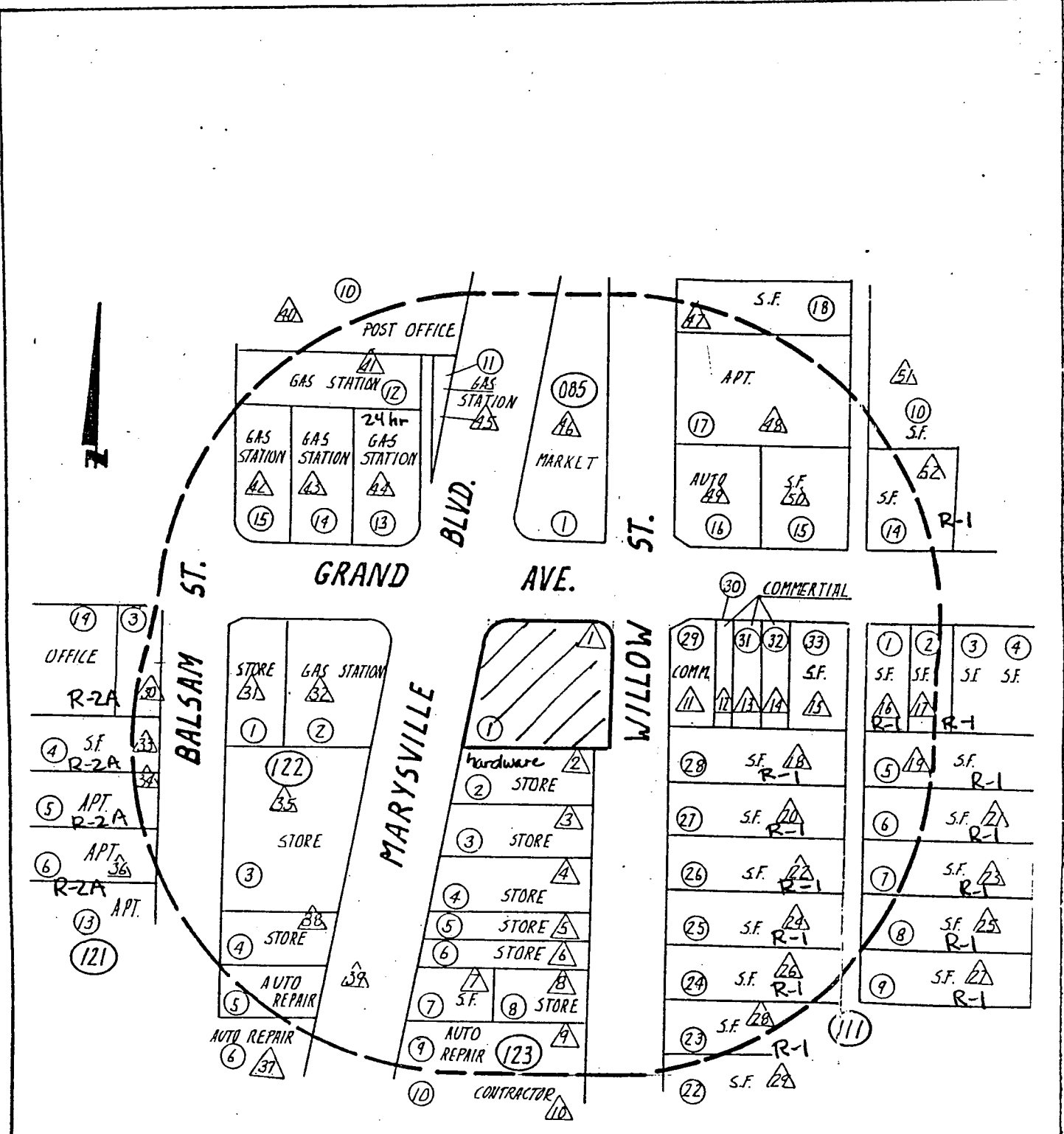


# VICINITY MAP

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All lots zoned C-2 except as noted

# LAND USE & ZONING MAP

P87-183

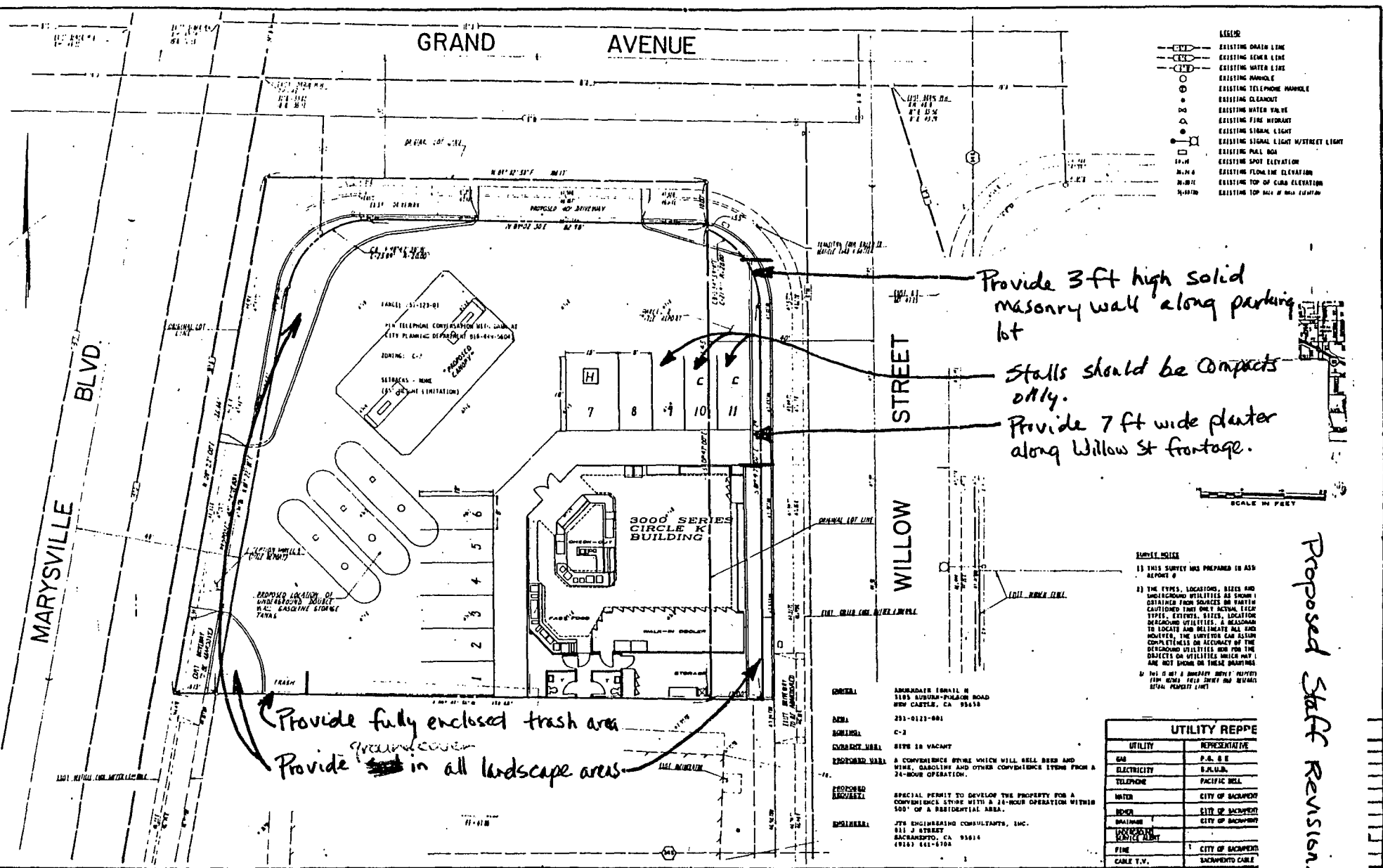
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ITEM 28



- LEGEND
- EXISTING GRADE LINE
  - EXISTING TOWER LINE
  - EXISTING WATER LINE
  - EXISTING MANHOLE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING CLEANOUT
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING SIGNAL LIGHT
  - EXISTING SIGNAL LIGHT / STREET LIGHT
  - EXISTING PAUL BOA
  - EXISTING SPOT ELEVATION
  - EXISTING FLOWLINE ELEVATION
  - EXISTING TOP OF CURB ELEVATION
  - EXISTING TOP OF WALL ELEVATION

Provide 3 ft high solid masonry wall along parking lot

Stalls should be compact only.

Provide 7 ft wide planter along Willow St frontage.

Provide fully enclosed trash area

Provide ~~grass~~ in all landscape areas

- UTILITY NOTES
- THIS SURVEY WAS PREPARED TO ASS REPORT #
  - THE TYPES, LOCATIONS, DEPT. AND UNDERGROUND UTILITIES AS SHOWN I OBTAINED FROM SOURCES OR PARTIES CAUTIONED THE ONLY ACTUAL ELEC TYPES, EXTENTS, SIZES, LOCATIONS DEPT. AND UTILITIES. A REASON TO LOCATE AND DETERMINE ALL DEPT. HOWEVER, THE SURVEYOR CAN ASSURE COMPLETENESS OR ACCURACY OF THE DEPT. OR UTILITIES FROM THE OBJECTS ON UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS
  - THE SURVEYOR DOES NOT GUARANTEE FROM OTHER DEPT. FROM THE SURVEYOR'S OFFICE.

UTILITY REPREP	
UTILITY	REPRESENTATIVE
GAS	P.G. & E
ELECTRICITY	S.P.U.C.
TELEPHONE	PACIFIC BELL
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO

Proposed Staff Revisions

BENCHMARK ELEV. 54.25  
 BY 4/15/87 OF 27th DISTRICT  
 SPEC. 1244 AS AND MARYSVILLE  
 1101 METALLIC COR. METALLIC COR.

**JTS ENGINEERING CONSULTANTS, INC.**  
 811 J STREET  
 SACRAMENTO, CALIFORNIA 95814 (916) 641-8700

DESIGNED \_\_\_\_\_  
 DRAWN J. MUE  
 CHECKED \_\_\_\_\_  
 SUBMITTED \_\_\_\_\_

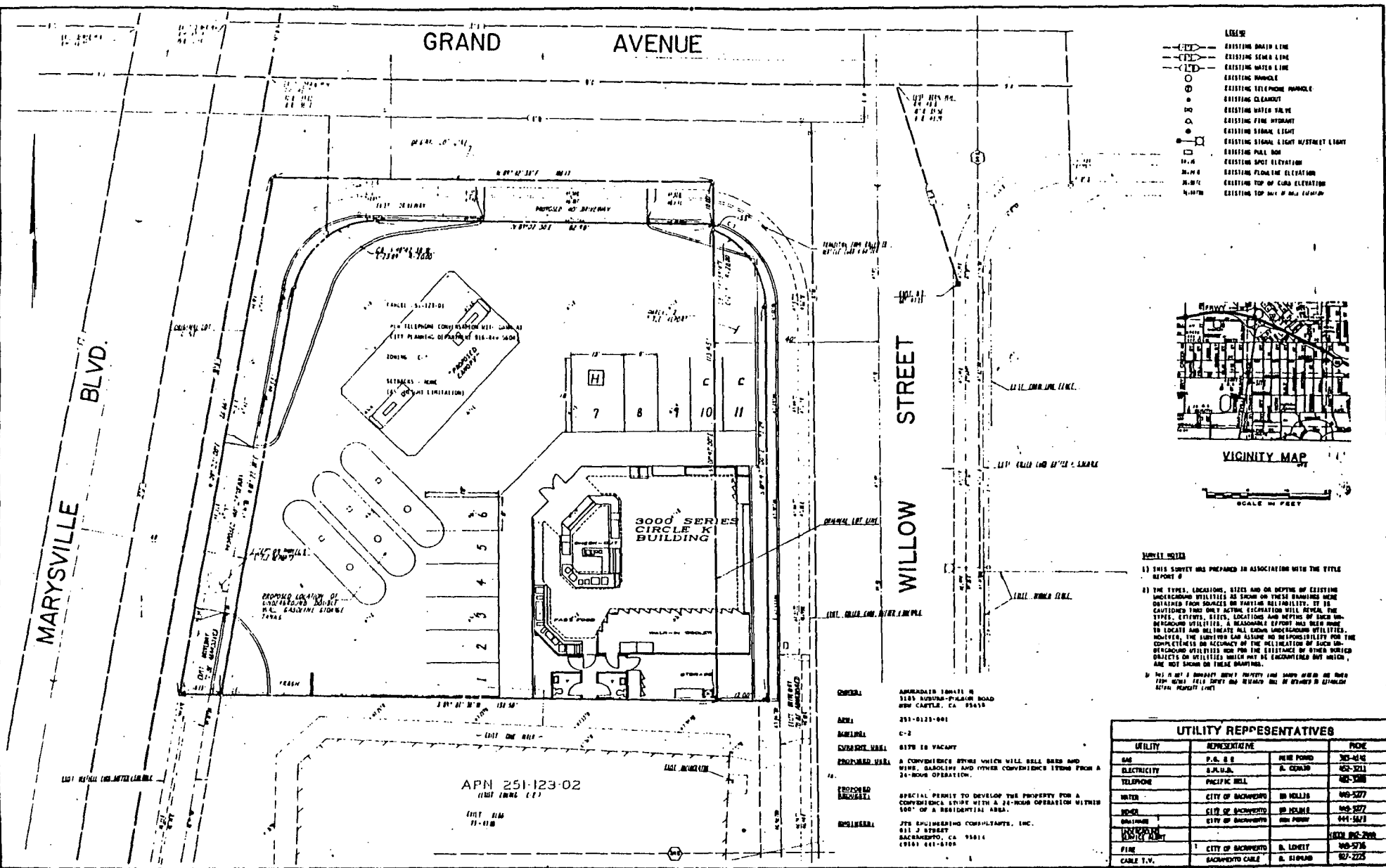
SCALE 1" = 10'  
 NO. DATE REVISION COUNTY APPROVAL BY DATE OF EXPIRATION

**SITE PLAN**  
**SOUTHEAST CORNER OF**  
**MARYSVILLE BLVD. & GRAND AVE.**  
 APN: 251-123-01

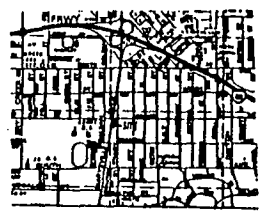
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12/28/88



- LEGEND**
- EXISTING GRADE LINE
  - EXISTING SEWER LINE
  - EXISTING WATER LINE
  - EXISTING MANHOLE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING CLEANOUT
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING SIGNAL LIGHT
  - EXISTING SIGNAL LIGHT / STREET LIGHT
  - EXISTING MAIL BOX
  - EXISTING SPOT ELEVATION
  - EXISTING FLOODLINE ELEVATION
  - EXISTING TOP OF CURB ELEVATION
  - EXISTING TOP OF RAIL ELEVATION



- NOTES**
- THIS SURVEY WAS PREPARED IN ASSOCIATION WITH THE REPORT #
  - THE TYPE, LOCATION, SIZE AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES WHO Warrant RELIABILITY. IT IS CAUTIONED THAT ONLY ACTING ELEVATION WILL BE THE TYPE, EXTENT, SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY ALL SUCH UNDERGROUND UTILITIES. HOWEVER, THE SURVEYOR CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE LOCATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
  - THIS IS NOT A SURVEY OF THE PROPERTY AND SHOULD BE USED FOR OTHER THAN THIS SURVEY AND RELATED USES UNLESS OTHERWISE STATED HEREIN. PLEASE READ.

**GENERAL** APPROVED DRAFTS BY 1825 BUREAU-PALOM ROAD NEW CASTLE, CA 95610

**AREA** 231-0123-001

**RECORD** C-2

**EXEMPT FROM** 1870 IS VACANT

**PROPOSED USE** A CONVENIENCE STORE WHICH WILL BE OPEN AND HAVE GARDENING AND OTHER CONVENIENCE ITEMS FROM A 24-HOUR OPERATION.

**PROPOSED PROJECT** SPECIAL PERMIT TO DEVELOP THE PROPERTY FOR A CONVENIENCE STORE WITH A 24-HOUR OPERATION WITHIN 500' OF A RESIDENTIAL AREA.

**REGISTERED** JTS ENGINEERING CONSULTANTS, INC. 611 J STREET SACRAMENTO, CA 95814 (916) 441-8188

APN 251-123-02 (NOT IN THE CITY)

UTILITY REPRESENTATIVES			
UTILITY	REPRESENTATIVE	PHONE	ADDRESS
GAS	P.G. & E.	985-2626	300-2626
ELECTRICITY	S.P.U.A.	8-0630	425-2511
TELEPHONE	PACIFIC BELL	485-2586	
WATER	CITY OF SACRAMENTO	985-5277	
SEWER	CITY OF SACRAMENTO	985-5277	
RAILROAD	CITY OF SACRAMENTO	985-5277	
TELEVISION	CITY OF SACRAMENTO	985-5277	
FIRE	CITY OF SACRAMENTO	985-5277	
CABLE T.V.	SACRAMENTO CABLE	985-2225	

**JTS ENGINEERING CONSULTANTS, INC.**  
 611 J STREET  
 SACRAMENTO, CALIFORNIA 95814 (916) 441-8188

DESIGNED: \_\_\_\_\_  
 DRAWN: JTS  
 CHECKED: \_\_\_\_\_  
 SUBMITTED: \_\_\_\_\_

SCALE: 1" = 10'

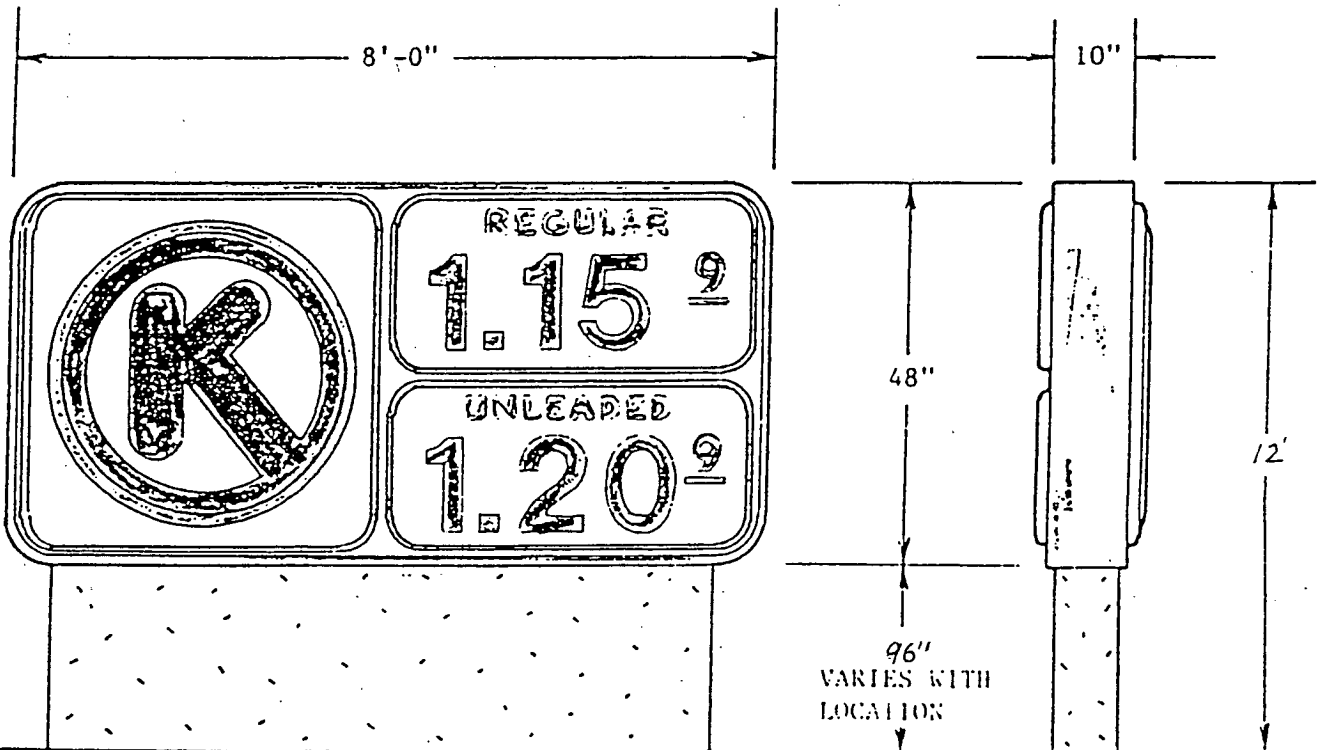
**SITE PLAN**  
**SOUTHEAST CORNER OF**  
**MARYSVILLE BLVD. & GRAND AVE.**  
 APN: 251-123-01

DATE: APR 27 1987

# 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.

*- 59K 01*



FACE SHROUD .063 ALUMINUM  
 TEXTURED ALL AROUND  
 TO MATCH BUILDING

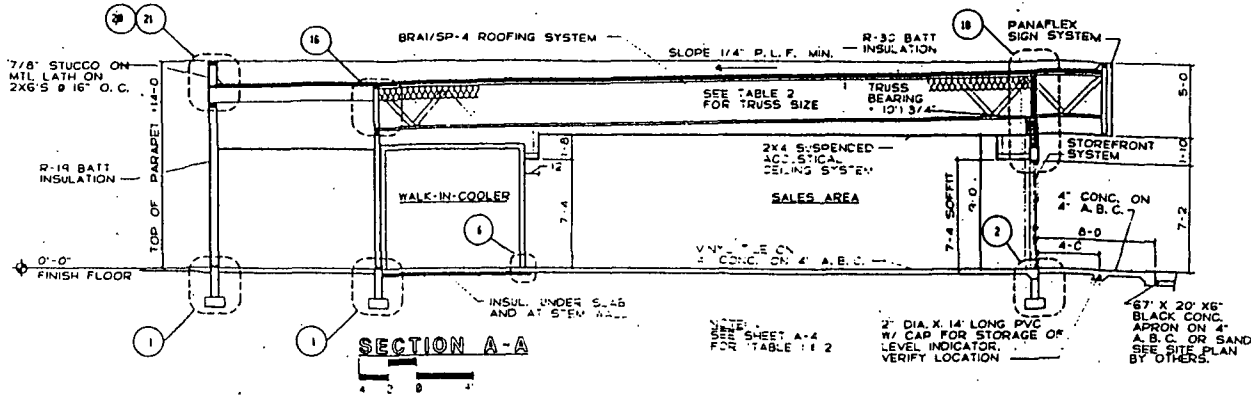
ELECTRICAL LOAD: 3.8 AMP/120 VOL.  
 DESIGN WIND LOAD: 30 PSF  
 SIGN CARRIES U.L. LABEL  
 LAMPS: (5) F96 TL/110/CK  
 BALLAST: (1) ENL. 51-745-1  
 SIGN AREA: 24 SQ. FT.

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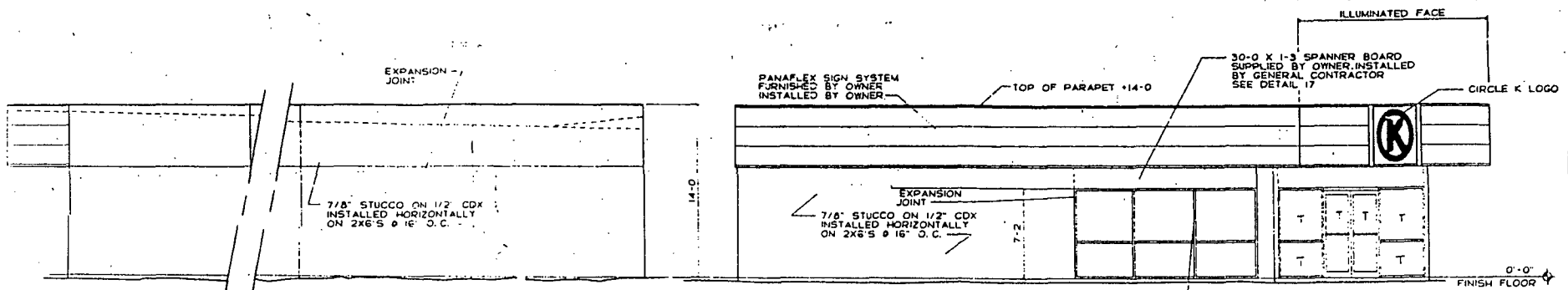
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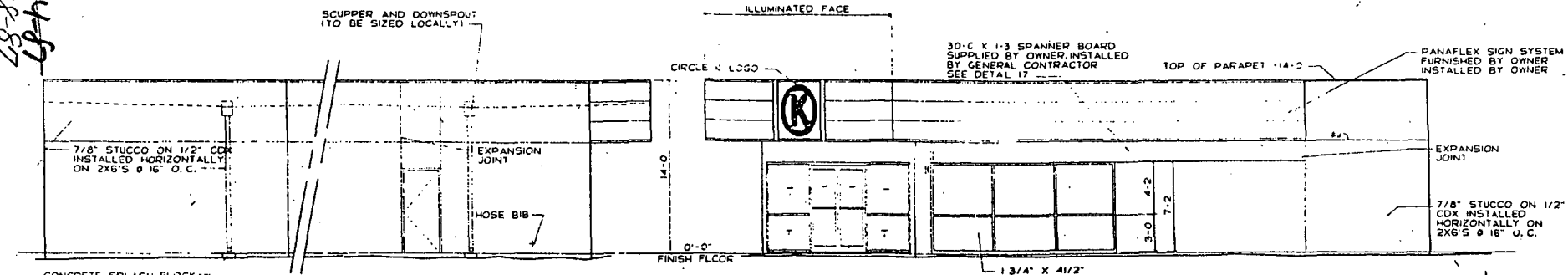
NAILING SCHEDULE	
CONNECTION	NAILING
JOIST TO JOIST OR OVER JOIST	3-8d
BROW TO JOIST, 1/2" MIN. EACH END	2-8d
SOLE PLATE TO JOIST OR BROWING, FACE NAIL	8d AT 16" O.C.
TOP PLATE TO STUD, END NAIL	2-8d
STUD TO SOLE PLATE	1-8 TOP/END OR 2-8d END NAIL
DOUBLE STUD, FACE NAIL	8d AT 24" O.C.
DOUBLE TOP PLATE, FACE NAIL	8d AT 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-8d
CONTINUOUS HEADER, 180 DEGREE	8d AT 16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOP/END	3-8d
CONTINUOUS HEADER TO STUD, TOP/END	4-8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-8d
F BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
BUILT-UP CORNER STUDS	8d AT 24" O.C.
BUILT-UP CORNER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-10d AT ENDS AND AT END SPLICE
PLYWOOD ROOF AND WALL SHEATHING TO FRAMING	
1/2" AND LESS	10d
3/4" - 1/2"	10d

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5-28-87



RIGHT SIDE ELEVATION

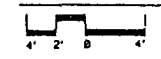
LEFT SIDE ELEVATION



REAR ELEVATION

FRONT ELEVATION

EXTERIOR ELEVATIONS



**lee gage & associates**  
 architects, engineers & planners  
 1000 N. GATEWAY BLVD., SUITE 100, SAN ANTONIO, TEXAS 78207  
 TEL: 512-349-1234 FAX: 512-349-1235

PROJECT: 0375  
 SHEET: 0375-1

by: \_\_\_\_\_ date: \_\_\_\_\_  
 checked: \_\_\_\_\_  
 revised: \_\_\_\_\_  
 project no.: \_\_\_\_\_

sheet  
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