

REPORT AMENDED BY STAFF 10-11-90  
CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Town and Country Contractors, 117 Otto Circle, Sacramento, CA 95822</u>		
OWNER: <u>Tooley Oil Co., 50 Fullerton Cr. #106, Sacramento, CA 95825</u>		
PLANS BY: <u>BP Oil Company, 200 Public Square, Cleveland, Ohio 44114</u>		
FILING DATE: <u>June 26, 1990</u>	ENVIR. DET.: <u>Neg. Dec.</u>	REPORT BY: <u>Doug</u>
ASSESSOR'S PCL. NO. <u>017-0073-001</u>		

- APPLICATION:
1. Negative Declaration
  2. Special Permit to allow the addition of 2 pump islands to an existing non-conforming service station use on 0.36 ± developed acres in the Limited Commercial (C-1) zone.

LOCATION: 1400 Sutterville Road

PROPOSAL: The applicant proposes to remove an existing canopy and islands and replace it with a new canopy and islands to accommodate new gasoline dispensers.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
Existing Zoning of Site:	Limited Commercial, (C-1)
Existing Land Use of Site:	Gas station

Surrounding Land Use and Zoning:

North:	William Land Park, R-1
South:	Residential, R-3
East:	Residential, R-3
West:	Commercial, C-1

Parking Required:	8 spaces
Parking Provided:	8 spaces
Property Dimensions:	125.23' x 129' gross, 87.66' x 140' net
Property Area:	16,154 gross sq. ft., 15,600 net sq. ft.
Height of Building:	17'6"
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Steel
Roof Material:	Steel

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of 0.37 developed acres. The proposed project site is a nonconforming gas station in the Limited Commercial (C-1) zone. There is a non-conforming gas station across the street to the west in the C-1

zone, and a shopping center to the southwest also in the C-1 zone. There are apartment buildings to the south and east in the Multi-family (R-3) zone. William Land Park is across the street to the north. The General Plan identifies the area as split between Community/Neighborhood Commercial and Offices and Medium Density Residential (16-29 du/na).

B. Applicant's Proposal

The applicant desires to upgrade his service station by removing the existing canopy and islands and install a new canopy and islands to accommodate new dispensers. The service station is situated in a Limited Commercial (C-1) zone which does not allow service stations. Therefore, the existing service station, which has been at this location under the same ownership for over 30 years, is a legal non-conforming use. A Special Permit is required when a non-conforming use is expanded. In this case, the canopy is being expanded (Exhibits D and E).

The applicant did not indicate a change in the signage. Should the applicant change the signage on the site, it would need to comply with the City's Sign Ordinance as it relates to signs in the C-1 zone.

C. Staff Evaluation

Staff has no objection to the replacement of the canopy and pump islands. The existing gas station has existed at this location for a long time. It serves as a landmark to the entrance of William Land Park and the nearby zoo. It would be beneficial to the aesthetics of the area that the service station upgrade its appearance. There is a more modern gas station across the street from the subject site which exemplifies the more modern look. As the applicant is only replacing existing pump islands and canopy, this should not result in an intensification of the non-conforming gas station use.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering and the following comments were received.

1. Eliminate two existing driveways closest to the intersection of Sutterville Road and Del Rio Road in order to improve traffic circulation at this heavily used intersection.
2. A new circulation plan should be submitted showing parking, islands, and access with the two driveways eliminated.

E. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

Air

Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:

- o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.

- o Cover stockpiles of sand, soil, and similar materials with a tarp.
- o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension or PM 10 through vehicle movements over these surfaces.
- o Increase the frequency of city street cleaning along streets in the vicinity of construction site.
- o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

Transportation

The driveways will be designed to the satisfaction of the City Traffic Engineer.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Approve the Special Permit to allow the addition of the existing non-conforming service station use subject to conditions and based upon findings of fact which follow:

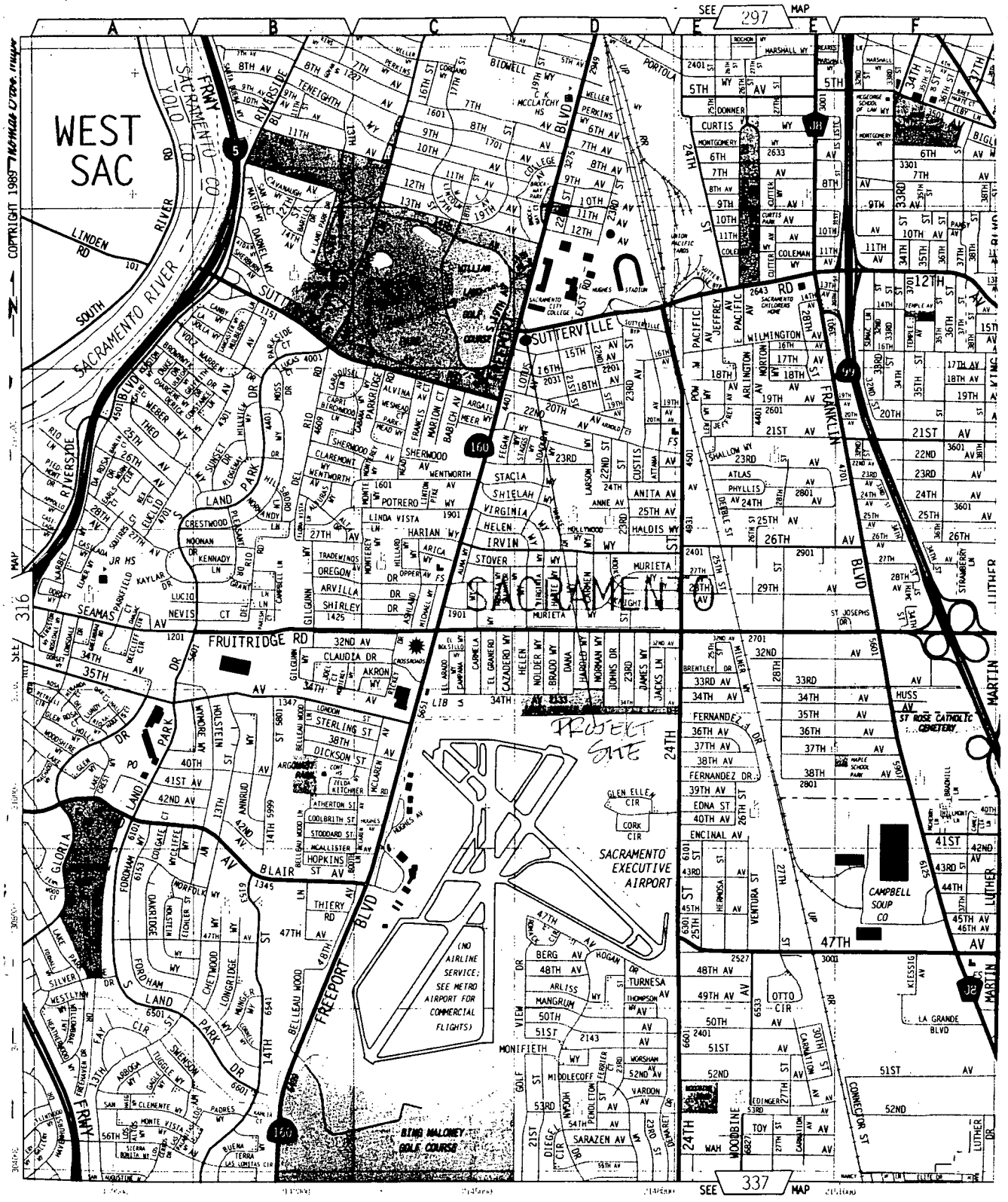
Conditions

1. A new circulation plan should be submitted to the Transportation Division prior to issuance of building permits. The circulation plan shall indicate parking, islands, and access. The two driveways closest to the intersection of Sutterville Road and Del Rio Road shall be eliminated to the satisfaction of the Transportation Division.
2. The applicant shall obtain a building permit for the new canopy and islands within six months.
3. *The applicant shall comply with the mitigation measures as stated under the Environmental Determination. (Staff added)*

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the service station use is a legal non-conforming use that has been in operation for approximately 30 years and the proposed canopy replacement is not considered to be a more intensive use of the non-conforming use.
2. The proposed project will not be detrimental to the public health, safety or welfare in that:
  - a. The new pump islands and canopy are replacing existing structures and the proposed remodeling will not result in an intensification of the non-conforming gas station use.
  - b. The two existing driveways closest to the intersection of Sutterville Road and Del Rio Road will be eliminated; therefore, improving the circulation of traffic at the site.

# ATTACHMENT B Locator Map



002100

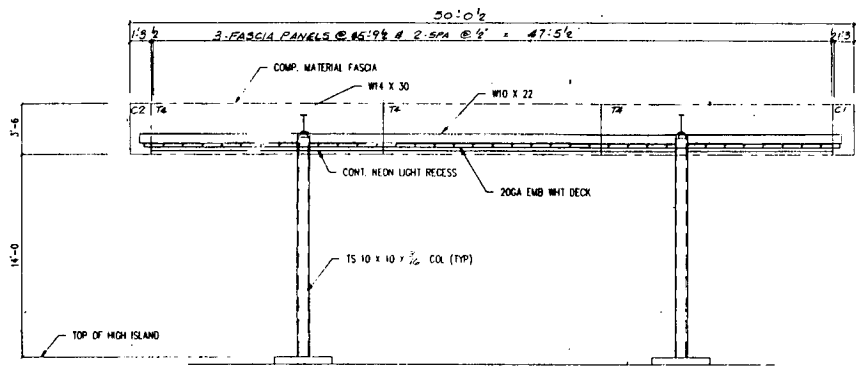


VICINITY - LAND USE - ZONING

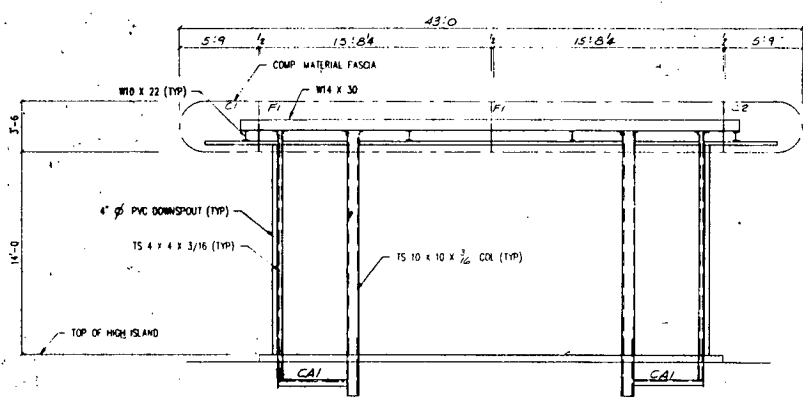








FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

002104



TOWN & COUNTRY  
CONTRACTORS, INC.  
11 COPPO DRIVE  
SACRAMENTO,  
CALIFORNIA 95834  
NO. 18000100-2 200112

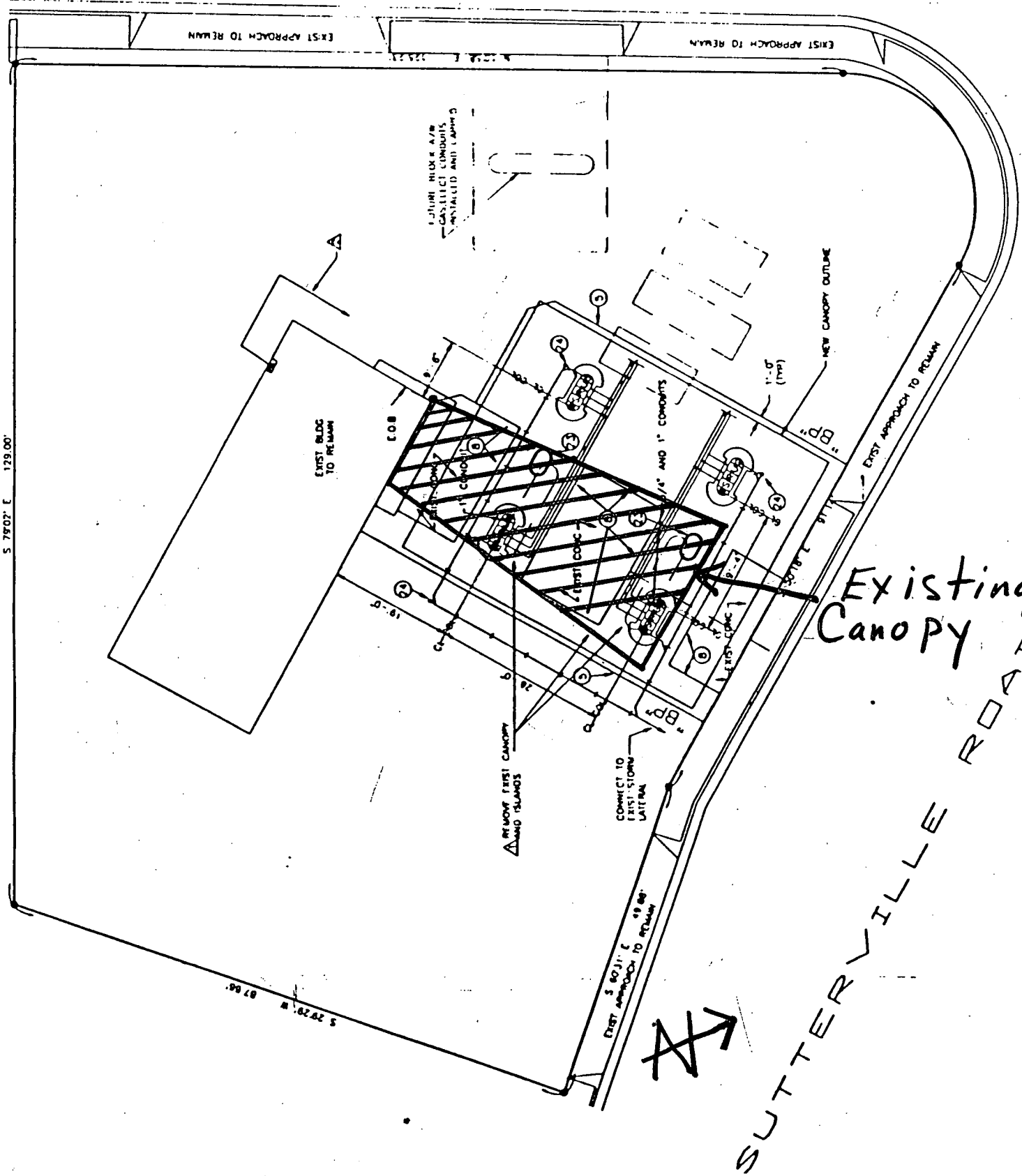
HOLES	UN-NOTED	1400 SUTTERVILLE RD. & DEL RIO SACRAMENTO, CA	SHN.	CD-BP-11
		LOCATION	NO. 18000100-2	
		TITLE	B.P. OIL COMPANY	CE-2
			43' X 50' BULLNOSE FASCIA CANOPY	2
		DATE		5

REV.	DATE	DESCRIPTION	DATE	BY



**MADISON INDUSTRIES INC.**

OFFICE: 1000 PLYMOUTH  
2100 SOUTH 11TH AVENUE  
PO BOX 1000000  
PHOENIX, AZ 85066



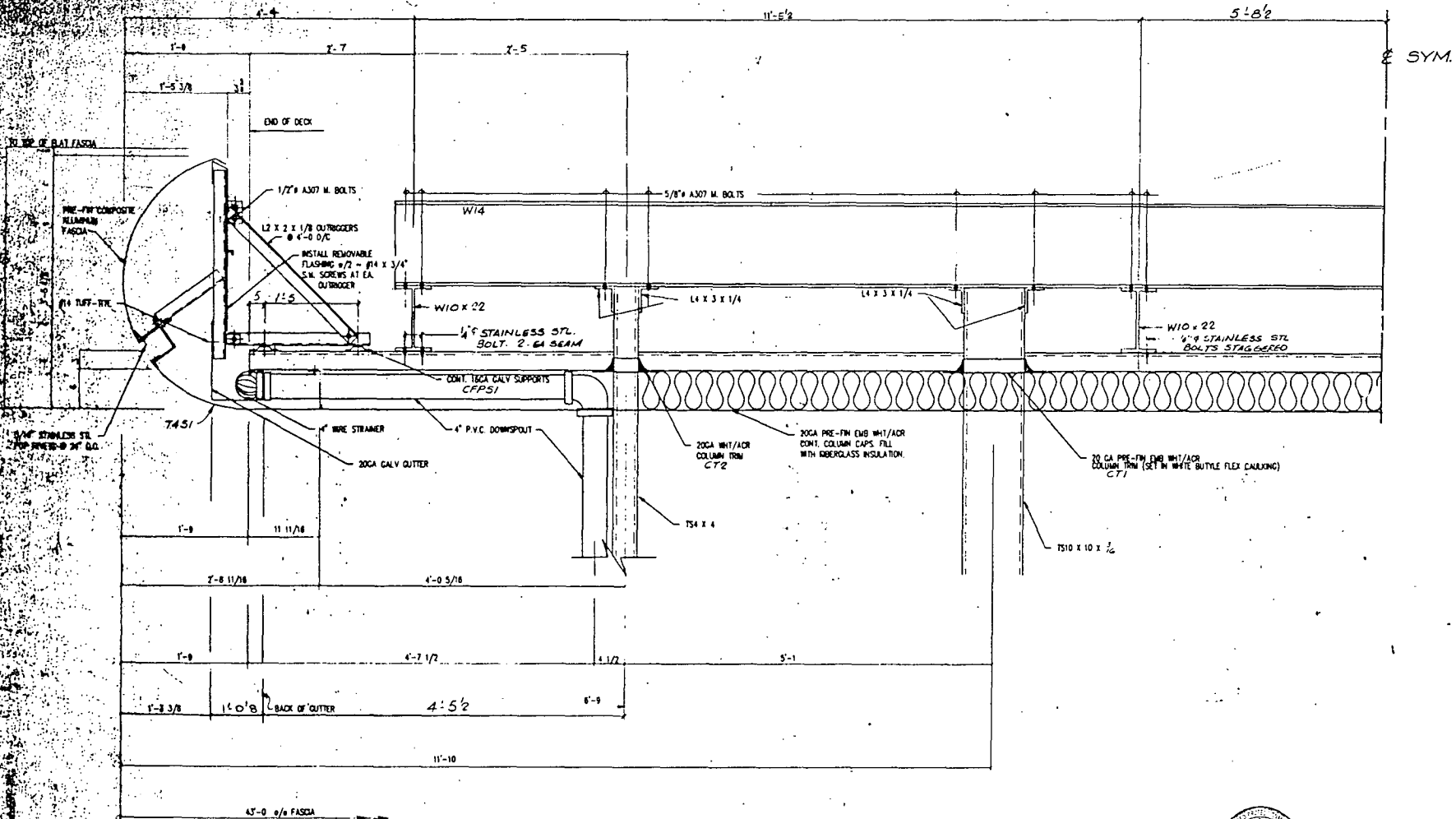
P40-293

Oct. 11, 1920

002105

Item #11





SECTION

*Handwritten signature*  
 EXPIRES 12 92  
 CIVIL ENGINEER

002107

NOTES

NO.	DATE	DESCRIPTION	DATE	BY

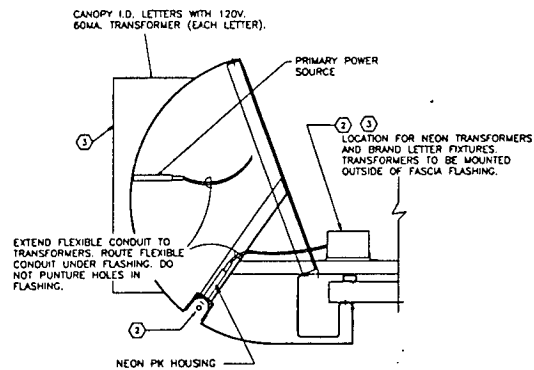
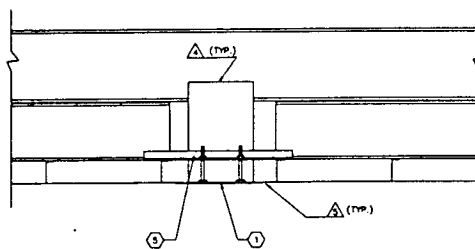
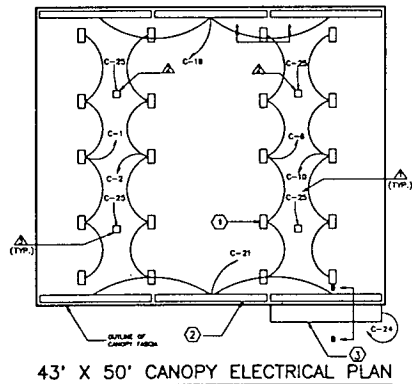


**MADISON INDUSTRIES INC.**

Office: 1000  
 1000 SUTTERVILLE RD. SACRAMENTO, CALIF. 95833  
 PHONE: 925-452-2222

HOLES	UNNOTED	1400 SUTTERVILLE RD. & DEL RIO SACRAMENTO, CA	SPN.	CO-BP-11
DRAWN BY: _____		TITLE	BP OIL COMPANY	
DATE: _____		43' X 50' BULLNOSE FASCIA CANOPY		
CHECKED BY: _____		JOB NO.		CE-3
DATE: _____		SHEET		3
		TOTAL SHEETS		5





④ - MATERIAL SCHEDULE

NS = NEON SUPPLIER  
BM = BUILDING MANUFACTURER  
GC = GENERAL CONTRACTOR  
C = OWNER  
S = SUPPLIER  
I = INSTALLER

NO.	DESCRIPTION	QTY.	S	I	SEE NOTE
1	12" X 21 1/2" 400W 200V SUPER METAL HALIDE DOWNLIGHT FIXTURE, LB ROOMING SERIES RIC-S-400-SH-73-120V OR EQUAL	20	BM		4
2	FASCIA NEON TROUGH STRIP LIGHT JEFFERSON ELECTRIC CATALOG NO. 721-431, SECONDARY 7.500V, 60MA, PRIMARY 120V, BALLAST TRANSFORMERS FOR EACH TROUGH SECTION, 2 TUBES PER TROUGH SECTION	8-74	NS		7
3	INTERNALLY ILLUMINATED BRAND LETTERS, JEFFERSON ELECTRIC CATALOG NO. 721-431, SECONDARY 7.500V, 60MA, PRIMARY 120V, OR EQUAL				8
4	LAMPS FOR ALL FIXTURES		BM	GC	
5	FIXTURE SUPPORT ANGLES	84	BM	GC	

SEE PLOT PLAN FOR ACTUAL NUMBER AND LOCATION OF BRAND LETTERS.

NOTES

- C - # INDICATES PANEL AND CIRCUIT. SEE BUILDING ELECTRICAL DRAWINGS.
- (1) 1" CONDUITS AND (1) 3/4" CONDUIT, (1) "DOWNLIGHT DOWNLIGHT, (1) 1" SPONGING NEON FASCIA LETTERS AND SPREADERS, 3/4" LEFT EMPTY SEE CANOPY FLOOR DRAWING FOR THE IN LOCATION BY G.C.
- 1/2" CONDUIT DOWN TO SPREADER LIGHT BY 6" (TYPICAL AT EACH COLUMN).
- LIGHT FIXTURES INSTALLED BY B.M. WIRE BY G.C.
- SEALANT CALLING FOR FIXTURES BY B.M.
- BRAND LETTERS INSTALLED ON FASCIA BY G.C. WIRING TO TRANSFORMERS, LOCATION OF TRANSFORMERS AND WIRING TO BACK ROOM ALSO BY G.C.
- SEPARATE CONTRACT COVERS THE INSTALLATION OF NEON TROUGH SYSTEM WITH PK HOUSING, TRANSFORMERS, AND TRANSFORMER BRINGS. G.C. TO SUPPLY POWER FROM STATION PANEL BOX TO EACH TRANSFORMER. ONE TRANSFORMER REQUIRED PER EACH SECTION OF FASCIA. COORDINATE NEON INSTALLATION WITH CANOPY SUPPLIER SO THAT NEON IS INSTALLED PRIOR TO CANOPY FASCIA FLASHING.


002109

BP OIL CO.  
RETAIL MARKETING  
DESIGN AND ENGINEERING  
200 PUBLIC SQUARE  
CLEVELAND, OHIO 44114

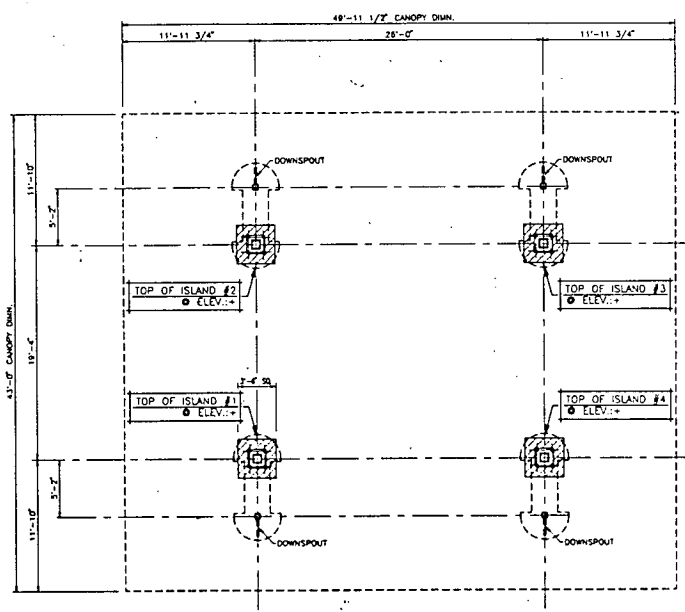
43x50 CANOPY  
ELECTRICAL  
PLAN

DWG. NO.: 7-43x50C4-19	REV.:
SCALE: NO SCALE	DATE: 1/2/59
DESIGNED BY:	DISCLOSED BY:
DATE:	DATE:
BY:	BY:

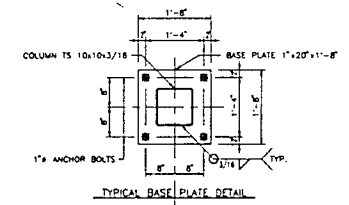
43x50C4-19

DATE	BY
DESCRIPTION	REV.
	
<b>MADISON</b> 1900 LAST 84TH STREET LOS ANGELES, CALIF. 90048 PHONE (213) 361-1001	
LOCATION 1900 SUTTERVILLE RD & DEL RIO SACRAMENTO, CA. TITLE B. P. OIL 43'-50" "Bullnose" 4-Column Canopy Canopy Foundation Plan	
SCALE: 3/16" = 1'-0"	
DRAWN: JVS	
DATE: October 1988	
CHECKED:	
DATE:	
HAND: SHOW	
JOB NO. CO-BP-11	
DWG. NO. REV.	
CF-1	
SHEET 5	OF 5

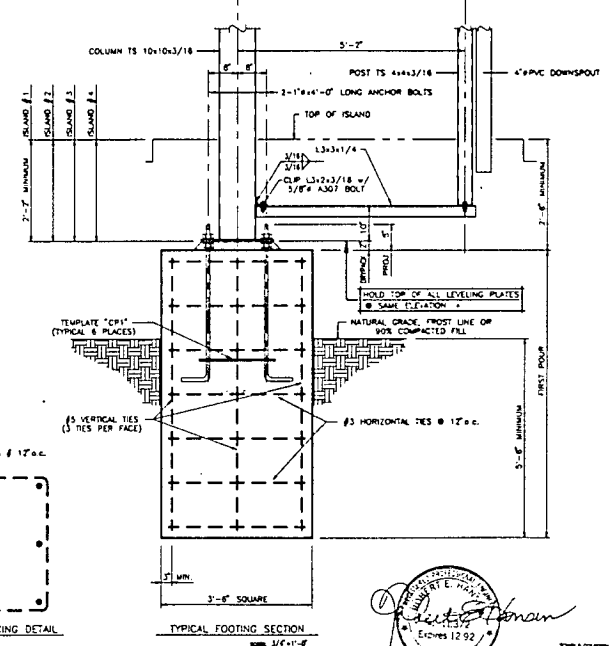
002110



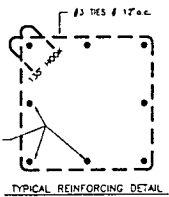
CANOPY FOUNDATION PLAN



TYPICAL BASE PLATE DETAIL



TYPICAL FOOTING SECTION



TYPICAL REINFORCING DETAIL

IT IS THE OWNER'S RESPONSIBILITY TO CONVEY TO ALL CONTRACTORS THAT IT IS THEIR RESPONSIBILITY TO INSURE THAT THE SITE IS PROPERLY EXCAVATED AND GRADED, DURING CONCRETE FORMING AND AFTER THE POUR, THE CONCRETE SHOULD BE CHECKED FOR PROPER ELEVATION, LEVEL SQUARE AND CORRECT DIMENSIONS.

THE MOST CRITICAL PHASE OF FOUNDATION PREPARATION IS IN THE PRECISE LOCATION OF ANCHOR BOLTS. MEASUREMENTS FOR ANCHOR BOLTS (OR GROUT-HOLE) PLACEMENT MUST BE EXACT AND SHOULD BE RECHECKED TO ASSURE PROPER LOCATION.

CORRECTION OF LOCATION, OF ELEVATION AND OF DIMENSIONAL ERRORS MUST BE MADE PRIOR TO THE ARRIVAL OF THE ERECTING CREWS AND PRIOR TO THE ERECTION OF THE STRUCTURE.

AFTER THE FORMS HAVE BEEN REMOVED, ALL THE TRENCHES, HOLES AND UNEVEN SITE CONDITIONS MUST BE LEVELED TO INSURE A SAFE WORKING AND ACCESS AREA, ACCOUNTABLE TO LOCAL, STATE, FEDERAL AND O.S.H.A. AGENCIES.

NOTE:  
 ALL ANCHOR BOLTS AND TEMPLATES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, HOWEVER, ANCHOR BOLT TEMPLATES AND ANCHOR BOLTS CAN BE ORDERED FROM:

MADISON INDUSTRIES  
 Phone No. (213)583-4061  
 PLEASE CALL FOR A QUOTE

DO NOT USE FOR CONSTRUCTION OF FOUNDATION UNLESS SIGNED BELOW

