

FRANKLIN

BLVD.



CENTER

SEYFERTH WAY

HWY 99

CREEK

RAYLE'S

PROPOSED SITE

GENCO

24 HR AM

MACK ROAD

0.5 MILE

JUMBO

24 HR (K)

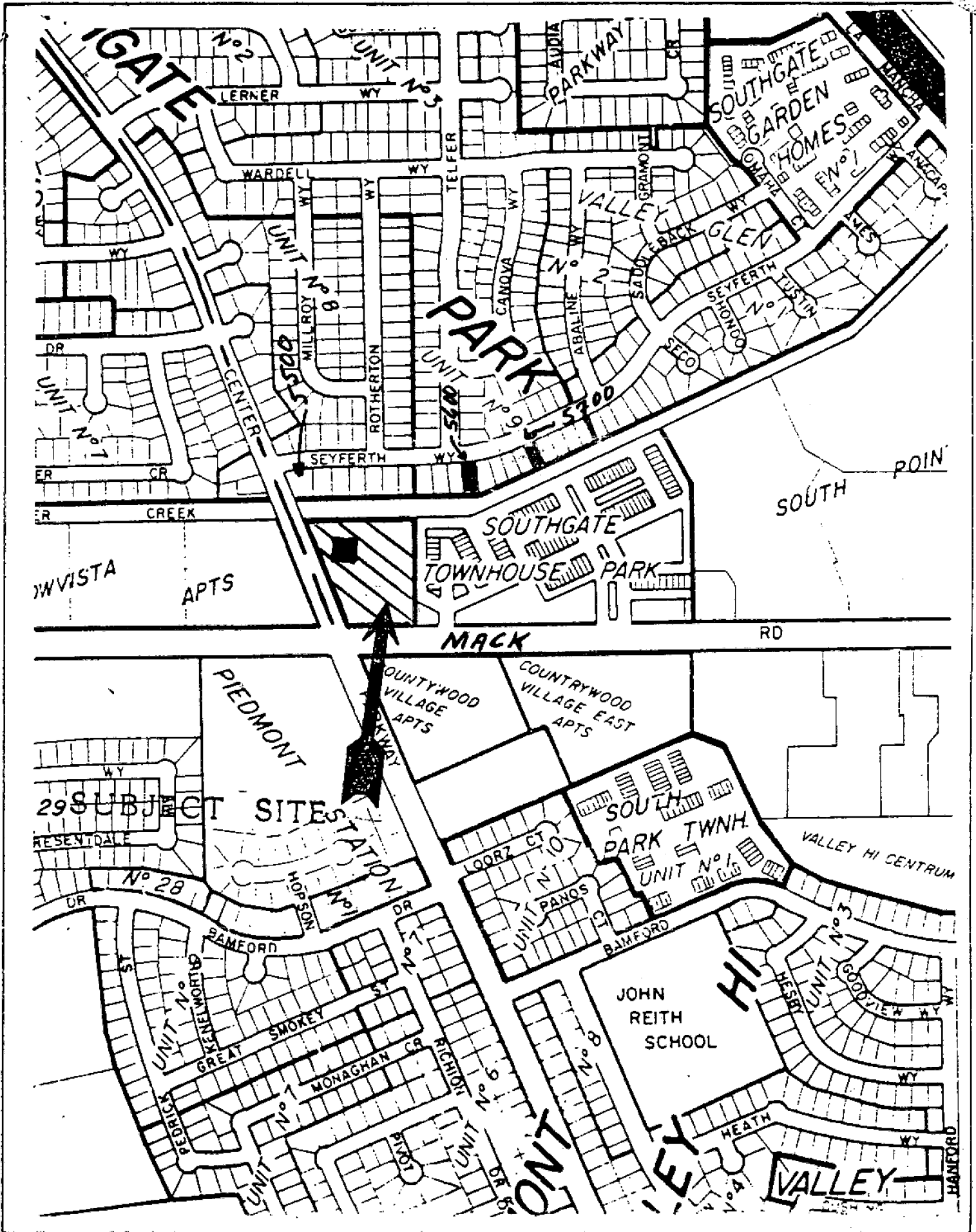
BAMFORD DR

VALLEY HI DR.

7-11

WYNDHAM WAY

PARKWAY



VICINITY MAP



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

C O R R E C T E D

Date: October 1, 1984

Dear Property Owner:

The Planning Department is notifying all owners of property within ~~100~~/300 feet of the proposed project (described below) that the City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in the City Council Chambers, located on the second floor of City Hall, 915 'I' Street, Sacramento, California on October 11, 1984.

The proposed project is:

P84-334 Special Permit to operate a 24-hour convenience market within 500 feet of residentially zoned property on 3± vacant acres in the General Commercial-Review (C2-R) zone. Plan Review of a 32,000 sq. ft. neighborhood shopping center in the General Commercial-Review (C2-R) zone. Loc: 5701 Mack Road. APN: 118-103-01.

*Incorrect,
actually is 5601 Mack Rd*

If you need further information, please contact the Planner on duty at the City Planning Department, 449-5604, and please refer to the above 'P' or 'M' number.

Sincerely,

Suzanne Glimstad

Suzanne Glimstad, Secretary to
the City Planning Commission



CITY OF SACRAMENTO

12

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 28, 1984

APPROVED
BY THE CITY COUNCIL

DEC 4 1984

OFFICE OF THE
CITY CLERK

*intent to grant
appeal based on
F. D. F. due 12-18-84*

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of Planning Commission decision to approve a Special Permit to operate a 24-hour convenience market within 500 feet of residentially zoned property (P84-334)

LOCATION: 5701 Mack Road

SUMMARY

The applicant is requesting a Special Permit to operate a convenience market in the C-2 zone beyond the hours allowed by right of 6 a.m. to 11 p.m. The request is for a 24-hour operation. The Planning Commission approved the Special Permit and that action has been appealed to the City Council.

BACKGROUND

The proposed convenience market is located within an approved C-2 zoned shopping center at the northeast corner of Mack Road and Center Parkway. Staff reviewed the project location and adjacent area and recommended approval based on the findings that:

1. The market would be in a shopping center.
2. The site is separated from adjacent residential uses to the west by Center Parkway and to the north by a 70+ foot wide drainage canal and a required 6 foot masonry wall.
3. Conditions could be applied to further minimize potential conflicts.

On October 11, 1984, the Planning Commission heard the subject matter and approved the Special Permit. Subsequent to the expiration of the appeal period, Councilman Kastanis, on behalf of homeowners in the area, requested and was granted by Council an extension of the appeal period. An appeal has been filed.

VOTE OF THE PLANNING COMMISSION

On October 11, 1984, the Commission voted eight ayes, one absent, to approve the Special Permit with conditions.

12

RECOMMENDATION

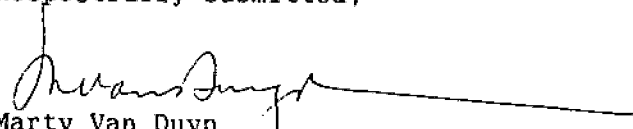
The Planning Commission and staff recommend the City Council deny the appeal based on the following findings of fact:

1. The Special Permit, as conditioned, is based upon sound principles of land use in that:
 - a. convenience stores are allowed in the general commercial zone; and
 - b. the convenience store will be separated and oriented away from residential uses.

2. The proposed convenience store, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. adequate parking will be provided for the use;
 - b. the use will be buffered from adjacent residences by a solid wall and heavily landscaped in a manner to discourage loitering; and
 - c. no gas service will be located on the site; therefore, it is not expected that noise and traffic problems will be created by the convenience market.

3. The project is consistent with the 1974 General Plan and the 1965 Southgate Community Plan which designates the site for commercial purposes.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

AG:pkb
 Attachment(s)
 P84-334

December 4, 1984
 District No. 7

MEETING DATE October 11, 1984
 ITEM NO. 39A FILE P 84-334
 M _____

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET. 17
- OTHER _____

Location: 5601
5701 Mack Road

Recommendation:

- Favorable *w/cond.*
- Unfavorable
- Petition
- Correspondence

<u>PROPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

<u>OPPOSERS</u>		
<u>NAME</u>		<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Augusta	✓			
Ferris	✓			
Fong	✓			
Goodin	✓		✓	
Hunter	✓			✓
Ismael	✓			
Ramirez	✓			
Simpson	✓			
Holloway	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

12

RECEIVED NOTICE OF APPEAL OF THE DECISION OF THE CITY CLERK'S OFFICE SACRAMENTO CITY PLANNING COMMISSION

DATE: 11-6-84

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of Oct 11 1984 when: (Date)

Rezoning Application Variance Application
 Special Permit Application P-84-334

was: Granted Denied by the Commission

GROUNDS FOR APPEAL: (Explain in detail) Hours of operation will result in excessive vehicle and foot traffic in residential streets during the middle of the night, with attendant increased loitering, litter, and vandalism problems.

PROPERTY LOCATION: 5601 5701 Mack Rd

PROPERTY DESCRIPTION: 32,000 sq. ft. shopping center, general C-2-R, Quick Stop Convenience Store

ASSESSOR'S PARCEL NO. 118 - 103 - 01

PROPERTY OWNER: Evergreen Center Associates

ADDRESS: 1700 Alhambra Blvd. Sacto 95816

APPLICANT: Quick Stop Markets

ADDRESS: PO Box 5745, Fremont, CA 94537

APPELLANT: (Hilda Manandic) (HILDA MANANDIC)
(SIGNATURE) PRINT NAME

ADDRESS: 5500 SEYFETH RD SACTO 95823

FILING FEE:

by Applicant: \$105.00 RECEIPT NO. _____
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P-84-334

5/82

DISTRIBUTE TO - (4 COPIES REQUIRED): MVD
HY
WW
LO
SG - (Original)

CITY PLANNING COMMISSION

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

12

APPLICANT	Quick Stop Markets, P.O. Box 5745, Fremont, CA 94537				
OWNER	Evergreen Center Associates, 1700 Alhambra Boulevard, Sacramento, CA 95816				
PLANS BY	Vitiello-Niyya, Inc., 1931 'H' Street, Sacramento, CA 95814				
FILING DATE	8-31-84	50 DAY CPC ACTION DATE		REPORT BY	SC:bw
NEGATIVE DEC	Ex. 15303(c)	EIR		ASSESSOR'S PCL. NO.	118-103-01

- APPLICATION:
- A. Special Permit to operate a 24-hour convenience market within 500 feet of residentially zoned property (Sec. 2-E-34)
 - B. Plan Review of a 32,000 square foot shopping center (Sec. 13-A-4)
WITHDRAWN

LOCATION: ~~5701~~ Mack Road
5001

PROPOSAL: The applicant is requesting the necessary entitlements to operate a 24-hour convenience market in a neighborhood shopping center.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
1965 Southgate Community Plan
Designation: Shopping/Commercial
Existing Zoning of Site: C-2-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
South: Multiple Family Residential; R-3
East: Vacant; R-3
West: Multiple Family Residential; R-3

Parking Required: 118 spaces
Parking Provided: 130 spaces
Property Dimensions: Irregular
Property Area: 3± acres
Square Footage of Building: 29,600
Topography: Flat
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: On January 17, 1984 the City Council approved General Plan and Community Plan amendments and a rezone to allow a neighborhood shopping center on the subject site. The site was zoned for general commercial use, subject to 'review.' The rezoning ordinance stipulated that review of any development on the site be required unless the site is developed according to the conceptual site plan approved at the time of rezoning.

PROJECT EVALUATION: Staff has the following comments regarding this request:

- A. The three-acre site is located in an area developed with multiple and single family uses. The site is to be developed with a neighborhood shopping center and the convenience store is to be located in the retail space at the northwest side of the commercial structure.

5

12

- B. As originally proposed, the site plan for the shopping center did not conform to the conceptual site plan approved with the rezoning of this property (see Exhibit A). Because the plan was inconsistent with the approved plan, the applicant was required to submit the new plan for review by the Commission. The applicant has subsequently revised the site plan to conform to that approved by the Council. Staff is, therefore, withdrawing the 'R' Review in light of the revised plan (see Exhibit B).
- C. The applicant indicated that the original site plan called for a convenience store with gas service to be located on the subject site. The applicant is now proposing to locate a convenience store on the site; however, the gas service is being eliminated from this request. Staff supports the elimination of the gas service islands since the proposed use would add to the intensity of late evening use and potentially disrupt the neighborhood environment to the west and north. The sale of gas would also generate additional unnecessary traffic on the site.
- D. Since the convenience store will be located within the shopping center and the store will be oriented away from the adjacent residential uses, it is not expected that the convenience store will adversely affect the residential use. In addition, the convenience store and shopping center are separated from the existing adjacent residential uses by a major street and a drainage canal. The site will also be developed with wide landscaped berms adjacent to public street frontages, and a solid masonry wall along the north and east property lines which will further buffer the convenience store activity from surrounding residential uses.
- E. The applicant has not submitted details of signage for the convenience store. In an effort to ensure that signs for the store be compatible with the shopping center's design, staff recommends that the applicant submit a detailed sign program for staffs review and approval.
- F. The applicant's plans were reviewed by the Public Works Department and Traffic Engineer. No objection to the request has been filed.

ENVIRONMENTAL DETERMINATION: The proposed special permit is exempt from environmental review pursuant to State CEQA Guidelines (Sec. 15303(c)).

STAFF RECOMMENDATION: Staff recommends the Commission approve the request, subject to the following conditions and based upon Findings of Fact which follow.

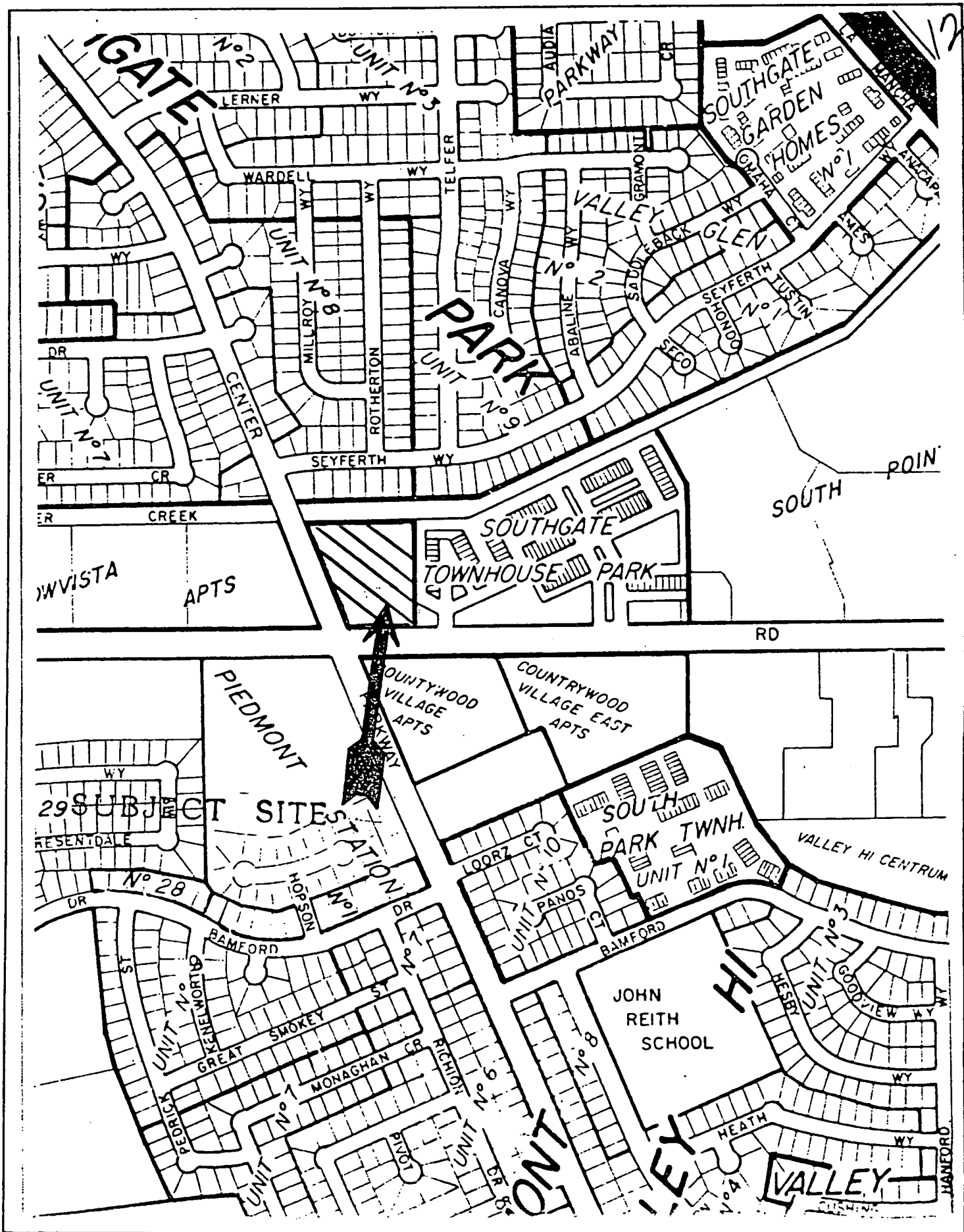
Conditions - Special Permit

1. The convenience store will be developed without gas service, and no gas service will be developed on the site at a later date.
2. The applicant shall submit a detailed sign program for Planning staff review and approval prior to issuance of sign permits. The sign shall be designed to be compatible with the design of the shopping center.
3. The landscaped area adjacent to the store on the west side shall be improved in a manner so as to discourage loitering. In addition, no lighted signs shall be permitted in this area.

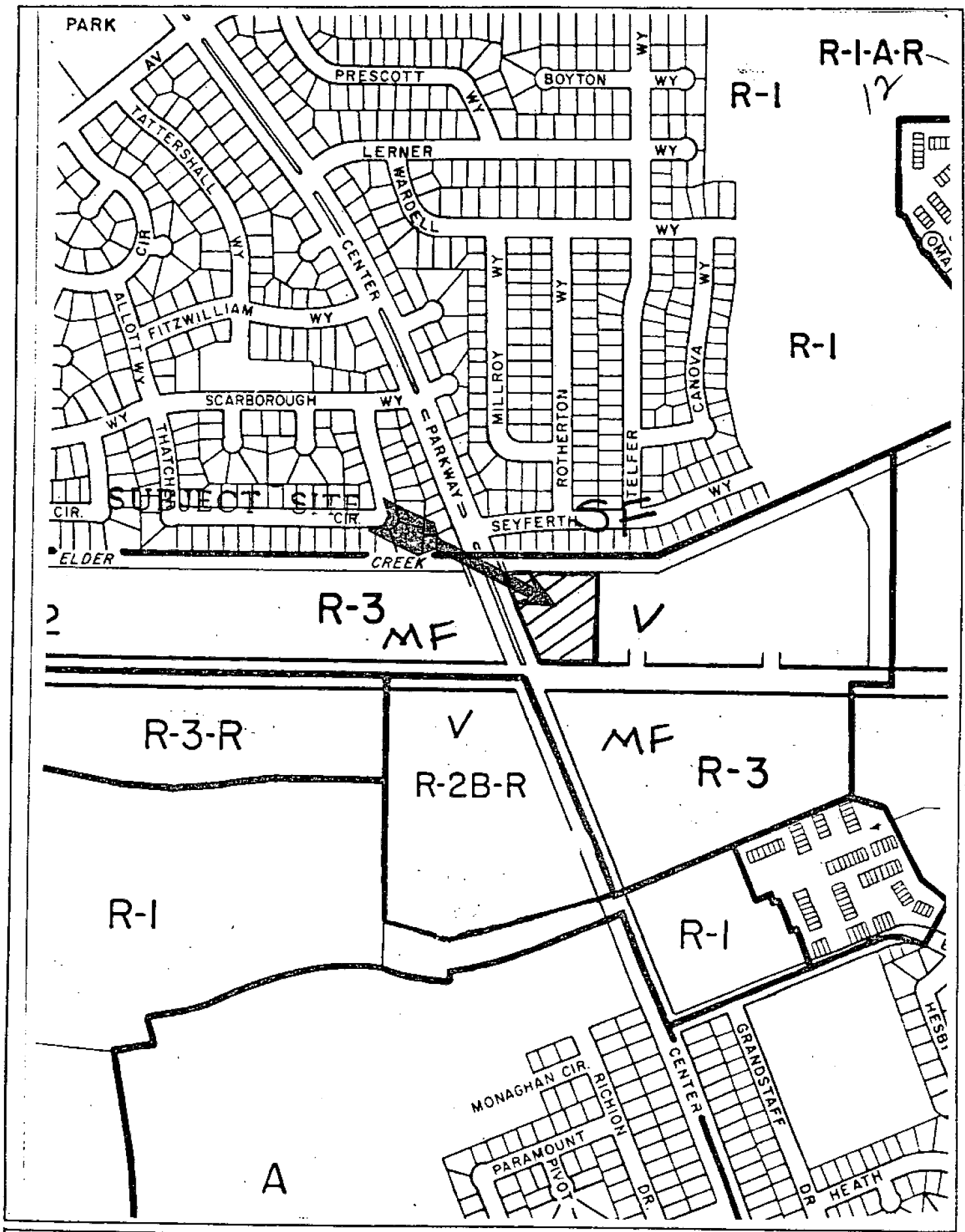
12

Findings of Fact - Special Permit

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
 - a. convenience stores are allowed in the General Commercial zone;
 - b. the convenience store will be oriented away from residential uses.
2. The proposed convenience store, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. adequate parking will be provided for the use;
 - b. the use will be buffered from adjacent residences by a solid wall and heavily landscaped berms;
 - c. no gas service will be located on the site; therefore, it is not expected that noise and traffic problems will be created by the convenience market.
3. The project is consistent with the 1974 General Plan and the 1965 Southgate Community Plan which designate the site for commercial purposes.



VICINITY MAP

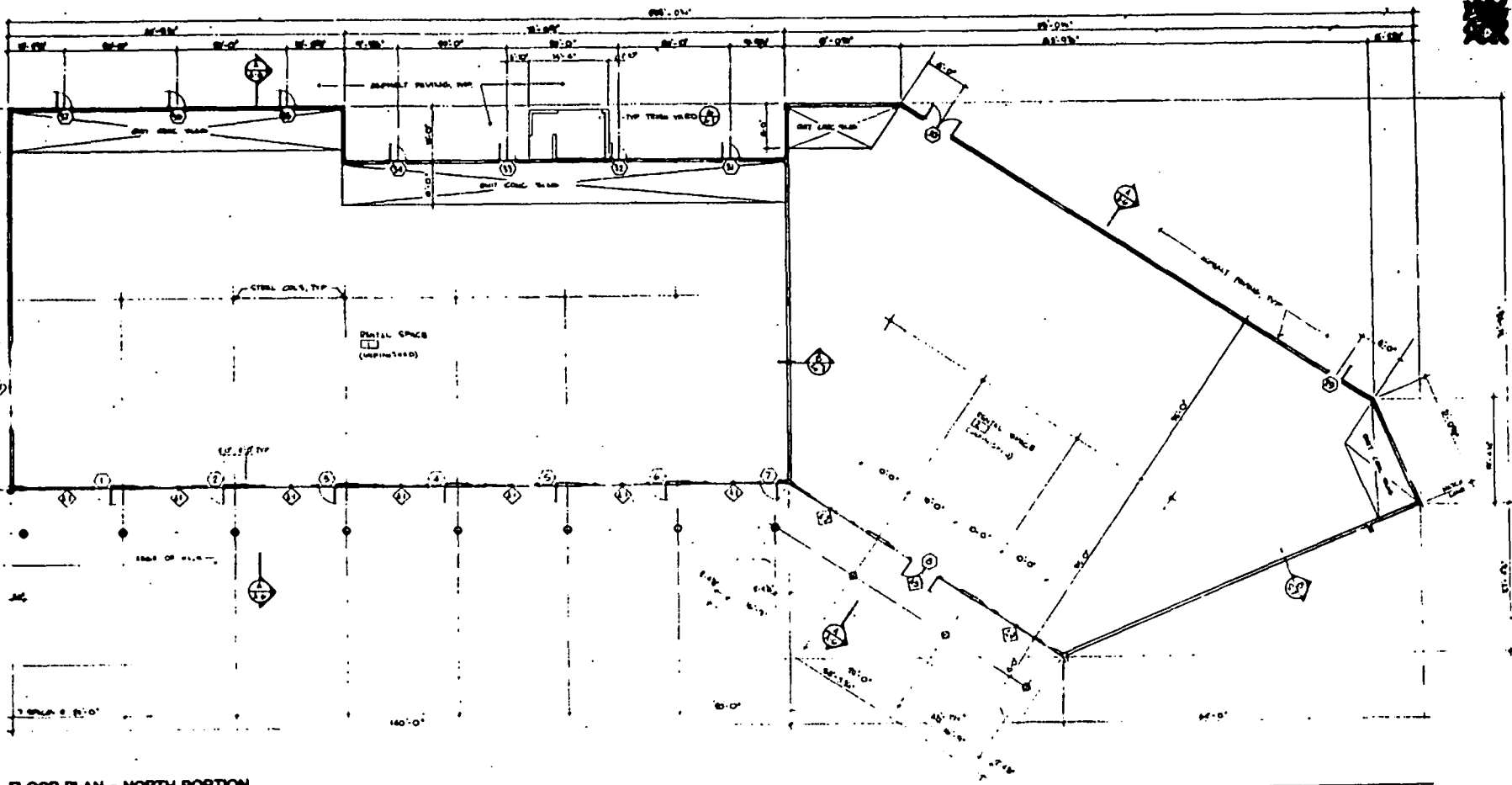


LAND USE & ZONING MAP

P 84334

10-11-84

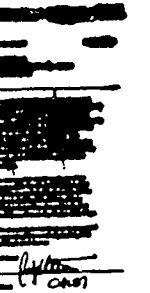
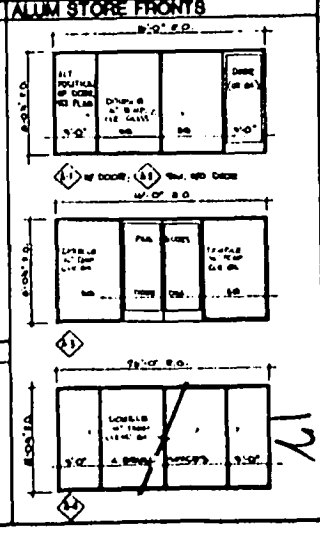
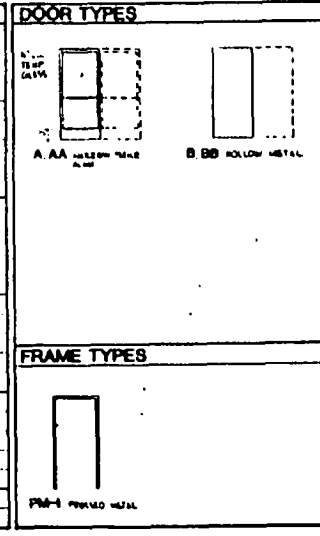
No. 39



NORTH
FLOOR PLAN - NORTH PORTION

DOOR SCHEDULE											
DOOR NUMBER	FRAME TYPE	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	MATERIAL	GL. TYPE	LOUVER	HOWE DETAILS	RATING	REMARKS
									GROUP	KEY	HEAD
									JAMBS	THRES	
1		6'-0"	7'-0"	1 1/2"					2/1	1/0/4	1/1
2		6'-0"	7'-0"	1 1/2"						7/0/4	
3		6'-0"	7'-0"	1 1/2"						6/4/6	
4		6'-0"	7'-0"	1 1/2"						7/0/4	
5		6'-0"	7'-0"	1 1/2"						7/0/4	
6		6'-0"	7'-0"	1 1/2"						7/0/4	
7		6'-0"	7'-0"	1 1/2"						7/0/4	
8		6'-0"	7'-0"	1 1/2"						7/0/4	
9		6'-0"	7'-0"	1 1/2"						7/0/4	
10		6'-0"	7'-0"	1 1/2"						7/0/4	
11		6'-0"	7'-0"	1 1/2"						7/0/4	
12		6'-0"	7'-0"	1 1/2"						7/0/4	
13		6'-0"	7'-0"	1 1/2"						7/0/4	
14		6'-0"	7'-0"	1 1/2"						7/0/4	
15		6'-0"	7'-0"	1 1/2"						7/0/4	
16		6'-0"	7'-0"	1 1/2"						7/0/4	
17		6'-0"	7'-0"	1 1/2"						7/0/4	
18		6'-0"	7'-0"	1 1/2"						7/0/4	
19		6'-0"	7'-0"	1 1/2"						7/0/4	
20		6'-0"	7'-0"	1 1/2"						7/0/4	
21		6'-0"	7'-0"	1 1/2"						7/0/4	
22		6'-0"	7'-0"	1 1/2"						7/0/4	
23		6'-0"	7'-0"	1 1/2"						7/0/4	
24		6'-0"	7'-0"	1 1/2"						7/0/4	
25		6'-0"	7'-0"	1 1/2"						7/0/4	
26		6'-0"	7'-0"	1 1/2"						7/0/4	
27		6'-0"	7'-0"	1 1/2"						7/0/4	
28		6'-0"	7'-0"	1 1/2"						7/0/4	
29		6'-0"	7'-0"	1 1/2"						7/0/4	
30		6'-0"	7'-0"	1 1/2"						7/0/4	
31		6'-0"	7'-0"	1 1/2"						7/0/4	
32		6'-0"	7'-0"	1 1/2"						7/0/4	
33		6'-0"	7'-0"	1 1/2"						7/0/4	
34		6'-0"	7'-0"	1 1/2"						7/0/4	
35		6'-0"	7'-0"	1 1/2"						7/0/4	
36		6'-0"	7'-0"	1 1/2"						7/0/4	
37		6'-0"	7'-0"	1 1/2"						7/0/4	
38		6'-0"	7'-0"	1 1/2"						7/0/4	
39		6'-0"	7'-0"	1 1/2"						7/0/4	
40		6'-0"	7'-0"	1 1/2"						7/0/4	
41		6'-0"	7'-0"	1 1/2"						7/0/4	
42		6'-0"	7'-0"	1 1/2"						7/0/4	
43		6'-0"	7'-0"	1 1/2"						7/0/4	
44		6'-0"	7'-0"	1 1/2"						7/0/4	
45		6'-0"	7'-0"	1 1/2"						7/0/4	
46		6'-0"	7'-0"	1 1/2"						7/0/4	
47		6'-0"	7'-0"	1 1/2"						7/0/4	
48		6'-0"	7'-0"	1 1/2"						7/0/4	
49		6'-0"	7'-0"	1 1/2"						7/0/4	
50		6'-0"	7'-0"	1 1/2"						7/0/4	

DOOR SCHEDULE											
DOOR NUMBER	FRAME TYPE	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	MATERIAL	GL. TYPE	LOUVER	HOWE DETAILS	RATING	REMARKS
									GROUP	KEY	HEAD
									JAMBS	THRES	
1		6'-0"	7'-0"	1 1/2"					2/1	1/0/4	1/1
2		6'-0"	7'-0"	1 1/2"						7/0/4	
3		6'-0"	7'-0"	1 1/2"						6/4/6	
4		6'-0"	7'-0"	1 1/2"						7/0/4	
5		6'-0"	7'-0"	1 1/2"						7/0/4	
6		6'-0"	7'-0"	1 1/2"						7/0/4	
7		6'-0"	7'-0"	1 1/2"						7/0/4	
8		6'-0"	7'-0"	1 1/2"						7/0/4	
9		6'-0"	7'-0"	1 1/2"						7/0/4	
10		6'-0"	7'-0"	1 1/2"						7/0/4	
11		6'-0"	7'-0"	1 1/2"						7/0/4	
12		6'-0"	7'-0"	1 1/2"						7/0/4	
13		6'-0"	7'-0"	1 1/2"						7/0/4	
14		6'-0"	7'-0"	1 1/2"						7/0/4	
15		6'-0"	7'-0"	1 1/2"						7/0/4	
16		6'-0"	7'-0"	1 1/2"						7/0/4	
17		6'-0"	7'-0"	1 1/2"						7/0/4	
18		6'-0"	7'-0"	1 1/2"						7/0/4	
19		6'-0"	7'-0"	1 1/2"						7/0/4	
20		6'-0"	7'-0"	1 1/2"						7/0/4	
21		6'-0"	7'-0"	1 1/2"						7/0/4	
22		6'-0"	7'-0"	1 1/2"						7/0/4	
23		6'-0"	7'-0"	1 1/2"						7/0/4	
24		6'-0"	7'-0"	1 1/2"						7/0/4	
25		6'-0"	7'-0"	1 1/2"						7/0/4	
26		6'-0"	7'-0"	1 1/2"						7/0/4	
27		6'-0"	7'-0"	1 1/2"						7/0/4	
28		6'-0"	7'-0"	1 1/2"						7/0/4	
29		6'-0"	7'-0"	1 1/2"						7/0/4	
30		6'-0"	7'-0"	1 1/2"						7/0/4	
31		6'-0"	7'-0"	1 1/2"						7/0/4	
32		6'-0"	7'-0"	1 1/2"						7/0/4	
33		6'-0"	7'-0"	1 1/2"						7/0/4	
34		6'-0"	7'-0"	1 1/2"						7/0/4	
35		6'-0"	7'-0"	1 1/2"						7/0/4	
36		6'-0"	7'-0"	1 1/2"						7/0/4	
37		6'-0"	7'-0"	1 1/2"						7/0/4	
38		6'-0"	7'-0"	1 1/2"						7/0/4	
39		6'-0"	7'-0"	1 1/2"						7/0/4	
40		6'-0"	7'-0"	1 1/2"						7/0/4	
41		6'-0"	7'-0"	1 1/2"						7/0/4	
42		6'-0"	7'-0"	1 1/2"						7/0/4	
43		6'-0"	7'-0"	1 1/2"						7/0/4	
44		6'-0"	7'-0"	1 1/2"						7/0/4	
45		6'-0"	7'-0"	1 1/2"						7/0/4	
46		6'-0"	7'-0"	1 1/2"						7/0/4	
47		6'-0"	7'-0"	1 1/2"						7/0/4	
48		6'-0"	7'-0"	1 1/2"						7/0/4	
49		6'-0"	7'-0"	1 1/2"						7/0/4	
50		6'-0"	7'-0"	1 1/2"						7/0/4	



P 84334

A-2

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: SC 8/3/84

Project Location 5601 5701 Mack Road P 84334

Assessor Parcel No. 118-103-01

Owners Evedgreen Center Associates Phone No. _____

Address 1700 Alhambra Boulevard, Sacramento, CA 95816

Applicant Quik Stop Markets, Inc. (Steve Knapton) Phone No. _____

Address P.O. Box 5745, Fremont, CA 94537

Signature _____ C.P.C. Mtg. Date 10/11/84

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

Filing Fees

REQUESTED ENTITLEMENTS	Commission date	Council date	Filing Fees
<input checked="" type="checkbox"/> Environ. Determination <u>Exempt 15303(c)</u>			\$ _____
<input type="checkbox"/> General Plan Amend _____			\$ _____
<input type="checkbox"/> Community Plan Amend _____		Res. _____	\$ _____
<input type="checkbox"/> Rezone _____		Res. _____	\$ _____
<input type="checkbox"/> Tentative Map _____		Ord. _____	\$ _____
<input checked="" type="checkbox"/> Special Permit <u>to operate 24-hour convenience market within 500 ft. of residentially zoned property in C-2-R zone</u>	<u>(APPEALED 11/6/84)</u>		\$ _____
<input type="checkbox"/> Variances _____	<u>AC 10/11/84</u>		\$ _____
<input checked="" type="checkbox"/> Plan Review <u>of 32,000 sq. ft. neighborhood shopping center in C-2-R zone</u>	<u>WITHDRAWN</u>		\$ _____
<input type="checkbox"/> PUD _____			\$ _____
<input type="checkbox"/> Other _____			\$ _____

Sent to Applicant: 10-24-84
Date

By: Suzanne Elmsted
Sec. to Planning Commission

FEE TOTAL \$ _____
RECEIPT NO. 4413
By/date SC 8/31/84

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold - applicant receipt White - applicant permit Yellow - department file Pink - permit book

RECEIVED NOTICE OF APPEAL OF THE DECISION OF THE CITY CLERK'S OFFICE SACRAMENTO CITY PLANNING COMMISSION

DATE: 11-6-84

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of Oct 11 1984 when: (Date)

 Rezoning Application Variance Application
 ✓ Special Permit Application P-84-334

was: ✓ Granted Denied by the Commission.

GROUNDS FOR APPEAL: (Explain in detail) Hours of operation will result in excessive vehicle and foot traffic on unaccustomed residential streets during the middle of the night, with attendant increased loitering, litter, and vandalism problems.

PROPERTY LOCATION: 5601 Mack Rd

PROPERTY DESCRIPTION: 32,000 sq. ft. shopping center, zoned C-2-R, Quick Stop Convenience Store

ASSESSOR'S PARCEL NO. 118 - 103 - 01

PROPERTY OWNER: Evergreen Center Associates

ADDRESS: 1700 Alhambra Blvd. Sacto 95816

APPLICANT: Quick Stop Markets

ADDRESS: PO Box 5745, Fremont, CA 94537

APPELLANT: (Hinda Manandic) (HINDA MANANDIC)
 (SIGNATURE) PRINT NAME

ADDRESS: 5500 SEYFETH RD SACRO 95823

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. _____
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P-84-334

DISTRIBUTE TO - (4 COPIES REQUIRED): MVD
HY
WW
LO
SG - (Original)

December 12, 1984

Hilda Manandic
500 Seyfeth Road
Sacramento, CA 95823

Dear Ms. Manandic:

On December 4, 1984, the Sacramento City Council heard your appeal from the City Planning Commission regarding the approval of a Special Permit to operate a 24-hour convenience market within 500' of residentially zoned property on 3± acres in the General Commercial, C-2-R zone for property located at ~~5701~~⁵⁶⁰¹ Mack Road (P-84334).

The Council adopted, by motion, its intent to grant your appeal contingent on Findings of Fact due December 18, 1984.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/12

cc: Planning Department

Evergreen Center Associates
1700 Alhambra Blvd.
Sacramento, CA 95816

Correction

December 6, 1984

~~Quick Stop Markets
P.O. Box 5745
Fremont, CA 94537~~

Hilda Manavidic.

Dear Gentlemen:

On December 4, 1984, the Sacramento City Council heard your appeal from the City Planning Commission action based on the appeal of the Planning Commission's approval of a Special Permit to operate a 24-hour convenience market with 500' of residentially zoned property on 3½ acres in the General Commercial, C-2-R zone for property located at 5701 Mack Road. (P-84334)

The Council adopted, by motion, its intent to grant your appeal contingent on Findings of Fact due December 18, 1984.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/12

cc: Planning Department

Letter - appellant

*cc: owner
applicant*