

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 9, 1996, the Zoning Administrator approved with conditions a plan review to construct a service station with convenience market and car wash for the project known as Z96-081. Findings of Fact and conditions of approval for the project are listed on pages 4-7.

**Project Information**

**Request:** Zoning Administrator Plan Review to construct a 2000 square foot convenience market with a gas station that has a 4,171 square foot canopy area and a 836 square foot car wash on 0.92 ± vacant acres in the Light Industrial-Review (M-1S-R) zone.

**Location:** Northwest Corner of South Watt Avenue and Fruitridge Road (D6, Area 3)

**Assessor's Parcel Number:** 063-0053-012

<b>Applicant:</b>	John Deterring Co. P.O. Box 1608 Carmichael, CA 95609	<b>Property Owner:</b>	Roger and Carol Dreyer 725 University Avenue Sacramento, CA
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<b>General Plan Designation:</b>	Heavy Commercial or Warehouse
<b>Existing Land Use of Site:</b>	Vacant
<b>Existing Zoning of Site:</b>	Light Industrial-Review, M-1S-R

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: M-1S-R; Warehouse/Industrial	Front(E):	25'	58'
South: M-2S; Service Station	Side(St.):	25'	50'
East: County; Vacant/Industrial	Side(N.):	0'	0'
West: M-1S-R; Vacant/Industrial	Rear(W):	0'	43'

<b>Property Dimensions:</b>	175.01 feet x 175.01 feet
<b>Property Area:</b>	0.92± acres
<b>Parking Provided:</b>	10 spaces
<b>Parking Required:</b>	8 spaces (1 space per 250 square feet retail)
<b>Square Footage of Buildings:</b>	Car Wash: 847 square feet
	Store: 2,000 square feet
	Canopy: 4,171 square feet

**Z96-081**

**October 9, 1996**

**ITEM 3**

Height of Building: Total: 7,018 square feet  
One Story, 17 feet (Canopy)  
Exterior Building Materials: Metal  
Roof Materials: Metal  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: P87-378 (Tentative Map)

Additional Information: The applicant proposes to construct a 2000 square foot convenience market with a gas station that has a 4,171 square foot canopy area and a 836 square foot car wash. The site is located at the northwest corner of South Watt Avenue and Fruitridge Road. The site has an "R" suffix in the zoning which means all new development requires review and approval. The total building coverage is less than 10,000 square feet so the project can be reviewed and approved by the Zoning Administrator.

The Zoning Ordinance requires that Zoning Administrator consider the following items when reviewing the Plan review application:

- a. the site layout, the orientation and location of buildings, signs, other structures, open space, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- b. traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on abutting streets, and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- c. insure that the proposed development is consistent with the General Plan, and all applicable community and specific plans;
- d. energy conservation, including, but not limited to the presence and orientation of structures, vegetation and other objects, both on and off the site to provide shading and protection from the wind on the lot and nearby sites; the presence of adequate structure orientation to maximize south wall solar access; and
- e. the availability of City services, including but not limited to water, sewer,

drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards.

The Zoning Administrator must also be able to make the following findings for the project:

- a. the proposed development is consistent with the General Plan and any applicable community or specific plan;
- b. facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets and highways;
- c. the property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of the Zoning Ordinance; and
- d. approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed site plan indicates the site is square with equal frontage off of both streets. The parcel also has a "S" suffix in the zoning which requires a 25 foot landscaped setback area along all street frontages according to the Zoning Ordinance. The site plan indicates the landscape setback area; however, no landscape plans were included in the application. The proposed project meets all setback requirements. The proposed project has been redesigned several times to meet Public Works' concerns about on-site circulation and ingress/egress from South Watt Avenue.

The proposed convenience store will be a 63 foot by 32 foot single story building. The car wash will be a 38 foot by 21 foot building. The canopy covered pump area will be 97 feet by 43 feet with six pump stations. The buildings will be constructed out of metal for a future BP Station matching the corporate building design and colors.

The Ordinance requires eight parking spaces for the retail use and the site plan indicates ten parking spaces which is more than required. According to the Zoning Ordinance, the project is not required to provide any bicycle parking. The trash enclosure is located in the northwest portion of the site.

The proposed convenience store will operate 24 hours a day, seven days a week. The site is not within 500 feet of residentially zoned or occupied property so no additional entitlements are required. The store will not sell alcoholic beverages.

The application included a proposed detached sign exhibit and the elevations indicated three attached signs. The site is a corner lot so there will be two detached signs allowed that do not exceed 175 square feet of area for each sign. The attached signs will be limited to four signs including logos that do not exceed a combined total of 186 square

feet (62 lineal feet of store/occupancy frontage times three). The attached signs include any words, logos, etc. on the canopy, building walls, or parapets. The site plan did not indicate the location of the detached signs.

#### Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, the Police Department, and the Public Works- Transportation and Engineering Planning Divisions. The comments received pertaining to the project are listed as conditions.

#### Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(c)}.

#### Conditions of Approval

1. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the 25 foot landscaped setback to include a combination of mounded turf, trees, live ground cover, and shrubs, with a fully automatic irrigation system.
2. A trash enclosure shall be located and built to the standards in the Zoning Ordinance. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
3. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of a building permit.
4. The driveways and parking spaces shall be to City standards. Handicap parking space(s) must comply with ADA requirements. (Transportation Engineering)
5. The car wash shall be reoriented so that vehicles enter from the west side and exit from the east side. (Transportation Engineering)
6. Size and location of the building shall conform to the revised plans submitted.
7. The applicant shall obtain all necessary building permits prior to commencing construction.
8. Adjacent off-site topography shall be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100 feet of the project boundary is required. (Utilities)

9. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per section 11.12 of the Design and Procedures Manual). (Utilities)
10. Disposal of concentrated wash water and sediment will have to be accomplished in accordance with County guidelines. (Utilities)
11. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures. (Utilities)
12. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction. (Utilities)
13. The proposed development is located within the Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions. (Utilities)
14. The project is subject to ABC licensing conditions, as such, the 24 hour operation may prohibit sales of alcohol. At this time no sale of alcoholic beverages is authorized. (Also a Planning Special Permit would be required for any sale of alcohol). (Police)
15. Pay telephones, if installed, are to be placed adjacent to convenience store in full view of cashier at all times.
16. Car wash drive through lane and parking lot to be illuminated as follows:  
Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.
17. The parking area must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used. The type and location of the cameras shall meet the satisfaction of the Police Department.
18. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.

19. Applicant shall provide bicycle security racks at the front of the business.
20. The following minimum security standards shall be incorporated into the interior design of the building:
  - a. The cashier station shall be raised to provide a noticeable height advantage to employees.
  - b. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.
  - c. Cold boxes shall be equipped with an audible enunciator to alert employees when the doors are opened.
21. All landscaping shall be maintained as at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from lowest branch to the ground.
22. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
23. Right side door is to be equipped with audible alarm and Fire Department approved panic hardware.
24. All signage shall have a sign permit and meet the requirements of the Sign Ordinance to include but not limited to:
  - a. a maximum of four attached signs including logos that does not exceed a combined total of 186 square feet area;
  - b. a maximum of two detached signs allowed that does not exceed 175 square feet of area for each sign;
  - c. any detached sign shall be a minimum of ten feet from any property line and five feet from any drive way.
25. Any modifications to the approved plans will require additional Planning review and approval.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed service station with convenience market and car wash is compatible with the surrounding industrial, commercial, and warehouse uses.

2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. adequate on-site parking, maneuvering, and setbacks will be provided;
  - b. the entire site will be improved and landscaping will be added; and
  - c. the proposed buildings are of adequate shape and size for the proposed use and will be compatible with the existing industrial/warehouse buildings in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.
4. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse respectively.

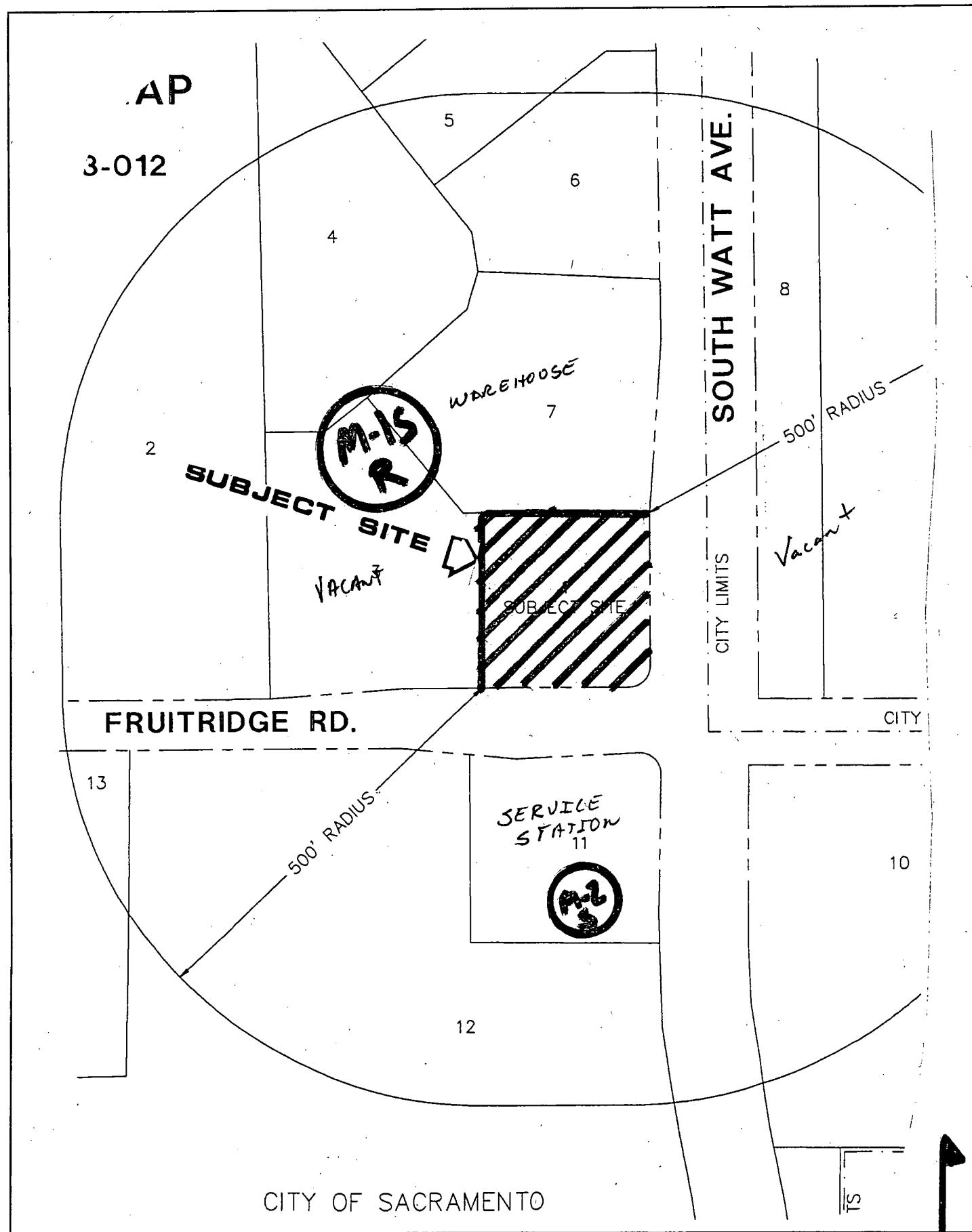
*Joy D. Patterson*

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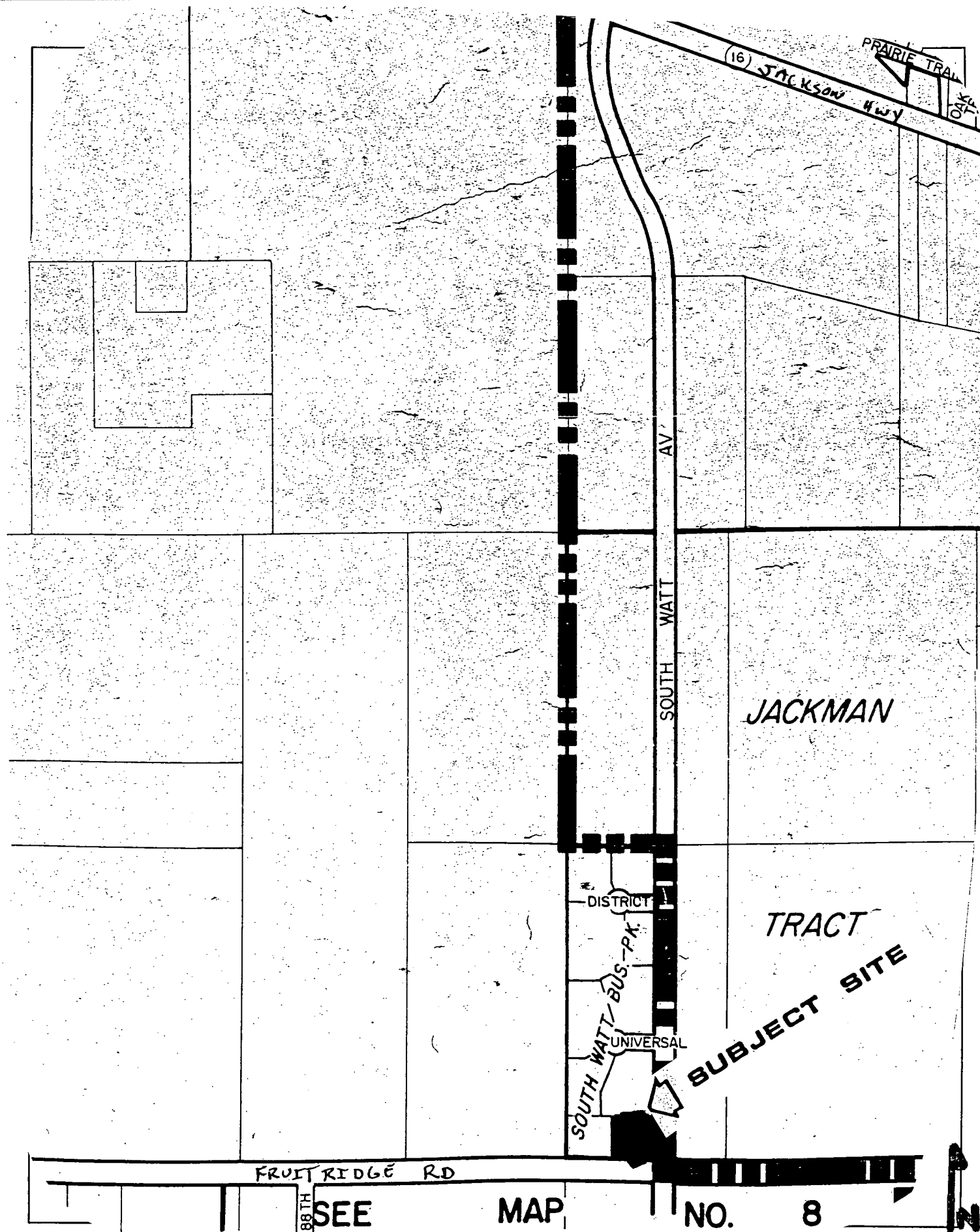
Joy D. Patterson  
Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File ✓  
Applicant ✓  
ZA Log Book ✓



**LAND USE & ZONING MAP**



SEE

MAP

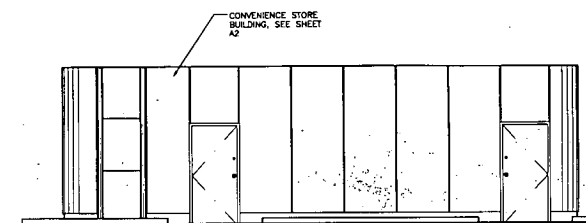
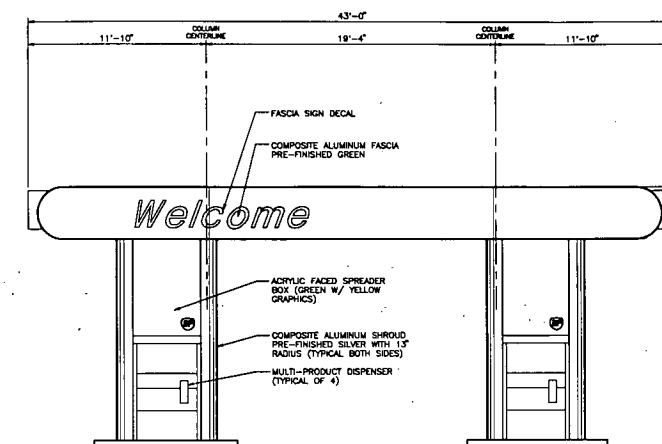
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VICINITY MAP



296-081



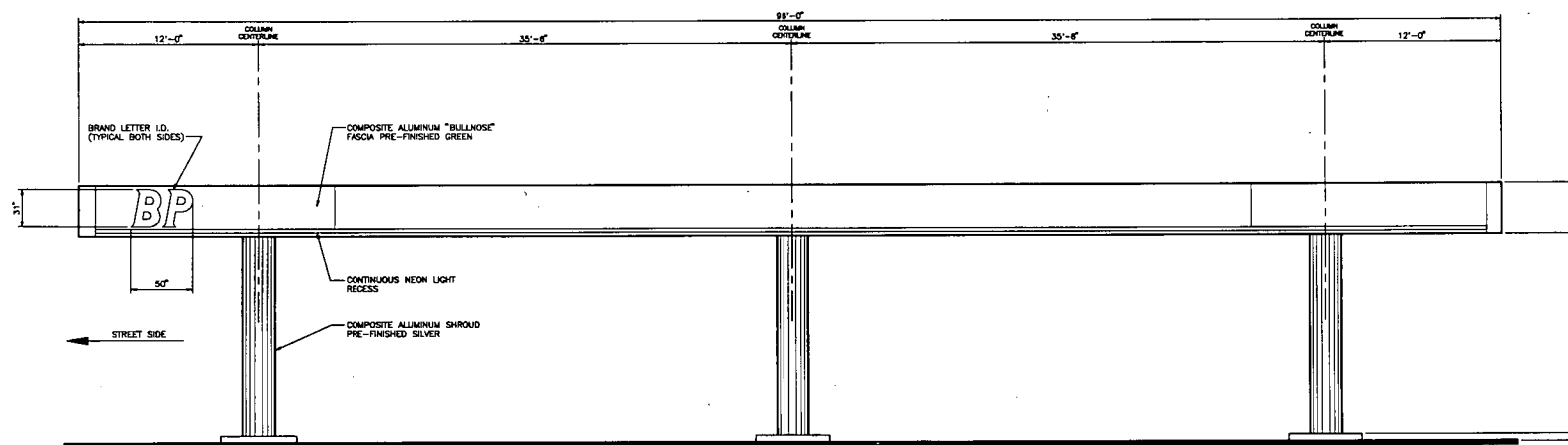
**SIDE ELEVATION**

SCALE:

1/4" = 1'-0"

OCTOBER 9, 1996

Item #3



**FRONT ELEVATION (43' X 96' CANOPY)**

SCALE:

1/4" = 1'-0"

EXHIBIT B

43' X 96' CANOPY W/ CANTILEVER  
PROPOSED TOSCO OIL FACILITY  
"BP" BULLNOSE

REVISIONS:	DATE	DWN	CHK

DATE: 07-03-95 SCALE: 1/4" = 1'-0"  
DRAWN: S.O. SHEET A3  
CHECKED: S.O.

CANLEV5.DWG

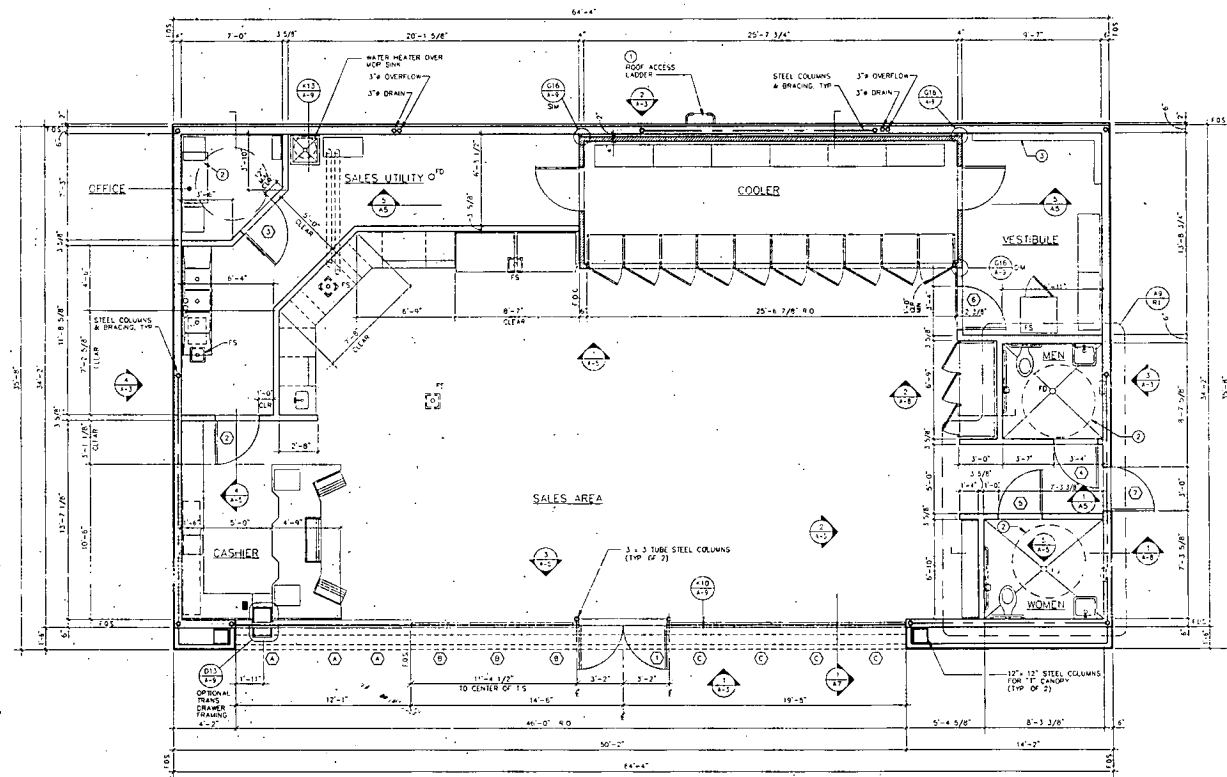


296-081

OCTOBER 9, 1956

ITEM # 3

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KEY NOTES

- 1 ROOF ACCESS
- 2 OVERHEAD 500 SERIES FIXED ACCESS LADDER
- 3 MAINTAIN 5'-0" DIAMETER CLEAR SPACE
- 4 8" HIGH CONCRETE CURB AT CONDUIT STUB-UPS

NOTES

- 1 SEE SHEET A-1 FOR DOOR/WINDOW SCHEDULE AND FINISH SCHEDULE
- 2 ACOUSTIC BATT INSULATION REQUIRED IN ALL RESTROOM WALLS AND CEILING
- 3 DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
- 4 ACCESSIBILITY DESIGN STANDARD A.D.A. TITLE II PUBLIC LAW 101-336 1/25/92
- 5 FOR EQUIPMENT AND CABINETS, SEE SHEET A-2
- 6 FOR RESTROOM EQUIPMENT AND LAYOUT, SEE SHEET B-1

LEGEND

- 1 1/2" LIGHT GAUGE STUDS FROM INTERIOR WALLS ONLY
- 2 1/2" LIGHT GAUGE STUDS FROM INTERIOR WALLS ONLY
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FLOOR PLAN

received 6/28/76

**TOSCO NORTHWEST COMPANY**  
A DIVISION OF TOSCO CORPORATION  
& LICENSEE OF BP OIL

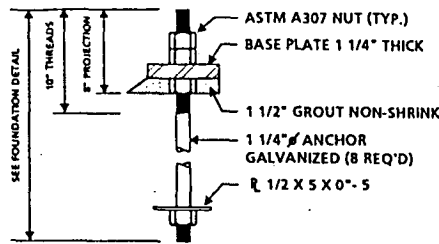
**TOSCO**  
ROBERT H. LEE & ASSOCIATES, INC.  
ARCHITECTURE ENGINEERING ENVIRONMENTAL SERVICES  
1000 HIGH AVENUE, S.E. SUITE 100 OREM, UT 84057 (801) 224-1411  
JOHN W. JOHNSON ARCHITECT JAMES H. BAY, CIVIL ENGINEER

NOTE  
THIS DRAWING IS A MASTER FOR A PROTOTYPICAL FACILITY AND IS NOT SITE SPECIFIC. DO NOT USE FOR CONSTRUCTION.

NO.	REVISION	DATE	BY
1	PRELIMINARY		DR BY
2	PLANNING		APP.
3	SITE PLAN		APP.
4	GEN. PLAN		APP.
5	GENERAL NO.		APP.
6	PERMIT REVISIONS		APP.
7	CONSTRUCTION		APP.
8	CONSTRUCTION		APP.
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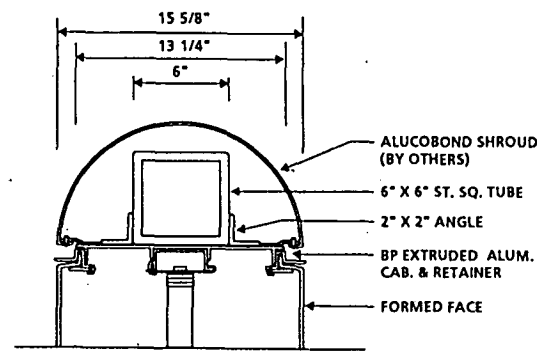
EXHIBIT D

767.001



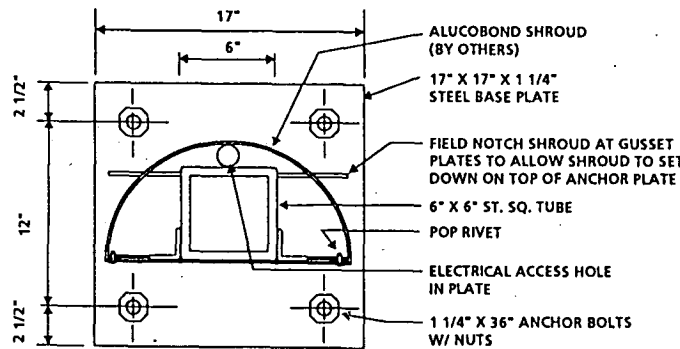
**ANCHOR BOLT DETAIL**

Scale 1" = 1'-0"



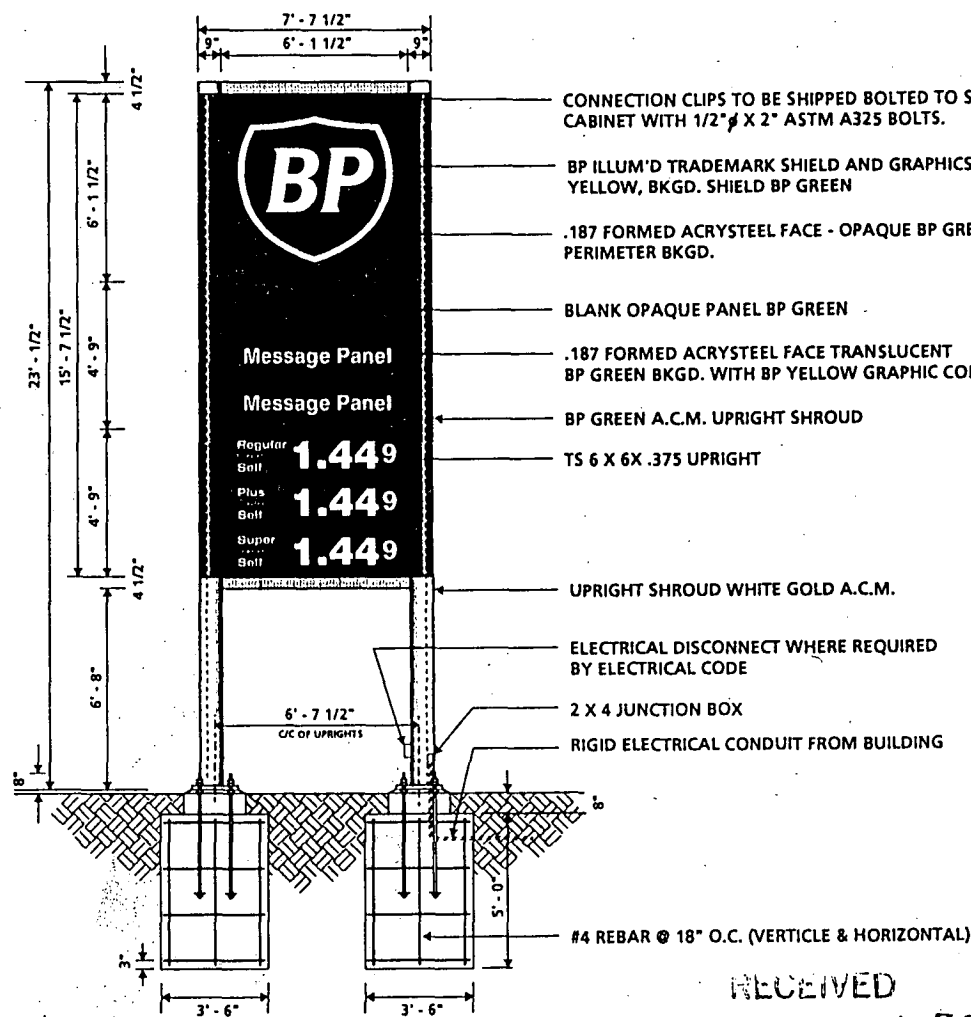
**SHROUD SECTION DETAIL**

Scale 1 1/2" = 1'-0"



**FOOTING ANCHOR DETAIL**

Scale 1 1/2" = 1'-0"



**6' TWO COLUMN SIGN** Scale 1/4" = 1'-0"

CONNECTION CLIPS TO BE SHIPPED BOLTED TO SIGN CABINET WITH 1/2" X 2" ASTM A325 BOLTS.

BP ILLUM'D TRADEMARK SHIELD AND GRAPHICS BP YELLOW, BKGD. SHIELD BP GREEN

.187 FORMED ACRYSTEEL FACE - OPAQUE BP GREEN PERIMETER BKGD.

BLANK OPAQUE PANEL BP GREEN

.187 FORMED ACRYSTEEL FACE TRANSLUCENT BP GREEN BKGD. WITH BP YELLOW GRAPHIC COPY

BP GREEN A.C.M. UPRIGHT SHROUD

TS 6 X 6X .375 UPRIGHT

UPRIGHT SHROUD WHITE GOLD A.C.M.

ELECTRICAL DISCONNECT WHERE REQUIRED BY ELECTRICAL CODE

2 X 4 JUNCTION BOX

RIGID ELECTRICAL CONDUIT FROM BUILDING

#4 REBAR @ 18" O.C. (VERTICLE & HORIZONTAL)

RECEIVED

JUN 28 1996 1 Z96 08

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

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**BP**

VARIOUS LOCATIONS

6' TWO COLUMN SIGN

EXHIBIT E

Design Number:

#603-94

Designer:

M. Kinnunen

Salesperson:

B. Christofferson

OCTOBER 9, 1996

TTFM 3