

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 1, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-029) by adopting the attached resolution (ZA98-013).

Project Information

Request: Zoning Administrator Parcel Merger to merge five parcels totaling .62± partially developed and vacant acres in the General Commercial (C-2) zone.

Location: 7900 Fruitridge Rd. (D6, Area 3)

Assessor's Parcel Number: 027-0081-001, 002, 028, 029 & 030

Applicant: Ted Walker
P.O. Box 189681
Sacramento, CA 95818

Property Owner: Paul J. Loviny
4205 Chaboya Rd.
San Jose, CA 95148

General Plan Designation: General Commercial
East Broadway
Community Plan: General Commercial
Existing Land Use of Site: Developed with a Gas & Food store
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: R-1; Single Family
South: R-1; Single Family
East: C-2; Residential & Commercial
West: R-1; Single Family

Property Dimensions: rectangular
Property Area: .62± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Legal Description: Exhibit A

Parcel Merger: Exhibit B

Project Plans: Exhibit C & D

Previous File: P88-442 (City Council denied request for 24 Hour convenience market and alcohol sales)

Additional Information The applicant proposes to merge five parcels into one lot for the purpose of rebuilding and expanding the existing use. A single family residence is located to the south of newly created parcel. A six foot high solid wall will be required along this property line at the time the convenience market expands. Any proposed trash enclosure is required to be located outside of any required setbacks. The parcel will meet all minimum lot size requirements after the proposed merger.

The existing convenience market is within 500 feet of residential uses; however, the use is not open between the hours of 11:00 pm and 6:00 am, nor are alcoholic beverages sold at the market. No changes in the hours of operation are proposed as part of the expansion, nor does the operator of the market intend to apply for an ABC license. If a change in hours or a request to obtain an ABC license is proposed in the future, a Planning Commission Special Permit will be required.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger have been included as conditions in the attached resolution.

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 15305(a)}.



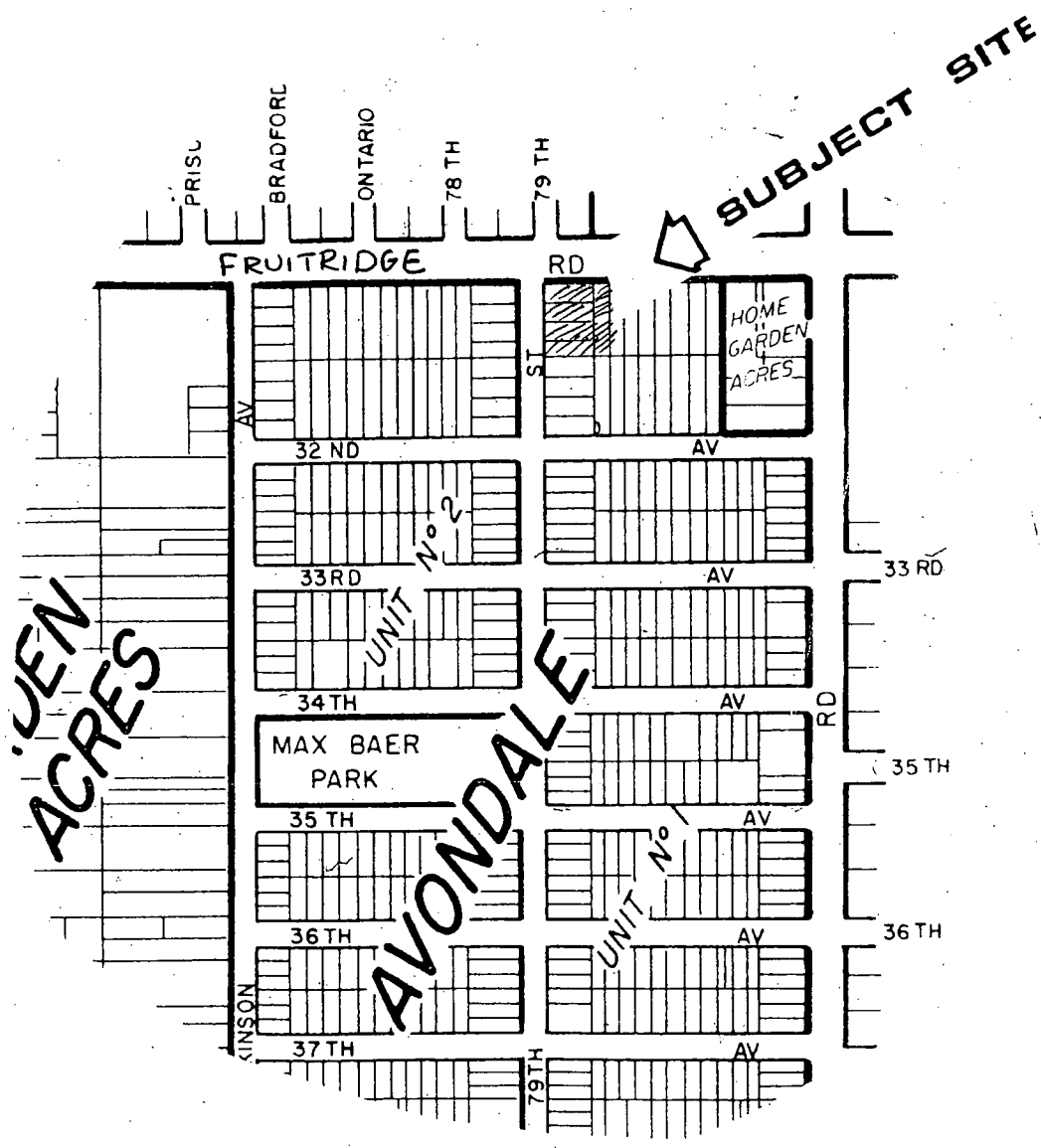
Joy D. Patterson
Zoning Administrator

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.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the Lot Line Adjustment.

cc: File (original)
ZA Resolution Book
ZA Log Book

Applicant
Public Works (Anwar Ali)



VEN
ACRES

AVONDALE

VICINITY MAP

EXHIBIT A

Description

All that real property situate in the City of Sacramento, State of California, described as follows:

All of lots 8,9,10 and 12 in Block 1 of Avondale Subdivision No.1, recorded in Book 19 of Maps. Map No. 32



298-029

4-1-98

298 029
#3

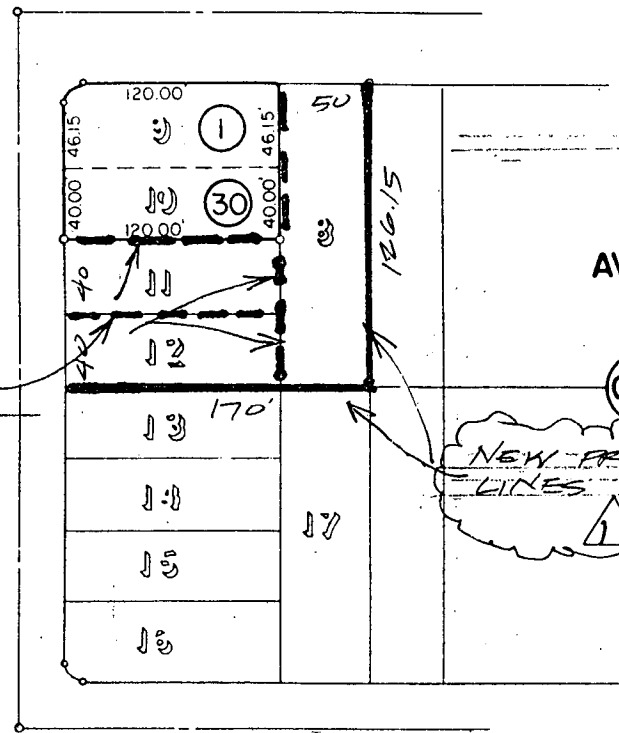
620-867
4-1-98
7 98 029
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005000

FRUITRIDGE ROAD

STREET
79th

AVONDALE SUBDIVISION NO.1
BLOCK I
19 BM 32



PHASE II (THIS CONTRACT - REMOVE PROPERTY LINES)

NEW PROPERTY LINES PHASE II



EXHIBIT B

32nd AVENUE

PHASE II SUPERVISOR
DICK VERNEY
395-2822

APN PHASE II
027-0081-028
1 1 029
1 1 022

APN: 027-0081-001
027-0081-030

TS TOPOGRAPHIC SURVEYS, INC.
PROFESSIONAL LAND SURVEYORS
1100 S. STREET, SUITE 200, LAS VEGAS, NEVADA 89102

SCALE: 1" = 50'		APPROVED BY:	DRAWN BY:
DATE:			REVISED:
PROPOSED LOT LINE MERGERS			
			DRAWING NUMBER

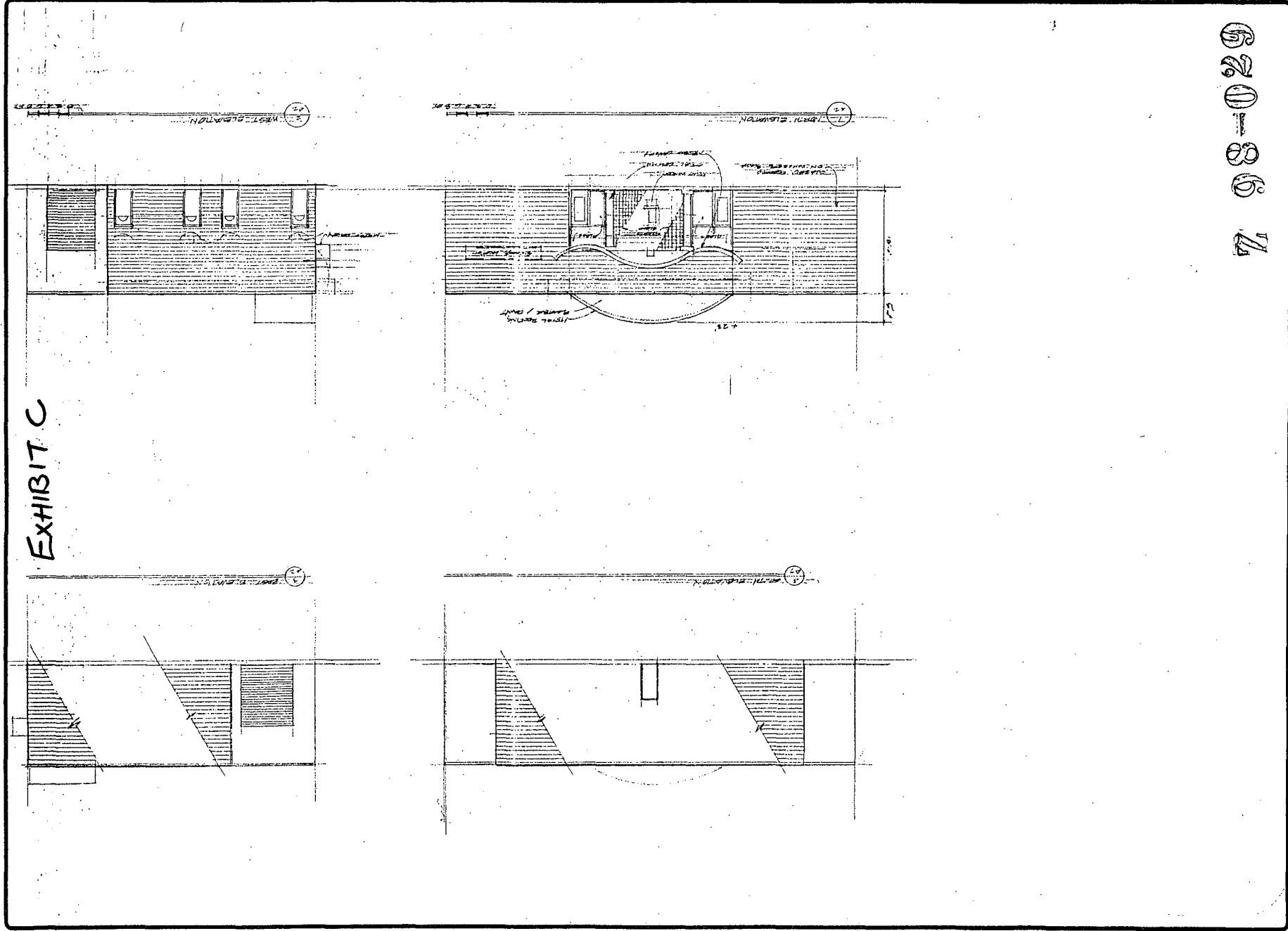
DATE	10/10/98
PROJECT	7700 WEST GARDEN
SCALE	1/8" = 1'-0"
DESIGNED BY	WALKER & ASSOCIATES
CHECKED BY	WALKER & ASSOCIATES
DRWN BY	WALKER & ASSOCIATES
APP'D BY	WALKER & ASSOCIATES

7700 WEST GARDEN
 10/10/98
 WALKER & ASSOCIATES ARCHITECT



7700 WEST GARDEN
 10/10/98
 WALKER & ASSOCIATES ARCHITECT

NO.	1
DATE	10/10/98
PROJECT	7700 WEST GARDEN
SCALE	1/8" = 1'-0"
DESIGNED BY	WALKER & ASSOCIATES
CHECKED BY	WALKER & ASSOCIATES
DRWN BY	WALKER & ASSOCIATES
APP'D BY	WALKER & ASSOCIATES



7700-029

298-029

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#3