

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

ACTION OF THE ZONING ADMINISTRATOR

On October 28, 1999, the Zoning Administrator denied permission to locate a bus transfer station located within the Executive Airport Overlay-2 (EA-2) zone for the project known as Z99-125. Findings of Fact for the project are listed on page 3.

Project Information

Request: Zoning Administrator Permission to establish a bus transfer station located within 2,680 square feet of a 14,392 square foot multi-tenant building on 7.87± vacant acres in the General Commercial, Executive Airport Overlay-2 (C-2){EA-2} zone.

Location: 5500 24th Street (D5, Area 3)

Assessor's Parcel Number: 018-0243-020

Applicant: Gonzalez Inc., dba Golden State Transportation (Antonio Gonzalez)
1901 Blake Avenue
Los Angeles, CA 90039

Property Owner: Mervyn L. Silberberg
3700 Sacramento Street
San Francisco, CA 94118

General Plan Designation: Community/Neighborhood Commercial & Offices
Existing Land Use of Site: Commercial Center
Existing Zoning of Site: General Commercial (C-2) {EA-2}

Surrounding Land Use and Zoning:
North: R-1 {EA-2}; Single Family Residential
South: C-2 {EA-2}; Commercial
East: C-2 {EA-2}; Commercial
West: R-1 {EA-2}; Single Family Residential

Property Dimensions: Irregular
Property Area: 1.04± acres
Square Footage of Building: Bus Station: 2,680 square feet
Beauty Shop: 1,072 square feet
Vacant: 4,200 square feet
Billiard Hall: 6,440 square feet
Total: 14,392 square feet

Z99-125

Height of Building: One Story, 20 feet
Exterior Building Materials: Stucco
Roof Materials: Rolled mineral paper over
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-D

Previous Files: None

Project Review: The applicant proposes to use 2,680 square feet of a 14,392 square foot building for a bus transfer station. The site is mainly used to switch drivers. There will be one employee and 10 to 15 customers waiting to board the buses. Initially, two buses will arrive at approximately 1:30 a.m. and two more buses will arrive at 3:30 a.m. The applicant anticipates increasing the number of buses to four per stop or eight bus arrivals/departures. Passengers may both embark and debark at this site as well as get off the bus for a rest stop. Each bus has a 52 person capacity. The site also has other commercial uses with the building that could have a maximum of 23 persons on site at one time and possibly more if the vacant space is leased. There is no actual bus loading spaces identified on the site, the buses use the existing parking lot and block parking spaces.

The site is located within the Executive Airport Overlay-2 zone. According to the Zoning Ordinance uses within the overlay zone are limited and regulated to stricter standards than the actual zoning for the site. A bus transfer station may only located within the EA-2 zone if the Zoning Administrator approves the application for the use based upon satisfying the following required findings.

The use will not result in any of the following:

- a. Concentration of people greater than 50 persons per acre at any time;
- b. Above-ground storage of flammable or explosive material; or
- c. Any structure with more than two habitual stories or which exceeds 30 feet in height.

The Zoning Administrator requested that the proposed project be reviewed by the Sacramento Area Council of Governments- Airport Land Use Commission staff. Their analysis of the proposed project indicated that the proposed bus transfer station has the potential to result in concentrations of people greater than 50 persons per acre at any time (See Exhibit E).

Action of the Zoning Administrator

The proposed use at this site will have the potential to have a concentration of more than 50 persons per acre at numerous times throughout the operating hours. The Zoning Administrator

denies the request to locate the proposed bus transfer station in the EA-2 zone based on Findings of Fact which follow.

Environmental Determination

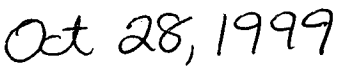
This project is denied and therefore an environmental determination is not be required. Should the decision of the Zoning Administrator be overturned, then an appropriate environmental document must be prepared pursuant to California Environmental Quality Act Guidelines.

Findings of Fact:

1. The project is not based upon sound principles of land use in that the proposed bus transfer station exceeds the maximum allowed concentration of 50 persons per acre at any time within the Executive Airport Overlay-2 zone.
2. The project may be detrimental to the public welfare and may result in the creation of a public nuisance in that the proposed use will potentially periodically expose large numbers of persons to potential hazards from being located within an airport approach/departure path.



Joy D. Patterson
Zoning Administrator



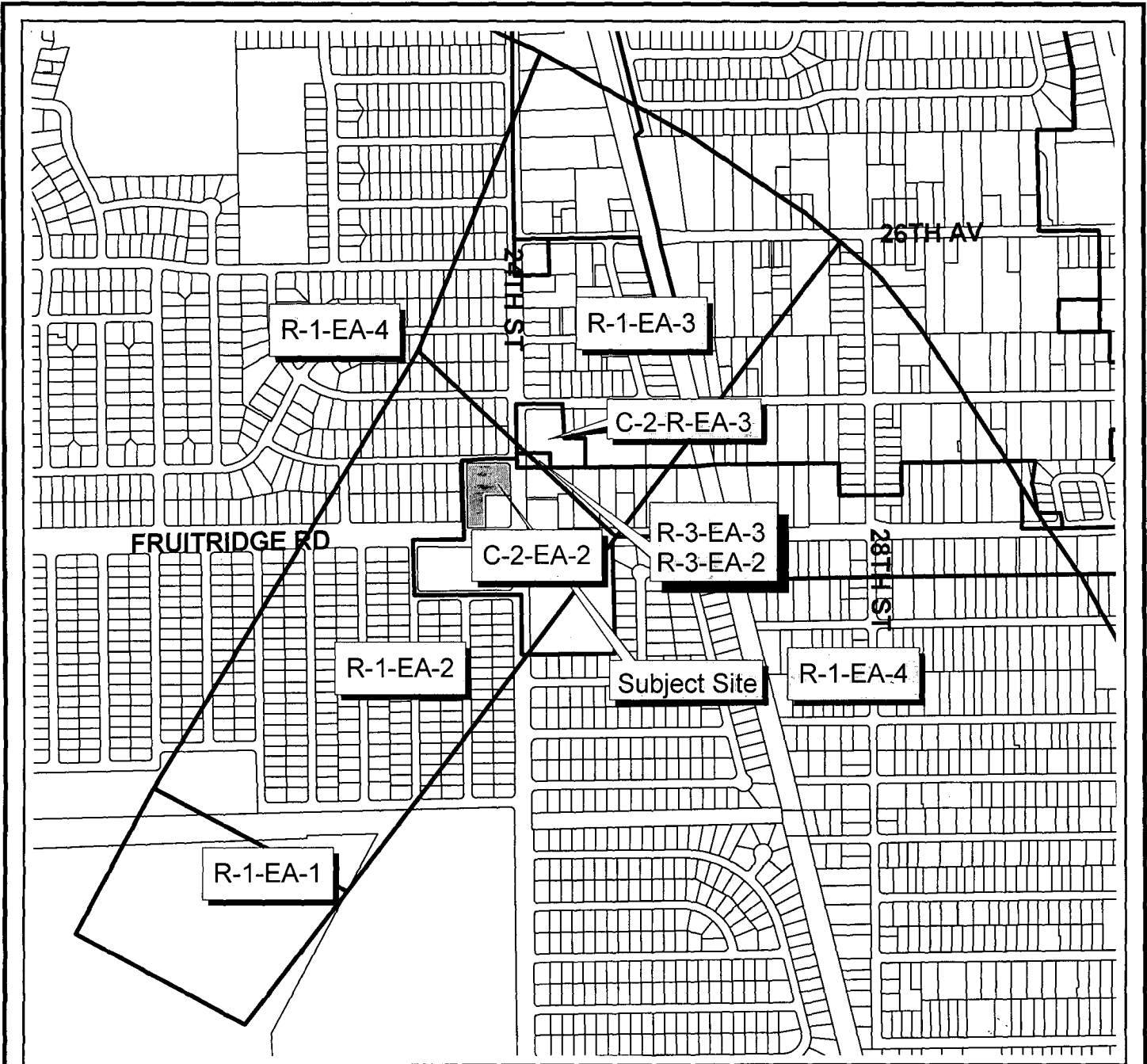

Date

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

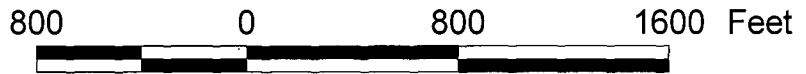
Applicant

ZA Log Book

Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP AND ZONING



ALUCAIRPORT LAND USE COMMISSION
for Sacramento, Sutter, Yolo & Yuba Counties3000 S Street, Suite 300
Sacramento, CA 95816-7058TEL 916.457.2264
FAX 916.457.3299
TDD 916.737.1718

October 26, 1999

Sandra L. Yope
Associate Planner
City of Sacramento Planning Division
1231 I Street, Room 200
Sacramento, CA 95814

Dear Ms. Yope:

This letter is in response to your request for an Airport Land Use Commission staff analysis of potential concentrations of people that could result from approval of Project Z99-125 (Zoning Administrator Determination for Bus Transfer Station in the Executive Airport Overlay-2 Zone). I have reviewed the proposed project, and have determined that it has the potential to result in concentrations of people greater than 50 persons per acre at any time. This determination is based upon the following information provided by the applicant:

- Two buses could be on the site at the same time for approximately 15 minutes. There would initially be two arrivals and two departures daily. The applicant indicates that this could double in the future to four buses potentially being on site at any one time.
- Each bus has a maximum occupancy of 52 passengers. There would also be two bus drivers waiting to take over driving responsibilities from the two departing drivers. There would also be one on-site employee.
- The total property is 1.04 gross acres in size.
- The bus facility use would occupy 3,650 square feet: 2,680 of which would be building space and 1,000 of which would be used as a loading area for the buses.
- Other existing occupants in the existing commercial complex include: a 1,072 square foot beauty shop and a 6,440 square foot billiard hall. Additional space, other than the proposed bus facility, is also available for lease.


Two fully-loaded buses on-site at the same time, plus 3 bus facility employees (two bus drivers plus one on-site employee) would amount to 107 people. This does not count additional people who may either be waiting to board the bus at this location, or those who may be waiting to pick up passengers disembarking. 107 people clearly would exceed 50 persons per acre, given that the total bus use would occupy less than 1/3 of the 1.04 acre parcel.

Even assuming that the two buses were only at one-half occupancy, there would be approximately 55 people on-site, also resulting in greater than 50 persons per acre. A single fully-loaded bus, plus 3 bus facility employees (two bus driver 2 plus one on-site employee) would also amount to about 55 people. If four buses were to be on-site at the same time, the

Sandra L. Yope
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Based on this analysis, the proposed use clearly has the potential to result in concentrations of people greater than 50 persons per acre at any time. If you should have any questions regarding this review, please give me a call at 733-3227.

Sincerely,

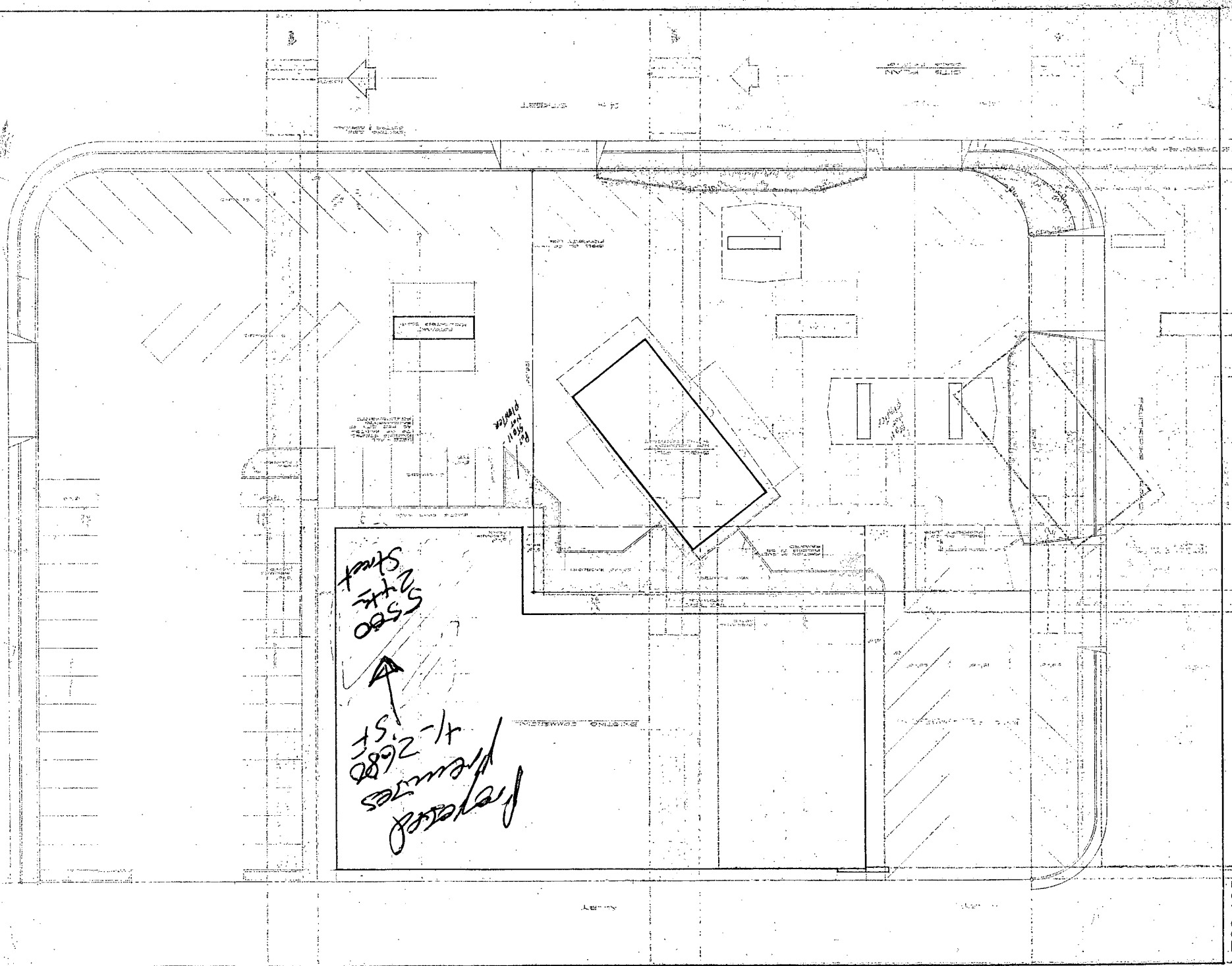


DAVID R. BOYER
Associate Planner

DB:tg

EXHIBIT A

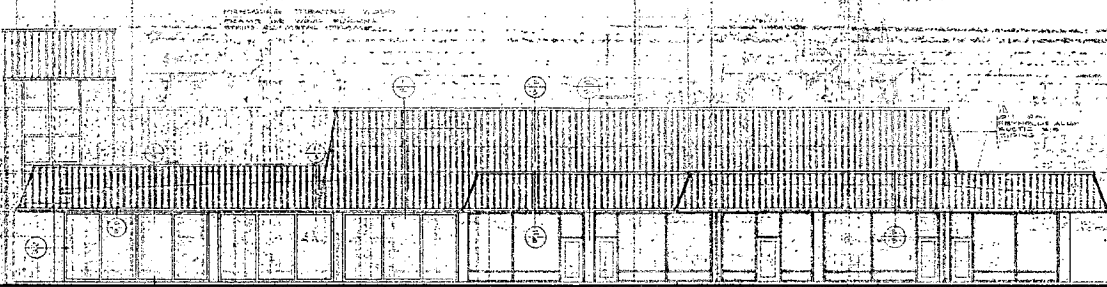
STATE OF MISSISSIPPI
DEPARTMENT OF REVENUE
DIVISION OF TAXATION



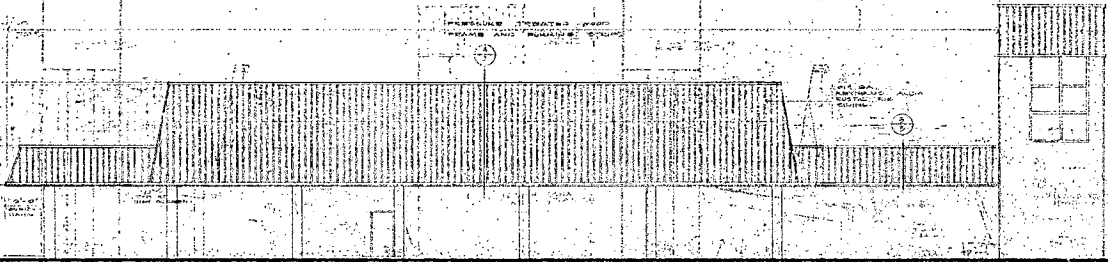
*Project premises
2680 1/2 St
5500
St. 2680*

Room 1101

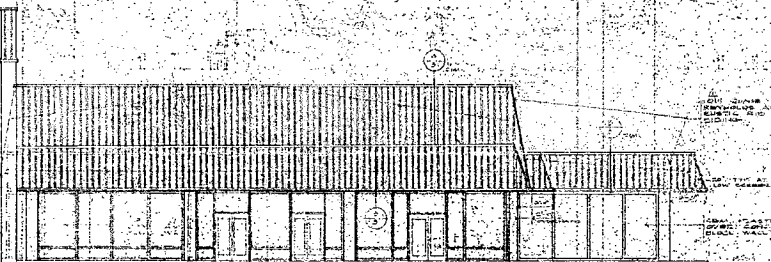
799-125



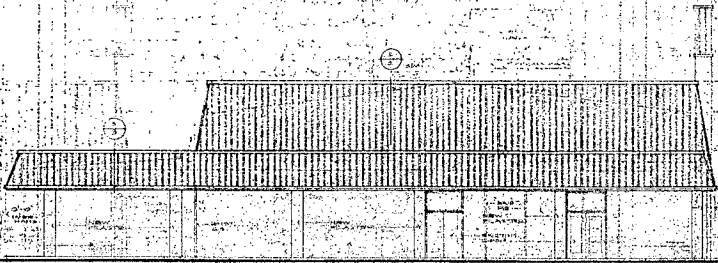
EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

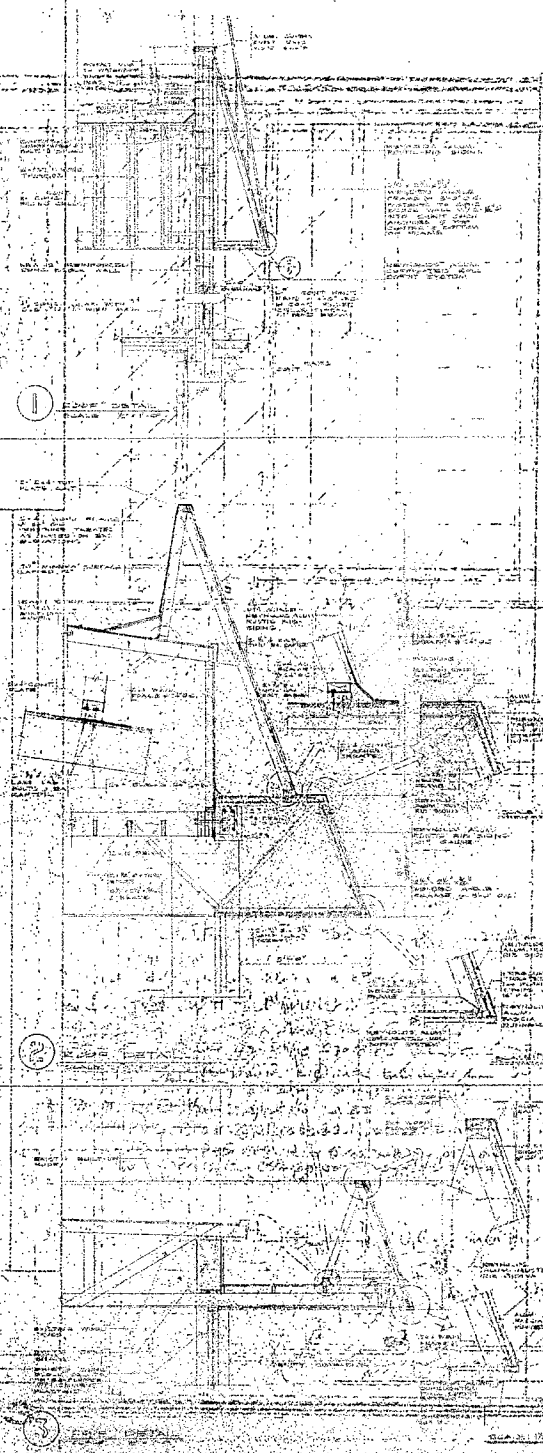
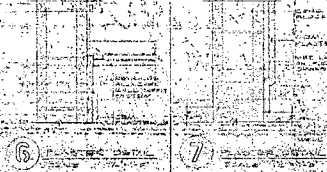
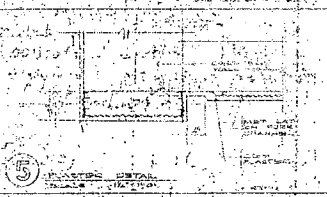
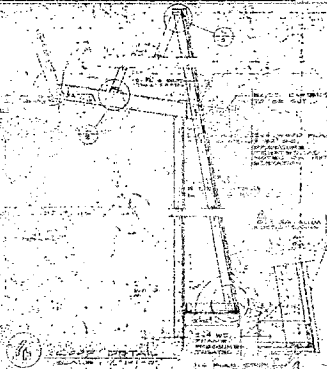


EXHIBIT D

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