

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 19, 1997, the Zoning Administrator approved a parcel merger (File Z97-108) by adopting the attached resolution (ZA97-033).

Project Information

Request: Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling .36± developed acres in the General Commercial (C-2) zone.

Zoning Administrator's Special Permit Minor Modification to relocate the gas pumps for the existing convenience store.

Location: 3440 Folsom Blvd. (D3, Area 1)

Assessor's Parcel Number: 007-0295-020, 021

Applicant: Sutton & Associates Inc.
411 82nd Street
Sacramento, Ca. 95826
Att. Steven Sutton

Property Owner: Kewal Sidhu
3440 Folsom Blvd.
Sacramento, Ca. 95816

General Plan Designation: Community Neighborhood Commercial and Office Commercial

Existing Land Use of Site: Convenience Market

Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

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

Property Dimensions: Rectangular
Property Area: .36± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Legal Description: Exhibit A
Project Plans: Exhibit B
Revised Plans: Exhibit C

Previous Files: None

Additional Information The existing convenience store building is constructed across the property line of the two parcels. The applicant proposes to eliminate the property line and make the site one legal parcel. The parcels are developed.

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

The applicant also proposes to remove the existing underground tank and put in new tank to comply with State law. As part of this upgrade the applicant is also requesting to relocate the gas pumps and add two new pumps. This modification requires review by the Zoning Administrator under Section 2-H-8 of the Zoning Ordinance. The Zoning Administrator requested Public Works to review the proposal and site plan. They determined that the proposed modification would not result in additional traffic to the site, therefore, a traffic study would not be required. They desired to meet again with the applicant prior to issuance of the building permits and requested the following condition of approval:

Prior to the issuance of building permit, the applicant or his representative shall meet with the Department of Public Works to resolve site circulation issues associated with the change in the number and position of the onsite fuel dispensers. If after meeting with and working on the site circulation issues no better site can be designed the project can go forward with the present site plan.

The applicant also revised the originally submitted site plan to meet Zoning Ordinance requirements for parking stall maneuvering area (Exhibit C). The Zoning Administrator finds that the gas pump relocation project, as conditioned, below does not extend beyond the original site and is consistent with the qualifications of Section 15A of the Zoning Ordinance.

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)}.

Conditions of Approval- Gas Pump Relocation

1. The applicant shall obtain the approval shall obtain the approval of the Public Works

Department for the site plan prior to issuance of building permits (building permit set of plans need to be reviewed and stamped as approved by Public Works).

2. Submit necessary fees and paperwork to Public Works for parcel merger prior to issuance of building permit.
3. Meet maneuvering requirements for parking stalls.
4. Note: Signs were not reviewed as part of this application. The applicant/owner will need to obtain sign permits for any new signs and must meet Sign Ordinance requirements.



Joy 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 parcel merger.

cc: File (original) ZA Resolution Book ZA Log Book
 Applicant Public Works Owner