

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, February 6, 1996 the Zoning Administrator approved a variance to waive a required masonry wall for a commercial use for the project known as Z96-009. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Variance to waive the required six foot solid masonry wall between a commercial use and a residential use on 11.56 \pm developed acres in the Heavy Industrial (M-2S) zone.

Location: 8000 Folsom Boulevard

Assessor's Parcel Number: 079-0230-010, 036. 034

Applicant: Antonio Zarinelli/Greenberg Farrow Architecture
15101 Red Hill Avenue
Tustin, CA 92680

Property Owner: Home Depot USA, Inc.
601 S. Placentia
Fullerton, CA 92631

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Large retail/wholesaler store
Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:

North: C-2; Commercial and Office
South: M-2(S); Light Rail tracks
East: M-2(S); Industrial and Service Station
West: M-2(S); Single Family Residence and Trucking Operation

Property Dimensions: Irregular
Property Area: 11.56 \pm acres
Fence Building Materials: Chain Link

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: Z94-104

Background Information: On October 4, 1994, the Zoning Administrator approved a lot line adjustment to relocate the common property lines between four parcels (Z94-104). The site has always been developed with industrial uses and many of those buildings were razed to construct the new Home Depot store. There is an existing chainlink fence that runs the entire length of the east property line.

Additional Information: The applicant is requesting to allow an existing chain link fence to remain in place along the west property line. The site is the location of a new Home Depot that was recently constructed. It is adjacent to a single family residence located on industrial zoned property. Although there is a residence, the occupant of the residence also runs a trucking/commercial operation from the rear of the lot behind the residence which fronts on Folsom Boulevard. The Zoning Ordinance requires any non-residential use provide a solid masonry wall at least six feet in height along any property line that abuts residentially zoned property or parcels with residential uses. The applicant is requesting a variance to this requirement.

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, Sections 15061(b)(3) and 15305}.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that:
 - a. the chain link fence has existed on the site during the previous industrial uses;
 - b. the adjacent property with the residence also operates a trucking/commercial operation from the rear of the lot; and
 - c. a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that the large retail use is a commercial use that is permitted in the Heavy Industrial (M-2S) zone.

3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the residence is in an industrial zone operating an industrial use from behind the residence; and
 - b. the existing chain link fence has been in place for the previous industrial and more intense uses.
4. The project is consistent with the General Plan which designates the subject site as Heavy Commercial or Warehouse.

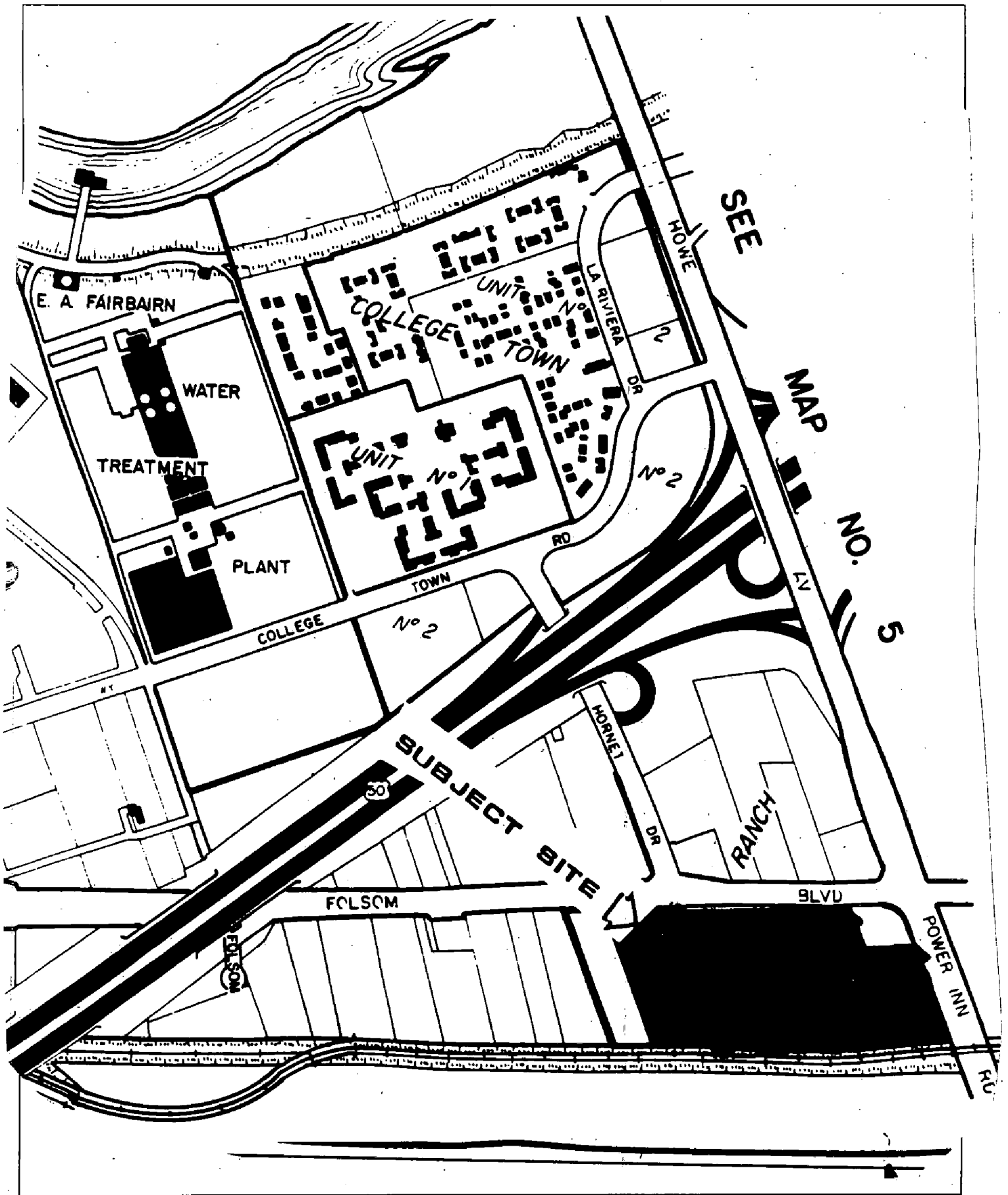
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

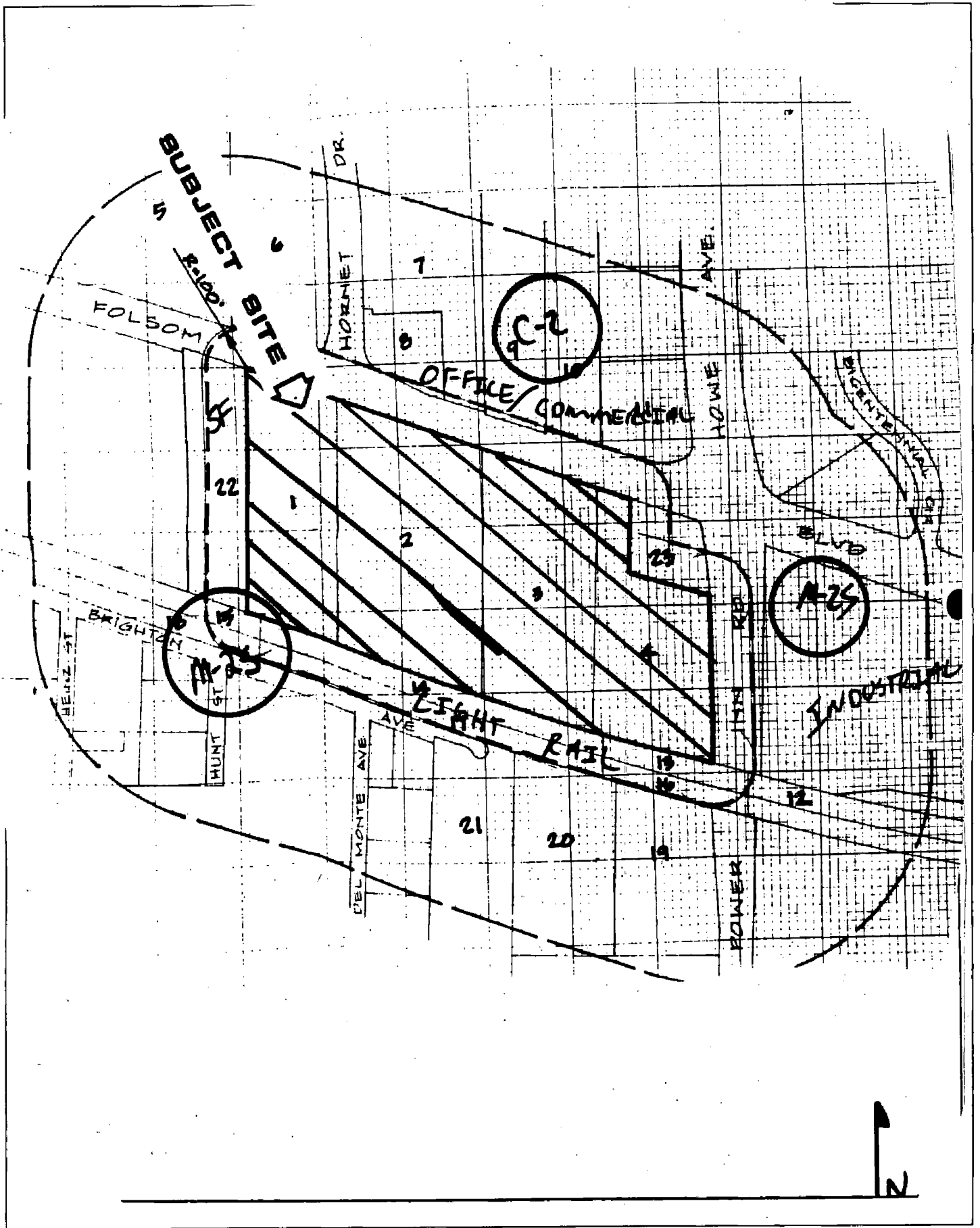
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

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 ✓
Site Conditions- Wes Jigour ✓



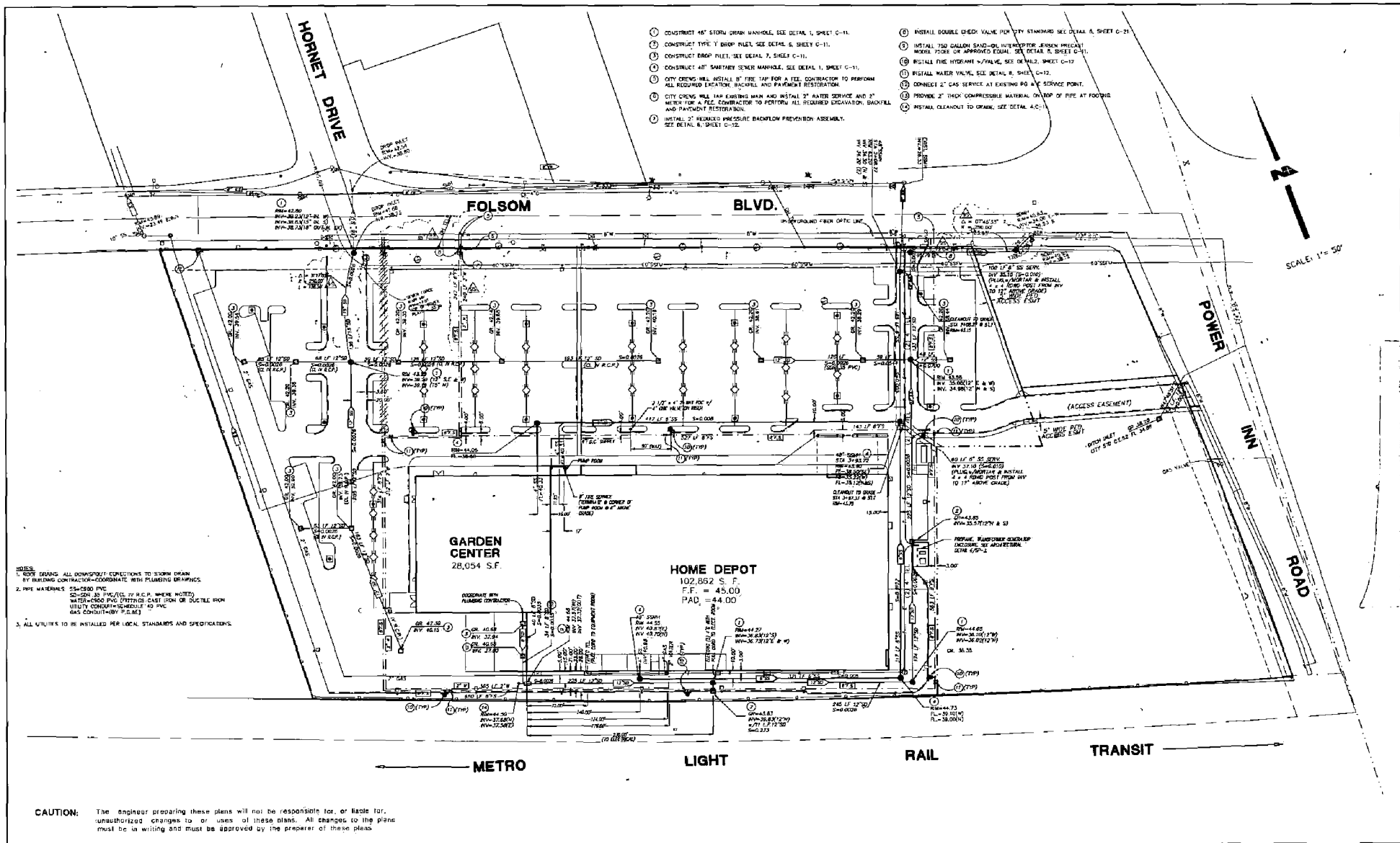
VICINITY MAP



LAND USE & ZONING MAP

TR 1496

TR 1496



1. CONSTRUCT 48" STORM DRAIN MANHOLE, SEE DETAIL 1, SHEET C-11.
2. CONSTRUCT TYPE Y DROP INLET, SEE DETAIL 5, SHEET C-11.
3. CONSTRUCT DROP INLET, SEE DETAIL 7, SHEET C-11.
4. CONSTRUCT 48" SANITARY SEWER MANHOLE, SEE DETAIL 1, SHEET C-11.
5. CITY CREWS WILL INSTALL 6" FIRE TAP FOR A FIRE CONTRACTOR TO PERFORM ALL REQUIRED EXCAVATION, BACKFILL AND PAVEMENT RESTORATION.
6. CITY CREWS WILL TAP EXISTING MAIN AND INSTALL 2" WATER SERVICE AND 2" MAIN FOR A FIRE CONTRACTOR TO PERFORM ALL REQUIRED EXCAVATION, BACKFILL AND PAVEMENT RESTORATION.
7. INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, SEE DETAIL 6, SHEET C-12.
8. INSTALL DOUBLE USE/1 VALVE FOR 2" STANDARD SEE DETAIL 8, SHEET C-12.
9. INSTALL 750 GALLON SAND-DRUM FILTER, PERMANENT, 75000 GPM OR APPROVED EQUAL, SEE DETAIL 6, SHEET C-11.
10. INSTALL FINE HYDRANT 4" VALVE, SEE DETAIL 8, SHEET C-12.
11. INSTALL WATER VALVE, SEE DETAIL 8, SHEET C-12.
12. CONNECT 2" GAS SERVICE AT EXISTING PAD & SERVICE POINT.
13. PROVIDE 2" THICK COMPRESSIBLE MATERIAL ON TOP OF PIPE AT FOOTING.
14. INSTALL CLEANOUT TO DRAIN, SEE DETAIL A.C-1.

NOTES
 1. COPY DRAWING ALL DOWNSPOUT CONNECTIONS TO STORM DRAIN BY READING CONTRACTOR-COORDINATE WITH PLUMBING SPECIFICATIONS.
 2. PIPE MATERIALS: 36"-60" PVC, 30" OR AS PER (R.C.P. WHERE NOTED) WATER-8000 PVC (UPPER) CAST IRON OR DUCTILE IRON UTILITY CONDUIT-4" SCHEDULE 40 PVC GAS CONDUIT-(BY P.E.M.)
 3. ALL UTILITIES TO BE INSTALLED PER LOCAL STANDARDS AND SPECIFICATIONS.

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

EXHIBIT - A

SCALE: 1" = 50'

DATE:	04/24/05	TIME:	11:58
SCALE:	1" = 50'	T. M.:	11:58
SERVER:	SWP	SERVICE:	ENG
PATH:	N:\SAP\05\0512\0405\0512.dwg		
DRAWING NAME:	C-3 UTILS		
PLACING VIEW:	BY		
DESIGNER:	NAME	PROJ.	NO.

NO.	BY	DATE	REVISIONS
1		11-18-04	RELOCATE SD TO AVOID EMT WELLS & 6" ELECTRICAL CONDUIT
2			RELOCATE WATER SERVICE (6" & 2") 30' EAST

NOLTE and ASSOCIATES, Inc.
 Engineers / Planners / Surveyors

1750 Creekside Oaks Drive, Suite 200 Sacramento, CA 95833

8000 FOLSOM BOULEVARD - HOME DEPOT
 UNDERGROUND UTILITIES PLAN

SHEET
C-5
 OF 15 SHEETS
 JOB NO.
 2407-05-11