

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

ACTION OF THE ZONING ADMINISTRATOR

On November 20, 1996, the Zoning Administrator withdrew a major special permit modification for a service station remodel and expansion for the project known as Z96-124.


Project Information

Location: 730 29th Street

Assessor's Parcel Number: 003-0204-023

Applicant: Robert H. Lee & Associates
1137 No. McDowell Blvd
Petaluma, CA 94954

Property Owner: Shell Products Co.
1319 Willowpass Road, Ste. 900
Concord, CA 94520



Joy D. Patterson
Zoning Administrator

cc: File ✓
ZA Binder ✓

Z96-124

Roof Materials:	Composition
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A through E (Attached)

Additional Information: The applicant is requesting to expand the convenience portion of an existing Shell service station. The current station has a small customer service/ sales area. The 140 square foot expansion to that sales area would become the convenience store. The store would be open 24 hours and will not sell alcohol. Since the store is within 500 feet of a residential neighborhood, a Special Permit is required.

Eight parking spaces are proposed which will exceeds the Zoning Ordinance requirements for five spaces.

Project Review:

This request was reviewed by various departments. Their comments are as follows:

Police Department: The site will not provide alcohol sales. Adequate visibility is provided for cash drawer transactions. The proposed modification does not increase potential problems for law enforcement.

Utilities Department: No comment.

Marshall Park Neighborhood Association: The Marshall School Association Board has reviewed the proposed project and have no objections.

Public Works, Transportation Planning: No traffic study was required. Comments suggested elimination of the two driveways closest to the intersection. With the elimination of the driveways, landscaping could be expanded to improve the site. These improvements were not required due to cost in light of the relatively minor request. They should be considered should there be major renovations to the site.

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 15301(e) and 15303(c).

Conditions of Approval

1. Size of use areas and floor plans of the structure shall conform to the plans submitted.

Do they have a special permit?

Planning Commission

2. The applicant shall obtain all necessary building permits prior to Certificate of Occupancy.
3. No alcohol is permitted for sale on the site. Should alcohol sales be desired, an application shall be submitted to the Zoning Administrator for review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use planning in that:
 - a. is compatible with the surrounding commercial and residential uses; and
 - b. adequate on-site parking is provided.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that no alcohol will be sold at the convenience store.
3. The project is consistent with the General Plan which designates the subject site as Regional Commercial and Offices.

Joy D. Patterson
Zoning Administrator

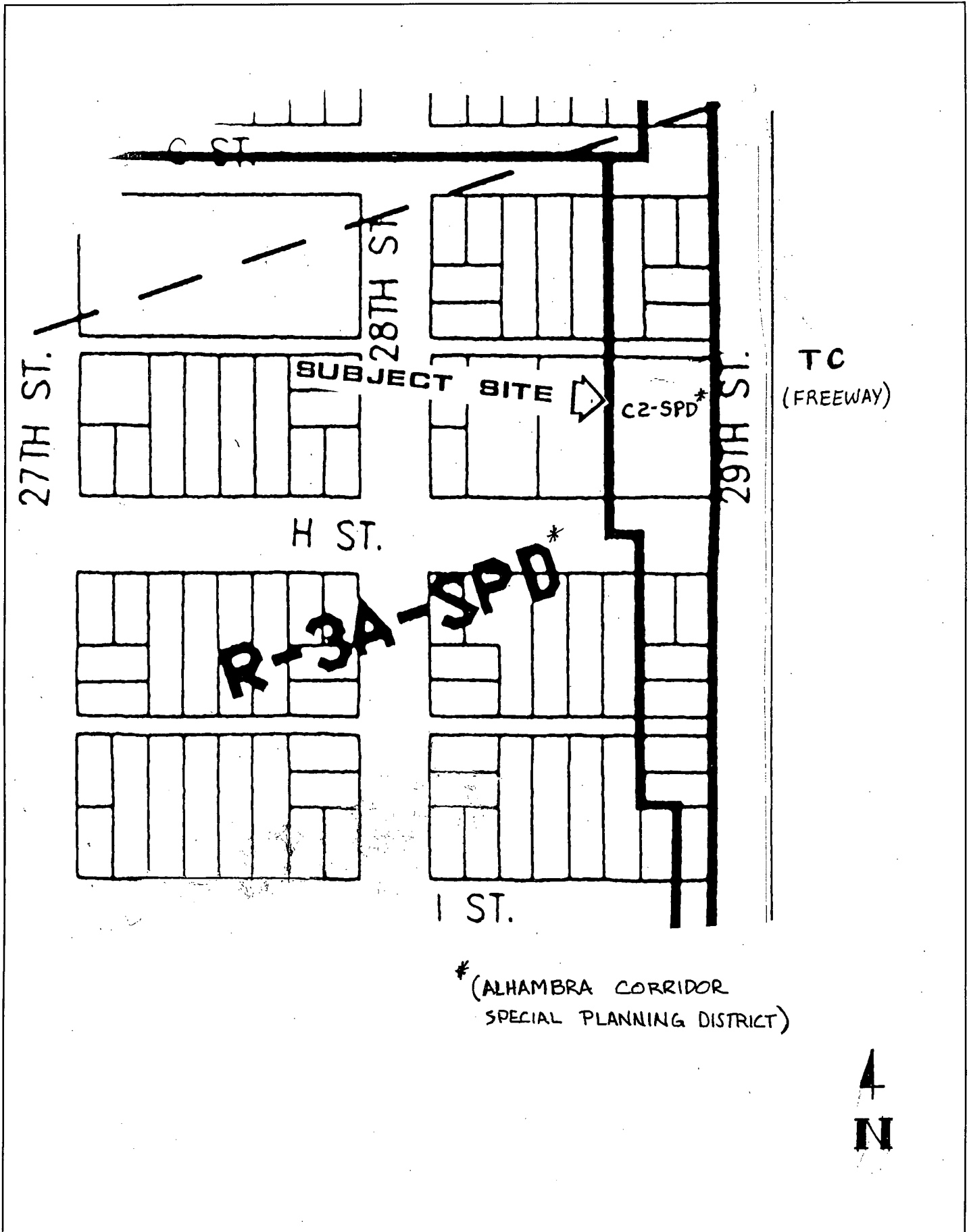
A use for which a Special Permit Modification is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit Modification shall be deemed to have expired and shall be null and void. A Special Permit Modification use which requires a 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
Owner- Shell Products Co.
Applicant - Robert H. Lee and Associates
ZA Log Book



VICINITY MAP



* (ALHAMBRA CORRIDOR
SPECIAL PLANNING DISTRICT)

LAND USE & ZONING MAP