



NEIGHBORHOODS,  
PLANNING AND DEVELOPMENT  
SERVICES DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

PLANNING DIVISION  
1231 I STREET, RM. 200  
SACRAMENTO, CA 95814  
(916) 264-5959 Phone  
(916) 264-7046 Fax

## ZONING ADMINISTRATOR'S REVIEW

### PLAN REVIEW MINOR MODIFICATION

**FILE:** Z99-147

**PREVIOUS FILE NUMBER:** P94-080; P94-011; Z95-048; Z95-005

**PROJECT ADDRESS:** 6545 Stockton Blvd. (D2, Area 4)

**ASSESSOR'S PARCEL NUMBER:** 040-0031-024

**APPLICANT'S NAME AND ADDRESS:** GPS Specialty Construction (Mike Gillum)  
203 B Kenroy Lane  
Roseville, CA 95678

#### COMMENTS:

On April 28, 1994, the Planning Commission approved a rezone from Residential Office (R-O) to General Commercial Review (C-2R) to enable the development of the existing site into an Asian Market. Additionally, the Community Plan was amended from Residential Office to General Commercial. These entitlements were approved by Council May 24, 1994. On September 22, 1994, the Planning Commission approved a Plan Review for the project site to add a 1,800 square foot addition to the existing 11,960 square foot building. On February 3, 1995, the Zoning Administrator approved a Minor Deviation to a Plan Review for the reduction of the useable rear parking area. On May 26, 1995, the Zoning Administrator approved the construction of a new entry to the store.

The applicant proposes to construct two 14' x 40' canvas canopies to be placed adjacent to the west entry of the existing building, two 12.5' x 64' canvas canopies, at the north and south sides of the structure, and one 6' x 34' canvas awning to tie the canopies together at the main entry. The applicant proposes the canvas to be "Terra Cotta" color to complement the existing barrel tile.

The canopies are intended to provide shelter during inclement weather for the customers, protect the newspaper racks, shopping carts and vending machines, as well. The canopy will be mounted onto one side of the structure. The material will be supported with steel tubing framework with 2" x 2" steel tubing columns embedded into 24"(dia) x 42"(ht) concrete piers. The piers are proposed to rest above ground to secure the canopies. The columns will be placed approximately 10 feet apart.

The zoning designation "R" indicates the project requires a Plan Review for any development on this site. The proposed canopies are a modification of the previously approved plan reviews.

Staff supports the Plan Review Modification because the proposed modification will not impact vehicle or pedestrian circulation patterns within the site boundaries. The project is consistent with the General Plan, will not impact the existing City services and facilities, is of adequate size and shape to accommodate the proposed use, and will not be contrary to the public health or safety and will not be injurious to the property or improvements of adjacent properties.

**ACTION:**

The Zoning Administrator approves the requested Plan Review Minor Modification subject to the following conditions:

1. The design of the proposed exterior modifications shall conform to the plans as shown on Exhibit A. If plans are revised, then a copy shall be given to the Planning Staff prior to the issuance of building permits.
2. Colors for the canopies shall conform to the samples provided, color Terra Cotta.
2. The applicant shall obtain all necessary building permits prior to commencement of construction.

APPROVED ON: December 13, 1999

PREPARED BY:

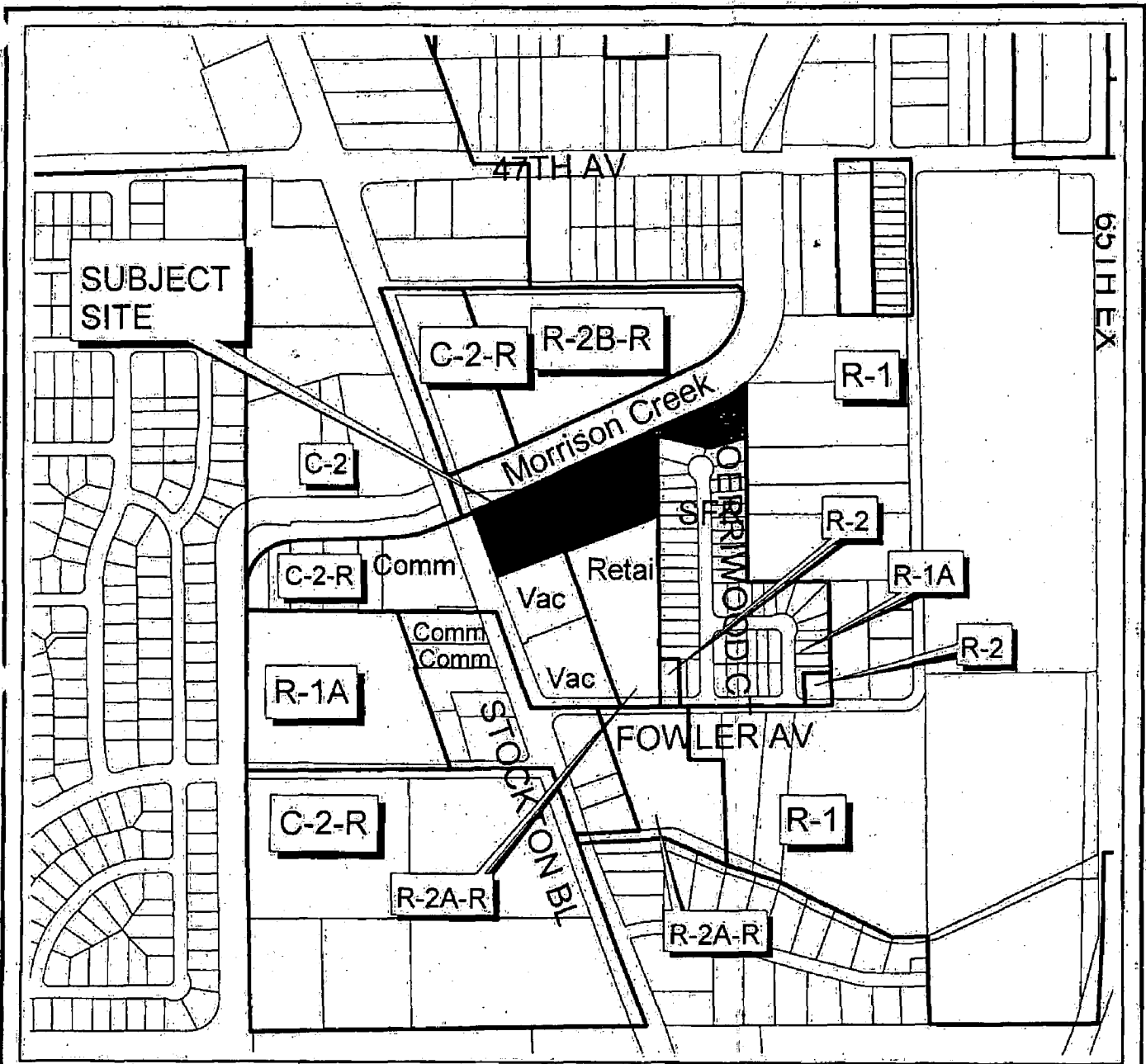
  
Donna Decker, Planner

APPROVED BY:

  
Joy Patterson, Zoning Administrator

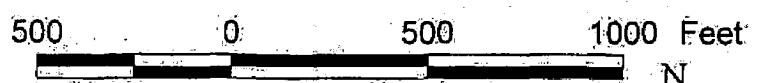
Attachments: Exhibit A: Site Plan  
Exhibit B-C: Canopy Plans and Elevations  
Exhibit D: Photosimulation

File: Original  
cc: Applicant  
ZA Log Book



Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System



# VICINITY MAP

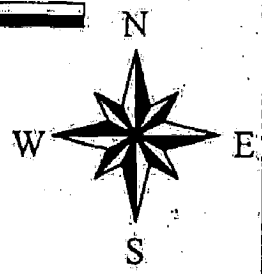
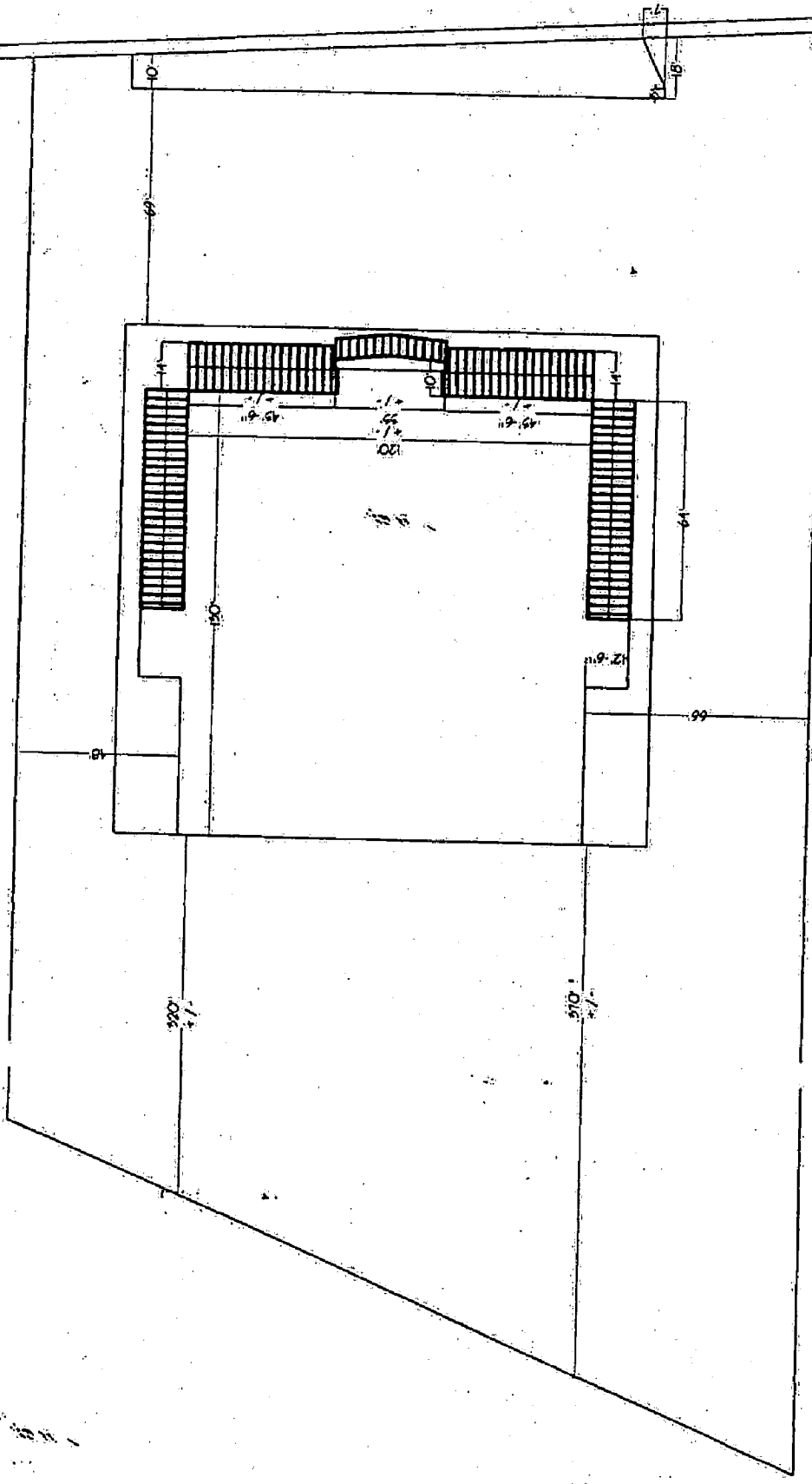


EXHIBIT A

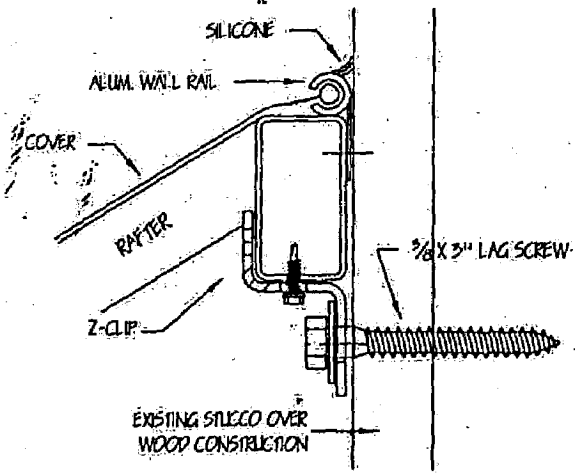
STOCKTON BLVD.



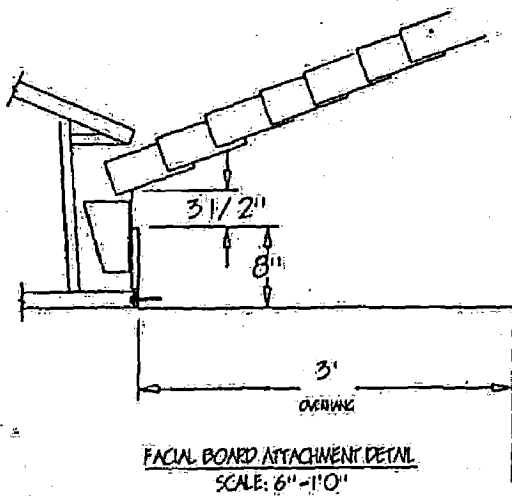
PLOT PLAN  
NOT TO SCALE

6897 1.0 REV

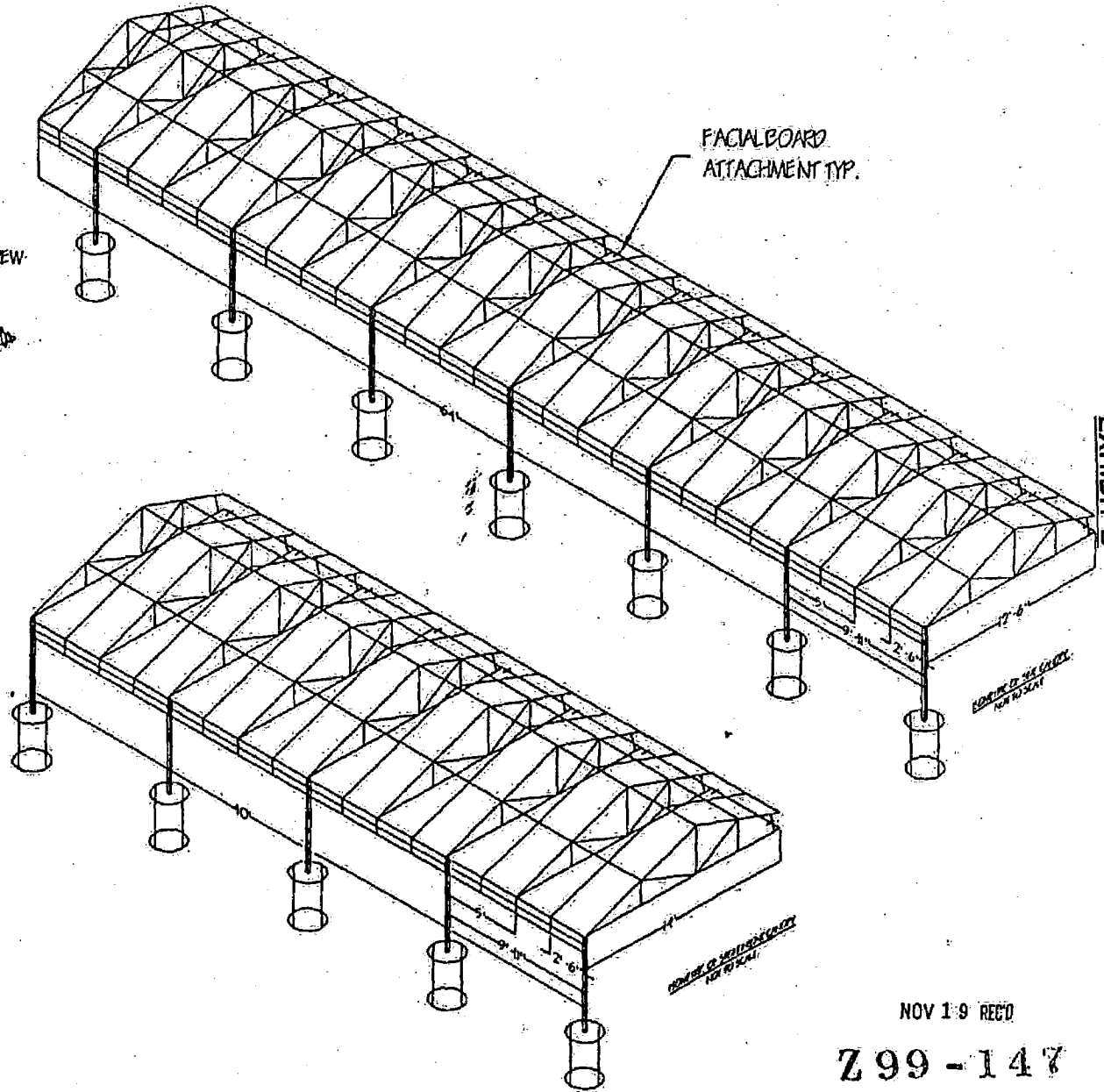
Z99-147



Z-CLIP ATTACHMENT DETAIL  
SCALE: 6"=1'-0"



FACIAL BOARD ATTACHMENT DETAIL  
SCALE: 6"=1'-0"

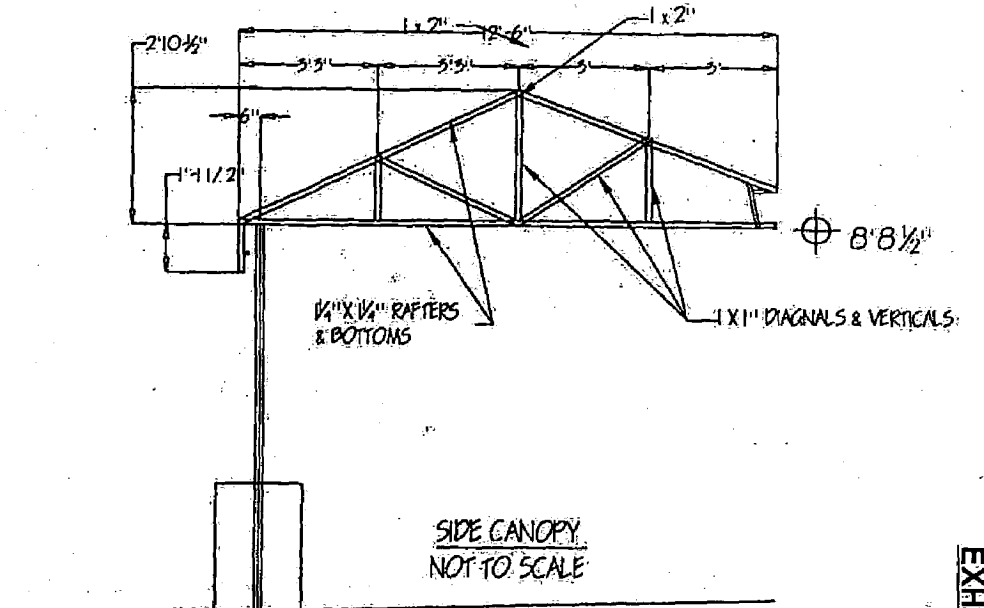


NOV 19 REED

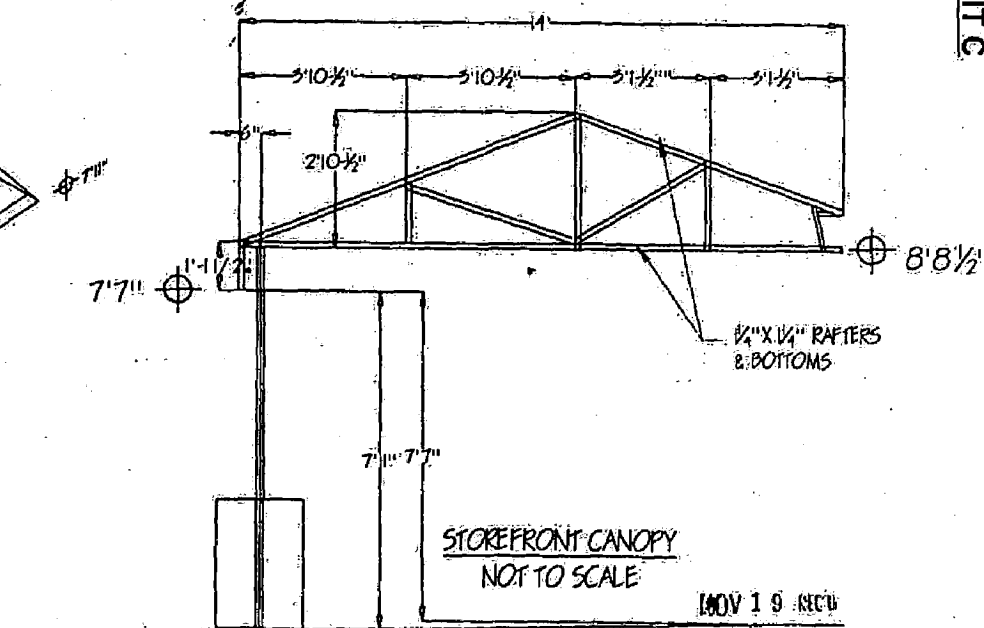
Z99-147

**SPECIFICATION SCHEDULE**

- 1) FRAMEWORK TO BE .085 X 1" ROUND & SQUARE GALVANIZED TUBULAR STEEL THROUGHOUT UNLESS NOTED OTHERWISE
- 2) FRAMEWORK TO BE ALL WELDED CONSTRUCTION WITH CONTINUOUS 1/8" - 3/16" FILLET WELDS THROUGHOUT. ALL WELDS TO BE GROUND AND/OR SANDED SMOOTH WHERE CONTACT WITH FABRIC COVER OCCURS.
- 3) ALL STEEL FRAMEWORK, Z-CLIPS AND ALUMINUM WALL RAIL TO BE POWDER COATED FOREST GREEN TGIC-POLYESTER
- 4) FABRIC:
  - A) MANUFACTURE: FIRESIST BY GLEN RAVEN MILLS INC.
  - B) COLOR: 8805 HEMLOCK TWEED
  - C) STATE OF CALIFORNIA STATE FIRE MARSHAL REGISTERED
  - D) THREAD: M1000 & M1000H BLACK TENARA (GORETEX) TO CLOSELY MATCH FABRIC
- 5) FASTENERS:
  - A) FRAMEWORK TO BUILDING: USE 5/8 X 3" ZINC PLATED LAG SCREW WITH 3/8" ZINC PLATED WASHER THROUGH Z-CLIP INTO EXISTING WOOD FACIAL BOARD
  - B) POSTS: USE 2 @ 3/8 X 4" (PER POST) KWIK-BOLTS THRU WASHER, PLATE & INTO 30" DIA CONCRETE FOOTING W/ REBAR REINFORCEMENT
  - C) COVER TO FRAMEWORK:
    - 1) FRONT & SIDE CANOPIES:
      - A) TOP: SEW 1/4 POLYESTER ROPE INTO 1" FLAT ROPE HEM ALONG TOP OF COVER, SLIDE INTO ALUMINUM WALL EXTRUSION.
      - B) ENDS @ BACK: SEW 1" TEK TABS TO BACK OF COVER, WRAP AROUND TO INSIDE OF FRAMEWORK AND FASTEN WITH 1/8" X 1/2" TEK SCREWS 8" +/- O.C. TO ACHIEVE TAUNT FIT.
      - C) FRONT & ENDS @ BOTTOM: USE 1/8" BLACK POLYPROPYLENE LACE CORD THROUGH #1 NICKEL RR SPUR GROMMETS 8" +/- O.C. AROUND LACE BAR TO ACHIEVE TAUNT FIT.
- 6) USE CLEAR CONSTRUCTION GRADE SILICONE CAULK ALONG JOINT BETWEEN ALUMINUM WALL RAIL AND EXTERIOR SURFACE OF BUILDING TO ENSURE WEATHER TIGHT SEAL.

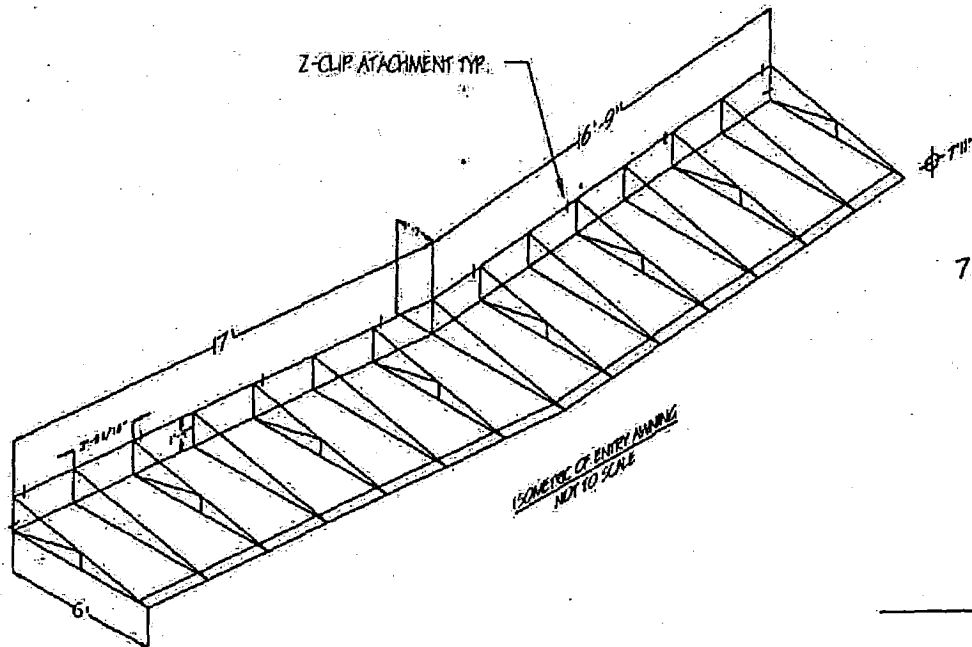


SIDE CANOPY  
NOT TO SCALE



STOREFRONT CANOPY  
NOT TO SCALE

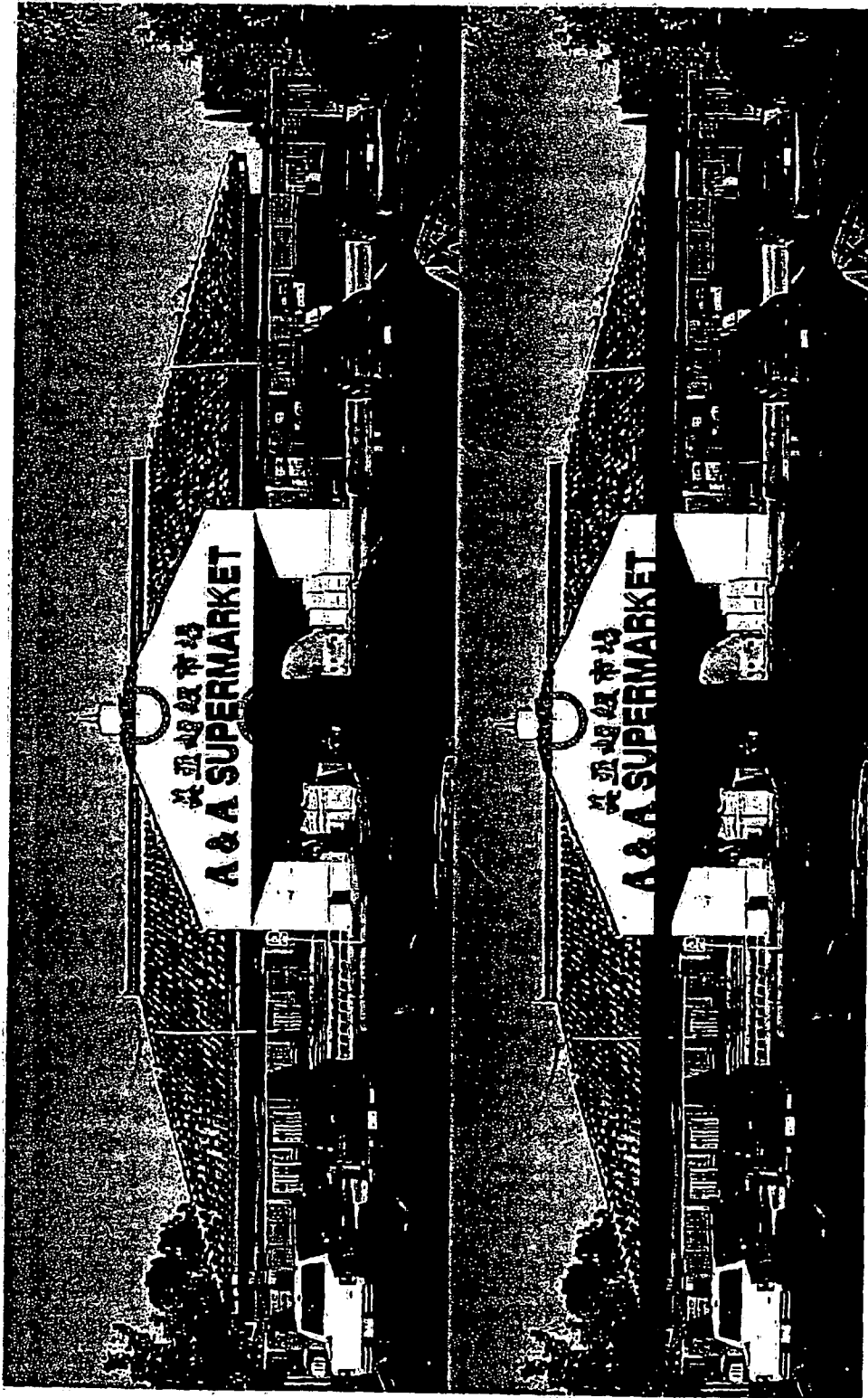
MOV 19 REC'D



DIRECTION OF ENTRY AWNING  
NOT TO SCALE

EXHIBIT C

EXHIBIT D



NOV 19 REC'D

Z99-147

Z99-147