

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, November 25, 2003, the Zoning Administrator approved with conditions a Special Permit Major Modification to add a car wash facility to an existing service station with a convenience market for the project known as Z03-309. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

**Project Information**

Request: **Zoning Administrator Special Permit Major Modification** to construct a new 832 car wash for an existing 24 hour convenience market with fuel stations on 0.55<sub>±</sub> developed acres in the General Commercial, Special Planning District (C-2)(SPD) zone.

Location: 2500 Northgate Blvd (D1, Area 4)

Assessor's Parcel Number: 262-0252-042

Applicant: Neal Frandsen  
2701 Cottage Way, Ste. 31  
Sacramento, CA 95825

Property Owner: Safdar Naiz  
4901 47<sup>th</sup> Avenue  
Sacramento, CA (5820)

Project Planner: Sandra Yope

General Plan Designation: Special Planning District  
South Natomas

Community Plan Designation: Northgate Special Planning District

Existing Land Use of Site: Convenience Market

Existing Zoning of Site: General Commercial, Special Planning District (C-2) (SPD)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing/Proposed
North: C-2 (SPD) and R-1; Commercial and Single Family	Front:	7.5'	5'
South: C-2 (SPD); Commercial	Side (N.):	7.5'	16'
East: C-2 (SPD); Vacant	Side (S):	5'	5'
West: C-2 (SPD); Commercial	Rear:	0'	0'

Property Dimensions: 128 feet x 188 feet

Property Area: 0.55<sub>±</sub> acres

Parking Proposed: 4 spaces

Parking Required:	4 spaces
Square Footage of Buildings:	Convenience Market Building: 2,128 square feet Car Wash: 832 square feet Canopies: 2,525 square feet Total: 5,485 square feet
Height of Buildings:	Convenience Market Building Single Story, 18 ft Car Wash: Single Story, 17.3 ft
Exterior Building Materials:	Cement Plaster (Proposed Car Wash)
Roof Materials:	Built-Up
Topography:	Flat
Street Improvements:	Existing

Project Plans: See Exhibit A

Previous Files: P98-022

Background Information: On February 11, 1999, the Planning Commission approved a special permit to locate a 24 hour convenience market within 500 feet of residentially zoned properties (P98-022). Any change to a site with a special permit requires a modification of the special permit. The addition exceeds ten percent of the total square footage so the modification is a major modification of the special permit.

Additional Information: The applicant proposes to construct an 832 square foot car wash for an existing service station with a convenience market. The car wash will be 26 feet wide and 32 feet long and 17.5 feet at the highest point. Approximately 288 square feet of the structure will be used for a storage and equipment area. The structure will be located along the east side of the site. The structure will not be located within any required setback area. The driveway to access the carwash will run along the north property line and curve southwards along the east property line to enter the structure. There is an existing six foot high masonry wall along the north property line. There will be an air and water station located in the southeast corner of the site. No additional parking spaces are required for the carwash addition. The existing required spaces will be relocated to the southwest corner of the lot.

The site is located within the Gardenland Northgate Community Association (GNCA) and Natomas Community Association areas. The project plans were sent to the associations and staff received a letter of support for the project from GNCA. The project was noticed and staff received no calls.

The site is also located within the Northgate Special Planning District and has been review and approved by Design Review Staff.

Agency Comments: The proposed project was reviewed by the City Building Division, Public Works Department, Utilities Department, and the Police Department. The comments received pertaining to the project have been included as conditions.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15309.

Conditions of Approval

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. Size and location of the building shall conform to the plans submitted unless required to be modified by Design Review staff. (If plans are revised then the applicant shall submit a copy of the revised plan to Planning staff prior to issuance of building permits.
3. The applicant shall meet all previous conditions of approval as listed for project P98-022, unless superseded by conditions for the modification.
4. Any additional changes, additions, or modifications shall require Planning review and approval.
5. Any new signage shall be required to have a sign permit and meet the requirements of the Sign Ordinance. This approval does not allow excess signage above Sign Ordinance requirements.
6. The applicant shall comply with all new Design Review conditions.
7. The applicant shall update the color scheme of the existing building and canopies to coordinate with the new structure to the satisfaction of Design Review.
8. The trash enclosure shall be repaired and if relocated then the enclosure shall meet all requirements of the Zoning Code.
9. The applicant shall provide four parking spaces.
10. The applicant shall construct a six foot high solid masonry wall along the east property line from the northeast corner to the front of the car wash structure (extend the existing wall along the east side).
11. The vacuum station shall only be allowed to operate between the hours of 8:00 a.m. to 9:00 p.m.

**Public Works:**

11. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
12. All existing driveways shall comply with City Standards and to the satisfaction of the Department of Public Works. The existing 45-foot driveway adjacent to West El Camino Avenue shall be reduced to the maximum width of 35', in accordance with City Code.
13. The site plan shall conform to A.D.A. requirements in all respects. This shall include the reconstruction of existing driveways to meet current City Standards.
14. The proposed air and water service shall not be located within 50' of the existing driveways.

**Utilities:**

15. Post construction, storm water quality control measures shall be incorporated into the car

wash area to minimize the increase of urban runoff pollution and non-storm water discharges. These measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include source control measures. Refer to the Commercial/Industrial Vehicle and Equipment Maintenance, Repair and Washing Section (pp. 3-9 and 3-10) of the "Guidance Manual for On-Site Storm Water Quality Control Measures" for appropriate source control measures.

16. Only one domestic water service is allowed per parcel. Excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities.
17. The lot shall be graded so that drainage does not cross property lines.
18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
19. The proposed project is located within County Sanitation District No. 1 (CSD1). The applicant shall comply with all CSD1 requirements.

Findings of Fact-Special Permit:

1. Granting the Special Permit is based upon sound principles of land use in that the addition of the car wash facility to the service station with a convenience market will not significantly impact or alter the site or surrounding commercial and nearby residential areas.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the six foot high solid masonry wall will be extended from the northeast corner to the wall of the car wash structure.;
  - b. adequate parking, lighting, and setbacks are provided; and
  - c. the hours of operation for the vacuum facility will be limited.
3. The project is consistent with the General Plan and the South Natomas Community Plan which designates the site as Special Planning District (SPD) and Northgate Special Planning District respectively.

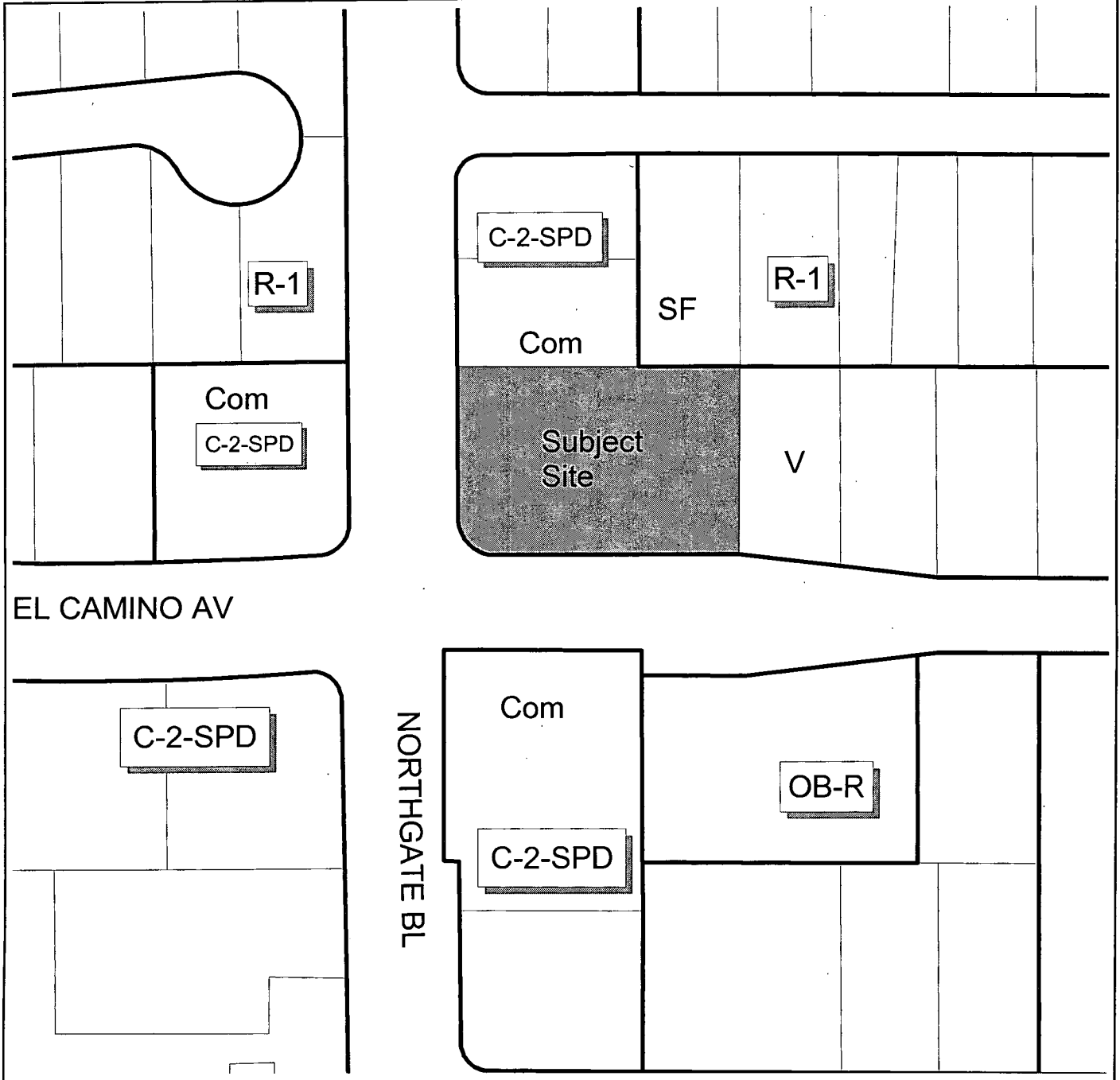
  
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Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit 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.

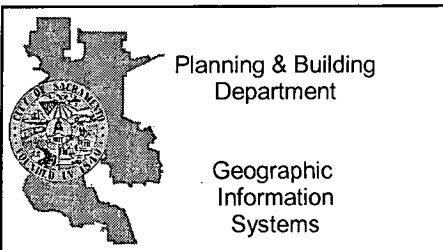
cc: File          Applicant                                  ZA Log Book



EL CAMINO AV

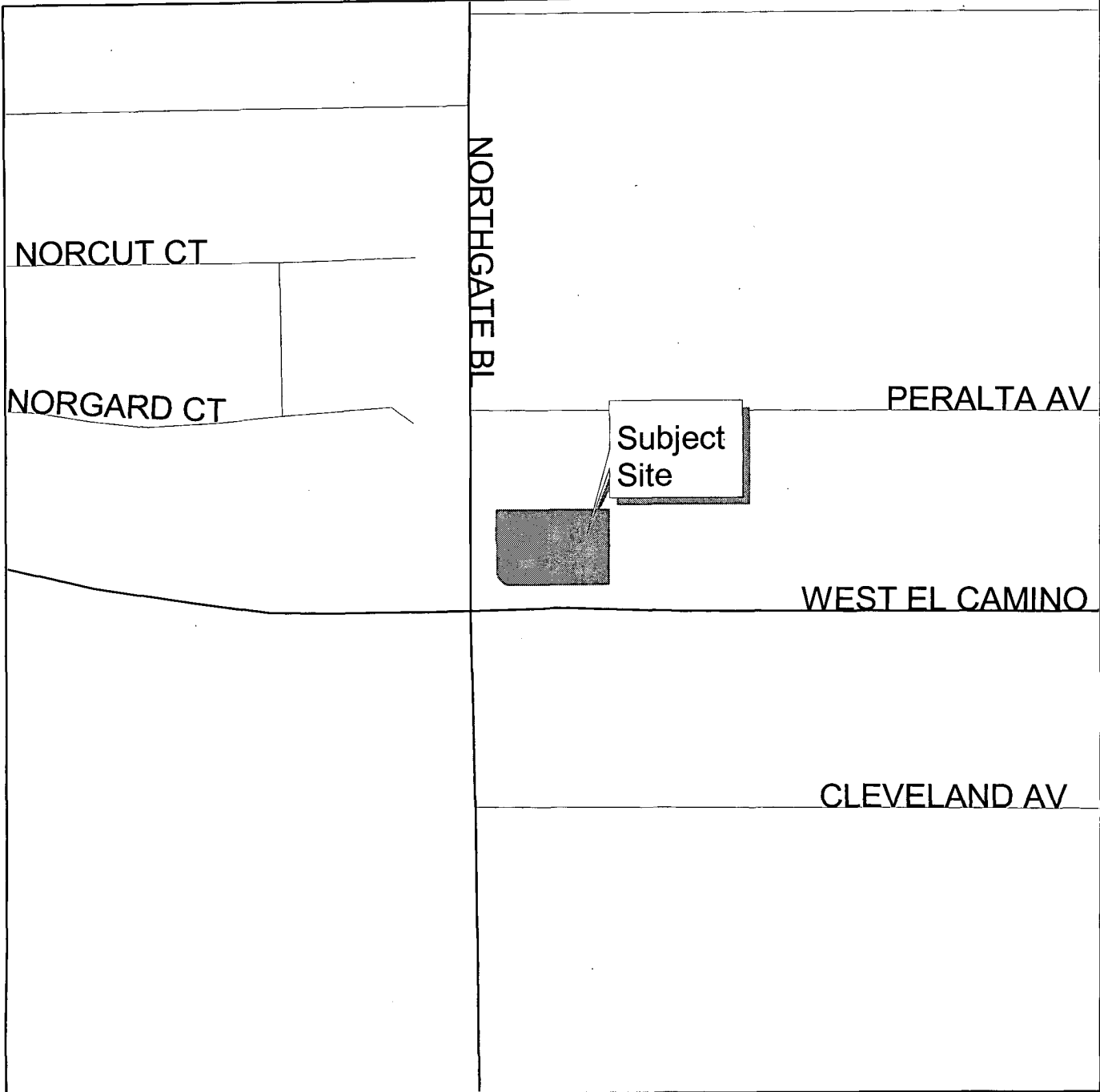
NORTHGATE BL

0 200 Feet



# Land Use & Zoning





0 100 200 Feet

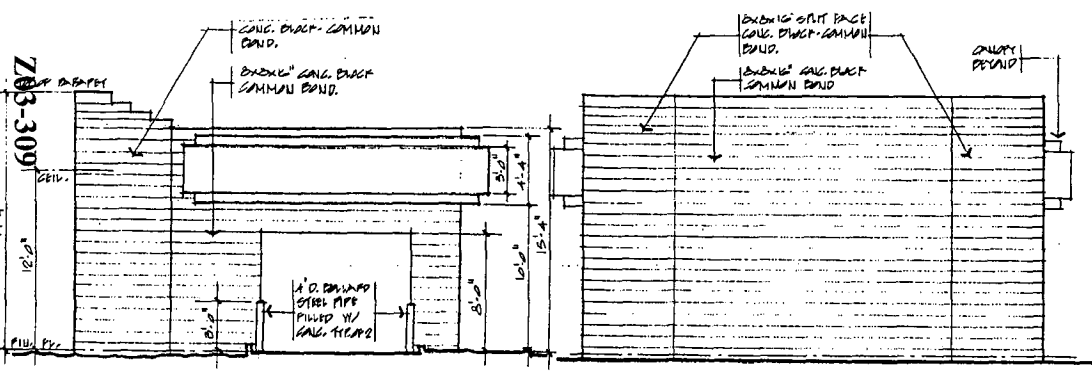


Planning & Building  
Department

Geographic  
Information  
Systems

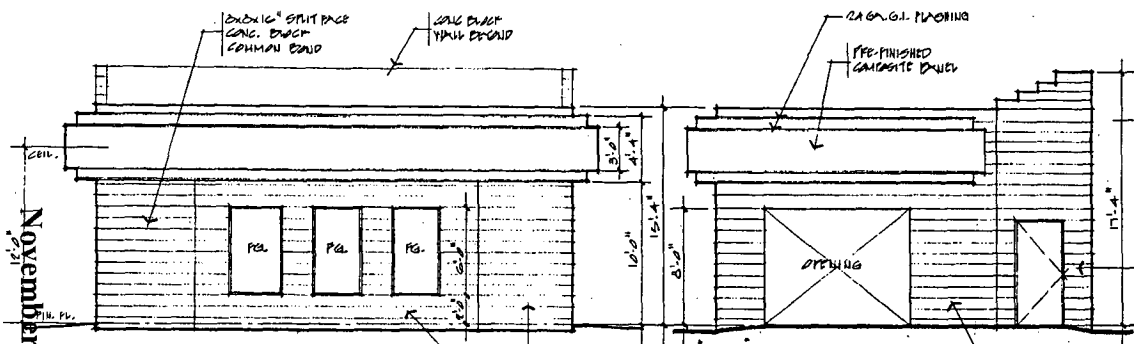
## Vicinity Map





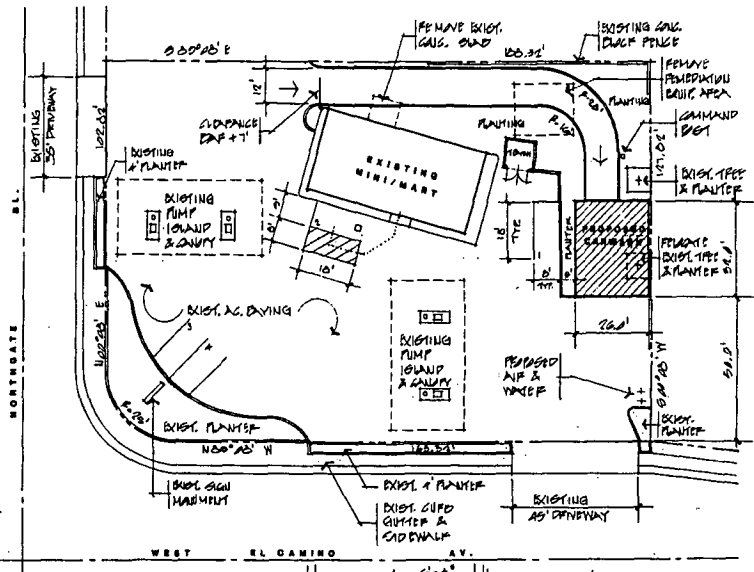
NORTH ELEVATION

EAST ELEVATION

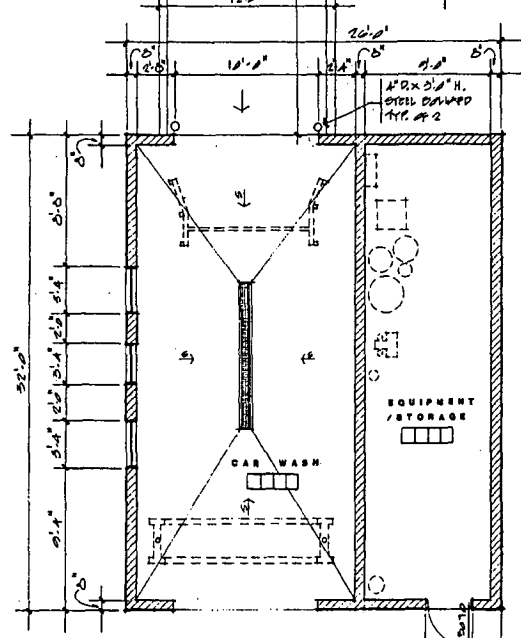


WEST ELEVATION

SOUTH ELEVATION



SITE PLAN 1"=20'



FLOOR PLAN 1/4"=1'-0"

**LEGAL**  
 A.P.N. 002-0202-002

**DESIGN CRITERIA**  
 CODE: 1907 UDC, UIC & UMC, 2000 SDC.  
 OCCUPANCY: M  
 CONSTRUCTION: VU  
 SEISMIC ZONE: III  
 BUILDING ZONE: STD

**ANALYSIS**  
 TOTAL LAND AREA: 23,037 SF (0.45 AC)  
 BUILDING FOOTPRINT: 852 SF  
 PARKING REQUIRED: 3  
 PARKING PROVIDED: 4

**SCOPE OF WORK**  
 PERMITS TO ADD A AUTOMATIC VEHICLE WASH BUILDING TO EXISTING GAS/MINI MART OPERATION.

**Z03-309**  
 Rec'd Sept. 16, 2003

November 25, 2003

ITEM 6



architects • engineers • planners  
**the frandsen group**  
 2701 cottage way, suite #31  
 sacramento, ca. 95825 916-465-0480

**EXHIBIT A**  
 SPEED BIRD-3  
 CAR WASH ADDITION  
 8800 NORTHGATE BL.  
 SACRAMENTO, CA. 95831  
 1001 SHULAN PARKER

SIGNATURE	
REVISIONS	
DATE	
JOB NO.	F-2302-8
SHEET NO.	A-1