

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 15, 1999, the Zoning Administrator approved with conditions a Parcel Merger to merge four parcels into one parcel totaling 0.29± acre in the Multi-Family (R-5) zone for the project known as Z99-149. Findings of Fact and Conditions of Approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Parcel Merger** to remove the common property lines between four parcels totaling 0.29± acre in the Multi-Family (R-5) zone.

Location: 1626 & 1630 N Street (D3, Area 1)

Assessor's Parcel Number: 006-0233-008; -009; -010; -011

Applicant: CADA
1530 Capitol Avenue
Sacramento, CA 95814

Property Owners: Same as above

Project Planner: Donna Decker

General Plan Designation: High Density Residential 30+ du/na
Central City

Community Plan Designation: Multi Family Residential

Existing Land Use of Site: Multi-Family Residential

Existing Zoning of Site: Multi-Family (R-5) Zone

Surrounding Land Use and Zoning:

North: R-5; Former School Administration Bldg.

South: R-5; Multi-Family Residential

East: R-5; Single and Multi-Family Residential

West: R-5; Multi-Family Residential

Property Dimensions: 80 x 160
Property Area: 0.29± acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plan: Exhibit A-1, A-2
Legal Description: Exhibit B-1, B-2

Previous Files: DR99-132 (Concurrent Review)

Additional Information: The applicant proposes to remove the common property lines between four existing parcels to create a single 0.29± acre parcel. The project area will site an eight unit building moved from 1311 15th Street. This structure will face N Street. A second eight unit building will be constructed which will face 17th Street and abut the alley. The redevelopment of the site will protect an existing structure and will add additional residential units to the area.

The project is located in the Central City Design Review Area(DR99-132). This project was approved by the Design Review/Preservation Board on September 29, 1999.

The project was noticed and staff received no calls. A neighbor attended the public hearing to find out more about the proposal.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger have been included as conditions.

Environmental Determination

This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15305(c).

Conditions: Parcel Merger

Public Works

1. Applicant shall complete the following at the Public Works Department, Development Services, prior to the parcel merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the Public Works submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map
 - c. Pay off or segregate any existing assessments.

Utilities

2. Only one domestic water service per parcel is allowed. The excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
3. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, fire suppression systems.
4. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths.

of Utilities.

5. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

ADVISORY NOTES:

1. The proposed project is located in the 100-year floodplain, designated as an AR zone (Elevation 24.0) on the Federal Emergency Management Administration (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the AR zone, all new residential development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower. The structure that is being relocated to the site is not considered new construction therefore, elevation of the relocated structure will not be required.

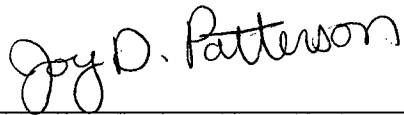
Special Note: The Army Corps of Engineers has adopted reduced 100-year flows on the American River and the City is in the process of applying to FEMA for revisions to the Flood Insurance Rate Maps. If approved by FEMA, the AR flood zone may be replaced with a less restrictive flood zone, thus precluding the requirement to elevate or flood proof this project. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.

2. 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.
3. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility, only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.

Findings of Fact-Parcel Merger:

1. The parcel merger is consistent with the General Plan and the Central City Community Plan Designation which designate the site for High Density Residential 30+ du/na and Multi Family Residential, respectively.
2. All existing streets and/or utility easements of record are reserved. The parcel merger will not result in the abandonment of any street or utility easement of record.
3. The parcel merger will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.

4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

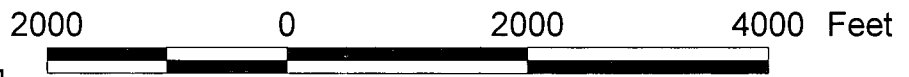
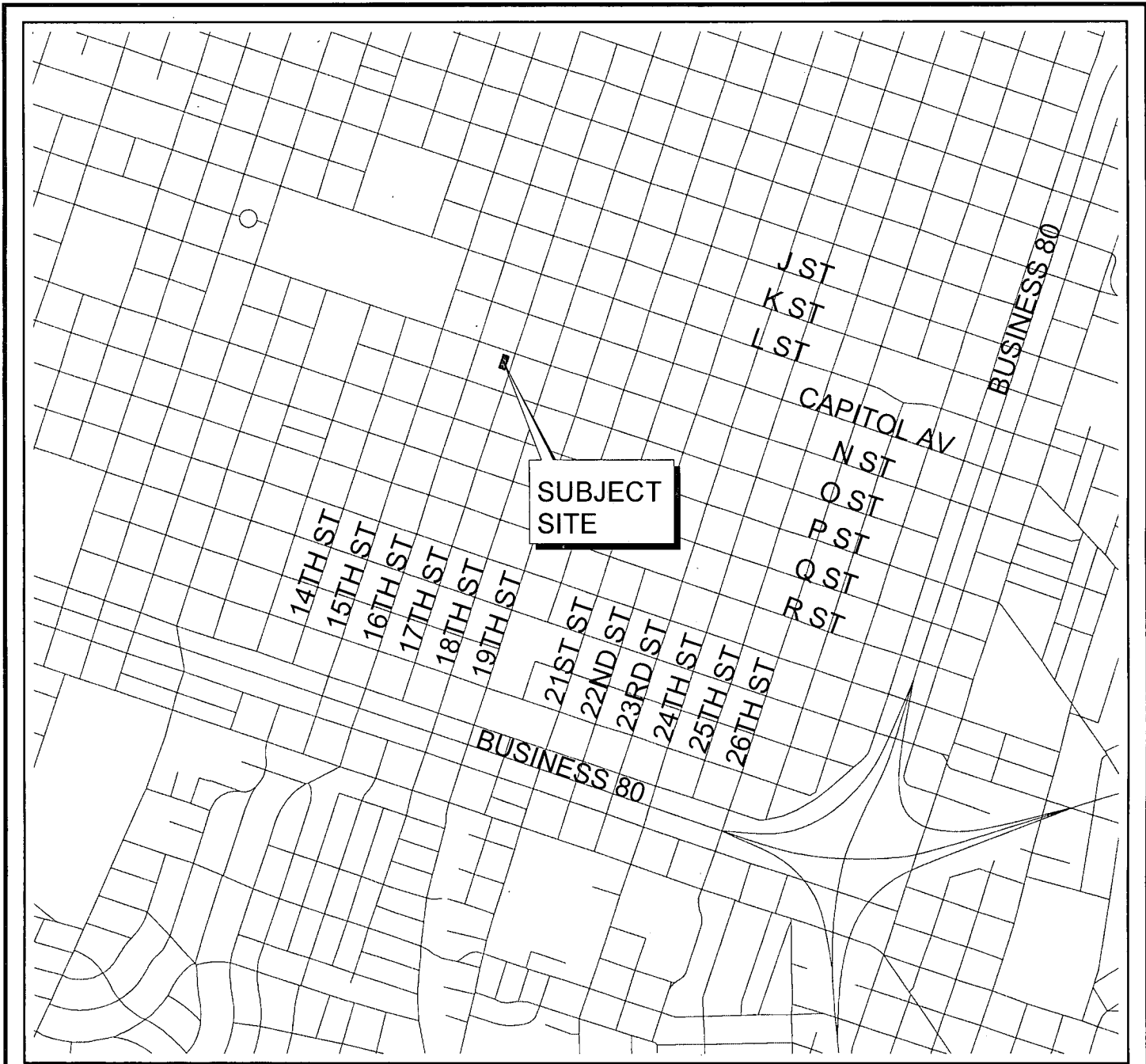



Joy D. Patterson
Zoning Administrator

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 (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

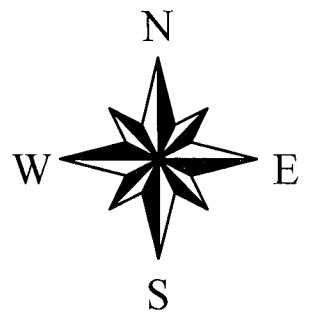
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ZA Log Book
Applicant
Public Works (Jerry Lovato)

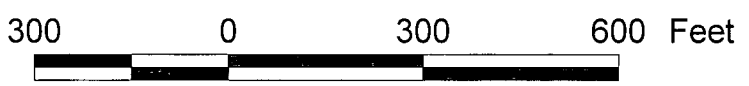
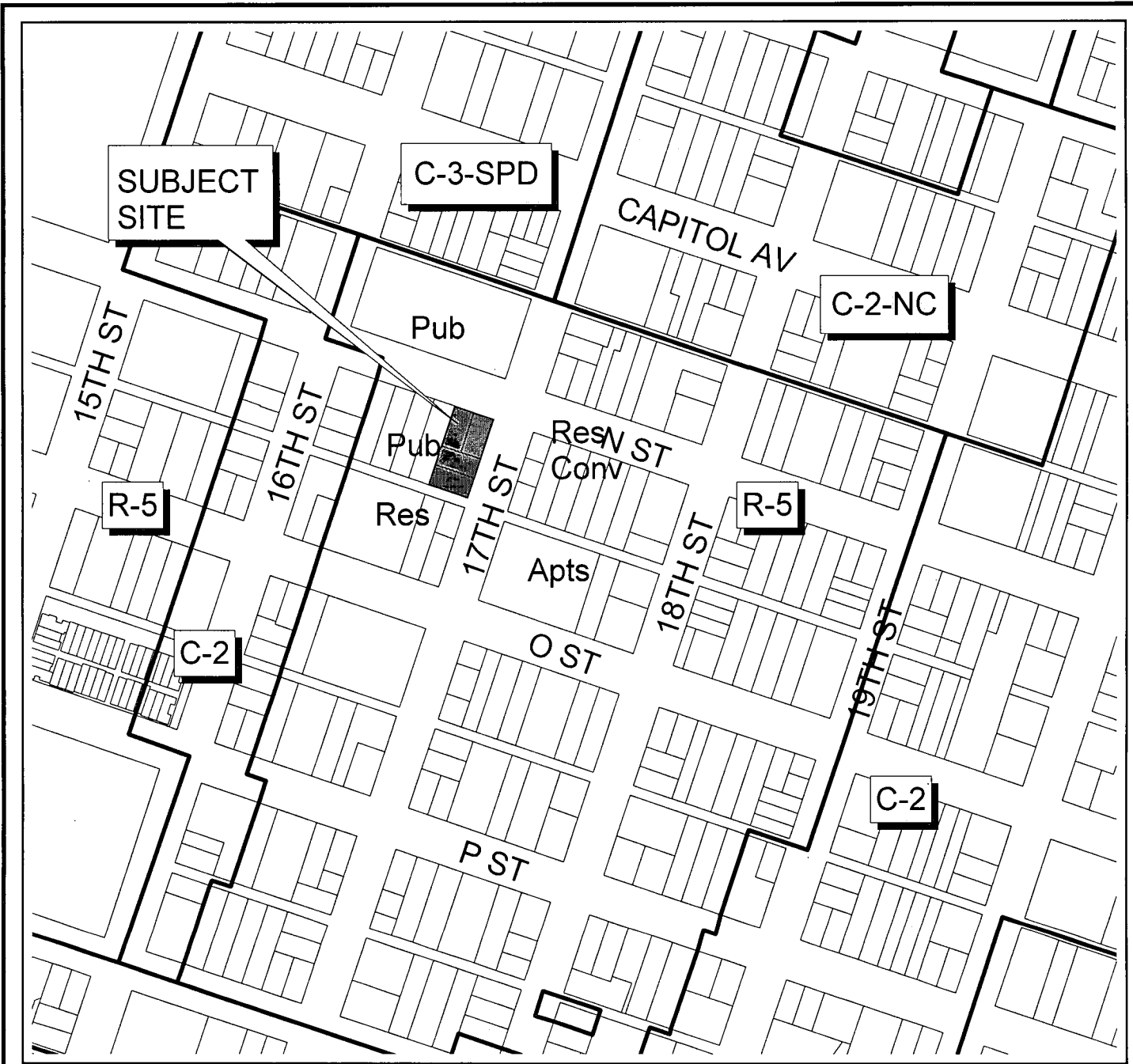



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP

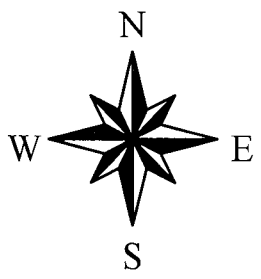




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LAND USE AND ZONING



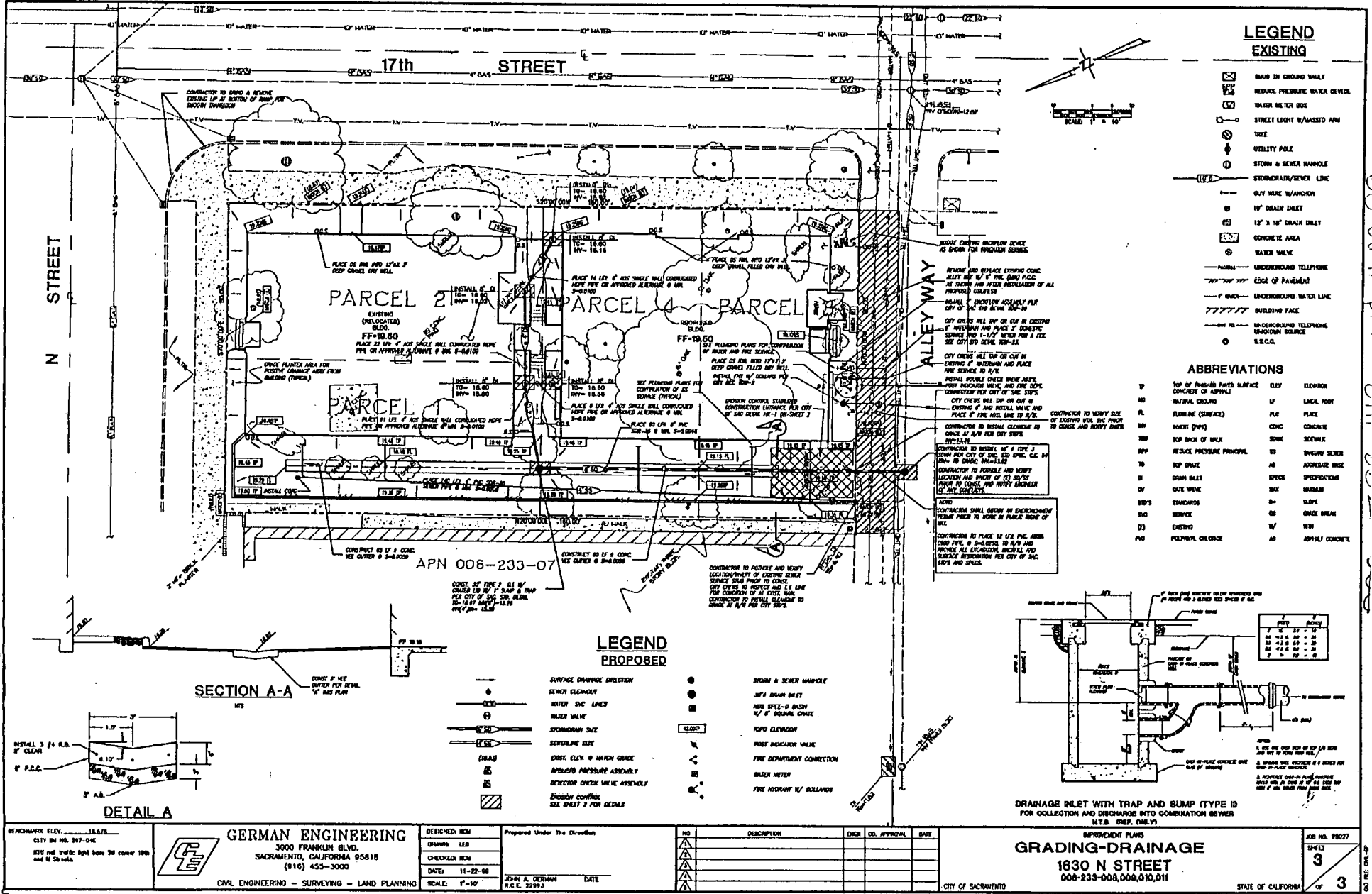
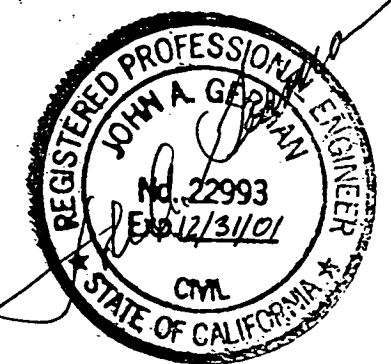
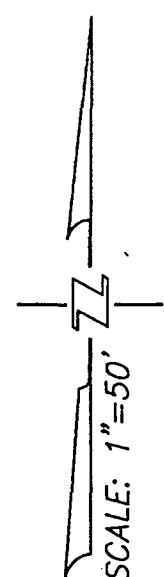
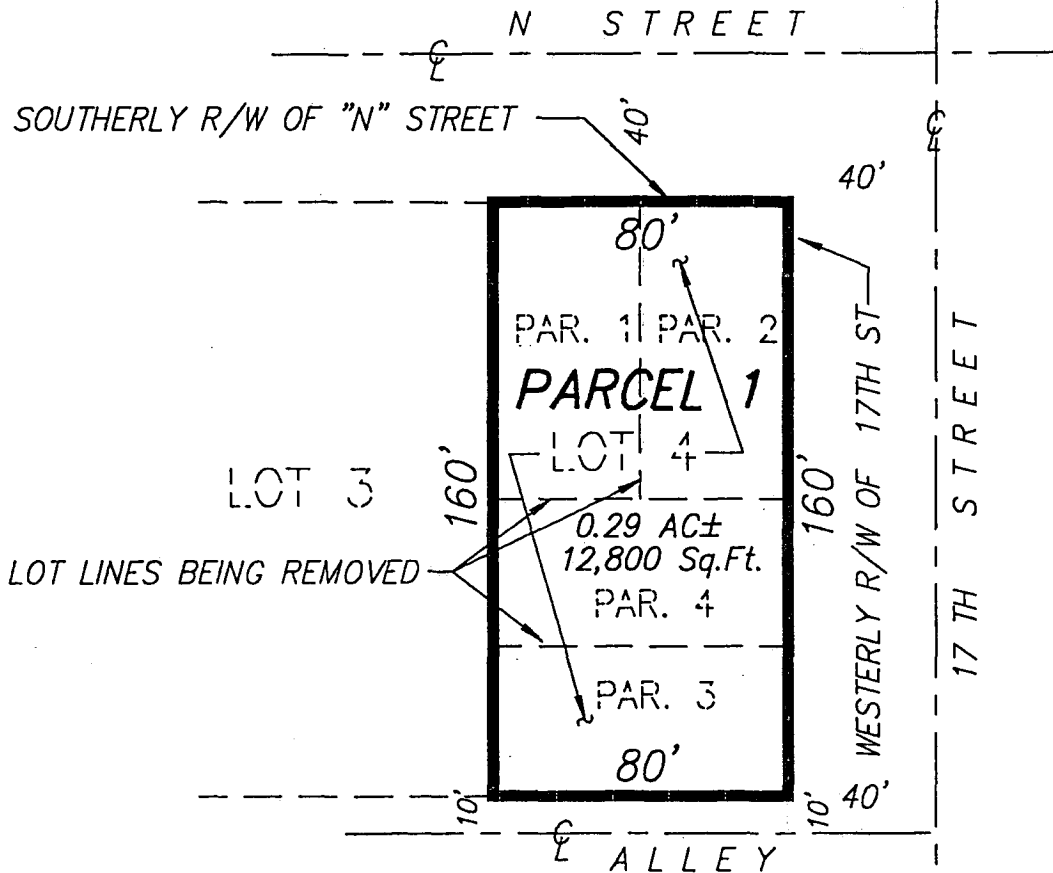


EXHIBIT A-2



NOV 19 1999 REC'D

Z99-149



GERMAN ENGINEERING

3000 FRANKLIN BLVD.
SACRAMENTO, CALIFORNIA 95818
(916) 455-3000 Fax (916) 455-3118

EXHIBIT

LOT LINE MERGER
PARCELS 1, 2, 3 & 4

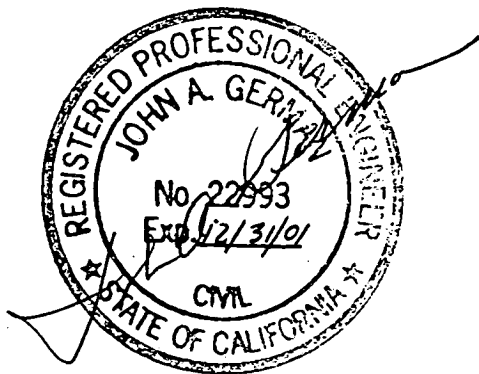
EXHIBIT B-1

LEGAL DESCRIPTION
FOR
LOT MERGER
PARCEL 1

All that real property situate in the City of Sacramento, bounded by 16th and 17th Streets and N and O Streets, as shown on that certain City map titled "Map of Sacramento City and West Sacramento", dated March 1850, recorded in Book 1 at Map 3, in the office of the County recorder, in the County of Sacramento, State of California, more particularly described as follows:

All of Lot 4.

END OF DESCRIPTION.



**SCHEDULE C
LEGAL DESCRIPTION**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Parcel One:

The North one-half of the West one-half of Lot 4 in the block bounded by "N" and "O", 16th and 17th Streets of the City of Sacramento, according to the map or plan thereof.

Parcel Two:

The North 1/2 of the East 1/2 of Lot 4 in block bounded by "N" and "O", 16th and 17th Streets in the City of Sacramento, according to the official plan or plat thereof.

Parcel Three:

The South 1/4 of Lot 4 in the block bounded by "N" and "O", 16th and 17th Streets of the City of Sacramento, according to the official plat thereof.

Parcel Four:

The North 1/2 of the South 1/2 of Lot 4 in the block bounded by "N" and "O", 16th and 17th Streets of the City of Sacramento, according to the official plat thereof.

APN No: 009, 010 & 011 006-233-008