

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday January 4, 1993, the Zoning Administrator approved a parcel merger (File Z93-097) by adopting the attached resolution (ZA94-001).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 1.09± developed acres in the Multi-Family (R-4) zone.

Location: 5975 Newman Court

Assessor's Parcel Number: 005-0241-025, 029

Applicant: John R. Lundy
2 Robinhood Drive
Novato, CA 94945

Property Owner: Reza and Debbie Gorgani
1299 4th Street, Ste. 309A
San Rafael, CA 94901

General Plan Designation: High Density Residential (30± du/na)

Existing Land Use of Site: Apartments and parking lot
Existing Zoning of Site: Multi-Family (R-4)

Surrounding Land Use and Zoning:

North: R-4; Church
South: R-4; Commercial and church
East: R-4; Vacant and parking area
West: R-4R; Residential

Property Dimensions: Irregular
 Property Area: 1.09± acres
 Street Improvements: Existing
 Utilities: Existing

Parcel Merger
 Exhibit: Exhibit A

Legal Description: Exhibit B

Proposed Apartment
 Complex: Exhibits C, D and E

Additional Information

The southern parcel is developed with a 36 unit apartment complex with parking spaces and the northern parcel has served as a parking area for the apartments for years. It has been determined that the apartment complex met the parking requirement for on-site parking at the time the complex was constructed and that the parking lot on the northern parcel is additional (not required) parking. The applicant proposes to merge the two lots into one parcel and construct an additional 14 apartment units with parking underneath the units. The Zoning Ordinance and Building Code do not permit structures to cross property lines, therefore the lot merger is necessary.

The northern parcel was created out of excess road right-of-way from the county. Because the southern parcel once had three street frontages, there is an existing 25 foot recorded setback on the H Street frontage, the Newman Court frontage and along the interior property line adjacent to the northern parcel (Exhibit A). This recorded setback adjacent to the northern parcel no longer serves the purpose for which it was intended (a building setback adjacent to public right-of-way) and needs to be removed/relocated in order for the apartment complex to be constructed. As part of the parcel merger action, the Zoning Administrator relocated this 25 foot building setback line to a 23 foot building setback line along the H Street and Newman Court street frontages of the new parcel (see Exhibit A).

The apartment complex has a 25 foot landscaped setback on Newman Court and the existing surface parking lot has a 10 foot landscape setback along Newman Court. It has been determined that these landscaped setbacks are required to remain at a minimum of 10 feet and 25 feet. Parking for the new apartment units is permitted on the northern part of the new parcel behind the 10 foot landscape setback where the existing surface parking lot is located. New parking spaces are not permitted in the 25 foot landscaped setback area (See Exhibit C).

Summary abandonments will be required in order to build on the property. These are processed through the Public Works Department.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received have been included as conditions in the attached resolution.

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 15305(a)}.

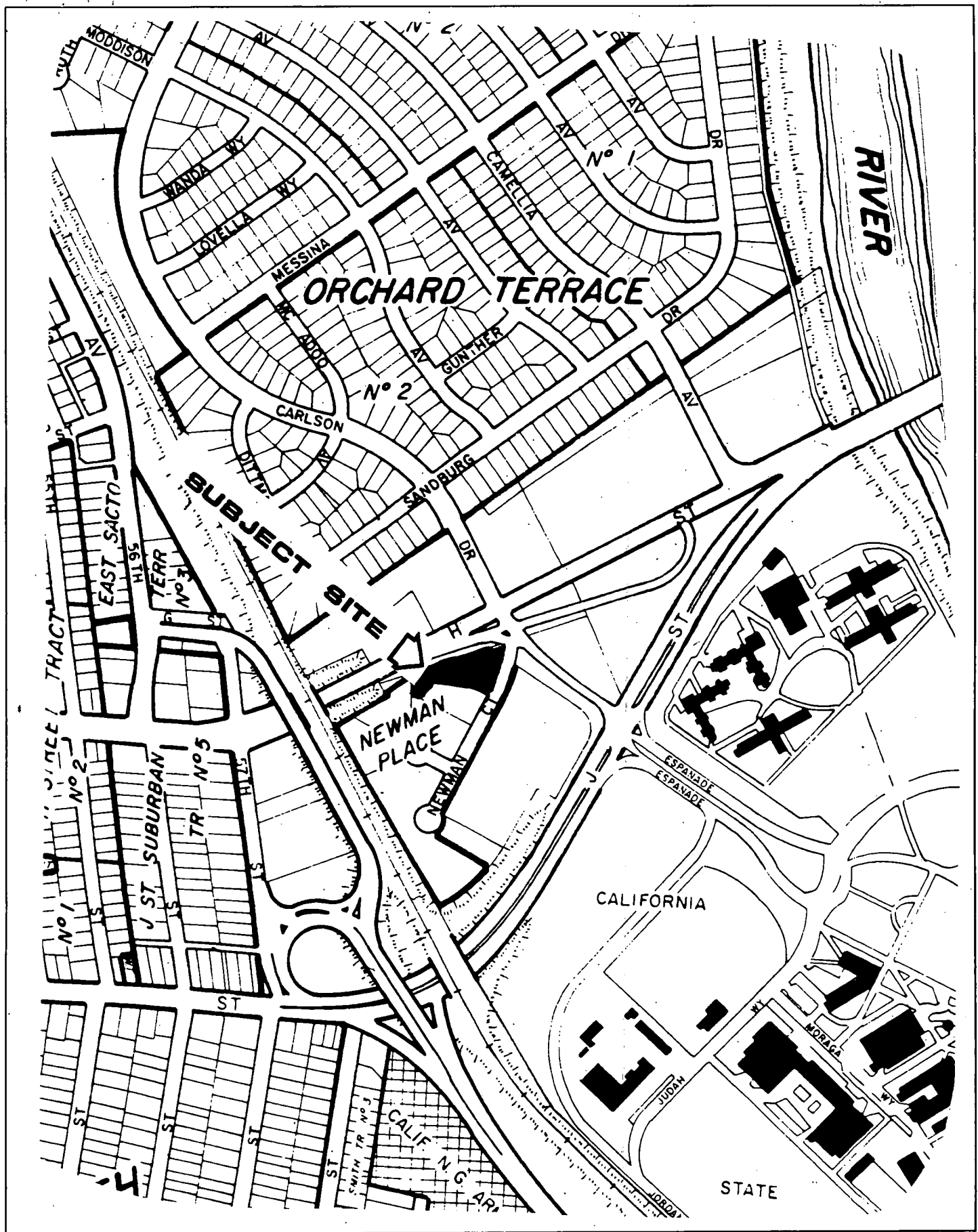


Joy D. Patterson
Zoning Administrator

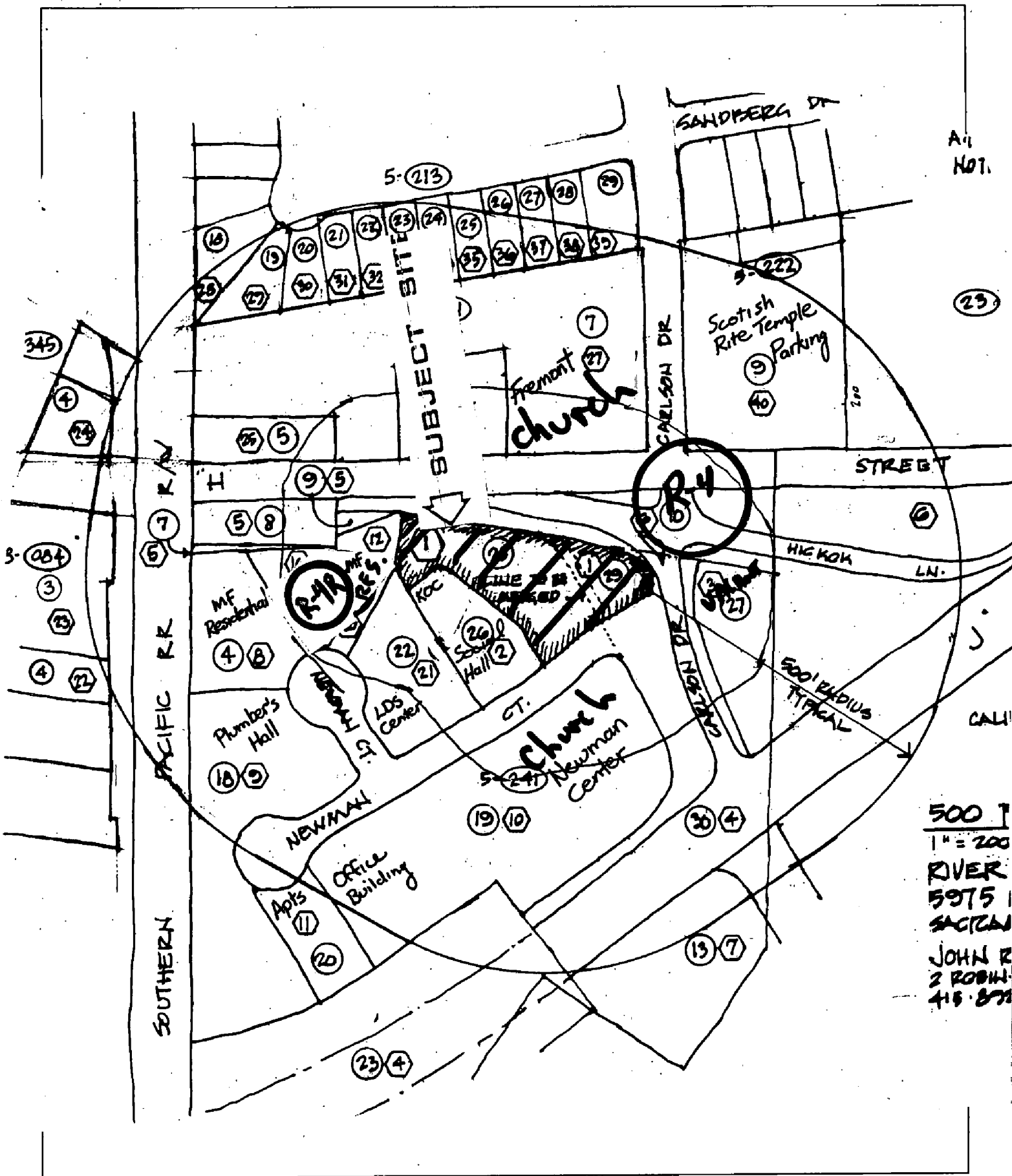
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original) ZA Resolution Book
Applicant Public Works
ZA Log Book



VICINITY MAP



Alt
NOT.

500 FT
1" = 200
RIVER
5975
SACRAM
JOHN R
2 ROBIN
415-877

LAND USE & ZONING MAP

EXHIBIT C

Proposed Site Plan

FRONT PARKING LOT REDEVELOP
IN PARALLEL W/ 1st H.C.
2 COMPACT CARS
SEE TOTAL CAR'S

NEW H.C.
PLANT

Existing 10'
landscape
setback on
parking lot
parcel (new
apartment site)

SITE PLAN w/ PARKING (REVISED)
1" = 20'
28 DEC. 1993

RIVER PARK VISTA APARTMENTS
9375 NEWMAN CT. SEWEMENTS

JOHN F. LUNDY ARCHITECT
2 RAINWOOD DR. NOKATO GA. 31907

Existing 25' landscape
setback for existing
apartment complex

PARKING SUMMARY
 REQUIRED: Existing, adjacent to 30 units @ 1.5/400 sq ft and
 NEW UNITS: 14 @ 1.5/400 = 21 cars
 GUEST (NEW ONLY) @ 1.5/400/100 units @ 1.5/400
 TOTAL REQUIRED: 21 + 21 = 42 COMPACT CARS
 PROVIDED: EXIST. LOT (EXISTING PROPOSED) = 22 cars
 FRONT LOT (PROPOSED) = 22 cars
 TOTAL PROVIDED: 22 + 22 = 44 COMPACT CARS
 RATIO: FRONT LOT = 10 COMPACT; REAR LOT = 20 COMPACT
 GUEST PARKING: 2 COMPACT; TOTAL 10 + 20 + 2 = 32 COMPACT
 20/42 = 48% COMPACT AS ALLOWED

January 4, 1994

EXHIBIT D

DATE: 1/4/94
 DRAWN BY: JRL
 CHECKED BY: JRL

2222
 NOVATO, CA 94945
 888 2722

JOHN R. LUNDY
 ARCHITECT
 14 DAYS @
 8000 PARK VIEW
 94945
 8000 PARK VIEW
 94945

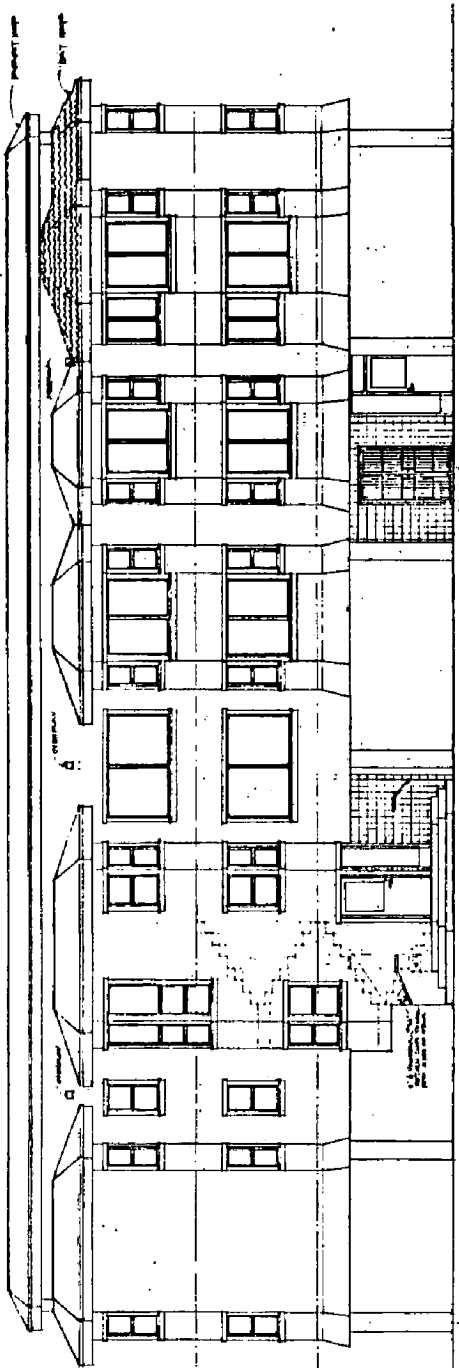
15V APARTMENT BUILDING W/
 14 DAYS @
 8000 PARK VIEW
 94945

South West
 Corner View
 Elevation

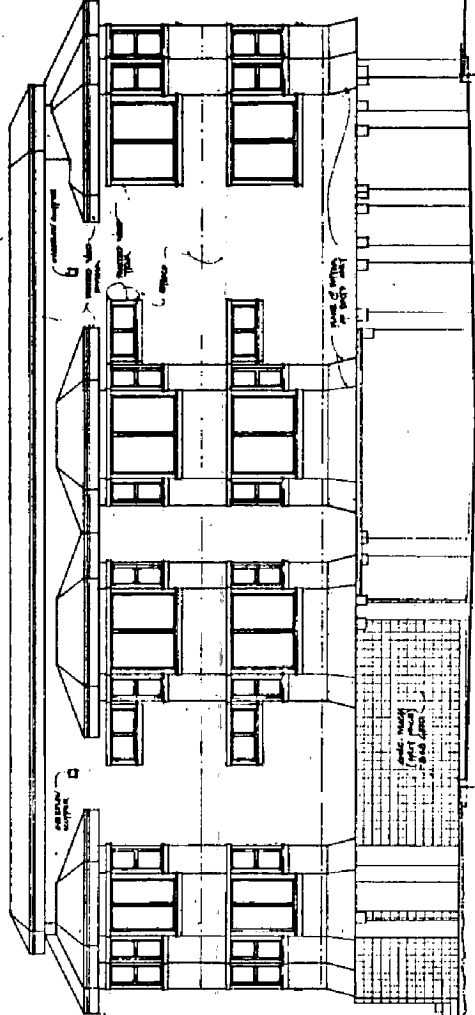
DATE: 1/4/94
 DRAWN BY: JRL
 CHECKED BY: JRL

SHEET
 7
 T. 4. 24. 94

Proposed Elevations



SOUTH WEST ELEVATION
 7/8" = 1'-0"



SOUTH EAST ELEVATION
 7/8" = 1'-0"

792-097

EXHIBIT B

River Park Vista Apartments

14 June 1993

LEGAL DESCRIPTION - *Combined Parcel - Proposed*

All that portion of Lot 1, as shown on the "Plat of Newman Place", recorded February 20, 1956, in Book 43 of Maps, Map No. 26, in the office of the Recorder of Sacramento County, more particularly described as follows:

BEGINNING at the Northwesterly corner of said Lot 1; thence from said point of beginning and along the exterior boundary of said Lot 1, the following six courses; (1) North $86^{\circ} 51' 36''$ East 282.02 feet, (2) along the arc of a curve to the right having a radius of 240.00 feet, said arc being subtended by a chord which bears South $81^{\circ} 14' 04''$ East 99.02 feet, (3) along the arc of a curve to the right having a radius of 36.00 feet, said arc being subtended by a chord which bears South $09^{\circ} 02' 11''$ East 57.40 feet, (4) along the arc of a curve to the left having a radius of 339.00 feet, said arc being subtended by a chord which bears South $38^{\circ} 38' 00''$ West 113.00 feet, (5) along the arc of a curve to the right having a radius of 451.00 feet, said arc being subtended by a chord which bears South $33^{\circ} 25' 28''$ West 57.00 feet, (6) thence, leaving said exterior boundary, North $42^{\circ} 48' 52''$ West 63.80 feet; thence North $52^{\circ} 29' 26''$ West 22.00 feet; thence North $62^{\circ} 50' 19''$ West 136.57 feet; thence North $71^{\circ} 04' 34''$ West 16.59 feet; thence South $38^{\circ} 22' 21''$ West 77.99 feet to a point on the Southwesterly boundary of said Lot 1; thence along the exterior boundary of said Lot 1 the following two courses; (1) North $44^{\circ} 23' 00''$ West 43.00 feet to the corner common to Lots 1, 2 and 3 of said Newman Place and (2) North $06^{\circ} 04' 00''$ West 93.38 feet to the point of beginning.

793 097

