

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 28, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-079). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property line between two developed parcels totaling 7.5± acres in the Heavy Industrial (M-2S) zone.

Location: 3120 Ramona Ave (D6, Area 3)

Assessor's Parcel Number: 079-0281-002, and -0003

Applicant: John German
German Engineering
3000 Franklin Blvd.
Sacramento, CA 95818

Property Owners: Geremia Companies
1327 65th St.
Sacramento, CA 95818

Project Planner: Donna Decker

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Vacant
Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:
North: M-2S; Light Industrial
South: M-2S; Vacant Recreational
East: M-2S; Public, State Use, Exempt
West: M-2S; Public, SBE Property

Property Dimensions: 544 feet x 600 feet
Property Area: 7.5± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibits A1-A2

Legal Description: Exhibits B-1 and B-2

Previous Files: None

Additional Information The applicant proposes to relocate the common property lines between two parcels in to provide an additional 110 feet to the north parcel. The additional square footage provides the north parcel with parking and hose bibs. The lot line adjustment does not impact required parking for either site, however, the relocation of the proposed property line cuts through an existing driveway location delineated on Exhibit A-1. The offsite improvements will need to be modified in order to comply with the City Code. Both parcels are partially developed with office/warehouse structures.

The project was noticed and staff received no calls.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions. Additional comments received concern the existing location of the driveway located at the proposed lot line location. Since the proposed line cuts through the existing driveway, the owner will need to provide a solution to the condition by:

1. Provide a reciprocal agreement of ingress/egress if the driveway is to be shared, or;
2. Relocate the existing driveway ten feet away from the proposed property line, or;
3. Relocate the proposed property line to ten feet away from the existing driveway, or;
4. Remove the existing driveway.

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 15305(a).

Conditions of Approval:

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.
2. **Advisory Note:** Provide a permanent solution to the location of the existing driveway to conform to the City Code.

Utilities

3. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or the following note shall be placed on the Certificate of Compliance: "Note: A private reciprocal drainage easement must be recorded prior to the initial sale of either parcel."
4. Only one domestic water service will be allowed per parcel. Any new domestic water service will be metered. Any excess domestic water service shall be abandoned to the satisfaction of the Department of Utilities, Customer Services (264-5371). 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.
5. **Advisory Note:** The proposed development is located within Sacramento County Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designate the site for Heavy Commercial or Warehouse.
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment 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.

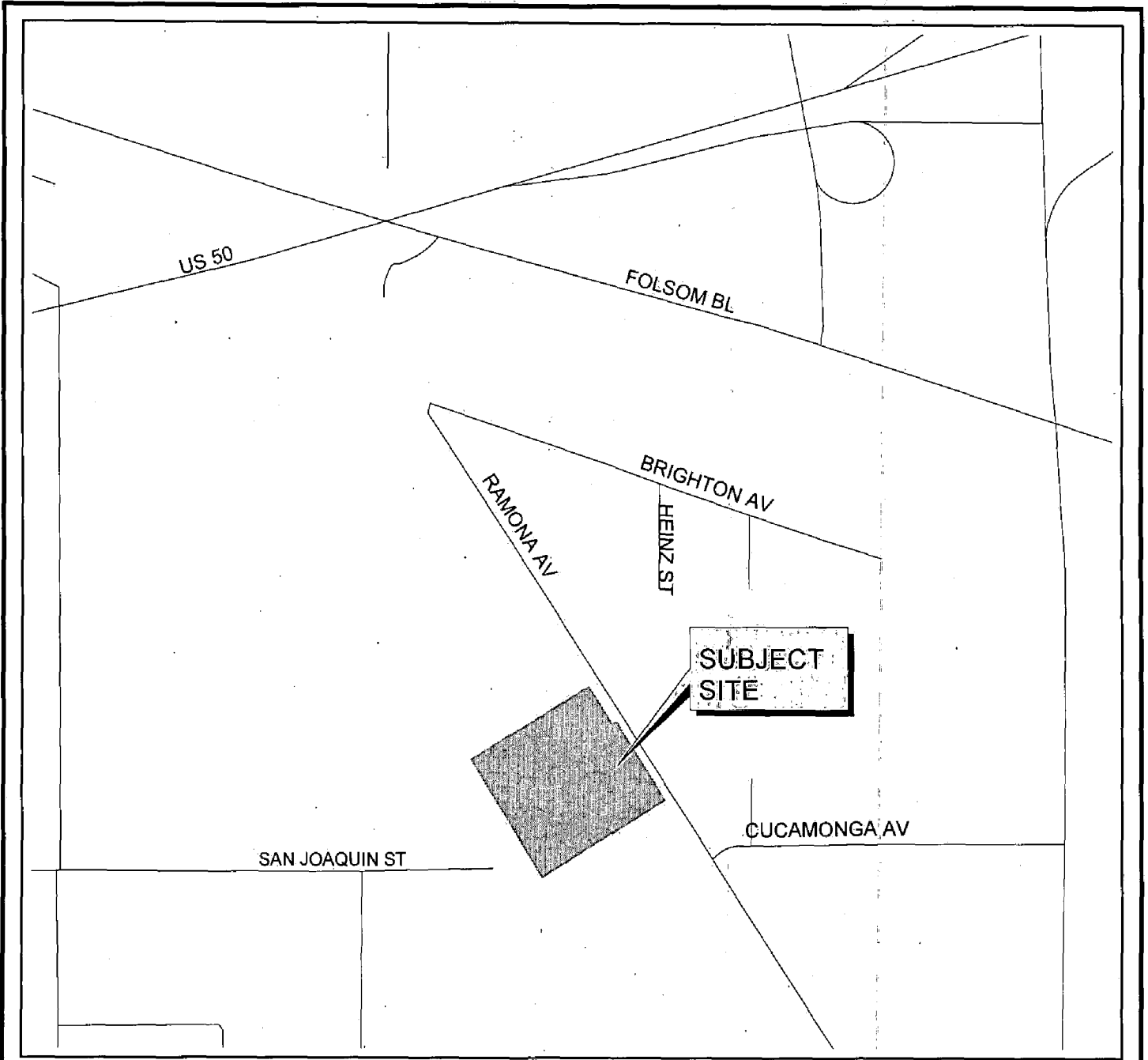


Joy D. Patterson
Zoning Administrator

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.

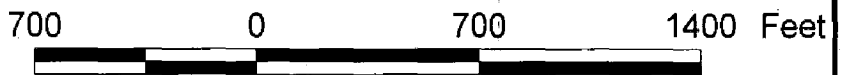
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

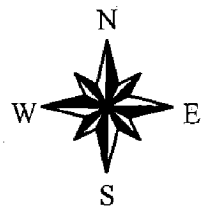


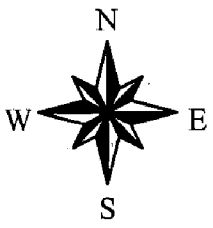
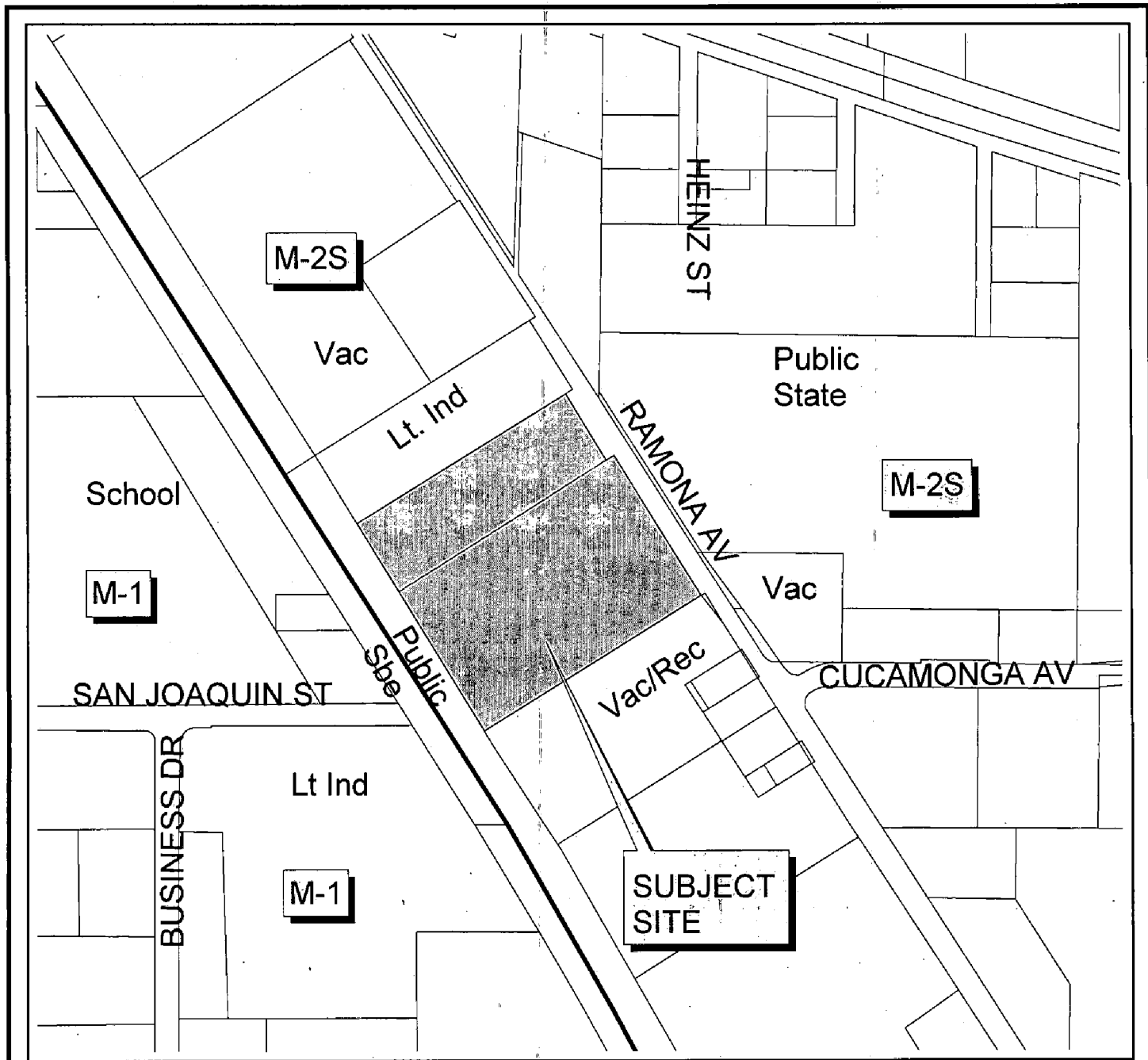
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





LAND USE AND ZONING

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