

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, November 3, 1999, the Zoning Administrator approved with conditions a parcel merger (File Z99-128). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Parcel Merger** to merge two parcels into one parcel totaling 0.22± vacant acres in the Heavy Industrial (M-2) zone.

Location: 7942 and 7946 Butte Avenue (D6, Area 3)

Assessor's Parcel Number: 061-0053-007, 008

Applicant: Bill Zellars  
P.O. Box 60141  
Sacramento, CA 95860

Property Owner: Same as owner

Project Planner: Sandra Yope

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

**Surrounding Land Use and Zoning:**

North: M-2; Vacant  
South: M-2; Industrial and Single Family Residence  
East: M-2; Single Family Residence, Vacant and Industrial  
West: M-2; Vacant

Property Dimensions: 90 feet x 110 feet  
Property Area: 0.22± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibits A and B

Legal Description: None provided

Additional Information The applicant proposes to remove the common property line between two parcels to create a large single parcel for future development. All parcels are vacant. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

**NOTE:** Although there is an existing concrete pad, the applicant must meet all Zoning Ordinance and Building Code requirements with any future development.

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.

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).

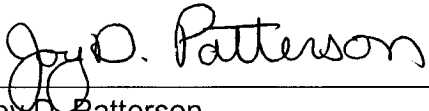
Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. Advisory Note: The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:
  - \* All new residential and commercial 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.
  - \* Commercial projects will have the option of flood proofing in lieu of the elevation requirements. (Public Works)
5. Only one domestic water service will be allowed per parcel. Any new domestic water service will be metered. Any excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities prior to issuance of a building permit. (Utilities)
6. The proposed development is located within Sacramento County Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions prior to issuance of building permit. (Utilities)

7. **Special Note:** The Army Corps of Engineers is currently considering reducing the estimated 100-year flows on the American River. If the estimated flows are reduced, 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. (Utilities)

Findings of Fact:

1. The parcel merger is consistent with the General Plan which designates the site for Heavy Commercial or Warehouse.
2. All existing streets and/or utility easements of record are reserved.
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
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.



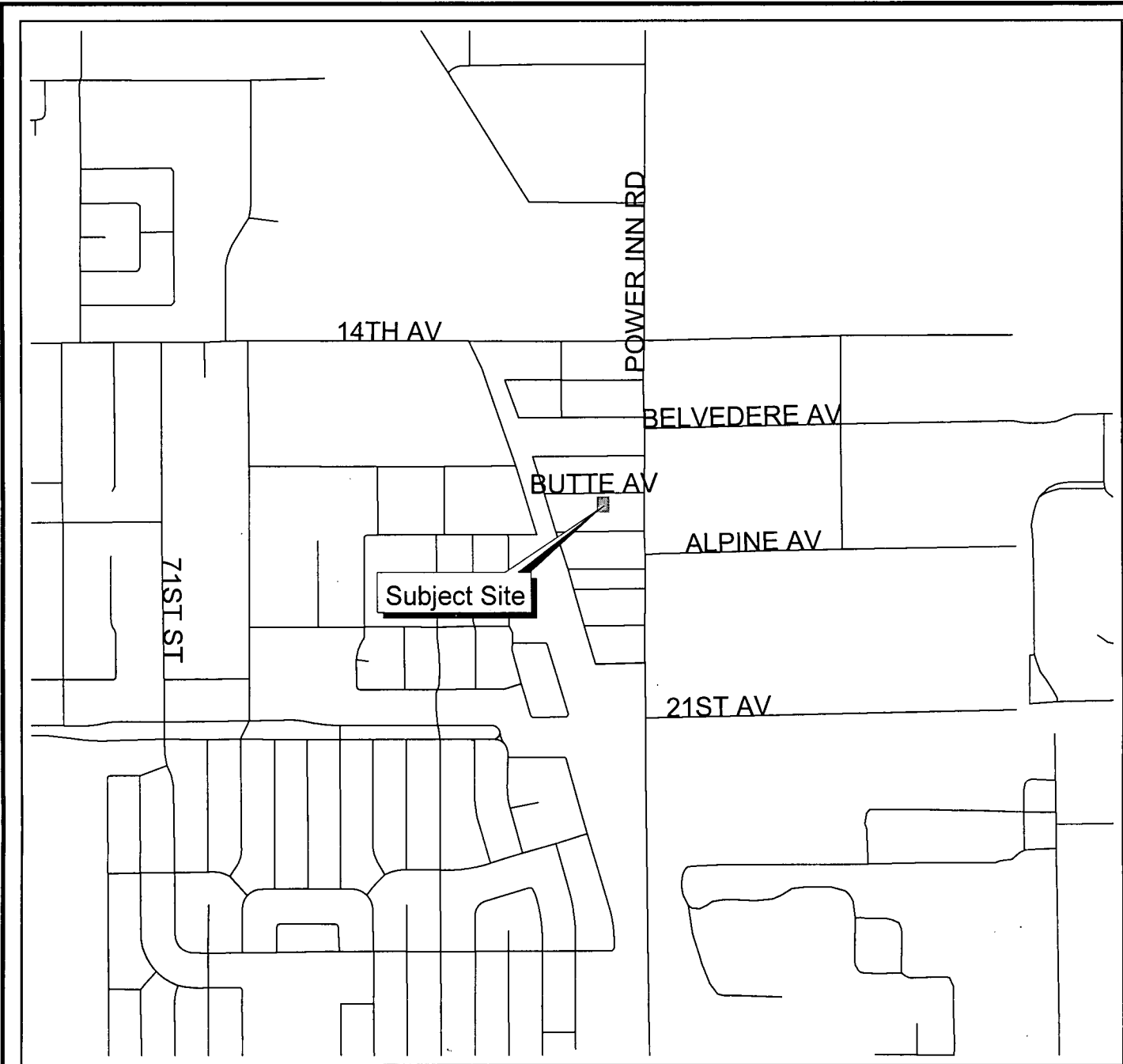

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Joy D. Patterson  
Zoning Administrator

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.

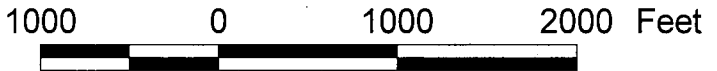
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

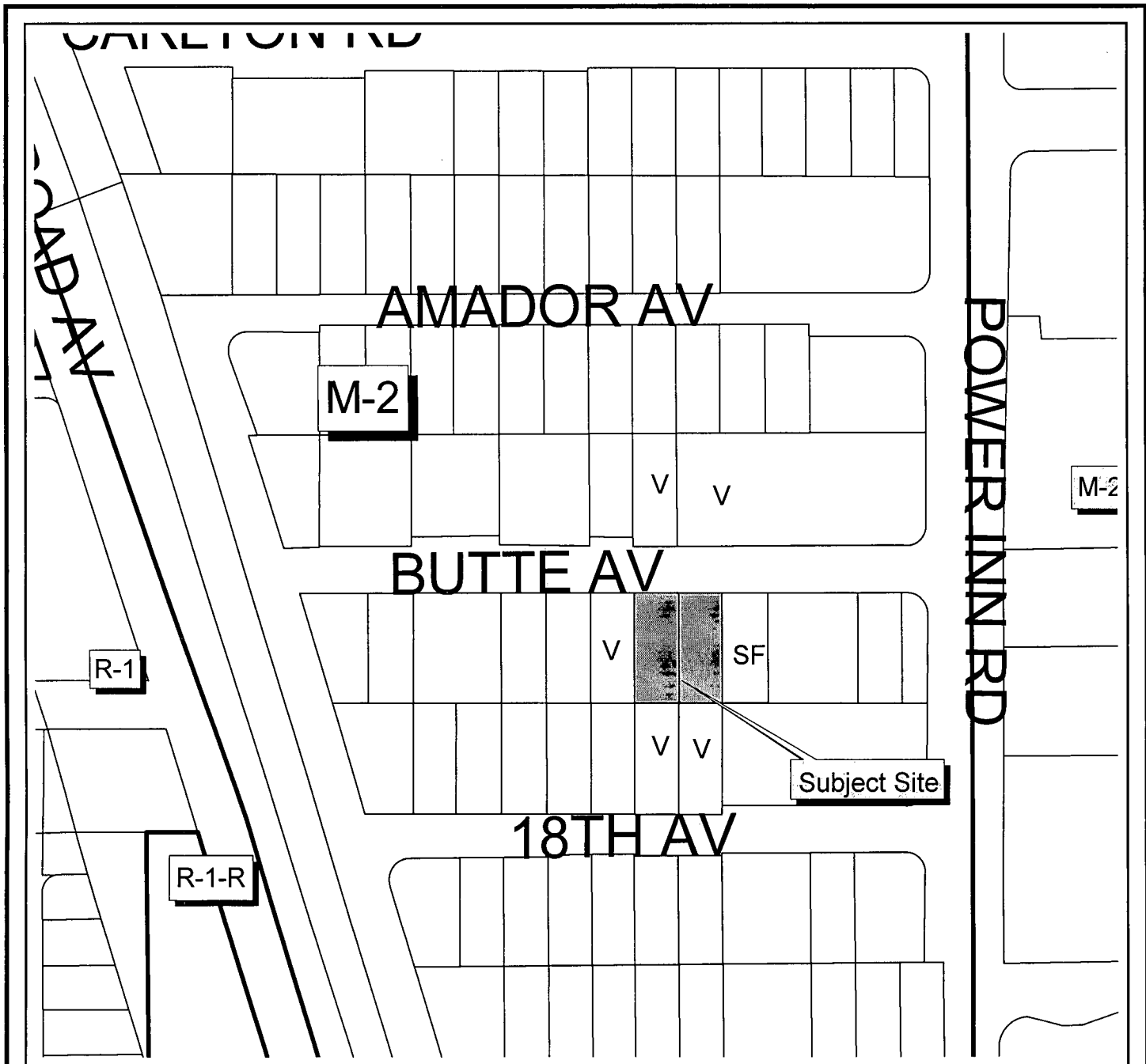
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System



# VICINITY MAP





Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING

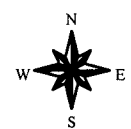
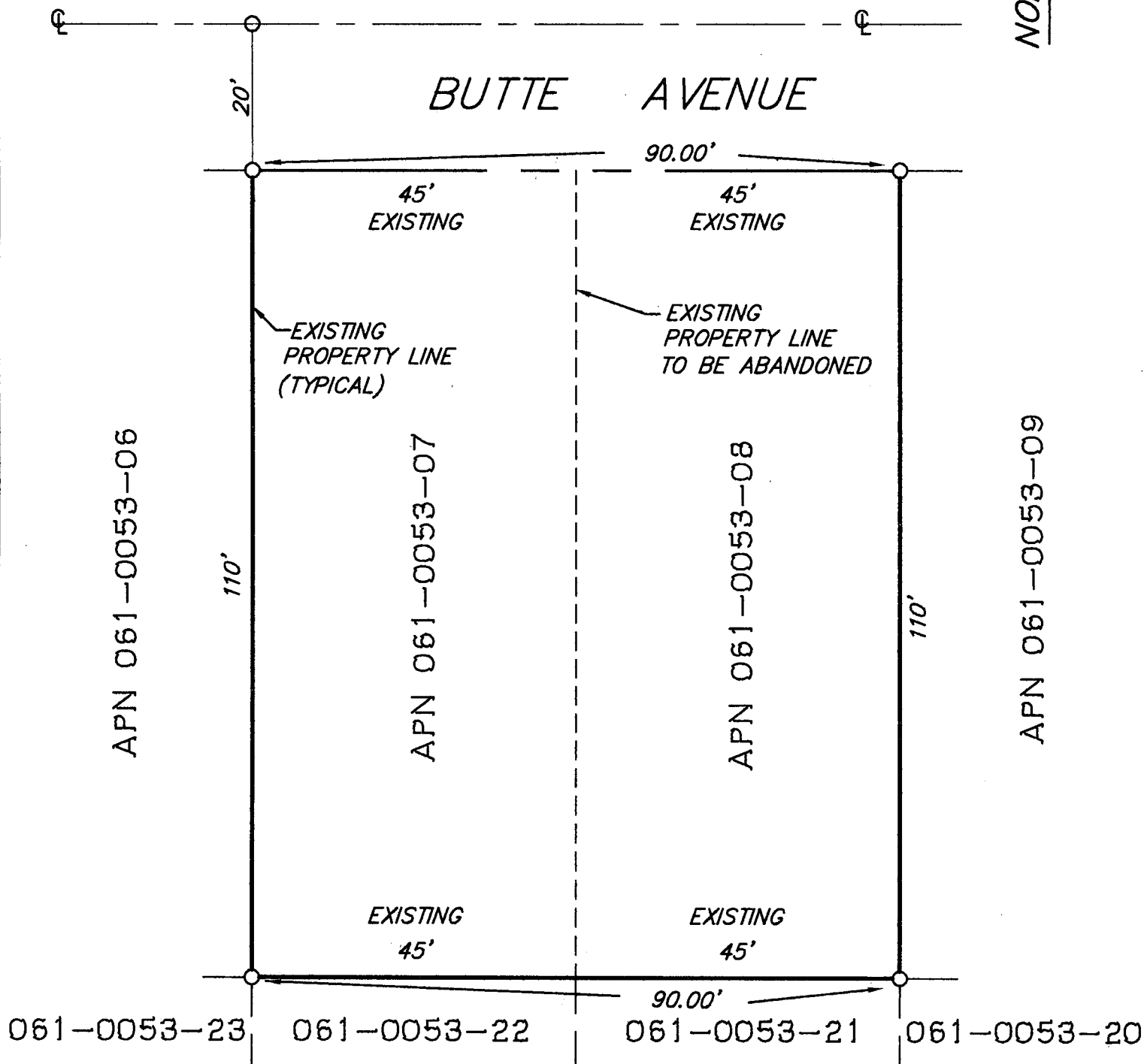
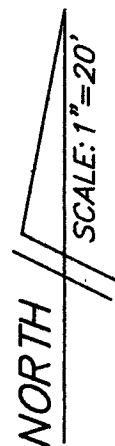
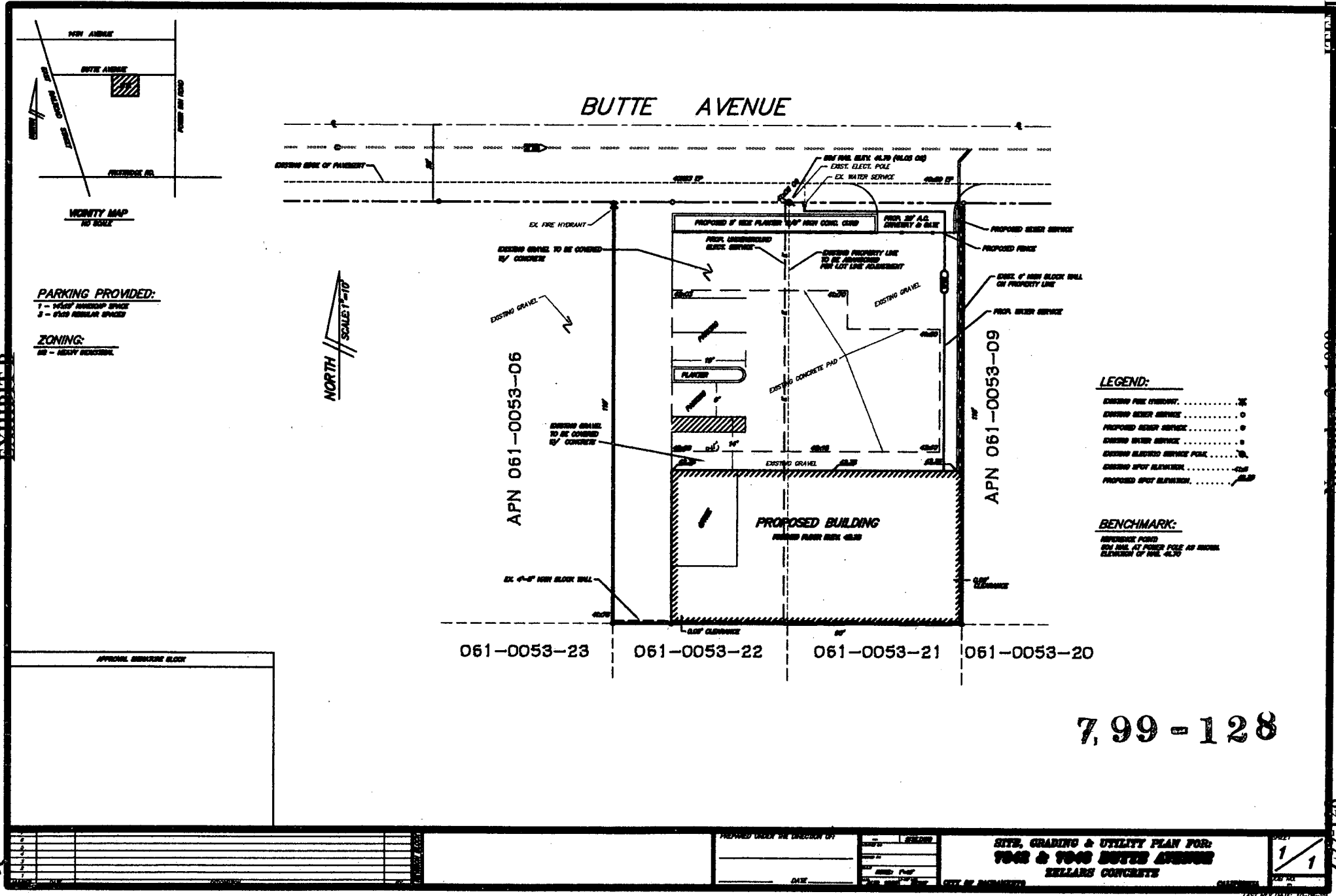


EXHIBIT A

PLAT FOR:  
**LOT MERGER / LOT LINE ADJUSTMENT**  
APNS 061-0053-07 & 08



Sheet Drawn  
 O.K. By Danny Lee Utility Dept. No users & gutter



**PARKING PROVIDED:**  
 1 - 1/2" x 8" PARKING SPACES  
 3 - 6' x 8' REGULAR SPACES

**ZONING:**  
 MS - MEDIUM DENSITY

NORTH  
 SCALE 1" = 10'

**LEGEND:**

- EXISTING FIRE HYDRANT .....
- EXISTING SEWER SERVICE .....
- PROPOSED SEWER SERVICE .....
- EXISTING WATER SERVICE .....
- EXISTING ELECTRIC SERVICE POLE .....
- EXISTING SPOT ELEVATION .....
- PROPOSED SPOT ELEVATION .....

**BENCHMARK:**  
 REFERENCE POINT  
 6" x 6" x 4" POWER POLE AT CORNER  
 ELEVATION OF 41.20

7,99 - 128

APPROVAL SIGNATURE BLOCK

PREPARED UNDER THE DIRECTION OF: _____ DATE: _____	SHEET NO. 1 OF 1	<b>SITE, GRADING &amp; UTILITY PLAN FOR:          7048 &amp; 7049 BUTTE AVENUE          KELLARS CONCRETE</b>	CITY OF SACRAMENTO LAST REV DATE: 10-08-89
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NOVEMBER 9, 1989