

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 21, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-082). 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 lines between eight parcels to create two parcels totaling 12.06± vacant acres in the in the Heavy Industrial (M-2S) zone.

Location: South of Unsworth Avenue, bounded by Outfall Circle (D6, Area 3)

Assessor's Parcel Number: 062-120-004, 005, 006, 007, 008, 009, 010, 011

Applicant: Morton & Pitalo Inc. (Ron Bowman)
1788 Tribute Road #200
Sacramento, CA 95815

Property Owners: Buzz Oates Enterprises
8615 Elder Creek Road
Sacramento, CA 95828

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento

Community Plan Designation: Industrial

Existing Land Use of Site: Vacant

Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:

North: M-2S; Vacant
South: M-2S; Vacant
East: M-2S; Vacant and Industrial
West: M-2S; Vacant

Property Dimensions: 600 feet x 880 feet

Property Area: 12.06± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A
Legal Description: Exhibits B-1 and B-2
Previous Files: P9540

Additional Information The applicant proposes to relocate the common property lines between eight parcels in order to create two parcels. The applicant proposes to reconfigure the parcels for future development. All parcels are vacant. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

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.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Only one domestic water service per parcel is allowed. Any 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.
5. 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.
6. **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 and South Sacramento Community Plan which designate the site for Heavy Commercial or Warehouse and Industrial respectively.
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.

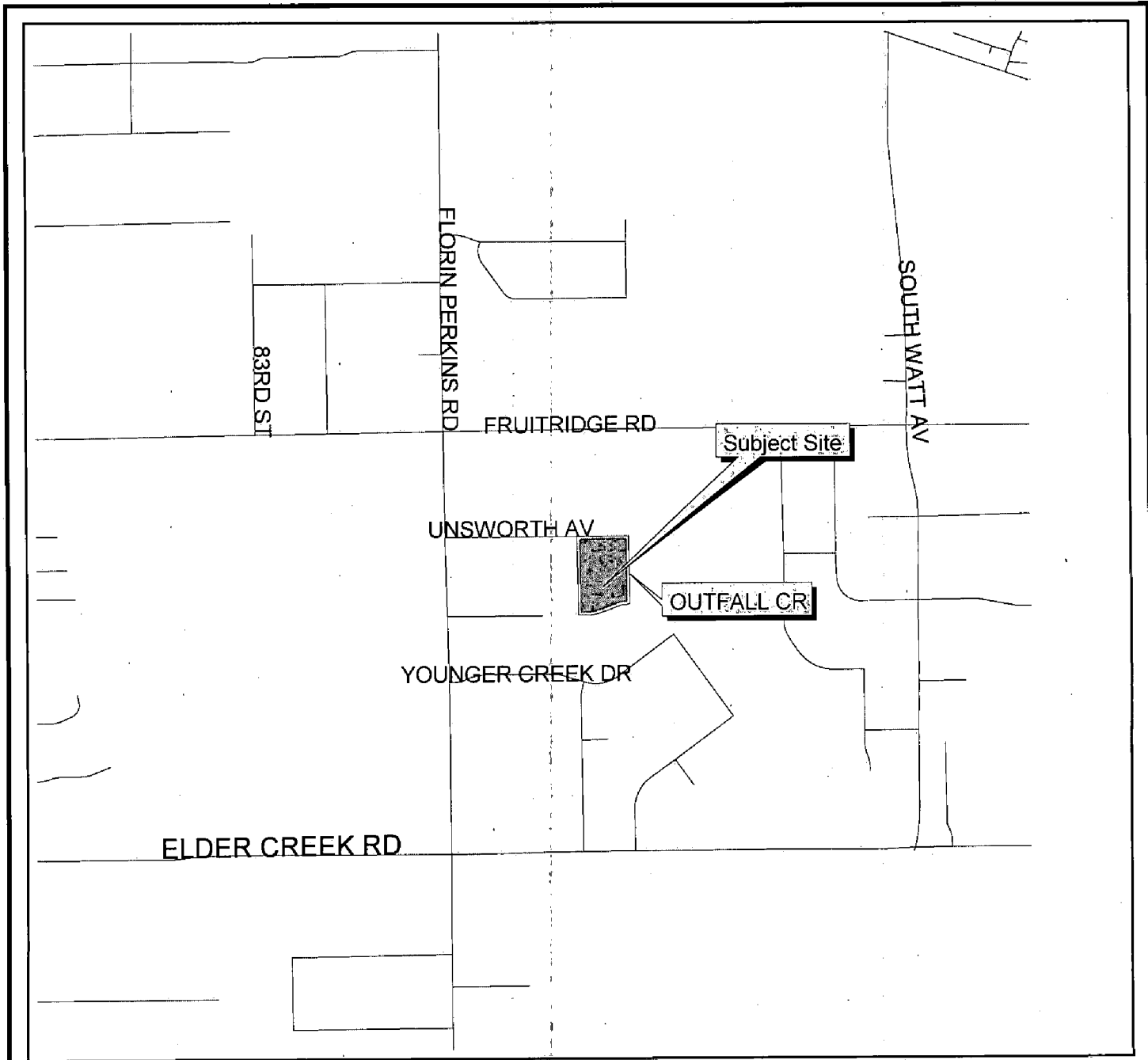
Joy D. Patterson

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.

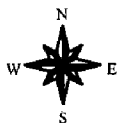
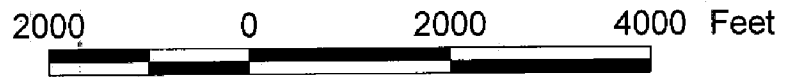
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

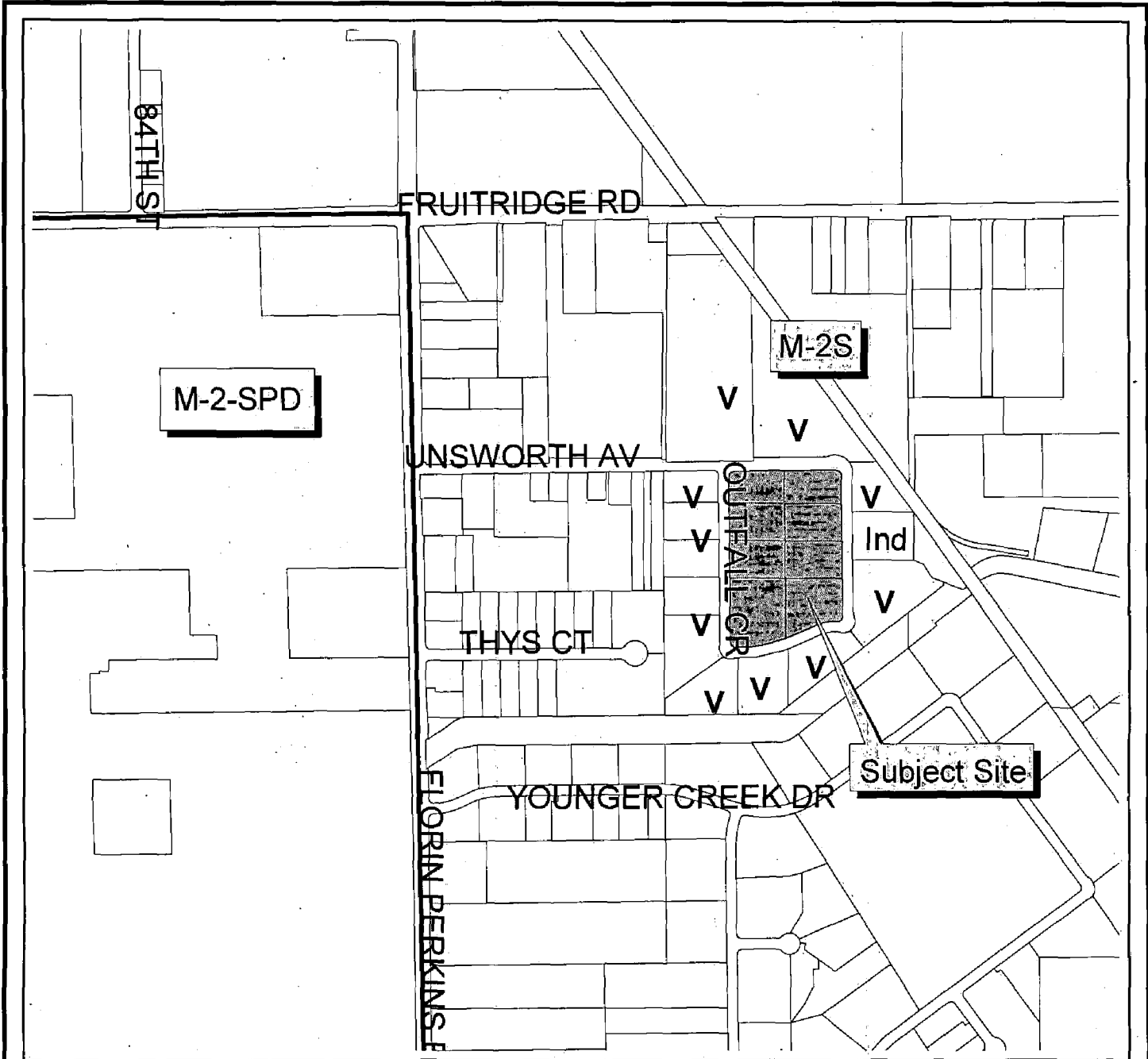


Neighborhoods, Planning
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VICINITY MAP



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LAND USE AND ZONING



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