

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 5, 2002, the Zoning Administrator approved with conditions a lot line adjustment (File Z02-138). 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 parcels on 0.3± developed acres in the General Commercial (C-2) zone.

Location: 2415 and 2421 27th Street (D4, Area 2)

Assessor's Parcel Number: 010-0241-020, 021

Applicant: Yamashita Engineering (Contact: Rob Kiriu)
2724 Madrone Drive
Lodi, CA 95242

Property Owner: Scott Cable
3570 Buena Vista Drive
Sacramento, CA 95864

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Commercial

Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Office

South: C-2; Commercial

East: C-2; Commercial

West: C-2; Residential

Property Dimensions: 80 feet x 160 feet

Property Area: 0.3± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: None

Additional Information: The applicant proposes to relocate the common property line between two parcels in order to relocate the property line to accommodate a future sale of property and to allow two separate buildings to be on separate parcels with parking. Currently, the north parcel has two buildings and the south parcel is a parking lot for the buildings. The proposed lot line adjustment will give one building all the parking; however, neither building has parking on-site in the present configuration. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received one call requesting additional information.

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. Drainage across parcel lines is not allowed. A private reciprocal drainage easement shall be conveyed prior to the initial sale or other conveyance of either parcel, if surface water drains across proposed property line. The applicant shall enter into and record an Agreement of Easement with the City stating that a private drainage easement shall be conveyed between parcels, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following shall be placed on the certificate of compliance:

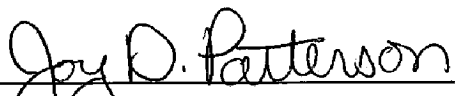
THE PARCELS SHOWN ON EXHIBIT "B" SHALL BE DEVELOPED IN ACCORDANCE WITH

RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS #
(BOOK ___ PG ___) (Contact Glen Marshall at 264-1427)

6. Provide separate domestic water services to each parcel. Any new services shall be metered. (Utilities)
7. **Advisory Note:** The proposed project is located in the 100-year flood plain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps(FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof. (Utilities)

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the Central City Community Plan which designate the site as Community/Neighborhood Commercial & Offices and General Commercial 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.

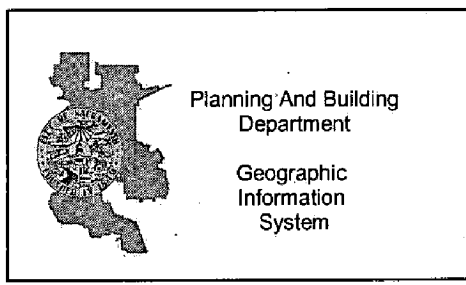
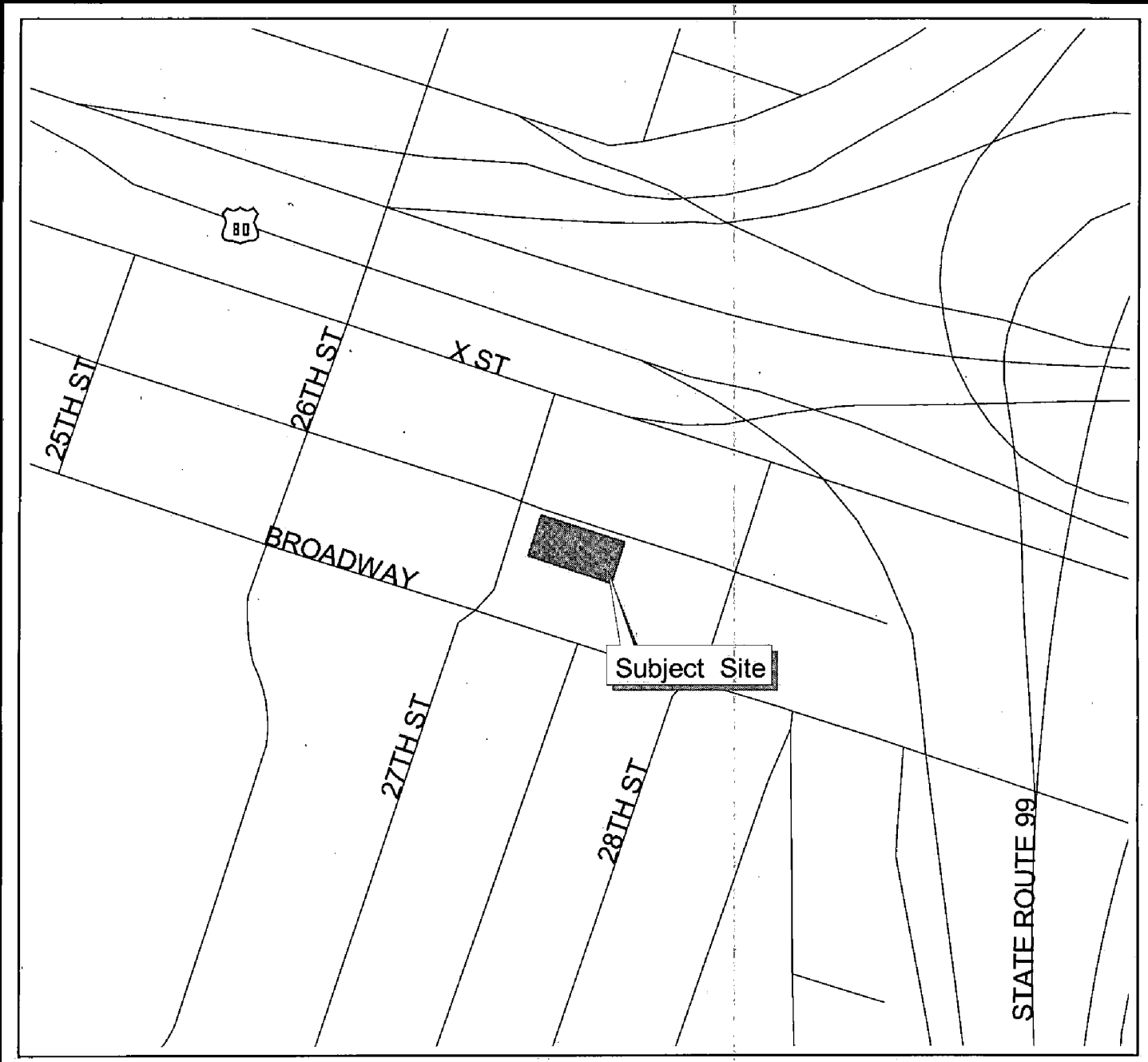


Joy D. Patterson
Zoning Administrator

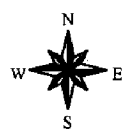
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

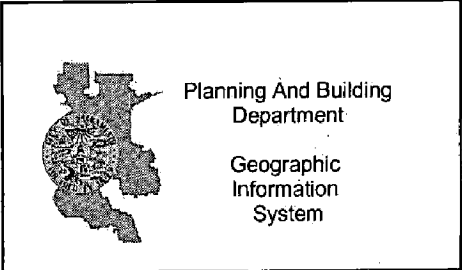
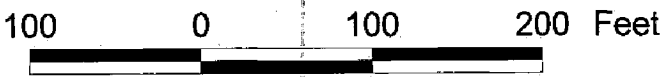
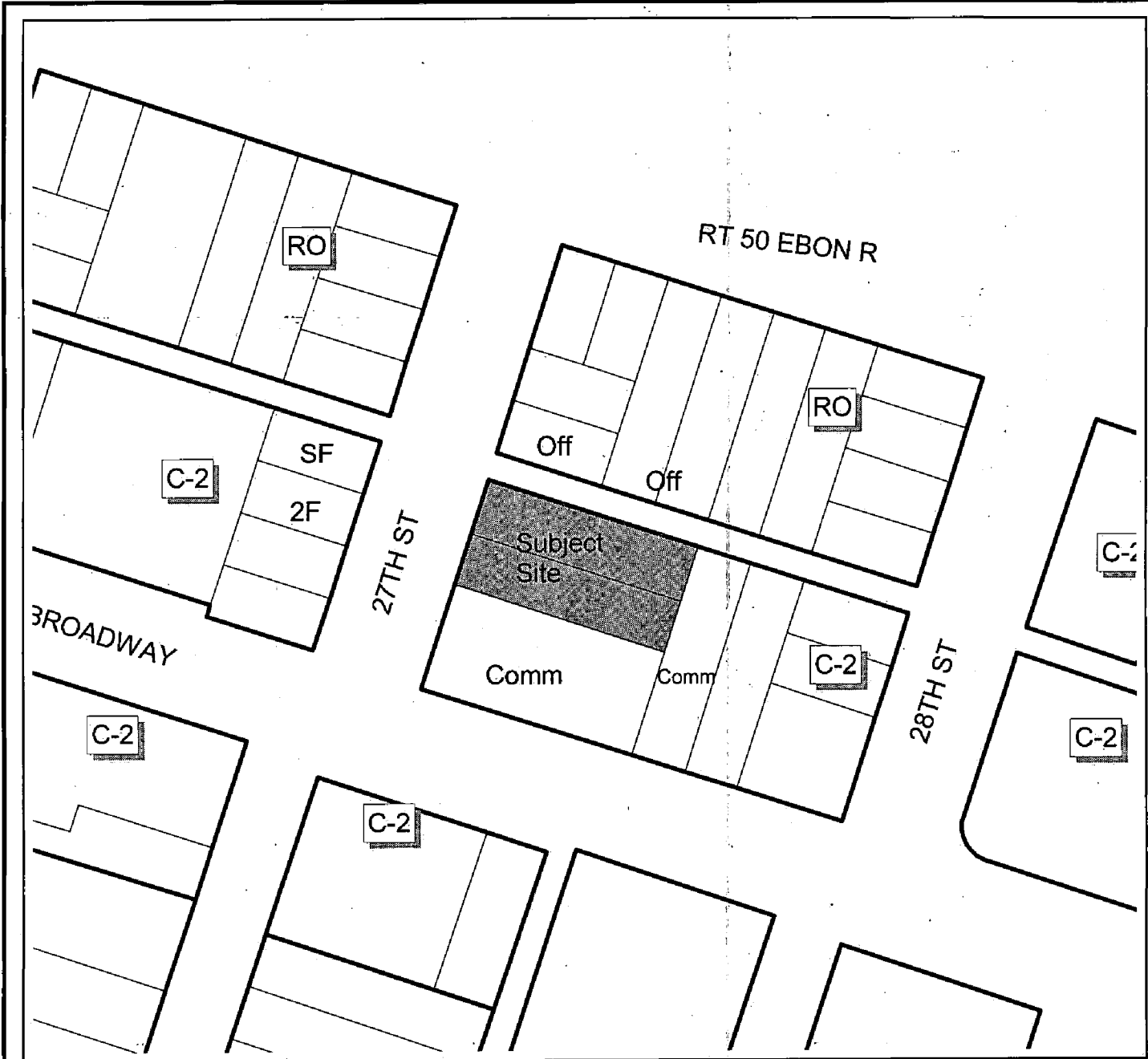
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



VICINITY MAP





LAND USE AND ZONING



Z02-138

September 5, 2002

APN'S: 010-0241-020-0000 & 010-0241-021-0000 REFERENCES: BOOK 6 OF MAPS, PAGE 33, S.C.R.

PROJECT DESCRIPTION: TO RECONFIGURE TWO EXISTING LOTS (5017 & 5018) OF EQUAL SIZE (0.15 ACRES) INTO TWO PARCELS (PARCEL 1 & PARCEL 2) OF VARIED SIZE (0.08 & 0.22 ACRES RESPECTIVELY) AS SHOWN ON THIS EXHIBIT "B" AND AS DESCRIBED IN EXHIBIT "A".

NOTES: 1) PARCEL 2 SHALL CONFORM TO THE CITY'S 20 FEET MINIMUM CLEARANCE BETWEEN NON-FIRE RATED STRUCTURES BY NOT BUILDING WITHIN THE RESTRICTED AREA AS LONG AS THE STRUCTURE ON PARCEL 1 REMAINS TO BE NON-FIRE RATED.

LOT LINE ADJUSTMENT

BEING LOTS 5017 & 5018 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF LAS PALMAS TRACT", FILED FOR RECORD IN BOOK 6 OF MAPS, PAGE 33, SACRAMENTO COUNTY RECORDS, CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, JULY, 2002 SCALE 1"=20'

ENGINEER: YAMASHITA CIVIL ENGINEERING
2724 MADRONE DRIVE, LODI, CA. 95242

OWNER: SCOTT AND MICHELE CABLE,
HUSBAND AND WIFE

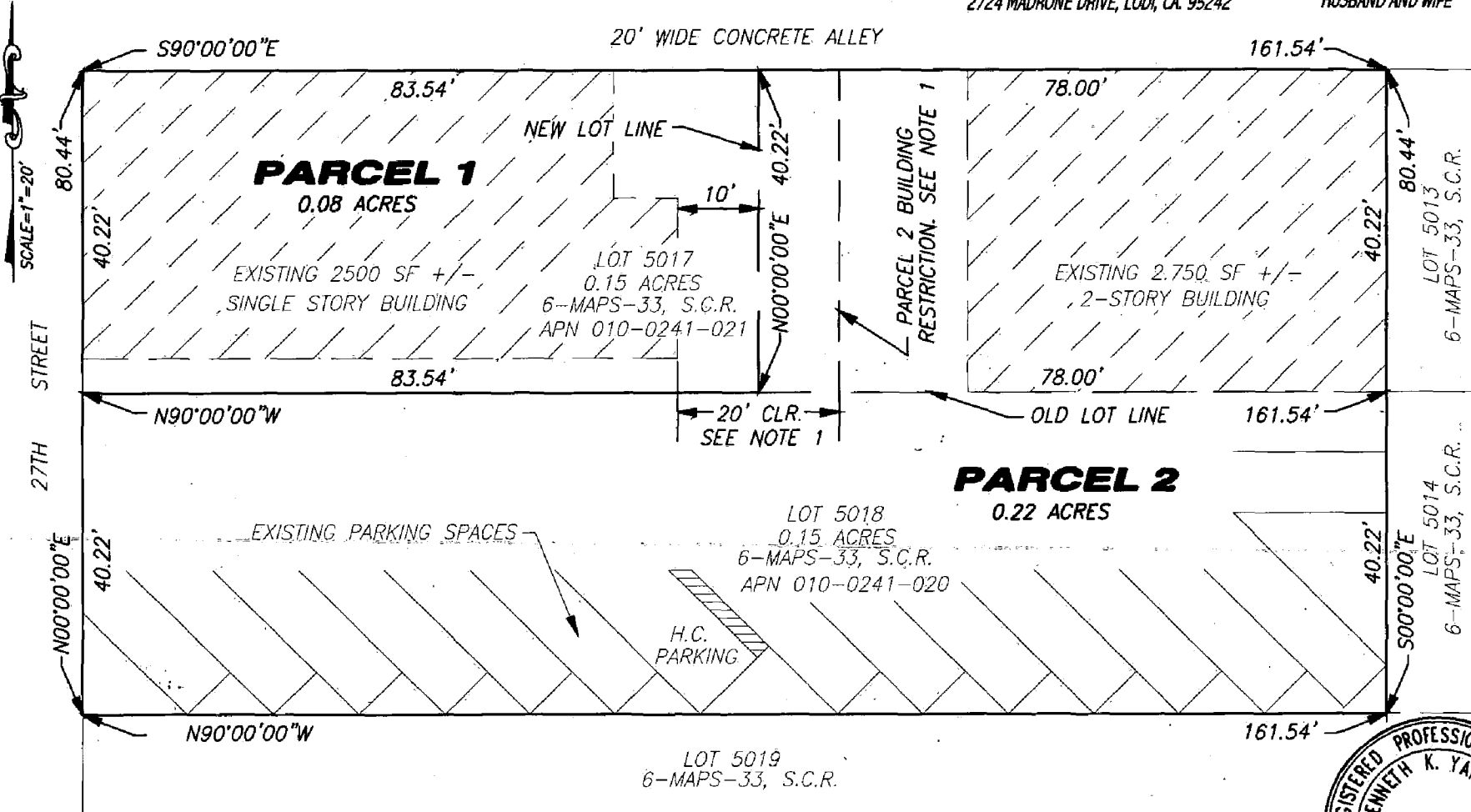


EXHIBIT A

Yamashita
Civil Engineering

2724 MADRONE DRIVE · LODI · 95242
209-334-2357 · FAX: 209-334-2032 · E-Mail: mail@yamashitaeng.com

EXHIBIT "B"
LOT LINE ADJUSTMENT
SACRAMENTO, CA.

BY: RSK
DATE: 06/02
SHEET: 1 of 1
FILE: 02-025



ITEM 3

EXHIBIT B

**DESCRIPTION
LOT LINE ADJUSTMENT**

PARCEL 1

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 5017 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF LAS PALMAS TRACT" FILED FOR RECORD IN BOOK 6 OF MAPS, PAGE 33, SACRAMENTO COUNTY RECORDS (S.C.R.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5017, ALSO BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF 27TH STREET AND A 20 FOOT WIDE CONCRETE ALLEY AS SHOWN ON SAID PLAT; THENCE, NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT, 83.54 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°00'00" EAST, 40.22 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT; THENCE, SOUTH 90°00'00" WEST, ALONG SAID SOUTH LINE, 83.54 FEET TO THE EAST RIGHT-OF-WAY OF SAID 27TH STREET; THENCE, NORTH 00°00'00" WEST ALONG SAID EAST RIGHT-OF-WAY, 40.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.08 ACRES MORE OR LESS.

PARCEL 2

ALL THAT REAL PROPERTY SITUATE IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING LOT 5018 AND A PORTION OF LOT 5017 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF LAS PALMAS TRACT" FILED FOR RECORD IN BOOK 6 OF MAPS, PAGE 33, SACRAMENTO COUNTY RECORDS (S.C.R.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5018 AND 5017 AS SHOWN ON SAID PLAT, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AREA:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5017, ALSO BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF 27TH STREET AND A 20 FOOT WIDE CONCRETE ALLEY AS SHOWN ON SAID PLAT; THENCE, NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT, 83.54 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°00'00" EAST, 40.22 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT; THENCE, SOUTH 90°00'00" WEST, ALONG SAID SOUTH LINE, 83.54 FEET TO THE EAST RIGHT-OF-WAY OF SAID 27TH STREET; THENCE, NORTH 00°00'00" WEST ALONG SAID EAST RIGHT-OF-WAY, 40.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 0.22 ACRES MORE OR LESS.

KENNETH K. YAMASHITA, P.E.