

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 1, 1998, the Zoning Administrator approved a parcel merger (File Z98-027) by adopting the attached resolution (ZA98-015).

Project Information

Request: Zoning Administrator Parcel Merger to merge three parcels into one parcel totaling 0.45± vacant acres in the Special Planning District zone.

Location: Southeast Corner of Northgate Boulevard and Columbus Avenue (D1, Area 4)

Assessor's Parcel Number: 274-0173-001, 002, 003

Applicant: City of Sacramento-Public Works (Anwar Ali)
1231 I Street, Ste. 200
Sacramento, CA 95814

Property Owner: Harold M. and Martha Rose
3753 Becerra Way
Sacramento, CA 95821

General Plan Designation: Parks, Recreation, Open Space
South Natomas
Community Plan Designation: Low Density Residential (4-8 du/na)
Existing Land Use of Site: Vacant
Existing Zoning of Site: Special Planning District (SPD)

Surrounding Land Use and Zoning:

North: SPD and R-1; Industrial and Single Family Residential
South: ARP-F; Levee
East: SPD; Single Family Residential
West: C-2 (PC); Vacant

Property Dimensions: Irregular
Property Area: 0.45± 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 merge the common property lines between three parcels in order for future right-of-way for the Arden Garden connector. The parcels are vacant. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

Agency Comments

The proposed project has been reviewed by the City Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger 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)}.

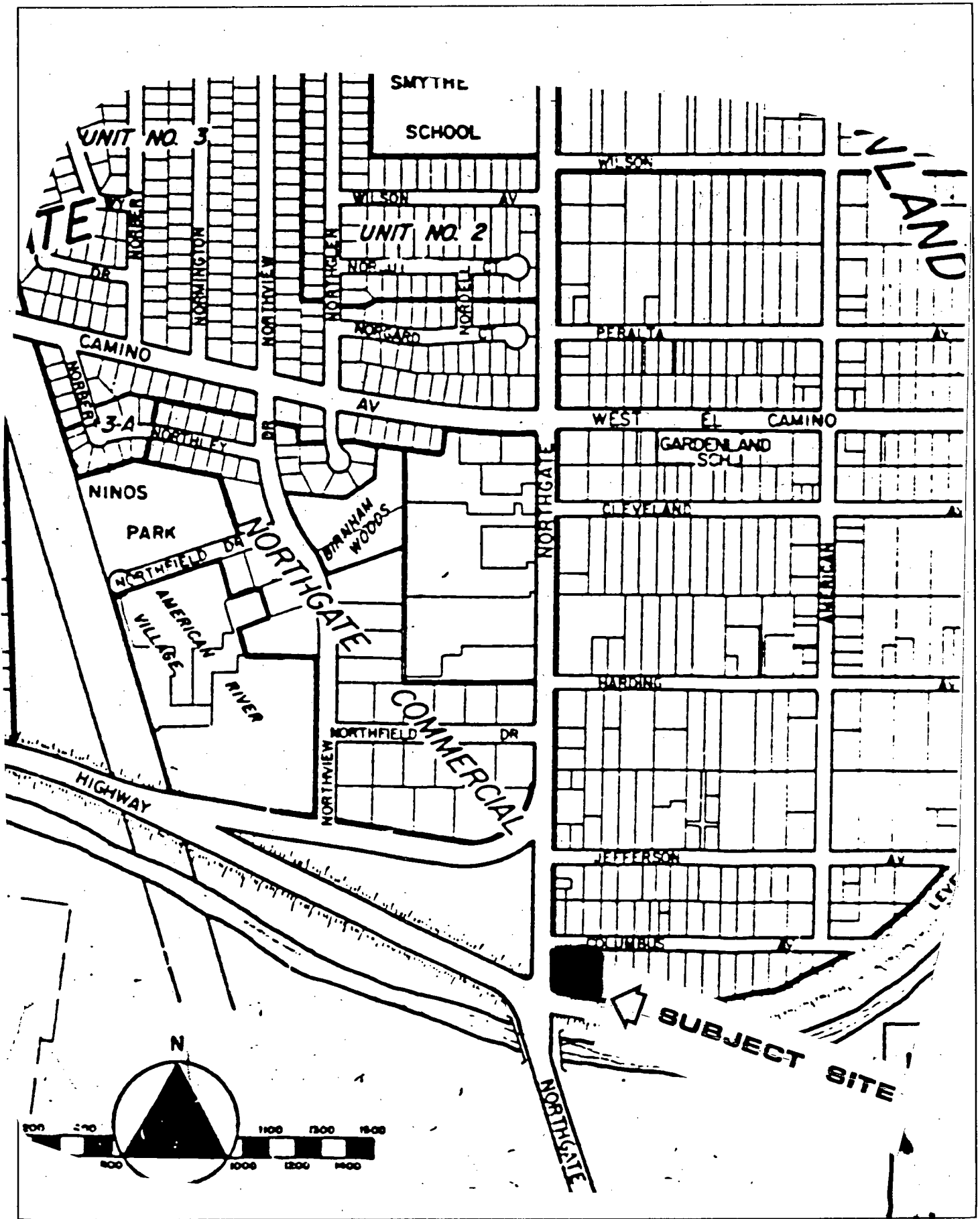


Joy Patterson
Zoning Administrator

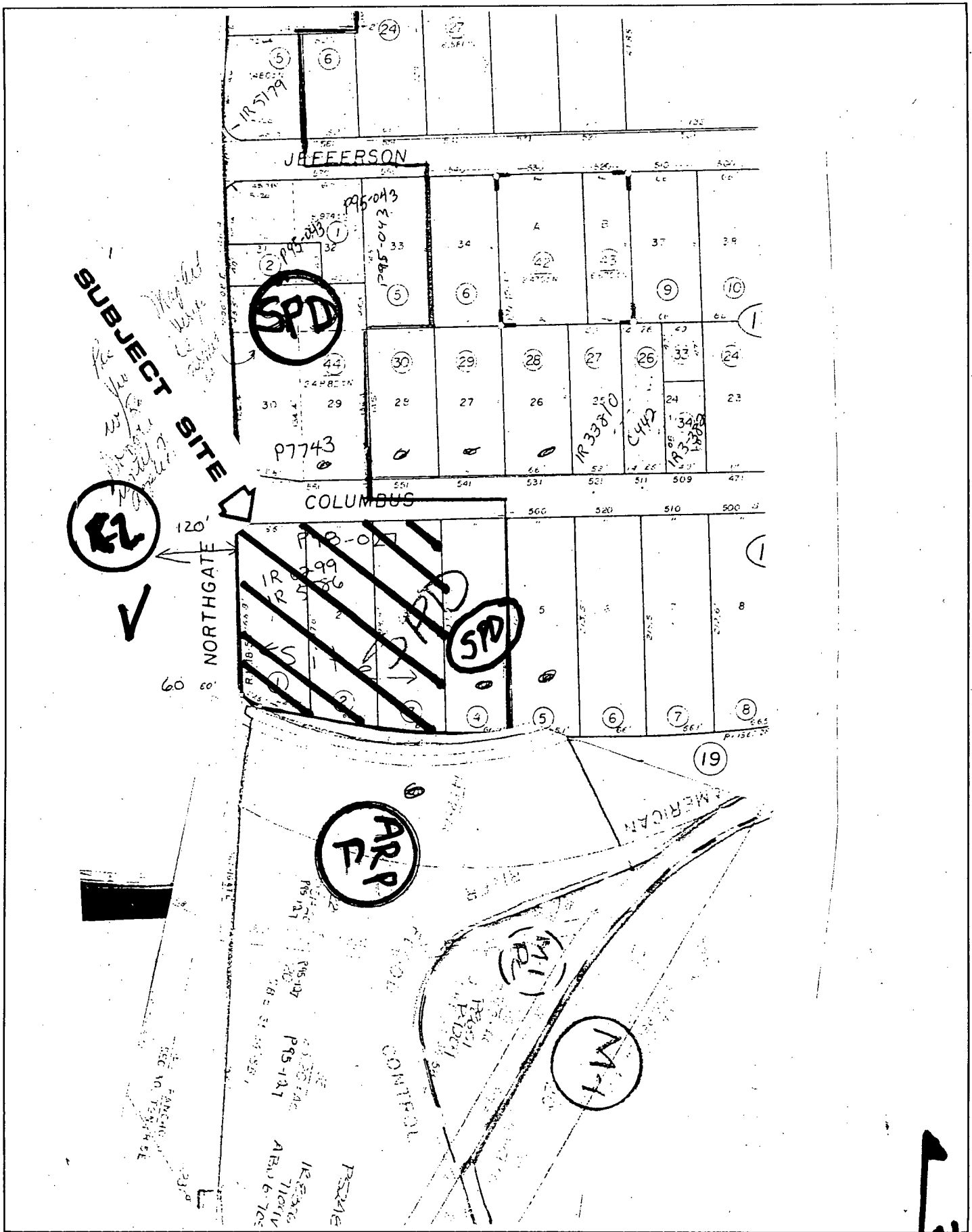
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

- cc: File (original)
ZA Resolution Book
ZA Log Book
Owner
Public Works (Anwar Ali)

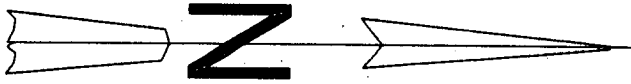


VICINITY MAP



LAND USE & ZONING MAP

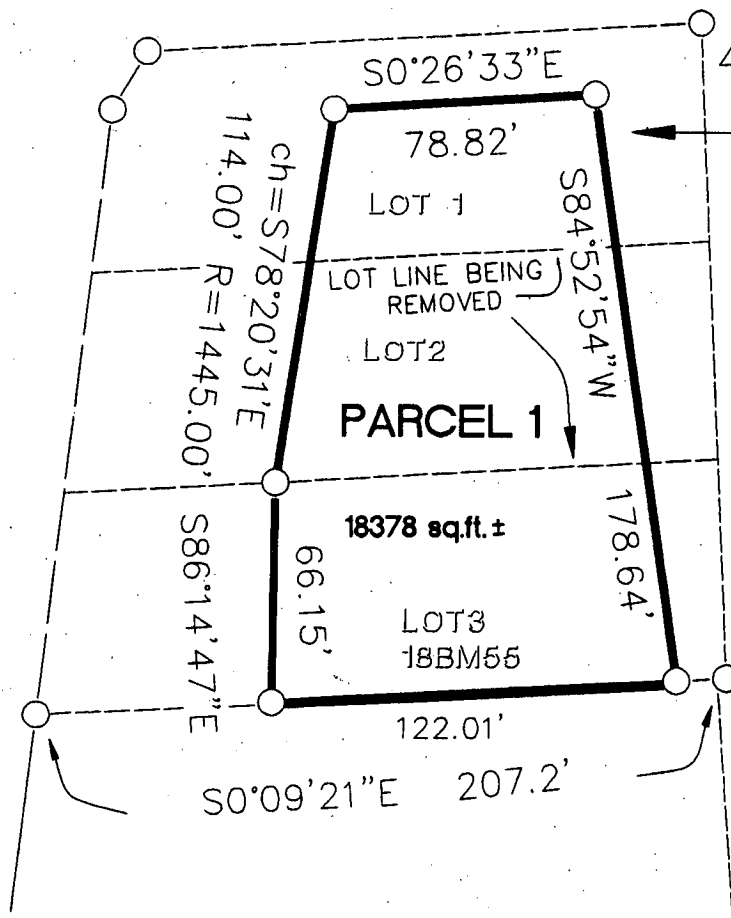
EXHIBIT **EXHIBIT A**



NORTHGATE BLVD

80'

ARDEN GARDEN



CITY OF SACRAMENTO
980211 O.R. 1088

COLUMBUS AVE

CITY OF SACRAMENTO
PLANNING DIVISION

MAR 11 1998

RECEIVED

298 027

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
1231 I STREET, ROOM 200
SACRAMENTO, CA 95814
PHONE:(916)264.7992 FAX:(916)448.8450

DRAWN A.ALI
SCALE 1"-60'
DATE 3.06.98
P / Z NO.

EXHIBIT MAP
LOT MERGER OF PORTION OF
LOTS 1,2+3 PLAT OF GARDENLAND
18 B.M.55
CITY OF SACRAMENTO CALIFORNIA

298-027

APRIL 1, 1998

ITEM 5

EXHIBIT B

Legal Description

PARCEL 1

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California described as follows :

All that portion of lots 1,2, and 3 of "Gardenland ", according to the official plat thereof, filed in the Office of the Recorder of Sacramento County, California on January 25, 1926 in Book 18 of Maps, Map No. 55.

EXCEPTING THEREFROM, all that parcel described in the Grant Deed to the City of Sacramento, filed in the office of the Recorder of Sacramento County, California on February 11, 1998 as Instrument No.199802111088 of the Official Records of Sacramento County

CITY OF SACRAMENTO
PLANNING DIVISION

MAR 11 1998

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298-027

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