

**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)}.



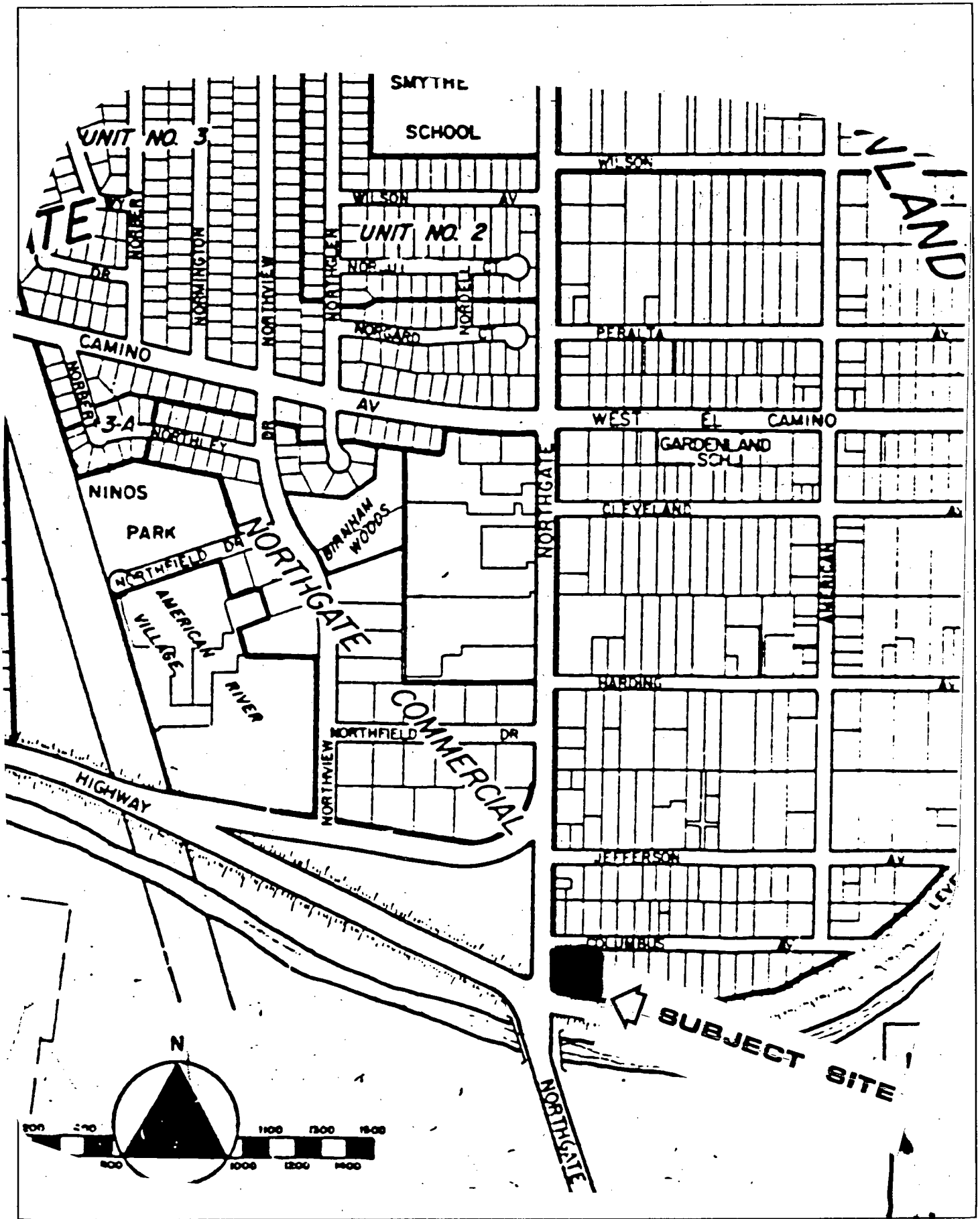
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Joy Patterson  
Zoning Administrator

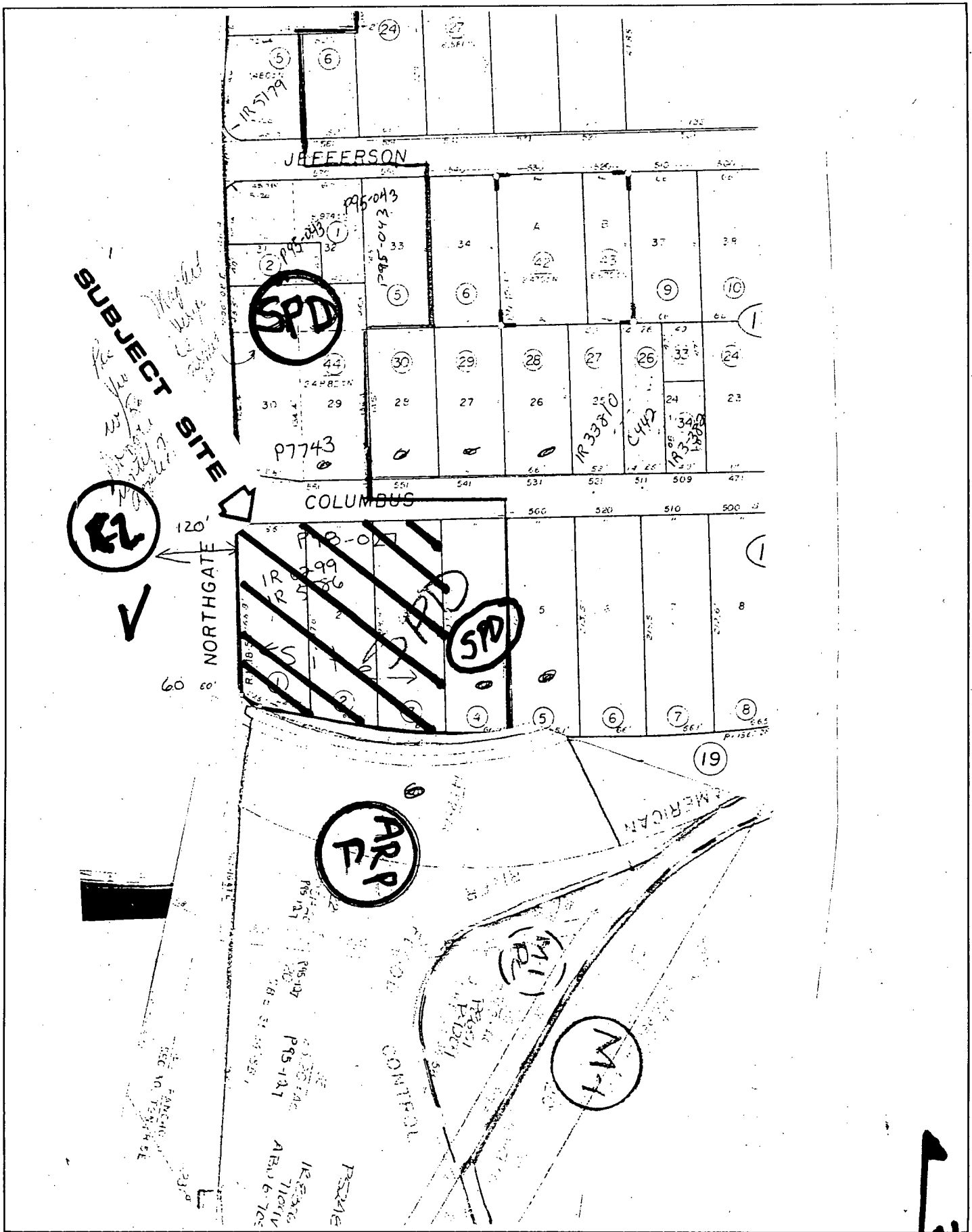
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)

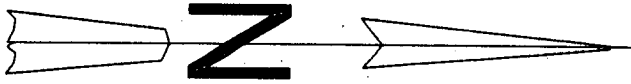


VICINITY MAP



**LAND USE & ZONING MAP**

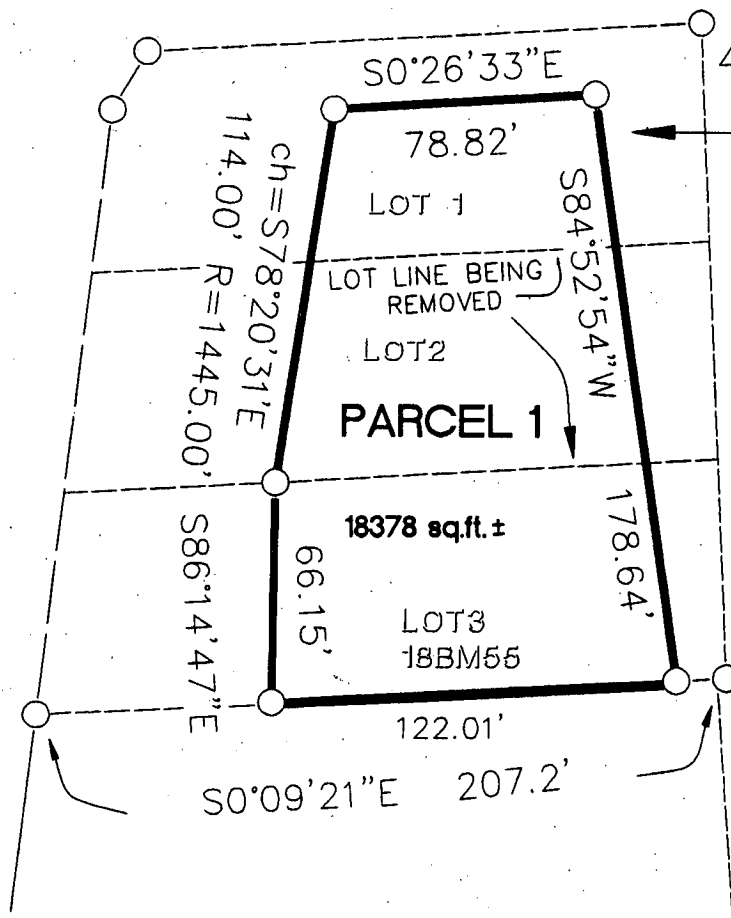
EXHIBIT **EXHIBIT A**



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

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**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

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PLANNING DIVISION

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