

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 21, 1997, the Zoning Administrator approved a parcel merger (File Z97-049) by adopting the attached resolution (ZA97-012).

Project Information

Request: Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 0.33± partially developed acres in the General Commercial (C-2) zone.

Location: 1521 and 1525 El Camino Avenue (D2, Area 4)

Assessor's Parcel Number: 266-0414-016 and 017

Applicant: R.A.L. Builders (Bob Keady)
2398 Fair Oaks Boulevard
Sacramento, CA 95825

Property Owner: James P. Dennehy
1525 & 1521 El Camino Avenue
Sacramento, CA 95815

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

Surrounding Land Use and Zoning:

North: R-2A; Multi-Family Residential
South: C-2; Commercial
East: C-2; Commercial
West: C-2; Commercial

Property Dimensions: 110 feet x 129.5 feet
Property Area: 0.33± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: None

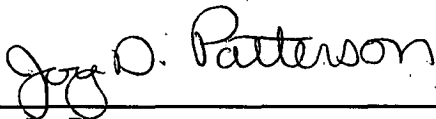
Additional Information The applicant proposes to merge the common property line between two parcels in order to create one large parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

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 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)}.

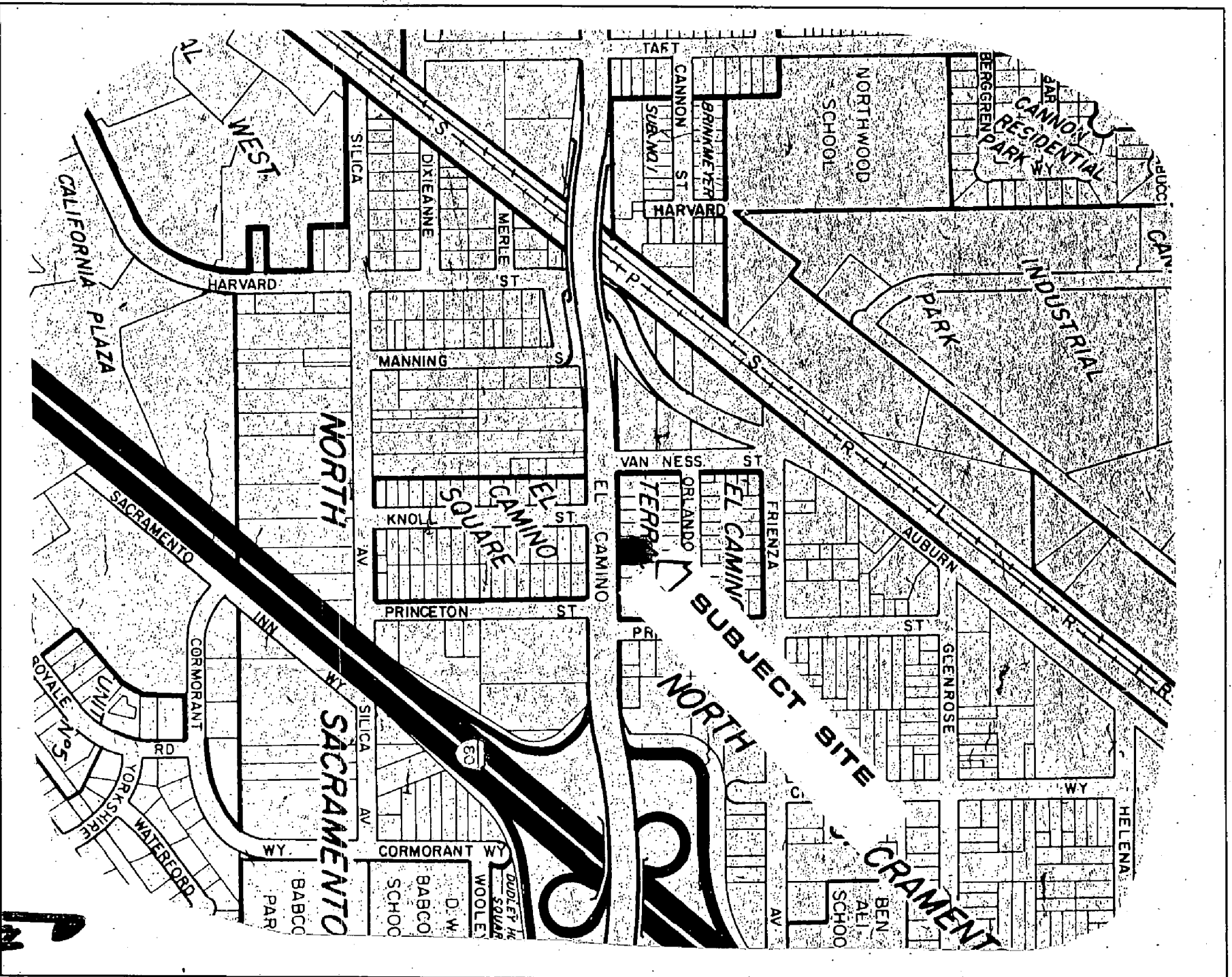


Joy D. Patterson
Zoning Administrator

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.

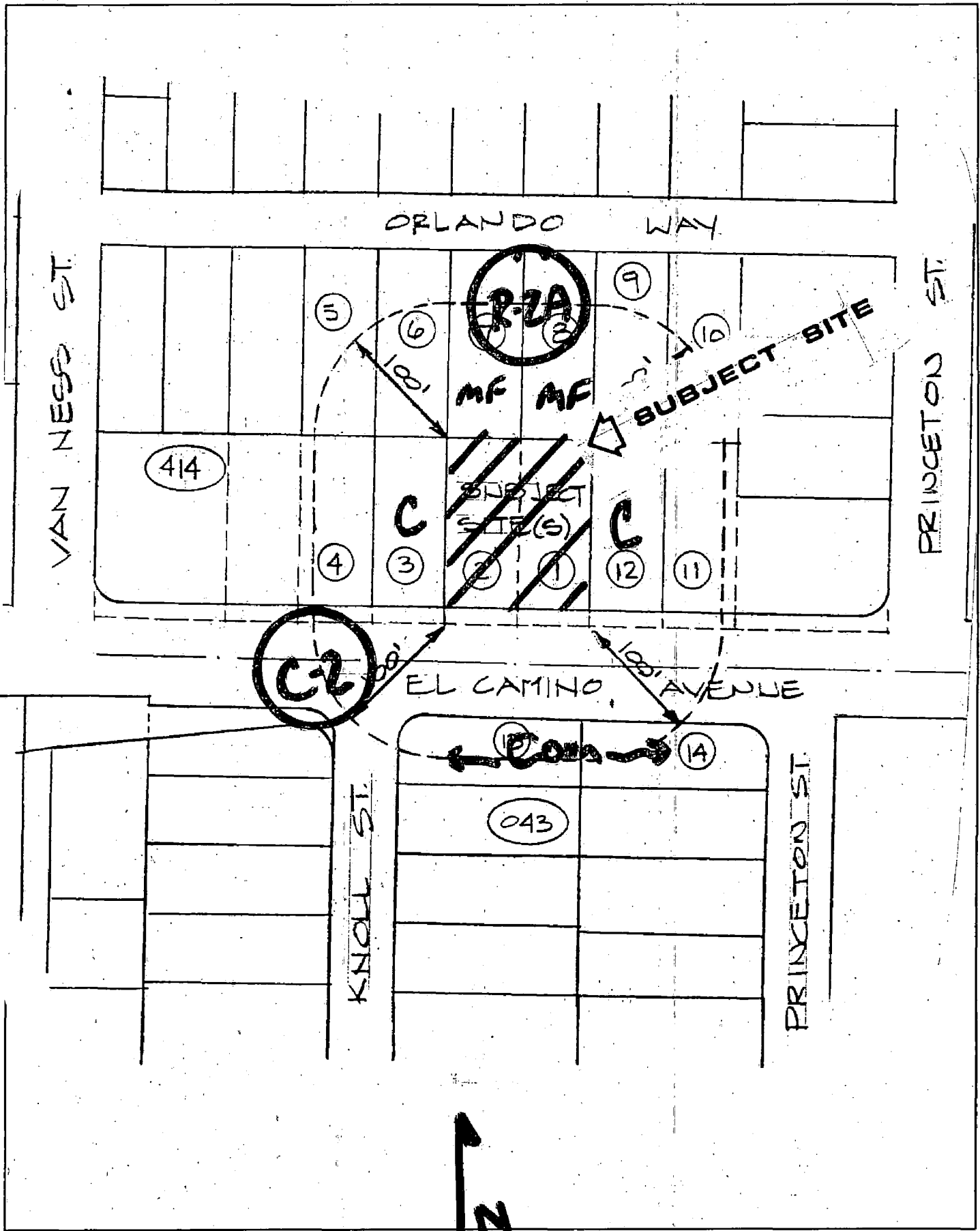
Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original) ✓ ZA Resolution Book ✓ ZA Log Book ✓
Applicant ✓ Public Works ✓



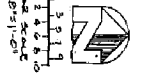
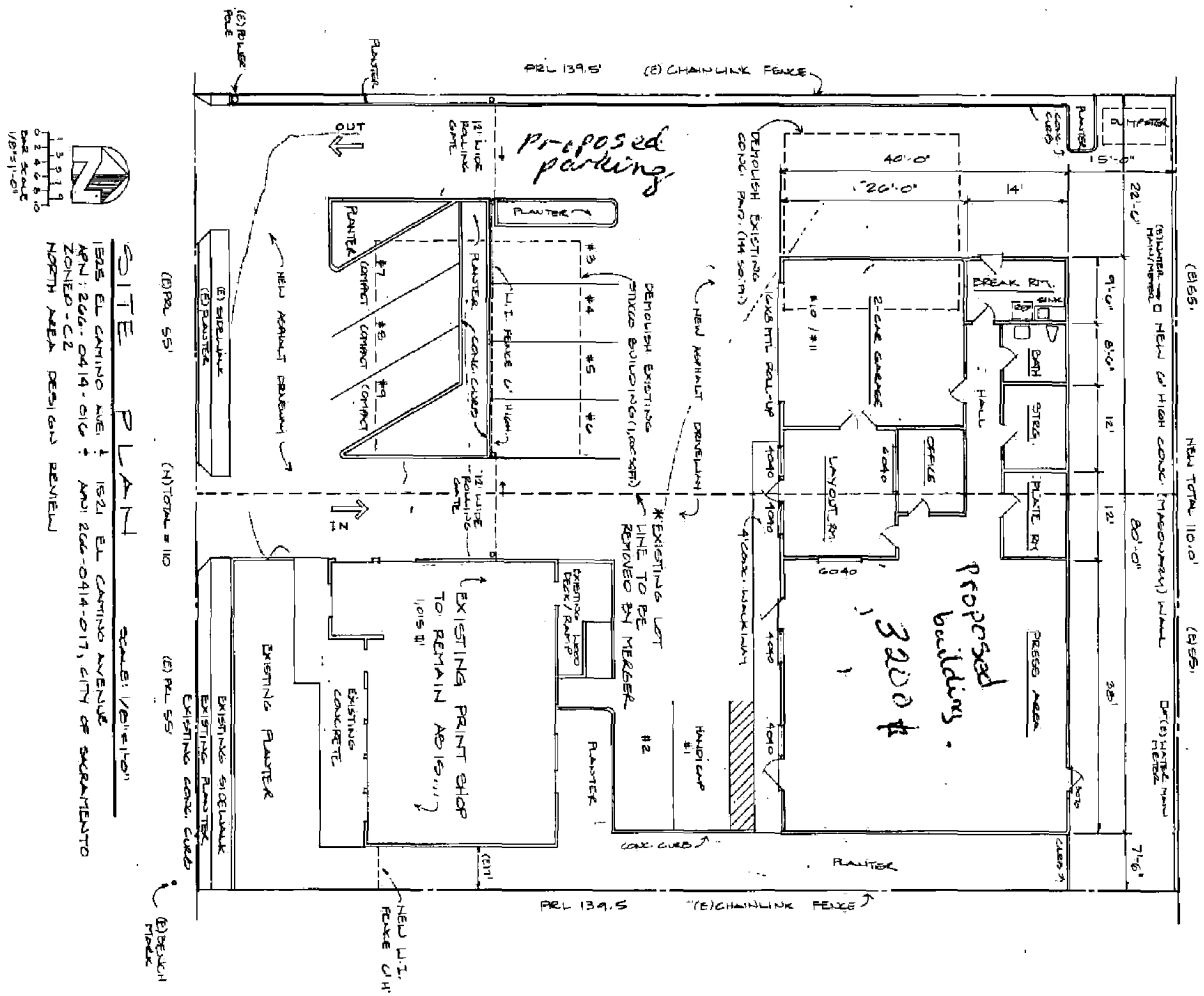
VICINITY MAP

LM



LAND USE & ZONING MAP

EXHIBIT A



SITE PLAN SCALE: VARIATION

1525 EL CAMINO AVE + 1521 EL CAMINO AVENUE
 APN: 006-0419-010 + APN: 006-0414-011, CITY OF SACRAMENTO
 ZONED-C2
 NORTH AREA DESIGN REVIEW

(1) PLOT 55' (N) TOTAL = 110
 (2) PLOT 55' (S) TOTAL = 110



INDEX OF DRAWINGS	
SHEET #1	SITE PLAN/VICINITY MAP
SHEET #2	FLOOR PLAN / GENERAL NOTES
SHEET #3	ELEVATIONS - EXTERIOR
SHEET #4	FOUNDATION AND BUILDING DETAILS
SHEET #5	ROOF PLAN / FINISHES
SHEET #6	ELECTRICAL SECTIONS/DETAILS
SHEET #7	MECHANICAL PLAN/LOADS AND
SHEET #8	PIPE UNIFORM/THE-24 AND
SHEET #9	LANDSCAPE PLAN
SHEET #10	PRELIMINARY JUDICIAL

27-049
 Received 425-97

EXHIBIT B

PROPOSED SUBDIVISION LOT MERGER

Lots 5 AND 6 of "El Camino Terrace"

City of Sacramento, Sacramento County, CA

BEGINNING at the common centerline intersection of El Camino Avenue and Van Ness Street, thence North $0^{\circ} 05'$ East 30.0 feet and South $89^{\circ} 55'$ East 30.0 feet to the southwest corner of "El Camino Terrace" subdivision common with the southwest corner of Lot 1, thence continuing South $89^{\circ} 55'$ East 265.0 feet to the True Point of Beginning and southwest corner of Lot 5, thence North $0^{\circ} 05'$ East 139.5 feet, thence South $89^{\circ} 05'$ East 110.0 along the rear lot lines of Lots 5 and 6, thence South $0^{\circ} 05'$ West 139.5 feet to the southeast corner of Lot 6, thence North $89^{\circ} 55'$ West 110.0 feet along the front lot lines of Lots 5 and 6 to the True Point of Beginning.

EXCEPTING the Southerly 10.0 feet of Lots 5 and 6, as said lots are shown the "Plat of El Camino Terrace", filed in the office of the recorder of Sacramento County on September 11, 1946, in Book 24 of Maps, Map No. 20.

APN: 266-0414-017 Lot 5

APN: 266-0414-016 Lot 6

Z 97-049

297-049

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