

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 24, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-011). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between three developed parcels totaling 4.03± acres in the General Commercial (C-2) zone.

Location: 6464 Stockton Blvd (D6, Area 3)

Assessor's Parcel Number: 039-0012-016, 017, 018

Applicant: JTS Engineering Consultants, Inc. (Javed T. Siddiqui)
1808 J Street
Sacramento, CA 95814

Property Owners: MAGS Investment Partnership
7700 College Town Drive #201
Sacramento, CA 95826

General Plan Designation: Community/Neighborhood Commercial & Offices
South Sacramento

Community Plan Designation: General Commercial
Existing Land Use of Site: Commercial and Vacant
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Commercial
South: C-2; Commercial
East: County
West: C-2; Commercial

Property Dimensions: Irregular
Property Area: 4.03± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A
Legal Description: No Revised Exhibits provided
Previous Files: None

Additional Information The applicant proposes to relocate the common property lines between three parcels in order to reconfigure the parcels for that currently have structures crossing the property lines. The western parcel is landlocked and vacant. The center parcel is developed with a commercial structures and is also landlocked. The eastern parcel has commercial structures and all street frontage. The realigned parcels will leave only the western parcel landlocked. Each parcel will have a commercial structure with parking. 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 State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

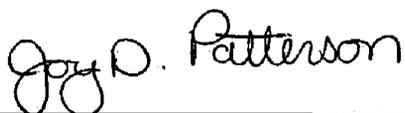
Conditions of Approval:

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 property lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be provided to the satisfaction of the Department of Utilities.
6. The applicant shall record a private access easement for Parcel 2. A note must be on the Certificate of Compliance requiring the easement at the time of sale of either parcel.

7. The proposed development is located within Sacramento County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
8. **Advisory Note:** To be eligible for water service, the property to which service is to be extended must abut a dedicated public easement. However, domestic water service to land-locked Parcel 2 may be authorized provided a private easement from Parcel 1 (or Parcel 3) to Parcel 2 is recorded to the satisfaction of the Department of Utilities. In this case a note shall be placed on the certificate of compliance: "A 10 foot private easement from Parcel 1 (or Parcel 3) to Parcel 2 shall be recorded at time of initial sale of either parcel." Maintenance and repairs of service lines installed in the private easement are the owner's responsibility. The water meter and/or City's point of service will be at the edge of the public right-of-way.
9. **Advisory Note:** The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:
 - * All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 - * Commercial projects will have the option of flood proofing in lieu of the elevation requirements.
10. The applicant shall record an access and maneuvering agreement between Parcels 1 and 3.
11. The following are Building Division requirements:
 - a. The exterior wall along the east property line shall be one-hour fire-resistive construction due to the building setback to property line being less than 20 feet.
 - b. Exterior opening facing to the east less than 10 feet to the property line shall be protected by a fire assembly having at least a three-fourths hour fire protection rating.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and South Sacramento Community Plan which designate the site for 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.

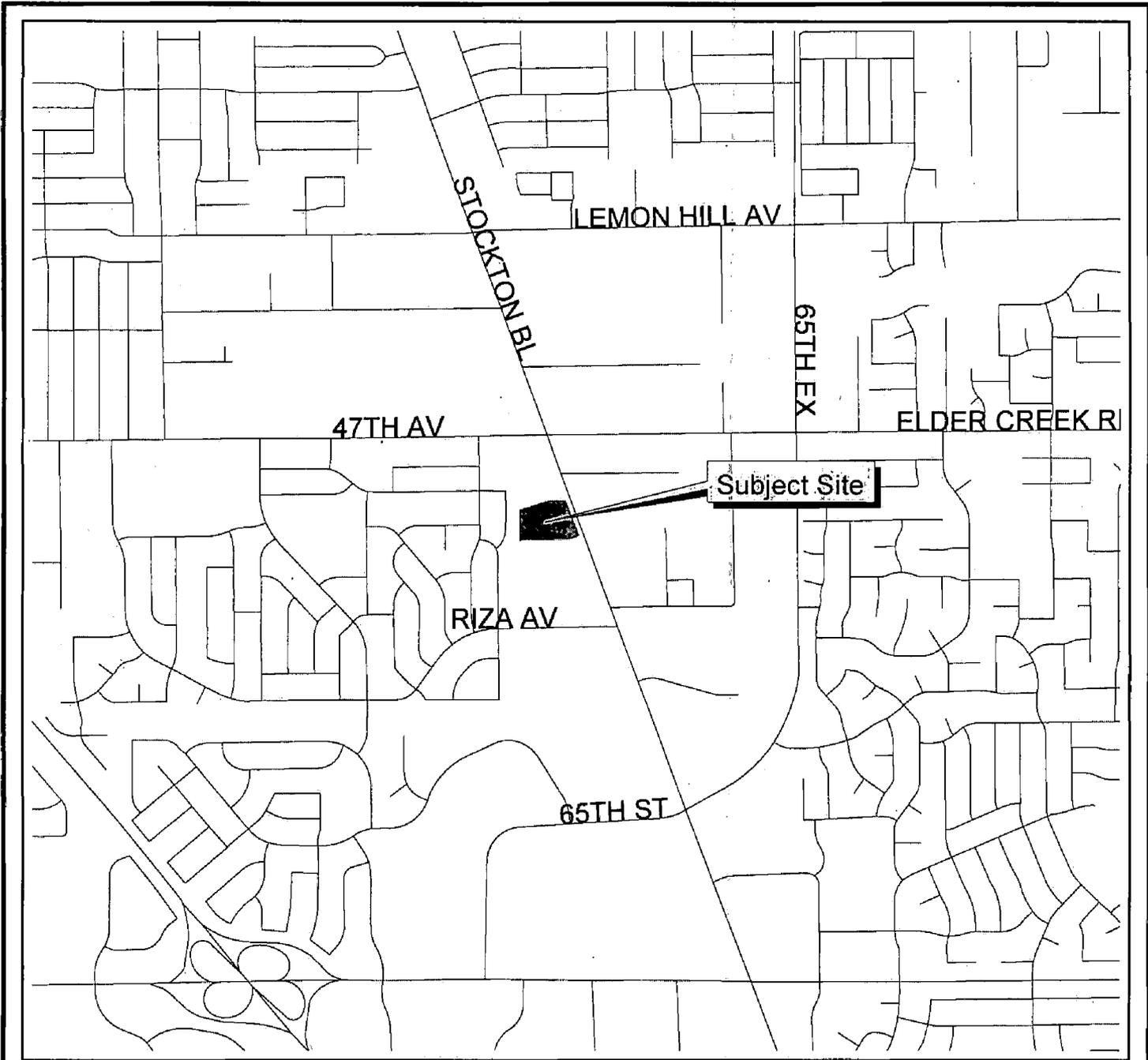
Joy D. Patterson

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)

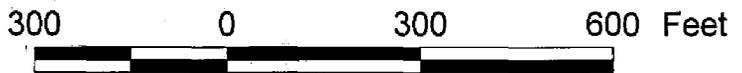
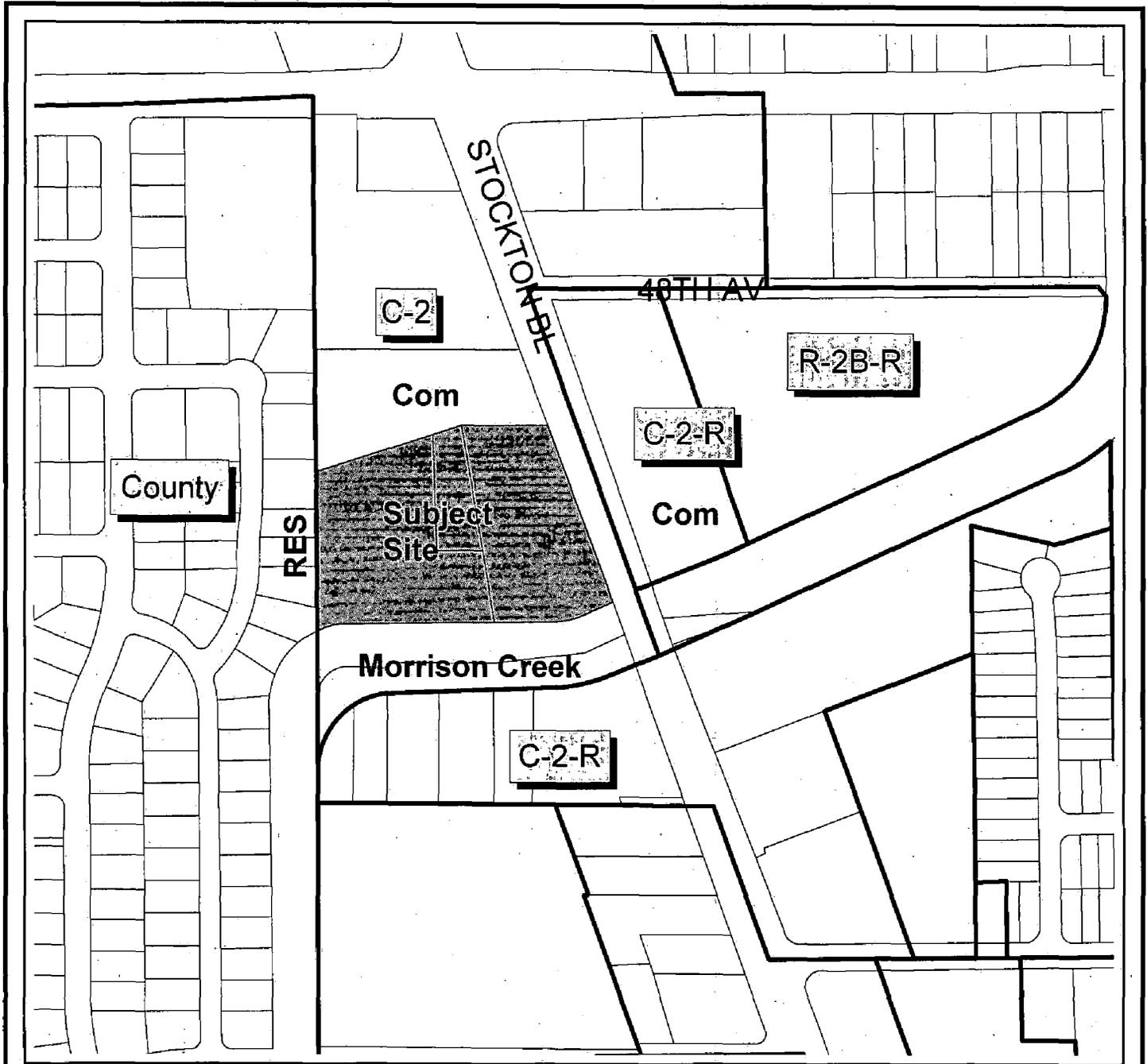


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



A.P.N. 09-012-11

ALTERNATIVE

EAST

102.07



SCALE IN FEET

LEGAL DESCRIPTION

PORTION OF LOT 1 & 2 OF VILLAGE ADDITION TO LAND HEREIN ACQUIRED, PLUFD BY THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 12 OF LANDS, MAP NO. 10.

OWNER / DEVELOPER

MARCO INVESTMENT PARTNERSHIP
7700 COLLEGE TOWNS DR # 201
MORNINGSTAR CA 95834

ENGINEER

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95814

ASSessor's PARCEL NO.

099-012-16
099-012-17
099-012-18

ZONING

PROPOSED ZONING MAP 099-012-16 C-1

ACREAGE

PARCEL 1 0.98 ± AC.
PARCEL 2 2.98 ± AC.
PARCEL 3 1.27 ± AC.
TOTAL 5.23 ± AC.

UTILITIES

WATER: CITY OF SACRAMENTO
SEWER: CITY OF SACRAMENTO
GAS: COUNTY OF SAC.
ELECTRIC: P.C.A.P.
TELEPHONE: S.N.L.D.

PROPOSAL

TO RELOCATE EXISTING PROPERTY
LINES AND STRUCTURE BEHIND
BUILDING TO CLEAR THE
BUSINESS.

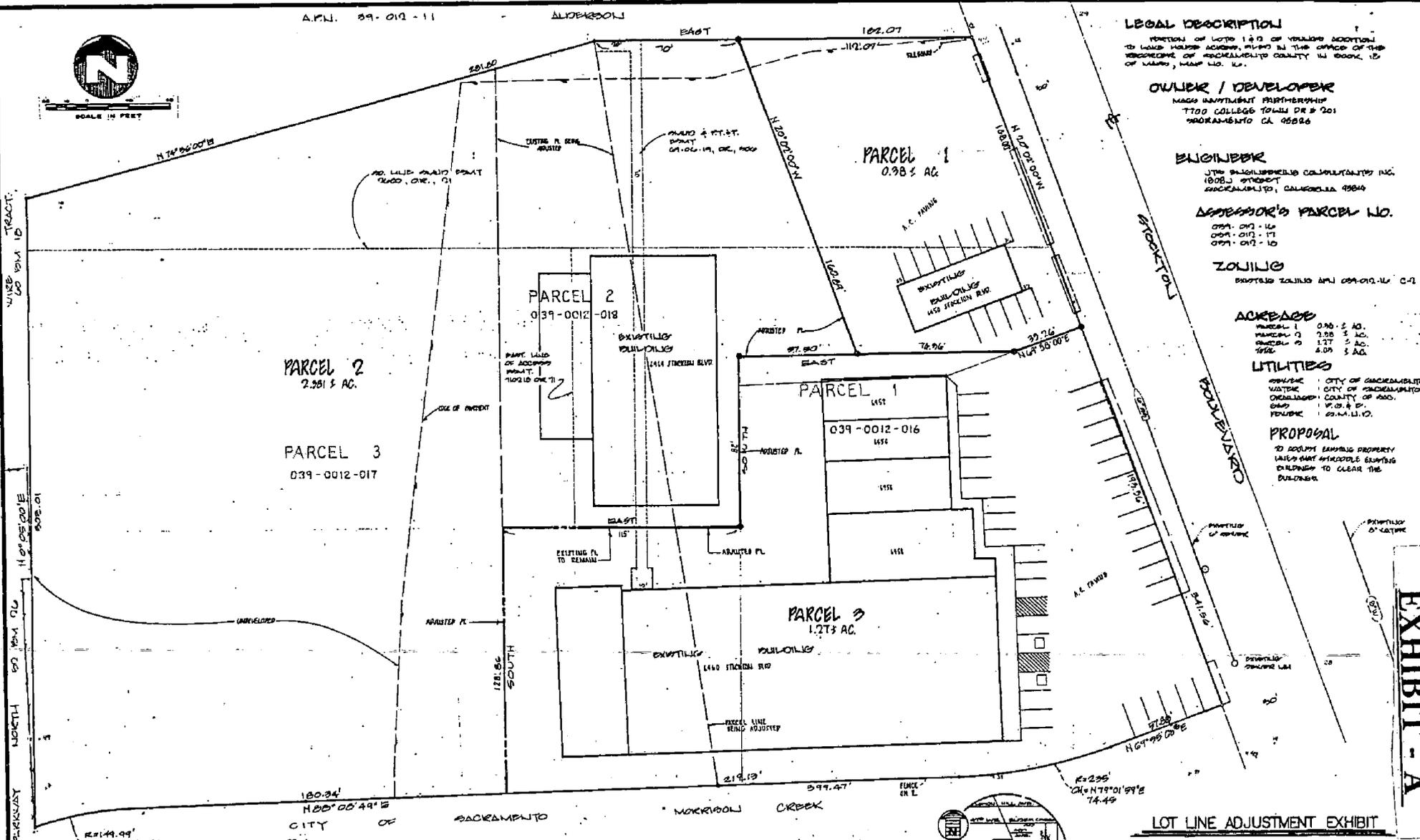


EXHIBIT - A

LOT LINE ADJUSTMENT EXHIBIT

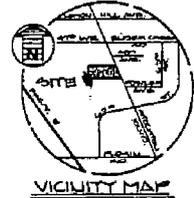
SCALE: 1"=20'

986 1998

RECEIVED
MAR 24 1999
CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOTE:

PROVISIONAL INFORMATION CONTAINED
HEREIN HAS BEEN OBTAINED FROM
RECORDS ON FILE IN CONJUNCTION WITH
THIS REPORT AND SHOULD BE
VERIFIED BY CHICAGO TITLE INSURANCE CO.



VICINITY MAP

JTS ENGINEERING CONSULTANTS
1808 J ST
SACRAMENTO, CALIFORNIA 95814 (916) 441-8708

REVISED

299-011