

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 11, 2000, the Zoning Administrator approved with conditions a Parcel Merger (File Z00-130). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: Zoning Administrator Parcel Merger to remove the common property line between two parcels totaling 0.57± developed acre in the General Commercial (C-2) zone.

Location: 3100 & 3106 Stockton Blvd. (D5, A3)

Assessor's Parcel Number: 014-0195-011, and -018

Applicant: Jack Cunningham  
5901 88<sup>th</sup> Street, Ste 700  
Sacramento, CA 95828

Property Owners:	Frank Ramirez 6615 Grant Avenue Carmichael, CA 95608	Douglas Patino 5712 San Miguel Way Long Beach, CA 90814
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General Plan Designation:	Community/Neighborhood Commercial & Offices
Existing Land Use of Site:	Commercial
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning:

North:	C-2;	Commercial
South:	C-2;	Commercial
East:	OB-R, C-2;	Commercial
West:	R-1;	Residential

Property Dimensions:	Irregular
Property Area:	0.51 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans:	Exhibit A
Legal Description:	Exhibit B

Previous Files: DR99-073; DR92-252; DR86-221

Additional Information The applicant proposes to remove the common property line between two parcels in order to reconfigure the parcels into one parcel. The purpose of the merger is to combine the parcels and provide all of the parking on-site for the benefit of the existing structure. The merger will reconfigure the two parcels into one which will have a commercial structure with on-site parking and street frontage.

The project was noticed and staff did not received calls for 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.
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. The 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.

Findings of Fact:

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

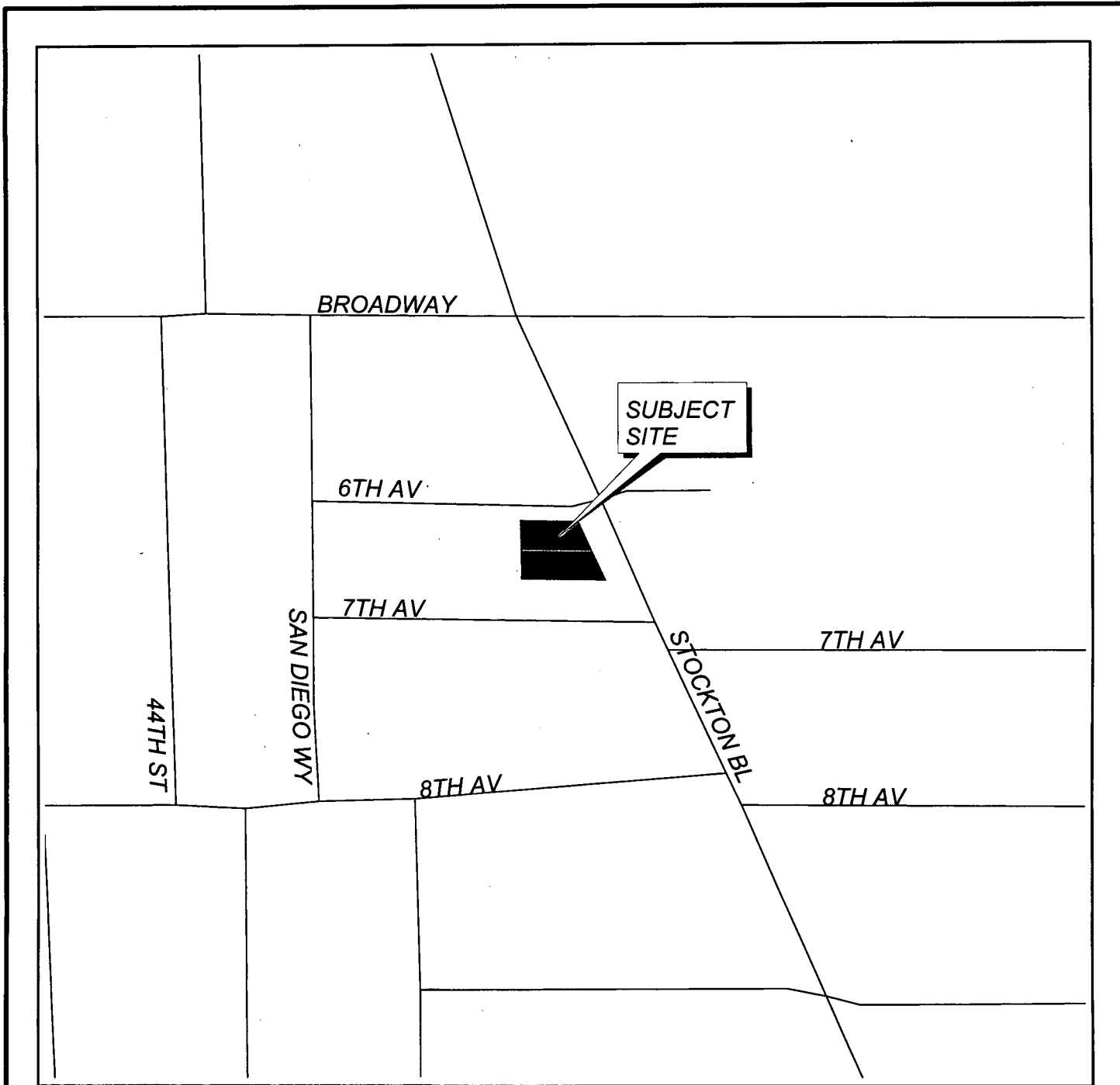
*Joy D. Patterson*

Joy D. Patterson  
Zoning Administrator

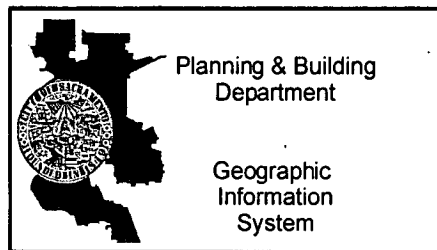
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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.

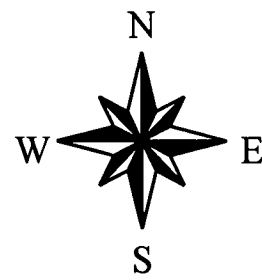
cc: File (original)  
ZA Log Book  
Applicant  
Public Works (Jerry Lovato)



100 0 100 200 Feet



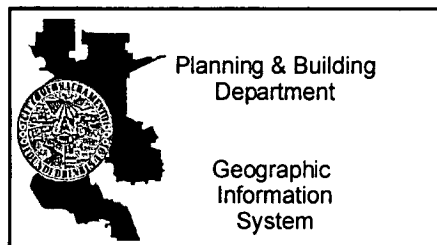
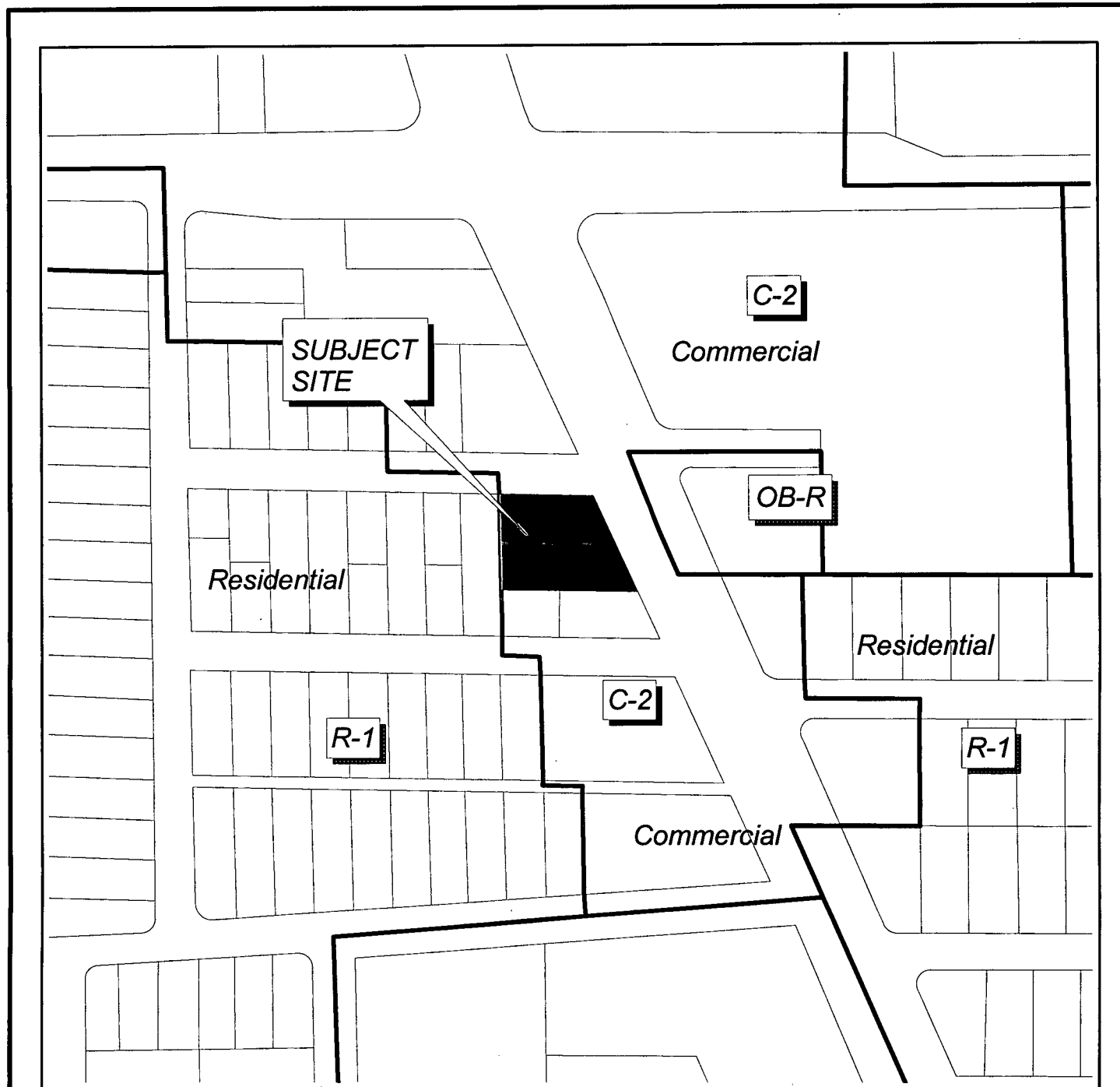
## VICINITY MAP



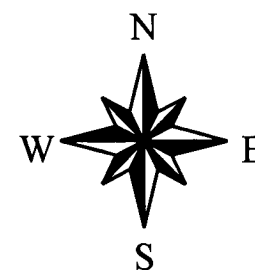
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Item 1



## LAND USE & ZONING

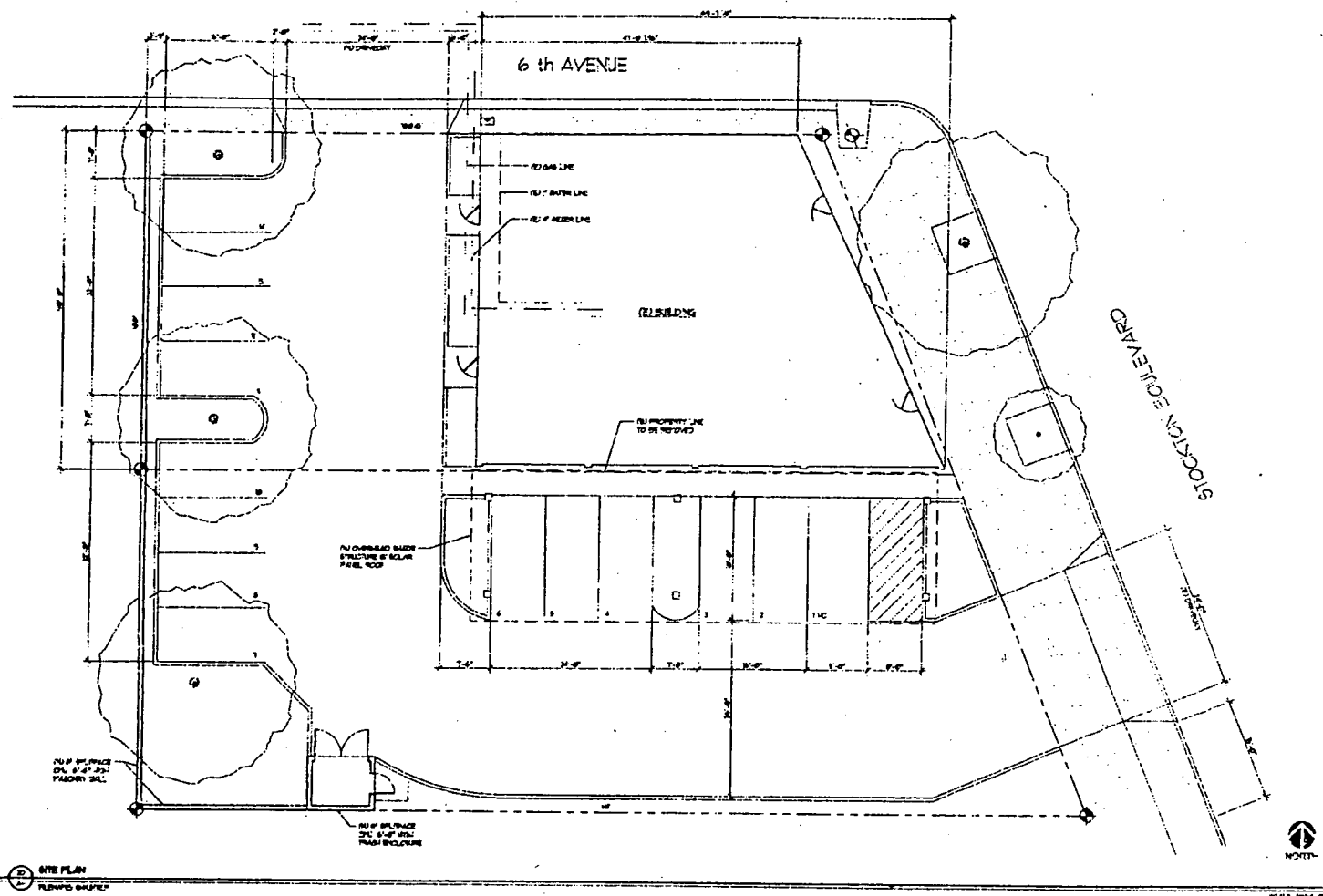


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EXHIBIT A



2 SITE PLAN  
PLANNED GROUP

NORTH  
SCALE 1/4" = 1'-0"

EXHIBIT B

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

LOTS 18 AND 19 OF COLUMBIA TERRACE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 9, 1910, IN BOOK 10 OF MAPS, MAP NO. 14.

APN: 014-0195-018-0000  
014-0195-011-0000

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