

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 10, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-014). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between four partially developed parcels to create two parcels totaling 14.2± acres in the Agricultural (A) zone.

Location: 920 San Juan Road (D1, Area 4)

Assessor's Parcel Number: 250-0010-082, 083, 084, 085

Applicant: Morton & Pitalo Inc. (John Pitalo); 1788 Tribute Road #200; Sacramento, CA 95815

Property Owners: CA-NV-HA District Church- Missouri Synod % Peace Lutheran Church of Sacramento
924 San Juan Road
Sacramento, CA 95834-2211

and

Roman Catholic Bishop of Sacramento
2110 Broadway #227
Sacramento, CA 95818

General Plan Designation: High Density Residential (30+ du/na) and Low Density Residential (4-15 du/na)

South Natomas

Community Plan Designation: Medium High Density Residential (11-21 du/na) and Residential (4-8 du/na)

Existing Land Use of Site: Church and Vacant

Existing Zoning of Site: Agricultural (A)

Surrounding Land Use and Zoning:

North: R-2B PUD; Apartments

South: R-1; School

East: R-1A PUD; Drainage Canal

West: R-1; Vacant

Property Dimensions: Irregular
 Property Area: 14.2± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 and B-2

Previous Files: P82-193, P87-402

Additional Information The applicant proposes to relocate the common property lines between four parcels in order to create two parcels. When the City realigned San Juan Avenue, the new road crossed through existing parcels. The current owners propose to consolidate remnant pieces and realign the property lines so each has one parcel on either side of the street. 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:

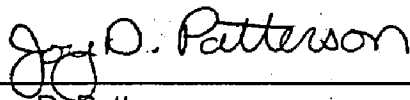
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Only one domestic water service per parcel is allowed. Any excess domestic 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. **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 Rate 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.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and South Natomas Community Plan which designate the site for High Density Residential (30+ du/na) and Low Density Residential (4-15 du/na) and Medium High Density Residential (11-21 du/na) and Residential (4-8 du/na) 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.

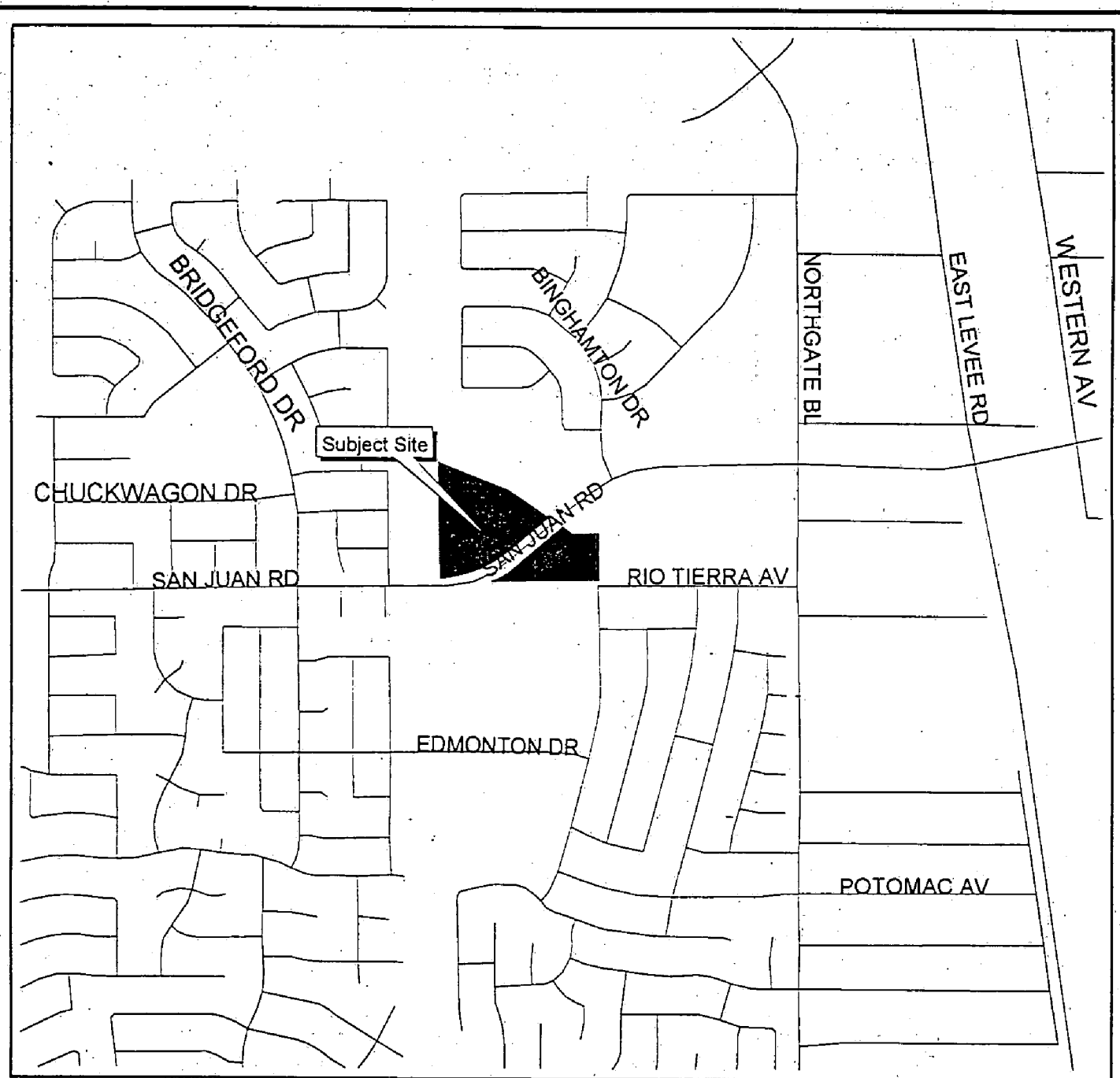


Joy D. Patterson
Zoning Administrator


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)



2000 0 2000 4000 Feet



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

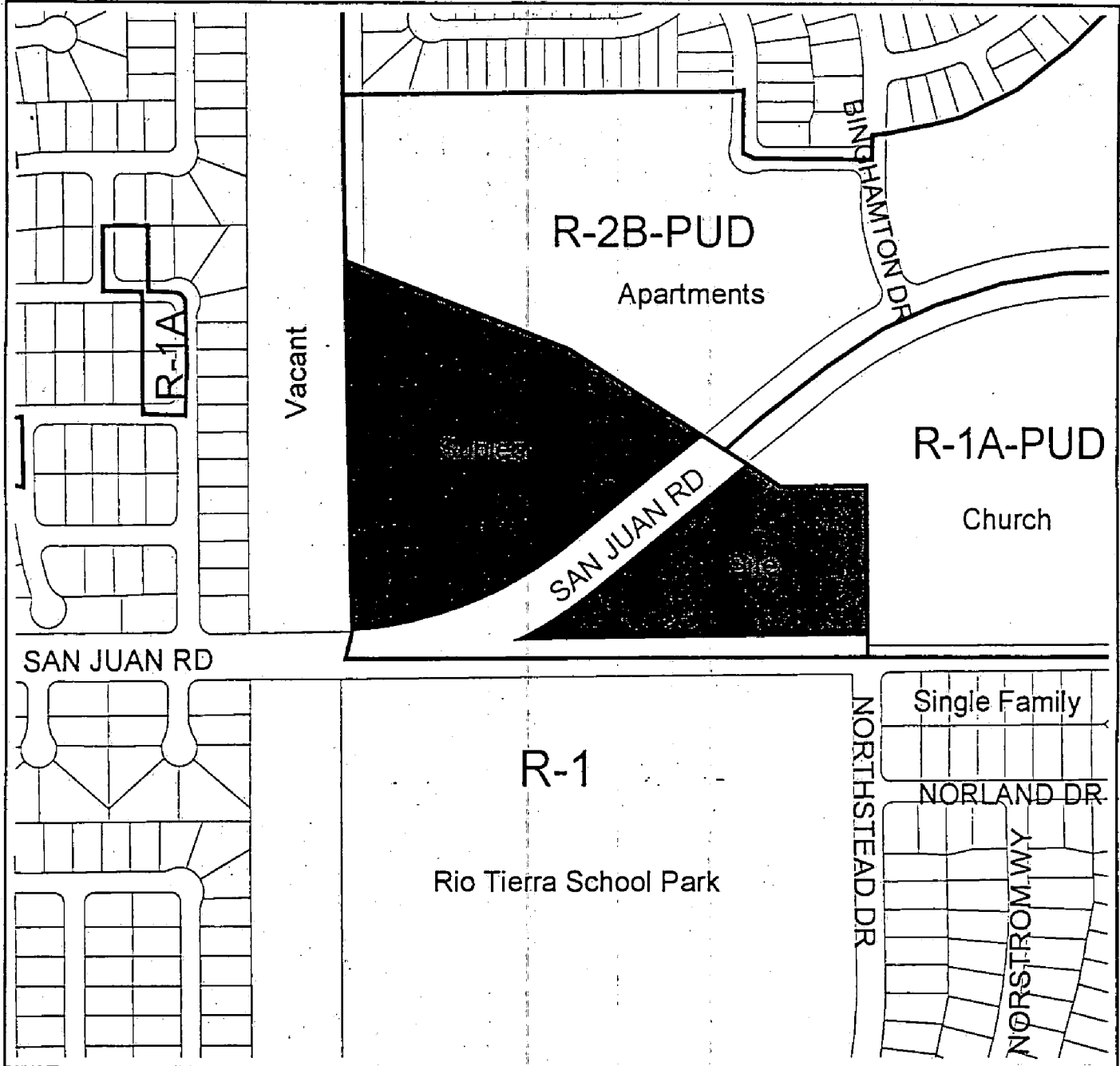
VICINITY MAP



Z99-014

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Item 3



100 0 100 200 300 400 500 Feet



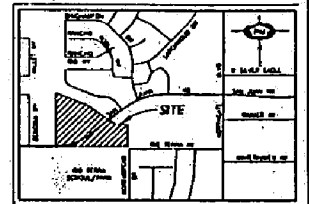
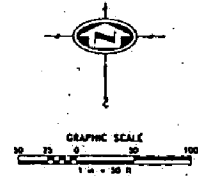
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



LOT LINE ADJUSTMENT
 A PORTION OF SECTION 18, TOWNSHIP 9 NORTH,
 RANGE 5 EAST, M.D.B. & M.
 CITY OF SACRAMENTO, CALIFORNIA
 FEBRUARY, 1999 SCALE: 1"=50'
 MORTON & PITALO, INC.



VICINITY MAP

LOT B

MEADOW WOOD UNIT NO. 1
 138 B.M. 18

PARCEL A
 APN 250-010-05
 9.172 AC gross

PARCEL B
 76 P.M. 30

PARCEL B
 APN 250-010-16
 5.045 AC gross

EXISTING PARCEL LINE
 TO BE RELOCATED

NEW PARCEL LINE

NEW PARCEL LINE

SAN JUAN ROAD

RIO TERRA AVENUE

NORTHSTEAD DRIVE

GRANT UNION HIGH SCHOOL DISTRICT

RECEIVED

FEB 22 1999

CITY OF SACRAMENTO
 CITY PLANNING DIVISION



EXHIBIT A

799-014

Proposed Legal Description

EXHIBIT B-1

LOT LINE ADJUSTMENT

PARCEL A

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

All that portion of fractional Section 18, Township 9 North, Range 5 East, MDM, described in deeds recorded in Book 5170, Page 621, and Book 83-0929, Page 1339, Official Records of Sacramento County, more particularly described as follows:

BEGINNING at the intersection of the Northeasterly line of said parcel of land described in deed recorded in Book 5170, Page 621, and the centerline of San Juan Road as said road is described in right-of-way deeds recorded in Book 86-0611, Pages 969 and 972, Official Records of Sacramento County; thence from said point of beginning, along the centerline of said San Juan Road South $15^{\circ}45'08''$ West 382.33 feet and Southwesterly along the arc of a tangent curve to the right, concave Northwesterly, having a radius of 835.00 feet and being subtended by a chord bearing South $70^{\circ}15'58''$ West 530.28 feet to the Easterly boundary of Meadow Wood Unit No. 1 (Amended), the plat of which is filed in Book 138 of Maps, Map No. 18, Sacramento County Records; thence along said Easterly boundary North $00^{\circ}11'37''$ West 820.95 feet to the Southwesterly corner of Parcel B as said parcel is shown and so designated on that certain Parcel Map filed in Book 76 of Parcel Maps, Page 30, Sacramento County Records; thence along the Southwesterly line of said Parcel B South $69^{\circ}00'00''$ East 513.10 feet to the Northwesterly corner of said parcel of land described in said deed recorded in Book 5170, Page 621; thence along the Northeasterly line of said parcel of land South $55^{\circ}35'34''$ East 391.69 feet to the point of beginning.



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EXHIBIT B-2

LOT LINE ADJUSTMENT

PARCEL B

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

All that portion of fractional Section 18, Township 9 North, Range 5 East, MDM, described in deeds recorded in Book 5170, Page 621, and Book 83-0929, Page 1339, Official Records of Sacramento County, more particularly described as follows:

BEGINNING at a point on the Southerly line of said Section 18 at the intersection of the centerline of Rio Terra Avenue (formerly San Juan Road) and Northstead Drive as shown on the plat of Northgate Unit No. 4 filed in Book 47 of Maps, Map No. 8, Sacramento County Records; thence from said point of beginning, along said Southerly line of Section 18 South 89°51'00" West 1087.66 feet to the Southeasterly boundary corner of Meadow Wood Unit No. 1 (Amended), the plat of which is filed in Book 138 of Maps, Map No. 18, Sacramento County Records; thence along the Easterly line of said Meadow Wood Unit No. 1 (Amended) North 00°11'37" West 0.18 foot to the centerline of San Juan Road as said road is described in right-of-way deeds recorded in Book 86-06-11, Pages 969 and 972, Official Records of Sacramento County; thence along said centerline of San Juan Road, Northeasterly along the arc of a curve to the left, concave Northwesterly, having a radius of 835.00 feet and being subtended by a chord bearing North 70°15'58" East 530.28 feet to the Northerly line of the parcel of land described in said deed recorded in Book 5170, Page 621; thence along the Northerly and Easterly lines of said parcel the following three (3) courses: (1) South 55°35'34" East 130.13 feet; (2) North 89°51'00" East 180.00 feet and (3) South 00°09'00" East 340.00 feet to the point of beginning.



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