

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 23, 2000, the Zoning Administrator approved with conditions a Parcel Merger (File Z00-100). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Parcel Merger** to remove the common property lines between three developed parcels totaling 4.03± acres in the General Commercial (C-2) zone.

Location: 6450-6464 Stockton Blvd (D5, Area 3)

Assessor's Parcel Number: 039-0012-019, -020, -021

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

Property Owners: Thai Tran
P.O. Box 233228
Sacramento, CA 95823

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: Exhibit B

Previous Files: Z99-011

Additional Information The applicant proposes to remove the common property lines between three parcels in order to reconfigure the parcels into one parcel. The site currently has 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 merger will reconfigure the three parcels into one which will have commercial structures with parking and street frontage.

The project was noticed and staff received calls for information. There was no opposition to the project.

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:

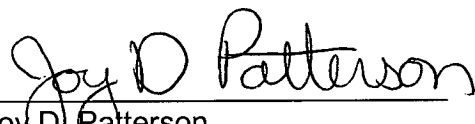
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Only one domestic water service per parcel is allowed. The excess domestic 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.
5. This proposed development is located within Sacramento County Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions.

Advisory Note:

6. The proposed project is located in the 100-year flood plain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Findings of Fact:

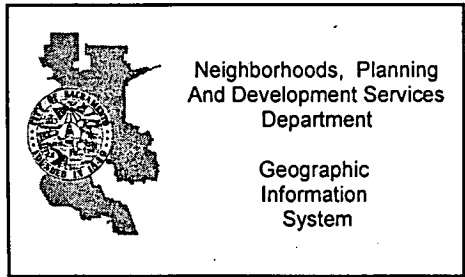
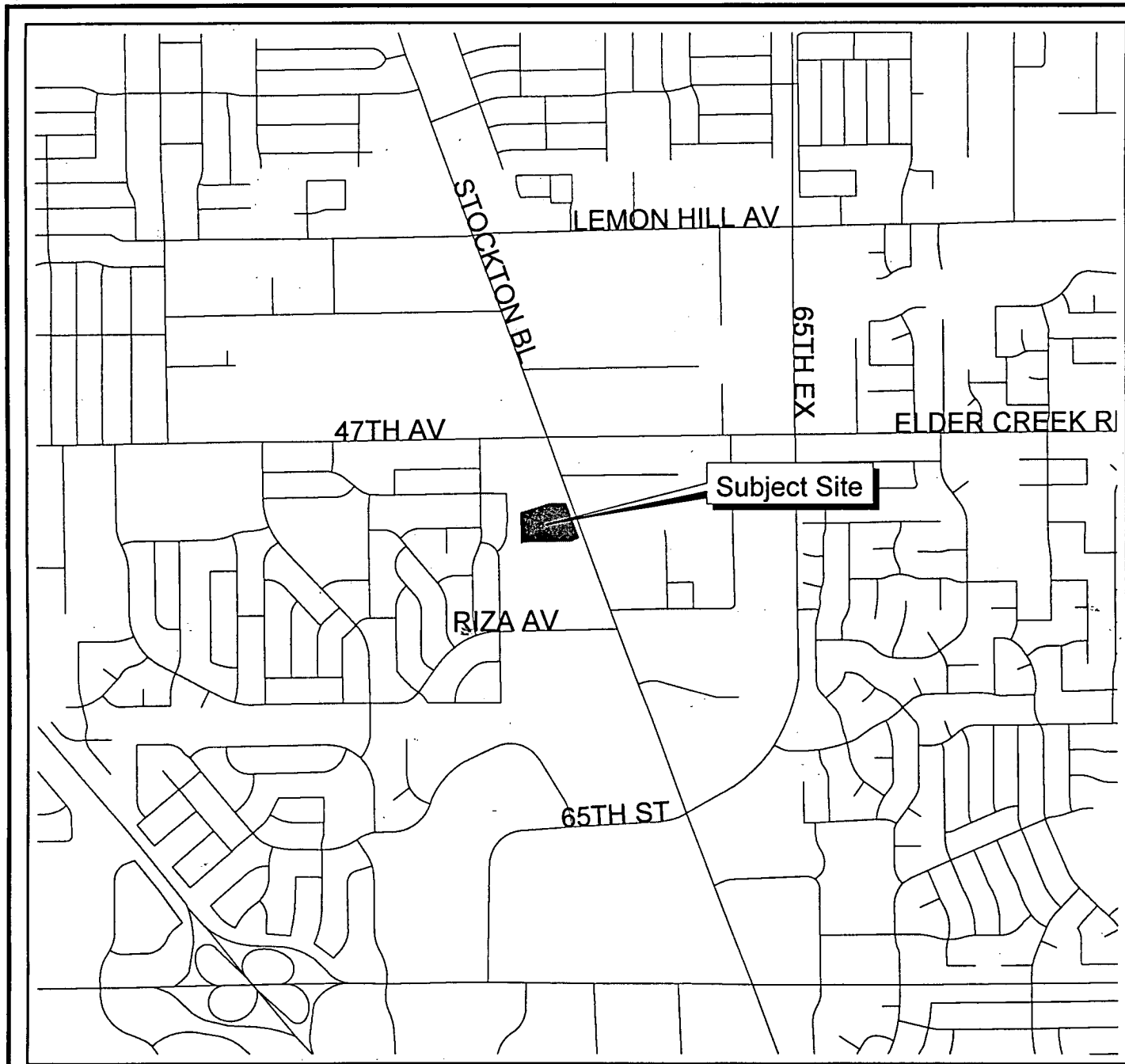
1. The lot line adjustment is consistent with the General Plan and South Sacramento Community Plan which designate the site for Community/Neighborhood Commercial & Offices and General Commercial respectively.
2. All existing streets and/or utility easements of record are reserved. The lot line will not 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
Zoning Administrator

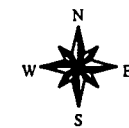
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)



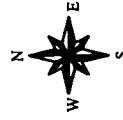
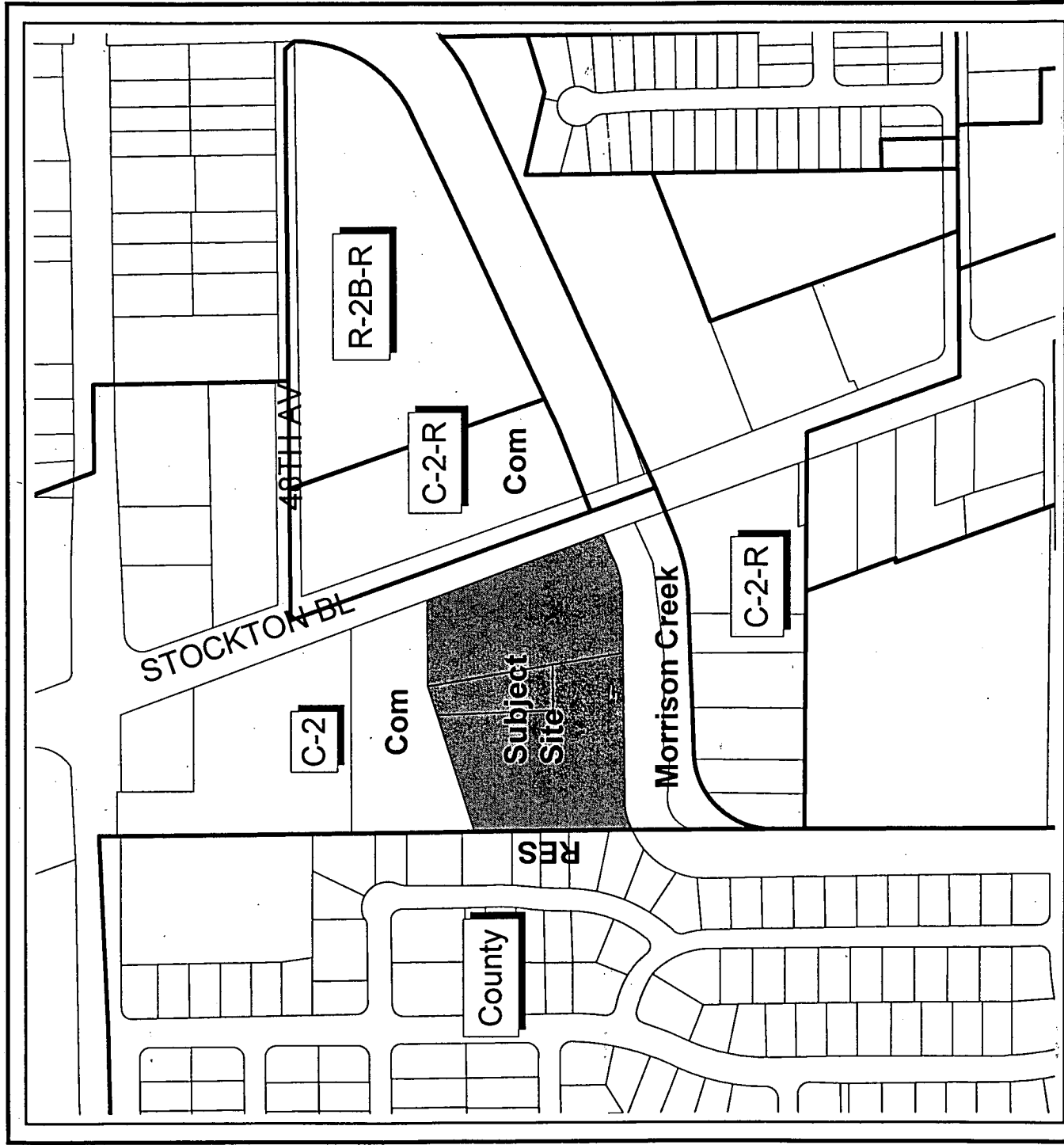
VICINITY MAP



Z00- 100

August 23, 2000

item 1



LAND USE AND ZONING

Neighbors, Planning
And Development Services
Department

Geographic
Information
System

Z00-100

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Item 1

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Item 1

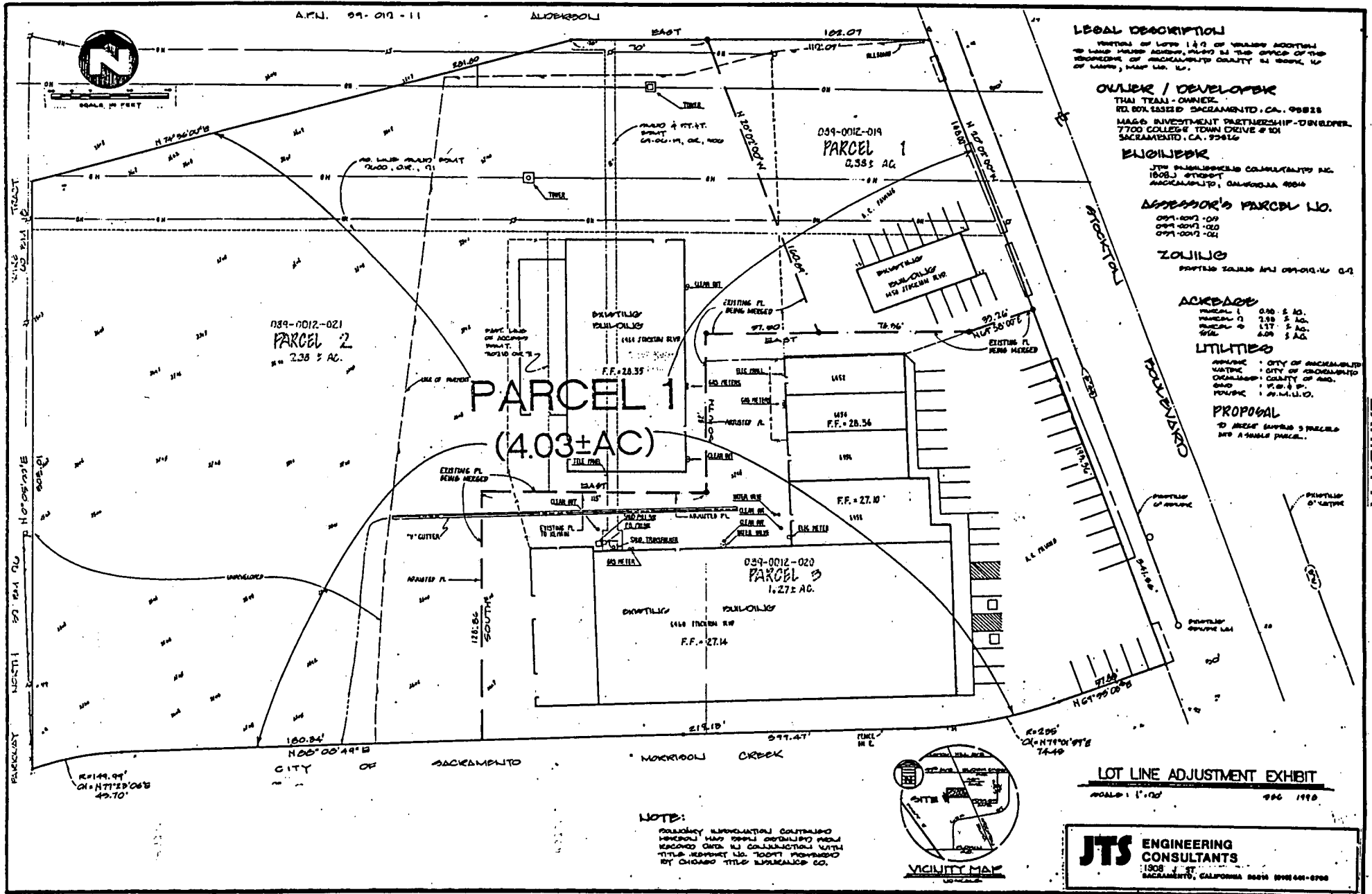


EXHIBIT B

LEGAL DESCRIPTION


PARCEL 1

ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, BEING ALL THAT PORTION OF *LOTS 1 AND 2 OF YOUNG'S ADDITION TO LAKE HOUSE ACRES*, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 16 OF MAPS, MAP NO. 16, DESCRIBED AS FOLLOWS:

ALL OF *PARCELS 1, 2 AND 3* AS SHOWN ON THAT CERTIFICATE OF COMPLIANCE FILED AT THE OFFICE OF RECORDER OF SACRAMENTO COUNTY IN BOOK 1999-11-01 OR PAGE 1516 NOW BEING MERGED INTO A SINGLE PARCEL.

END OF DESCRIPTION

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.



JAVED T. SIDDIQUI, P.E., RCE 25924

DATE: 8-7-00

