

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 18, 1998, the Zoning Administrator approved a lot line adjustment (File Z98-125) by adopting the attached resolution (ZA98-039).

Project Information

Request: Zoning Administrator Parcel Merger to merge five parcels into one parcel totaling 0.22± partially developed acres in the General Commercial (C-2) zone.

Location: 1932, 1942, 1956 Broadway and 1935, 1941, 1949 Burnett Way (D6, Area 3)

Assessor's Parcel Number: 010-0215-001, 005, 009, 003, and 008

Applicant: Homer Lin
812 Cobble Cove Lane
Sacramento, CA 95831

Property Owners: Paul & Stella Wai Lan Chuk
10 Windstone
Sacramento, CA 95831

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

Surrounding Land Use and Zoning:
North: C-4 and C-2; Commercial
South: C-2 and R-1; Single Family and Vacant
East: C-2; Commercial
West: C-2 and R-1; Railroad Tracks

Property Dimensions: Irregular
Property Area: 0.22± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Additional Information The applicant proposes to remove the common property line between five parcels to create a large single parcel to provide parking for an existing building that is being renovated. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

The project was noticed and staff received no calls.

NOTE: The proposed use of the vacant parcels for parking areas must meet all Zoning Ordinance requirements for maneuvering, space size, setbacks, and shading.

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)}.

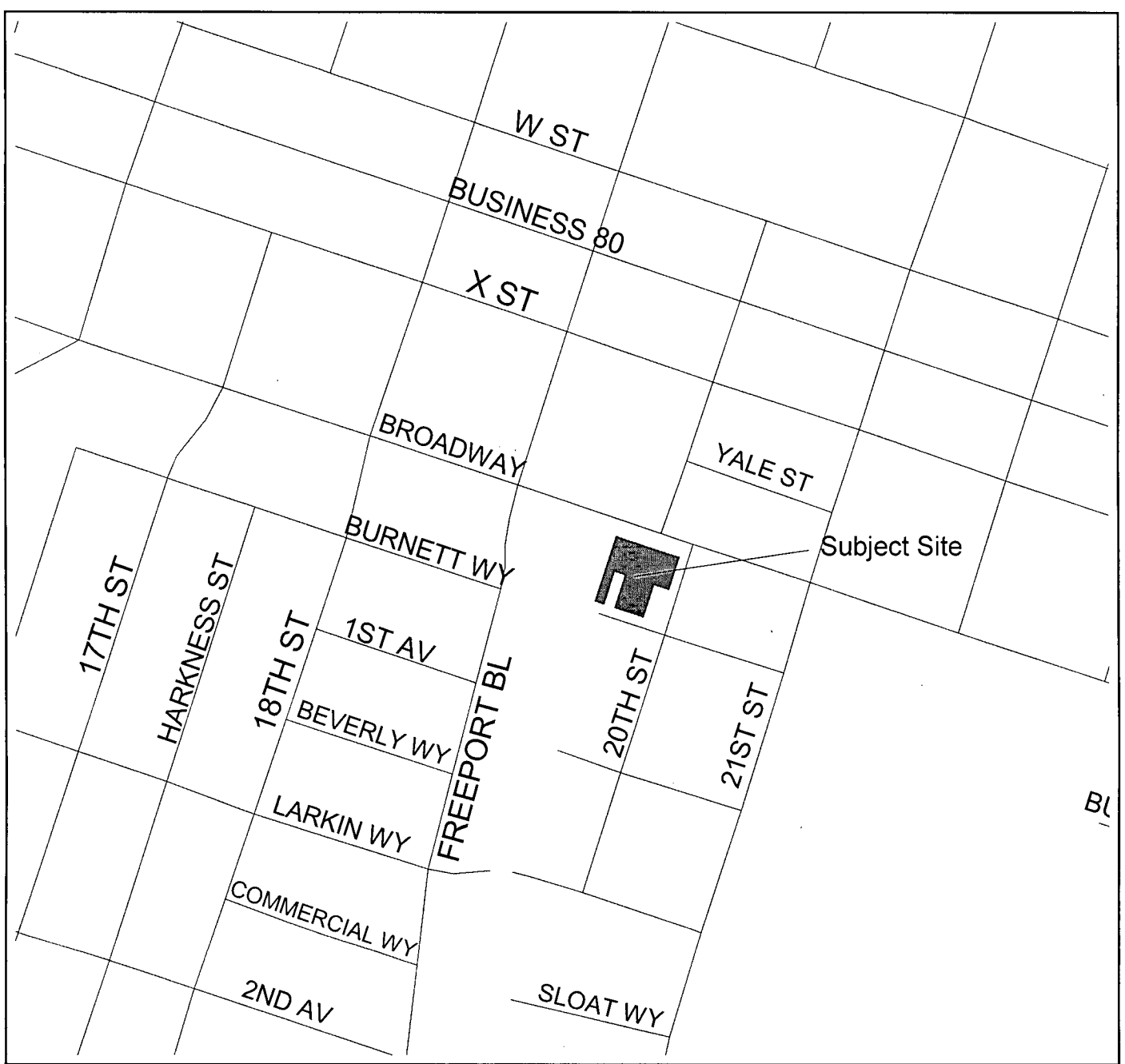



Joy D. Patterson
Zoning Administrator

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 (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 Resolution Book
 ZA Log Book
 Applicant
 Public Works (Jerry Lovato)

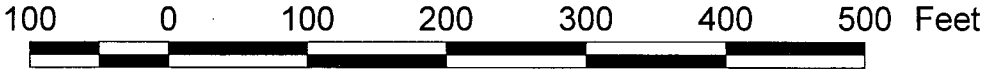
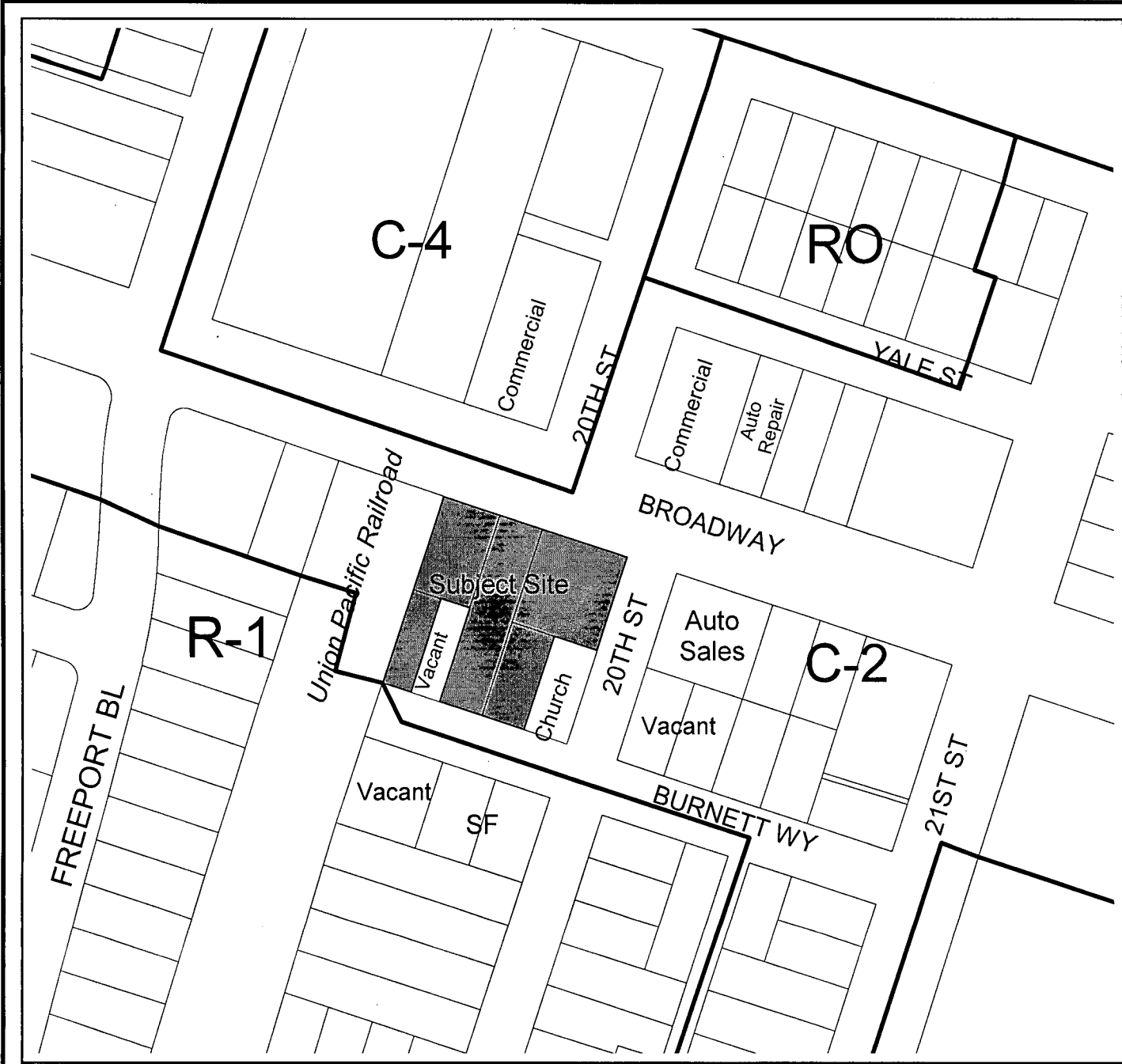



Neighborhoods, Planning
And Development Services
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Geographic
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VICINITY MAP





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LAND USE AND ZONING



298-125

NOVEMBER 18, 1998

ITEM # 1



UNION PACIFIC RAIL
ROAD RIGHT OF WAY

CIVIL ENGINEER:
TZE HON LIN
812 COBBLE COVE LANE
SACRAMENTO, CA 95831

BROADWAY

S 70-30 E 173.03'

PARCEL LINE BEING
REMOVED

S 70-30-14 E
26.74'

N 19-34 E 175'

N 19-16 E 87.5' 25'

20 TH. STREET



N 19-24-57 E 87.5'

N 19-16 E 87.5'

N 19-16 E 87.5'

26.98'

40'

S 70-30 E 80'

25'

50'

BURNETT WAY

50'

PROPOSED PLOT PLAN

SCALE: 1" = 50'

7 98 125

EXHIBIT - A

EXHIBIT - B

7, 98 125

Proposed Legal Description

Lot 7, 8, 9, 10, the west one-half of lot 11, lot 12, and lot 13 of Sutter Terrace Addition, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on June 11, 1910, in Book 10 of Maps, Map 50. In block bounded by Broadway (formerly Y street) and Burnett, 20th street and union pacific rail road right-of-way of the city of Sacramento, according to the official plat thereof.



298-125

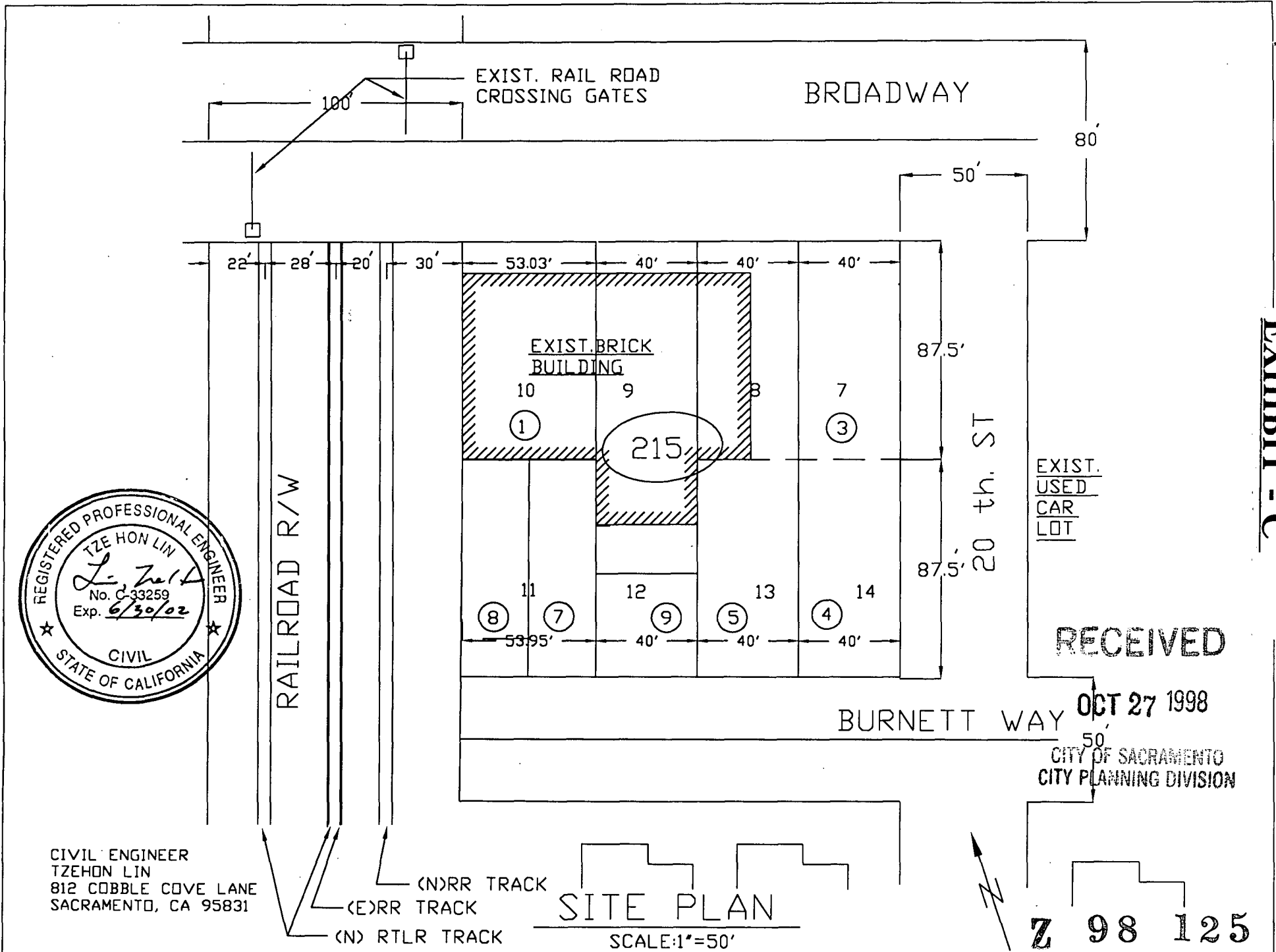
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Z 98-125

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Item 1



CIVIL ENGINEER
TZE HON LIN
812 COBBLE COVE LANE
SACRAMENTO, CA 95831

(N)RR TRACK
(E)RR TRACK
(N) RTL R TRACK

SITE PLAN
SCALE: 1"=50'

EXIST. USED CAR LOT

RECEIVED

OCT 27 1998

CITY OF SACRAMENTO
CITY PLANNING DIVISION

Z 98 125

EXHIBIT - C

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 10, 1998, the Zoning Administrator approved with conditions a variance to allow a garage addition for an existing house exceeding lot coverage for the project known as Z98-124. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Variance to allow the construction of a two car 460 square foot garage that will result in a 43 percent total lot coverage (40 percent maximum allowed) for a single family residence on 0.13± developed acres in the Standard Single Family (R-1) zone.

Location: 3527 Stockton Boulevard (D5, Area 3)

Assessor's Parcel Number: 015-0182-038

Applicant: James Santillan
3527 Stockton Boulevard
Sacramento, CA 95820

Property Owner: Same as applicant

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Front:	25'	20.5'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	8'
West: C-2; Theater	Rear:	15'	36'

Property Dimensions:	Irregular	
Property Area:	0.13± acres	
Square Footage of Buildings:	Existing residence-	1,858.5 square feet
	Proposed garage-	483 square feet
	Total-	2,341 square feet
Height of Building:	Single Story, 14 feet	

Exterior Building Materials:	Stucco
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Previous Files: None

Background Information: The applicant was in the process of constructing the proposed 460 square foot garage with a building permit when the inspector noticed the addition would exceed the allowed lot coverage for the zone. The applicant filed for a variance to exceed the lot coverage in order to complete the project.

Additional Information: The applicant proposes to construct a 460 square foot two car garage (483 square feet including overhang). The garage will be set back six feet at the narrowest point from the rear property line which is adjacent to an alley. The existing residence is 1,859 square feet including overhangs for a total of 2,342 square feet of lot coverage. The Zoning Ordinance allows a maximum of 40 percent lot coverage of all structures including overhangs in the R-1 zone. The proposed project will cover 41.3 percent of the lot. The applicant is requesting a variance to the lot coverage limit. The lot is substandard in width as it is 43.5 feet wide instead of the standard 52 feet wide.

The project has been noticed and staff has not received any calls. The applicant has an approved Design Review application for the project (DR-98-129).

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, Sections 15305}.

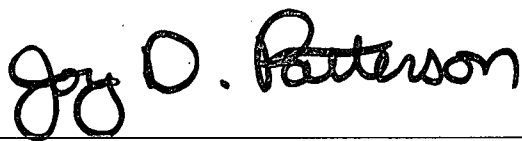
Conditions of Approval

1. There shall be no further expansions of any structure on the parcel and no other additions to the lot including sheds or similar structures.
2. The applicant shall obtain all necessary building permits.
3. The applicant shall comply with all Design Review conditions.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that exceeding the lot coverage for the garage will not substantially alter the characteristics of the site or the surrounding neighborhood.

2. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variances request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the lot coverage is not excessive and adequate open space is available; and
 - b. the lot is substandard in width.
5. The project is consistent with the General Plan which designates the subject site as Community/Neighborhood Commercial and Offices.

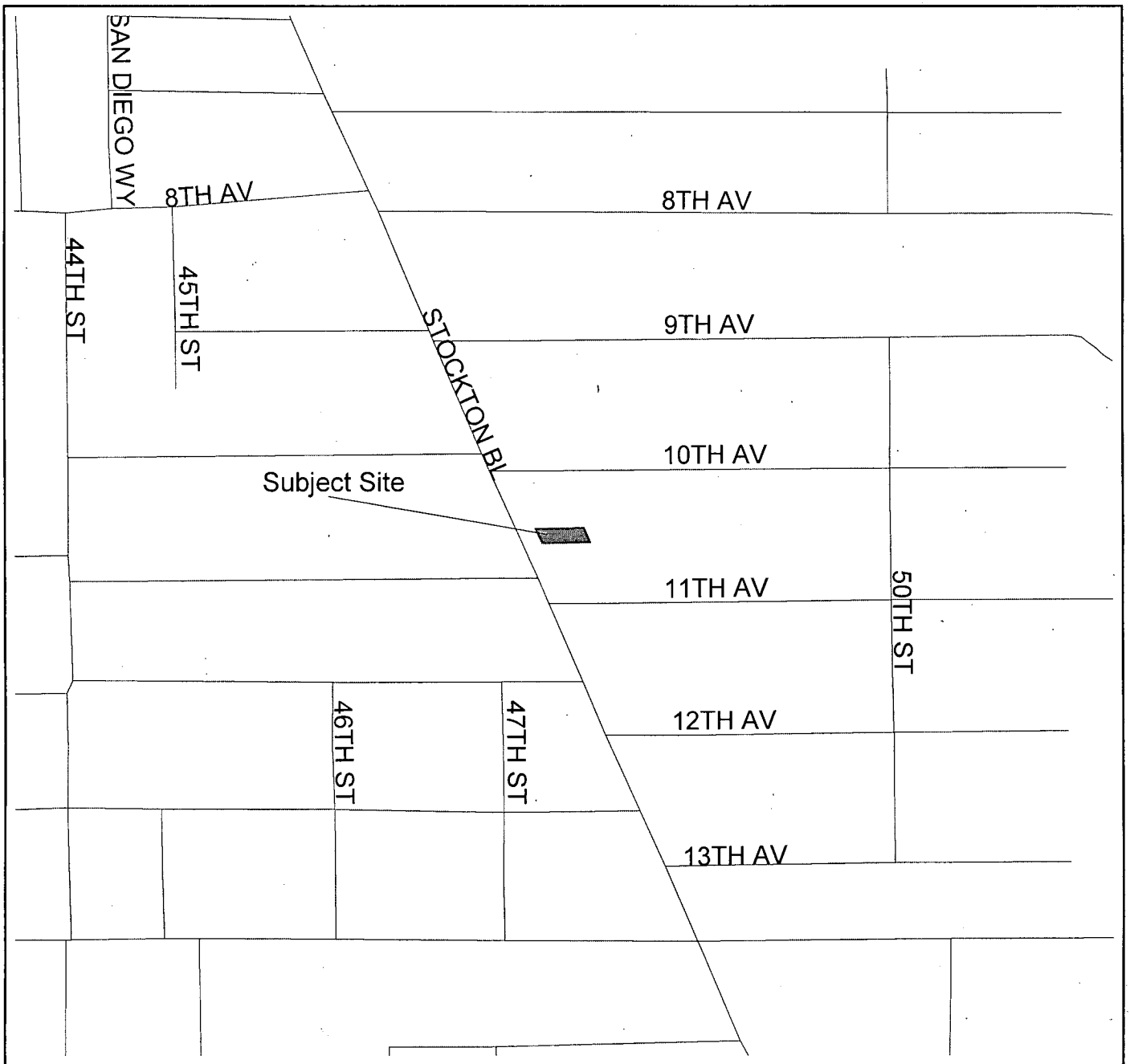



Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

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.

cc: File Applicant ZA Log Book

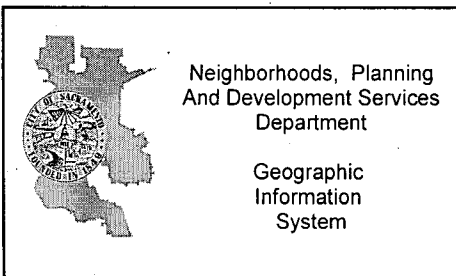
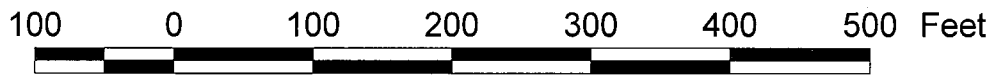
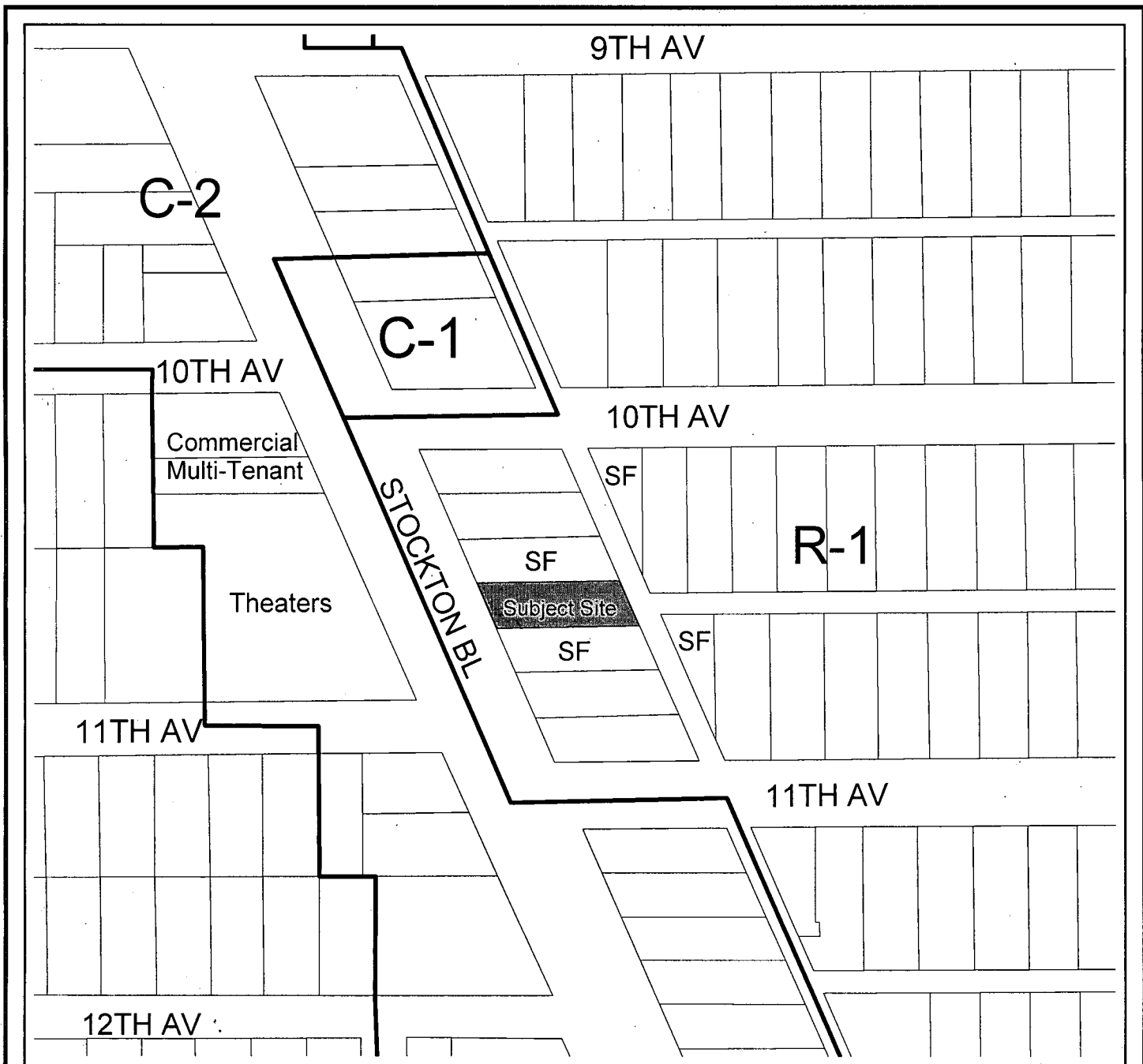



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VICINITY MAP

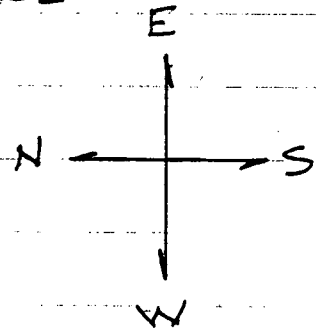
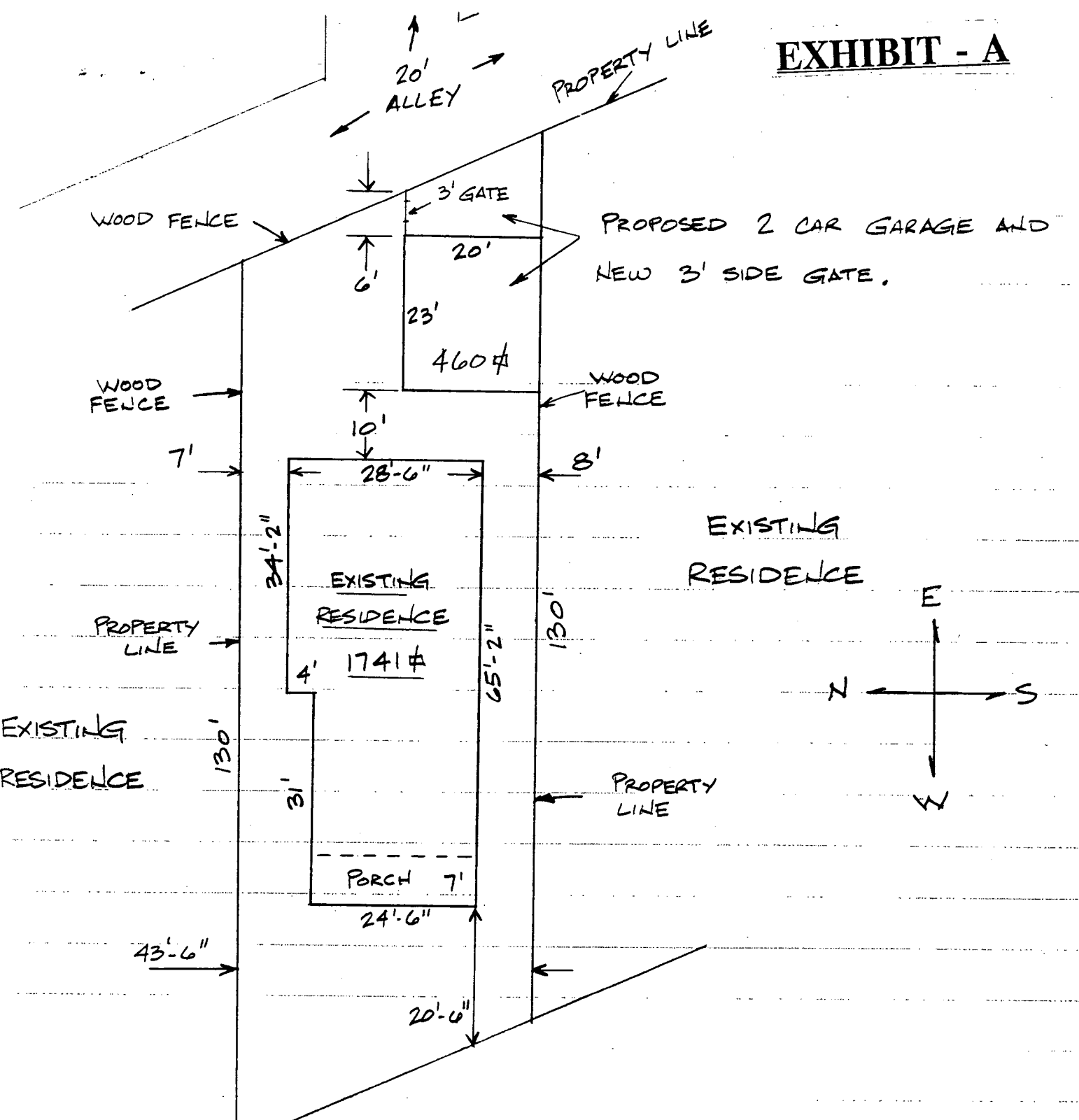




LAND USE AND ZONING



EXHIBIT - A



3527 STOCKTON BLVD.

APN 015-0182-038

OWNER: JAMES SANTILLAN

LOT: 5668 #

CITY OF SACRAMENTO
PERMIT ASSISTANCE

OCT 29 1998

RECEIVED

7 98 124

298-124

NOVEMBER 10, 1998

ITEM 1