

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday November 2, 1993, the Zoning Administrator approved a lot line merger (File Z93-081) by adopting the attached resolution (ZA93-017).

Project Information

Request: Lot Line Merger of three parcels into one parcel totaling 0.41± partially developed acres in the Heavy Commercial (C-4) zone.

Location: 920 and 924 57th Street

Assessor's Parcel Number: 008-0122-004, 005, and 006

Applicant: George G. Gudie
920 57th Street
Sacramento, CA 95819

Property Owner: Same as Applicant

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Heating and Air Conditioning Shop
Existing Zoning of Site: Heavy Commercial (C-4) zone

Surrounding Land Use and Zoning:

North: C-2; Single Family Residence and Commercial
South: C-2; Commercial
East: C-4; Freeway entrance
West: R-3; Multi-Family Residences

Property Dimensions: 120 feet x 150 feet
Property Area: 0.41± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Project Plans: See Exhibit A
Legal Description: See Exhibit B

Z93-081

November 2, 1993

Item 4

Background Information

On June 9, 1988, the Planning Commission approved a lot line merger for two lots in the (C-4) zone (P88-207). A Certificate of Compliance was never obtained to finalize the lot merger.

Additional Information

The owner has an existing heating and air conditioning business in separate buildings on the north and south parcel proposed to be merged. The center parcel is a paved parking area. The applicant proposes to merge the properties in order to construct a 1,240 square foot shop and warehouse. The Zoning Ordinance and Building Code do not permit structures to cross property lines, therefore, a lot merger is necessary to construct the warehouse.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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)}.

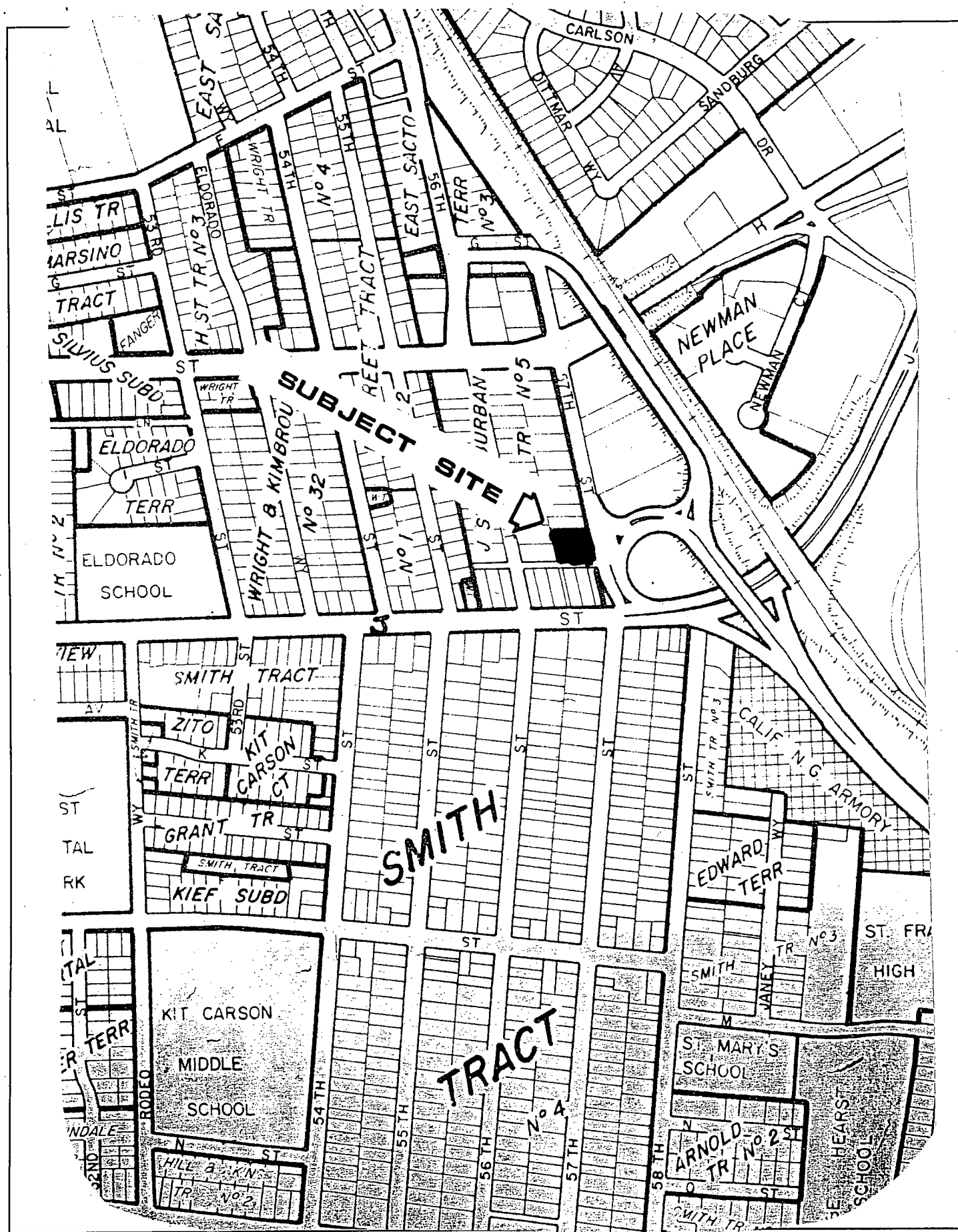
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

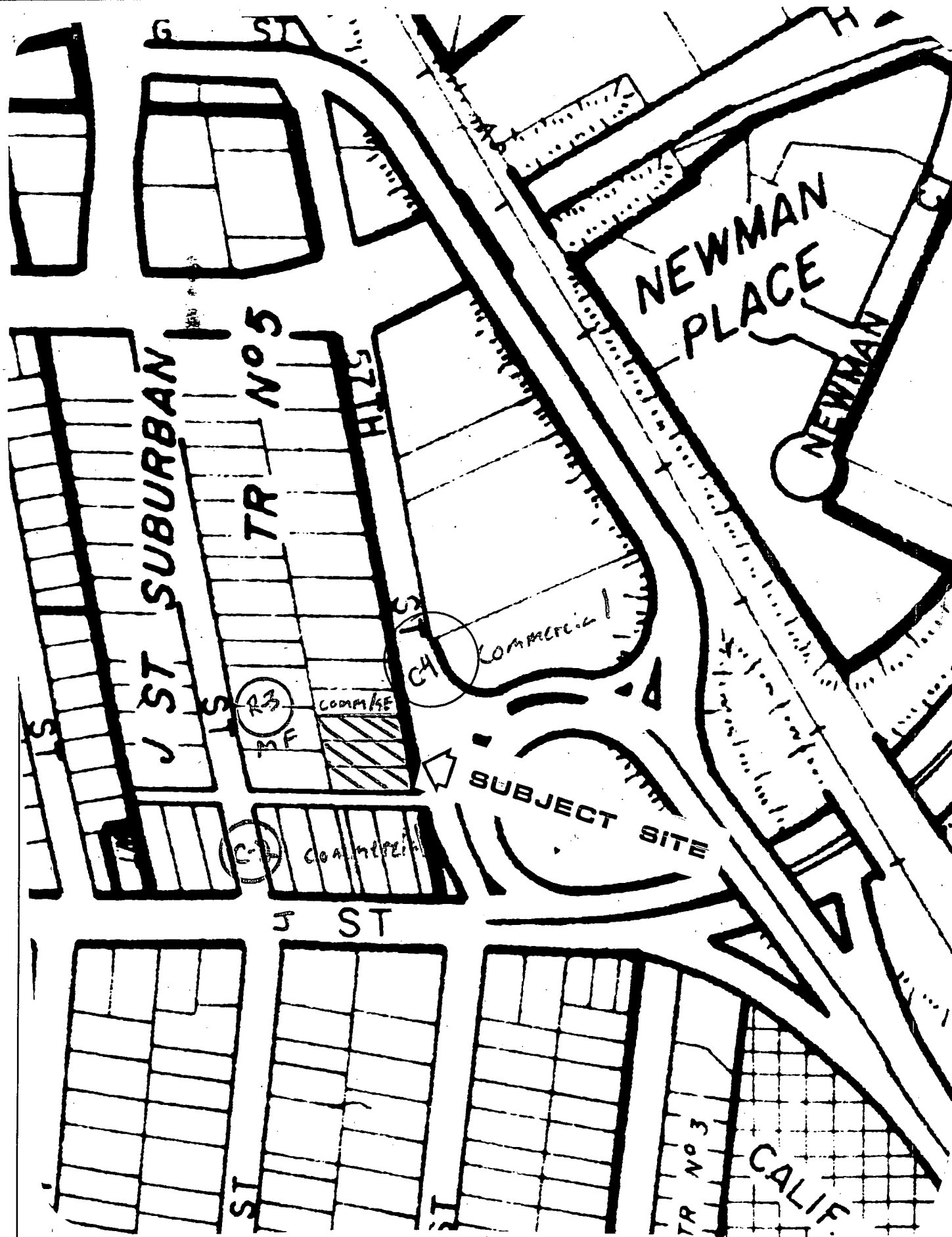
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



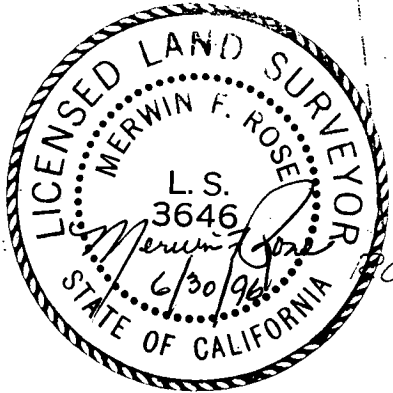
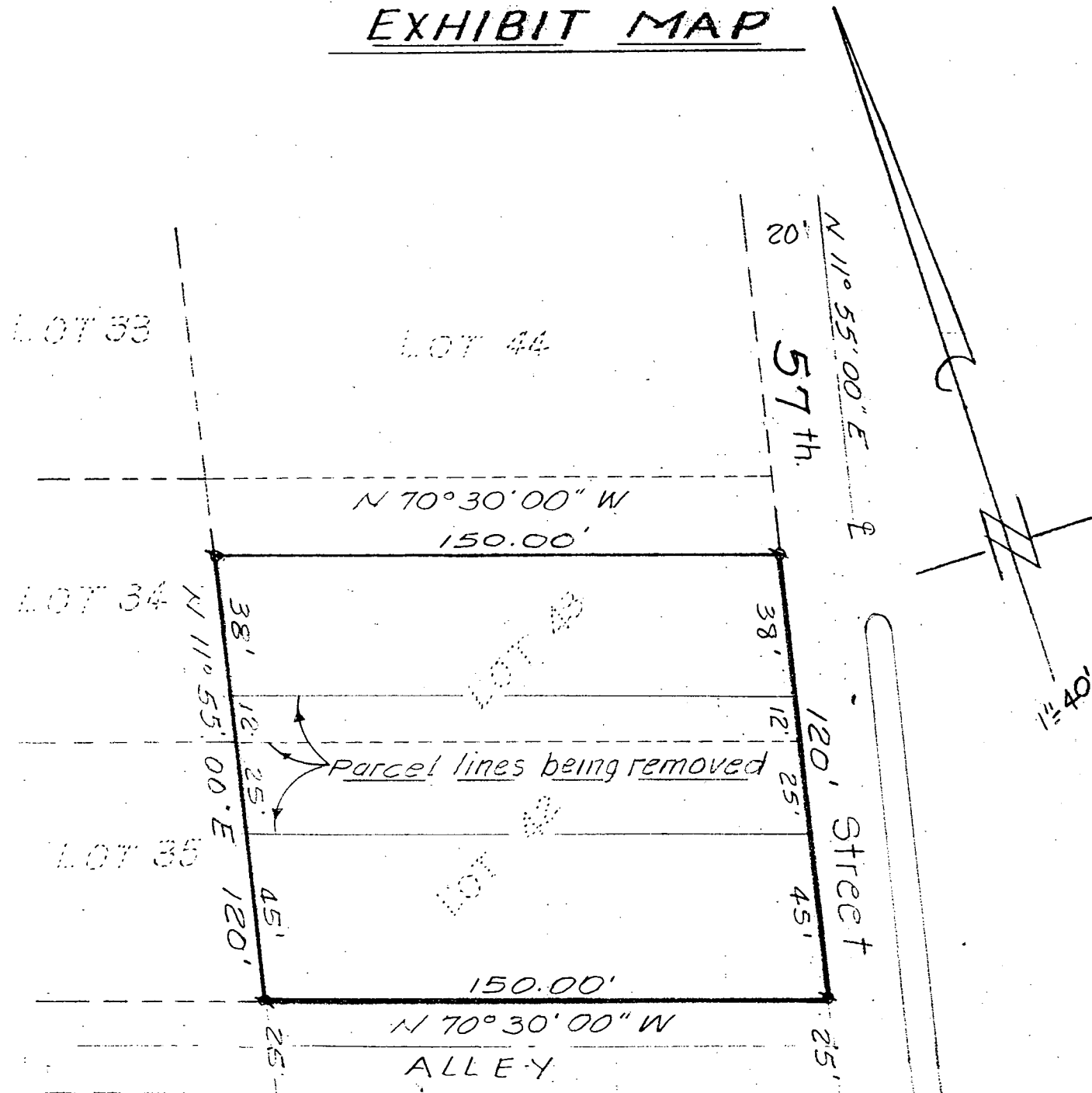
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

EXHIBIT MAP



LOT MERGER

CITY OF SACRAMENTO, CALIF.
APRIL, 1992 SCALE 1"=40'

ROSE'S ENG.-GEOL. AND SURVEY INC.
9070 ELK GROVE BLVD.
ELK GROVE, CA. 95624
916-686-5445

293-081

NOVEMBER 2, 1993

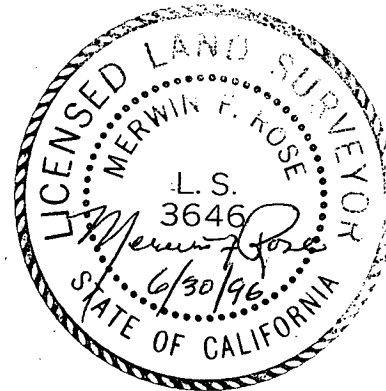
ITEM H
EXHIBIT "B"

EXHIBIT B

EXHIBIT A
Legal Description of Lot Merger

A parcel of land situate in the County of Sacramento, State of California, being all of Lot 42 and a portion of Lot 43 as said lots are shown on the "Plat of J Street Suburban Tract No. 5, recorded in the Office of the Recorder of Sacramento County, in Book 7 of Maps, Map No. 51, more particularly described as follows:

Beginning at the Southeast corner of said Lot 42, said point is on the westerly right-of-way line of 57th Street; thence from said point of beginning, running northerly along said right-of-way North 11°55'00" East 120.00 feet; thence North 70°30'00" West 150.00 feet; thence South 11°55'00" West 120.00 feet to the Southwest corner of said Lot 42; thence along the southerly line of said Lot 42 South 70°30'00" East 150.00 feet to the point of beginning.



CITY OF SACRAMENTO
CITY PLANNING DIVISION

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