

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 25, 1999, the Zoning Administrator approved with conditions a Parcel Merger to merge three parcels into one parcel totaling 0.66± developed acres in the General Commercial (C-2) zone for the project known as Z99-093. Findings of Fact and Conditions of Approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Parcel Merger** to merge three parcels into one parcel totaling 0.66± developed acres in the General Commercial (C-2) zone.

Location: 3732 Balsam Street (D2, Area 4)

Assessor's Parcel Number: 251-0122-003

Applicant: Cooper, Thorne & Associates
3233 Monier Circle
Rancho Cordova, CA 95742

Property Owners: Neta Athey
8741 Palmenson Drive
Antelope, CA 95843

Project Planner: Donna Decker

General Plan Designation: Community/Neighborhood Commercial & Offices
North Sacramento

Community Plan Designation: Retail/General Commercial

Existing Land Use of Site: Multi-Family Residential

Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Commercial

South: C-2; Commercial

East: C-2; Commercial

West: R-2A; Multi-family

Property Dimensions: 120 x 150

Property Area: .66 cres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plan and
Legal Description: Exhibit A

Previous Files: P99-026

Background Information: On May 27, 1999 the Planning Commission approved multiple planning entitlements to demolish four existing structures and construct a new 26,721 square foot workforce training center and an off-site parking lot (P99-026). Planning entitlements granted include Special Permit to waive 30 of 78 required spaces, Special Permit to allow off-site parking, Special Permit to allow a parking facility in the R-2A zone, Variance to reduce the required 7.5 to 15 foot front yard setback along Marysville Blvd zero feet; Variance to allow a portion of the proposed 43 foot tall building to exceed the C-2 zone's 35 foot height limit within 100 feet of a residentially zoned parcel; Variance to waive the required 6 foot wall on the north and west sides of the off-site parking lot which is adjacent to property zoned R-1; and a Lot Merger to merge 2 parcels into one parcel for the off-site parking lot. The entitlements did not include a parcel merger for the site the new building was planned for.

Additional Information: The applicant proposes to remove the common property line between three parcels into one parcel totaling 0.66± developed acres for the construction of a new 26,721 square foot workforce training center in the General Commercial (C-2) zone. This entitlement is required prior to the construction of this project and was not included in the entitlements granted for this project under P99-026.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment and the special permit modification have been included as conditions.

Environmental Determination

This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15305(a)(c).

Conditions: Parcel Merger

Public Works

1. Applicant shall complete the following at the Public Works Department, Development Services, prior to the parcel merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the Public Works submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map
 - c. Pay off or segregate any existing assessments.

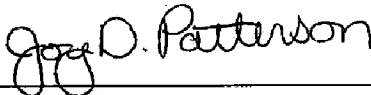
Utilities

2. Any new domestic water service shall be metered. Only one domestic water service per parcel is allowed. If more than one domestic water service exists on a parcel, then all of the domestic water services but one, must be abandoned on that parcel. The domestic water services must be

abandoned to the satisfaction of the Department of Utilities.

Findings of Fact-Parcel Merger:

1. The lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan Designation which designate the site for Community/Neighborhood Commercial & Offices and Retail/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.

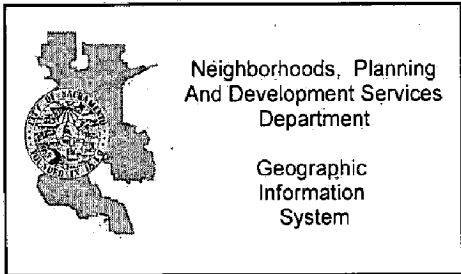
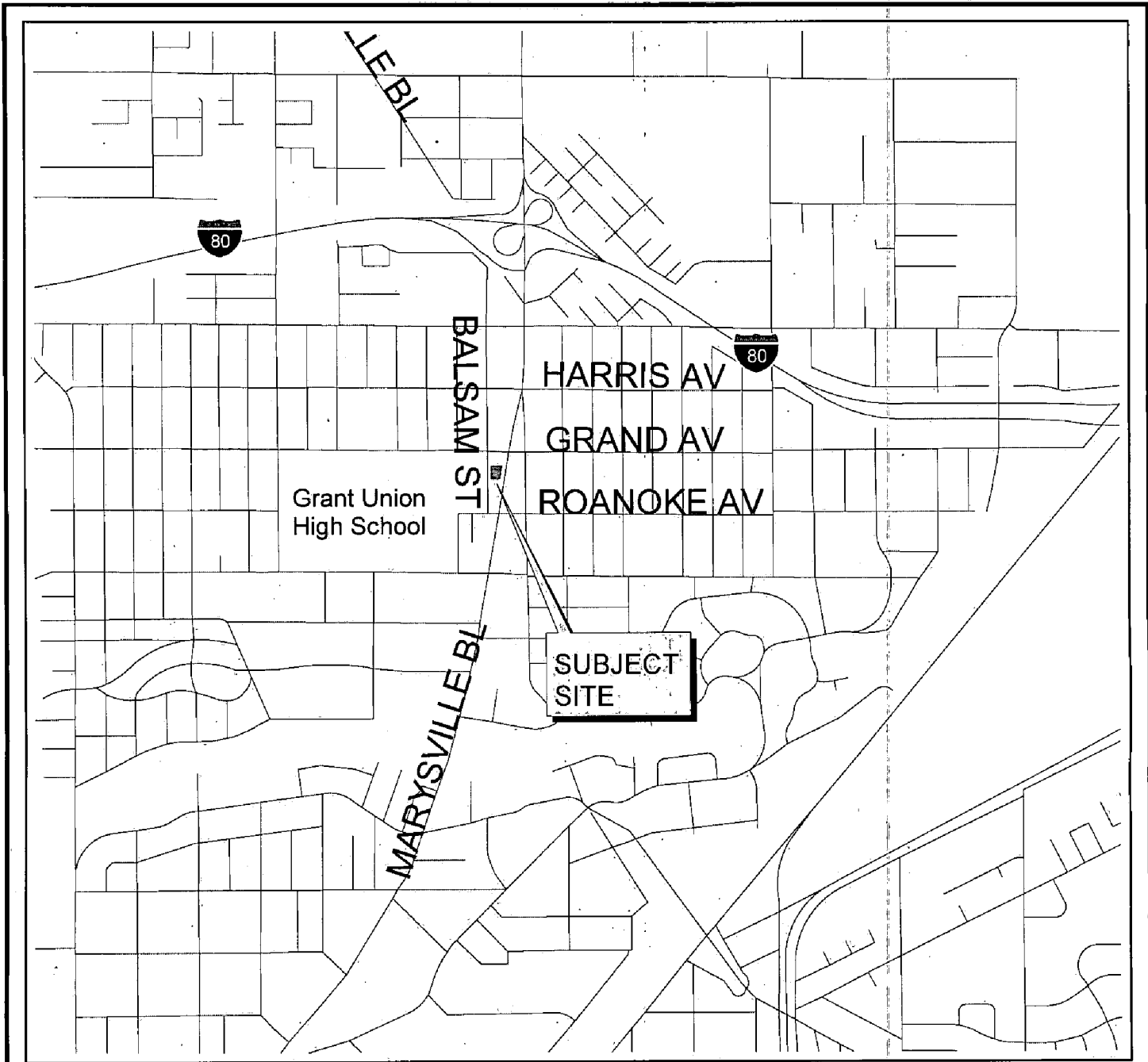


Joy D. Patterson
Zoning Administrator

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.

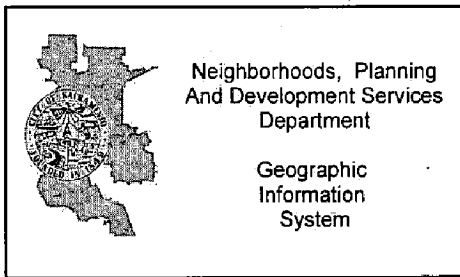
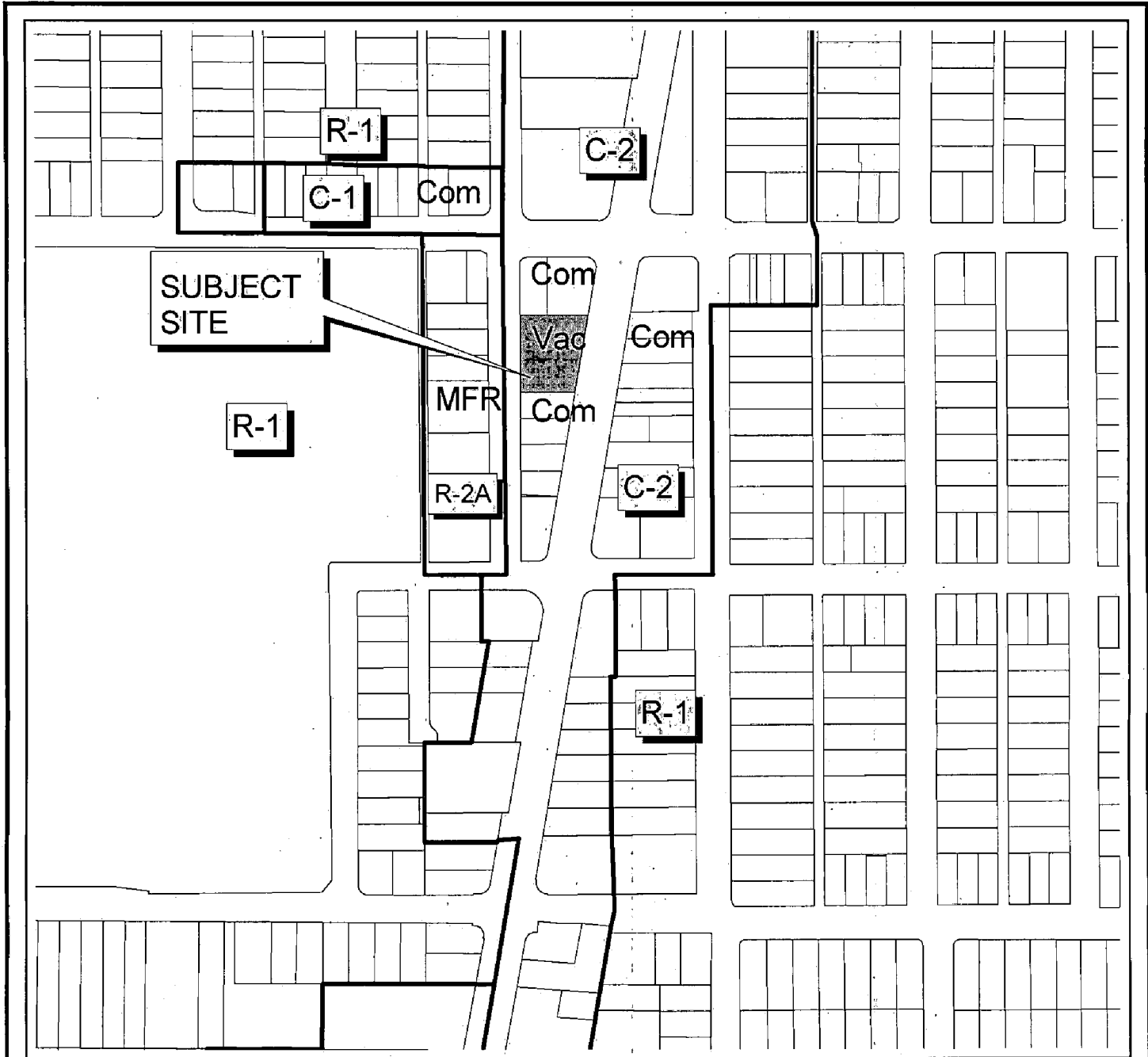
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



VICINITY MAP





LAND USE AND ZONING

