

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 13, 2000, the Zoning Administrator approved with conditions a parcel merger (File Z00-107). 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 two parcels into one parcel totaling 0.25± partially developed acres in the Standard Single Family (R-1) zone.

Location: 1028 Los Robes Blvd (D2, Area 4)

Assessor's Parcel Number: 251-0252-022, 023

Applicant: The Spink Corporation (Tiffany Patterson)
2590 Venture Oaks Way
Sacramento, CA 95833

Property Owner: David Dierks
1028 Los Robes Boulevard
Sacramento, CA 95838

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento
Community Plan Designation: Residential (4-8 du/na)
Existing Land Use of Site: Vacant and Single Family
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:
North: R-1; Vacant and Residential
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: Irregular
Property Area: 0.25± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: None

Additional Information The applicant proposes to remove the common property line between two parcels to create a large single parcel. The east parcel is developed with a single family residence and the west parcel is vacant. 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 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. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
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 Department of Utilities' field crews will abandon the excess water services. The applicant shall pay (City council Resolution 98-272) the Department of Utilities for each water service to be abandoned. 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. Service tap record research and verification requests shall be made to the Department of Utilities Customer Service at 1395 35th Avenue, telephone number (916) 264-5371.(Utilities)

Findings of Fact:

1. The parcel merger is consistent with the General Plan and the North Sacramento Community Plan which designate the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

2. All existing streets and/or utility easements of record are reserved.
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
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.

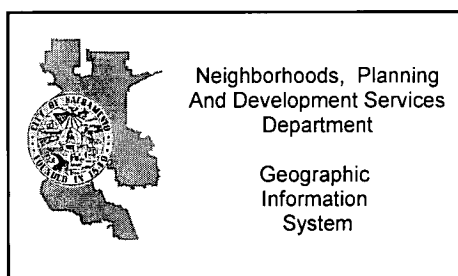
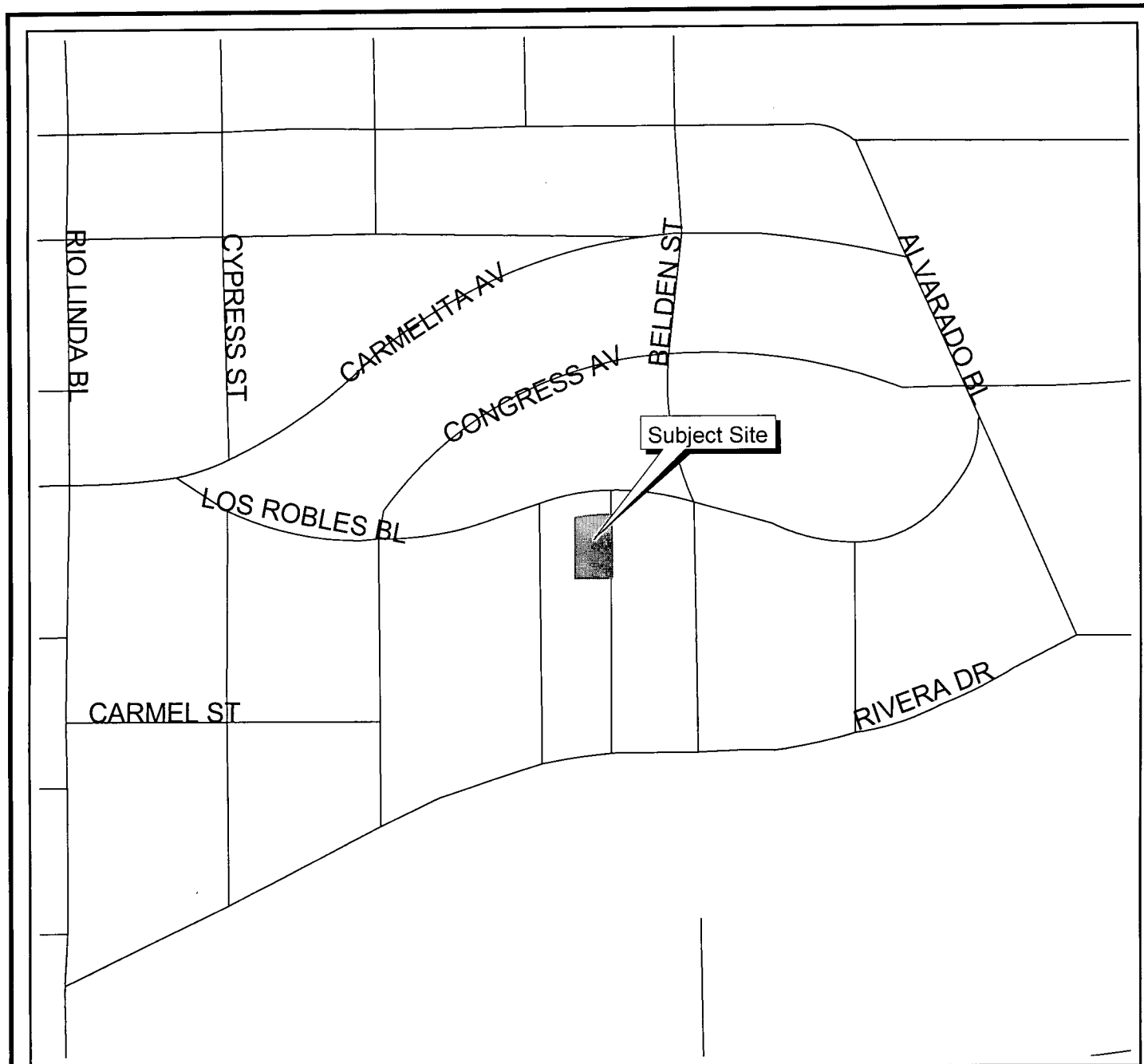


Joy D. Patterson
Zoning Administrator

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)



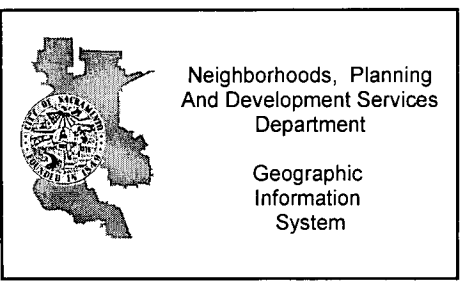
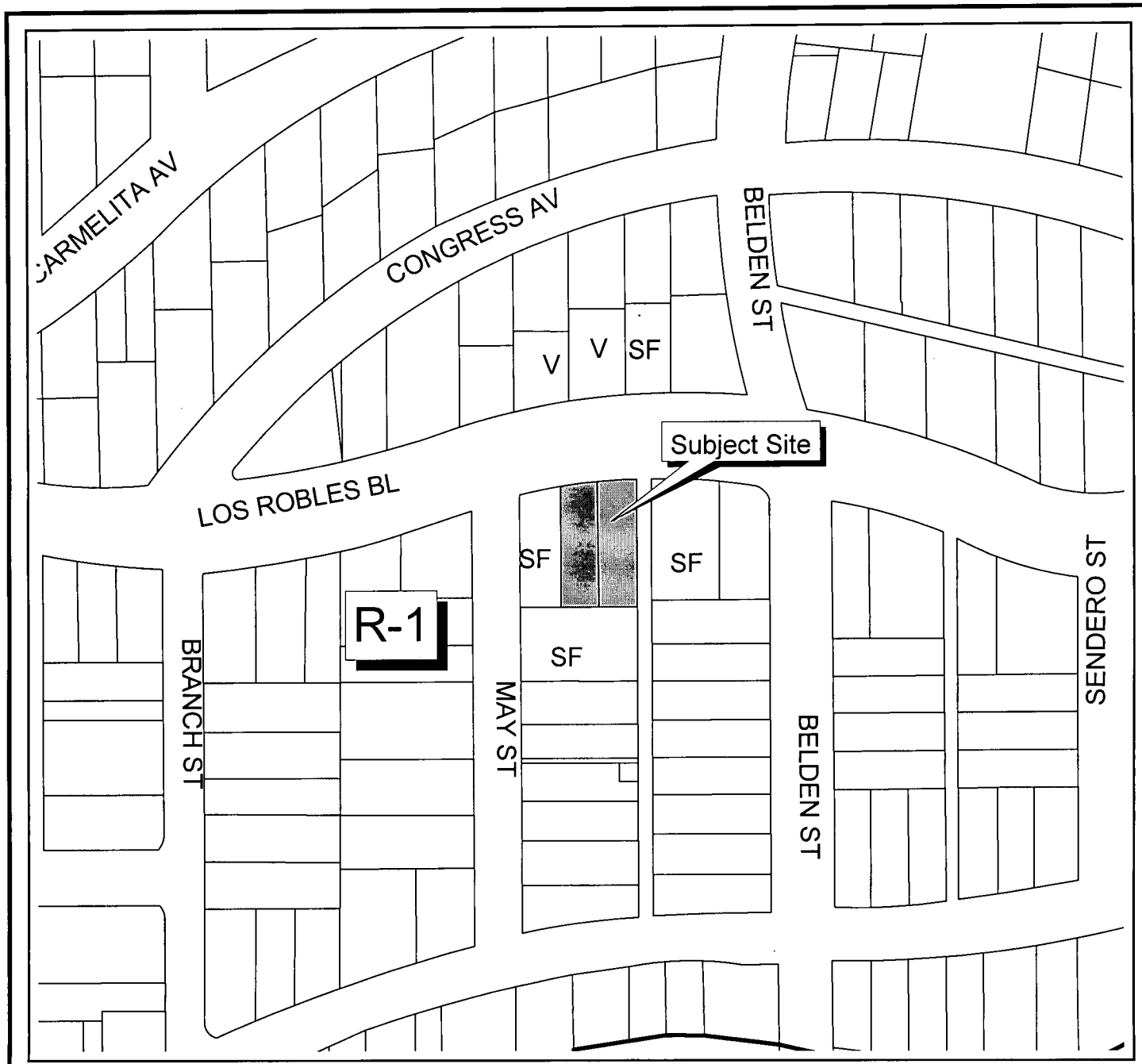
VICINITY MAP



Z00-107

September 13, 2000

Item 1



LAND USE AND ZONING

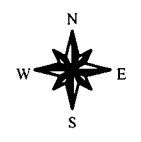
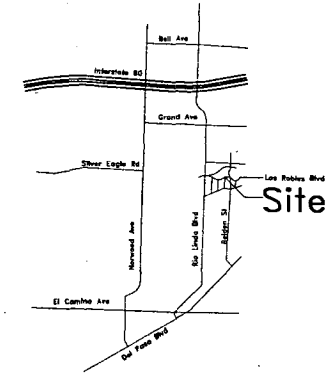


EXHIBIT A

RECEIVED

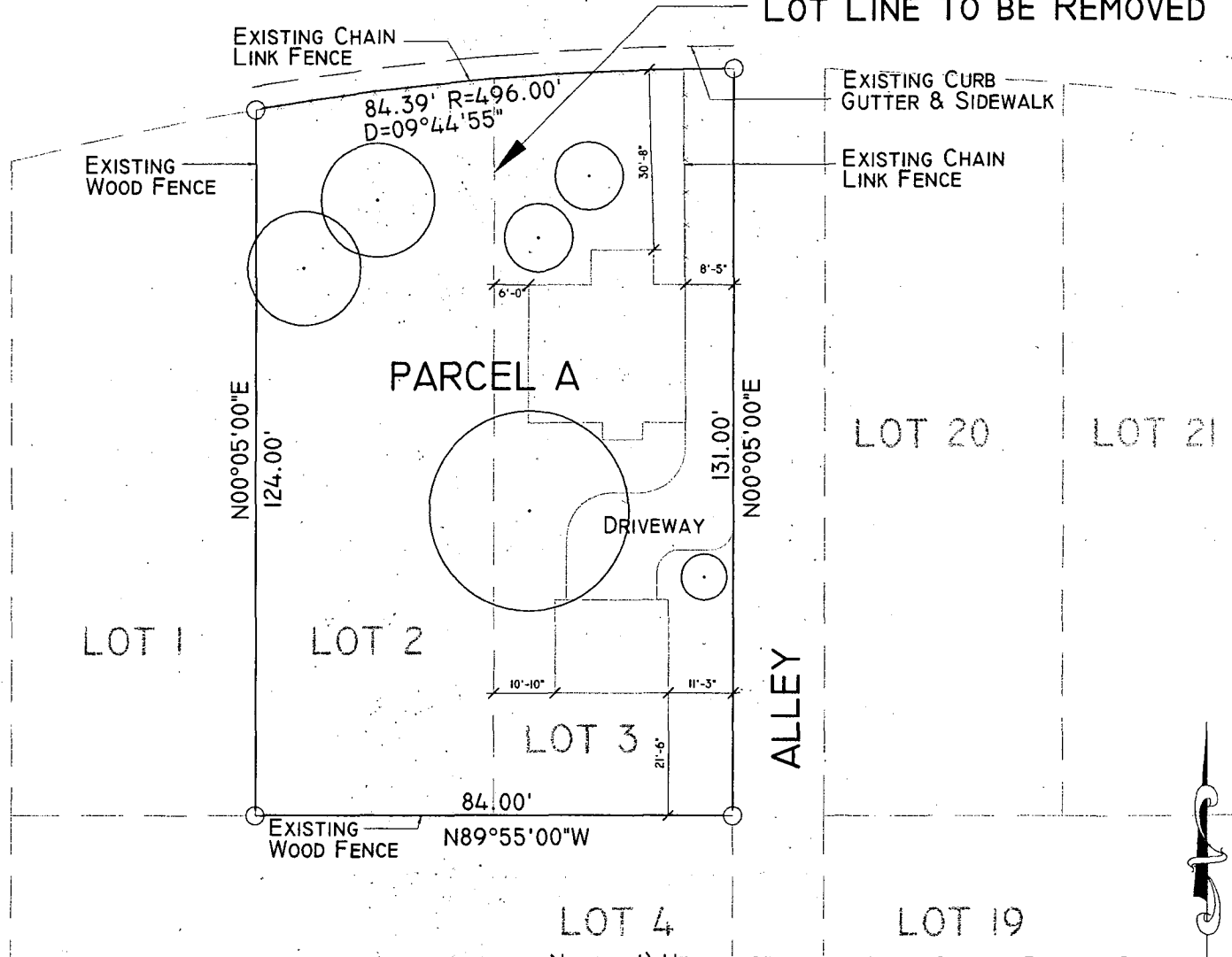
AUG 16 2000

CITY OF SACRAMENTO
CITY PLANNING DIVISION



LOS ROBLES BLVD.

LOT LINE TO BE REMOVED



NOTE: 1) UTILITY SERVICE LOCATIONS WILL BE VERIFIED PRIOR TO FINALIZING CERTIFICATE OF COMPLIANCE.
2) TOPOGRAPHY AND ON-SITE INFORMATION PROVIDED BY OTHERS.

TITLE: AN EXHIBIT FOR A LOT MERGER OF LOTS 2 & 3, BLOCK 29, 12 B.M. 22

CLIENT: DAVE DIERKS

DATE: 08-15-00 JOB NO.: 2257-001
DRAWN BY: TP CHECKED BY: MI

The Spink Corporation
2590 VENTURE OAKS WAY SACRAMENTO, CA 95833
PHONE: (916)925-5550 FAX: (916)921-9274

SCALE: 1" = 30' CODE: NS-1 DR.NO.: H-8354

REVISION

J:\JOBS\2000-S\2257C001\P-RSITE.DWG 08/15/00 15:07

EXHIBIT B



**PARCEL "A" OF
LOT MERGER**

ALL OF LOTS 2 AND 3 IN BLOCK 29, AS SHOWN ON THE PLAT OF "NORTH SACRAMENTO HEIGHTS", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON JUNE 9, 1911 IN BOOK 12 OF MAPS, MAP NO. 22.

