

**RESOLUTION NO. ZA97-007**

**ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR**

**ON DATE OF MARCH 19, 1997**

**APPROVING A PARCEL MERGER**

**(APN: 002-0115-010, 012)**

**(Z97-015)**

**WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at 410-414 12th Street; and**

**WHEREAS, the parcel merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and**

**WHEREAS, the parcel merger is consistent with the General Plan and Central City Community Plan which designate the site for Commercial uses; and**

**WHEREAS, the parcel merger will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record; and**

**WHEREAS, the parcel merger will not result in the elimination or reduction in size of the access way to any resulting parcel, or that 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; and**

**WHEREAS, the resulting parcels created by the parcel merger conform to the requirements of the City's Building Code and the City's Zoning Ordinance;**

**NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:**

**that the parcel merger for property located at 410-414 12th Street, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:**

- 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. Only one domestic water service per parcel is allowed. If more than one domestic water service exists on any of these parcels after the lot line adjustment is completed 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.**

4. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the preliminary Flood Insurance Rate Maps available for review at 1231 I Street, Room 200.
5. The applicant shall provide a new legal description of the proposed property after the merger.

*Joy Patterson*

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JOY PATTERSON, ZONING ADMINISTRATOR