

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 22, 1999, the Zoning Administrator approved with conditions a parcel merger (File Z99-108). 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 0.37± vacant acres in the Heavy Industrial (M-2) zone.

Location: North side Amador Ave; 250± west of Power Inn Road (D6, Area 3)

Assessor's Parcel Number: 061-0051-023, 024, 025

Applicant: Morton & Pitalo Inc. (Ron Bowman)
1788 Tribute Road #200
Sacramento, CA 95815

Property Owner: Cress Williamson
425 University Avenue #220
Sacramento, CA 95825

Project Planner: Sandra Yope

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Vacant
Existing Zoning of Site: Heavy Industrial (M-2)

Surrounding Land Use and Zoning:

North: M-2; Single Family Residence, Vacant and Industrial
South: M-2; Industrial and Single Family Residence
East: M-2; Industrial
West: M-2; Vacant

Property Dimensions: 135 feet x 119 feet
Property Area: 0.368± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibits A and C

Legal Description: Exhibit B

Additional Information The applicant proposes to remove the common property line between three parcels to create a large single parcel for future development. All parcels are 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. Advisory Note: The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:
 - * All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 - * Commercial projects will have the option of flood proofing in lieu of the elevation requirements. (Public Works)
5. Only one domestic water service will be allowed per parcel. Any new domestic water service will be metered. Any excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities prior to issuance of a building permit. (Utilities)
6. The proposed development is located within Sacramento County Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions. (Utilities)
7. **Special Note:** The Army Corps of Engineers is currently considering reducing the estimated 100-year flows on the American River. If the estimated flows are reduced, the AR flood zone may be replaced with a less restrictive flood zone thus precluding the requirement to elevate or flood

proof this project. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone. (Utilities)

Findings of Fact:

1. The parcel merger is consistent with the General Plan which designates the site for Heavy Commercial or Warehouse.
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.

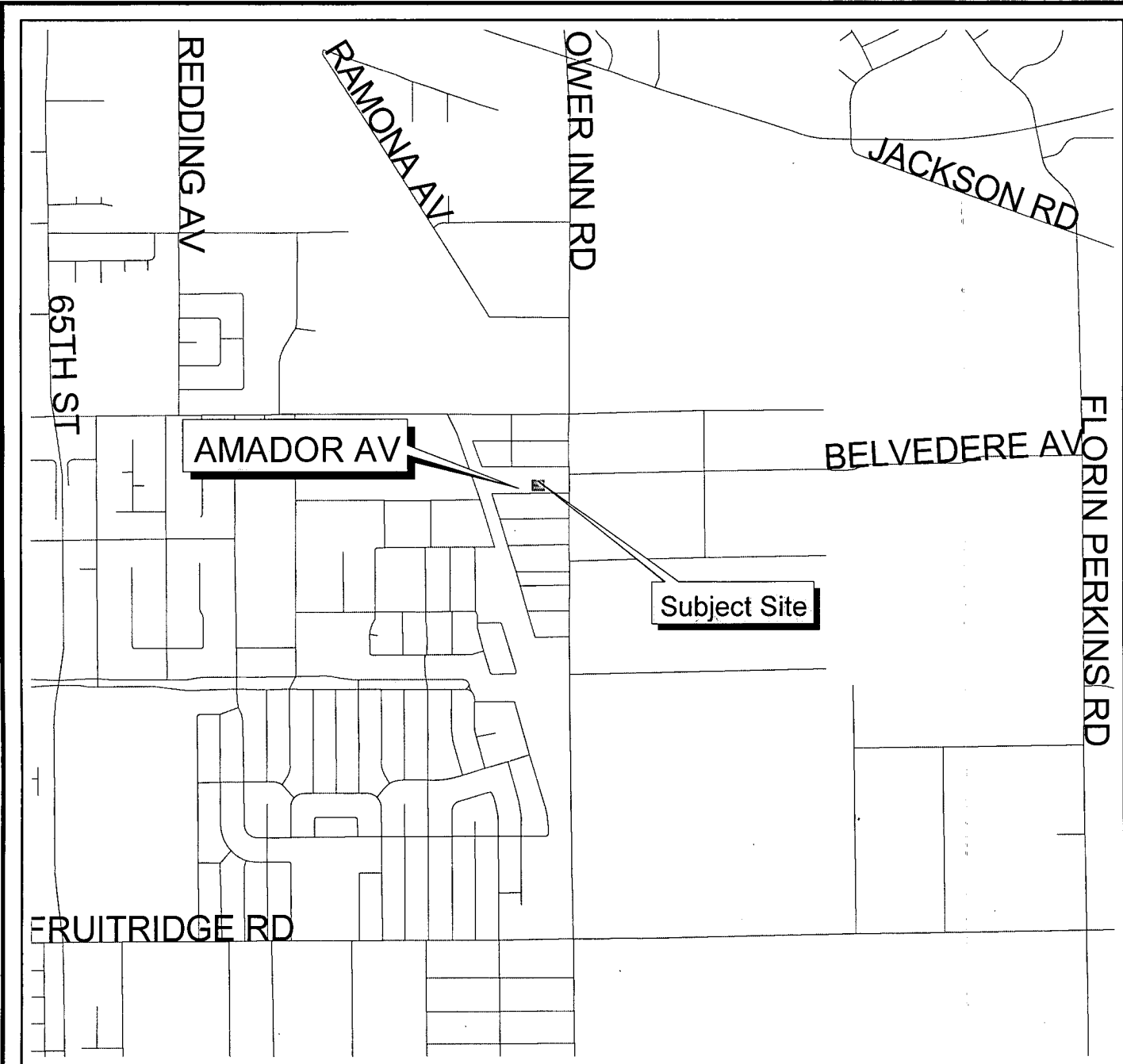


Joy D. Patterson
Zoning Administrator

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.

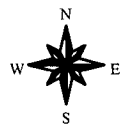
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

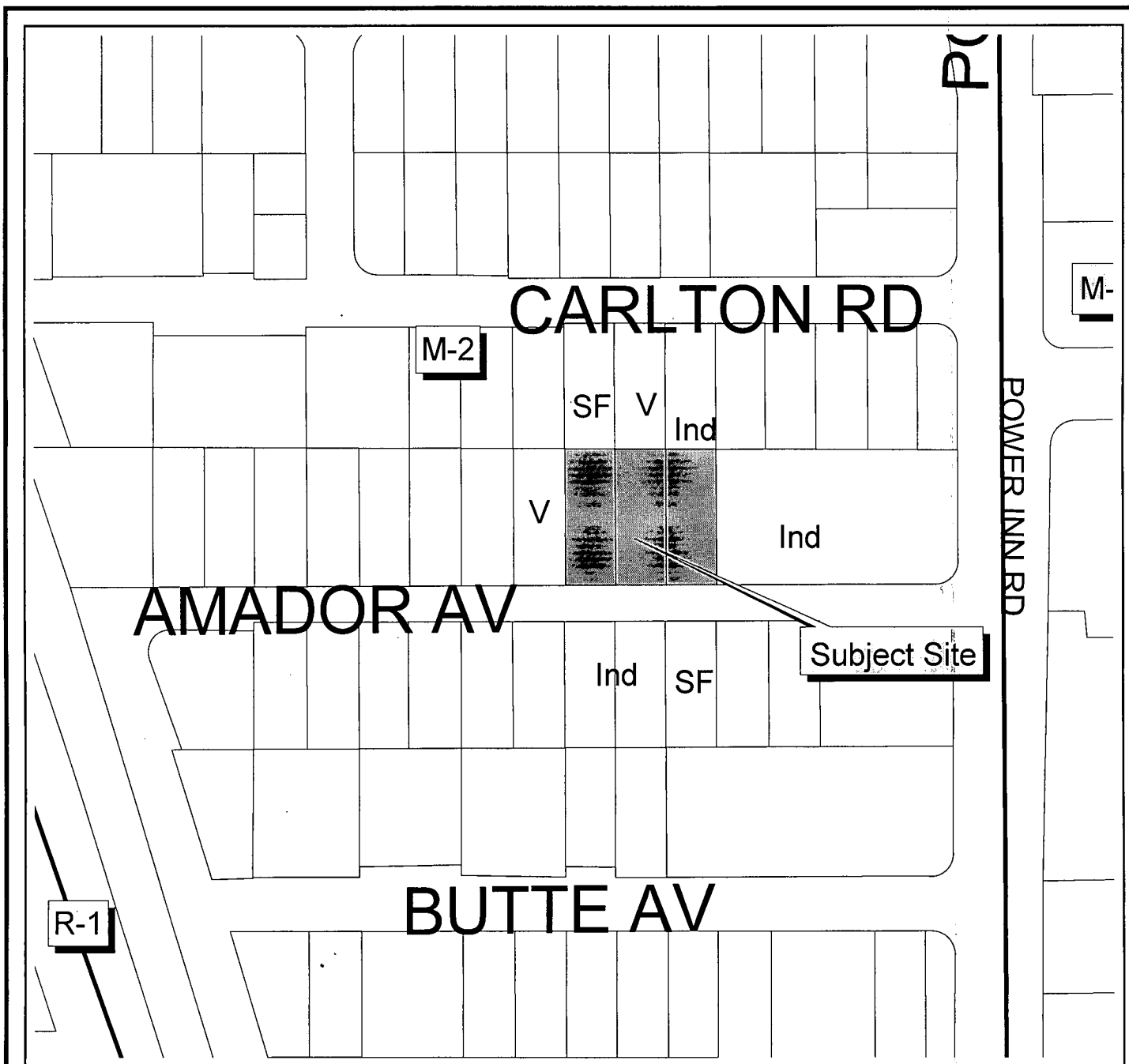


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



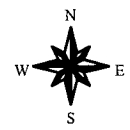
VICINITY MAP

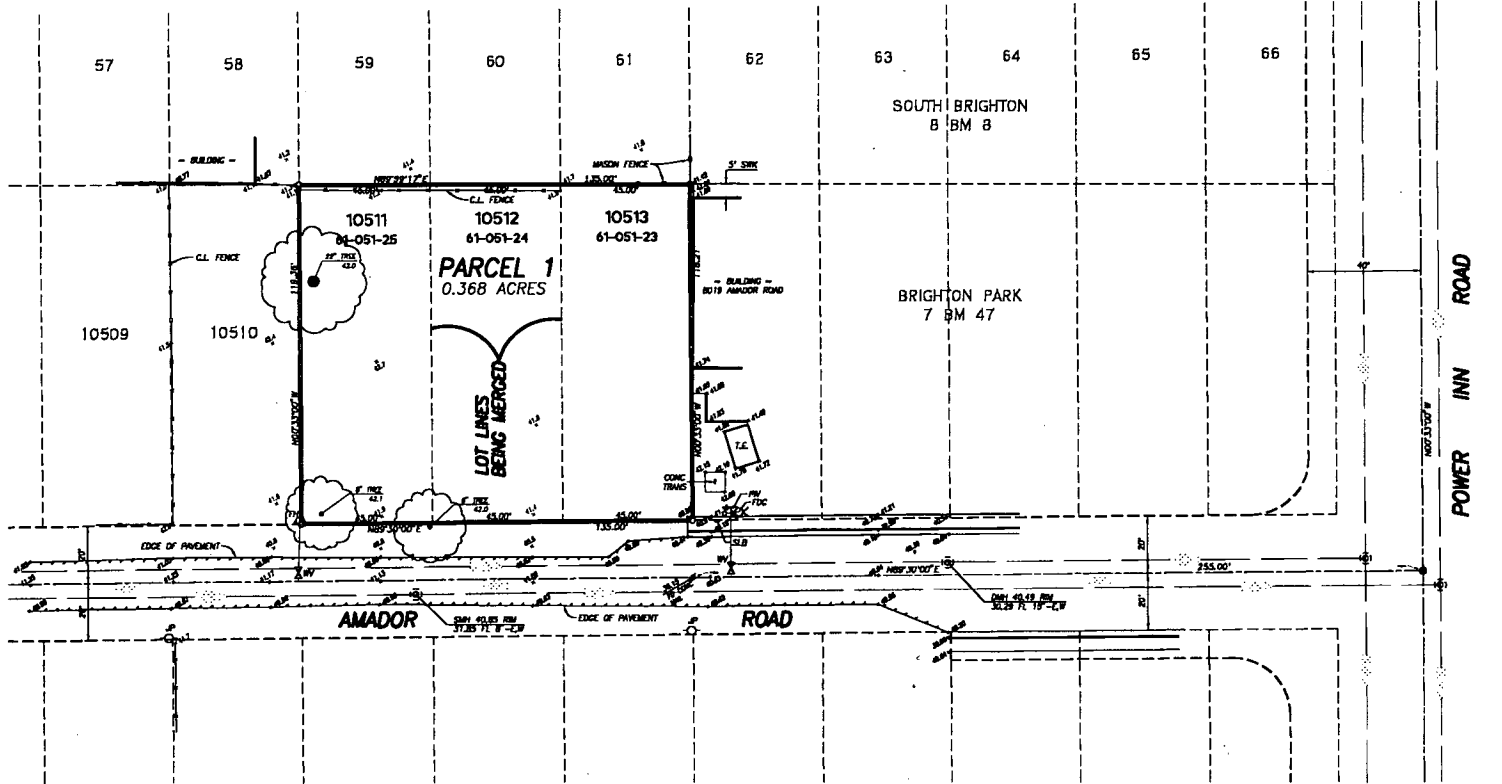


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING





Z99-108 SEP 01 REC'D

SACRAMENTO, CALIF. 95811-1222 (916) 438-3322 FAX

NO.	DESCRIPTION	APPD.	DATE	SCALE:	BENCH MARK
1				HORIZ. 1" = 20'	
2				VERT. 1" = N/A	

COMPUTED	RB
DESIGNED	N/A
DRAWN	MRM
PROJ. ENGR.	RB


MORTON & PITALO, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
 PHONE: 916/927-3400 • FAX: 916/927-0120
 BBS: 916/927-1185 • EMAIL: ENGR@MPENGR.COM

EXHIBIT MAP
LOT LINE MERGER
 LOTS 10511, 10512 AND 10513 OF BRIGHTON PARK
 7 BM 47
 CITY OF SACRAMENTO, CALIFORNIA

DATE	AUGUST, 1999
SHEET	1
OF	1

EXHIBIT B

EXHIBIT "A"

LEGAL DESCRIPTION

**LOT LINE MERGER
PARCEL 1**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 10511, 10512 and 10513 as shown on the Plat of Brighton Park filed in Book 7 of Maps, Map No. 47, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Lot 10511; thence from said point of beginning, along the Westerly line of said Lot 10511, along the Northerly lines of said Lots 10511, 10512 and 10513, along the Easterly line of said Lot 10513 and along the Southerly lines of said Lots 10513, 10512 and 10511 the following four (4) courses: (1) North 00°33'00" West 119.36 feet; (2) North 89°59'17" East 135.00 feet; (3) South 00°33'00" East 118.21 feet and (4) South 89°30'00" West 135.00 feet to the point of beginning.



990127

8/24/99

EXHIBIT C



SOUTH BRIGHTON
8 BM 8

58

59

60

61

62

N89°59'17"E

135.00'

PARCEL 1
0.368 ACRES

10510

10511

10512

10513

10514

N00°33'00"W

119.36'

118.21'
S00°33'00"E

BRIGHTON
7 BM 47

LOT LINES
BEING MERGED

135.00'

S89°30'00"W

20'

20'

20'

20'

AMADOR ROAD

POWER INN & ROAD

10527

10526

10525

10524

10523

RECEIVED

SEP - 1 1999

CITY OF SACRAMENTO
CITY PLANNING DIVISION

[Signature]
MARLAND D. JOHNSON, LS 3923



X:\PROJ\990127\DWG\99127EX1.DWG 08-24-99 10:41 am



MORTON & PITALO, INC.

CIVIL ENGINEERING * PLANNING * SURVEYING

1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
PHONE: 916/927-2400 • FAX: 916/567-0120

DRAWN:	RB	JOB NO:	990127
CHECKED:	RB	DATE:	AUGUST, 1999
SCALE:	1"=40'	SHEET:	1 of 1

EXHIBIT "B"

LOT LINE MERGER

LOTS 10511, 10512, & 10513
BRIGHTON PARK-7 BM 47

CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT D

22

23

ARLINGTON PARK UNIT NO. 4

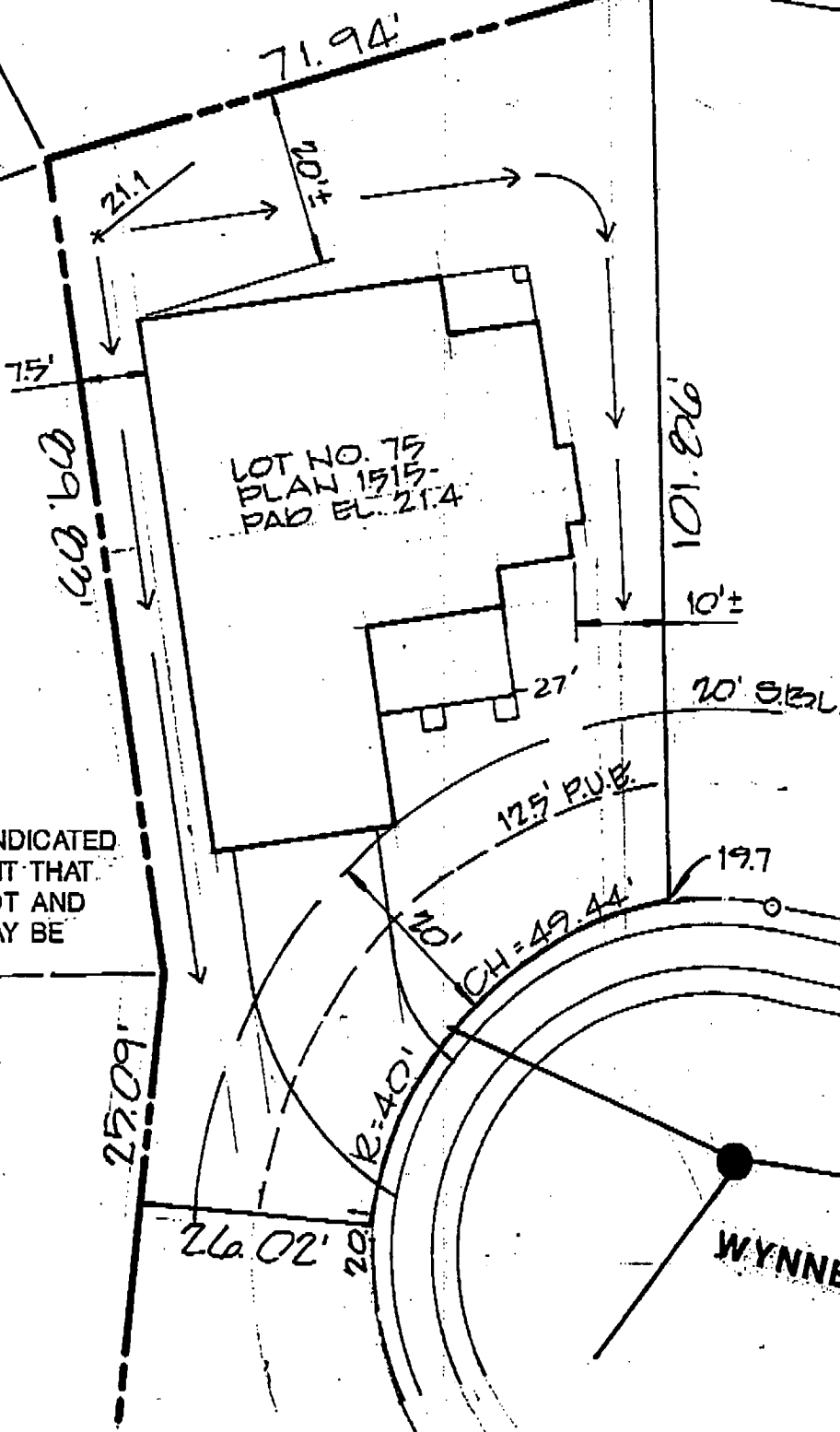
24

76

LOT NO. 75
PLAN 1515-
PAB EL. 21.4

NOTE:

BLDG. FOOTPRINT INDICATED
IS THE LARGEST UNIT THAT
WILL FIT ON THE LOT AND
A SMALLER UNIT MAY BE
SUBSTITUTED:



Z93-033

7-27-93

#1



MORTON & PITALO, INC.
CIVIL ENGINEERING - PLANNING - SURVEYING

PLOT PLAN FOR
ARLINGTON PARK UNIT NO. 3

LOT 75

DATE: 7/19/93 JOB NO: 920133

SCALE: 1" = 20' DRAWN/ENGR: P/T/M/C

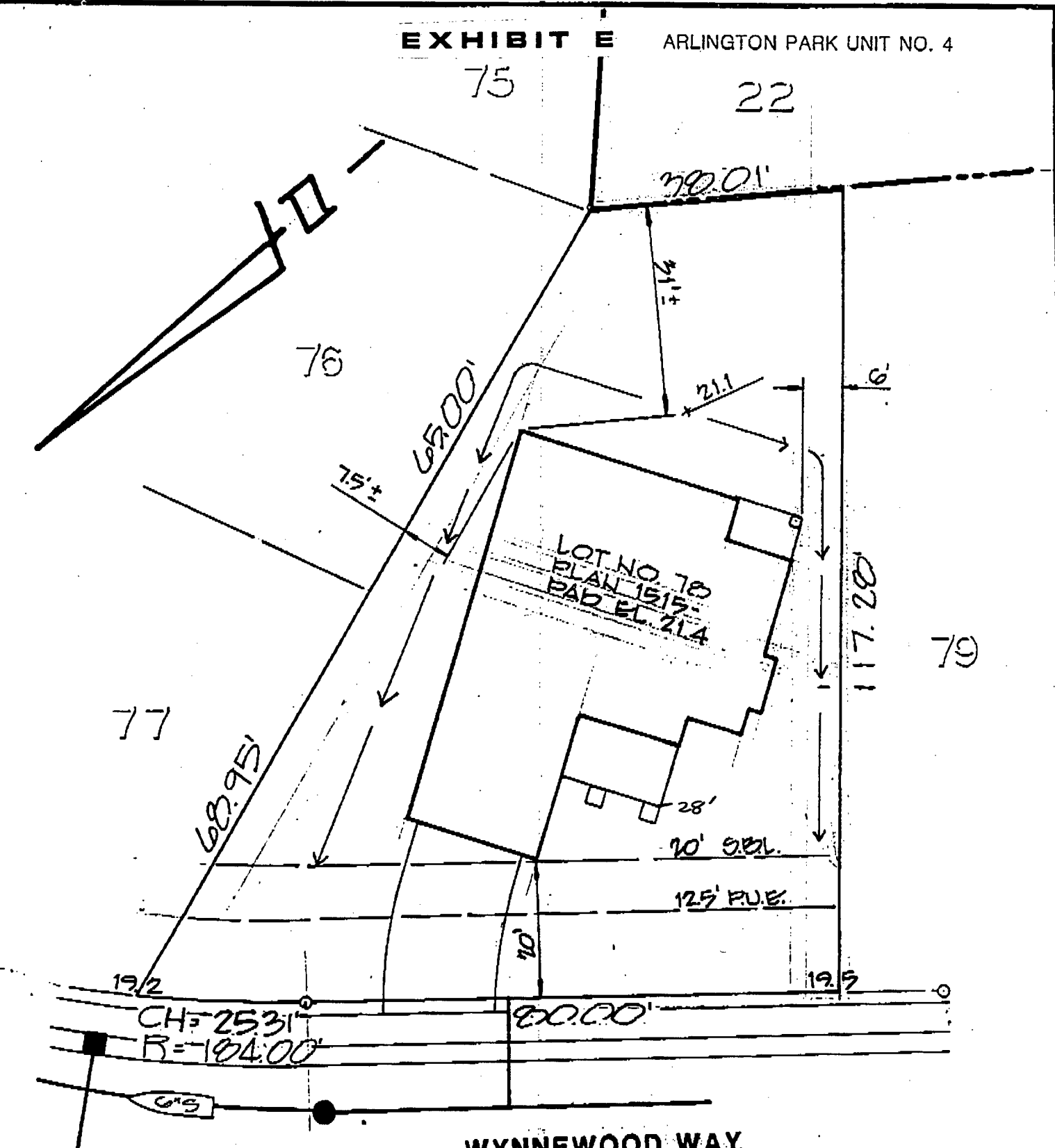
SHEET
OF

CITY OF SACRAMENTO

CALIF

EXHIBIT E

ARLINGTON PARK UNIT NO. 4



NOTE:
 BLDG. FOOTPRINT INDICATED IS THE LARGEST UNIT THAT WILL FIT ON THE LOT AND A SMALLER UNIT MAY BE SUBSTITUTED.

293-033

7-27-93

#1



MORTON & PITALO, INC.
 CIVIL ENGINEERING · PLANNING · SURVEYING

PLOT PLAN FOR
 ARLINGTON PARK UNIT NO. 3

LOT 78

DATE: 7/19/93 JOB NO: 920133

SHEET OF

SCALE: 1"=20' DRAWN/ENGR: BIT/MLC

CITY OF SACRAMENTO CALIF

EXHIBIT F

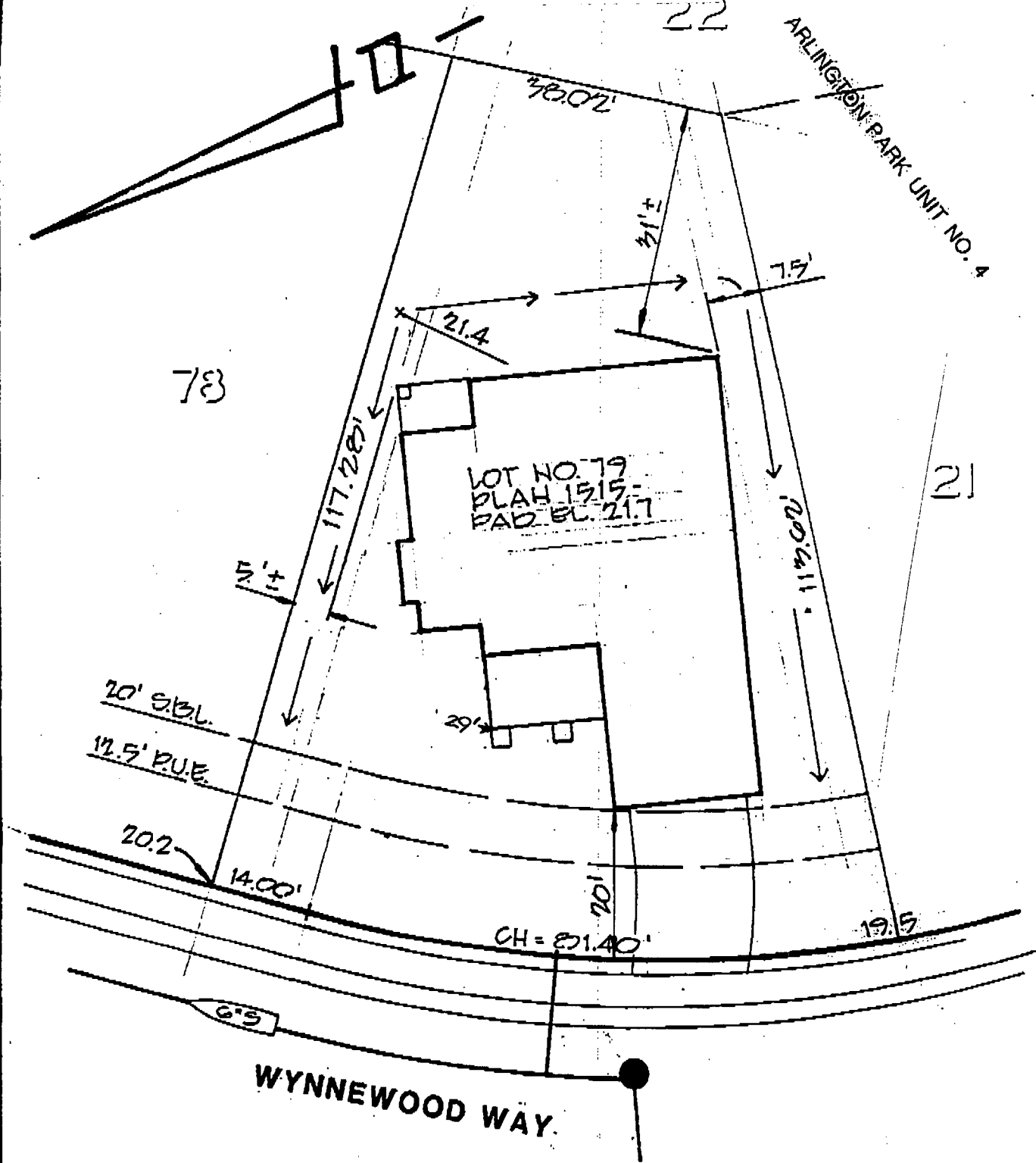
22

ARLINGTON PARK UNIT NO. 4

78

21

LOT NO. 79
PLAH. 1915-
PAD. BC. 21.7



NOTE:

BLDG. FOOTPRINT INDICATED IS THE LARGEST UNIT THAT WILL FIT ON THE LOT AND A SMALLER UNIT MAY BE SUBSTITUTED.

293-033

7-27-93

#1



MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

PLOT PLAN FOR
ARLINGTON PARK UNIT NO. 3

LOT 79

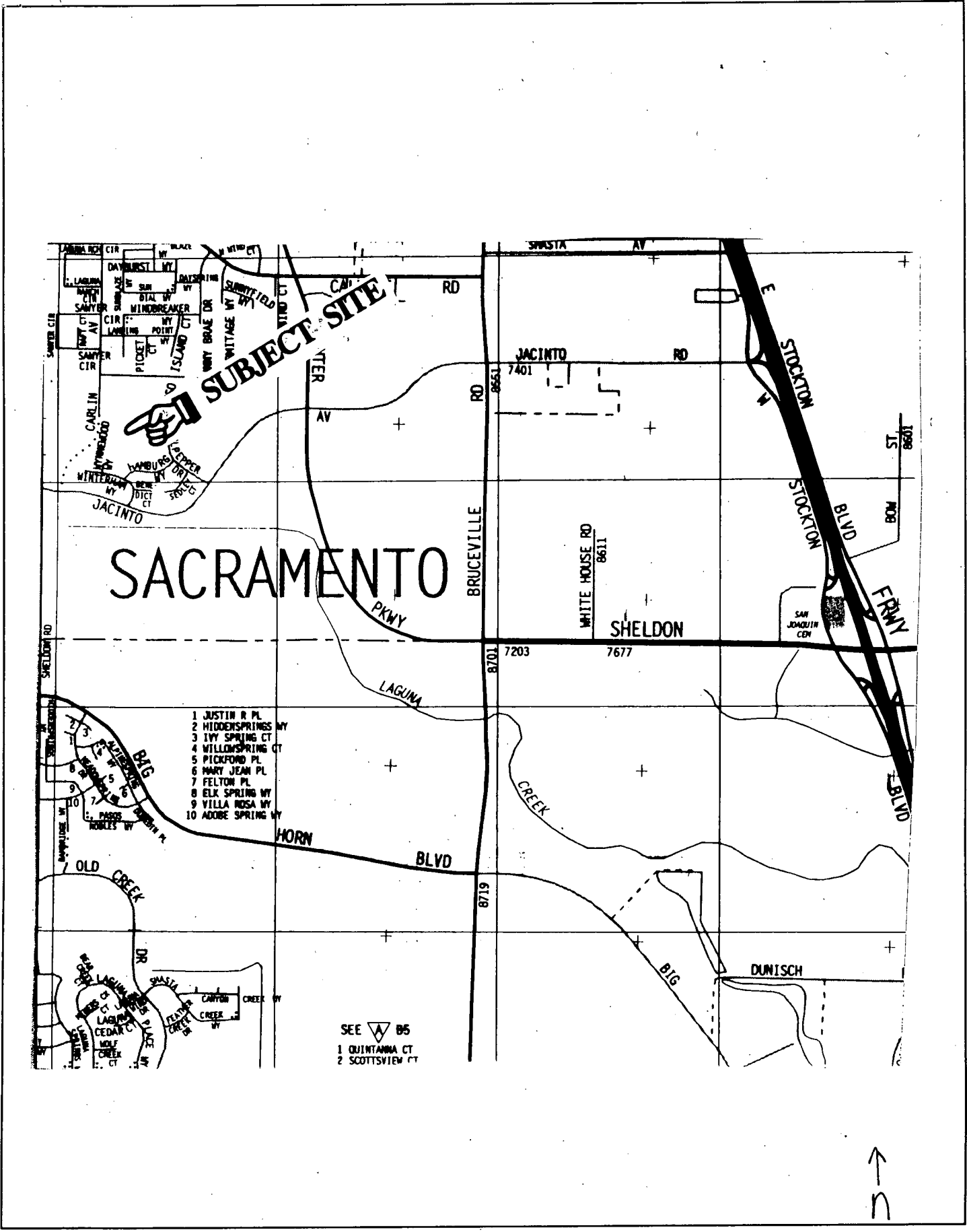
DATE: 7/19/93 JOB NO: 920133

SCALE: 1" = 20' DRAWN/ENGR: KLT/MIC

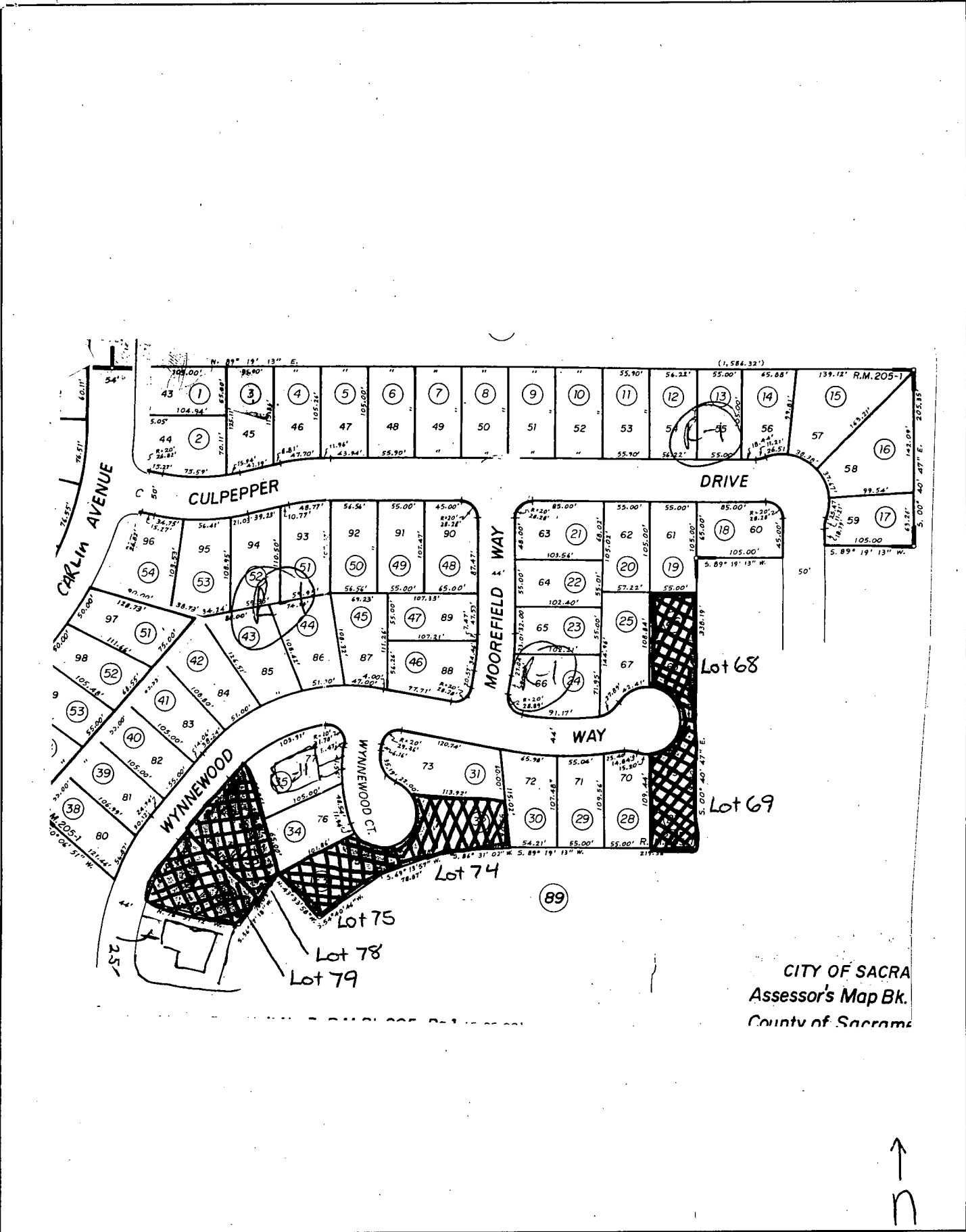
SHEET OF

CITY OF SACRAMENTO

CALIF.



VICINITY MAP



CITY OF SACRA
 Assessor's Map Bk.
 County of Sacram

LAND USE & ZONING MAP