

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 23, 2000, the Zoning Administrator approved with conditions a Parcel Merger (File Z00-104). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Parcel Merger** to remove the common property lines between four parcels totaling 1.76± acres in the General Commercial (C-2) zone.

Location: 1924 El Camino Avenue(D3, Area 4)

Assessor's Parcel Number: 277-0063-004, -030, -038, and -039

Applicant: Noah Baygell (JTS Engineering Consultants, Inc. (Javed T. Siddiqui))
4441 G Auburn Blvd.
Sacramento, CA 95823

Property Owners: Merrin Family Trust
1715 Creekside Drive
Folsom, CA 95630

General Plan Designation: Heavy Commercial or Warehouse

Existing Land Use of Site: Commercial and Vacant
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Retail
South: R-3; Residential Multi Family
East: C-2, R-3; Commercial
West: C-2 R, C-4R, M-1; Warehouse

Property Dimensions: Irregular
Property Area: 1.76 ± 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 lines between four parcels in order to reconfigure the parcels into one parcel. The site currently has structures on the site. One is proposed for demolition which currently crosses the existing property lines. The merger will reconfigure the four parcels into one which will have commercial structure(s) with parking and street frontage.

The project was noticed and staff received calls for information. Several neighbors attended the public hearing having concerns of the future use of the site as a bus terminal. A discussion arose defining the public hearing process for lot line adjustments and parcel mergers and that the use is not generally known when these applications are processed and heard. The neighbors were informed that to have the project denied would require findings showing the proposed site reconfiguration did not conform to the requirements of the Subdivision Ordinance. The neighbors were not opposed to the merger as proposed rather they were opposed to a potential future use of bus terminal or bus station.

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:

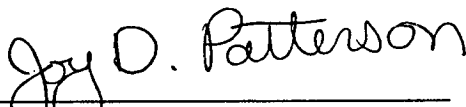
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Only one domestic water service per parcel is allowed. The excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. 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.
5. The proposed development is located within County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.

Advisory Note:

6. The proposed project is located in the 100-year floodplain, designated as an A-99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A-99 zone, there are no requirements to elevate or flood proof. Please contact Department of Utilities at 264-1400 prior to building design for an up-to-date status of the flood zone.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designates the site as Heavy Commercial or Warehouse
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.

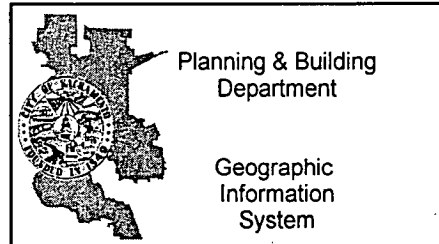
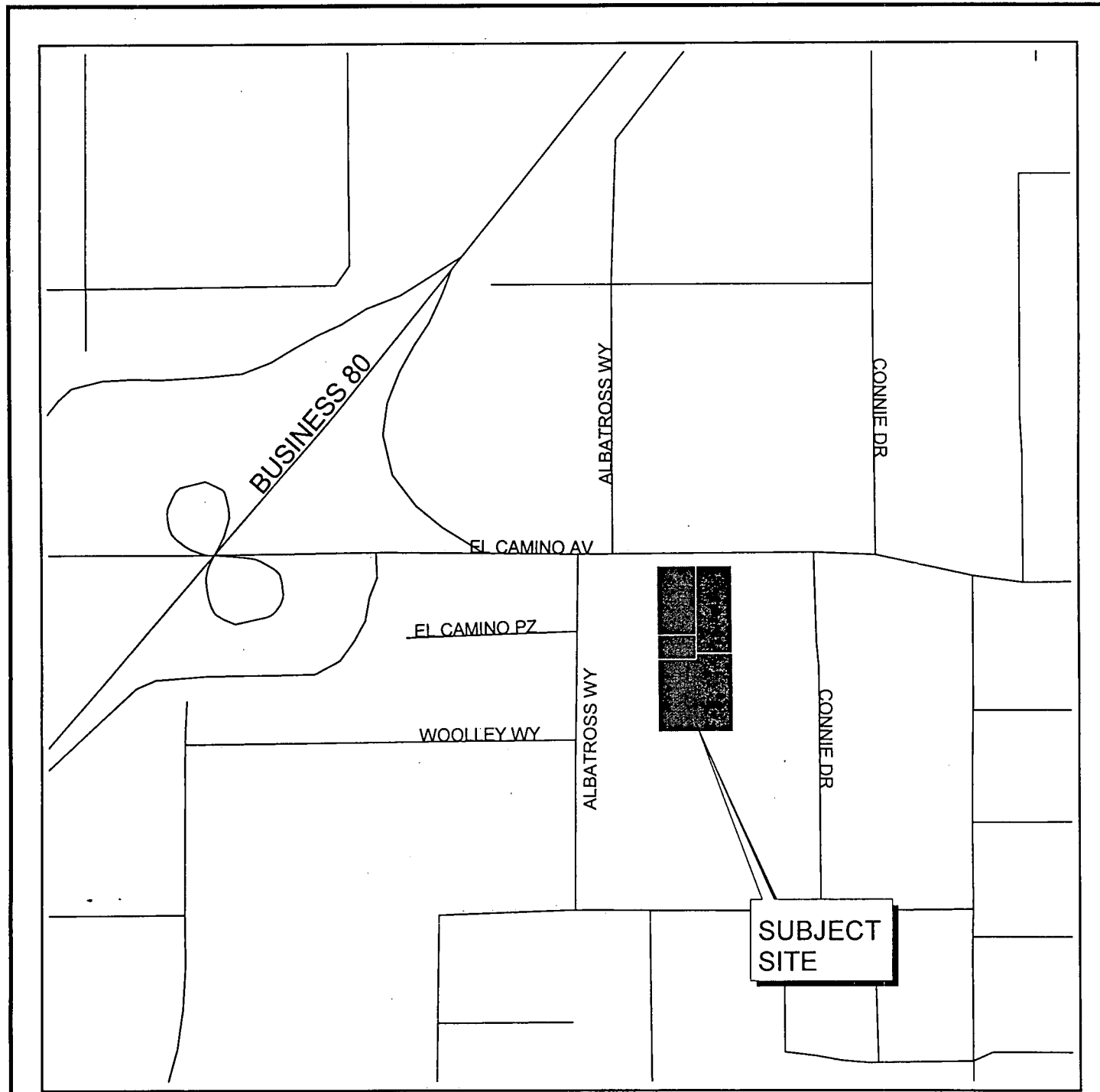


Joy D. Patterson
Zoning Administrator

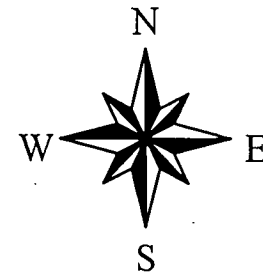
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)



200 0 200 400 Feet

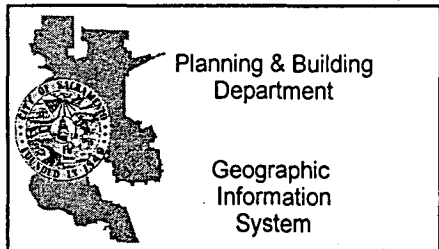
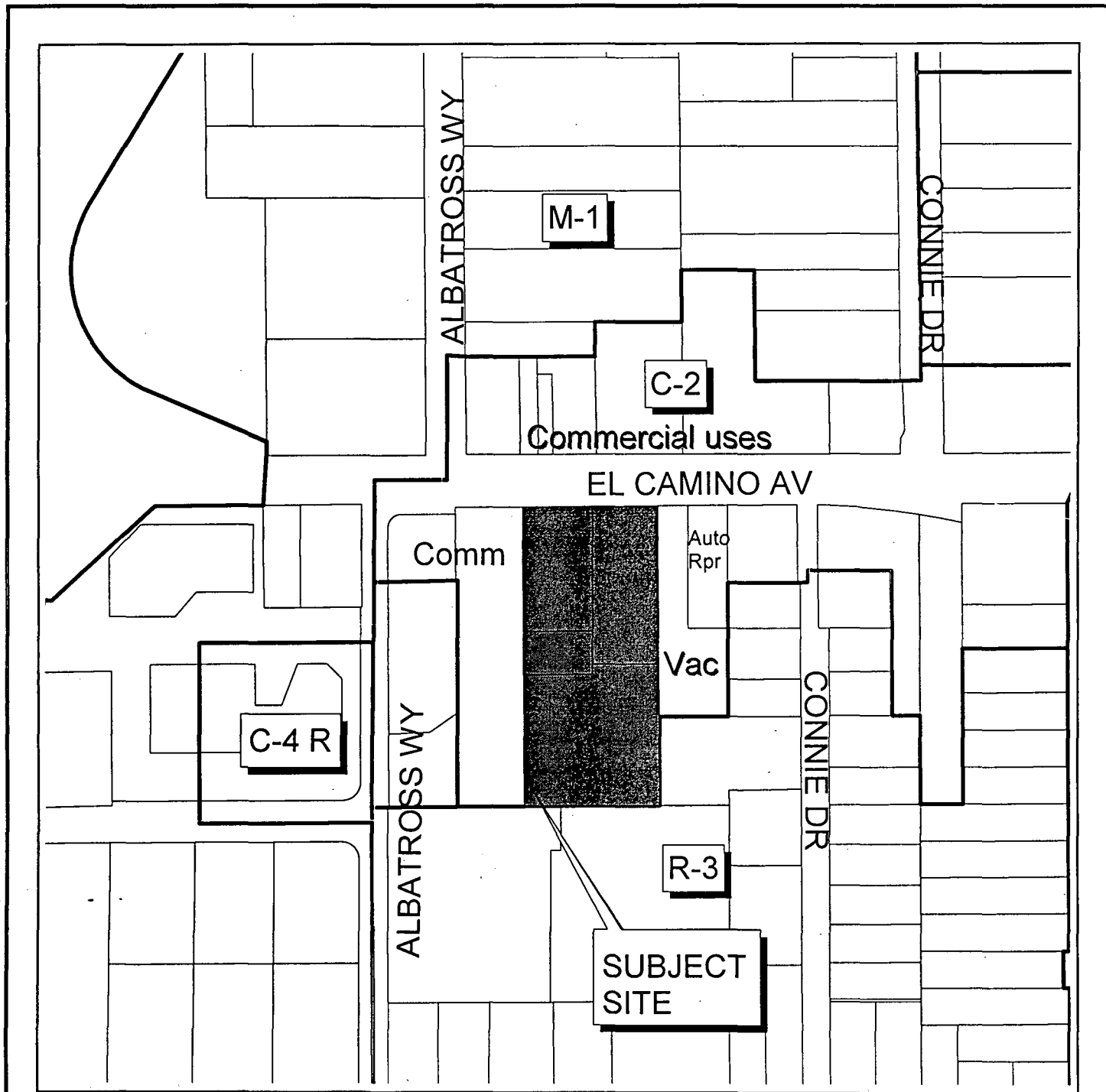


VICINITY MAP

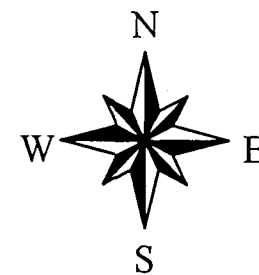
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Item 2



Land Use & Zoning

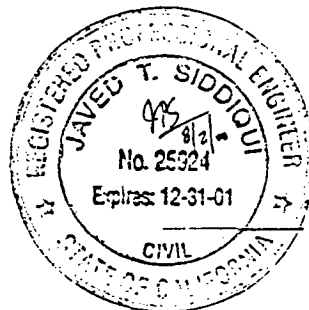
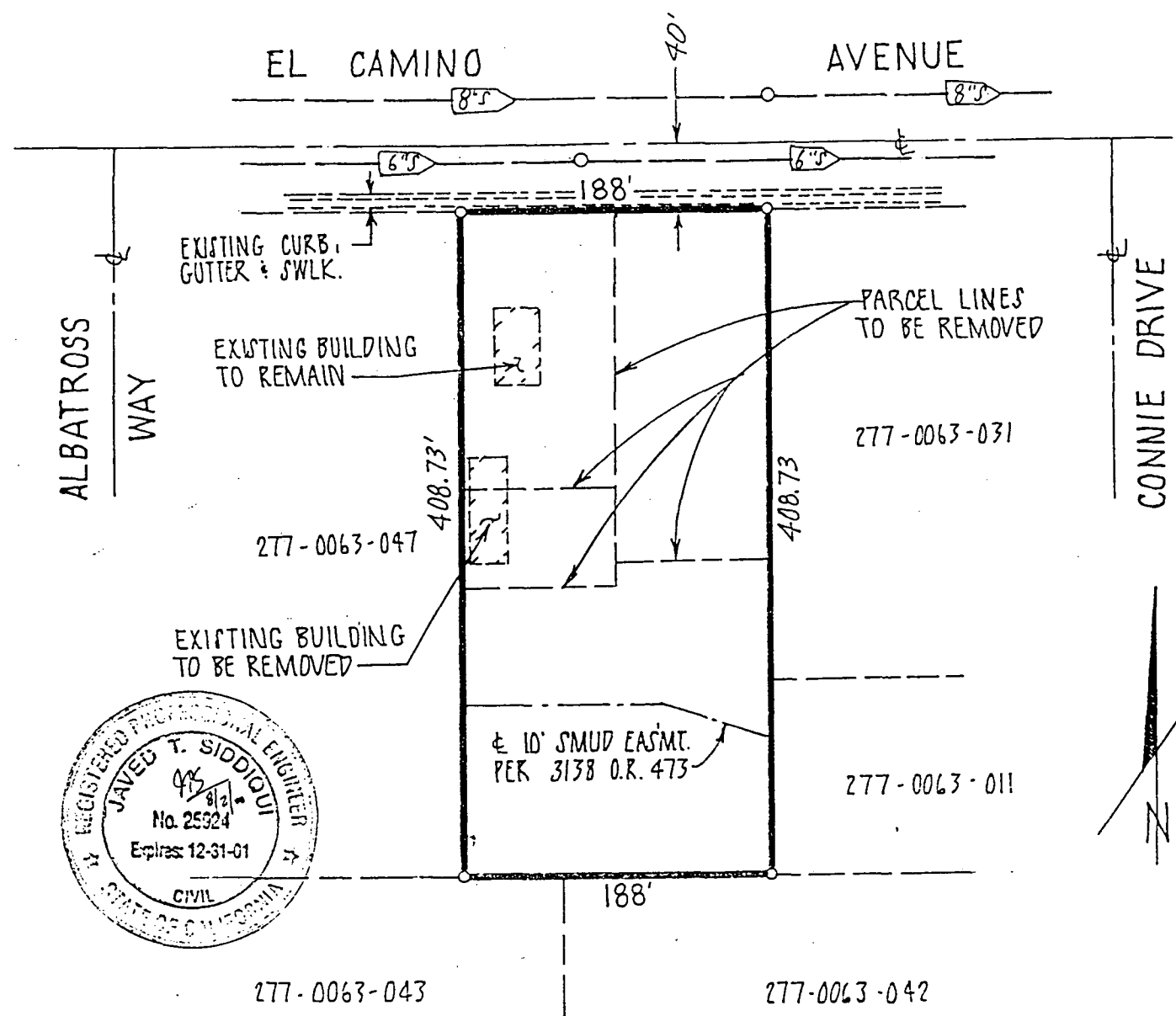


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Item 2

EXHIBIT A



OWNER'S NAME: MERRIN FAMILY TRUST - RAYMOND MERRIN-TRUSTEE
 ADDRESS : 1715 CREEKSIDE DRIVE, FOLSOM, CA 95630
 TELEPHONE : (916) 984-6532

REQUEST: TO MERGE FOUR (4) EXISTING ASSESSOR'S PARCELS INTO A SINGLE PARCEL FOR MARKETING AND FUTURE DEVELOPMENT.

APPLICANT: NOAH BAYGELL
 4441-G AUBURN BLVD.
 SACRAMENTO, CA 95841
 (916) 489-7724

PREPARED FROM RECORD DATA

JTS ENGINEERING CONSULTANTS 1808 J STREET SACRAMENTO, CA 95814 (916) 441-6708	DRAWN	LOT MERGER EXHIBIT "B" 1916-1924 EL CAMINO AVENUE APN: 277-0063-04, 30, 38 & 39 CITY OF SACRAMENTO CALIFORNIA
	SCALE 1" = 100'	
	F.B. Pg.	
	JOB No. 2000-077	

EXHIBIT B

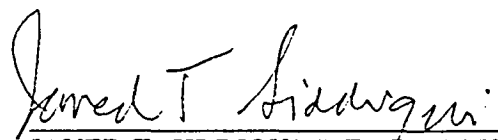
MERGED LEGAL DESCRIPTION

PARCEL A:

THE WEST 188 FEET OF THE EAST 282 FEET OF LOT 2, IN BLOCK E OF *PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 2*, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON DECEMBER 15, 1910, IN BOOK 11 OF MAPS, MAP NO. 27

END OF DESCRIPTION

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.


JAVED T. SIDDIQUI, P.E., RCE 25924

DATE: 8-02-00

ASSESSOR'S PARCEL NO: 277-0063-004 AND 277-0063-030
ASSESSOR'S PARCEL NO: 277-0063-038 AND 277-0063-039

