

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 3, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z98-146). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between six developed parcels to create two parcels totaling 55.37± acres in the General Commercial (C-2) and Standard Single Family (R-1) zones.

Location: 3201 and 3301 Florin Road, 7145 Hisperry Lane, and 3201 Luther Drive (D8, Area 2)

Assessor's Parcel Number: 041-0112-003, 006, 012, 013, 027, 031

Applicant: Enterprise Rent-A-Car (Jaci Lenzmeier)
4515 Auburn Boulevard
Sacramento, CA 95841

Property Owners: MH Southgate Investors
3424 W. Carson Street #650
Torrance, CA 90503

General Plan Designation: Community/Neighborhood Commercial & Offices and Low Density Residential (4-15 du/na)

South Sacramento

Community Plan Designation: General Commercial and Residential (4-8 du/na)

Existing Land Use of Site: Commercial and Mobile Home Park

Existing Zoning of Site: General Commercial (C-2) and Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: County and M-1S; Residential

South: R-1; High School

East: C-2 and M-1S; Commercial

West: M-1S; Railroad

Property Dimensions: Irregular

Property Area: 55.37± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibits A, C and D

Legal Description: Exhibits B-1 and B-2

Previous Files: P8896

Additional Information The applicant proposes to relocate the common property lines between six parcels in order to create two parcels. The current property line runs through the structure on one of the southern parcels. The larger parcels contain the mobile home park. The parcels that front on Florin Road have existing commercial uses and buildings. The applicant proposes to consolidate the residential parcels and expand the size of the commercial parcel for future use. The proposed northern and western property lines between the commercial and residential parcels follows and existing block wall and will meet required setback requirements. 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 State EIR Guidelines {California Environmental Quality Act, 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. 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 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.
4. Pay off or segregate any existing assessments.
5. The proposed development is located within Sacramento County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
6. The proposed commercial building and the existing building shall meet building code for the

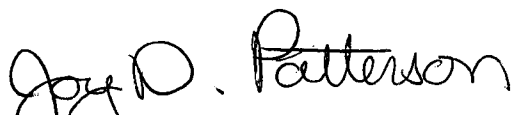
proposed property line locations to the satisfaction of the Building Division.

7. **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 Rate 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.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and South Sacramento Community Plan which designate the site for Community/Neighborhood Commercial & Offices and Low Density Residential (4-15 du/na) and General Commercial and Residential (4-8 du/na) 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.

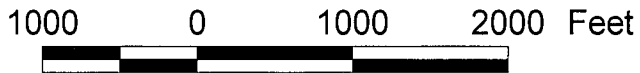
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

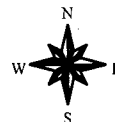


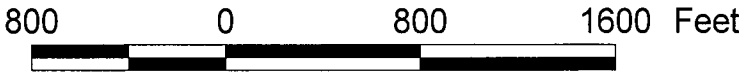
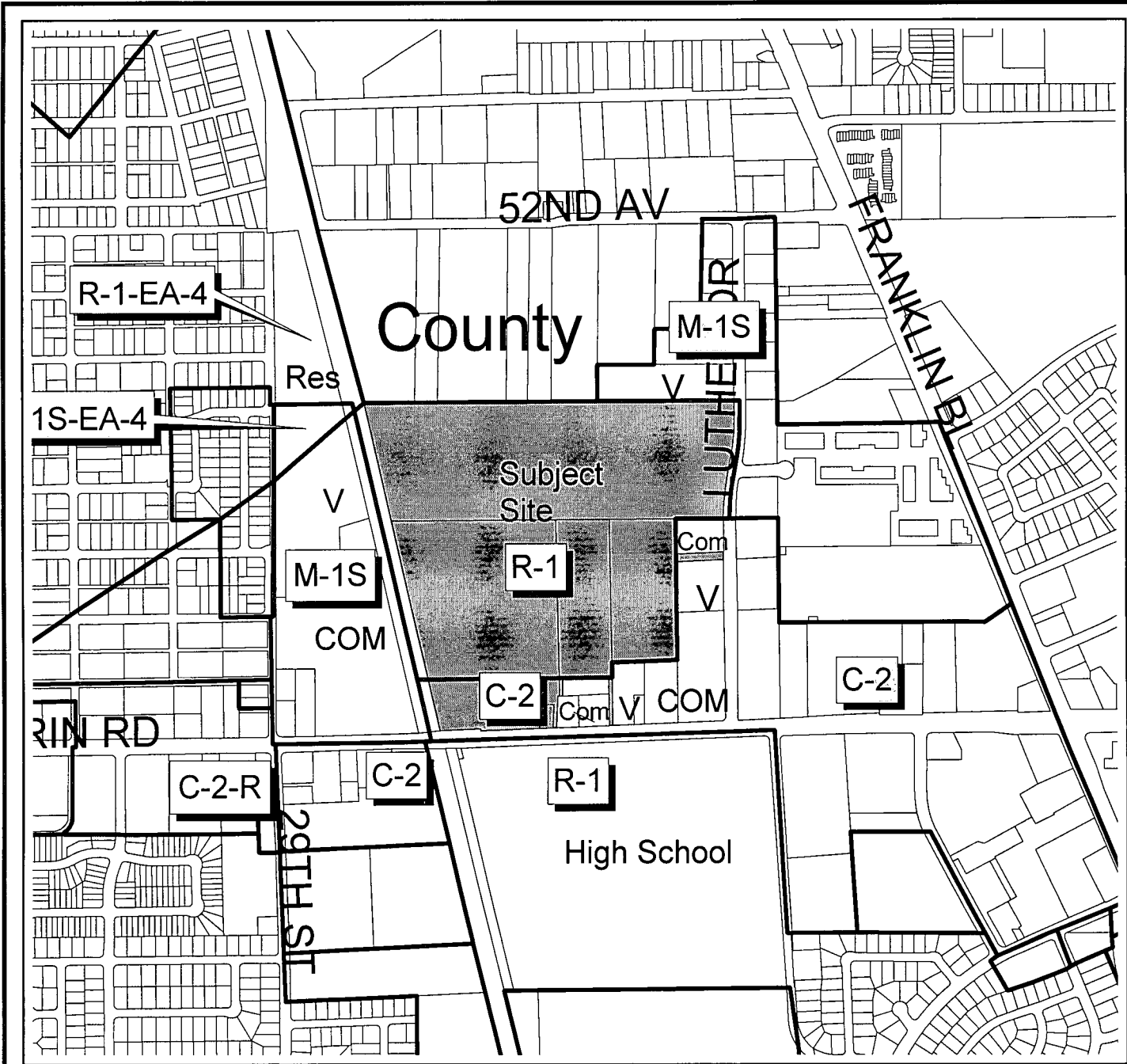
Neighborhoods, Planning
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VICINITY MAP





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LAND USE AND ZONING



EXHIBIT A

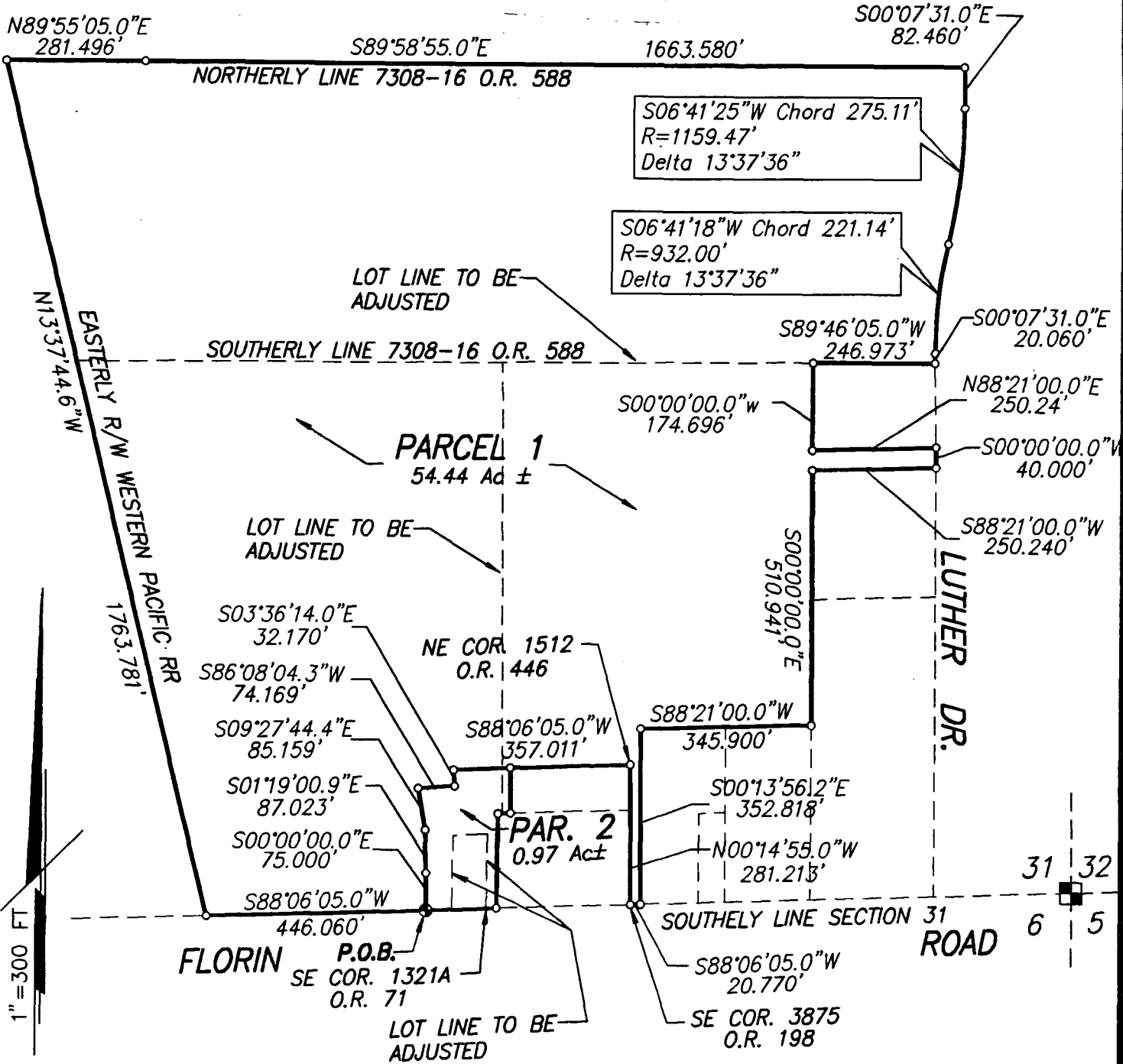


EXHIBIT MAP

LOT LINE ADJUSTMENT
FOR

APN 041-112-003, 006, 012, 013, 027 & 031

CITY OF SACRAMENTO

February 01, 1999

298-146

PROPOSED

GERMAN ENGINEERING
MARCH 3, 1999

Item 1

PROPOSED

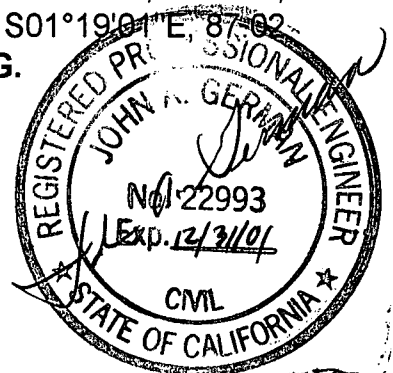
EXHIBIT B-1

**LEGAL DESCRIPTION
FOR
APN 041-112-003, 006, 012, 013, 027 & 031
PARCEL 1
LOT LINE ADJUSTMENT**

That portion of the southeast one-quarter of Section 31, Township 8 North, Range 5 East, M.D.B. & M., in the County of Sacramento, State of California, being more particularly described as follows:

Beginning at a point on the southerly boundary of Section 31 from which the southeast corner of said Section 31 bears N88°06'05"E, 1309.84 feet; thence, from **POINT OF BEGINNING** along the southerly boundary of said Section 31, S88°06'05"W, 446.06 feet to the easterly right-of-way of the Western Pacific Railroad; thence, along said easterly right-of-way N13°37'45"W, 1763.78 feet to the northerly boundary line of that certain deed recorded August 16, 1973, in Book 7308-16, Official Records at Page 588, Sacramento County Recorder; hereafter referred to as Southgate Parcel; thence, along said northerly boundary line of said Southgate Parcel N89°55'05"E, 281.50 feet; thence, continuing along said northerly line S89°58'55"E, 1663.58 feet to a point on the westerly line of Luther Drive, as granted to the City of Sacramento, by deed recorded October 23, 1970. In Book 7010-23, Official Records; thence, S00°07'31"E, 82.46 feet; thence, southwesterly along the arc of tangent curve, being, concave to the northwest having a radius of 1159.47 feet, a central angle 13°37'37", and a chord bearing S06°41'25"W, 275.11 feet to a point of reverse curvature; thence, southwesterly along the arc of a curve, being concave to southeast having a radius of 932.00 feet, a central angle 13°37'36", and a chord bearing S06°41'18"W, 221.14 feet to a point of tangency; thence, S00°07'31"E, 20.06 feet to a point on the southerly boundary line of said Southgate parcel; thence, along said southerly boundary line of Southgate Parcel S89°46'05"W, 246.97 feet; thence, S00°00'00"W, 174.70 feet; thence, N88°21'00"E, 250.24 feet to a point on the westerly line of said Luther Drive; thence, along said westerly line S00°00'00"W, 40.00 feet; thence, S88°21'00"W, 250.24 feet; thence, S00°00'00"W, 510.94 feet; thence, S88°21'00"W 345.90 feet; thence, S00°13'56"E, 352.82 feet to the southerly boundary of said Section 31; thence, along the southerly boundary of said Section 31, S88°06'05"W, 20.77 feet to the southeast corner of that parcel of land recorded in Volume 3875 Official Records, at Page 198, Sacramento County Recorder; thence, along the easterly boundary of said parcel and its prolongation thereof, N00°14'55"W, 281.21 feet to the northeast corner of that parcel of land described in deed recorded in Volume 1512 Official Records, at Page 446, Sacramento County Recorder; thence, along the northerly boundary of said parcel of land and its prolongation thereof, S88°06'05"W, 357.01 feet; thence, S03°36'14"E, 32.17 feet; thence, S86°08'04"W, 74.17 feet; thence, S09°27'44"E, 85.16 feet; thence, S01°19'01"E, 87.02 feet; thence, S00°00'00"W, 75.00 feet to the **POINT OF BEGINNING**.

END OF DESCRIPTION.



298-146

MARCH 3, 1999

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EXHIBIT - B-2

**LEGAL DESCRIPTION
FOR
APN 041-112-003
PARCEL 2
LOT LINE ADJUSTMENT**

That portion of the southeast one-quarter of Section 31, Township 8 North, Range 5 East, M.D.B. & M., in the County of Sacramento, State of California, more particularly described as follows:

Beginning at a point on the southerly boundary of Section 31, from which the southeast corner of said Section 31 bears N88°06'05"E, 1309.84 feet; thence, from the **POINT OF BEGINNING**, N00°00'00"E, 75.00 feet; thence, N01°19'01"W, 87.02 feet; thence N09°27'44"W, 85.16 feet to the southerly face of an existing masonry block wall; thence along the face of said masonry block wall the following three courses: N86°08'04"E, 74.17 feet, N03°36'14"W, 32.17 feet, and N88°06'05"E, 115.01 feet to the northwest corner of that parcel of land recorded in Volume 1512 Official Records at Page 446, Sacramento County Recorder; thence, leaving the said block wall, along the westerly boundary of said parcel, S00°14'55"E, 90.79 feet to a point on the northerly boundary of that parcel of land recorded in Volume 3875 Official Records at Page 198, Sacramento County Recorder; thence, along the northerly and westerly boundary of said parcel, S88°06'05"W, 25.49 feet and S00°41'05"W, 190.54 feet to a point on the southerly boundary of said Section 31; thence, along the southerly boundary of said Section 31, S88°06'05"W, 143.64 feet to the **POINT OF BEGINNING**.

END OF DESCRIPTION.



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FEB 12 1999

Building Inspection Division

*Rev'd
2-12-99*

298-146

MARCH 3, 1999

Z 98 - 146

ITEM 1

APN 041-112-012

EXISTING BUILDING (TYPICAL)

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FEB 12 1999

Building Inspection Division

APN 041-112-003

APN 041-112-025

BUILDING LOCATION MAP

German Engineering
3000 Franklin Blvd.
Sacramento, CA 95818
(916) 455-3000

798-146

February 12 1999

FLORIN ROAD

APN 041-112-003

CARPORT

8" CMU WALL

7.9'

30'

8.9'

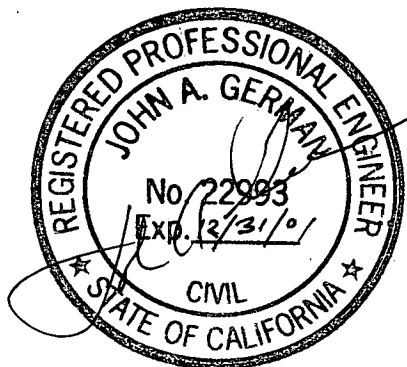
8.6'

8.3'

6.4'

7.2'

1" = 50 FT



298-146

MARCH 3, 1999

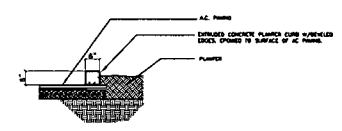
ITEM 1

EXHIBIT - C

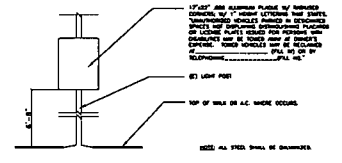
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MARCH 3, 1999

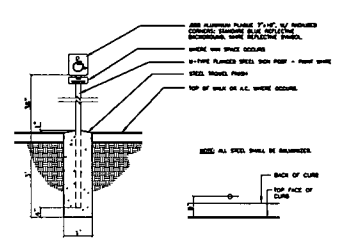
Item 1



1 CONCRETE PLANTER CURB
SCALE: 1/2" = 1'-0"

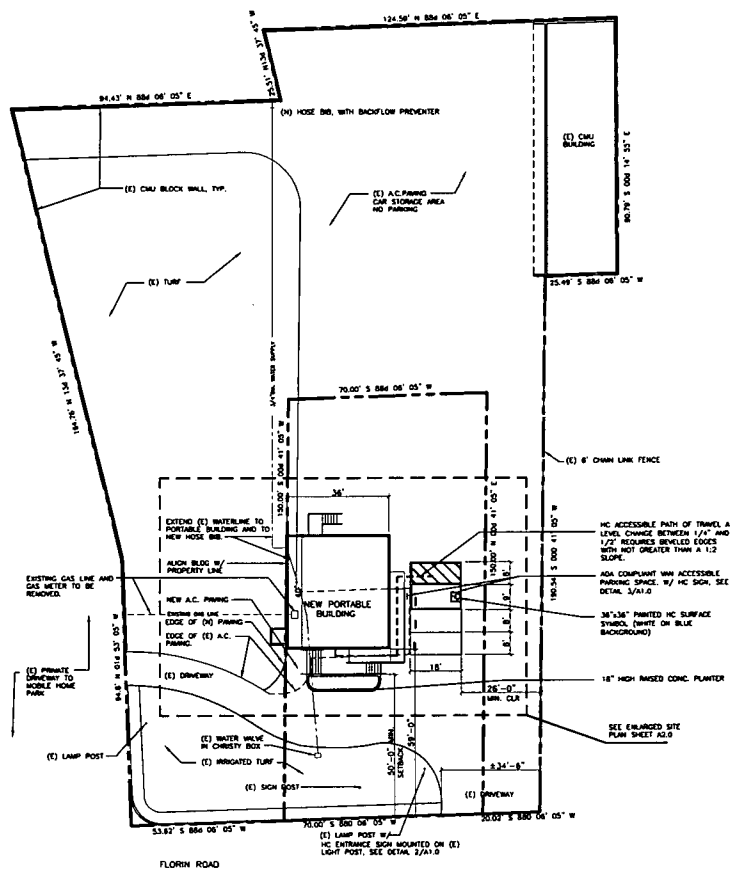


2 HC PARKING ENTRANCE SIGN
SCALE: 1/2" = 1'-0"



3 HANDICAPPED PARKING SIGN
SCALE: 1/2" = 1'-0"

4 A10



SITE PLAN
SCALE: 1" = 20'-0"

PARKING LOT LANDSCAPE REQUIREMENTS
PERIMETER OF NEW PARKING LOT: 143 LF.
LANDSCAPING REQUIRED FOR (D) LOT: 21443' - 522 S.F.
LANDSCAPED AREA PROVIDED: 2208 S.F.

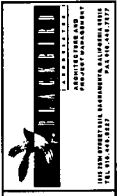
PARKING REQUIREMENTS
1 PARKING SPACE/ 450 SF BUILDING AREA
1500 SF = 33 SPACES

- NOTES:**
1. PROVIDE IRRIGATION FOR ALL NEW PLANTER AREAS. AUTOMATIC SPRINKLER IRRIGATION AT EXISTING TURF IS EXISTING TO REMAIN.
 2. A.C. FINISH REQUIREMENTS SHALL BE 2" COMPACTED ASPHALTIC FINISH OVER 4" OF AGGREGATE BASE ROCK OR 3" PORTLAND CEMENT FINISH.
 3. NEW TREES SHALL SHADE 50 PERCENT OF THE NEW PARKING LOT AREA WITHIN 15 YEARS. TREES PLANTED SHALL BE SELECTED FROM THE LIST PREPARED BY THE DIRECTOR OF PARKS AND COMMUNITY SERVICES. (ORDINANCE NO. 83-165) (AMENDED ORD. 83-011) ETC. 5/14/82
 4. PARKING LOT LIGHTING SHALL REFLECT AWAY FROM RESIDENTIAL AREAS AND PUBLIC STREETS.
 5. SEE SHEET E-1, ELECTRICAL SITE PLAN FOR LOCATION OF PANEL BOX AND PARKING LOT LIGHTING.
 6. TRASH RECEPTACLE SHALL BE LOCATED IN (C) CHU BUILDING.
 7. CONTRACTOR SHALL INSTALL BACKFLOW PREVENTERS AS REQUIRED BY CODE.

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DEC 22 1998

CITY OF SACRAMENTO
CITY ENGINEER



ENTERPRISE RENT-A-CAR
SITE IMPROVEMENTS
3201 FLORIN ROAD
SACRAMENTO, CA

SITE PLAN

REVISION

DATE 12-8-98

SHEET NUMBER

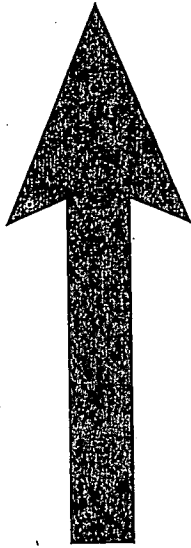
A10

OF SHEETS

EXHIBIT - D

298 146

Patch T



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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 27, 1999, the Zoning Administrator approved with conditions a special permit to allow an existing second residential unit to remain for the project known as Z98-145. Findings of Fact and conditions of approval for the project are listed on pages 3-5

Project Information

Request: **Zoning Administrator Special Permit** to allow an illegally converted 516 square foot second residential unit to remain a second residential unit on 0.16± developed acres in the Standard Single Family (R-1) zone.

Location: 2277 & 2275 Grove Avenue (D2, Area 4)

Assessor's Parcel Number: 275-0083-003

Applicant: Jerry Try
103 Remington Drive
Folsom, CA 95630

Property Owner: George and Jerry Try
5040 Jackson Street #53
Sacramento, CA 95660

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: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Front:	25'	23'
South: R-1; Apartments	Side(N.):	5'	12.5'
East: R-1; Vacant	Side(S.):	5'	3'
West: R-1; Single Family Residence	Rear:	15'	15'

Property Dimensions:	50 feet x 135 feet	
Property Area:	0.16± acres	
Square Footage of Buildings:	Existing residence-	820 square feet
	Existing 2nd Unit-	516 square feet
	Other-	633 square feet
	Total-	1,969 square feet
Height of Building:	Existing House- One Story	
	Second Unit- One Story	
Exterior Building Materials:	Metal Siding	
Roof Materials:	Metal	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant is requesting to allow an existing converted 516 square foot second residential unit to remain. The unit was converted from a detached garage/workshop and storage area. The structure does not meet residential setbacks as the previous accessory building did not have to meet residential setbacks. The south side setback is three feet. The Zoning Ordinance requires 5 feet. The structure has several building code compliance issues that must be resolved to be used as a dwelling unit. There is no parking for the unit; however, there is an unpaved alley at the rear of the property and an existing vehicle gate to the alley.

The Zoning Ordinance requires a Zoning Administrator Special Permit for a second residential unit within the R-1 zone. The Zoning Administrator must make the following findings:

1. The architecture is compatible with that of the main residential unit.
2. The area of the second residential unit will not exceed 850 square feet.

Also the second residential unit shall meet all of the requirements of the Zoning Ordinance, including but not limited to height, lot coverage, setback and parking requirements. The existing unit with exterior modifications will meet all the requirements except for the previously mentioned side yard setback. The Zoning Administrator has the ability to waive residential setback requirements under the special permit review for existing structures being converted into a residential unit.

The General Plan has a specific policy to "Allow secondary (Granny) units on qualifying

parcels (Section 3-48, Policy 4).” The policy supports the overall goal to “Meet new housing needs for all income groups (Section 3-47).” The proposed project is consistent with the policy and goal.

The lot is substandard in width.

The site is located within the North Sacramento Project Area Committee area. The project plans were sent to the association . Staff received no comments from the association. The project was noticed and staff received one message in opposition to the project.

Agency Comments

The proposed project has been reviewed by the City Public Works- Transportation and Engineering Planning Division, Design Review, the Building Division, Utilities, the Fire Department, and the Police Department. The comments received pertaining to the project 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 State EIR Guidelines {California Environmental Quality Act, Sections 15303(a)}.

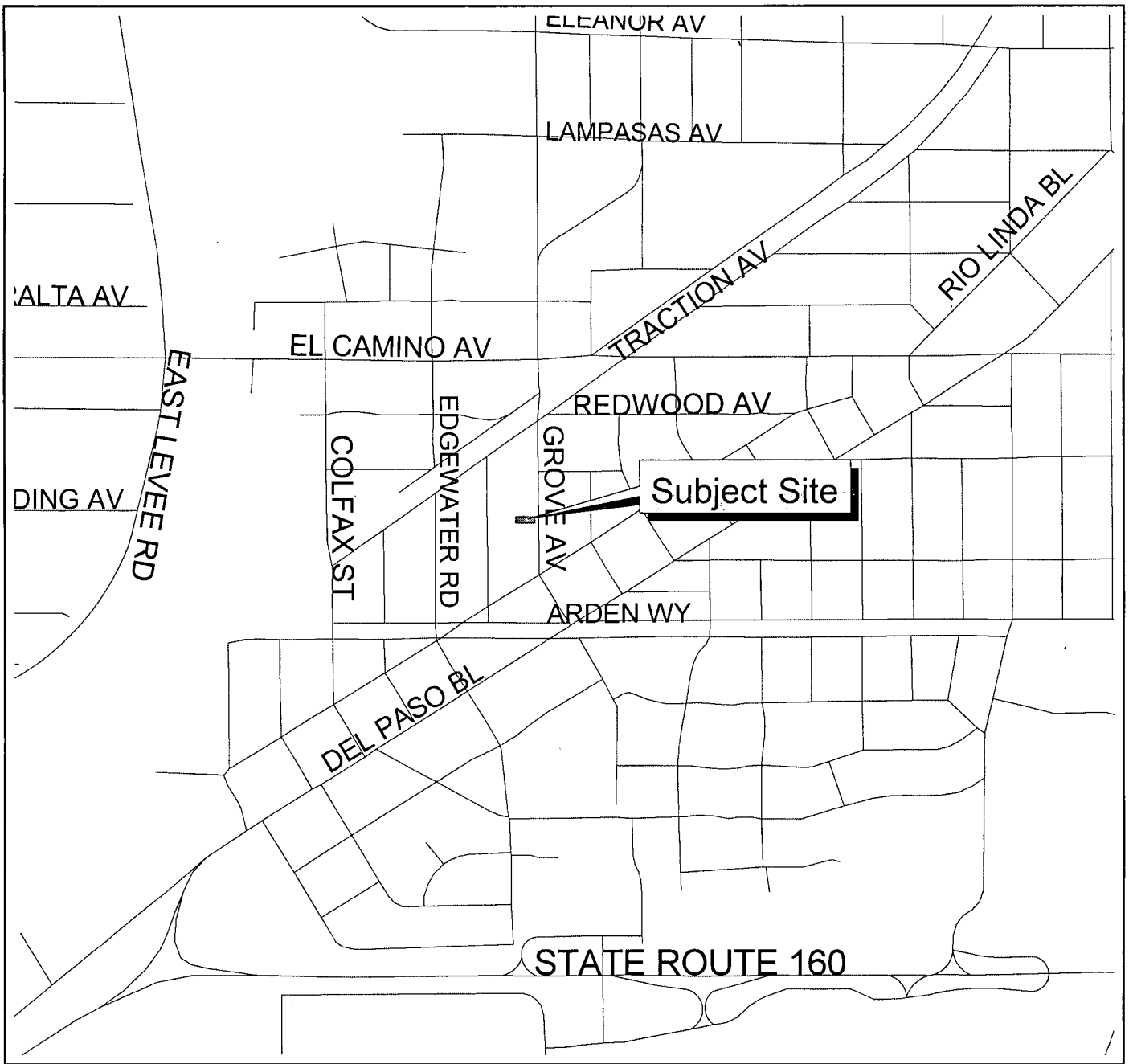
Conditions of Approval

1. The applicant shall obtain all necessary building permits to legalize the existing second unit and the other structures on the site constructed without permits.
2. The applicant shall obtain building permits to legalize the structure either as a second unit or an accessory building.
3. The applicant shall replace the exterior siding on all sides and the roof of the second unit with materials acceptable to the Design Review staff. The applicant shall comply with all other conditions of the Design Review approval.
4. The applicant shall construct a parking pad adjacent to the alley that is 10 feet x 20 feet for parking for the second unit.
5. The applicant shall place an address sign at the front of the parcel to indicate the second unit is in the rear. The address shall be internally illuminated or placed below the porch light.
6. The following are Building Code compliance review comments:
 - a. Plans have to be submitted to the building department that have enough details so code compliance items can be checked.

- b. No determination was made at this time as to whether the building is in compliance with codes or not, because the plans that were submitted did not contain enough information. From the information that was submitted; however, it appears that there are major items of work that may not comply with code.
- c. The work that will be required for code compliance may pose a substantial cost to the owner.
- d. It will be necessary for the owner to remove or expose some portions of the work so that critical items that have been covered can be inspected.

Findings of Fact-Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed second unit will not substantially alter the characteristics of the surrounding neighborhood; and
 - b. the proposed second unit meets the requirements of the Zoning Ordinance to include not exceeding 850 square feet of living area.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. there will be adequate yard area;
 - b. there will be adequate setbacks, physical improvements to the structure, and on-site parking for the proposed second unit; and
 - c. the second unit will not substantially alter the characteristics of the surrounding neighborhood.
3. The project is consistent with the General Plan and North Sacramento Community Plan which designates the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. Second units are allowed in the R-1 zone subject to a Special Permit.

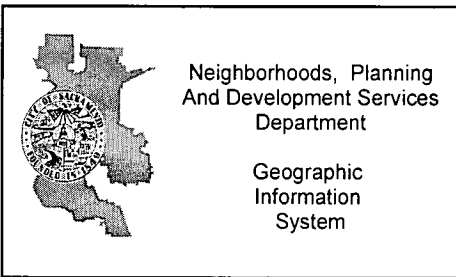
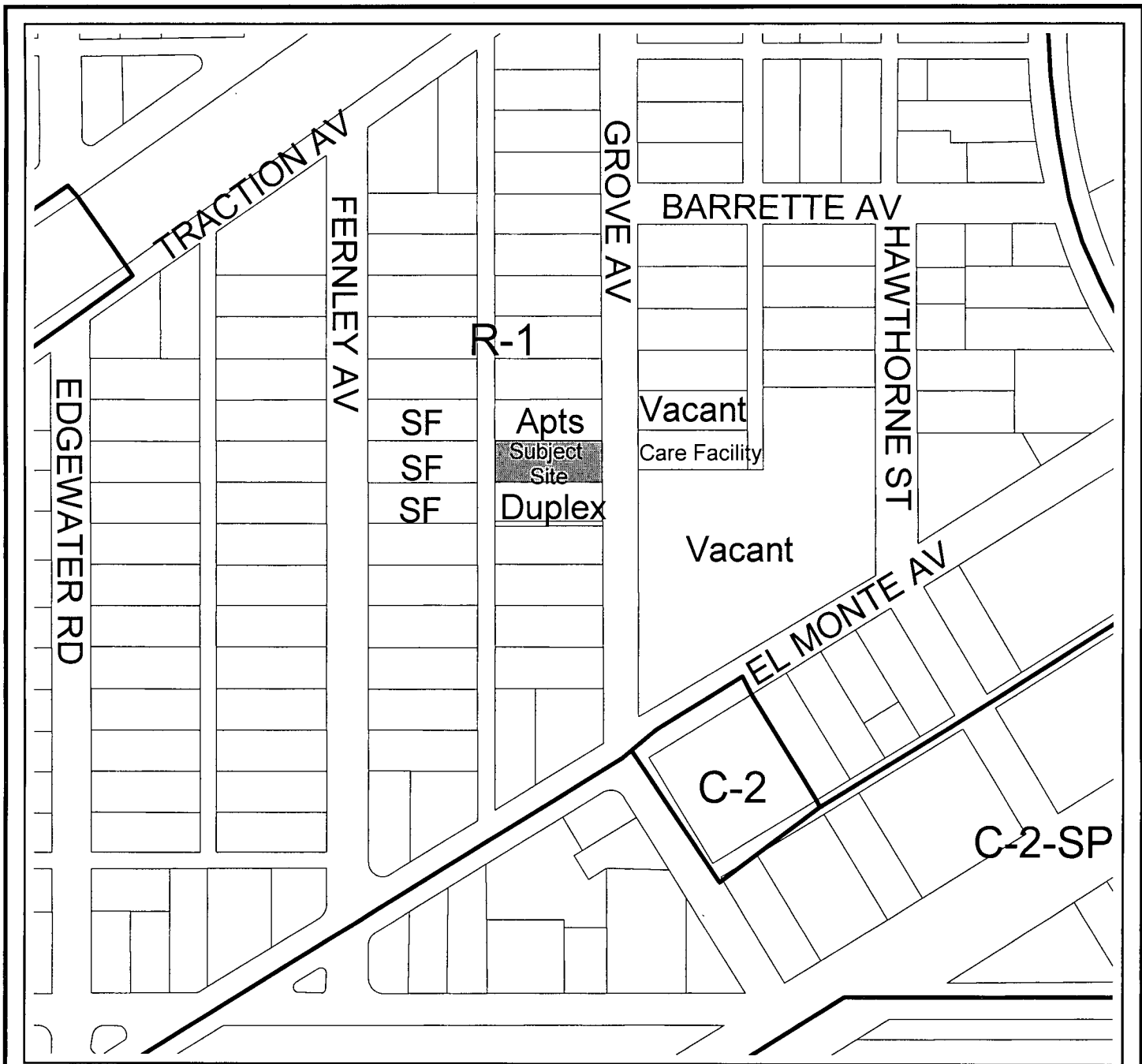


Neighborhoods, Planning
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VICINITY MAP





Neighborhoods, Planning
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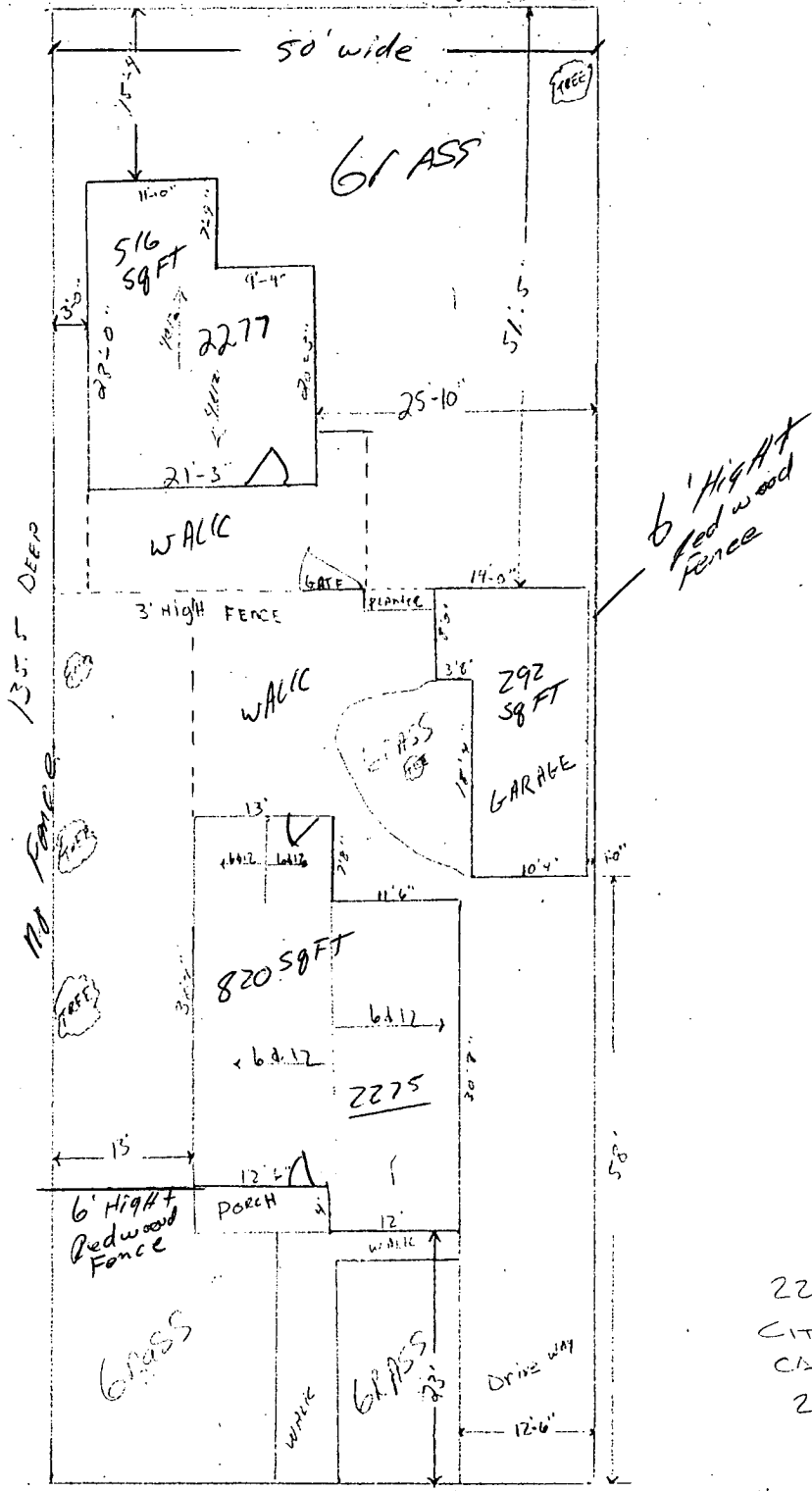
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LAND USE AND ZONING



ALLEY WAY 50' WIDE 21' GATE 6' HIGH CHAIN LINK FENCE

EXHIBIT A



2275 GROVE AVE
CITY OF SACRAMENTO
CALIF.
275-0083-003

GROVE AVE - <- -> 1/8" = 1'-0"

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DEC 22 1998

Z 98 145

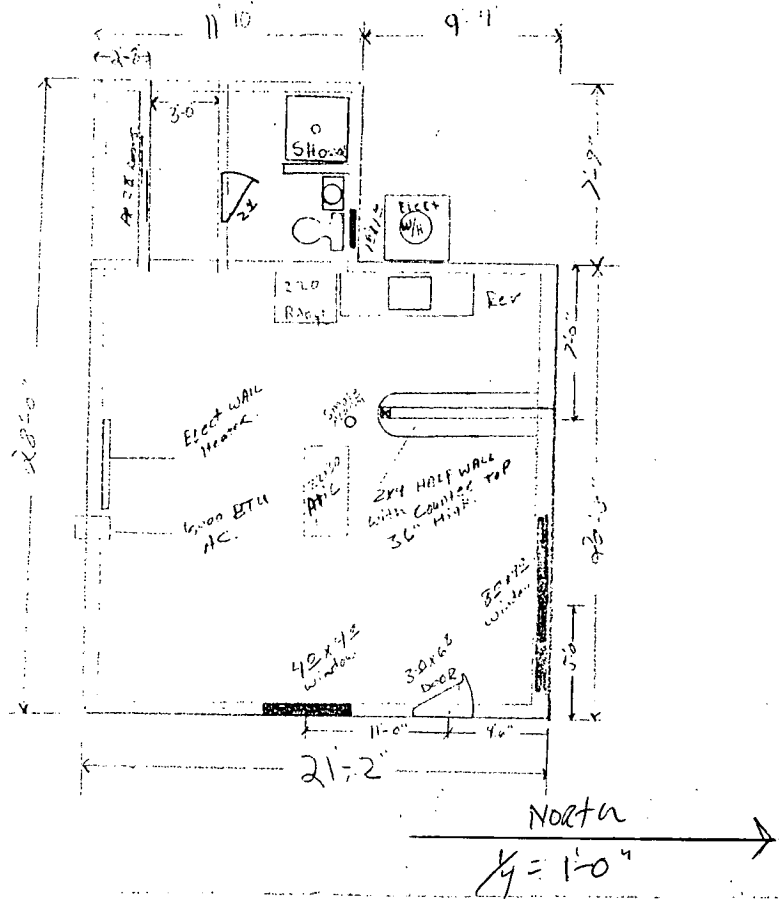
CITY OF SACRAMENTO
CITY PLANNING DIVISION

JANUARY 27, 1999

ITEM 2

298-145

EXHIBIT B



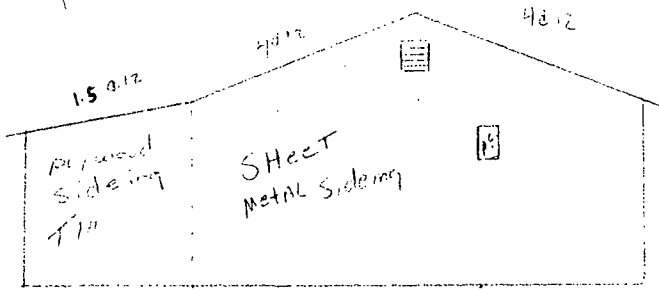
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DEC 22 1998

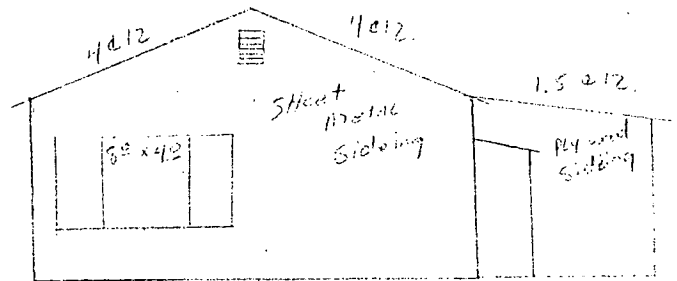
CITY OF SACRAMENTO
CITY PLANNING DIVISION

Z 98 145

EXHIBIT - C

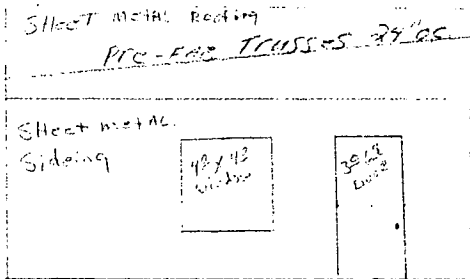


South Side



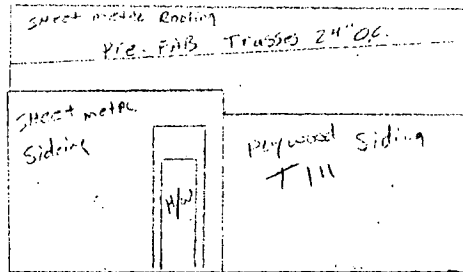
North Side

$\frac{1}{4}'' = 1'-0''$



East Side - Front

$\frac{1}{4}'' = 1'-0''$



West Side Rear

$\frac{1}{4}'' = 1'-0''$

RECEIVED

DEC 22 1998

CITY OF SACRAMENTO
CITY PLANNING DIVISION

298 145

298-145

JANUARY 27, 1999

ITEM 2