

**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 parcel merger (File Z99-010). 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 ten parcels into one parcel totaling 0.95± vacant acres in the General Commercial (C-2) and Multi-Family (R-5) zones.

Location: East side of 16th Street between O Street and P Streets (D3, Area 1)

Assessor's Parcel Number: 006-0234-001 thru 005; 019 thru 023

Applicant: Shasta/Downtown Sacramento Mixed Use Development (Bill Filios)
3480 Sunrise Boulevard, #200
Rancho Cordova, CA 95742

Property Owners: Capitol Area Development Authority (CADA)
1530 Capitol Avenue
Sacramento, CA 95814

General Plan Designation: Public Offices
Central City
Community Plan Designation: Multi-Family Residential
Existing Land Use of Site: Vacant
Existing Zoning of Site: General Commercial (C-2) and Multi-Family (R-5)

Surrounding Land Use and Zoning:
North: C-2/R-5; Multi-Family Residential and Commercial
South: C-2/R-5; Multi-Family Residential
East: R-5; Multi-Family Residential
West: C-2; Commercial and Condominiums

Property Dimensions: 121 feet x 342 feet
Property Area: 0.89± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: Z98-120

Additional Information The applicant proposes to remove the common property line between ten parcels to create a one large single parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

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:

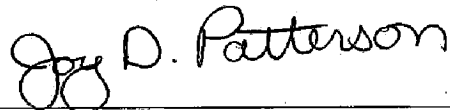
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The 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.
4. Pay off or segregate any existing assessments.
5. **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.

6. **ADVISORY NOTE:** The Department of Utilities would oppose the issuance of a revocable permit to allow any private utilities under the alley. The Department would have no objections to the private utilities being constructed overhead as part of construction of the overhead walkway.

Findings of Fact:

1. The parcel merger is consistent with the General Plan and Pocket Community Plan which designate the site for 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.

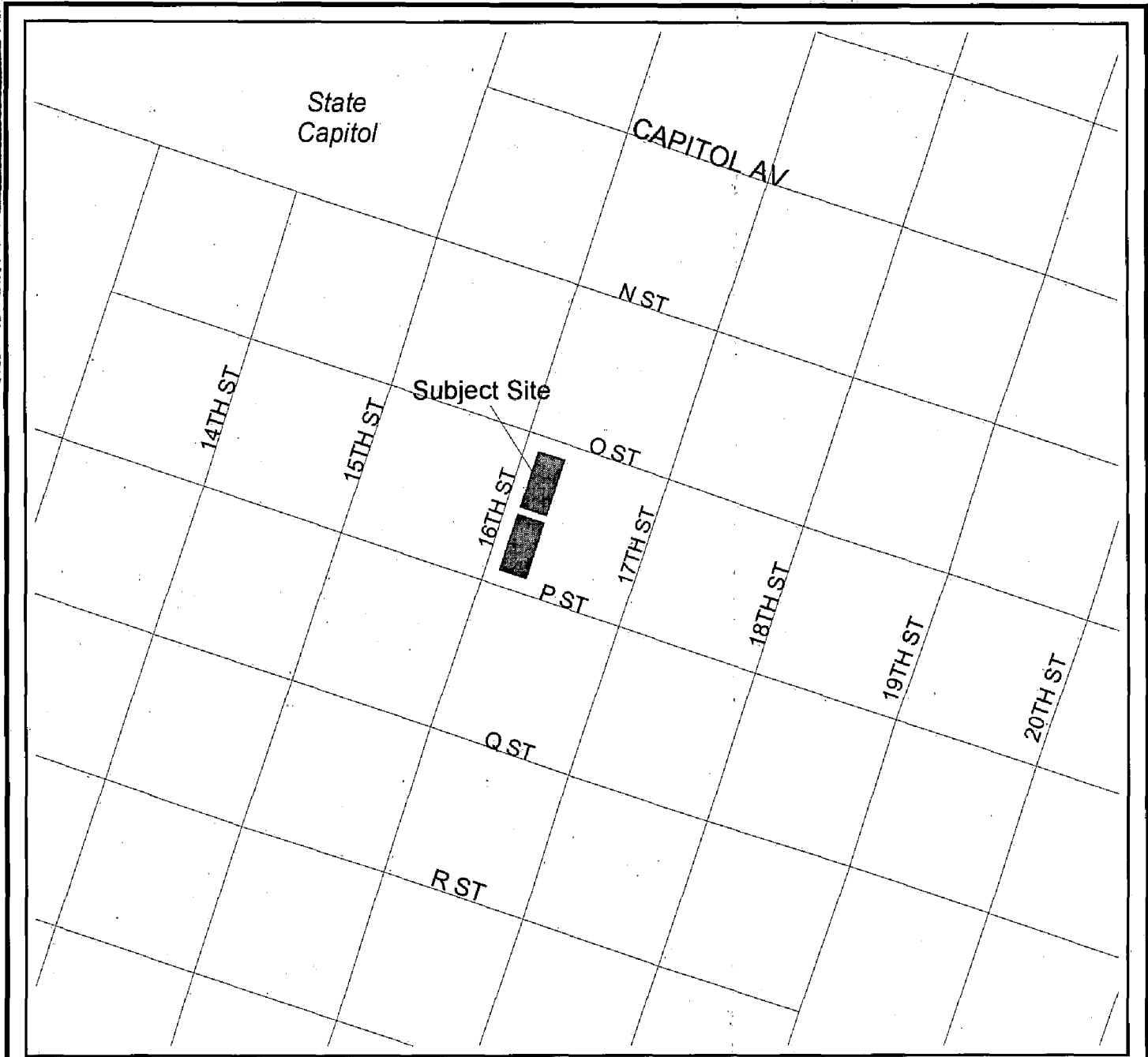


Joy D. Patterson
Zoning Administrator


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)



800 0 800 1600 Feet

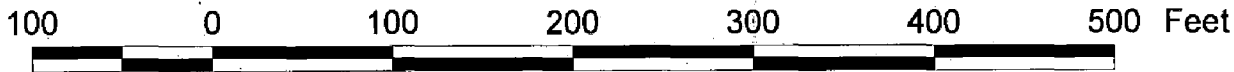
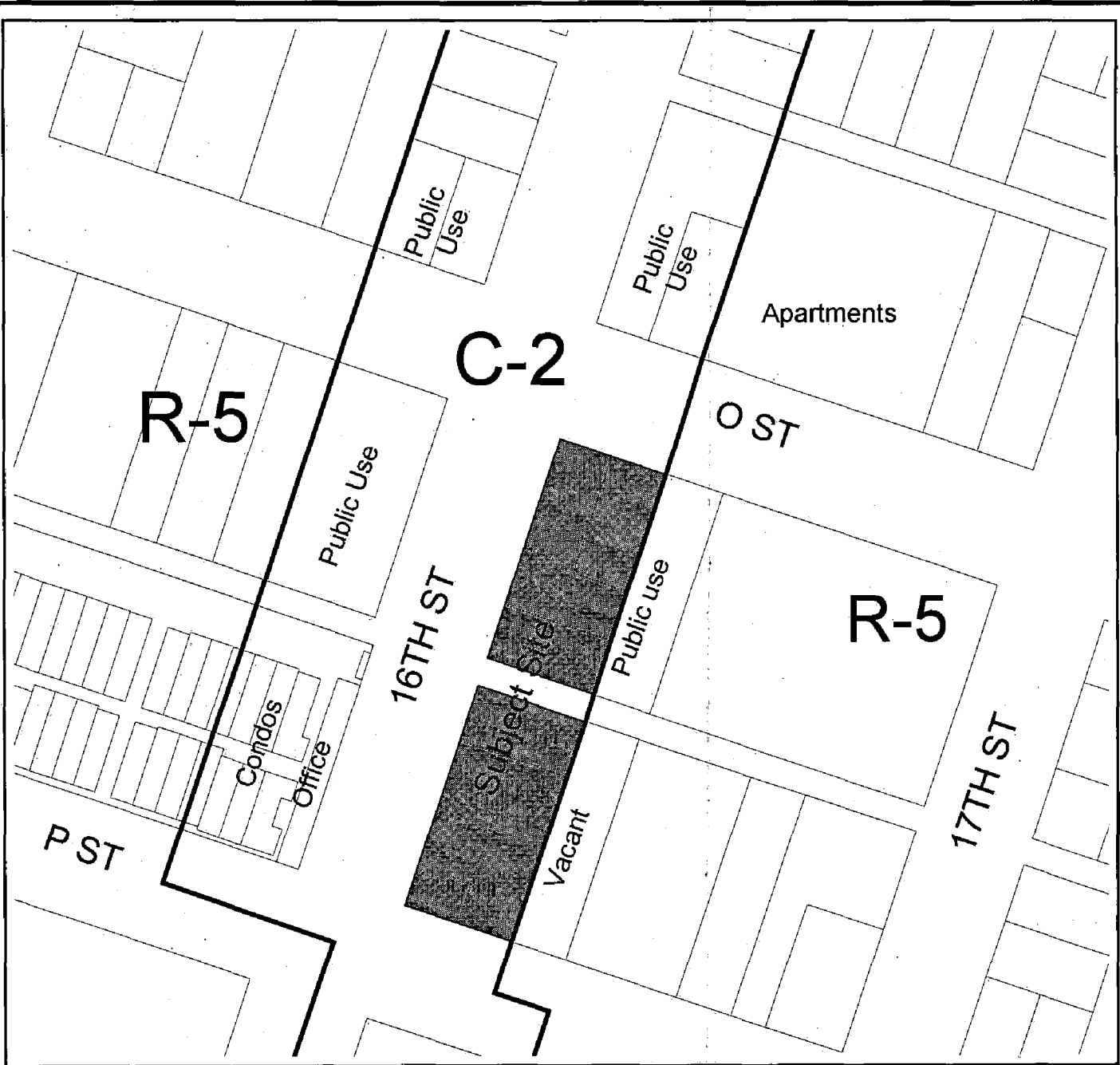



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP

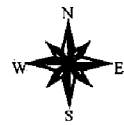




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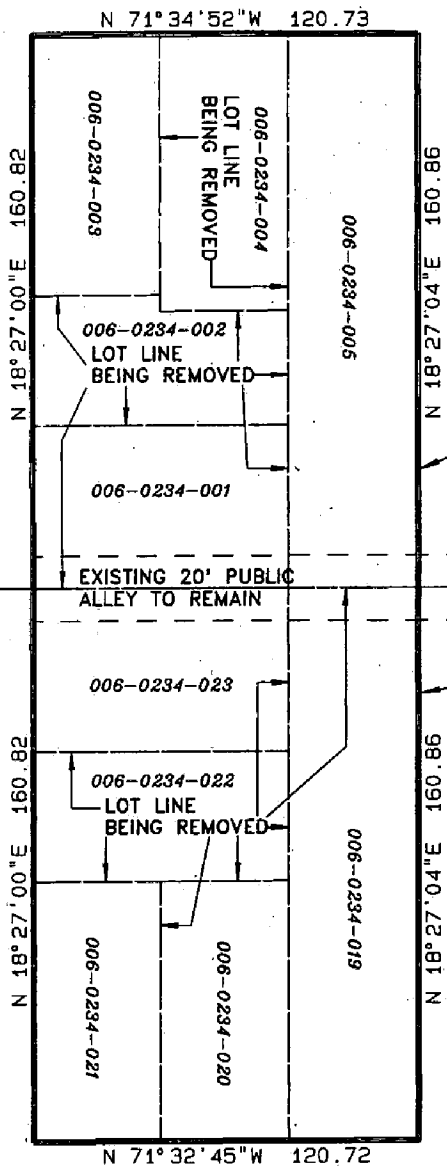
Geographic
Information
System

LAND USE AND ZONING



O STREET

16TH STREET



PROPOSED PARCEL 1
.892 ACRE
(VACANT)

RECEIVED
FEB 12 1999
CITY OF SACRAMENTO
CITY PLANNING DIVISION

799-010

UNPUBLISHED WORK
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THE SPINK CORPORATION

P STREET

7705-002/770502/15025

TITLE: LOT LINE MERGER EXHIBIT
BLOCK BOUNDED BY
16TH, 17TH, O, AND P STREETS

CLIENT: SHASTA REAL ESTATE COMPANY

DATE: 2-12-99 **JOB NO.:** 7705-001
DRAWN BY: EDK **CHECKED BY:** C. W.

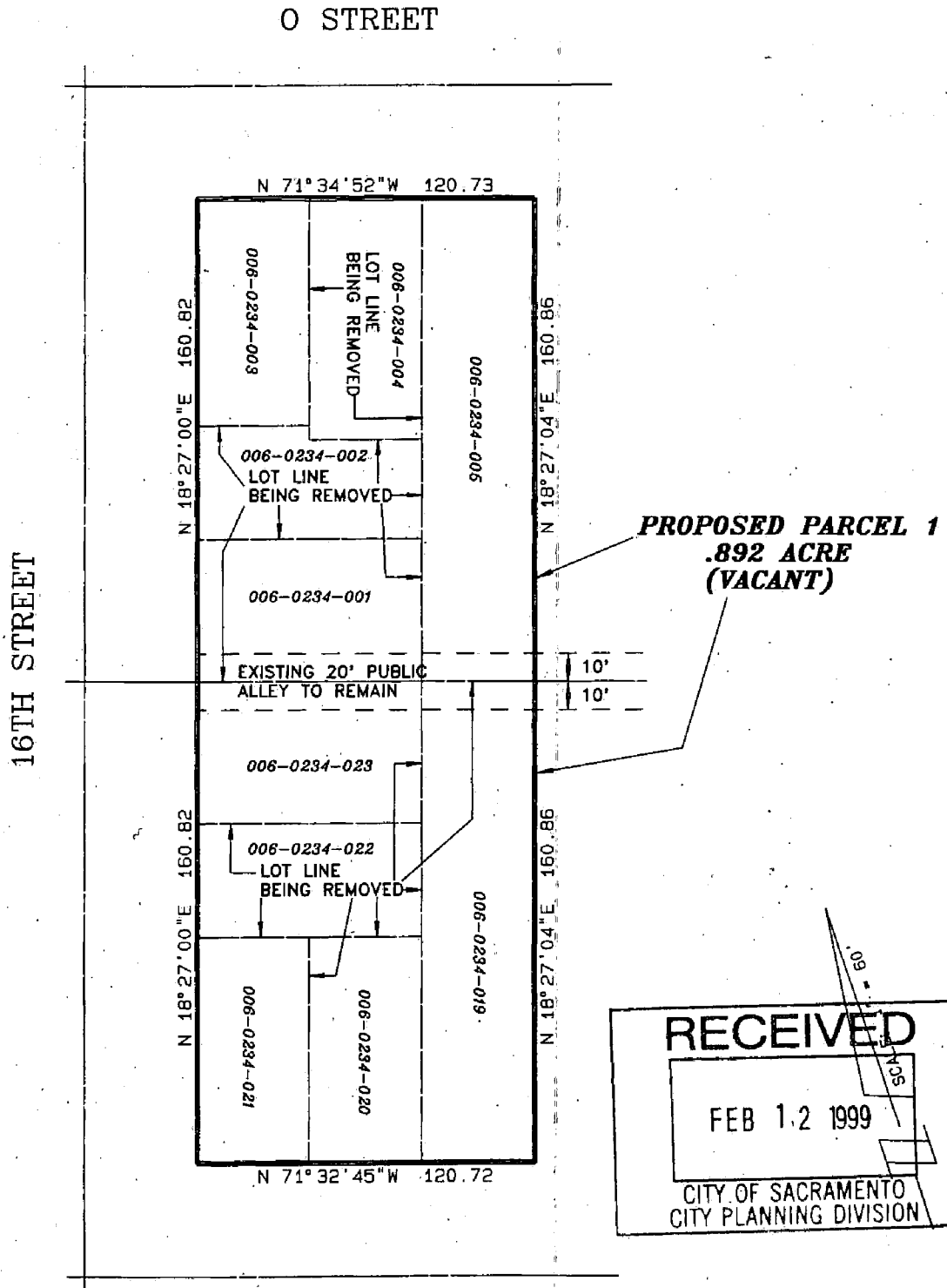
REVISION

The Spink Corporation

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

SCALE: 1"=30' **CODE:** SAC 119 **DR. NO.:** H-8174

EXHIBIT A



RECEIVED

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CITY PLANNING DIVISION

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7705-002/770502/15025

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REVISION

EXHIBIT B

Exhibit "A"
Page 1 of 1

Parcel A:

Lots 1 & 8 and the West one-half of Lots 2 & 7 and that portion of the Alley 20.00 feet in width located between said lots 1 & 2 and 7 & 8 in the block bounded by 16th & 17th and "O" & "P" Streets of the City of Sacramento, according to the official plat thereof, described as follows:

Beginning at the Southwest corner of said Lot 8; thence from said point of beginning, along the Westerly boundary of said Lots 8 and 1, North 18°27'00" East 341.65 feet to the Northwest corner of said Lot 1; thence, along the Northerly boundary of said Lots 1 and 2, South 71°34'52" East 120.73 feet to the Northeast corner of the West one-half of said Lot 2; thence, along the Easterly boundary of the West one-half of said Lots 2 and 7, South 18°27'04" West 341.72 feet to the Southeast corner of said West one-half of Lot 7; thence, along the Southerly boundary of said Lots 7 and 8, North 71°32'45" West 120.72 feet to the point of beginning; containing 0.947 acre, more or less.

