

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 14, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-112) by adopting the attached resolution (ZA98-036).

**Project Information**

Request: **Zoning Administrator Parcel Merger** to merge six parcels into one parcel totaling 0.96± partially developed acres in the Heavy Industrial (M-2) zone.

Location: 401 & 411 North 16th Street (D1, Area 1)

Assessor's Parcel Number: 001-0144-001, 002, 028, 029, 030, 031

Applicant: Allied-Langdon Engineering (Chad Langdon)  
1650 Silica Avenue  
Sacramento, CA 95815

Property Owner: National Exchange Services, Inc.  
16500 San Pedro Ave. #293  
San Antonio, TX

General Plan Designation: Special Planning District  
Central City  
Community Plan Designation: Service Commercial  
Existing Land Use of Site: Commercial Building  
Existing Zoning of Site: Heavy Commercial (C-4)

Surrounding Land Use and Zoning:

North: C-4; Commercial  
South: C-4; Commercial  
East: C-4; Commercial  
West: C-4; Commercial

Property Dimensions: Irregular  
Property Area: 0.2± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Additional Information The applicant proposes to remove the common property line between six parcels and merge the parcels into one lot in order facilitate future development. 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, and the Public Works - Transportation and Engineering Planning Divisions, Building Division, and the Neighborhood Department. The comments received pertaining to the parcel merger have been included as conditions in the attached resolution.

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)}.



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)  
Resolution Book  
Log Book  
Applicant  
Public Works (Jerry Lovato)

RESOLUTION NO. ZA98-036

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF OCTOBER 14, 1998

APPROVING A PARCEL MERGER

(APN: 001-0144-001, 002, 028, 029, 030, 031)

(Z98-112)

WHEREAS, the Zoning Administrator has held a public hearing concerning the parcel merger for property located at 401 & 411 North 16th 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 Special Planning District and 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 parcel merger 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 401 & 411 North 16th Street, City of Sacramento, be approved as shown and described in Exhibits A and B 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. Any excess

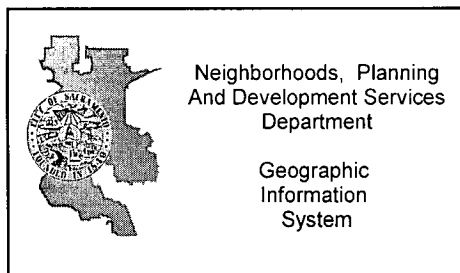
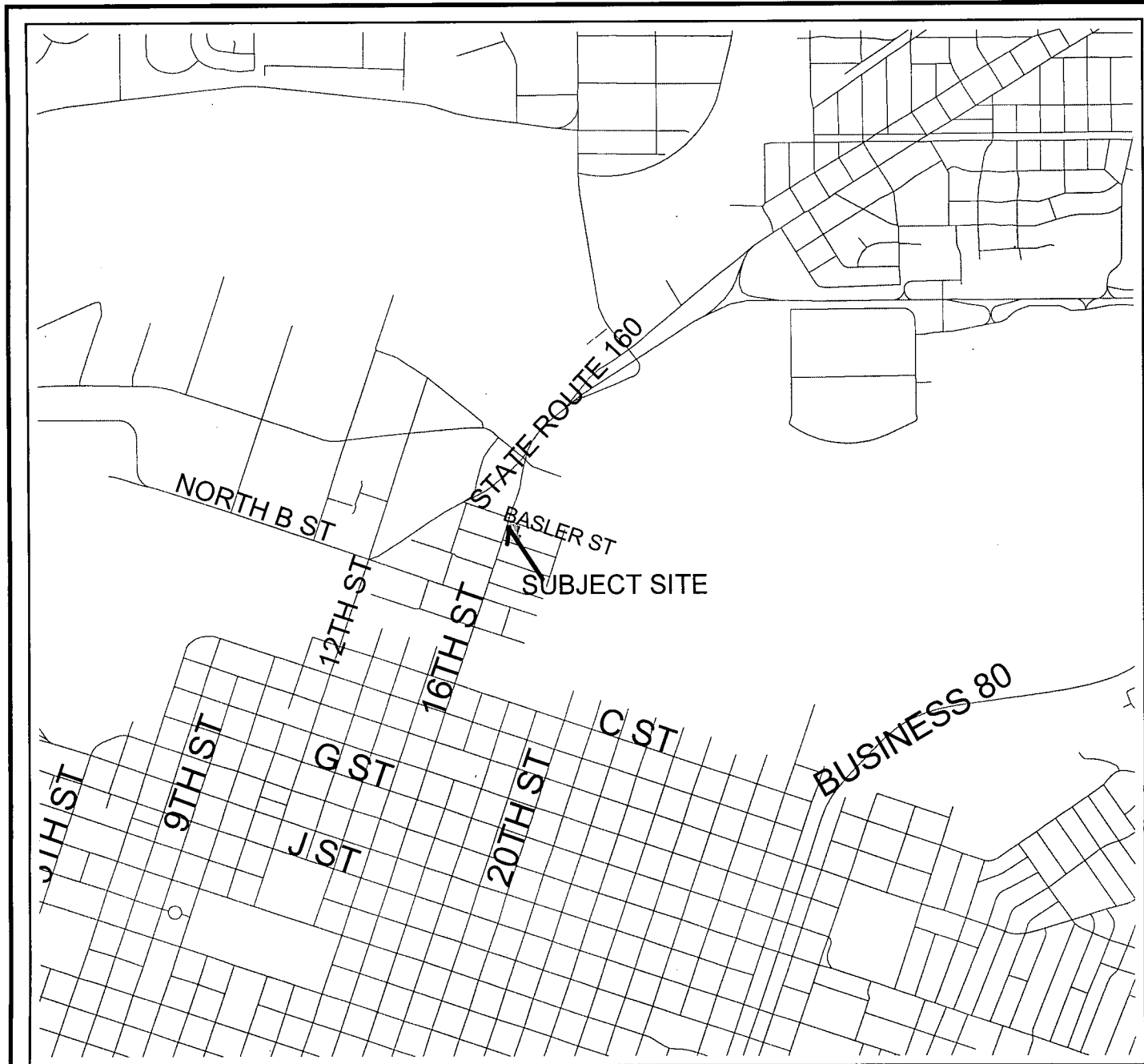
domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.

4. Pay off or segregate any existing assessments.
5. 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.



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JOY PATTERSON, ZONING ADMINISTRATOR



2000 0 2000 4000 Feet



## VICINITY MAP



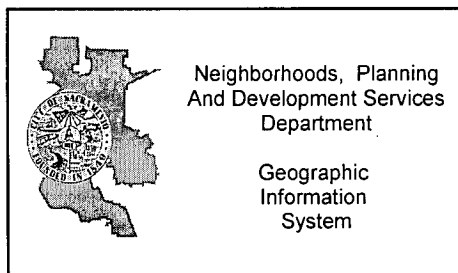
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Item 3



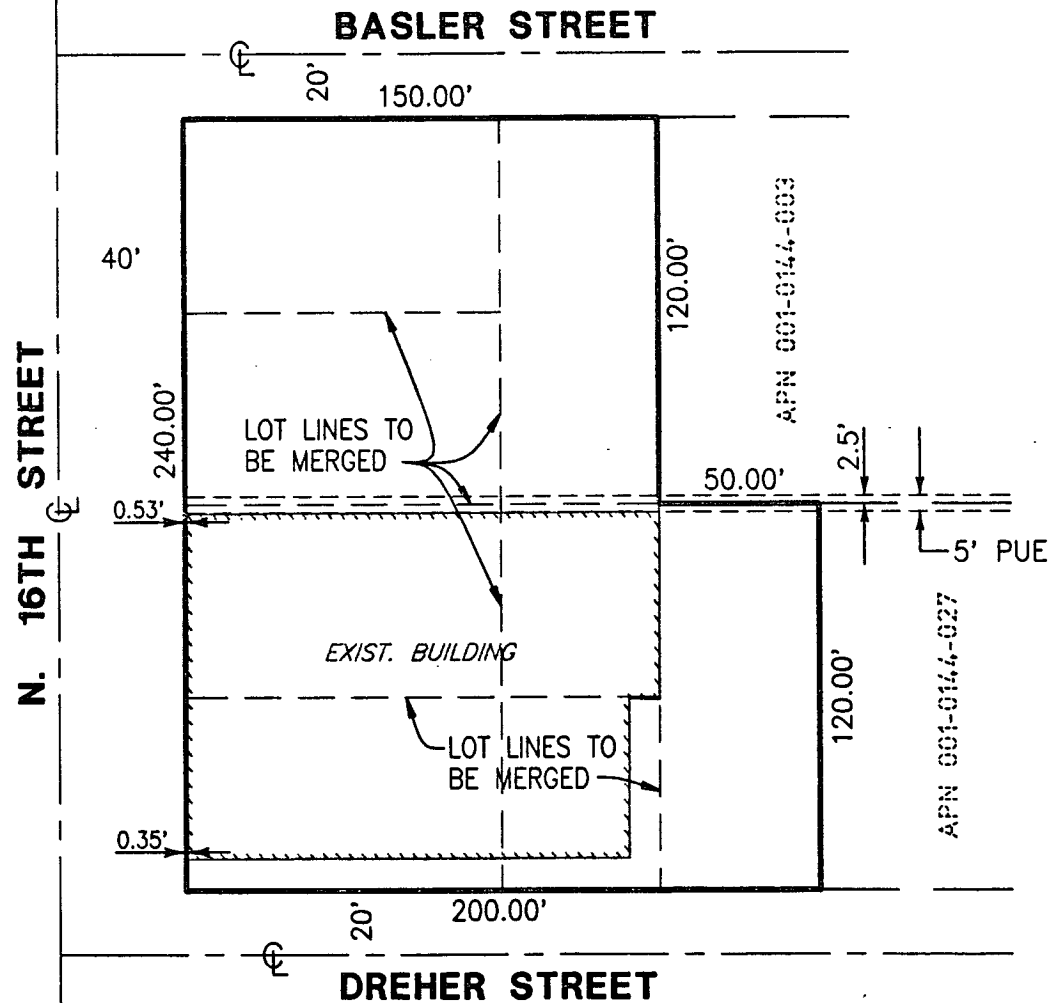
200 0 200 400 Feet



# LAND USE AND ZONING



**EXHIBIT - A**



**EXHIBIT MAP**

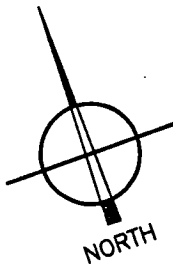
Z 98-112

APN 001-0144-001, 002, 028 THRU 031  
CITY OF SACRAMENTO, CALIFORNIA  
MAY, 1998

RECEIVED

SCALE: 1"=60'

SEP 17 1998



**ALLIED  
LANGDON  
ENGINEERING**

1650 SILICA AVENUE, SACRAMENTO, CALIFORNIA 95815  
PHONE: (916) 649-0177 FAX: (916) 649-2605

98003EX1

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ITEM # 3#980003

## EXHIBIT - B

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

Beginning at the Southeast corner of Lot 61 of William Dreher Tract, as shown on the official plat thereof, filed in the office of the Recorder of Sacramento County, in Book 17 of Maps, Map No. 1, said point being on the North right of way line of Dreher Street, a 40 foot wide street, as shown on said plat; thence from said POINT OF BEGINNING, along the South line of said Lot 61, along the South line of Lots 62 and 63, as shown on said plat, and along the North right of way line of said Dreher Street, North  $70^{\circ}30'00''$  West 200.00 feet to the Southwest corner of said Lot 63 on the East right of way line of 16<sup>th</sup> Street, an 80 foot wide street, as shown on said plat; thence along the West line of said Lot 63, along the West line of Lots 64, 65 and 66, as shown on said plat, and along the East right of way line of said 16<sup>th</sup> Street, North  $19^{\circ}30'00''$  East 240.00 feet to the Northwest corner of said Lot 66 on the South right of way line of Basler Street, as shown on said plat; thence along the North line of said Lot 66, along the North line of Lot 67, as shown on said plat, and along the South right of way line of said Basler Street, South  $70^{\circ}30'00''$  East 150.00 feet to the Northeast corner of said Lot 67; thence along the East line of said Lot 67, South  $19^{\circ}30'00''$  West 120.00 feet to the Northwest corner of the aforementioned Lot 61; thence along the North line of said Lot 61, South  $70^{\circ}30'00''$  East 50.00 feet to the Northeast corner of said Lot 61; thence along the East line of said Lot 61, South  $19^{\circ}30'00''$  West 120.00 feet to the point of beginning.

Date: \_\_\_\_\_

\_\_\_\_\_  
Gerald D. Dishington, P.L.S. 5109  
My Registration Expires 6-30-99

298-112

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