

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, September 26, 2002, the Zoning Administrator approved with conditions a parcel merger (File Z02-176). 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 0.327 $\pm$  vacant acres in the Standard Single Family (R-1) zone.

Location: 4400 Martin Luther King Jr. Blvd (D5, Area 3)

Assessor's Parcel Number: 020-0215-007, 008, 009

Applicant: Baker-Williams Engineering Group (Mike Williams)  
6020 Rutland Dr. #19  
Carmichael, CA 95608

Property Owner: John D. Marshall  
3601 38th Street  
Sacramento, CA 95814

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Land Use of Site: Vacant  
Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1; Single Family  
South: R-1; Vacant  
East: R-1; School  
West: R-1; Duplex

Property Dimensions: 110 feet x 130 feet  
Property Area: 0.327 $\pm$  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 line between three parcels in order to create a larger single parcel for future development. All parcels are vacant. The applicant indicated the owner intends to eventually place a church on the site which will require additional review and approval. The Zoning Code 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 parcel merger 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. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned. 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, prior to sign-off of this condition, may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. Service tap record and verification requests shall be made to Department of Utilities Customer Service at 1395 35<sup>th</sup> Avenue, telephone number (916) 264-5371.
5. **Advisory Note:** The project site is located in the flood zone designated as an X zone

on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

6. **Advisory Note:** A proposed future church will require a Planning Commission Special Permit and possible other entitlement review and approval prior to obtaining building permits.

Findings of Fact:

1. The parcel merger is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na) .
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.

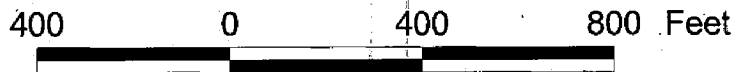
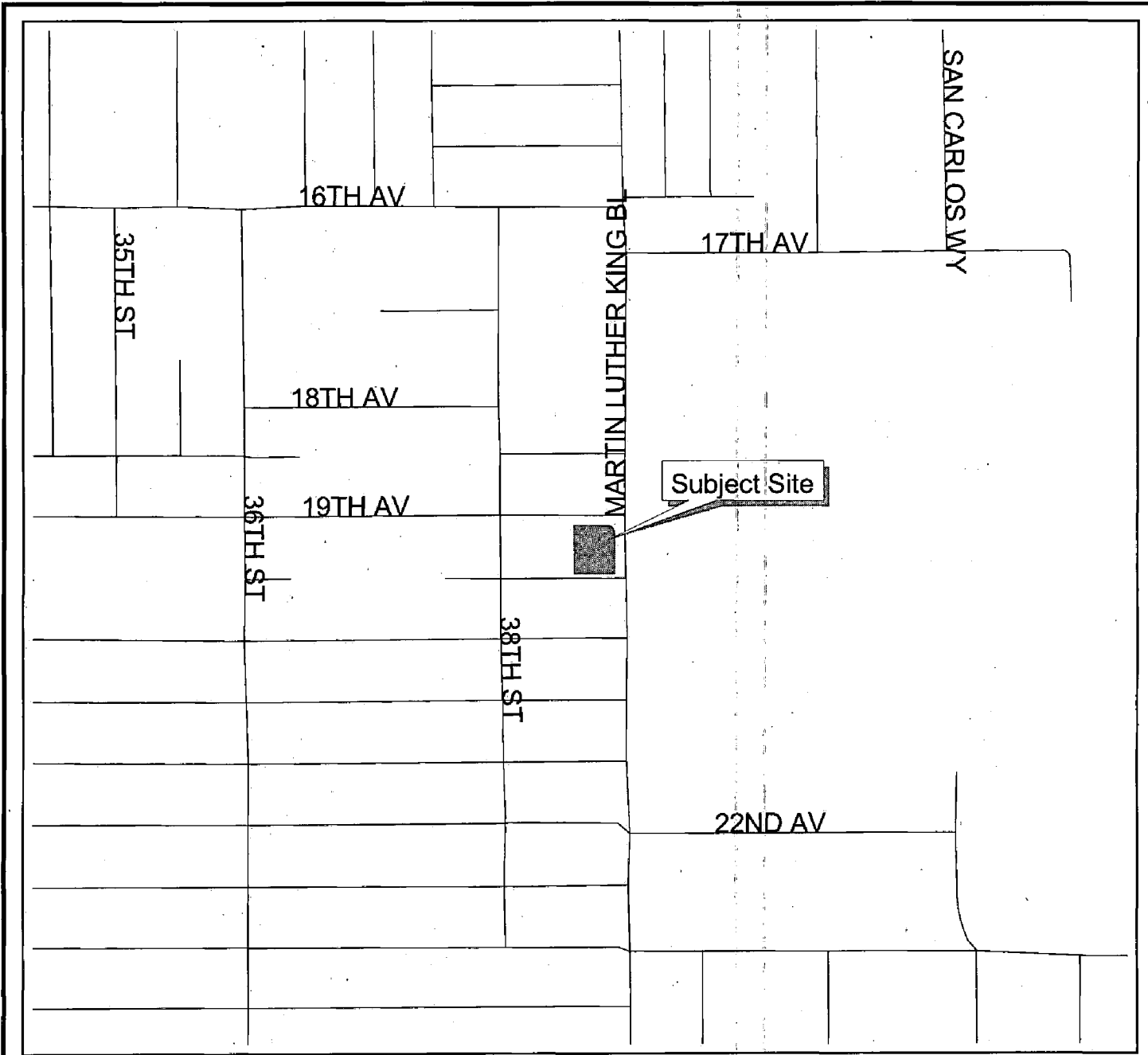


Joy D. Patterson  
Zoning Administrator

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 (Eva Bravo, 264-1983) 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 (Eva Bravo)

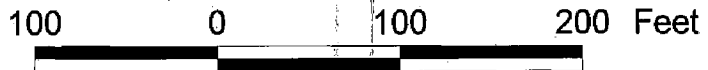
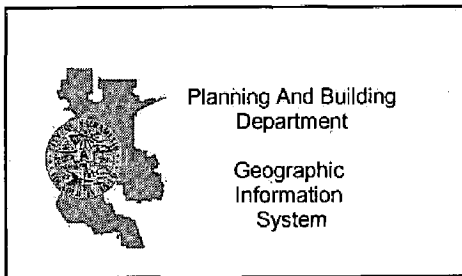
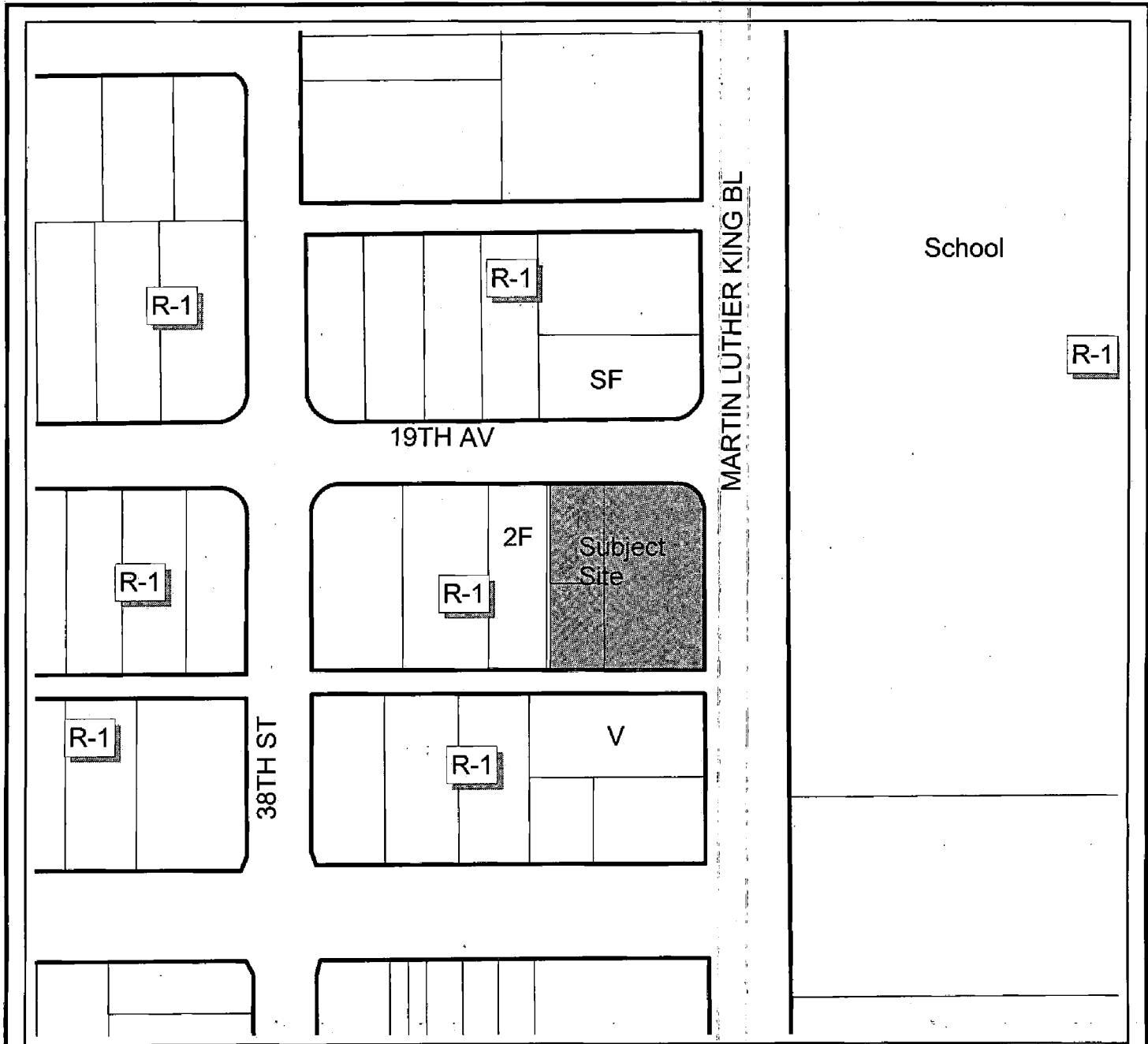


Planning And Building  
Department

Geographic  
Information  
System

# VICINITY MAP

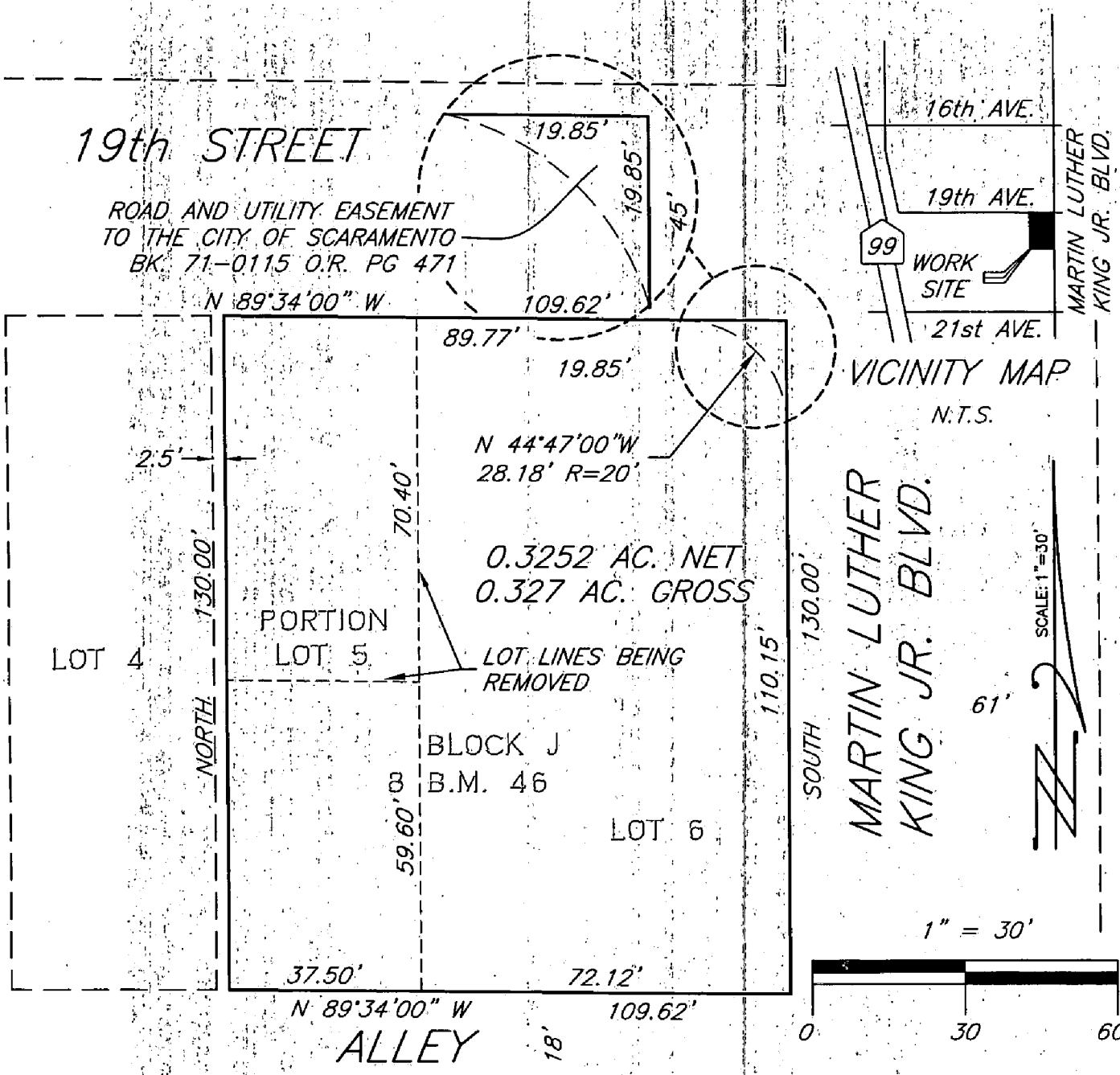




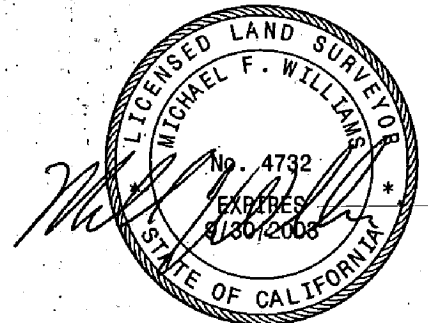
# LAND USE AND ZONING



EXHIBIT A



PROPERTY OWNER: JOHN D. MARSHALL  
 3601 38th ST.  
 SACRAMENTO, CA 95817  
 APN: 020-0215-007, 008 & 009



LOT 6 AND A PORTION OF LOT 5 IN BLOCK 'J' - 8 BM 46

**BW** BAKER-WILLIAMS ENGINEERING GROUP  
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
 6020 Rutland Drive, Suite 19 - Carmichael, CA. 95608  
 (916) 831-4236 - fax (916) 331-4430 - office@bwilliams.com

SCALE: 1"=30'  
 JOB #: 02-06-060

LOT MERGER  
 CITY OF SACRAMENTO  
 SACRAMENTO COUNTY, CALIFORNIA

**EXHIBIT B**

**DESCRIPTION**

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California and being all of Lot 6 and a portion of Lot 5 in Block J as shown on the Official Map of "Gould or Brooke Realty Co's Subdivision No. 112", filed for record in the Office of the Recorder of Sacramento County in Book 8 of Maps, Map No. 46. More particularly described as follows:

BEGINNING at the Northeast corner of said Lot 6, thence along the East line of said Lot 6, South 130.00 feet to the Southeast corner thereof; thence along the South line of said Lot 6 and said Lot 5, North 89° 34' 00" West, 109.62 feet; thence parallel to the West line of said Lot 5, North 130.00 feet to a point on the North line of said Lot 5; thence along the North line of said Lot 5 and said Lot 6, South 89° 34' 00" East, 109.62 feet to the POINT OF BEGINNING.



**CITY OF SACRAMENTO**  
**DEPARTMENT OF PLANNING AND BUILDING**

RECEIPT NUMBER: R0211538	APD #: Z020176	SITE ADDRESS: 3832 19TH AV SAC
TRANSACTION DATE: 08/23/2002	SITE ADDRESS: 3832 19TH AV SAC	PARCEL: 020-0215-007
TRANSACTION AMOUNT: 1,045.00	TYPE: Plng Zoning Administratr	
NOTATION:	SUB-TYPE: VAC	
	STATUS: IN PROG	

**TRANSACTION LIST**

Type	Method	Description	Pymt Amount
Payment	Check	2279	1,045.00

**PAID**  
**CITY OF SACRAMENTO**  
**AUG 23 2002**  
 NEIGHBORHOODS, PLANNING  
 AND DEVELOPMENT SERVICES

**RECEIPT ACCOUNT ITEM LIST**

Class #	Description	Item #	Total Fee	Prev Pymt	Current Pymt
231	Plng Entitlement/Env Fee	31	595.00	.00	595.00
232	Plng Entitlement-Utility	32	200.00	.00	200.00
269	Plng Entitlement-PW 269	69	250.00	.00	250.00

**PLANNING ENTITLEMENTS**

LLA	LOT LINE MERGER 3 LOTS INTO ONE LOT	\$500.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
Environmental Review:	\$95.00	Hearing Fees: \$0.00
Utilities:	\$200.00	Notices: \$0.00
Water Test:	\$0.00	Appeal Fees: \$0.00
Public Works:	\$250.00	<b>TOTAL: \$1,045.00</b>

I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the Zoning Ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.

Received From: Jamie McQuinn (Print)      Signature: Jamie McQuinn (Sign)

(Not valid unless stamped)

