

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 5, 2002, the Zoning Administrator approved with conditions a parcel merger (File Z02-164). 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 two parcels into one parcel totaling 1.62± partially developed acres in the Hospital (H) zone.

Location: 2628 Stockton Blvd (D5, Area 3)

Assessor's Parcel Number: 014-0085-041, 032

Applicant: JTS Engineering Consultants, Inc. (Javed T. Siddiqui)
1808 J Street
Sacramento, CA 95814

Property Owner: Crestwood Medical Center Hospital C/O Tom Muth
555 W Benjamin Holt Drive, Ste 424
Stockton, CA 95207

Project Planner: Sandra Yope

General Plan Designation: Public/Quasi Public, Miscellaneous
Existing Land Use of Site: Skilled Nursing Home
Existing Zoning of Site: Standard Single Family (R-1)(PUD)

Surrounding Land Use and Zoning:

North: O-BR; Commercial
South: R-1 and H; Commercial, Vacant and Residential
East: C-2 and C-4; Commercial
West: R-1; Residential

Property Dimensions: Irregular
Property Area: 1.62± 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 two parcels in order to create a larger single parcel to combine skilled nursing home operations. Both parcels are developed with a skilled nursing home. 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 35th 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.

Findings of Fact:

1. The parcel merger is consistent with the General Plan which designates the site as Public/Quasi Public, Miscellaneous.
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.

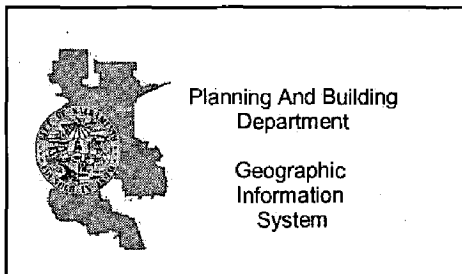
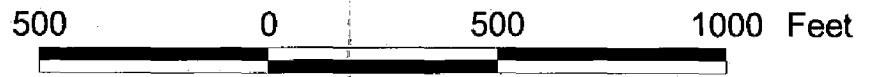
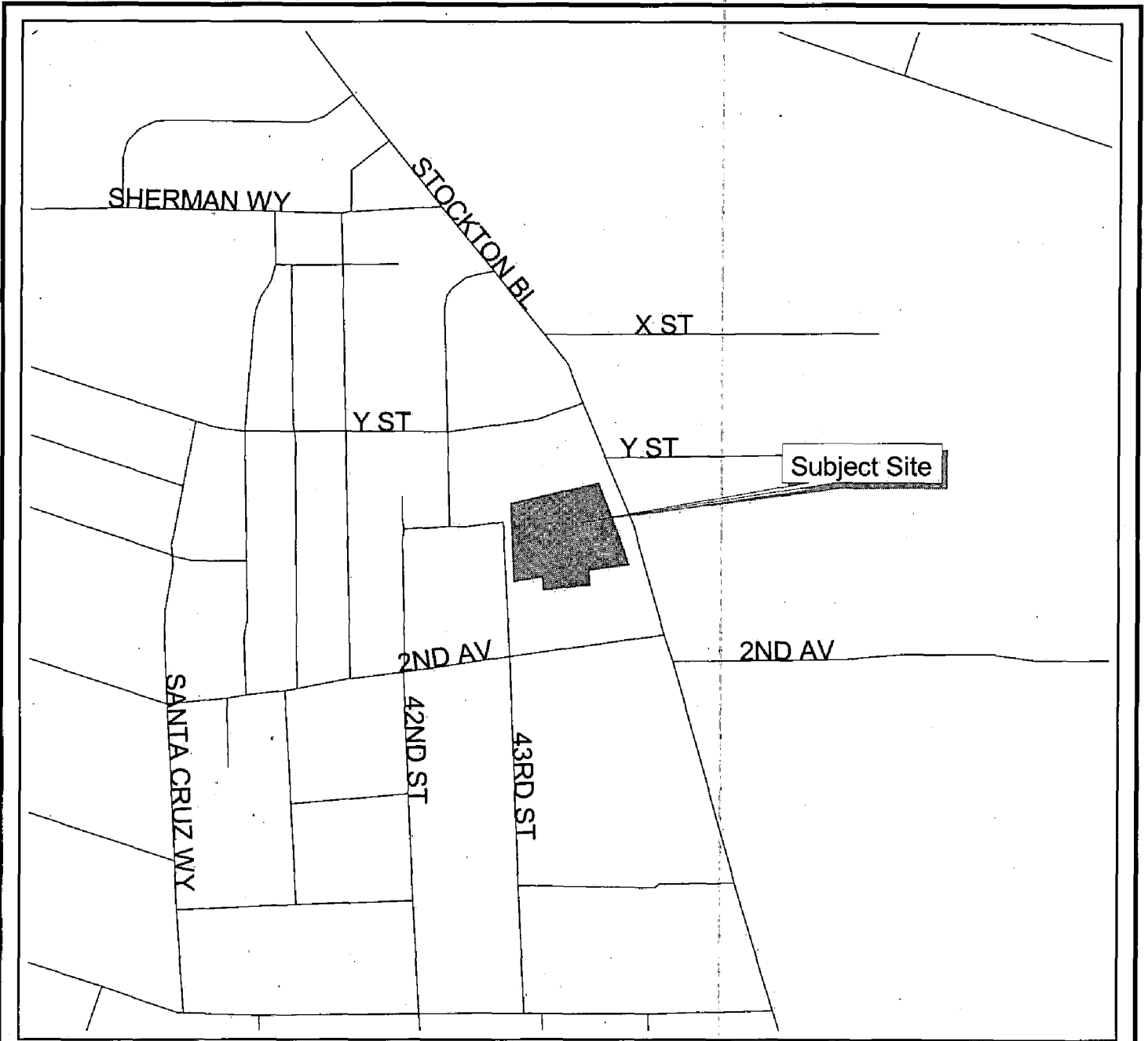


Joy D. Patterson
Zoning Administrator

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.

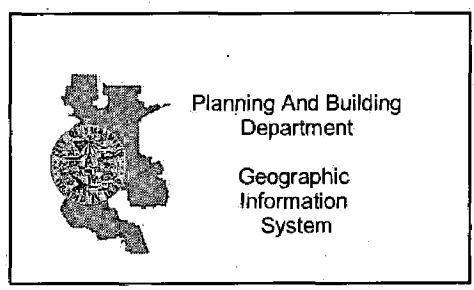
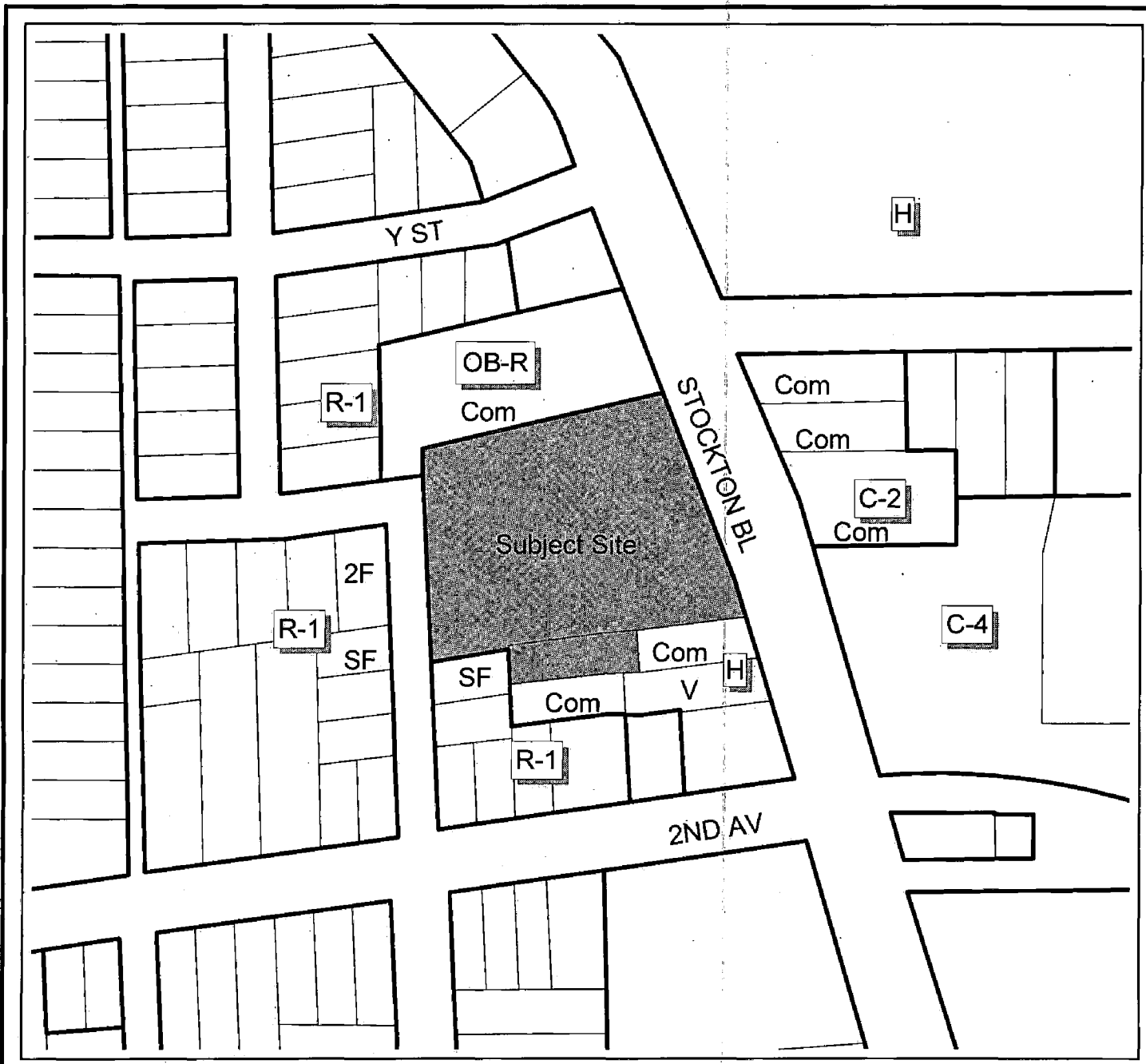
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

- cc: File (original)
ZA Log Book
Applicant
Public Works (Eva Bravo)



VICINITY MAP





LAND USE AND ZONING



SACRAMENTO CALIFORNIA

LOT LINE ADJUSTMENT LOT MERGER EXHIBIT

JULY 2002

*PARCEL NUMBERS SHOWN HERE ARE PER TITLE REPORT ORDER # 70120 DATED 6-26-2002 FIRST AMERICAN TITLE CO.

2628 STOCKTON BLVD.
APN: 014-0085-041 AND 032 (PORTION)

OWNER/DEVELOPER:

JBT PROPERTIES, INC.
c/o TOM MUTH
555 W. BENJAMIN HOLT DR.
SUITE 425
STOCKTON, CA 95207
PH: (209) 952-9771
FX: (209) 952-2743

APN: 014-0085-032 (PTN)
CRESTWOOD OF CALIFORNIA
P.O. BOX 7343
STOCKTON, CA 95267

APN: 014-0085-041
CRESTWOOD-MEDICAL CENTER HOSPITAL
4635 GEORGETOWN PLACE
STOCKTON, CA 95207

APPLICANT:

JTS ENGINEERING CONSULTANTS
1808 'J' STREET
SACRAMENTO, CA 95814
PH: (916) 441-6708
FAX: (916) 441-5336

REQUEST:

LOT LINE ADJUSTMENT AND LOT MERGER

EXISTING AREA:

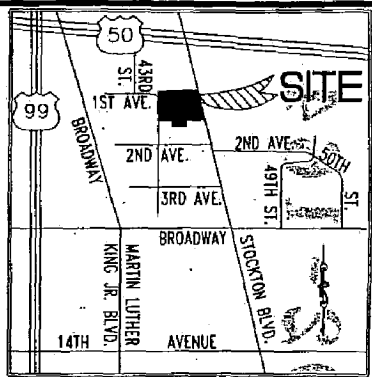
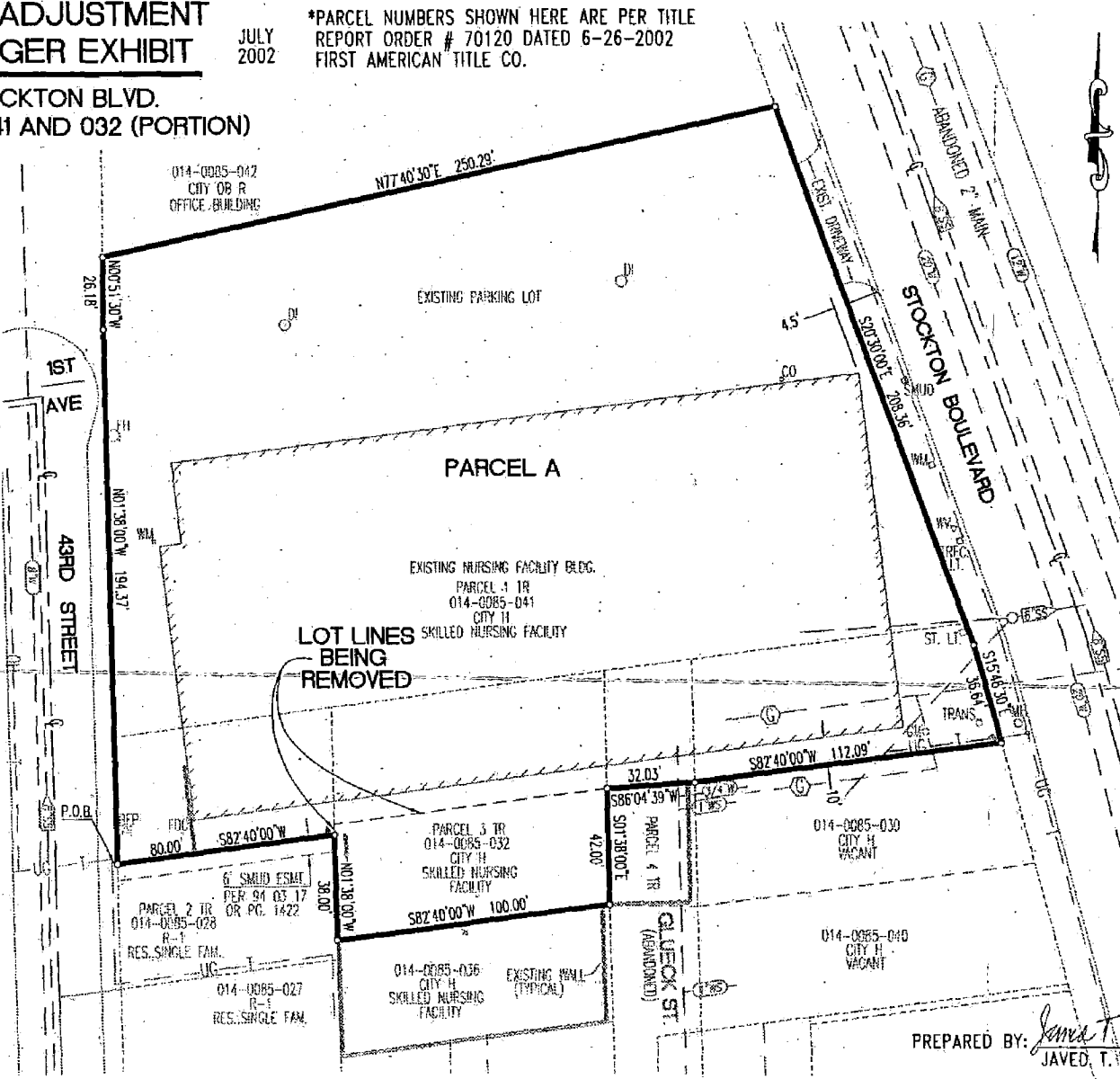
PARCEL 1 TR: 1.53±AC
PARCEL 3 TR: .096±AC

PROPOSED AREA:

PARCEL A: 1.626±AC

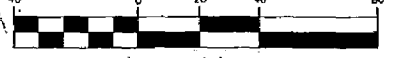
SCHOOL DISTRICT:

SACRAMENTO UNIFIED SCHOOL DISTRICT



VICINITY MAP

GRAPHIC SCALE



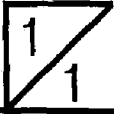
JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET SACRAMENTO, CA
95814 (916) 441-6708

LEGEND:

- APN:..... 014-0085-039
- EXIST. ZONING:..... CITY H
- EXIST. LAND-USE:..... HOSPITAL
- EXIST. WATER MAIN (TYP)... (W)
- EXIST. WATER SERVICE (TYP)... (S)
- EXIST. SAN. SEWER (TYP)... (SS)
- EXIST. GAS LINE..... (G)
- EXIST. UNDERGROUND TELE... (UG-T)



PREPARED BY: *Javed T. Siddiqui* 7/16/02
JAVED T. SIDDIQUI RCE 25924



REC'D AUG 07 2002

PROPOSED
LEGAL DESCRIPTION

Real property in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL A

All that portion of the Northeast one-quarter of the Northwest one-quarter of Section 17, Township 8 north, Range 5 east, M.D.B.&M., described as follows:

Beginning at a 1 1/4" iron pipe monument tagged "L.S. 3185" marking the Southwest corner of Parcel No. 6, as said parcel is shown and so designated on that certain "Map of Surveys of Ten Parcels of land of Mrs. Johanna Glueck", recorded in the office of the recorder of Sacramento County in Book 2 of Surveys, Survey No. 68; thence from said point of beginning along the Easterly line of 43rd street and along the Westerly line of said Parcel No. 6, and the Northerly production thereof, North 01 deg. 38' 00" west 194.37 feet to a 1" iron pipe monument marking the Southeast corner of lot 42, as said lot is shown on the official plat of Dawson Place, recorded in the office of said recorder in Book 18 of Maps, Map No. 32; thence along the East line of said lot 42, North 00 deg. 51' 30" West 26.18 feet; thence North 77 deg. 40' 30" East 250.29 feet to a point on the Westerly line of Stockton Boulevard; thence along the Westerly line of said Stockton Boulevard, south 20 deg. 30' 00" East 208.36 feet to a 1 1/4" iron pipe monument tagged "L.S. 3185" marking an angle point in the Westerly line of said Stockton Boulevard, South 15 deg. 48' 30" East 36.64 feet to a similar iron pipe monument marking the Southeast corner of Parcel No. 16, as said parcel is shown on that certain "Map of Surveys of Eleven Parcels of land of Mrs. Johanna Glueck", recorded in the office of said recorder in Book 3 of surveys, Map No. 1; thence along the South line of said Parcel No. 16, South 82 deg. 40' 00" west 112.09 feet to a similar iron pipe monument marking the Southwest corner of said Parcel No. 16; thence South 86 deg. 04' 39" West 32.03 feet to the Southeast corner of Parcel No. 15, as said parcel is shown on the last mentioned map of survey; thence along the South line of said Parcel No. 15, South 82 deg. 40' 00" West 100.00 feet to the Southwest corner of said Parcel No. 15, said corner being located on the East line of said Parcel No. 6; thence along the East line of said Parcel No. 6 south 01 deg. 38' 00" East 4.00 feet to the Southeast corner of said Parcel No. 6, thence along the South line of said Parcel No. 6, South 82 deg. 40' 00" West 80.00 feet to the point of beginning.

Together With:

Parcel No. 14, as the same is described and delineated on that certain "Map of Survey of Eleven Parcels of Land of Mrs. Johanna Glueck", made by F. H. Raymolds & Co., Civil Engineers dated May 1926, filed in the office of the County Recorder of Sacramento, State of California, in Book 3 of Surveys, Sacramento County Records.