

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 14, 2004, the Zoning Administrator approved with conditions a parcel merger for the project known as (File Z04-167). 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 0.3871 ± partially developed acres in the Single Family Residential, Executive Airport Overlay-4 (R-1){EA-4}.

Location: 1230 Norfolk Way (D7, Area 2)

Assessor's Parcel Number: 024-0382-001, 024-0274-004, 005

Applicant: Varney Land Surveys (Richard Varney)
2285 66th Avenue
Sacramento, CA 95822

Property Owner: John Sestito
1230 Norfolk Way
Sacramento, CA 95822

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Pocket

Community Plan Designation: Residential (3-6 du/na)

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Single Family Residential, Executive Airport Overlay-4 (R-1){EA-4}

Surrounding Land Use and Zoning:

North: R-1 (EA-4); Single Family Residence

South: R-1 (EA-4); Single Family Residence

East: R-1 (EA-4); Single Family Residence

West: R-1 (EA-4); Single Family Residence

Property Dimensions: Irregular
Property Area: 0.387 ± acres
Topography: Flat
Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information: The applicant proposes to remove the common property line between three parcels in order to consolidate area already being used as yard space for an existing single family residence. The Zoning Code and Building Code do not permit structures to cross property lines.

The project was noticed and staff received one call requesting additional information.

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:

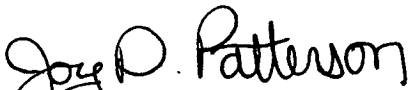
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Development Engineering And Finance)
2. File a waiver of Parcel Map. (Development Engineering And Finance)
3. Pay off or segregate any existing assessments. (Development Engineering And Finance)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Development Engineering And Finance)
5. 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. (Utilities)
6. **Advisory Note:** All existing public utility easements shall be retained. (Utilities)
7. **Advisory Note:** The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof. (Utilities)

Findings of Fact:

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

(3-6 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 the Subdivision Code, Title 16; the City's General Plan; the City's Comprehensive Zoning Code, Title 17 of the City Code, and the City's Building Code.

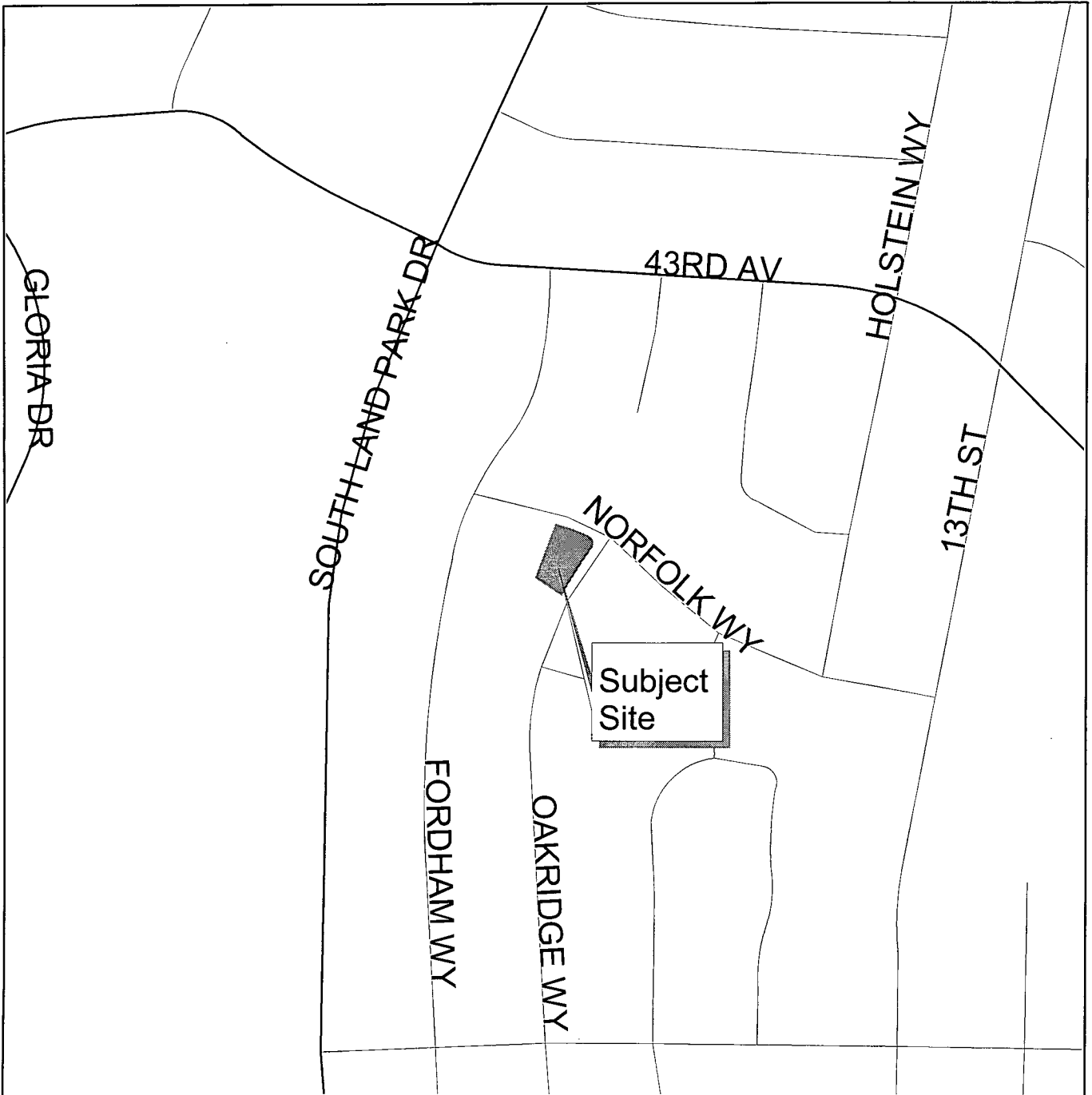


Joy D. Patterson
Zoning Administrator

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 (Anwar Ali, 808-7493) 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 (Anwar Ali)



0 300 600 Feet



Planning & Building
Department

Geographic
Information
Systems

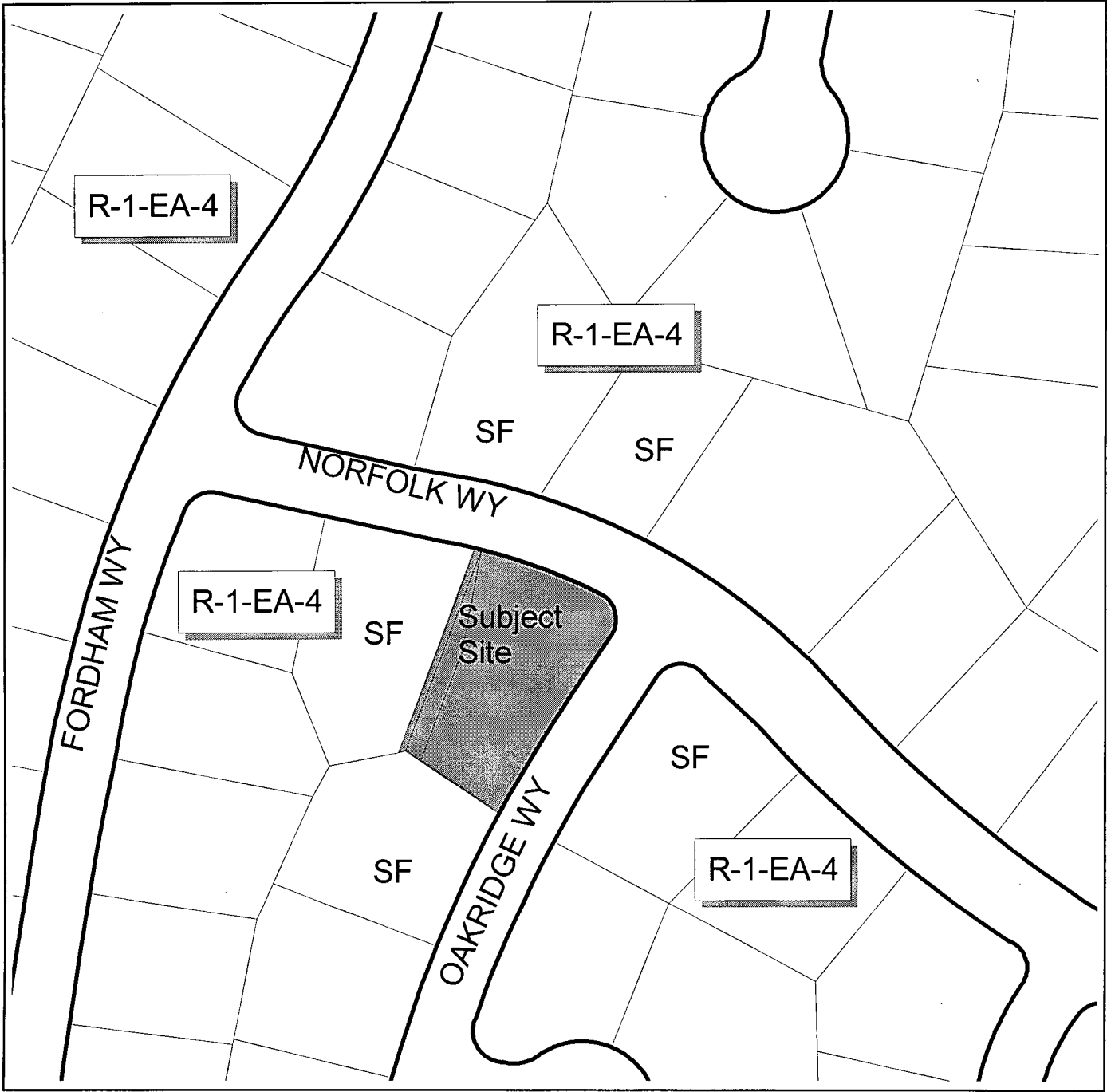
Vicinity Map



Z04-167

July 14, 2004

Item 3



0 300 Feet

Planning & Building
Department

Geographic
Information
Systems

Land Use & Zoning



