

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 8, 2003, the Zoning Administrator approved with conditions a lot line adjustment (File Z03-267). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property line between four parcels to create two parcels on 0.33 \pm partially developed acres in the Light Industrial (M-1) zone.

Location: 2540 Harvard Street (D2, Area 4)

Assessor's Parcel Number: 265-0342-046, 045, 040, 039

Applicant: Daniel and Rosalie Yee
 1209 40th Avenue
 Sacramento, CA 95822

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Heavy Commercial or Warehouse
North Sacramento

Community Plan Designation: Industrial

Existing Land Use of Site: Vacant and Single Family Residence

Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:

North: M-1; Vacant

South: M-1; Vacant and Industrial

East: M-1; Industrial

West: R-1; Single Family

Property Dimensions: Irregular
Property Area: 145 feet x 100 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A
 Legal Description: Exhibit B
 Previous Files: None

Additional Information The applicant proposes to relocate the common property line between four parcels in order to reconfigure the irregular shaped parcels into two rectangular parcels for future development. The north parcel is developed with a single family residence and the south parcel is vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been 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 Division. 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 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 is allowed per parcel. Excess domestic water services shall 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.
5. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Public Works)
6. **Advisory Note:** The proposed project 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 lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial 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 this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

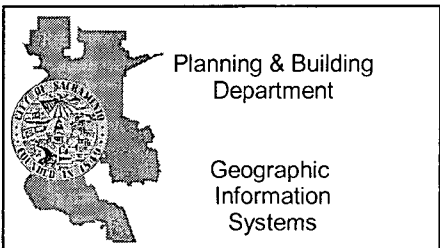
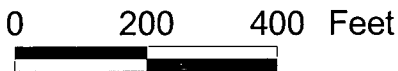
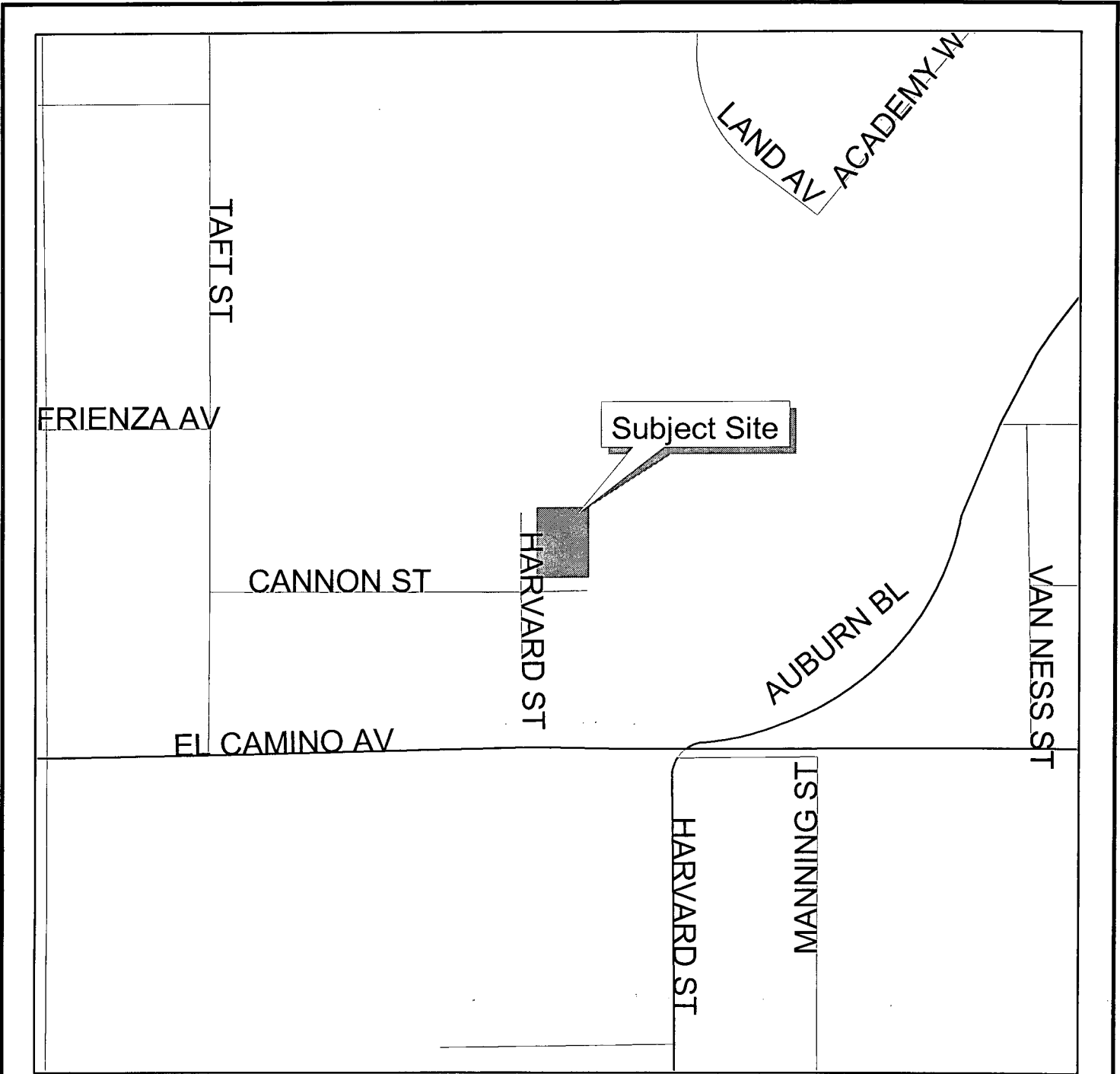


Joy D. Patterson
Zoning Administrator

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.

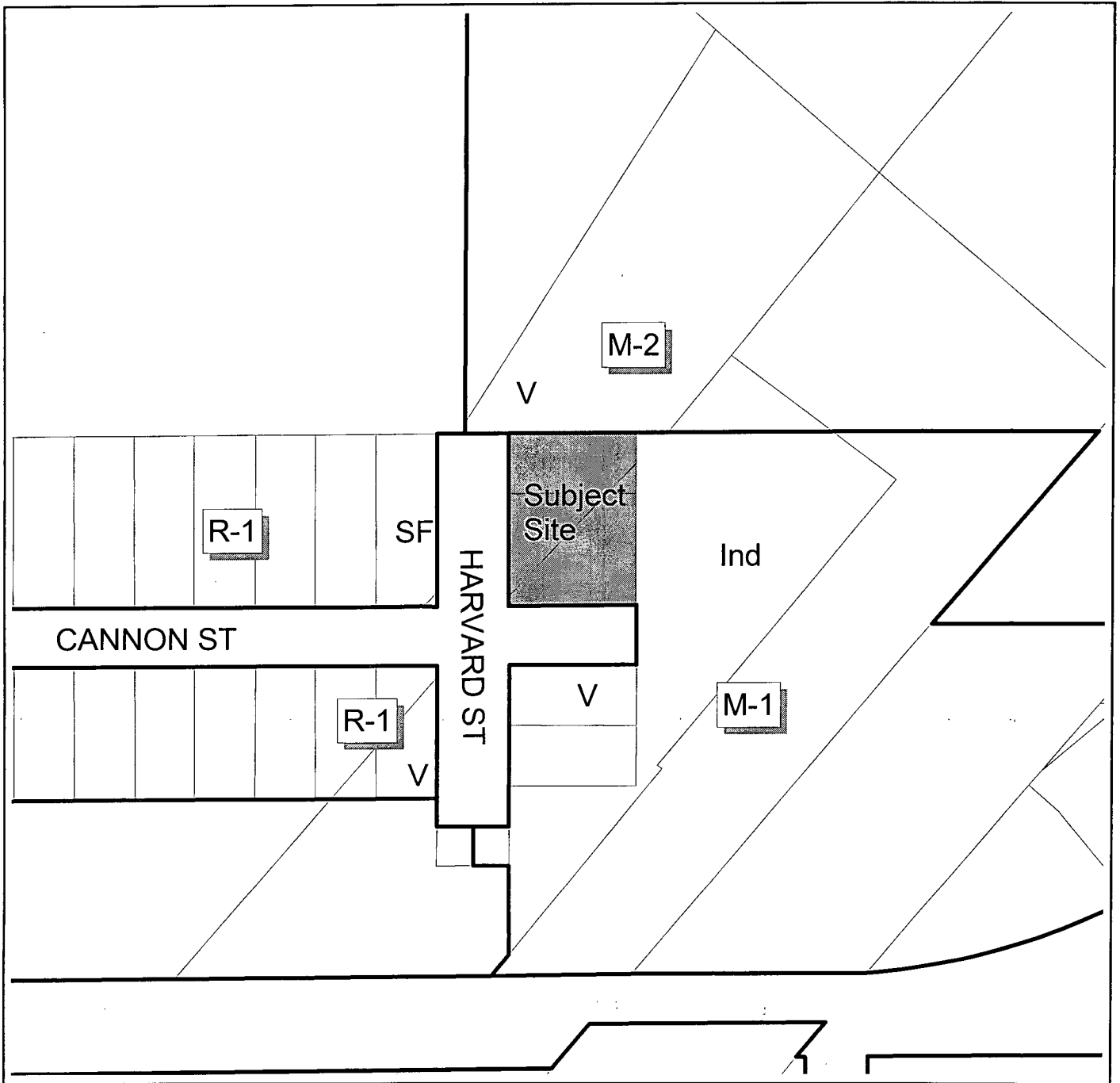
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

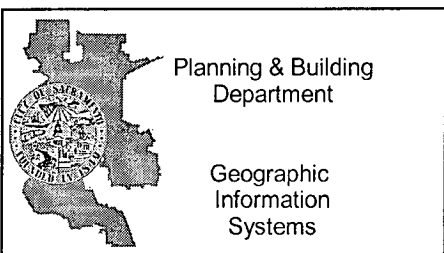


Vicinity Map





0 200 Feet



Land Use & Zoning



Z03-267

08-14-2003

EXHIBIT B

**LEGAL DESCRIPTION OF NEW LOT FORMED BY
COMBINATION OF:**

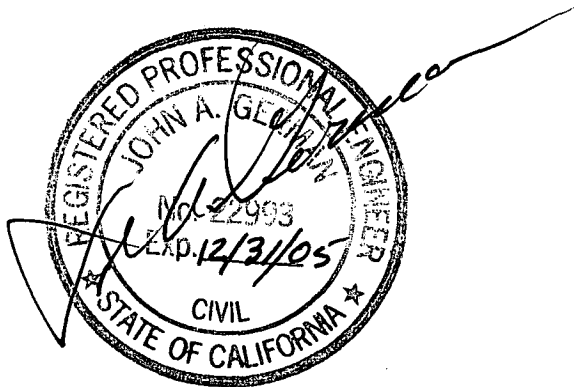
APN'S 265-0342-045 & 046

ALL that portion of Lots 31, 32 and 33 of Brinkmeyer's Subdivision No. 1 according to the official plat thereof filed January 4, 1911, in Book 11 of Maps, Map No. 32, records of Sacramento County, filed in the office of the Recorder of Sacramento County, State of California, described as follows:

The West 5 feet of Lot 31 and all of Lots 32 and 33 as shown on said plat of Brinkmeyer's Subdivision No. 1.

EXCEPTING THEREFROM the West 5 feet of the North 50 feet of Lot 31 and the North 50 feet of Lots 32 and 33 as shown on said plat of Brinkmeyer's Subdivision No. 1.

END OF DESCRIPTION.



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08-14-2003