

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 27, 1999, the Zoning Administrator approved with conditions a parcel merger (File Z99-006). 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 1.39± developed acres in the Heavy Commercial (C-4) zone.

Location: 2101 19th Street (D4, Area 1)

Assessor's Parcel Number: 010-0093-024, 030

Applicant: Murray Smith & Associates (Mike Himmelman)
3110 Gold Canal Drive, Suite A
Rancho Cordova, CA 95670

Property Owners: DRI Enterprises, Inc.
11000 Olson Drive, Ste. # 125
Rancho Cordova, CA 95670

General Plan Designation: Heavy Commercial or Warehouse
Central City

Community Plan Designation: Industrial
Existing Land Use of Site: Office Building and Vacant
Existing Zoning of Site: Heavy Commercial (C-4) zone

Surrounding Land Use and Zoning:

North: C-4; Commercial
South: C-4; Commercial
East: C-4; Commercial and Railroad
West: C-2; Commercial

Property Dimensions: 380 feet x 162 feet
Property Area: 1.39± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: P2681

Additional Information: The applicant proposes to remove the common property line between two parcels to create a large single parcel to construct additional parking area. The west parcel is developed with an office building and the east parcel is undeveloped. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

NOTE: The proposed future additional parking area shall comply with all Zoning Ordinance requirements to include not exceeding one parking space for every 400 gross square feet of office area.

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 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 State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

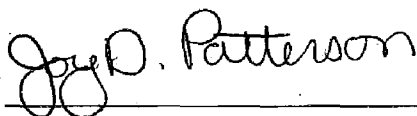
Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
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. Advisory Note: The proposed project is located in the 100 year flood plain, designated as an AR zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:
 - * All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 - * Commercial projects will have the option of flood proofing in lieu of the elevation

requirements.

Findings of Fact:

1. The parcel merger is consistent with the General Plan and Central City Community Plan which designate the site for Heavy Commercial or Warehouse and Industrial respectively.
2. All existing streets and/or utility easements of record are reserved.
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
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.

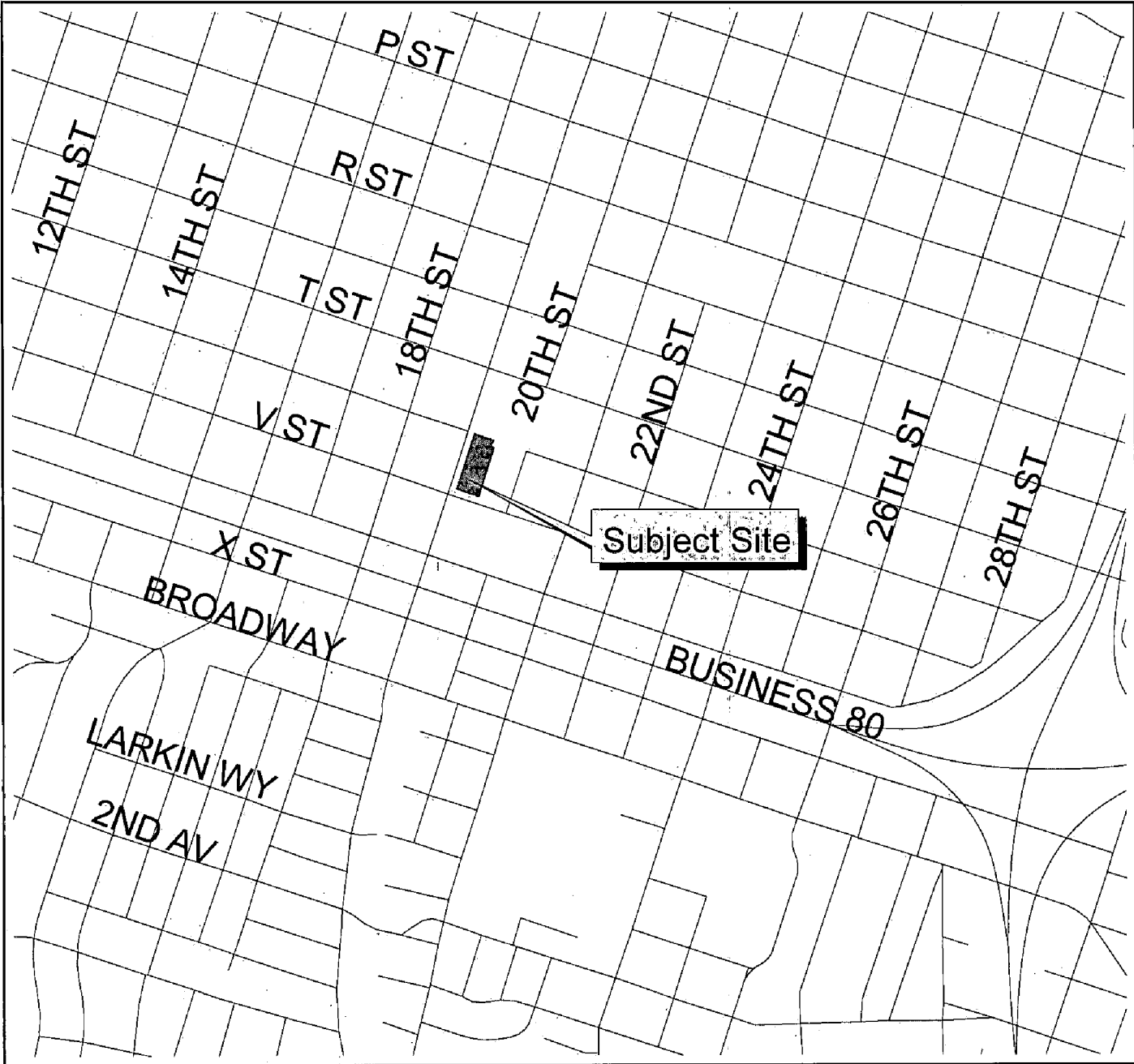


Joy D. Patterson
Zoning Administrator

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 (Jerry Lovato, 264-7918) 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 (Jerry Lovato)

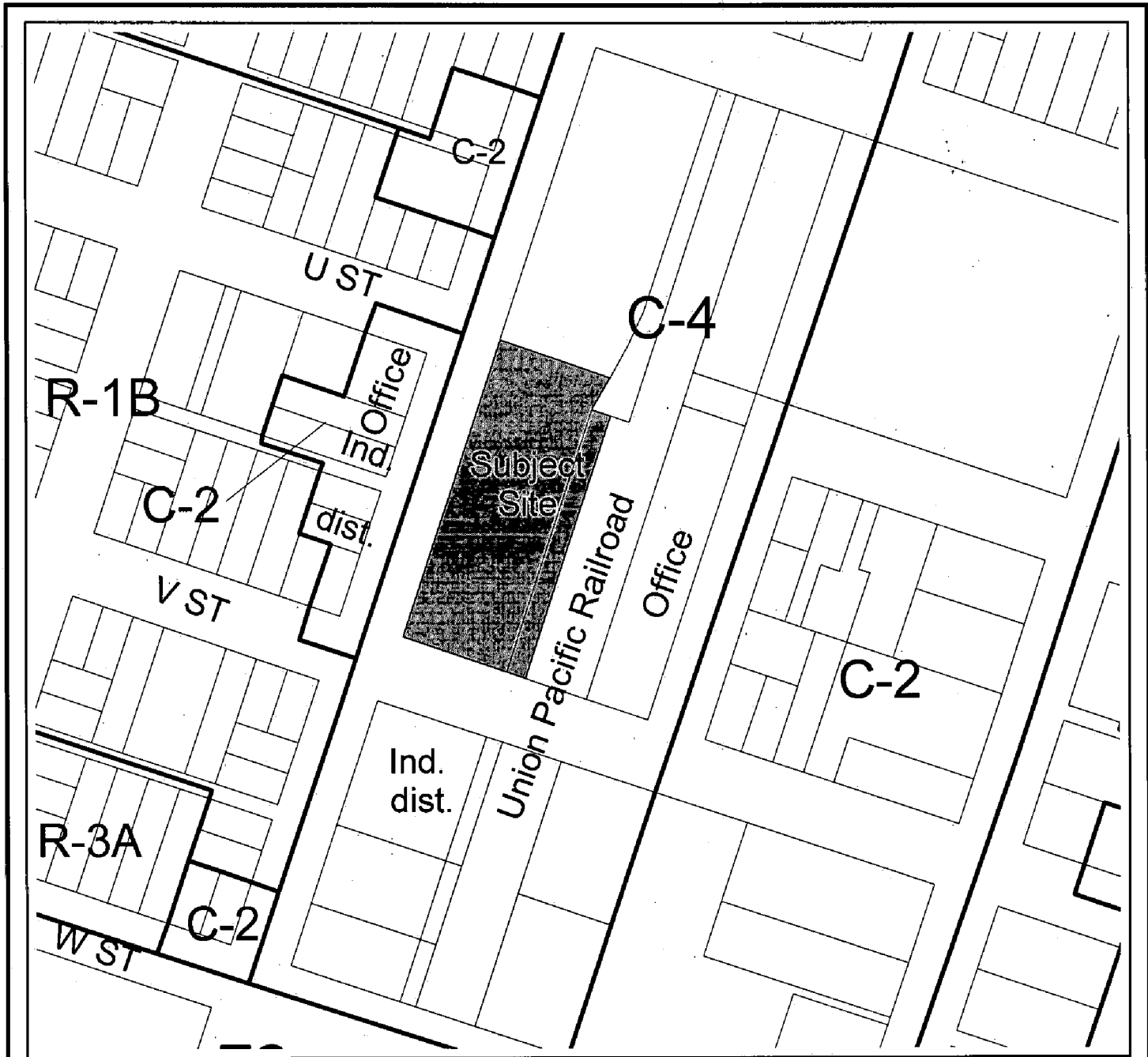


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



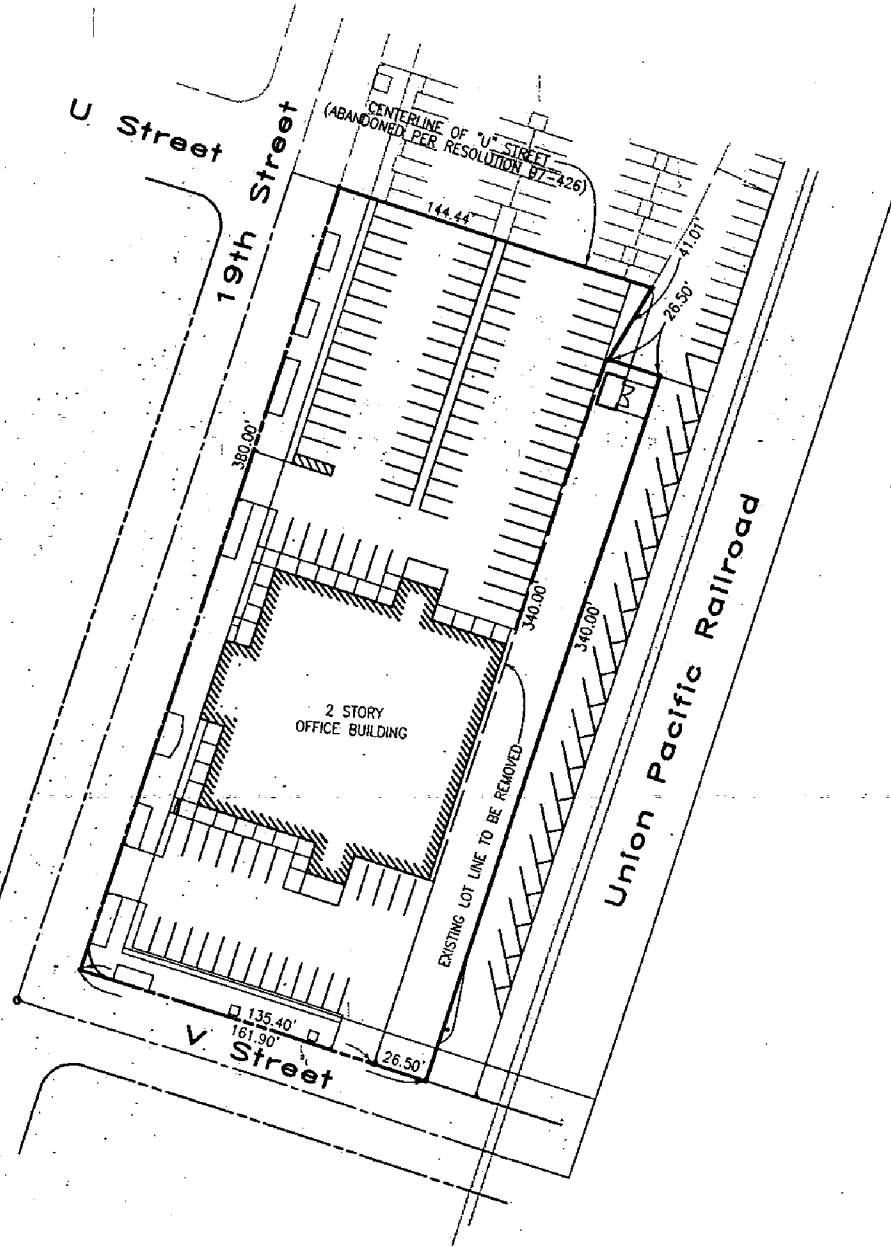
EXHIBIT MAP FOR
PROPOSED MERGER APN
010-0093-024; 030
CITY OF SACRAMENTO, CALIFORNIA
JANUARY 1999 SCALE: 1" = 40'
MURRAY SMITH & ASSOCIATES

EXHIBIT - A

Z 99-006

FEBRUARY 24, 1999

ITEM 1



Z 99-006

EXHIBIT - B

**LEGAL DESCRIPTION FOR PROPOSED PARCEL
FOR MERGER OF APN 010-0093-024 & 030
CITY OF SACRAMENTO, CALIFORNIA**

That certain real property situate in the City of Sacramento, County of Sacramento, State of California and being all that portion of the block bounded by 19th and 20th and "U" and "V" Streets according to the official plat of the City of Sacramento more particularly described as follows:

Beginning at the intersection of the southerly line of "U" Street, with the easterly line of 19th Street; thence, southerly along said Easterly line of 19th Street, 340 feet to the northerly line of "V" Street; thence, easterly along the northerly line of "V" Street, 135.4 feet to a point; thence, northerly and parallel with said Easterly line of 19th Street, 340 feet to the southerly line of "U" Street; thence, westerly along said Southerly line of "U" Street, 135.4 feet to the point of beginning.

ALSO TOGETHER WITH all that portion of said Block more particularly described as follows:

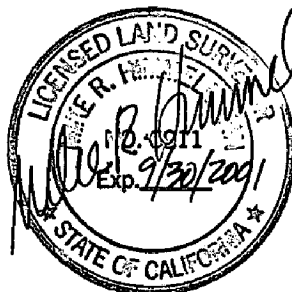
Beginning at the intersection of the northerly line of said "V" Street with the easterly line of said 19th Street; thence easterly along said Northerly line of "V" Street, a distance of 135.4 feet to the true point of beginning; thence northerly and parallel with said Easterly line of 19th Street, a distance of 340.0 feet to a point on the southerly line of said "U" Street; thence easterly along said Southerly line of "U" Street, a distance of 26.5 feet; thence southerly and parallel with said Easterly line of 19th Street, a distance of 340.0 feet to a point on said Northerly line of "V" Street; thence westerly along said Northerly line of "V" Street, a distance of 26.5 feet to the point of beginning.

ALSO TOGETHER WITH all that portion of "U" Street in the block bounded by the 19th and 20th Streets in the City of Sacramento, State of California according to the official plat of the City of Sacramento lying southerly of the centerline of said "U" Street and westerly of the following described line:

Beginning at a point on the southerly line of said "U" Street, 135.4 feet easterly along said Southerly line from the intersection of the easterly line of said 19th Street with the southerly line of "U" Street; thence from said Point of beginning northeasterly to a point on the northerly line of "U" Street and being the point of ending, said Point being 153.50 feet easterly along said Northerly line of "U" Street from the intersection of said Northerly line with the easterly line of 19th Street.

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Murray Smith & Associates
Engineering, Inc.



January 13, 1999
99002

299-006

FEBRUARY 24, 1999

Z 99-006
Item