

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 22, 2005, the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z05-143). Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: **Zoning Administrator Parcel Merger** to merge two existing parcels into one, on 1.49± acres developed with an existing retail center in the General Commercial (C-2) Executive Airport Overlay (EA-2, Approach-Departure, and EA-4, Overflight) zone.

Location: 1381-1399 Florin Road

Assessor's Parcel Number: 035-0352-018 and 035-0352-017

Applicant: Jeffery Jay Luhn
1825 Early Drive
Felton, CA 95018

Property Owner: Same as applicant

Project Planner: Philip Reed

General Plan Designation: Community/Neighborhood Commercial & Offices
Community Plan Designation: Commercial (Airport Meadowview CP)
Existing Zoning of Site: General Commercial (C-2), Executive Airport Overlay (EA-2, Approach-Departure, and EA-4, Overflight) zone
Existing Land Use of Site: Existing retail building with parking

Surrounding Land Use and Zoning:

North: R-1 (EA-2 & EA-4); single-family homes
South: C-2 (EA-2 & EA-4); medical office, gas station
West: C-2 & C-2-R (EA-2); medical office, mini-storage
East: R-1 (EA-4); single-family homes, duplex, church

Property Dimensions: 320± feet by 200± feet

Property Area: 1.49± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Previous Files: none

Project Plans: Exhibit A

Additional Information:

The applicant is required to merge these two parcels together so that the existing retail/commercial building will no longer cross a property line prior to obtaining building permits to rehabilitate the building.

The subject site was posted and public notice was sent to all property owners within 100 feet of the property. Staff received no calls or other inquiries in response to the notice.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, and the Development Engineering and Finance (Public Works) Division of the City's Development Services Department. The comments received pertaining to the parcel merger have been included as conditions.

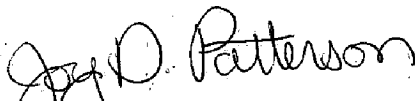
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a).

Conditions of Approval:

1. The applicant shall file an application for a Certificate of Compliance with Development Engineering and Finance (DEaF). The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees. (Development Engineering and Finance)
2. The applicant must file for a Waiver of Parcel Map. (Development Engineering and Finance)
3. The applicant shall pay off or segregate 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)

Findings of Fact:

1. The parcel merger is consistent with the General Plan and Airport Meadowview Community Plan, which designate the site as Community/Neighborhood Commercial & Offices and Commercial, respectively.
2. All existing streets and/or utility easements of record are reserved. The parcel merger will not result in the abandonment of any street or utility easement of record.
3. The parcel merger will not eliminate or reduce in size the access way to any resulting parcel, or the application is accompanied by new easements to provide access which meet all City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcels conform to the requirements of the Subdivision Code, Title 16, and Comprehensive Zoning Code, Title 17, of City Code; the City's General Plan; and the City's Building Code.



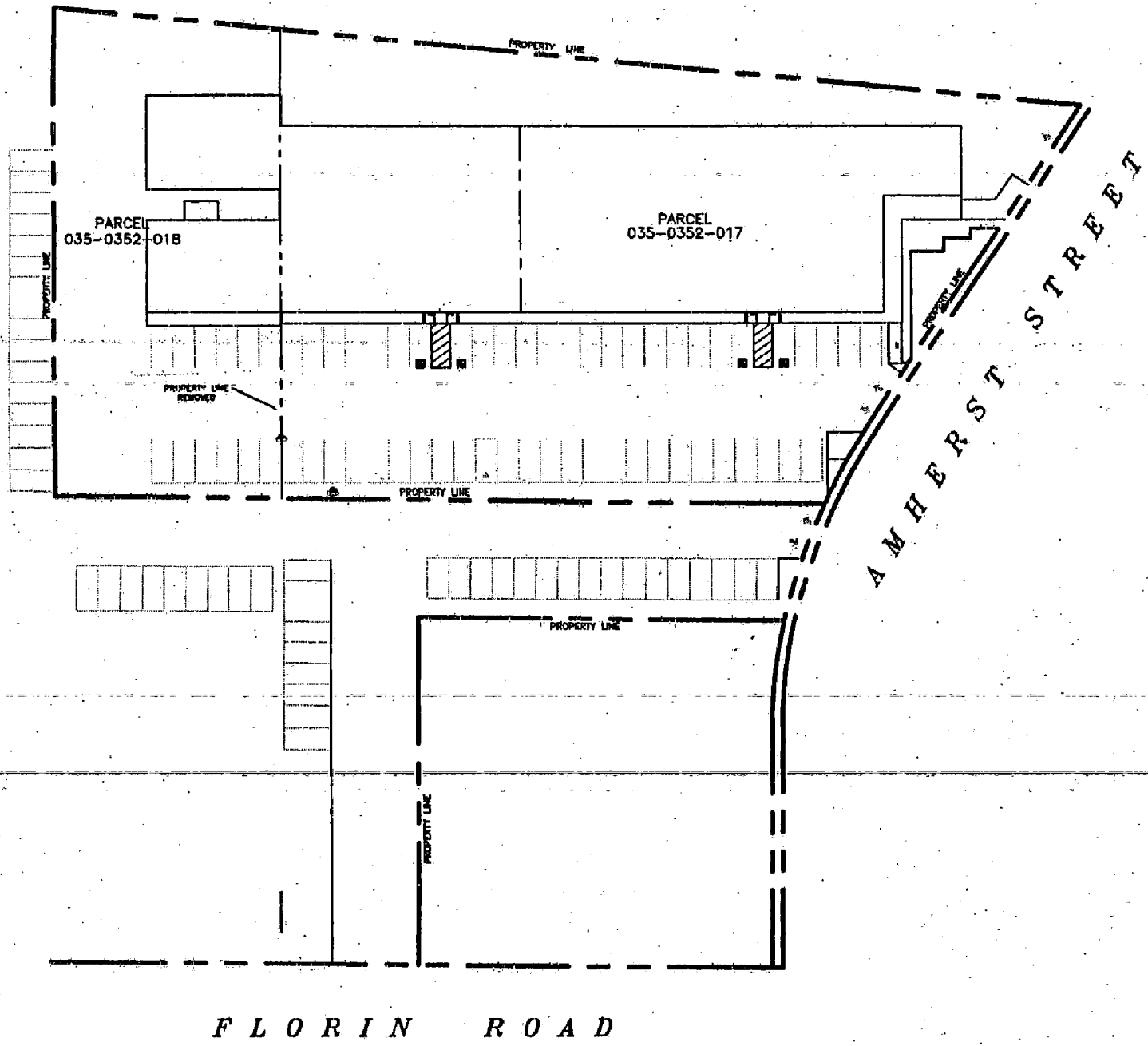
Joy D. Patterson
Zoning Administrator

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 Development Engineering And Finance (Public Works) Division of the City's Development Services Department (Khuyen Vo, 808-8823) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (copy)
ZA Log Book (original)
Development Engineering (Khuyen Vo)
Applicant

LOT LINE EXHIBIT



Z05-143

June 22, 2005

Item 2

EXHIBIT A

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
CERTIFICATE OF COMPLIANCE SUBMITTAL REQUIREMENTS
1231 I STREET, SUITE 200 • SACRAMENTO, CA 95814 • 808-7995 FAX 264-5786

PROCEDURES FOR PROCESSING THE CERTIFICATE OF COMPLIANCE:

1. APPLICANT MUST SUBMIT A COMPLETE PACKAGE. INCOMPLETE SUBMITTAL PACKAGES WILL NOT BE ACCEPTED AND WILL BE RETURNED TO THE APPLICANT (FAXED SUBMITTALS OR RESUBMITTALS ARE NOT ACCEPTABLE).
2. THE 1ST REVIEW OF THE CERTIFICATE OF COMPLIANCE WILL COMPLETED APPROXIMATELY 10 WORKING DAYS AFTER A COMPLETE SUBMITTAL PACKAGE IS RECEIVED. A HEAVY WORKLOAD MAY INCREASE REVIEW TIME.
3. CITY STAFF WILL INFORM THE SURVEYOR OF THE REQUIRED CORRECTIONS AND/OR ADDITIONAL ITEMS AFTER THE 1ST REVIEW HAS BEEN COMPLETED.
4. WHEN ALL OF THE REQUIRED CORRECTIONS AND/OR ADDITIONAL ITEMS HAVE BEEN SUBMITTED AND RECHECKED BY STAFF, THE CHECKING PROCESS WILL BE COMPLETE.
5. THE CERTIFICATE OF COMPLIANCE WILL THEN BE SUBMITTED TO THE CITY SURVEYOR FOR APPROVAL.
6. UPON APPROVAL, THE CERTIFICATE OF COMPLIANCE SHALL BE DELIVERED TO THE COUNTY RECORDER'S OFFICE BY THE APPLICANT'S TITLE COMPANY OR BY THE CITY STAFF.

IN ORDER TO BE A COMPLETE SUBMITTAL PACKAGE, ALL OF THE FOLLOWING ITEMS (A THROUGH J) MUST BE SUBMITTED TO THIS OFFICE, AND ALL REQUIREMENTS MET (UNLESS OTHERWISE NOTED):

- A) COPY OF APPROVED ZONING ADMINISTRATOR'S APPROVAL OR PLANNING COMMISSION'S NOTICE OF DECISION (SIGNED COPY).**
1. ALL CONDITIONS OF APPROVAL, IF ANY, MUST BE SATISFIED. FOR INFORMATION ON HOW TO SATISFY CONDITIONS, CONTACT STAFF.
- B) CURRENT PRELIMINARY TITLE REPORT:**
1. MUST BE DATED NO MORE THAN 90 DAYS PRIOR TO SUBMITTAL OF COMPLETE PACKAGE.
 2. MUST COVER ALL EXISTING PARCELS AND NAME CURRENT OWNERS.
 3. MUST REMAIN CURRENT THROUGHOUT CHECKING PROCESS (90 DAYS OLD MAXIMUM).
 4. DELINQUENT TAXES MUST BE PAID AND RECEIPTS SUBMITTED TO THE CITY (ALL COUNTY TAXES MUST BE PAID CURRENT).
 5. ALL LIENS BY PUBLIC AGENCIES MUST BE CLEARED UP AND COPY OF LETTER OF RELEASE OR OTHER ACCEPTABLE PROOF OF PAYMENT SUBMITTED TO THE CITY.
- C) PARCEL MAP WAIVER FORM (ORIGINAL REQUIRED):**
1. MUST BE FILLED OUT COMPLETELY.
 2. MUST BE SIGNED BY ALL RECORD OWNERS AND NOTARIZED. NAME MUST APPEAR EXACTLY AS IT APPEARS IN TITLE REPORT.
- D) NEW LEGAL DESCRIPTION:**
1. ON 8½" X 11" BOND PAPER USING 12 PT. ARIAL TYPE FONT.
 2. ALL PAGES MUST BE WET STAMPED AND SIGNED BY A LICENSED LAND SURVEYOR.
- E) EXHIBIT MAP (FOLLOW THE GUIDELINES LISTED BELOW):**
1. DRAW ON 8½" X 11", USE BLACK INK OR BLACK COPY ON BOND. LETTERING MUST BE UPPER CASE AND MIN. 1/8" HIGH USING ARIAL TYPE FONT. EXHIBIT MAP MUST BE DRAWN TO SCALE, NO REDUCTIONS.
 2. SHOW BOUNDARY AND NEW PARCEL LINES WITH BEARINGS AND DISTANCES. SHOW ALL EASEMENTS WITH RECORDING DATA.
 3. CALL OUT INTERIOR PARCEL LINES IN THE FOLLOWING MANNER: (PARCEL LINE BEING REMOVED), (PARCEL LINE BEING RELOCATED), (PARCEL LINE TO REMAIN), (NEW PARCEL LINE).
 4. SHOW DISTANCE FROM ROAD CENTERLINE TO ROAD R/W LINE AND STREET NAMES; SHOW NEAREST INTERSECTION WITH DISTANCE.
 5. SHOW TITLE BLOCK, NAME OF SURVEYING FIRM, NORTH ARROW, AND SCALE (DO NOT SHOW APN'S).
 6. ALL PAGES MUST BE WET STAMPED AND SIGNED BY A LICENSED LAND SURVEYOR.
 7. SHOW ALL ADJACENT LOT #'S, SUBD. NAMES OR CERTIFICATE OF COMPLIANCE WITH RECORDING DATA (USE SCREENED LETTERING).
 8. **SHOW PEN THICKNESS AND TYPES AS FOLLOWS:**
OVERALL PROJECT BOUNDARY: # 4 (1.20) PEN (—————) NEW PARCEL LINE: #1 (.50) PEN (—————)
PARCEL LINE TO REMAIN: #1 (.50) PEN (—————) ROAD R/W LINE: #1 (.50) PEN (—————)
ROAD CENTERLINE: #00 (.30) PEN (—————) PARCEL LINE BEING REMOVED: #00 (.30) PEN (-----)
OFF-SITE PROPERTY LINE #00 (.30) PEN (—————) EASEMENT LINE: #00 (.30) PEN (-----)
- F) PROCESSING FEE:**
1. LOT LINE ADJUSTMENT.....\$750.00 FOR 2-3 LOTS; \$1,000.00 FOR 4 LOTS
 2. LOT MERGER.....\$500.00
 3. LOT SPLIT.....\$1,000.00
- G) COPY OF SIGNED DEED:**
1. APPLIES TO LOT LINE ADJUSTMENTS ONLY, IF PROPERTY IS BEING TRANSFERRED FROM ONE OWNER TO ANOTHER.
- H) PARK FEE: (REQUIRED ON RESIDENTIAL LOT SPLITS) FEE MUST BE PAID PRIOR TO RECORDING OF THE CERTIFICATE OF COMPLIANCE.**
1. FEE IS BASED ON A QUMBY QUALIFIED APPRAISAL AT THE OWNER'S EXPENSE.
- I) COUNTY TAXES (LOT SPLITS ONLY, NOT REQUIRED WITH 1ST SUBMITTAL)**
1. SUBMIT COPY OF CURRENT TAX LETTER, TAX ESTIMATE & RECEIPTS FOR THE PREPAID INSTALLMENTS OF THE NEXT YEAR'S TAX INSTALLMENTS.
 2. MAKE ALL COUNTY TAX INQUIRIES AND PAYMENTS AT THE COUNTY TAX COLLECTOR'S OFFICE.
- J) ASSESSMENT BONDS SEGREGATION PACKAGE (1915 BONDS)**
1. SUBMIT SEGREGATION FEES: \$1,500.00 PLUS \$10.00/PARCEL FOR GREATER THAN 20 PARCELS,
 2. SUBMIT COMPLETED SEGREGATION REQUEST FORM (SUBMIT ORIGINALS ONLY):
* 1915 BOND - SUBMIT SEGREGATION REQUEST FORM SIGNED BY RECORD OWNERS (OBTAIN FORM FROM PUBLIC WORKS).
 3. SUBMIT 3 COPIES OF THE AMENDED ASSESSMENT DIAGRAM (18" X 26") FOR CHECKING (3 BLACKLINE COPIES WILL BE REQUIRED PRIOR TO RECORDING OF CERTIFICATE OF COMPLIANCE).

ADDITIONAL INFORMATION:

1. ALLOW 1 TO 2 MONTHS FROM THE TIME OF THE COMPLETE PACKAGE SUBMITTAL TO THE TIME OF RECORDING OF THE CERTIFICATE OF COMPLIANCE. TIME MAY INCREASE DEPENDING ON TURNAROUND TIME OF RESUBMITTAL AND SUBMITTAL REQUIRED ITEMS.
2. IN ORDER TO PREVENT UNNECESSARY DELAYS, IT IS THE RESPONSIBILITY OF THE APPLICANT AND SURVEYOR TO FOLLOW THE SUBMITTAL REQUIREMENTS IN DETAIL AND CONTACT STAFF FOR CLARIFICATION OF ANY OF THE ABOVE LISTED REQUIREMENTS.
3. IN ORDER TO MERGE TWO OR MORE PARCELS INTO ONE, ALL EXISTING PARCELS MUST BE IN EXACT COMMON OWNERSHIP.
4. IF ADMINISTRATIVE CERTIFICATE OF COMPLIANCE WILL BE REQUESTED, CONTACT STAFF FOR SUBMITTAL REQUIREMENTS. (12-2004)



PLANNING AND-BUILDING
DEPARTMENT

PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

MEMORANDUM

Date: June 22, 2005
To: Project Applicant
From: Lezley Buford, Environmental Planning Services Manager

SUBJECT: California Environmental Quality Act (CEQA) Notice of Exemption

Recently the City of Sacramento approved project 705-143. During the City's review of your project, the City determined that your project was exempt from the provisions of CEQA due to the minor nature of the activities proposed. Attached is a copy of the CEQA Notice of Exemption (NOE). This is the City's official record of this determination. The City maintains the original NOE as part of the project file. It is not filed or posted anywhere else.

Pursuant to CEQA, you, as the applicant may file a copy of the Notice of Exemption with the County of Sacramento Clerk-Recorder (address below). Presently, there is a \$21.00 filing fee payable to the County of Sacramento. The filing of the NOE would start a 35-day statute of limitations period on legal challenges to the City's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180-day statute of limitations will apply. If you have any questions please contact Environmental Planning Services at ((916) 808-9736.

**Sacramento County Clerk-Recorder
600 8th Street
Sacramento, CA 95814**

Phone: (916) 874-6334

Note: NOTICE OF EXEMPTION FILING FEE OF \$21.00 (payable to the County of Sacramento) must be submitted when filing NOE

NOTICE OF EXEMPTION

TO: County Clerk
County of Sacramento

FROM: Environmental Coordinator
City of Sacramento
1231 'I' Street, Suite #200
Sacramento, CA 95814

Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

ACTIVITY/PROJECT TITLE: Z05-143

ACTIVITY/PROJECT LOCATION: 1381-1399 Florin Road

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: Zoning Administrator Parcel Merger to merge two existing parcels into one, on 1.49± acres developed with existing retail center in the General Commercial (C-2) Executive Airport Overlay (AE-2, Approach-Departure, and AE-4, Overflight) zone.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF APPLICANT CARRYING OUT ACTIVITY/PROJECT:

Jeffrey Jay Luhn; 1825 Early Drive; Felton, CA 95018
{(831) 335-4711}

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

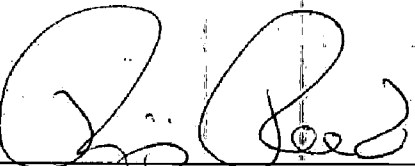
- Activity is not a project as defined in Section 15378 [Section 15061(b)(1)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutory Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class 15 and Section Number 15305

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The activity involves merging two existing parcels into one so that existing buildings do not cross property line. Although the project is located in the A-99 Flood Zone area, there are no building permits required at this time and the proposal does not constitute a change in land use.

CONTACT PERSON: Philip Reed

TELEPHONE: (916) 808-8287

DATED: 6/22/05


Philip Reed, Associate Planner