

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 1, 2004, the Zoning Administrator approved with conditions a parcel merger (File Z04-377). 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 0.24 ± partially developed acres in the General Commercial (C-2) zone.

Location: 1930 K Street, 1112 & 1114 20th Street (D1, Area 1)

Assessor's Parcel Number: 007-0084-022, 009, 010

Applicant: Conti Engineering Services (Antonio Conti)
 PO Box 1396
 Woodbridge, CA 95258

Property Owner: Leung Family Trust
 636 Capela Way
 Sacramento, CA 95831

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Commercial and Parking Lot

Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-4; Commercial

South: C-2; Commercial

East: C-2; Commercial

West: C-2; Commercial and Railroad tracks

Property Dimensions: 170 feet x 80 feet

Property Area: 0.24 ± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Previous Files: Z04-064

Additional Information: The applicant proposes to remove the common property line between three parcels in order to create a larger single parcel for further development. The parcels are developed with a building and a parking lot. The Zoning Code and Building Code do not permit structures to cross property lines.

The project was noticed and staff has not received any 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. (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. Per City Code only one domestic water service per parcel is allowed unless the applicant can comply with the provisions of the Commercial Tap Policy which allows on a case by case basis more than one domestic water service per parcel. Contact Kimland Yee with the Department of Utilities at (916) 808-1432 for a copy of the tap policy.
6. **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.

Findings of Fact:

1. The parcel merger is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community/Neighborhood Commercial & Offices and General Commercial 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.


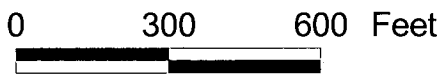
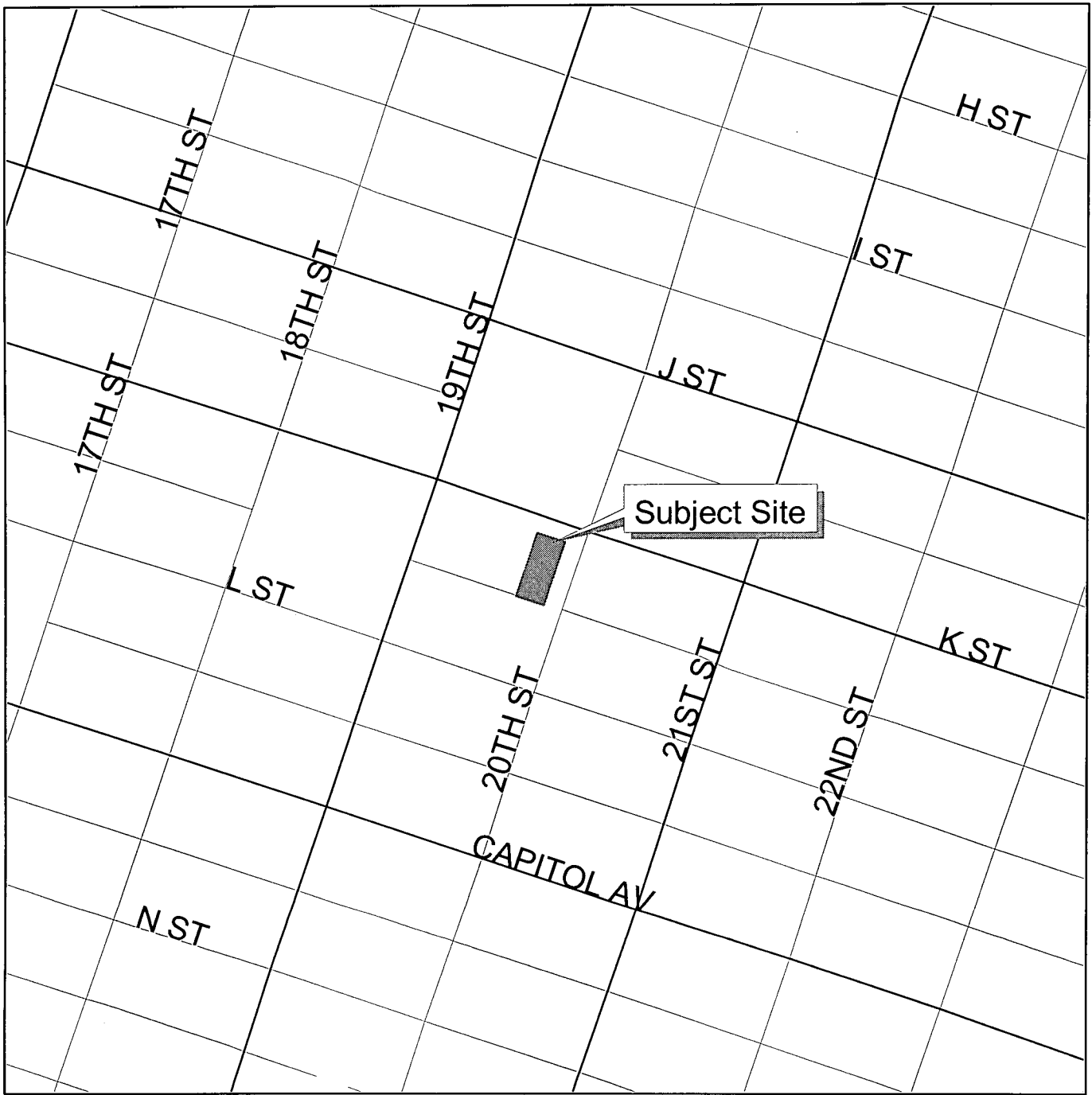


Joy D. Patterson
Zoning Administrator

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

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

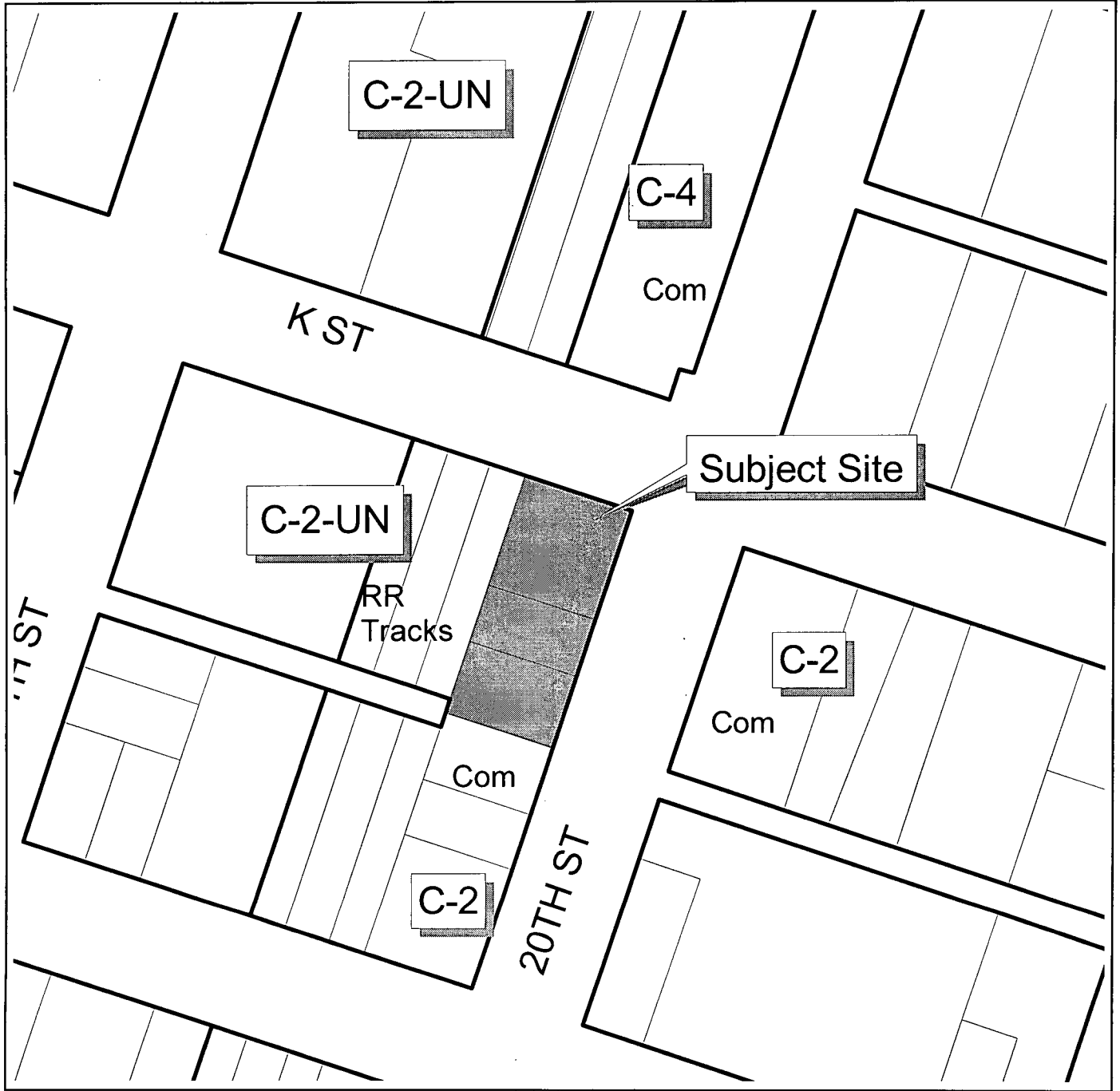



Development Services
Department

Geographic
Information
Systems

Vicinity Map



Development Services
Department

Geographic
Information
System

Land Use & Zoning



