

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, September 6, 2001, the Zoning Administrator approved with conditions a parcel merger (File Z01-137). 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 1.26± partially developed acres in the Light Industrial- Special Planning District (M-1)(SPD) zone.

**Location:** Southeast Corner of 30th Street and B Street (D3, Area 1)

**Assessor's Parcel Number:** 003-111-019, 020

**Applicant:** Thomas and Cheryl Yancey  
7101 Fair Oaks Boulevard  
Carmichael, CA 95608

**Property Owner:** Same as Applicant

**Project Planner:** Sandra Yope

**General Plan Designation:** Heavy Commercial or Warehouse  
Central City

**Community Plan Designation:** Industrial  
**Existing Land Use of Site:** Vehicle Storage/ Warehouse  
**Existing Zoning of Site:** Light Industrial (M-1)(SPD)

**Surrounding Land Use and Zoning:**  
North: M-1; Commercial  
South: C-4; Commercial  
East: R-1; Residential  
West: T-C; Capitol City Freeway

**Property Dimensions:** Irregular  
**Property Area:** 1.26± acres  
**Topography:** Flat  
**Street Improvements:** Existing

Utilities: Existing  
Project Plans: Exhibits A and C  
Legal Description: Exhibit B  
Previous Files: None

Additional Information The applicant proposes to remove the common property line between two parcels in order to create a larger single parcel for the future expansion of an existing warehouse/industrial building. The west parcel is a vacant and the east parcel is developed with a warehouse and outdoor storage area. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

The project was noticed and staff did not receive 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 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 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.

Findings of Fact:

1. The parcel merger is consistent with the General Plan and the Central City 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.

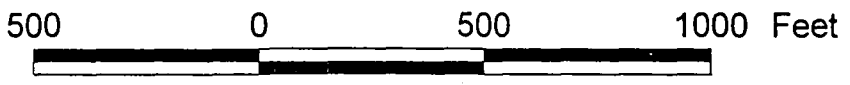
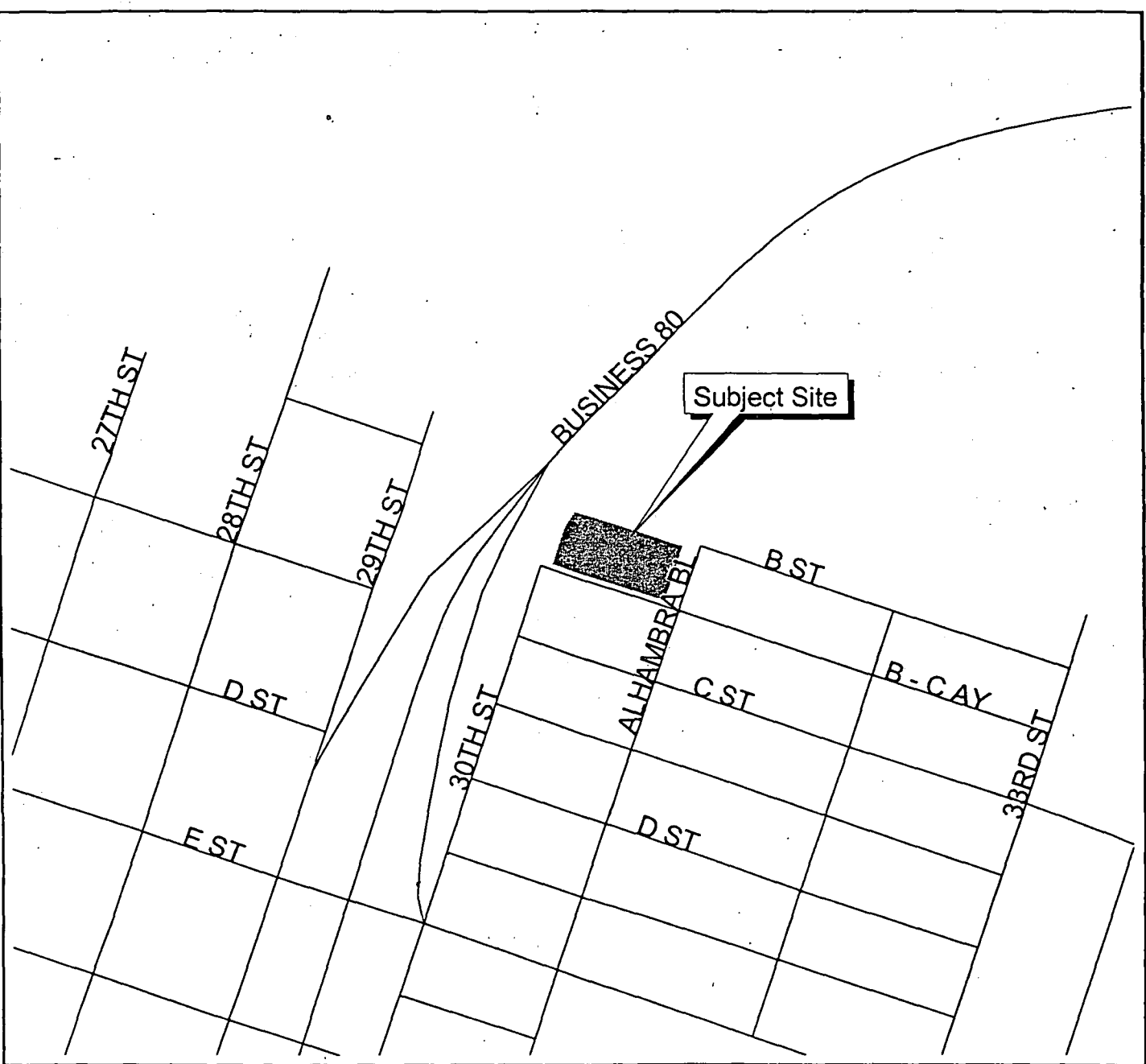
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Title 16 of the City Code, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

  
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)

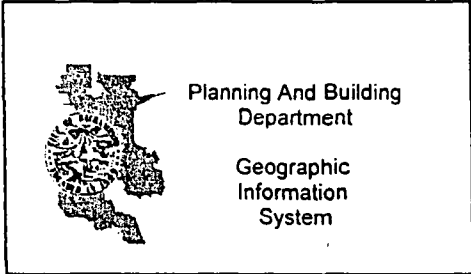
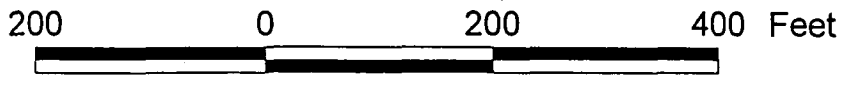
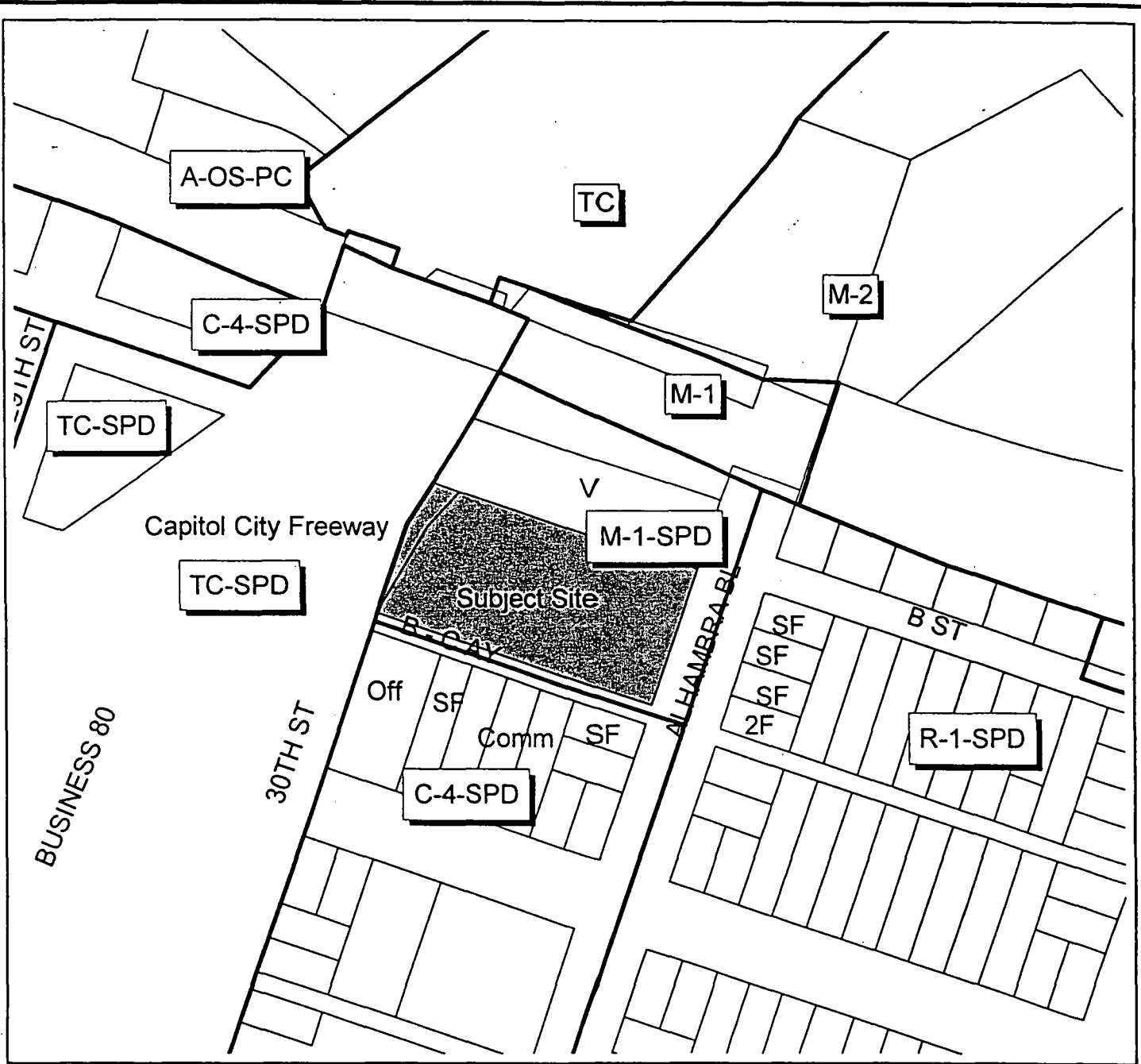


Planning And Building  
Department

Geographic  
Information  
System

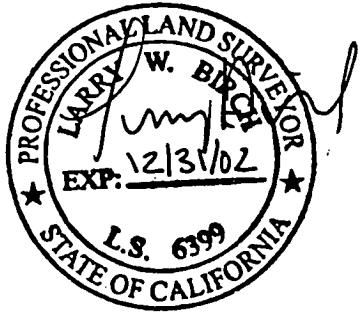
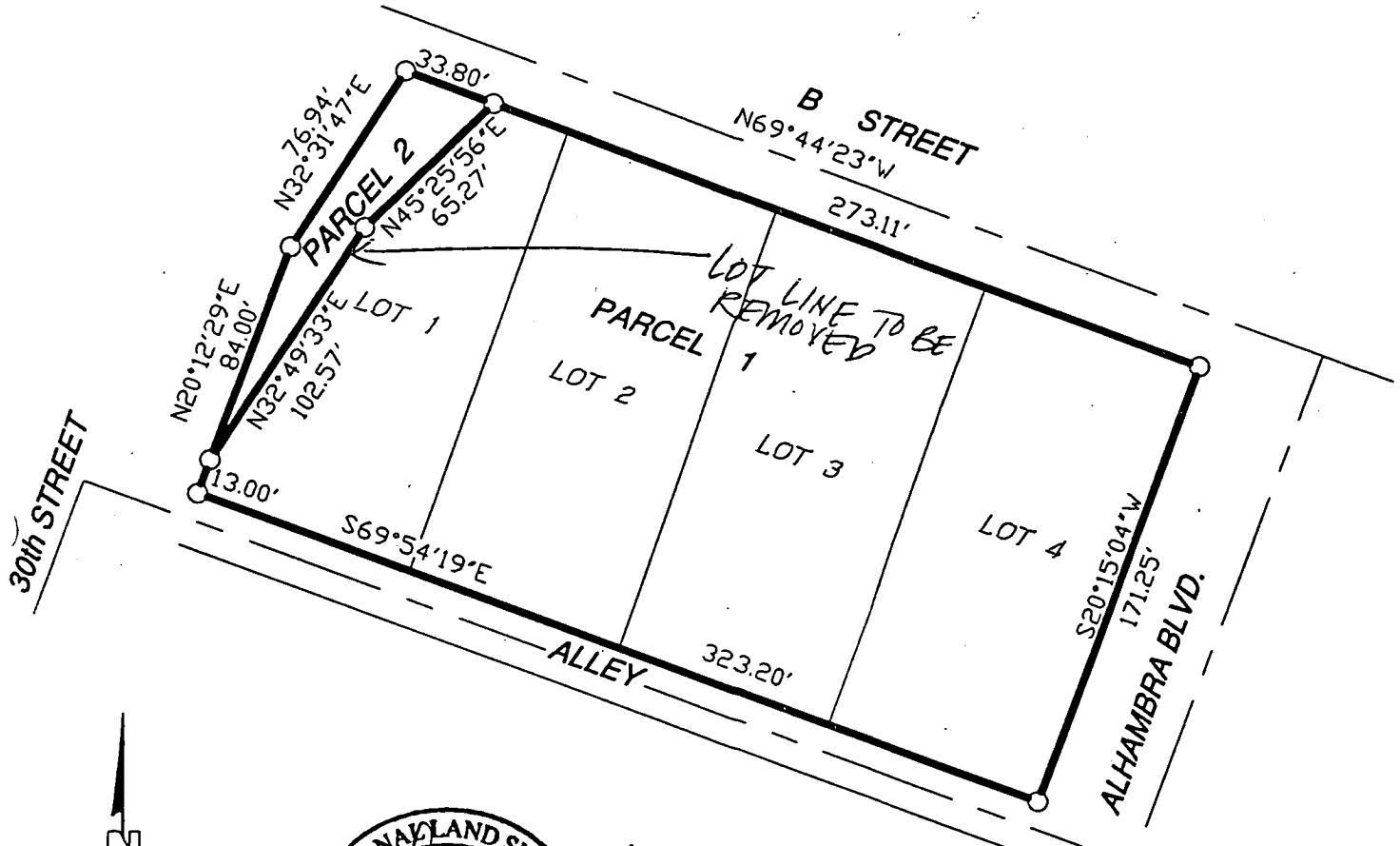
# VICINITY MAP





# LAND USE AND ZONING





**ROSE'S ENGINEERING**  
 ENGINEERING PLANNING SERVICES  
 9070 ELK GROVE BLVD. ELK GROVE, CA 95624  
 BUS. (916) 686-6445 FAX (916) 685-8900  
 Z01-137

**EXHIBIT B**  
 LOT MERGER  
 JUL 27 '01  
 September 6, 2001

DATE: JULY 2001  
 SCALE: 1" = 50'

CLIENT  
 YANCEY  
 SHEET No.  
 1  
 ITEM 1

EXHIBIT "A"  
LEGAL DESCRIPTION  
LOT MERGER


Parcel 1

Lots 1, 2, 3, and 4 in the Block bounded by "B" and "C", and 30th and 31st Streets of the City of Sacramento, according to the Official Map or Plat thereof. EXCEPTING THEREFROM that portion of said Lot 1 lying Westerly the following described line.

Beginning at a point in the Westerly line of said Lot 1, distant thereof 13.00 feet Northerly from the Southwest corner thereof, said point also being distant 176.77 feet Southeasterly measured radially, from the base line at Engineer's Station "C" 28+00.38 of the Department of Public Works' Survey on Road 03-Sac-80 from Post Mile 4.1 to Post Mile 9.0, thence North 45°25'56" East 150.48 feet to a point that is 184.00 feet Southeasterly, measured at right angles from the base line at Engineer's Station "C" 30+70.71 of said Survey.

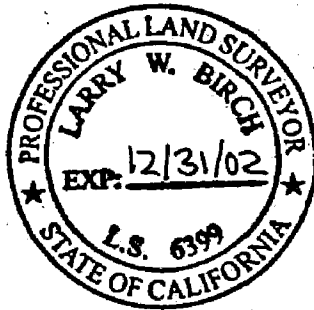
Parcel 2

That portion of Lot 1 in the Block bounded by "B" and "C", and 30th and 31st Streets of the City of Sacramento conveyed in deed to Thomas Grayson Yancey recorded in Book 90 12 10 Page 1501 of Official Records in the Office of the Recorder of Sacramento

  
Larry W. Birch L.S. 6399

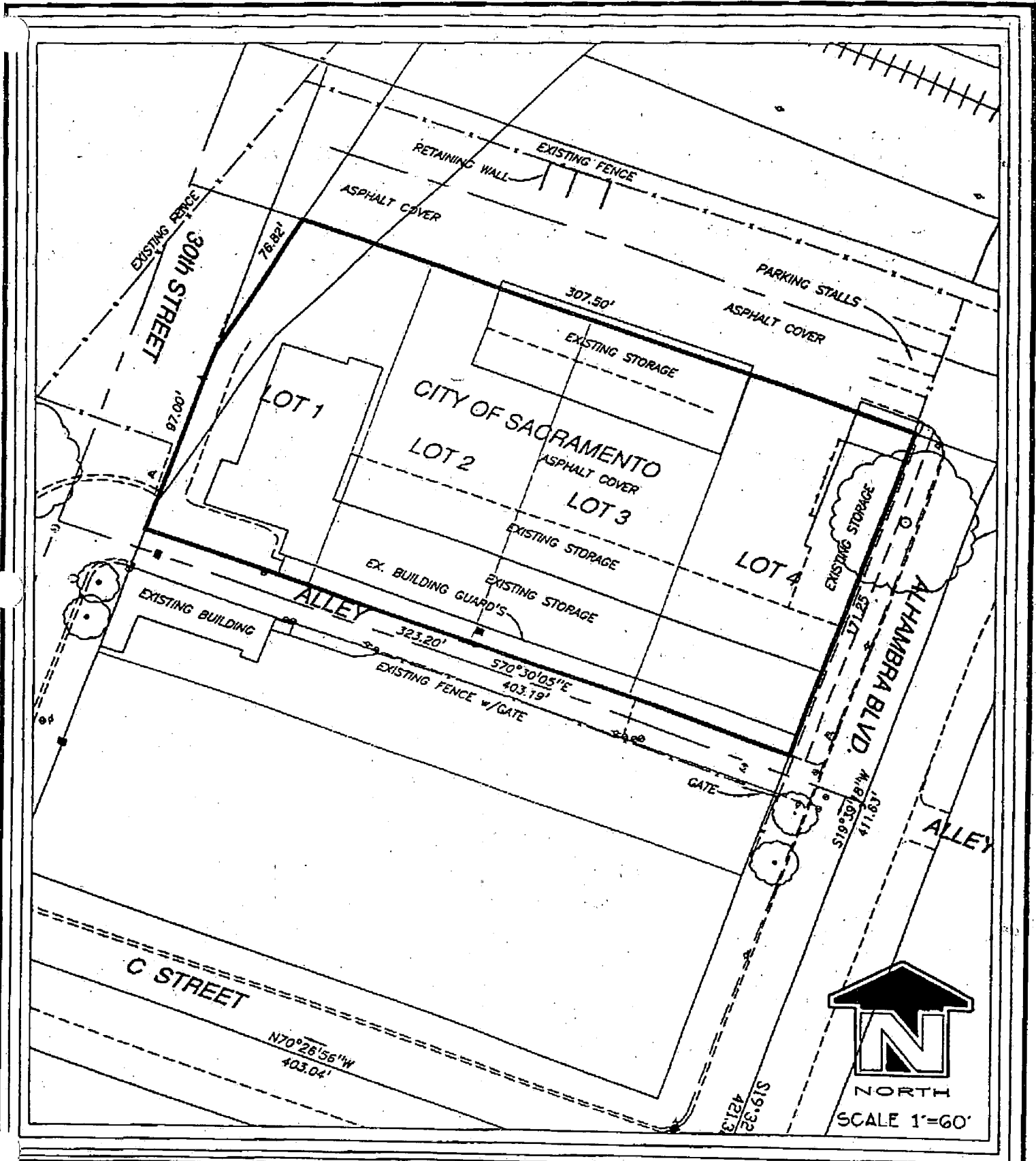
7/23/01

Date



Yancey.doc

EXHIBIT C



**ROSE'S ENGINEERING**  
 ENGINEERING & PLANNING SERVICES  
 9070 ELK GROVE BLVD. ELK GROVE, CA 95624  
 (916) 686-4446 FAX (916) 686-8900

**EXHIBIT "B"**  
**YANCEY STORAGE**

SACRAMENTO CALIFORNIA

BY: C.C.  
 DATE: 12/8/2000  
 SHEET: 1 OF 1  
 FILE: D:\CAD\JOBS\1661\EXHIBIT B