

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 10, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-005). 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 lines between two partially developed parcels totaling 18.37± acres in the Special Planning District (SPD) and Standard Single Family (R-1) zone.

Location: 310 feet north of Senator Avenue on East side of Northgate Boulevard (D1, Area 4)

Assessor's Parcel Number: 262-0030-005, 005

Applicant: HBL Inc. (Harry Lee)
7700 College Town Drive #205
Sacramento, CA 95826

Property Owners: Yee Shee Fong
3216 Northgate Boulevard
Sacramento, CA 95833

General Plan Designation: Special Planning District and Low Density Residential (4-15 du/na)
South Natomas

Community Plan Designation: Northgate Special Planning District and Residential (4-8 du/na)

Existing Land Use of Site: Commercial and Vacant

Existing Zoning of Site: Special Planning District (SPD) and Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: SPD and R-1; Commercial and Residential

South: SPD and R-1; Commercial and Residential

East: F; Drainage Canal

West: R-1; Residential

Property Dimensions: Irregular
Property Area: 18.37± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: None

Previous Files: I&Rs: 5101, 8717, 8718, 8901, 9865

Additional Information The applicant proposes to relocate the common property lines between two parcels in order to relocate the property line to correspond with the existing zoning designations. The current zoning places two separate zoning designations on the west parcel. The relocated line will allow the west parcel to be zoned completely as Special Planning District which already has commercial development. The east parcel will be zoned for residential and is currently vacant. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

The project was noticed and staff received a few calls requesting further information. Additionally two adjacent property owners came to the March 3, 1999, Zoning Administrator Hearing when the project was originally scheduled to be heard. The applicant was not present so the project was continued a week. The adjacent property owners were interested in the applicant's future development plans for the residential parcel. Staff indicated the future plans were not required nor included in this application and that additional entitlements would be required for development.

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. Exclusive road and utility easement from Northgate shall be increased to 41 feet.
4. Pay off or segregate any existing assessments.
5. The proposed development is located within Sacramento County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
6. **Advisory Note:** The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:

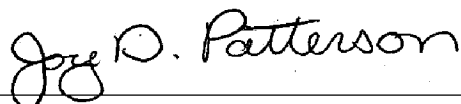
- * All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
- * Commercial projects will have the option of flood proofing in lieu of the elevation requirements.

7. **NOTE:** The Utility Department prefers that an Irrevocable Offer to Dedicate (IOD) be provided, in lieu of the non-exclusive easement for road and utility purposes.

8. Provide legal description of new parcels.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and South Natomas Community Plan which designate the site for Special Planning District and Low Density Residential (4-15 du/na) and Northgate Special Planning District and Residential (4-8 du/na) 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.

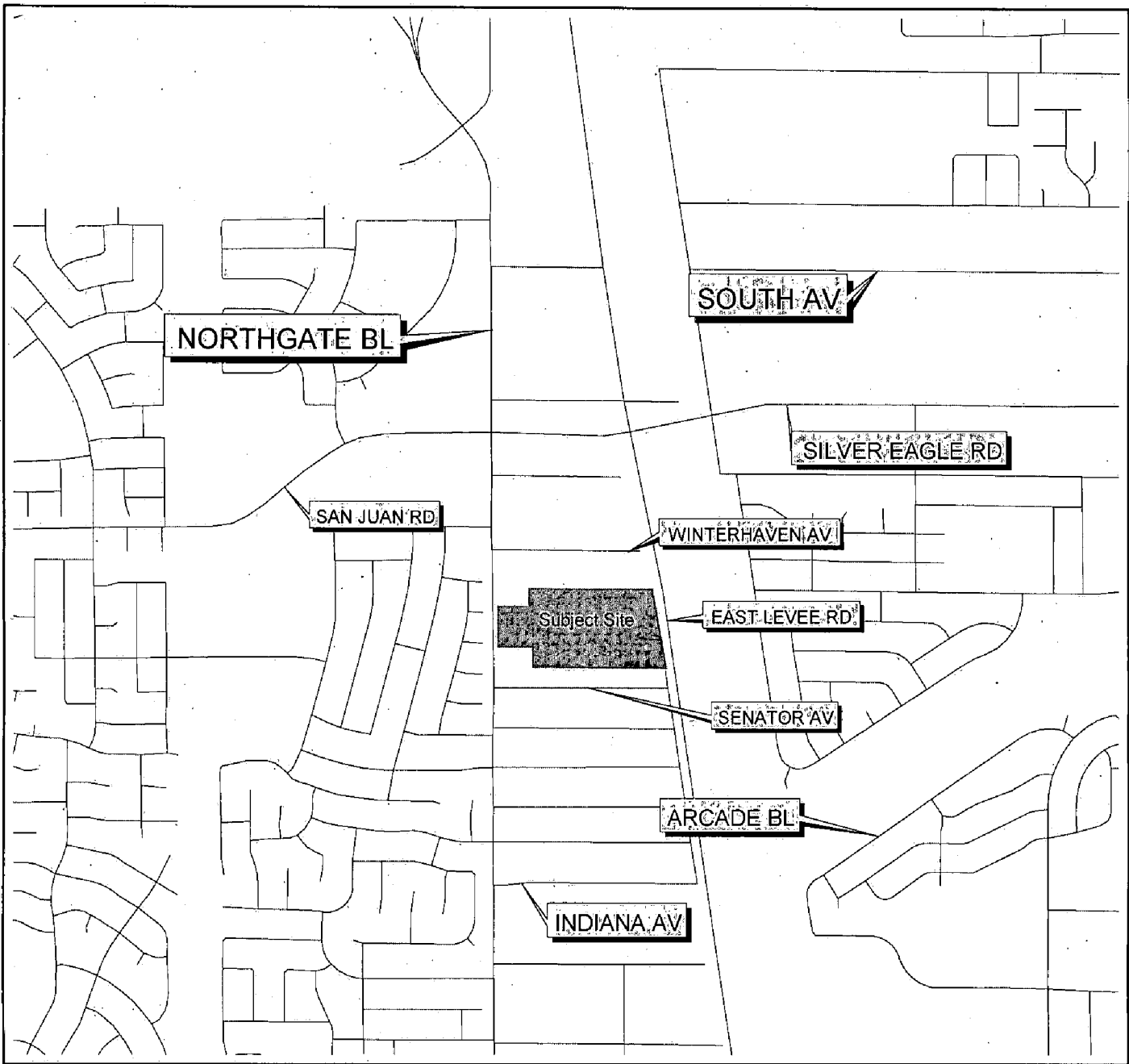


Joy D. Patterson
Zoning Administrator

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.

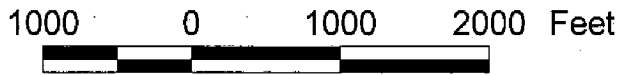
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Log Book
Applicant (% Donna Fragosa (Wood, Rodgers Inc.); 1210 G Street; Sacramento, CA 95814)
Public Works (Jerry Lovato)

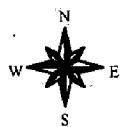


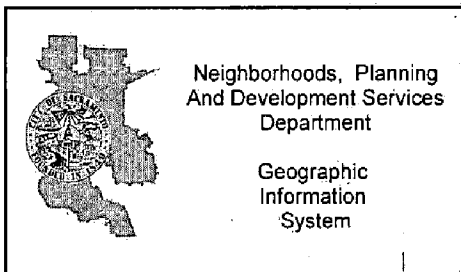
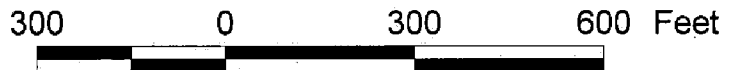
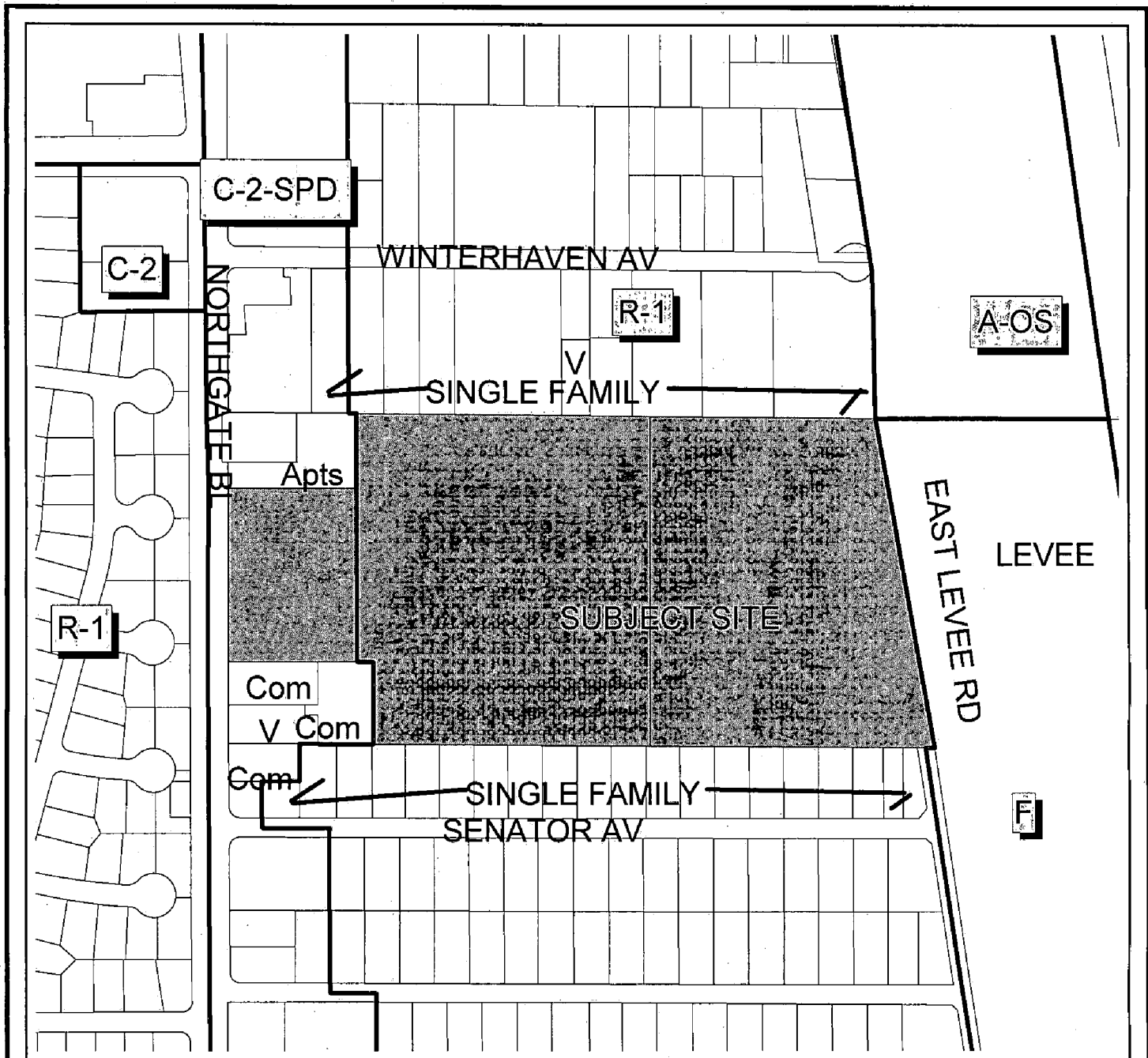
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





LAND USE AND ZONING



EXHIBIT - A

LOT LINE ADJUSTMENT LANDS OF YEE SHEE FONG

BEING A PORTION OF THE
NORTHWEST ONE-QUARTER
OF SECTION 2 OF "RANCHO
DEL PASO"
SITUATE IN THE CITY AND
COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

RECEIVED

FEB 12 1999

CITY OF SACRAMENTO
CITY PLANNING DIVISION



799-005



SCALE: 1"=60'

CIVIL ENGINEERING
MAPING
SURVEYING

WOOD-RODGERS INC.
1210 G STREET SACRAMENTO, CA 95814
PHONE: (916) 341-7790

Item 1

March 10, 1999

299-005

