

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 25, 2003, the Zoning Administrator approved with conditions a parcel merger (File Z03-353). 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 0.23+ vacant acres in the Single Family Alternative, Planned Unit Development (R-1A) (PUD) zone.

Location: SE Corner of Oakshore Dr and Walnut Bay Ct (D7, Area 2)

Assessor's Parcel Number: 031-1420-033, 034

Applicant: Vincent Lee and Julie Chan
1305 Branwood Way
Sacramento, CA 95831

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Pocket

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family Alternative (R-1A) (PUD)

Surrounding Land Use and Zoning:

North: R-1 (PUD); Single Family
South: R-1A (PUD); Single Family
East: R-1 (PUD); Single Family
West: R-1A (PUD); Single Family

Property Dimensions: 83.72 feet x 108.34 feet

Property Area: 0.23 ± acres

Topography: Flat

Street Improvements: Existing
 Utilities: Existing
 Project Plans: Exhibit A
 Previous Files: P89-098, P92-136

Additional Information The applicant proposes to remove the common property line between two parcels in order to create a larger single parcel for future development of a single family residence. Both parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines. The site is located in the LPPT Planned Unit Development.

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 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. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Public Works)
5. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered. 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.
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 Pocket Community Plan

which designate the site as Low Density Residential (4-15 du/na) 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 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.

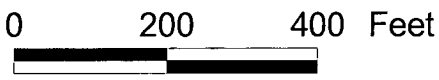
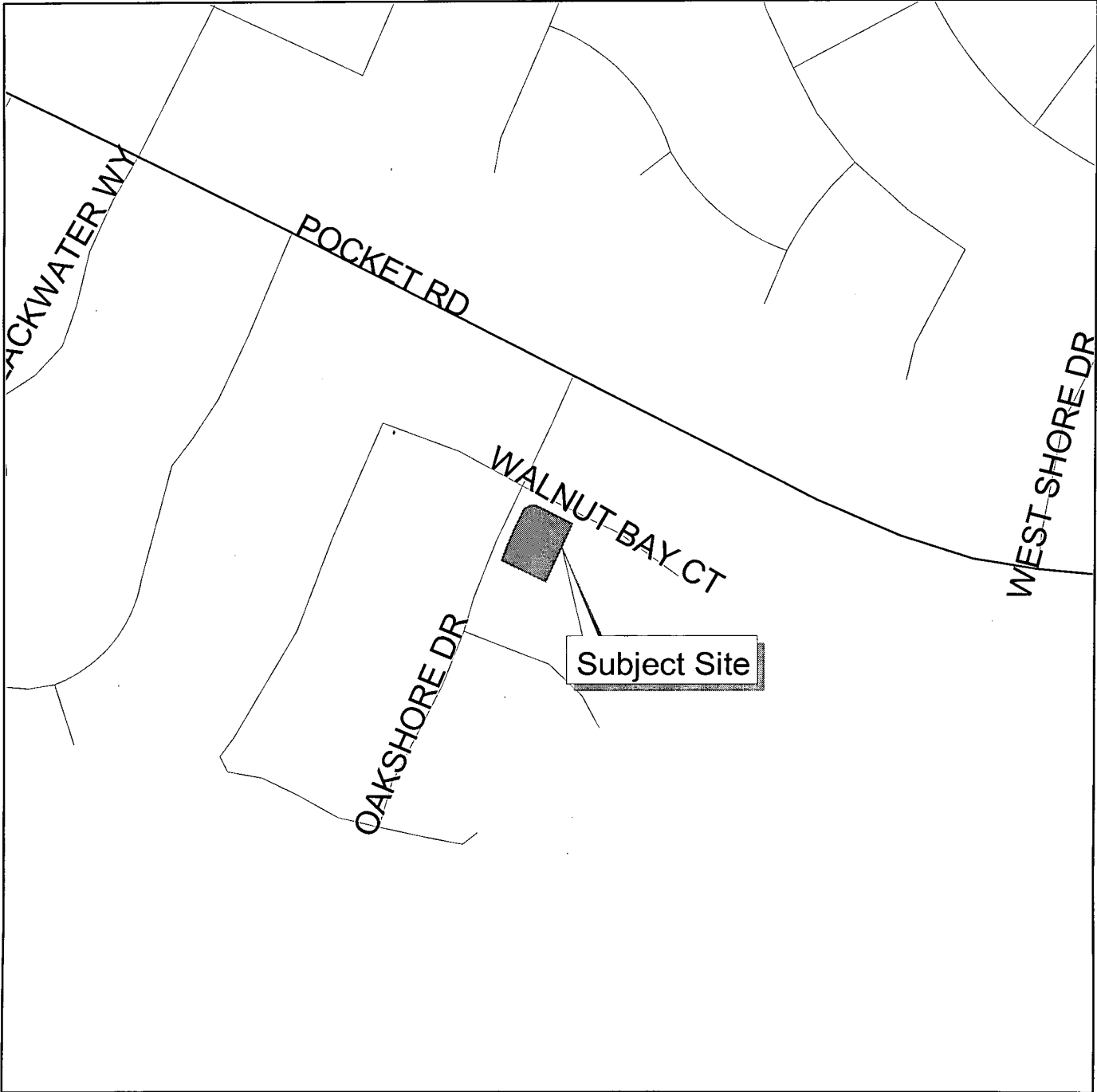


Joy D. Patterson
Zoning Administrator

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 Public Works Department (Eva Bravo, 264-1983) 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 (Eva Bravo)



A logo for the Planning & Building Department and Geographic Information Systems. It features a circular seal on the left and text on the right: "Planning & Building Department" and "Geographic Information Systems".

Vicinity Map



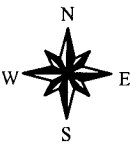


0 300 Feet

Planning & Building
Department

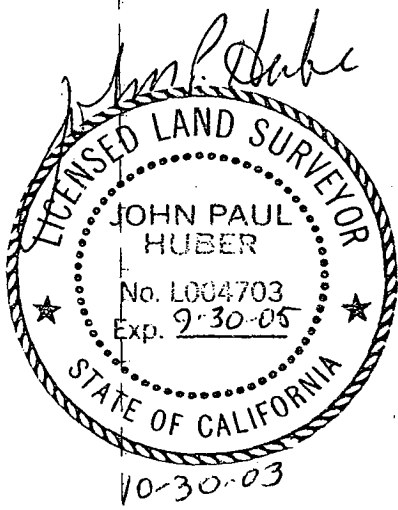
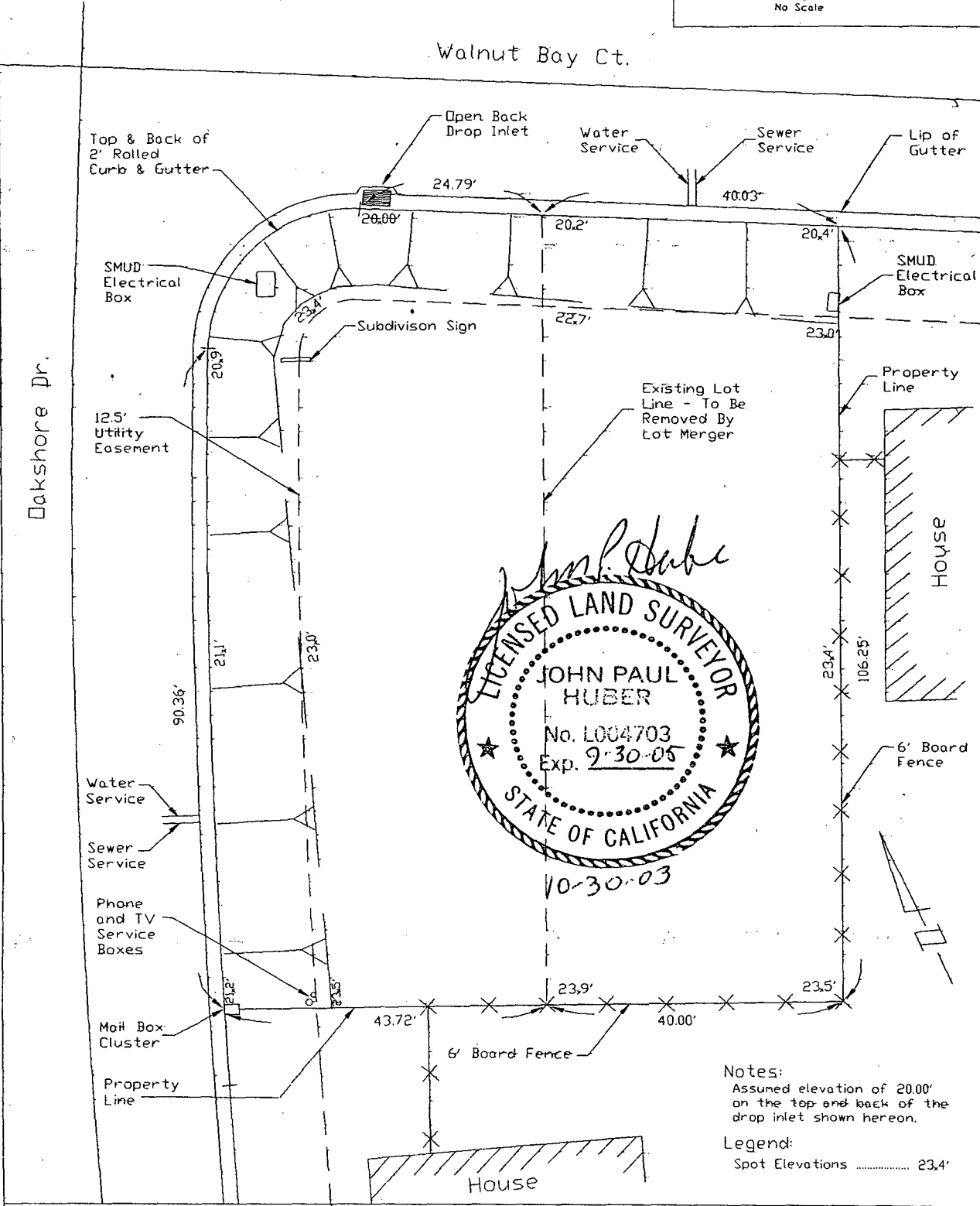
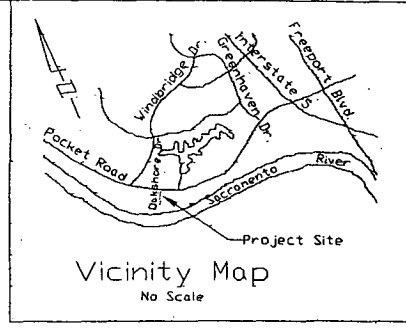
Geographic
Information
Systems

Land Use & Zoning

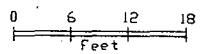


Site Plan

APN's: 031-1420-033
and 031-1420-034



Drawn by:
John P. Huber October 2003



Scale:
1 inch = 6 feet