

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 1, 2004, the Zoning Administrator approved with conditions a parcel merger (File Z04-247). 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 four parcels into one parcel totaling 0.27± partially developed acres in the General Commercial (C-2-SPD) zone.

Location: 2741 and 2753 35th Street (D5, Area 3)

Assessor's Parcel Number: 010-0381-015, 016, 017, and 018

Applicant: Javed T. Siddiqui
1808 J Street
Sacramento, CA 95814

Property Owner: Kynship Development Company
PO Box 5447
Sacramento, CA 95814

Project Planner: Lindsey Alagozian

General Plan Designation: Medium Density Residential 16-29 du/na
Existing Land Use of Site: Commercial and Vacant
Existing Zoning of Site: General Commercial (C-2-SPD)

Surrounding Land Use and Zoning:
North: R-2B; Residential
South: C-2-SPD; Commercial
East: C-2-SPD; Residential
West: C-2-SPD; Commercial

Property Dimensions: 80 feet by 150 feet
Property Area: 0.27± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information The applicant proposes to merge four parcels into one in the General Commercial (C-2-SPD) zone. Each parcel is 38 feet wide by 80 feet deep. Currently, a commercial building is located on the corner parcel at the corner of 3rd Avenue and 35th Street. The other three parcels are currently vacant. The applicant does not propose any development at this time. The site was posted and property owners within a 100-foot radius were notified of the public hearing. Staff received no phone calls regarding the project. No opposition to the proposed parcel merger was expressed. The proposed parcel merger complies with the Building Code, the Zoning Ordinance, and the Subdivision Map Act.

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 below.

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), Minor Lot Line Adjustments.

Parcel Merger Conditions of Approval:

Development Engineering & Finance

1. The applicant shall file an application for a Certificate of Compliance with Development Engineering. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.
2. The applicant must file for a Waiver of Parcel Map.
3. The applicant shall pay off or segregate existing assessments.
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance.
5. 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.

Utilities Advisory Notes:

1. The proposed project is located in the 100-year floodplain, designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. The parcel merger is consistent with the General Plan which designates the site as Medium Density Residential 16-29 du/na.
2. All existing streets and/or utility easements of record are reserved. The 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 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, Title 16 of the City Code, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.


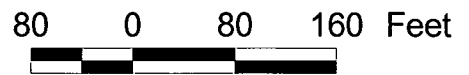
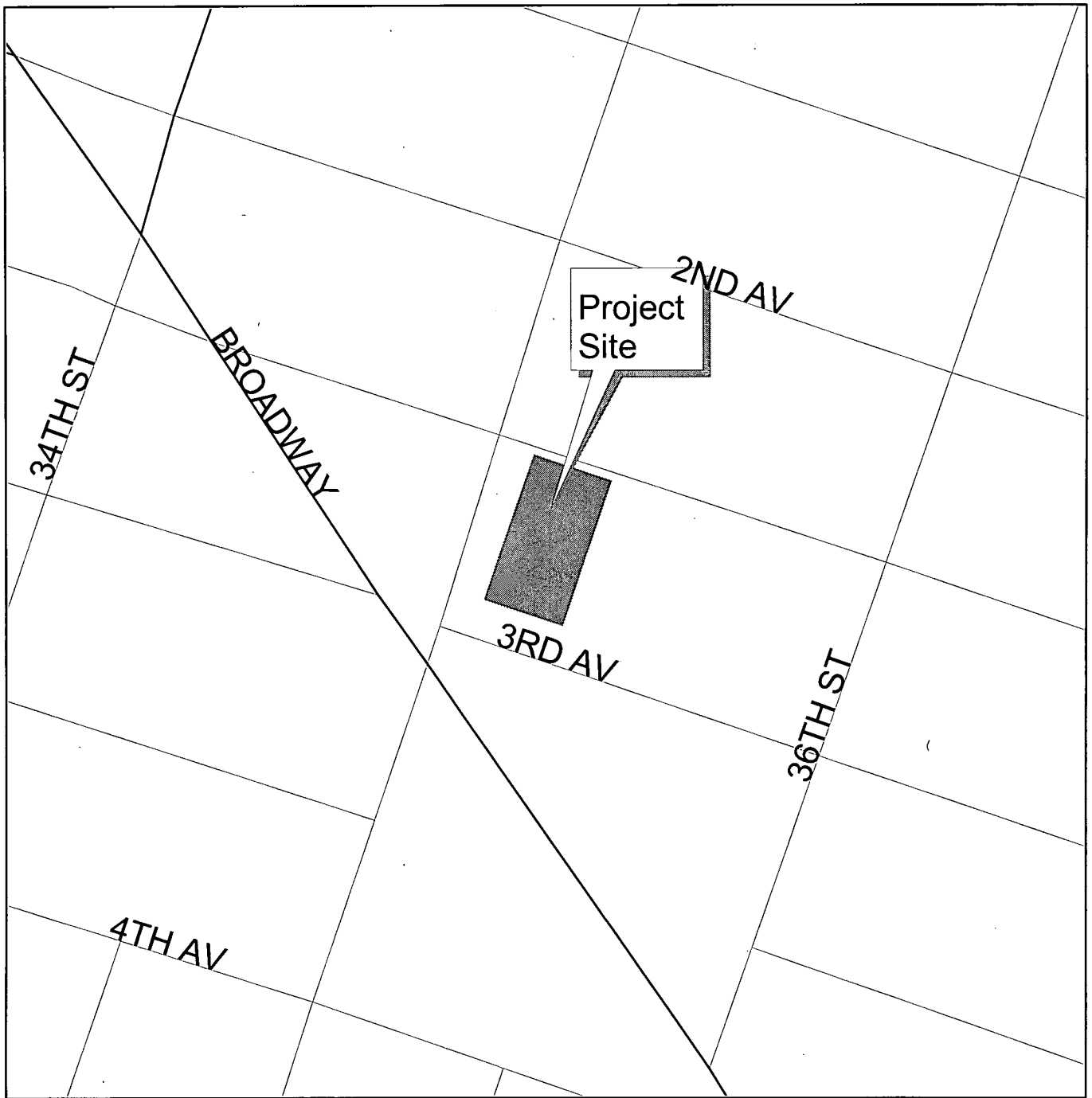


Joy D. Patterson
Zoning Administrator

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 (Anwar Ali, 808-7493) 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 (Anwar Ali)




Development Services
Department

Geographic
Information
Systems

Vicinity Map



Development Services
Department

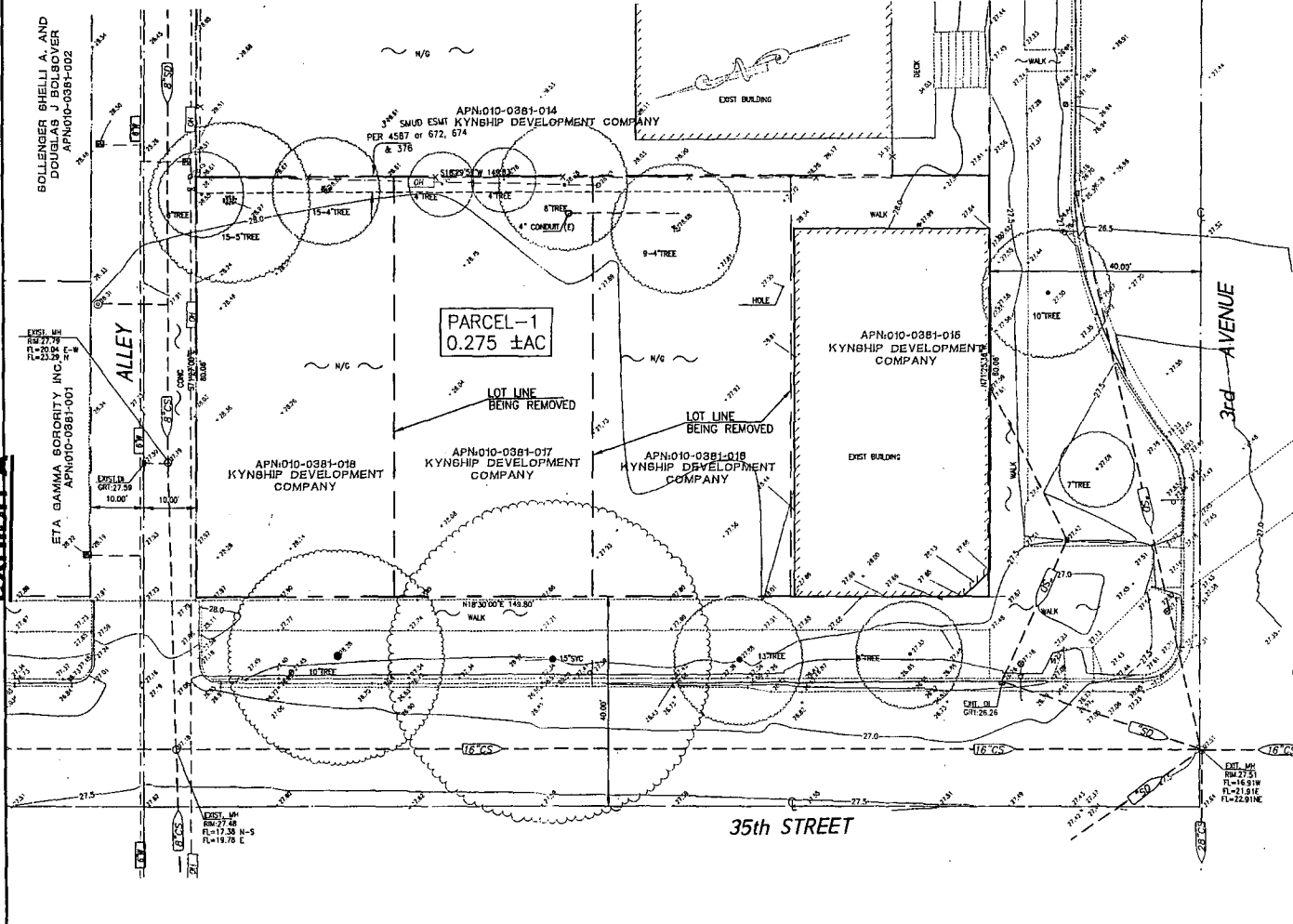
Geographic
Information
System

Land Use & Zoning



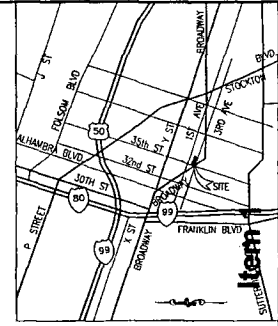
S:\2004\2004-031\Map\Z04-247-01-10.dwg, 7/7/2004, 5:44:17 PM, JTS Engineering, Samandank, Inc.

EXHIBIT A



LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- POST IND. VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- CONCRETE CURB
- SPOT ELEVATION
- SIGNAL LIGHT
- PARKING LIGHT
- U.G. TELEPHONE LINE
- U.G. ELECTRIC LINE
- MAIL BOX
- UTILITY POLE
- GAS METER
- ELECTRICAL BOX
- OVER HEAD WIRE
- UTILITY POLE W/O WIRE
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- SLOPE BANK
- CONCRETE
- VAULT
- TRANSFORMER
- TREE
- EXTERNAL BOUNDARY



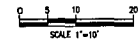
VICINITY MAP
NO SCALE

EXISTING LEGAL DESCRIPTION:
 APN: 010-0381-017 AND 018
 PARCEL NO. 1:
 THE NORTH ONE HALF OF LOTS 15 AND 16 IN BLOCK 32 AS SHOWN ON THE "PLAT OF OAK PARK AND SOUTH SACRAMENTO", RECORDED IN BOOK 2 OF MAPS, MAP NO. 24, RECORDS OF SAID COUNTY.
 APN: 010-0381-015 AND 016
 PARCEL NO. 2:
 THE SOUTH 31-1/2 FEET OF LOTS 15 AND 16 BLOCK 32, AND THE NORTH 1/4 OF THE SOUTH 1/4 OF LOTS 15 AND 16, BLOCK 32, AS SHOWN ON THE "PLAT OF OAK PARK AND SOUTH SACRAMENTO", RECORDED IN BOOK 2 OF MAPS, MAP NO. 24, RECORDS OF SAID COUNTY.

APN: 010-0381-015, 016, 017 AND 018
OWNER: KYNSHIP DEVELOPMENT COMPANY, A CALIFORNIA LIMITED PARTNERSHIP
 C/O J. YERGER
 P.O. BOX 5447
 SACRAMENTO, CA 95817
 TEL: (916) 782-4873
 FAX: (916) 452-7177
APPLICANT/ENGINEER: JTS ENGINEERING CONSULTANTS INC.
 1808 J STREET
 SACRAMENTO, CA 95814
 TEL: (916) 441-8708
 FAX: (916) 441-5336
 JAVED.SBODQ@JTSENGINEERING.COM

PROJECT ADDRESS: 2741 AND 2753 35TH STREET
 SACRAMENTO, CA 95817
ZONING: EXISTING: C2 GENERAL COMMERCIAL, PROPOSED: NO CHANGE
USE: COMM. BLDGS., NO CHANGE
PARCELS: 4
AREA: PARCEL 1: 0.1388AC, PARCEL 2: 0.1372AC, TOTAL: 0.27552AC
SCHOOL DISTRICT: SACRAMENTO UNIFIED
REQUEST: ENTITLEMENT TO MERGE THE EXISTING FOUR (4) PARCELS INTO ONE (1) PARCEL.

September 1, 2004



UTILITY CONTACTS		
TELEPHONE	SBC	JAMES NASH (916) 453-8136
GAS	PG&E	LARRY HAUGEN (916) 386-5326
ELECTRICITY	SMUD	D. GUELZOW (916) 732-5700
WATER	CITY OF SACRAMENTO	MARK DILLEY (916) 808-7492
CABLE	COMCAST	ANDREW KOTZ (916) 645-8250
DRAINAGE	CITY OF SACRAMENTO	MARK DILLEY (916) 808-7492
SEWER	CITY OF SACRAMENTO	MARK DILLEY (916) 808-7492
FIRE	CITY OF SACRAMENTO	LISA BEAVERS (916) 808-5923
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 842-2400

BENCHMARK ELEV. 26.029
 HILT MAIL ON CURB NEAR GUTTER DRAIN
 NW CORNER 37TH STREET AND 3RD
 AVENUE
 FIELD BOOK NO. PG.

JTS ENGINEERING CONSULTANTS, INC.
 1808 J STREET
 SACRAMENTO CALIFORNIA 95814 (916) 441-6708

DESIGNED: N/A
 DRAWN: MUA/PHIA
 CHECKED: JTS
 SUBMITTED: [Signature]
 SCALE: 1"=10'
 DATE: 8-2-04
 RCE: 22924



NO	DATE	REVISION	APPROVAL	BY

LOT MERGER EXHIBIT
2741 AND 2753 35TH STREET
 CITY OF SACRAMENTO APN 010-0381-015,016,017 AND 018 CALIFORNIA
 DATE: 7/1/2004
 SHEET: 1
 JOB NO. 2004-031

Z04-247
 REC'D 08-11-2004

EXHIBIT A