

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, April 14, 2004, the Zoning Administrator approved with conditions a parcel merger (File Z04-088). 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 0.73+ partially developed acres in the Central Business District, Special Planning District (C-3)(SPD).

**Location:**        1427-1431 L Street (D1, Area 1)

**Assessor's Parcel Number:**        006-0116-006, 007, 008

**Applicant:**        JTS Engineering Consultants, Inc. (Javed T. Siddiqui)  
1808 J Street  
Sacramento, CA 95814

**Property Owner:**        Kenneth Fahn LLC (Leo and Rowena Fahn Trust)  
7700 College Town Drive  
Sacramento, CA 95826

**Project Planner:**        Sandra Yope

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

Community Plan Designation: Multi-Use

**Existing Land Use of Site:**        Commercial

**Existing Zoning of Site:**        Central Business District, Special Planning District (C-3)(SPD)

**Surrounding Land Use and Zoning:**

North: C-3 (SPD); Office Building

South: R-5; Capitol Park

East: C-3 (SPD); Church

West: C-3 (SPD); Office

**Property Dimensions:**        120 feet x 160 feet

**Property Area:**        0.73 + acres

**Topography:**        Flat

**Street Improvements:**        Existing

Utilities: Existing

Project Plans: Exhibit A

Previous Files: P90-286

Additional Information: The applicant proposes to remove the common property line between three parcels in order to create a larger single parcel for future development. The parcels are developed with buildings 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. (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 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 Central City Community Plan which designate the subject site as Community/Neighborhood Commercial & Offices and Multi-Use 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.

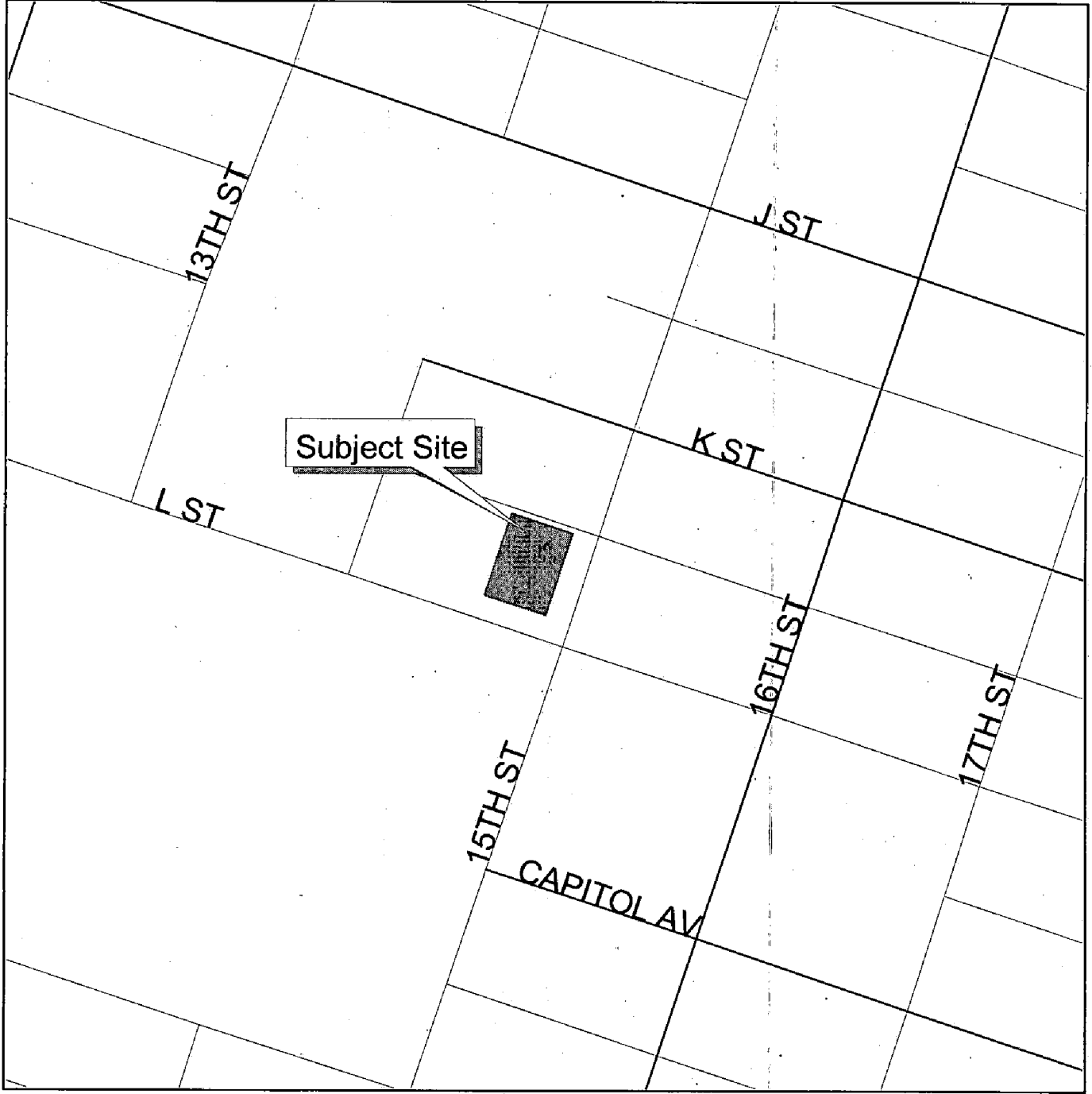


Joy D. Patterson  
Zoning Administrator

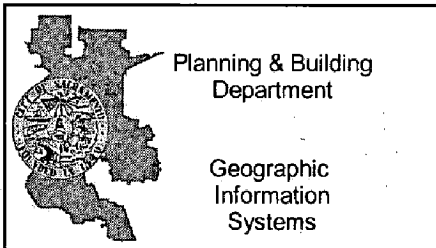
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 808-7493) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

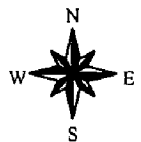
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ZA Log Book  
Applicant  
Public Works (Anwar Ali)



0 200 400 Feet



## Vicinity Map





0 400 Feet

Planning & Building  
Department

Geographic  
Information  
Systems

# Land Use & Zoning



