

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 8, 2004, the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z04-258). Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property lines between four (4) parcels on 0.66± undeveloped acres in the Single-Family Residential Alternative (R-1A) zone.

Location: Lots 313, 314, 315A and 315B of Meadowview Estates Unit 5 (D8, Area 2)
NE corner Expedition Way and 19th Street, near Amherst Street

Assessor's Parcel Number: 052-0260-014, 015, 016, 017 (formerly portion of 052-0010-086 or 054)

Applicant: Wood Rodgers, Inc (contact: Michael E. Long, PLS)
3301 C Street, Bldg 100B
Sacramento, CA 95816

Property Owner: Bryte Gardens Associates, Ltd
401 Watt Avenue, Sacramento, CA 95864

Project Planner: Philip Reed

General Plan Designation: Low Density Residential (4-15 du/na)
Community Plan Designation: Residential 4-8 du/na
Community Plan: Airport Meadowview
Existing Zoning of Site: Single-Family Residential Alternative (R-1A)
Existing Land Use of Site: Vacant residential lots

Surrounding Land Use and Zoning:

North: R-1/R-1A; Single Family Residential
South: R-1A; Lot A, Park Site
West: R-1A; Lot A, Park Site
East: R-1A; new SFR under construction

Property Dimensions: 108± feet by 190± feet
Property Area: 0.66± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit B

Previous Files: P00-116 and P02-130

Additional Information: The applicant proposes to relocate the common property lines between four (4) residential lots, two of which are for halfplex development. The purpose of the adjustment is to accommodate the house plans proposed for the two halfplex lots and still comply with all minimum setback requirements. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received no calls.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, and the Development Engineering and Finance (Public Works) Division of the City's Development Services Department. 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. 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. (Development Engineering And Finance)
2. The applicant must file for a Waiver of Parcel Map. (Development Engineering And Finance)
3. The applicant shall pay off or segregate existing assessments. (Development Engineering And Finance)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Development Engineering And Finance)
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)

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).
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 the access way to any resulting parcel, or the application is accompanied by new easements to provide access which meet all City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcels conform to the requirements of the Subdivision Code, Title 16, and Comprehensive Zoning Code, Title 17, of City Code; the City's General Plan; and the City's Building Code.

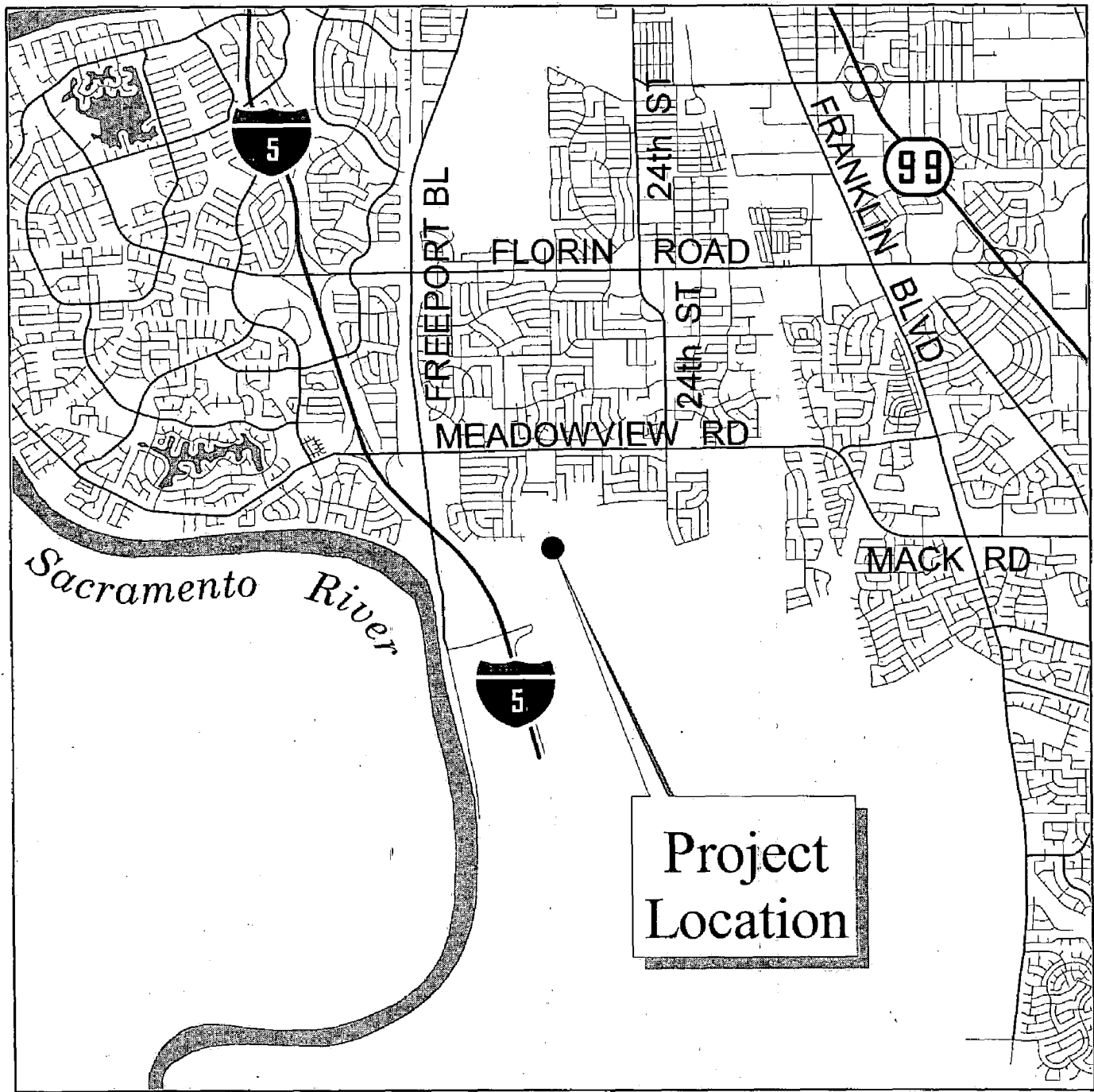


Joy D. Patterson
Zoning Administrator

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 Development Engineering And Finance (Public Works) Division of the City's Development Services Department (Eva Bravo, 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)



0 3000 6000 Feet

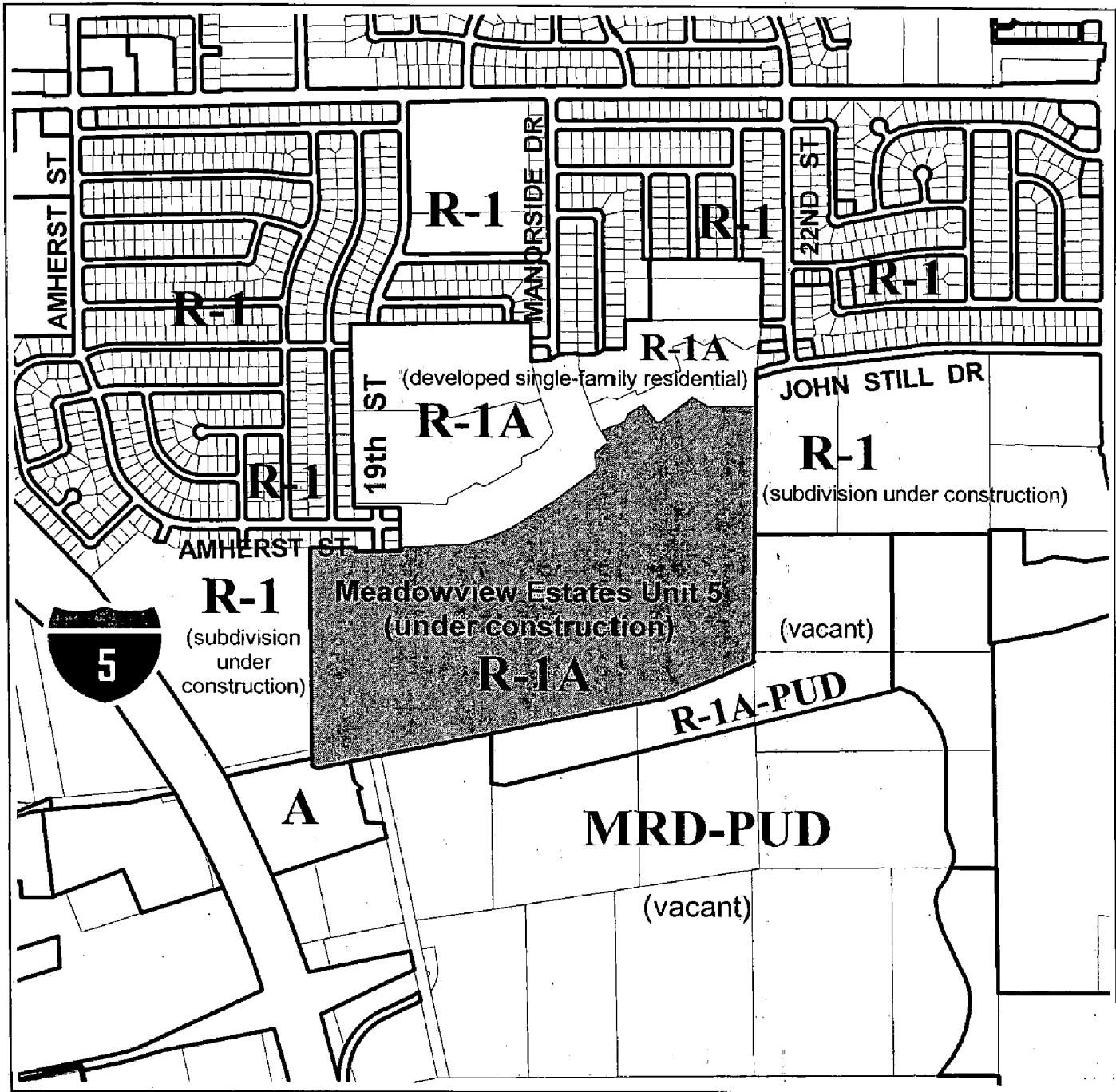



Development Services
Department

Geographic
Information
Systems

Vicinity Map



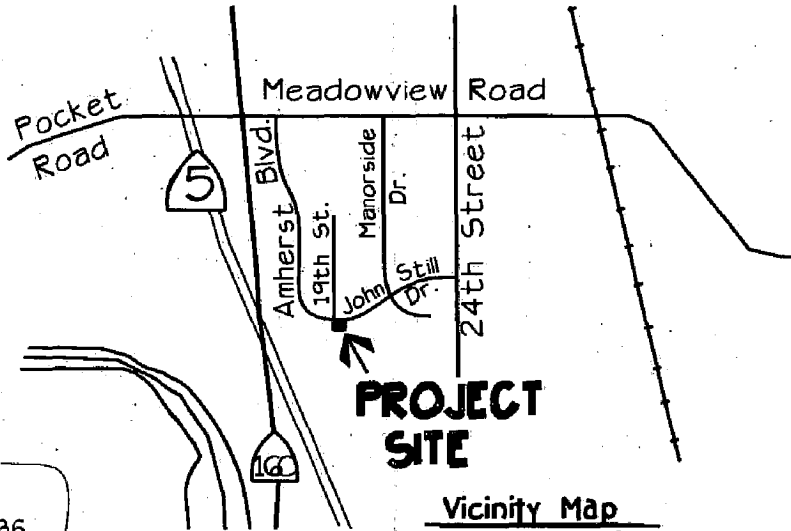
Development Services
Department

Geographic
Information
System

Land Use & Zoning

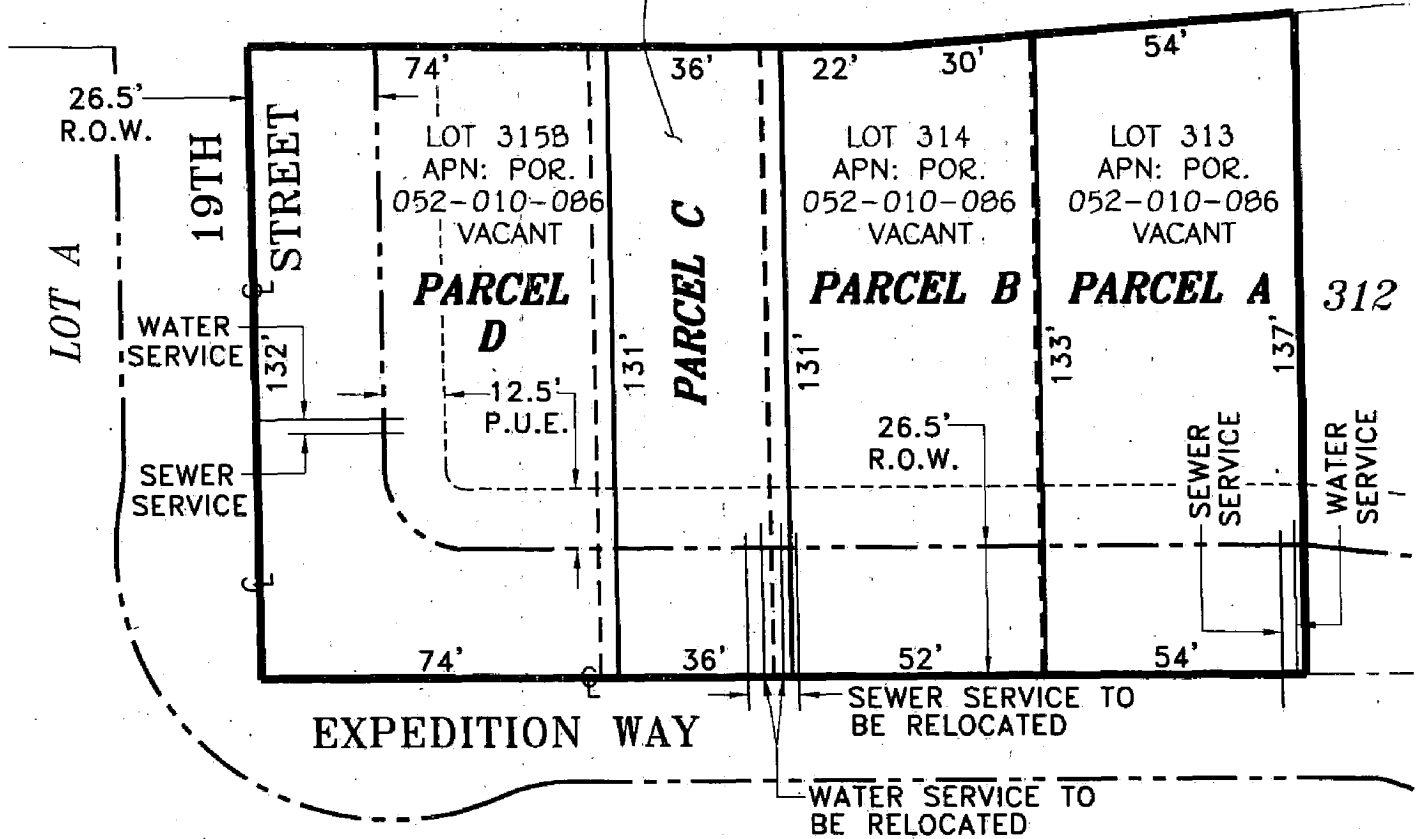


EXHIBIT 'B'



LOT 315A
APN: POR.
052-010-086
VACANT

Vicinity Map
Not To Scale



SCALE: 1" = 40'

LEGEND

- Lot Line Adjustment Boundary
- Parcel Line Being Removed
- New Parcel Line



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ENGINEERING • MAPPING • PLANNING • SURVEYING

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