

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 29, 2005, the Zoning Administrator approved with conditions a Lot Line Adjustment in the Standard Single Family (R-1) zone for the project known as File Z05-148: Findings of Fact and Conditions of Approval for the project are listed on page 2 and 3.

Project Information

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property line between two (2) parcels on 2.50± developed acres in the Standard Single Family (R-1) zone.

Location: 4500 Gene Avenue & 4505 Dry Creek Road (D 2; Area 4)

Assessor's Parcel Number: 237-0081-077, & -078.

Applicant: Rafael Placencia
 4622 Castana Drive
 Cameron Park, CA 95682

Property Owner: Same As Applicant

Project Planner: Robert W. Williams

General Plan Designation:	Low Density Residential (4-15 du/na)
North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Land Use of Site (4500 Gene Avenue):	Single Family Residence
Existing Land Use of Site (4505 Dry Creek Road):	Single Family Residence
Existing Zoning of both Sites:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North:	R-1;	Single Family Residences (Partially Vacant)
South:	R-1;	Single Family Residences (Partially Vacant)
East:	R-1;	Industrial & Vacant
West:	R-1;	Single Family Residences

Property Dimensions:	Total:	165' x 660'
	4500 Gene Avenue	165' x 225' (existing),
		165' x 531' (proposed)
	4505 Dry Creek Road	165' x 435' (existing),
		165' x 170' (proposed)
Property Area:	Total:	2.50± acres, 108,900 sq ft.
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A.

Previous Files: None

Additional Information: The applicant proposes to relocate the common rear property line between two parcels in order to facilitate future development. Each parcel contains a Single Family home. Each parcel faces opposite streets. Currently, both lots are deep lots (over 160 feet deep) with a large area of vacant land behind each of the existing homes. Each proposed lot will continue to be a deep lot of after the lot line adjustment. The applicant currently owns both of the properties. By changing the location of the property line, the applicant may have greater flexibility for future potential development of the site or for potential sale of one of the existing homes. The lot line adjustment proposal does not require any subdivision modifications.

Early project notification was sent to the Del Paso Heights Improvement Association. No comments were received from the association. The site was posted and property owners within 100 feet of the subject site were notified. Staff received no phone calls regarding the proposed lot line adjustment. The proposed lot line adjustment complies with the Building Code, the Zoning Ordinance, and the Subdivision Map Act.

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.

Lot Line Adjustment Conditions of Approval:

Development Engineering & Finance:

1. The applicant shall file an application for a Certificate of Compliance with Development Engineering & Finance. 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.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the North Sacramento 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.

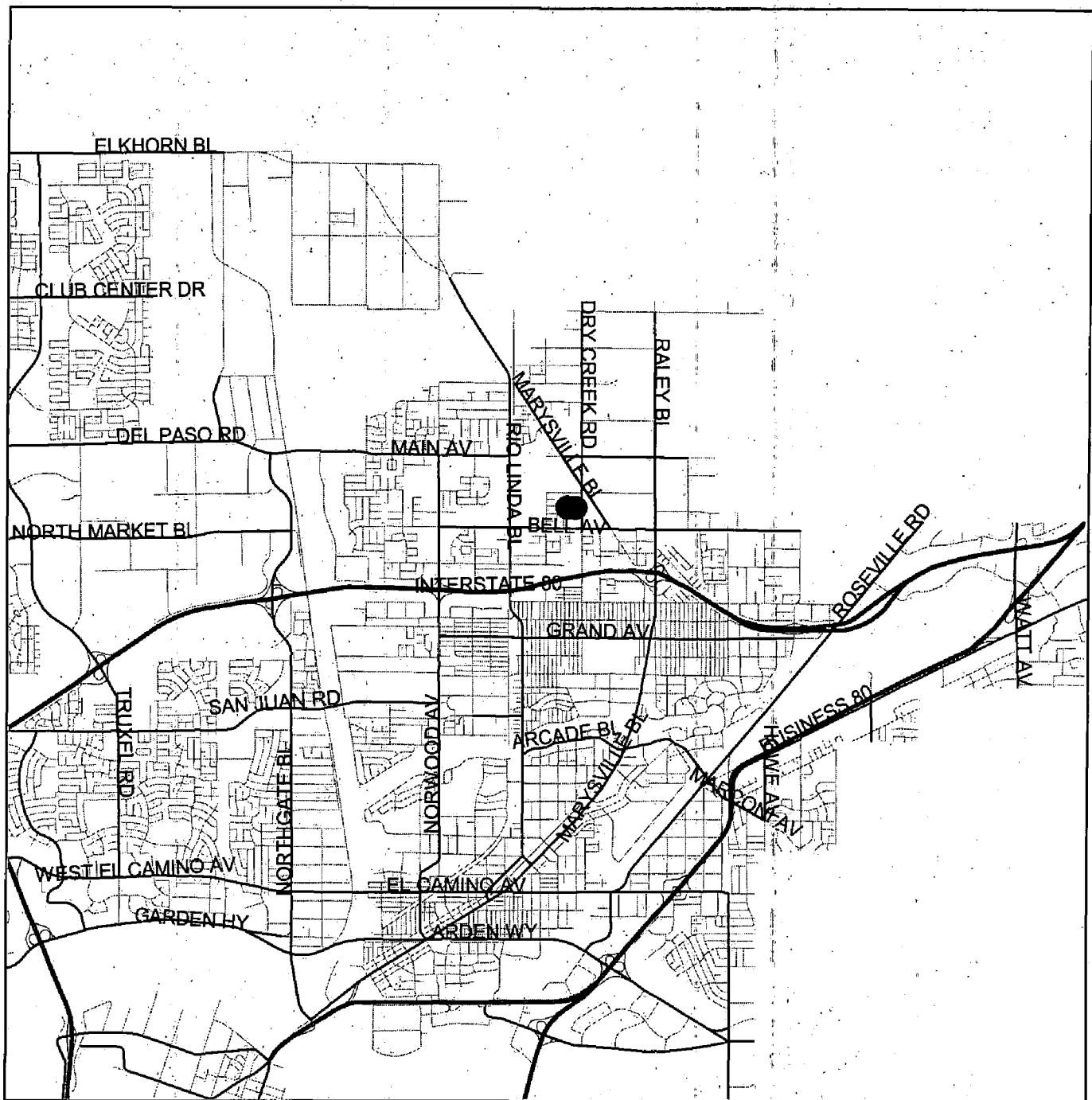



Joy D. Patterson
Zoning Administrator

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 Development Engineering And Finance Division (Khuyen Vo, 808-8823) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

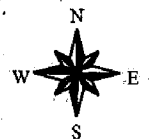
cc:
File (copy)
ZA Log Book (original)
Applicant

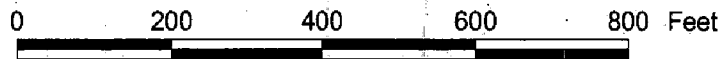
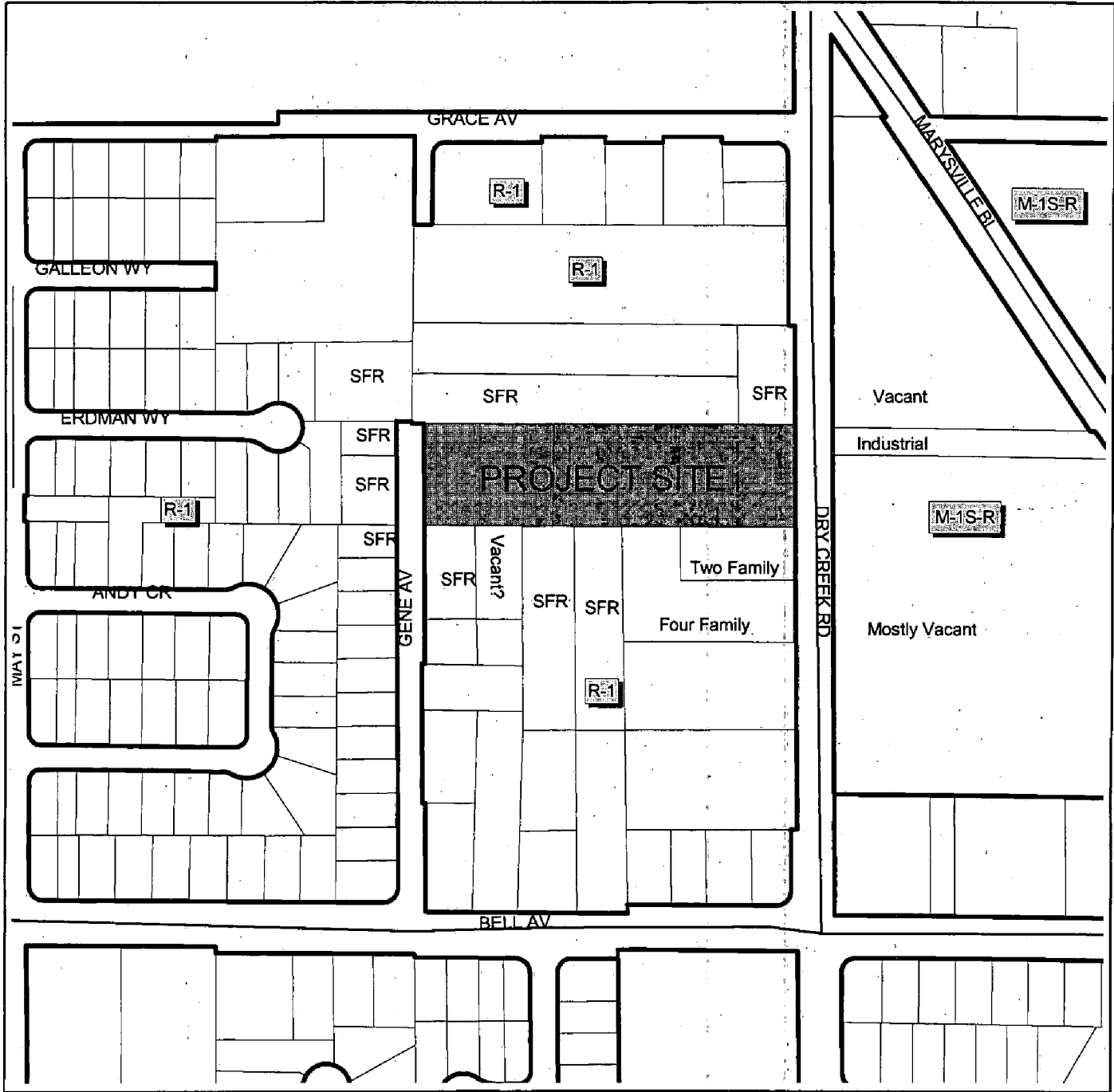



Development Services
Department

Geographic
Information
Systems

Vicinity Map



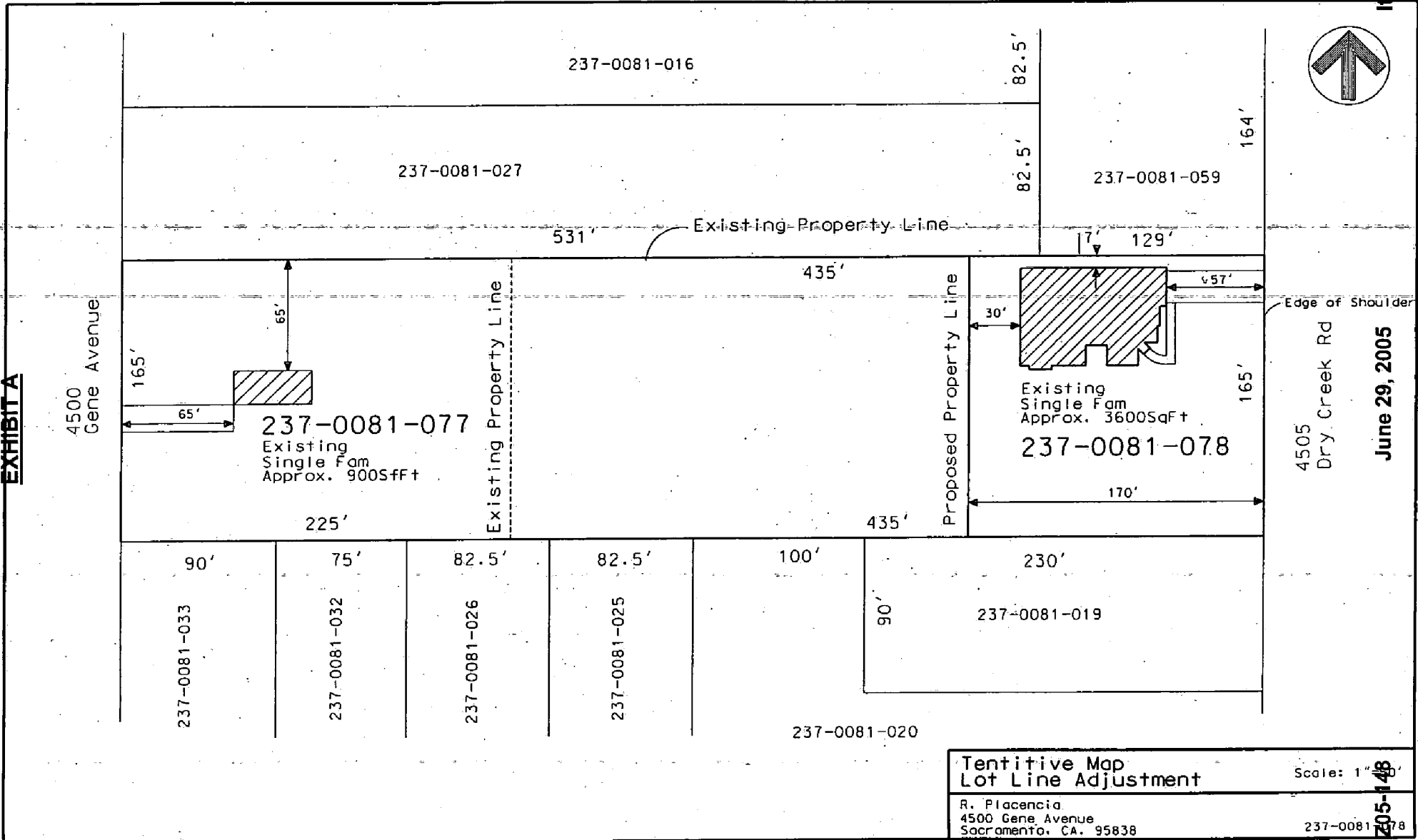


Development Services
Department

Geographic
Information
System

Land Use & Zoning





Tentative Map
 Lot Line Adjustment
 Scale: 1" = 40'
 R. Placencia
 4500 Gene Avenue
 Sacramento, CA. 95838
 237-0081-078