

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 19, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-013) by adopting the attached resolution (ZA97-008).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between six parcels to create three parcels totaling 1.18± developed acres in the General Commercial (C-2) zone.

Location: Southwest Corner of Freeport Boulevard and Sutterville Road (D5, Area 3)

Assessor's Parcel Number: 017-0094-021, 022-026

Applicant: Cella Barr Associates (Tim McCann)
777 Campus Commons Road #200
Sacramento, CA 95825

Property Owners: Patterson Family Trust
9857 Wexford Circle
Granite Bay, CA 95746

General Plan Designation: Community Neighborhood Commercial and Offices
Existing Land Use of Site: Commercial
Existing Zoning of Site: General Commercial (C-2) and Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Land Park
South: R-1 and C-2; Commercial and Single Family Residential
East: C-2; Commercial
West: R-1; Residential

Property Dimensions: Irregular
Property Area: 1.18± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: A revised description was not provided

Additional Information The applicant proposes to relocate the common property line between six parcels in order create a three parcels for future commercial development. The northwest parcel has an existing restaurant that will be on a reconfigured parcel. The same number of parking stalls that exist on the current parcel will exist on the new parcel. The existing vacant restaurant on the south parcel will be razed for future development. All parcels will meet all minimum lot size requirements after the proposed adjustment.

NOTE: The proposed plan for future development has not been reviewed for compliance with Zoning Ordinance requirements. That is not part of the Lot Line Adjustment review process.

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 lot line adjustment have been included as conditions in the attached resolution.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

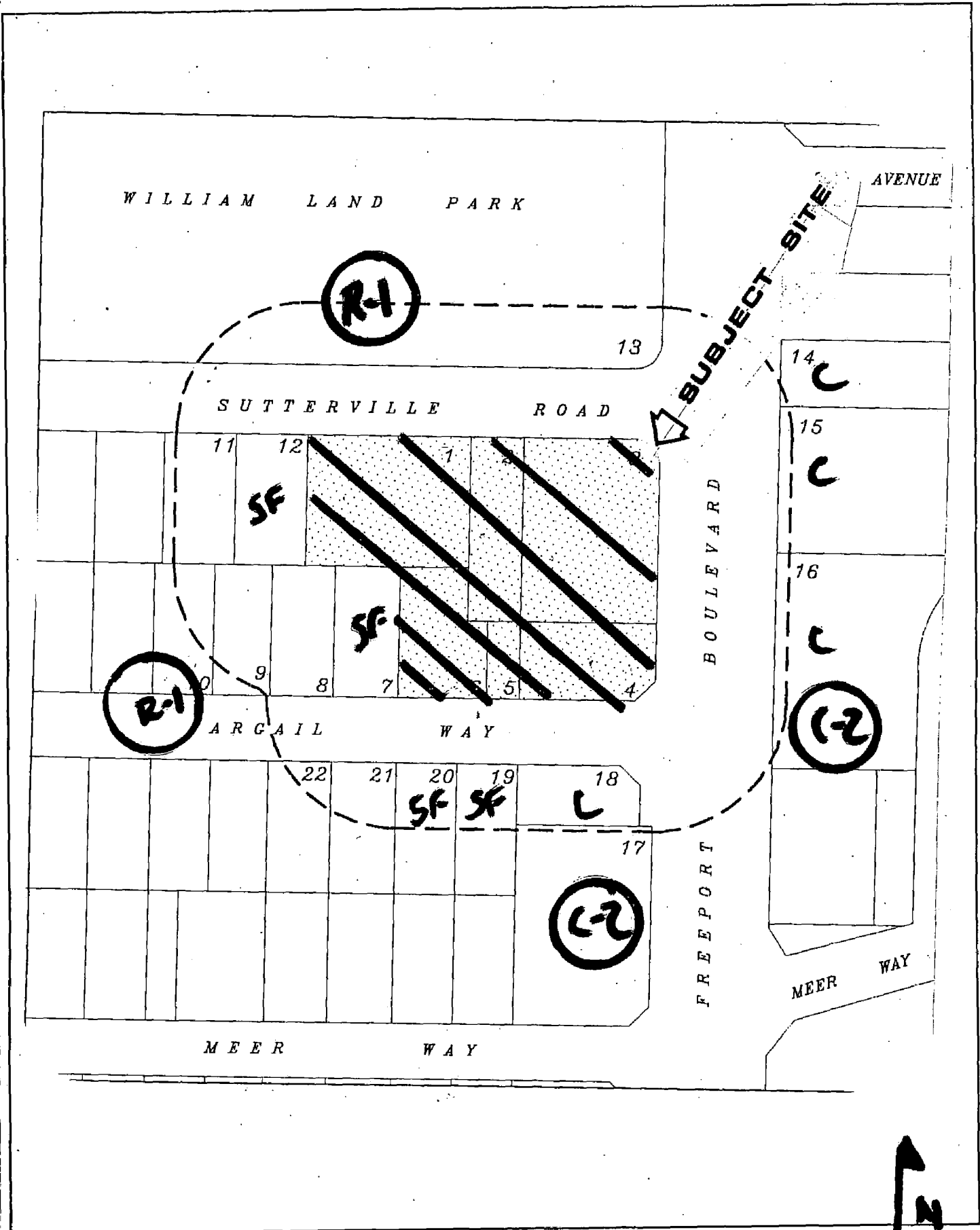


Joy D. Patterson
Zoning Administrator

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, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: >File (original) 7ZA Resolution Book 7ZA Log Book
>Applicant >Public Works



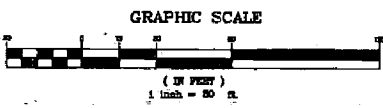
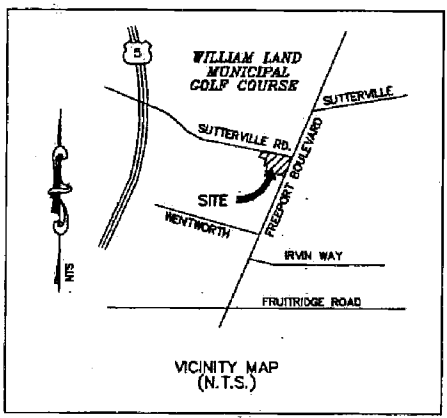
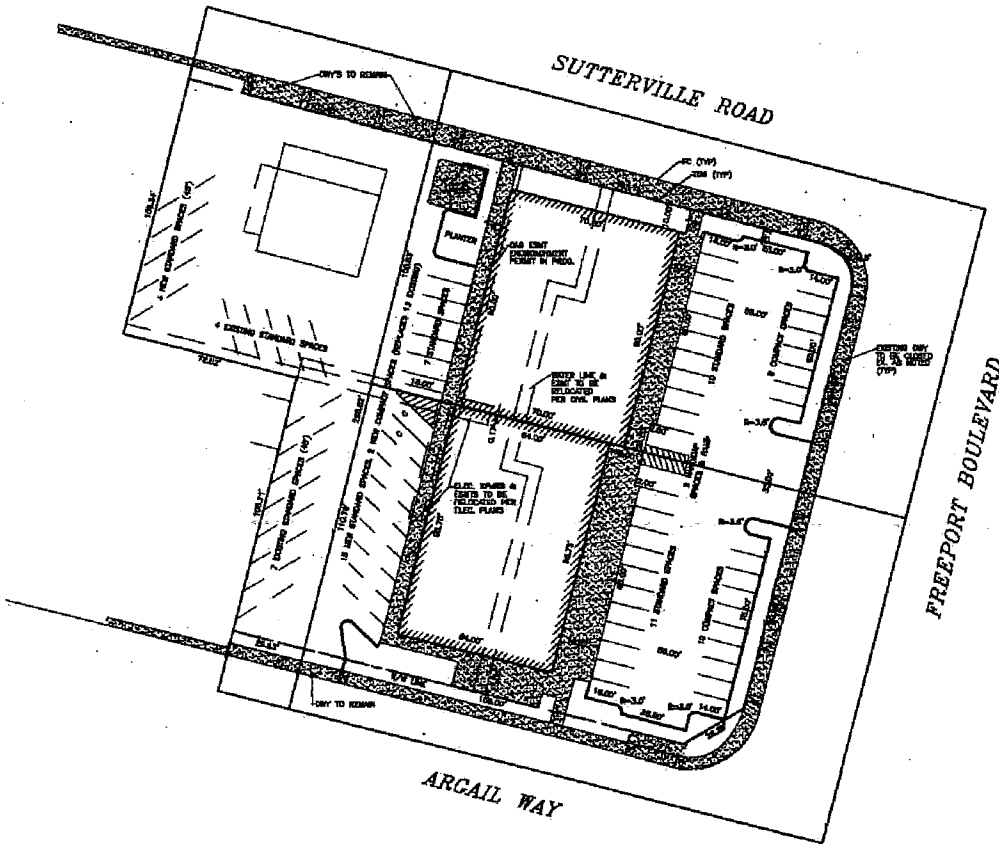
LAND USE & ZONING MAP

297-013

MARCH 19, 1997

Item #2

Revised 2
3-14-97



FREEPORT / SUTTERVILLE

PROPOSED SITE

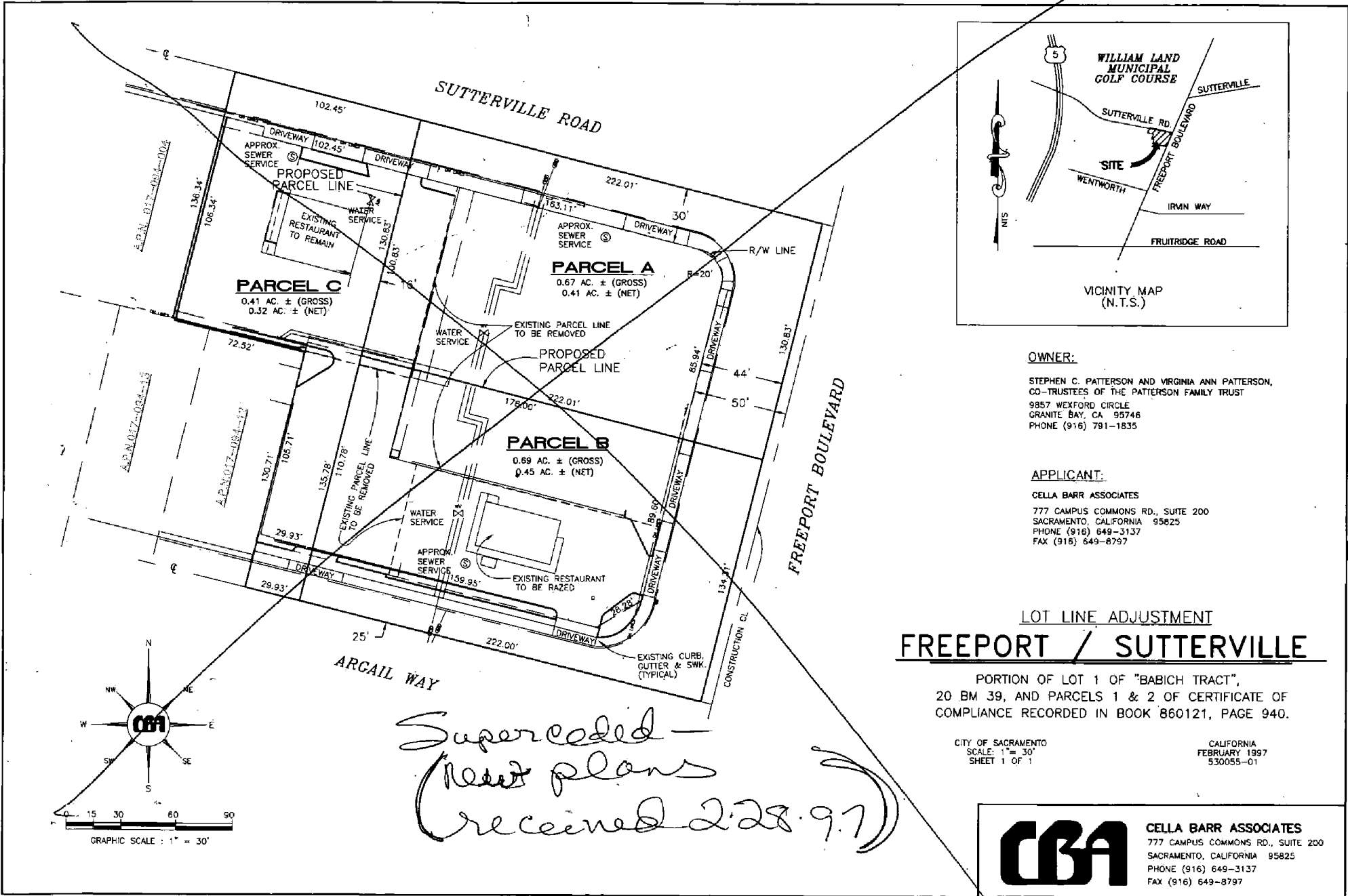
CITY OF SACRAMENTO
SCALE: 1" = 50'
SHEET 1 OF 1

CALIFORNIA
MARCH 11, 1997
530055-01



CELLA BARR ASSOCIATES
777 CAMPUS COMMONS RD., SUITE 200
SACRAMENTO, CALIFORNIA 95825
PHONE (916) 648-3137
FAX (916) 648-8787

EXHIBIT A



20070212-0011010

WILLIAM LAND PARK

20th AVENUE



CELLA BARR ASSOCIATES

777 CAMPUS COMMONS RD.
SUITE 200
SACRAMENTO, CA 95825
(916) 649-3137
FAX (916) 649-8797



SUTTERVILLE ROAD

11 12 1 2 3

10 9 8 7 6 5 4

ARGAIL WAY

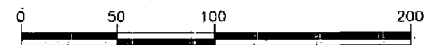
22 21 20 19 18

MEER WAY

FREEPORT BOULEVARD

MEER WAY

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

100' RADIUS MAP
FREEPORT/SUTTERVILLE

1 Z97-013
rcvd 2.14.97