

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 4, 2004, the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z04-200). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property line between two parcels on 111.11 vacant acres in the Shopping-Center Planned Unit Development (S-C)(PUD) and Agricultural, Planned Unit Development (A) (PUD) zones.

Location: SW Corner of Del Paso and El Centro Rds (D1, Area 4)

Assessor's Parcel Number: 225-0080-008, 030, 012

Applicant: Wood Rodgers, Inc. (Andrew Tapley)
3301 C Street, Bldg 100-B
Sacramento, CA 95816

Property Owner: Angelo Tsakoppoulos
7423 Fair Oaks Blvd, Ste.#10
Carmichael, CA 95608

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices; Parks-Recreation-Open Space

North Natomas

Community Plan Designation: Community Commercial, High Density Residential

Existing Land Use of Site: Vacant

Existing Zoning of Site: Shopping-Center (S-C)(PUD) and Agricultural, (A) (PUD),

Surrounding Land Use and Zoning:

North: A-OS (PUD); Vacant

South: A-OS (PUD); Vacant

East: EC-65, R-3, SC; Vacant

West: A (PUD); Vacant

Property Dimensions: Irregular
Property Area: 111.11_± acres

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibit A

Previous Files: P87, 070, P96-031

Additional Information The applicant proposes to relocate the common property line between two parcels in order to facilitate the sale of the parcels. The parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines. The relocated line will split the zoning on a single parcel. The relocated property line does not shift or change any existing zoning or plan designations.

The project has been noticed and staff received one call requesting additional information.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Development Engineering And Finance Division. 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:

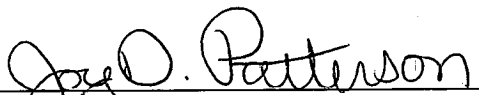
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Development Engineering And Finance)
2. File a waiver of Parcel Map. (Development Engineering And Finance)
3. Pay off or segregate any existing assessments. (Development 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. **Advisory Note:** The current zoning and plan designations remain and are not changed or shifted with the lot line adjustment.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the North Natomas Community Plan which designate the site as Community/Neighborhood Commercial & Offices and Parks-Recreation-Open Space and Community Commercial, High Density Residential 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.

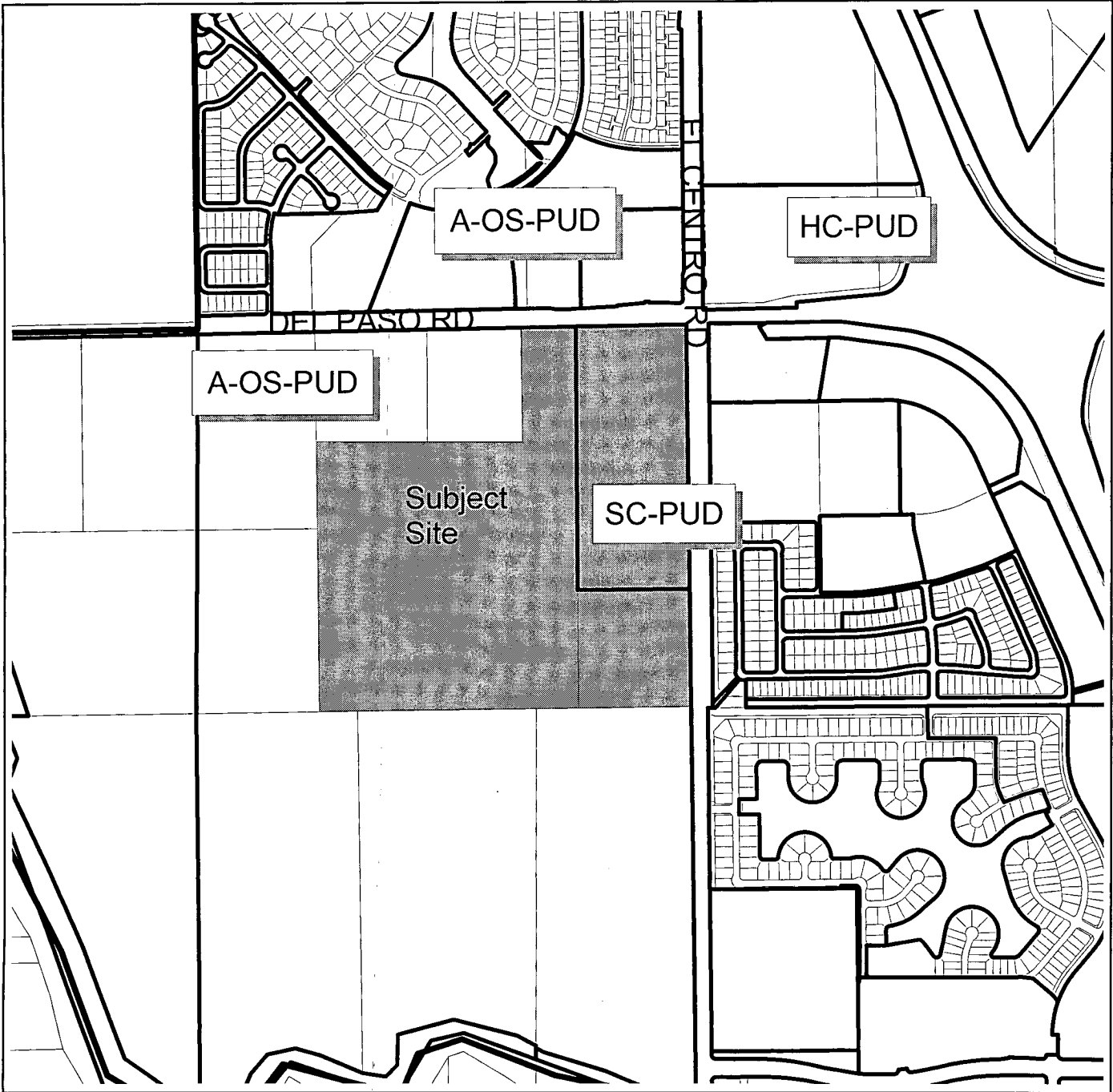


Joy D. Patterson
Zoning Administrator

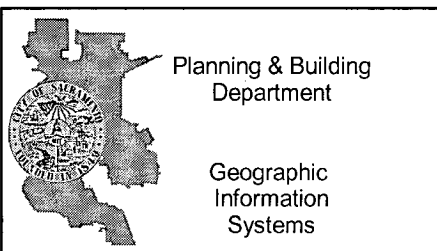
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (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 2000 Feet



Vicinity & Zoning

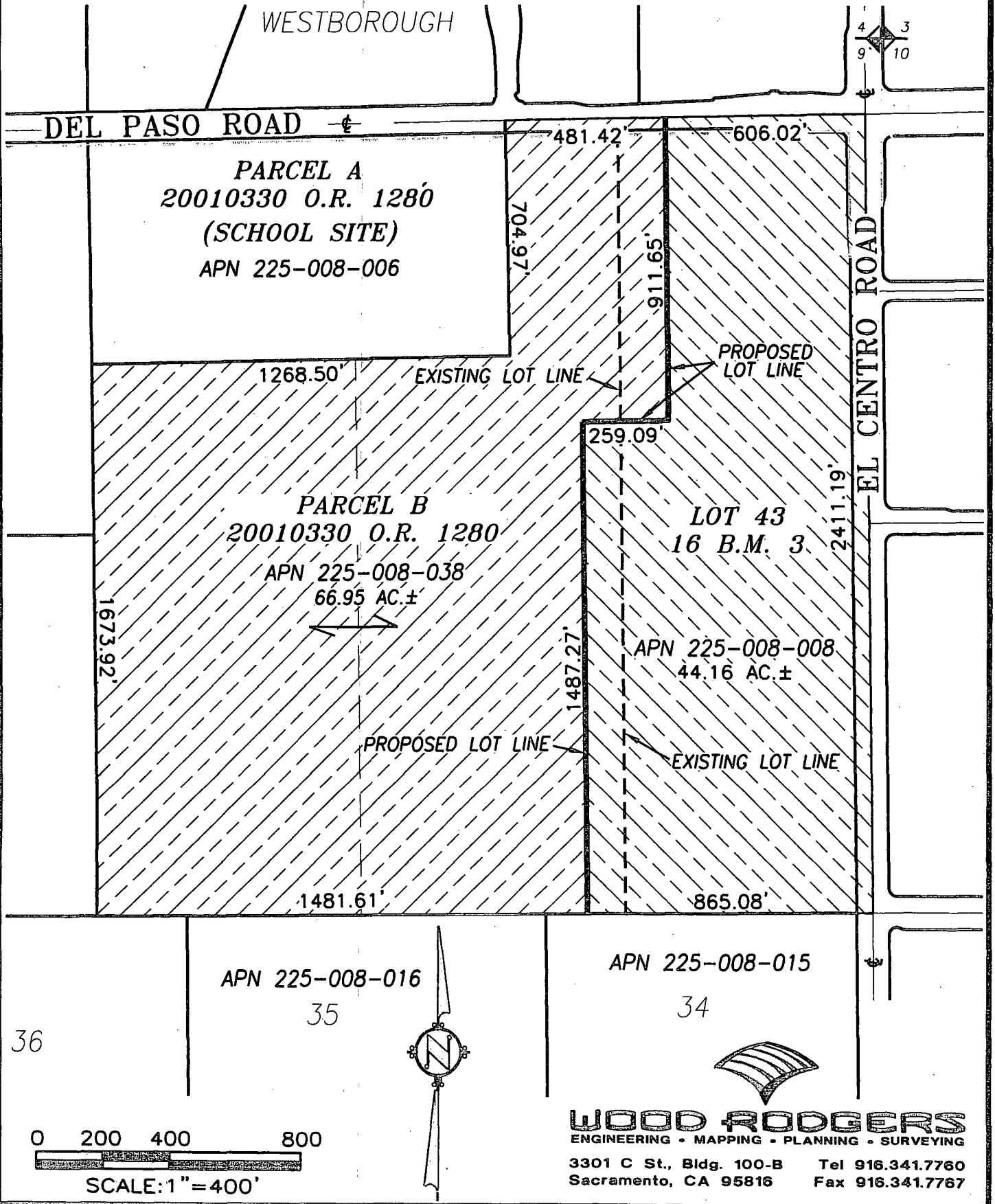


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EXHIBIT A

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**LANDS OF TSAKOPOULOS
LOT LINE ADJUSTMENT**
CITY OF SACRAMENTO/ COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



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