

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday April 5, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-025) by adopting the attached resolution (ZA94-009).

Project Information

Request: Lot Line Adjustment to adjust the common property lines between two parcels on 3.83± partially developed acres in the Standard Single Family (R-1) zone.

Location: 4831 and 4911 64th Street

Assessor's Parcel Number: 023-0062-010 and 011

Applicant: Roberta Basford
5581 Discovery Way
Shingle Springs, CA 95682

Property Owner: Iris E. Savage (Trustee)
4831 64th Street
Sacramento, CA 95820

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; 21st Avenue and Single Family
South: R-1; Single Family
East: R-1; 65 Street Expressway
West: R-1; Single Family and Duplexes

Property Dimensions: 435 feet by 380 feet
Property Area: 3.75± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibits B-1 and B-2

Additional Information

The applicant proposes to relocate the common property line in order to create a smaller parcel to the south. There is an existing single family residence on each parcel. The smaller parcel will meet all required setbacks.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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 - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

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

RESOLUTION NO. ZA94-009

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF APRIL 5, 1994

APPROVING A LOT LINE ADJUSTMENT

(APN: 023-0062-010 and 011)

(Z94-025)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at 4831 and 4911 64th Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan which designate the site for heavy commercial uses;

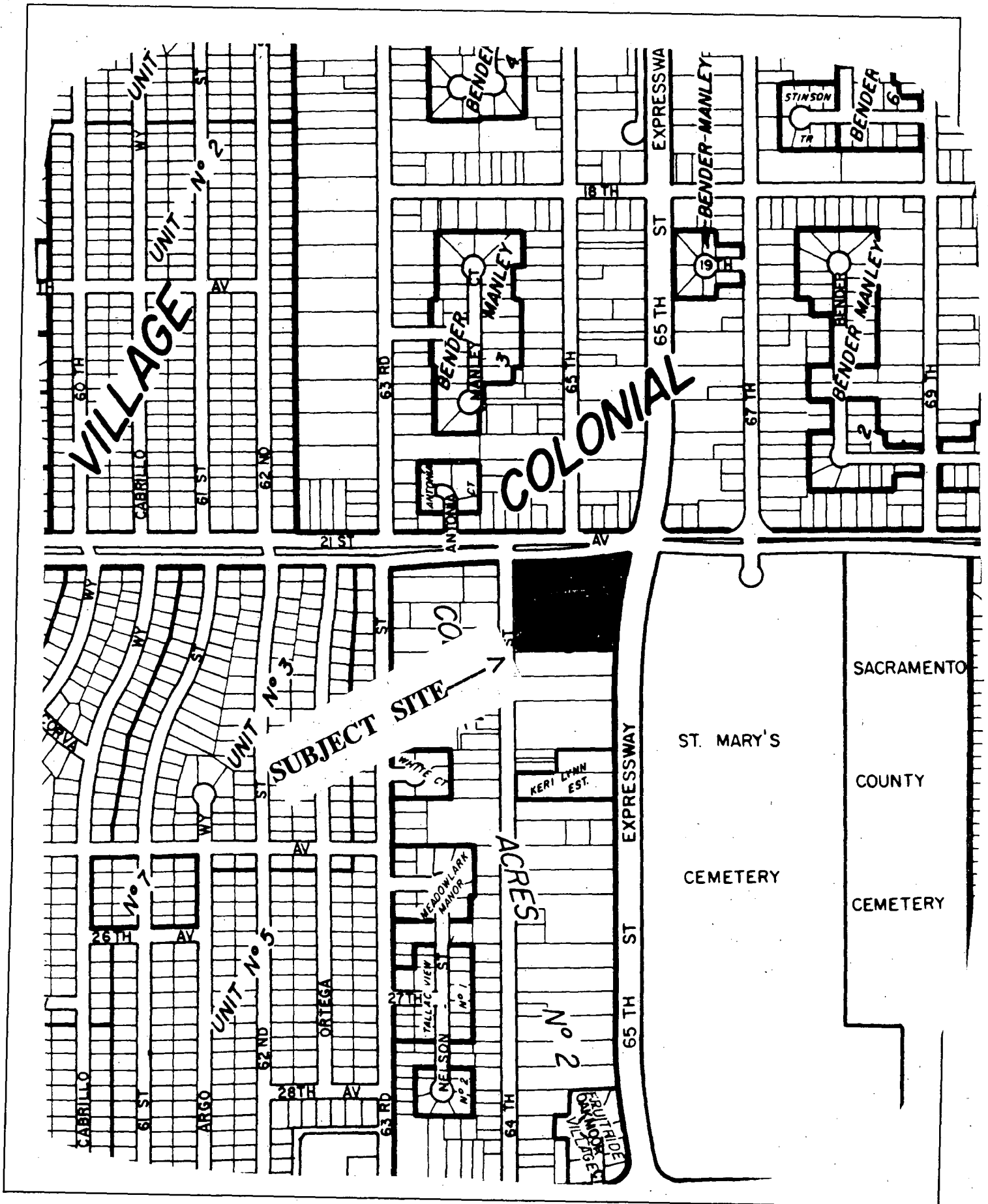
NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

that the lot line adjustment for property located at 4831 and 4911 64th Street, City of Sacramento, be approved as shown and described in Exhibits A, B-1, and B-2 attached hereto, subject to the following conditions:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.

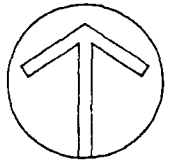


JOY PATTERSON, ZONING ADMINISTRATOR

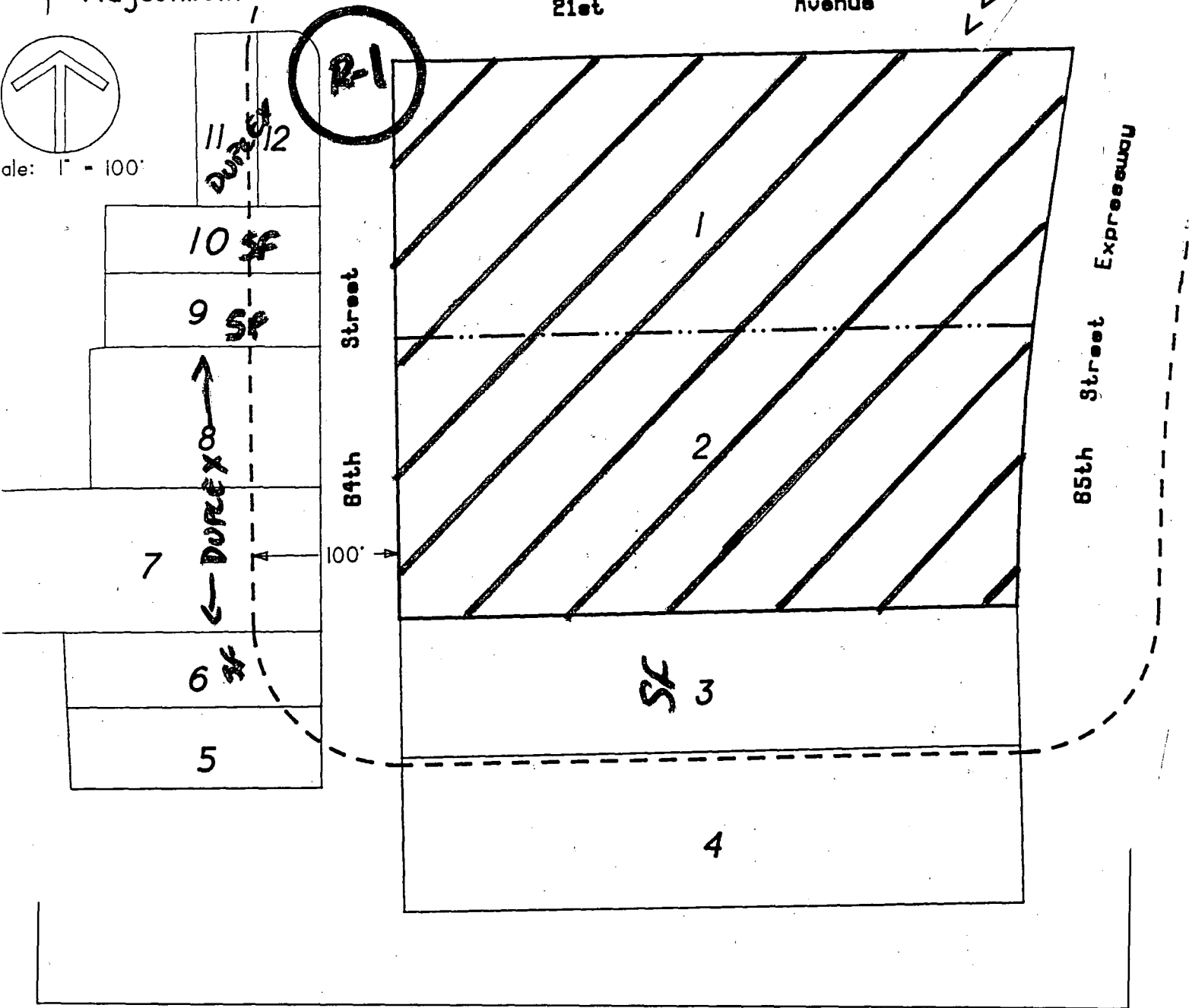


VICINITY MAP

Map
2-10 & 11
Adjustment



Scale: 1" = 100'



LAND USE & ZONING MAP