

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, March 23, 2005 the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z05-021). 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 parcels on 12.1± undeveloped acres in the Shopping Center (SC) and International Plaza Planned Unit Development (PUD) zone.

Location: Southwest Corner of Franklin Blvd and Mack Road

Assessor's Parcel Number: 119-0070-062 and -063 and -064, and -065

Applicant: Regis Homes of Northern California  
1435 River Park Drive, Suite 415  
Sacramento, CA 95815

Property Owner: Lu Family Trust C/O David Lu  
877 Lake Front Drive  
Sacramento, CA 95831

Project Planner: Evan Compton

General Plan Designation: Community/Neighborhood Commercial & Offices  
Existing Zoning of Site: Shopping Center (SC-PUD)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:  
North: SC- PUD; Shopping Center  
South: R-1 and R-1A; Single Family Residential  
West: R-1; Single Family Residential  
East: C-2; Commercial

Property Dimensions: 526.91± feet by 1172.25± feet  
Property Area: 12.1± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Previous Files: P03-132

Additional Information: The applicant proposes to relocate the common property lines between four (4) undeveloped parcels. The purpose of the adjustment is to reconfigure the existing parcels to allow for separate ownership according to the proposed future development. The large parcel will be sold to Regis Homes for the development of the Villa Terrasa subdivision and the other three parcels will remain under the ownership of the Lu Family Trust for future development.

The project has been noticed and staff received one call inquiring about the future development of the subject property. There were no objections to the proposed project.

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 for a Certificate of Compliance with the Development Engineering and Finance Division. The applicant must submit all documents required by the submittal requirements checklist and pay necessary fees;
2. The applicant must file for a Waiver of Parcel Map;
3. The applicant shall pay off or segregate existing assessments.

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.

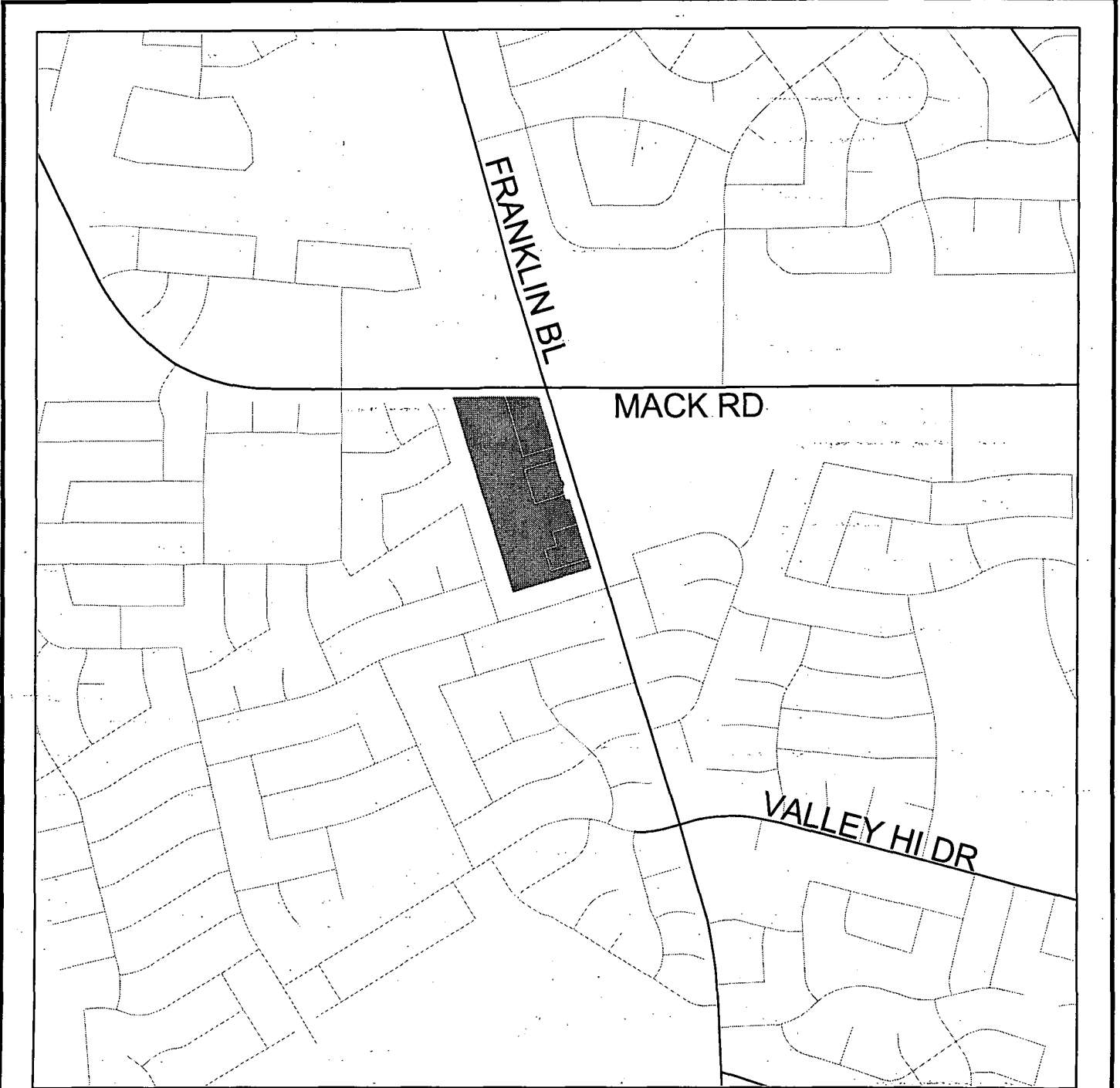



Joy D. Patterson  
Zoning Administrator

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 (Khuyen Vo, 808-8823) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)  
ZA Log Book  
Applicant  
Development Engineering and Finance (Khuyen Vo)



 Development Services  
Department

Geographic  
Information  
Systems

# Vicinity Map



Z05-021

March 23, 2005

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