

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday May 11, 1993, the Zoning Administrator approved a lot line adjustment known as Z93-014 by adopting the attached resolution.

Project Information

Request: Lot line adjustment to relocate a common property line of two lots totaling 0.22± developed acres in the General Commercial (C-2) and Single Family or Two Family (R-1B) zones.

Location: 1608 V Street & 2215 16th Street

Assessor's Parcel

Numbers: 009-0213-001 & 004

Applicant:	Leland & Paula Meyer 2215 16th Street Sacramento, CA 95818	Property Owner:	Leland & Paula Meyer 2215 16th Street Sacramento, CA 95818
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General Plan Designation: Community Neighborhood Commercial & Offices
Medium Density Residential (16-29 du/ac)

1980 Central City Community

Plan Designation: General Commercial/Multi-use and Multi Family

Existing Land Use of Site: Commercial and Single Family

Existing Zoning of Site: C-2 & R-1B

Surrounding Land Use and Zoning:

North: Commercial, Vacant & Residential; C-2 & R-3A

South: Service Station, Residential; C-2 & R-3A

East: Single Family Residential; R-1B

West: Commercial, Residential; C-2 & R-1B

Property Dimensions: Irregular

Property Area: 0.22 acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

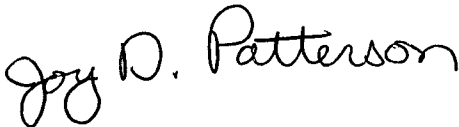
Additional Information: The lot located at 2215 16th Street measures 40' X 80' and is located in the C-2 zone. A single family structure that was converted to commercial use is located on the site. Structure is presently used as an interior decorator's office. In 1989 a variance was granted to construct a garage at the rear of the property (P89-083).

The parcel located at 1608 V Street measures 40' X 160' and is located in the R-1B zone. A single family residence is located on the site. A covered parking area with room for two cars is located in the front setback area of the lot. The rear 40 feet of the property is also paved and historically has been used as the parking area for the commercial uses located at 2215 16th Street (see Exhibit C). The purpose of the proposed lot line adjustment is to locate the parking lot for 2215 16th Street on the 2215 16th Street property. The adjustment should not eliminate the potential of developing the 1608 V Street property with a second unit in the future.

The applicant should be aware that the parking lot area is a non-conforming use and that the 2215 16th Street property will have two zones (C-2 and R-1B) after the lot line adjustment is recorded. The parking lot use will be allowed to remain; however, if there were ever a proposal to expand the commercial use onto the R-1B zoned portion of the property and rezone to C-2 would be required.

Project Plans: See Exhibits A & B and 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)
Applicant
ZA Log Book
ZA Resolution Book
Public Works
Building Division