

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 19, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-112) by adopting the attached resolution (ZA97-031).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between three parcels to create two parcels totaling 2.57± developed acres in the General Commercial, Executive Airport Overlay (C-2){EA-4} zone.

Location: Northeast corner of Fruitridge and Freeport Boulevard (D5, Area 3)

Assessor's Parcel Number: 018-0222-008,007, 009

Applicant: JMD Architecture (Dan Schalit)
562 Mission Street #201
San Francisco, CA 94105

Property Owner: Village Properties
562 Mission Street #201
San Francisco, CA 94105

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Land Use of Site: Commercial
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2 {EA-4}; Commercial
South: C-2 {EA-4}; Commercial
East: R-1 {EA-2 and EA-4}; Residential
West: R-1 {EA-4}; Residential

Property Dimensions: Irregular
Property Area: 2.57± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibits A and C

Legal Description: Exhibit B

Previous Files: Z97-010, Z97-173, P96-043, P88-137, P85-169

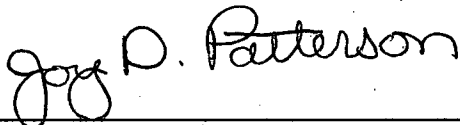
Additional Information The applicant proposes to relocate the common property lines between three parcels to create two parcels in order to provide adequate on-site parking for each commercial use. Both parcels are developed with commercial uses. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site. All parcels will meet all minimum lot size requirements after the proposed adjustment.

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)
ZA Resolution Book
ZA Log Book
Applicant
Public Works (Anwar Ali)