

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 25, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-040) by adopting the attached resolution (ZA97-016).

Project Information

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property lines between four parcels totaling 0.71 ± partially developed acres in the Standard Single Family (R-1) zone.

Location: 2329, 2329 #1, and 2335 Albatross Way and 1902 Silica Avenue (D3, Area 4)

Assessor's Parcel Number: 277-0121-005 through 008

Applicant: Nick Susac
 1521 Deerfield Circle
 Roseville, CA 95747

Property Owner: Yanko & Jana & Nick Susac
 1521 Deerfield Circle
 Roseville, CA 95747

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

Surrounding Land Use and Zoning:

North: R-3; Residential
South: R-1; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: 160 feet x 194 feet
Property Area: 0.71 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: None provided

Previous Files: None

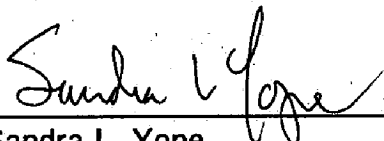
Additional Information The applicant proposes to relocate the common property lines between four parcels in order to create larger lots for future development. The northwest parcel is developed with a single family residence and the remaining parcels are vacant. The Zoning Ordinance and Building Code do not permit structures to cross property lines and require lots to have access. 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)}.



 Sandra L. Yope
 Acting 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 ✓

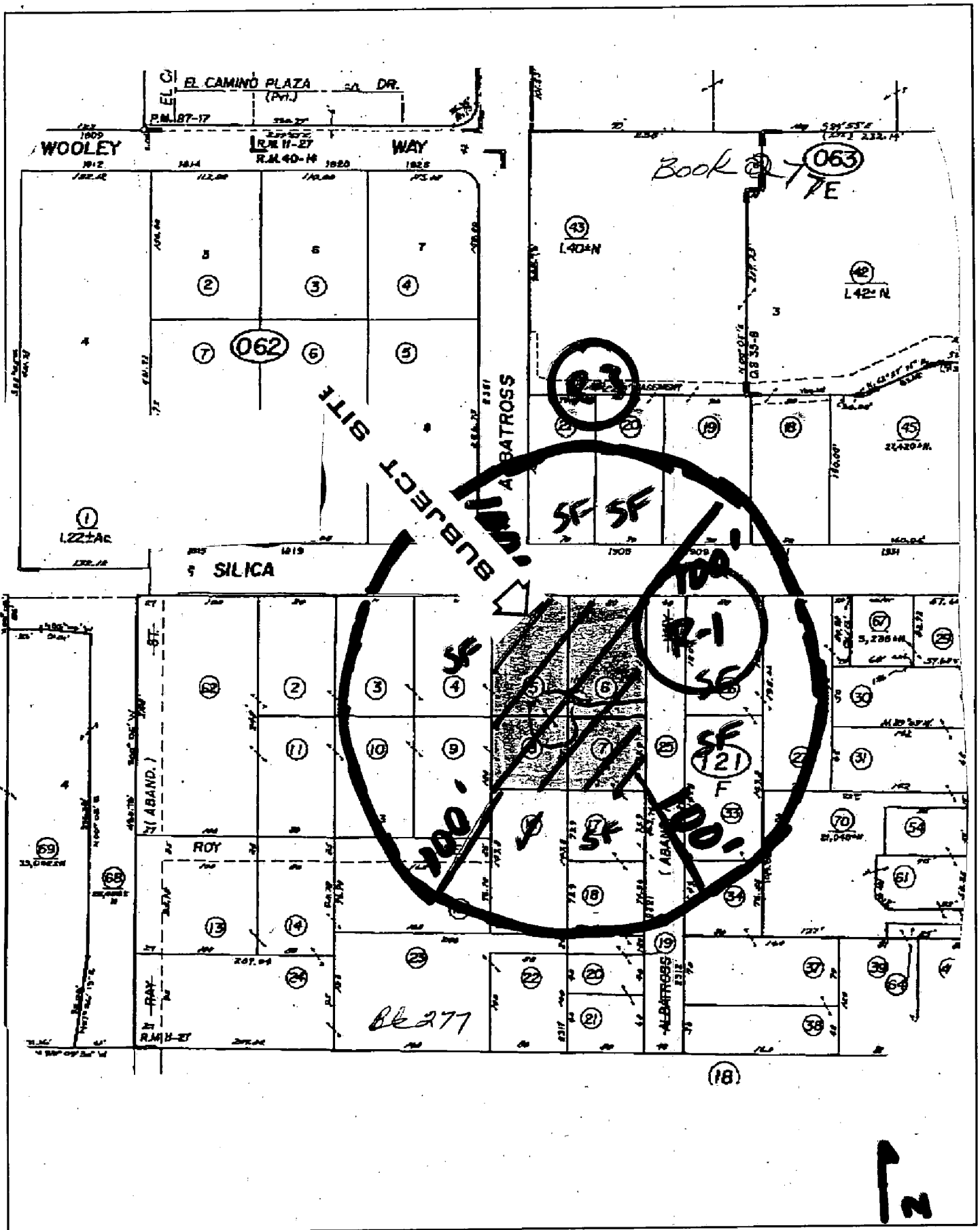


VICINITY MAP

Z97-040

JUNE 25, 1997

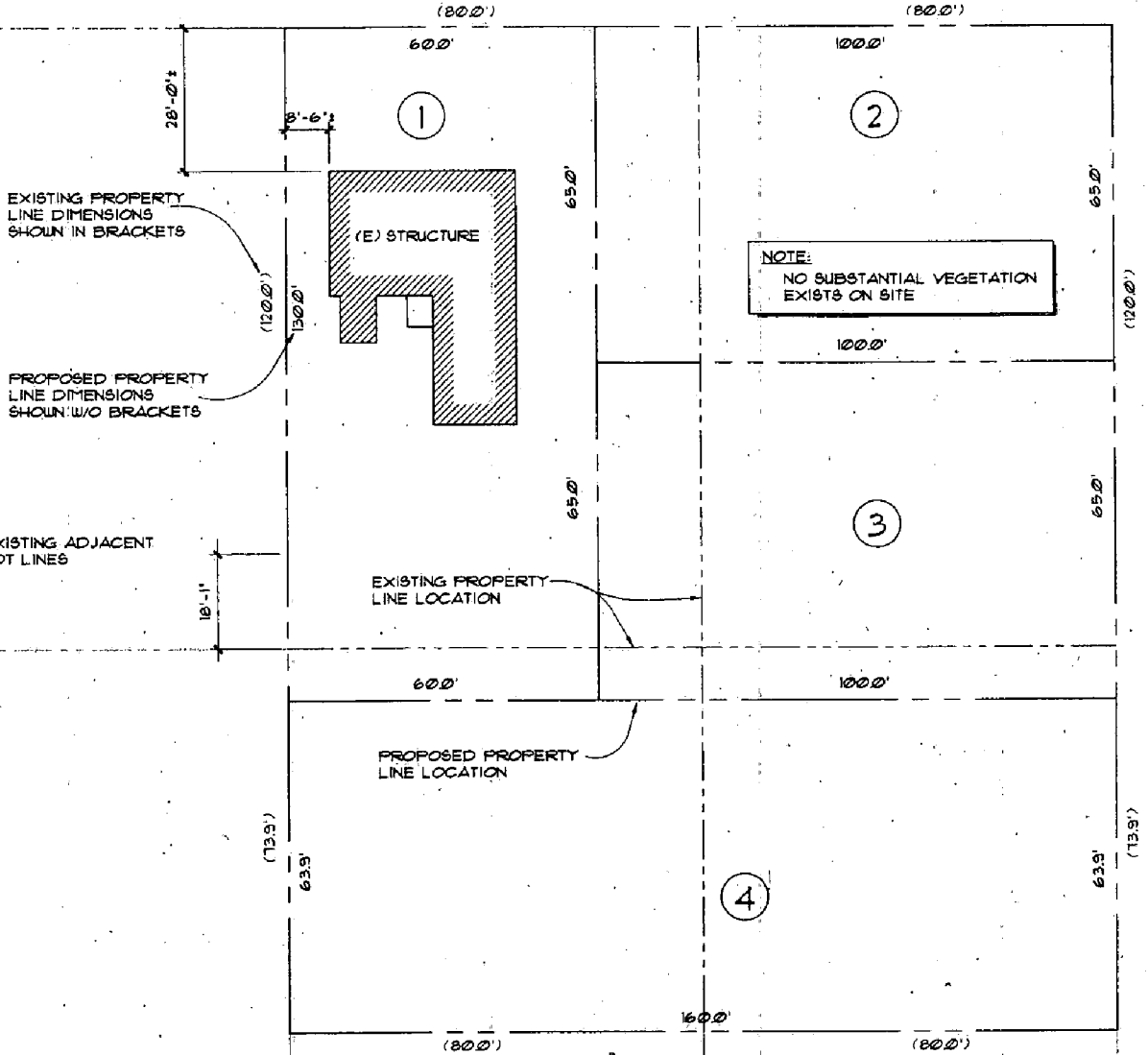
ITEM NO. 1



LAND USE & ZONING MAP

EXHIBIT - A

CENTER LINE SILICA STREET



CENTER LINE ALBATROSS WAY (ABANDONED)

Z 97-040

REVISED

PROPOSED LOT LINE PLAN



SCALE:

297-040

JUNE 25, 1997

ITEM #1