

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 26, 1998, the Zoning Administrator approved a lot line adjustment (File Z98-093) by adopting the attached resolution (ZA98-030).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 0.43± developed acres in the Standard Single Family (R-1) zone.

Location: 2779 and 2787 Fairfield Street (D2, Area 4)

Assessor's Parcel Number: 263-0132-012, 011

Applicant: Rosalinda Esparza
2779 Fairfield Street
Sacramento, CA 95815

Property Owner: Rosalinda Esparza and Gregory Theis
2779 Fairfield Street P.O. Box 162077
Sacramento, CA 95815 Sacramento, CA 95816

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento

Community Plan Designation: Residential (4-8 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; Residential

South: R-1; Residential

East: R-1; Residential

West: R-1; Residential

Property Dimensions: Irregular
Property Area: 3.76± acres
Topography: Flat
Street Improvements: Partially Developed

Utilities: Existing
Project Plans: Exhibit A
Legal Description: Exhibits B-1 and B-2
Previous Files: None

Additional Information The applicant proposes to relocate the common property lines between two parcels to square off an existing flag lot and align the flag portion to the south parcel. Both parcels are developed with single family houses. The Zoning Ordinance and Building Code do not permit structures to cross property lines. 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)}.



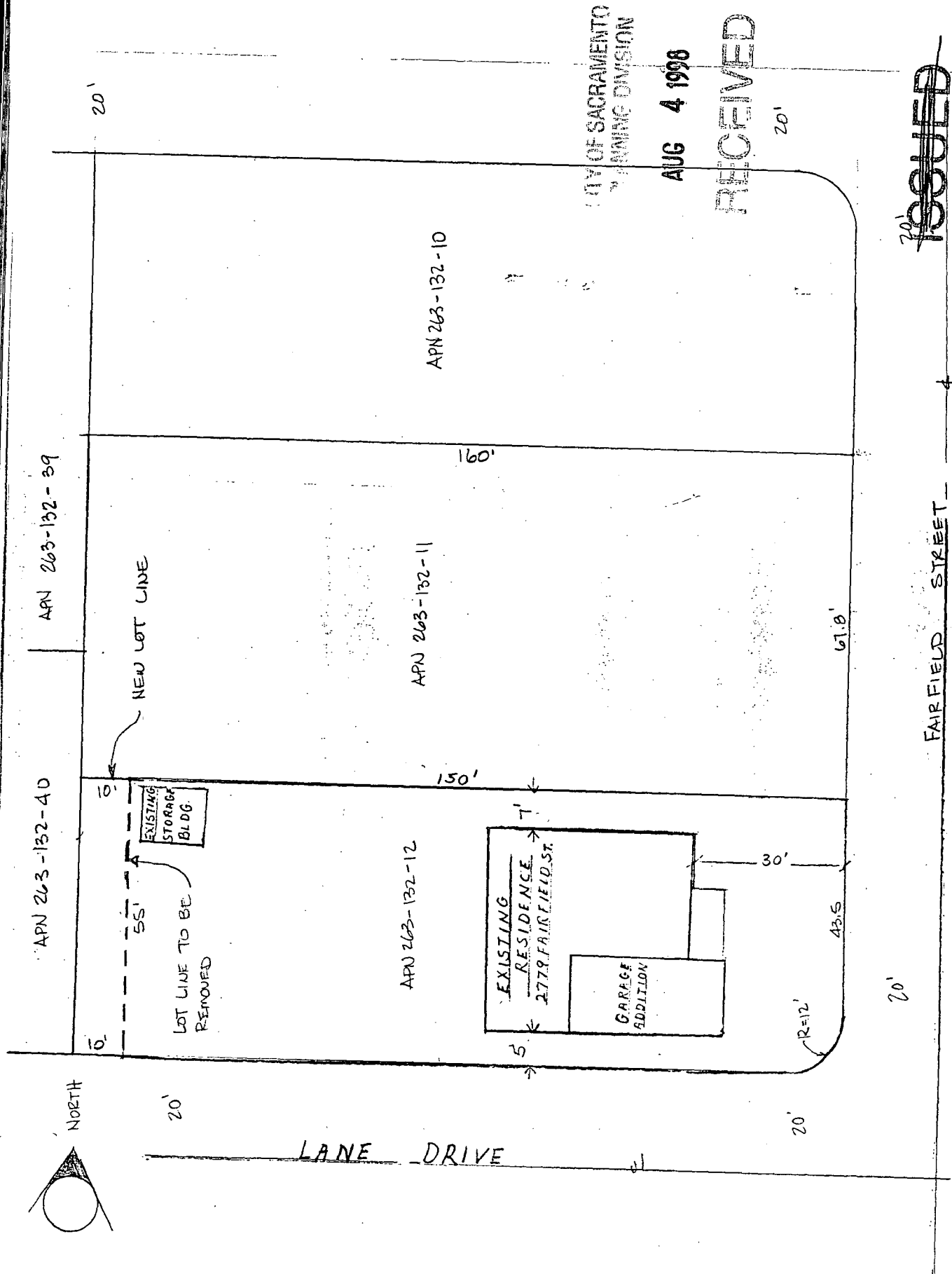
Joy D. Patterson
Zoning Administrator

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 (Jerry Lovato, 264-7918) 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
Owner
Public Works (Anwar Ali)

EXHIBIT A



CITY OF SACRAMENTO
PLANNING DIVISION

AUG 4 1998

RECEIVED

~~ISSUED~~

~~AUG 04 1998~~

Sacramento Building Division

298-093

298-093

AUGUST 26, 1998


ITEM 2

Z98-093

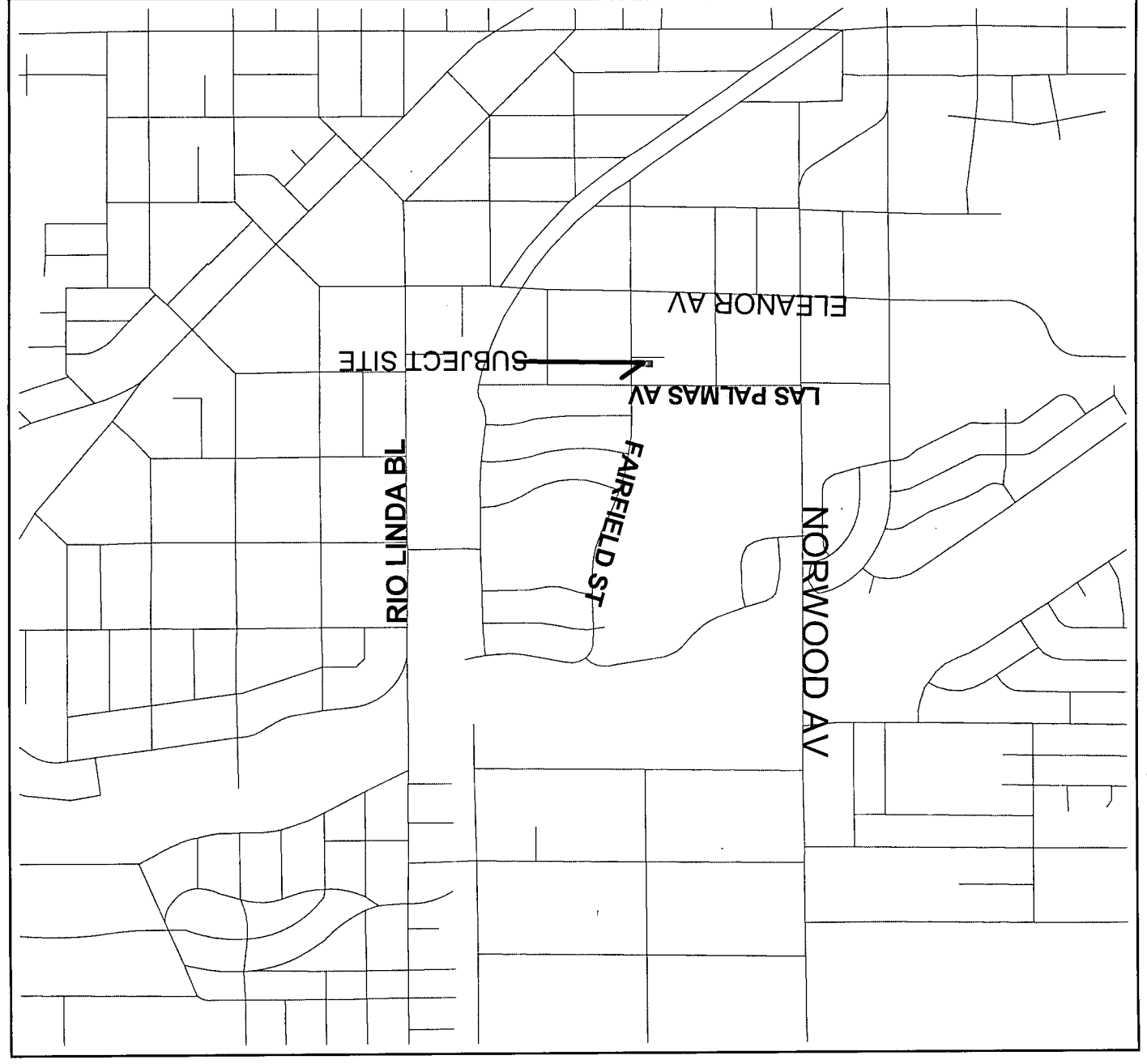
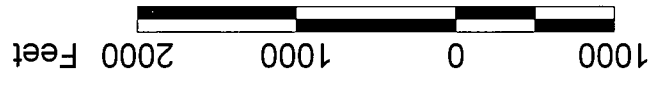
August 26, 1998

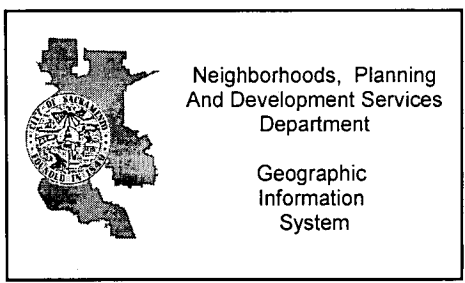
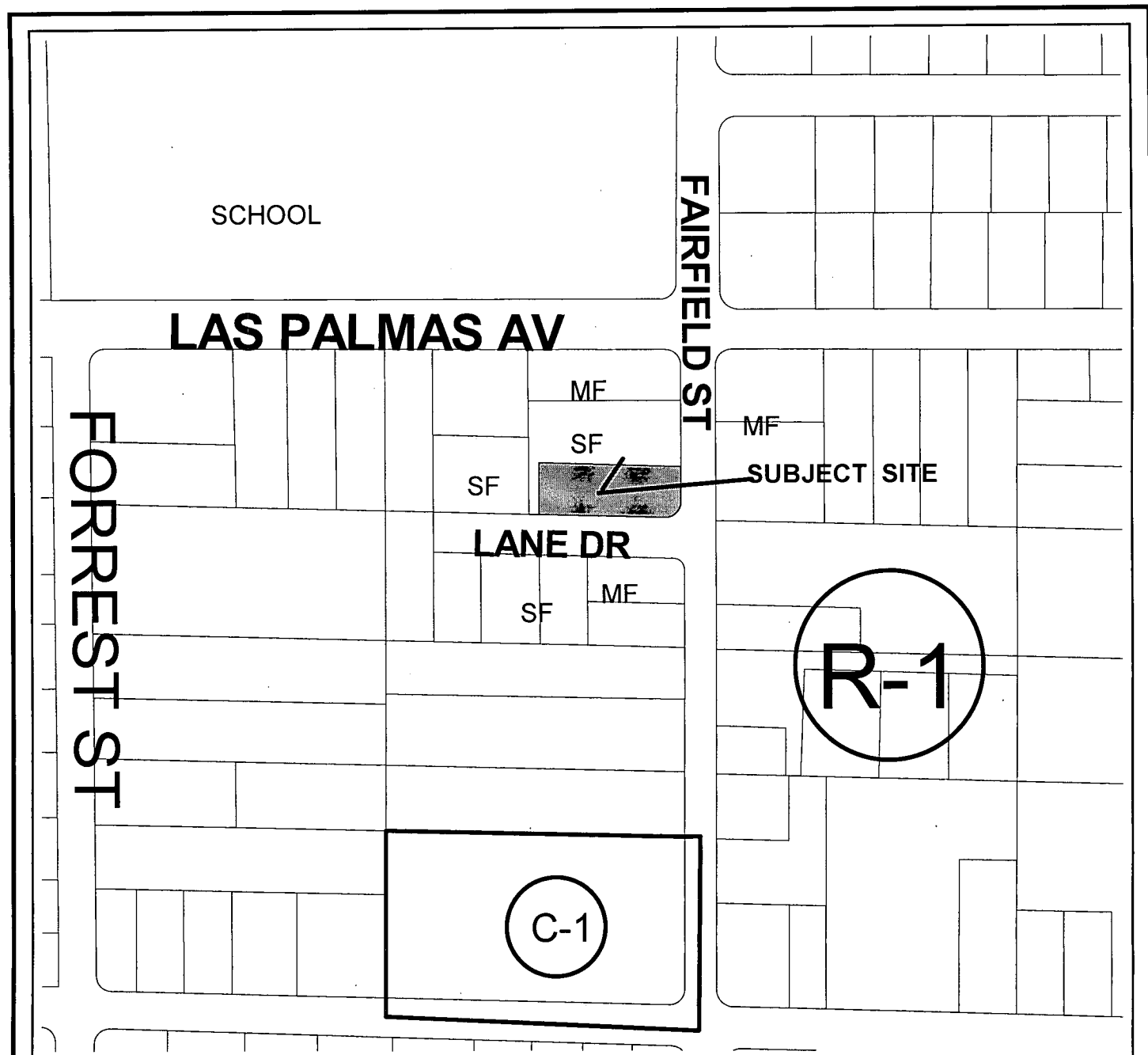
Item 2

Neighborhoods, Planning
And Development Services
Department
Geographic
Information
System

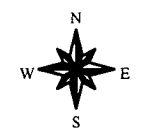


VICINITY MAP





LAND USE AND ZONING



298-093

EXHIBIT - B-1

New Description
ESPARZA

All that certain real property situate in the City of Sacramento,
County of Sacramento, State of California, described as follows:

The South 55 feet of the East 160 feet of Lot 5, as shown on the
"Plat of Altos Acres", recorded in Book 16 of Maps, Map No. 55,
records of Sacramento County.

Dated: _____

Gerald D. Dishington, P.L.S. 5109
My Registration Expires 6-30-99

298-093

AUGUST 26, 1998

ITEM 2

EXHIBIT B-2

New Description
THEIS

All that certain real property situate in the City of Sacramento,
County of Sacramento, State of California, described as follows:

The South 122.80 feet of the East 160 feet of Lot 5, as shown on
the "Plat of Altos Acres", recorded in Book 16 of Maps, Map No.
55, records of Sacramento County, excepting the South 55 feet of
the East 160 feet, of said Lot 5.

Dated: _____

Gerald D. Dishington, P.L.S. 5109
My Registration Expires 6-30-99

298-093

AUGUST 26, 1998

ITEM 2