

**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

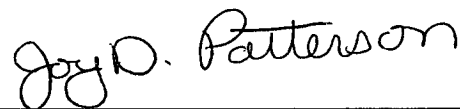
Additional Information The applicant proposes to relocate the common property lines between two parcels to square off an existing flag lot and align the flag portion to the south parcel. Both parcels are developed with single family houses. The Zoning Ordinance and Building Code do not permit structures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



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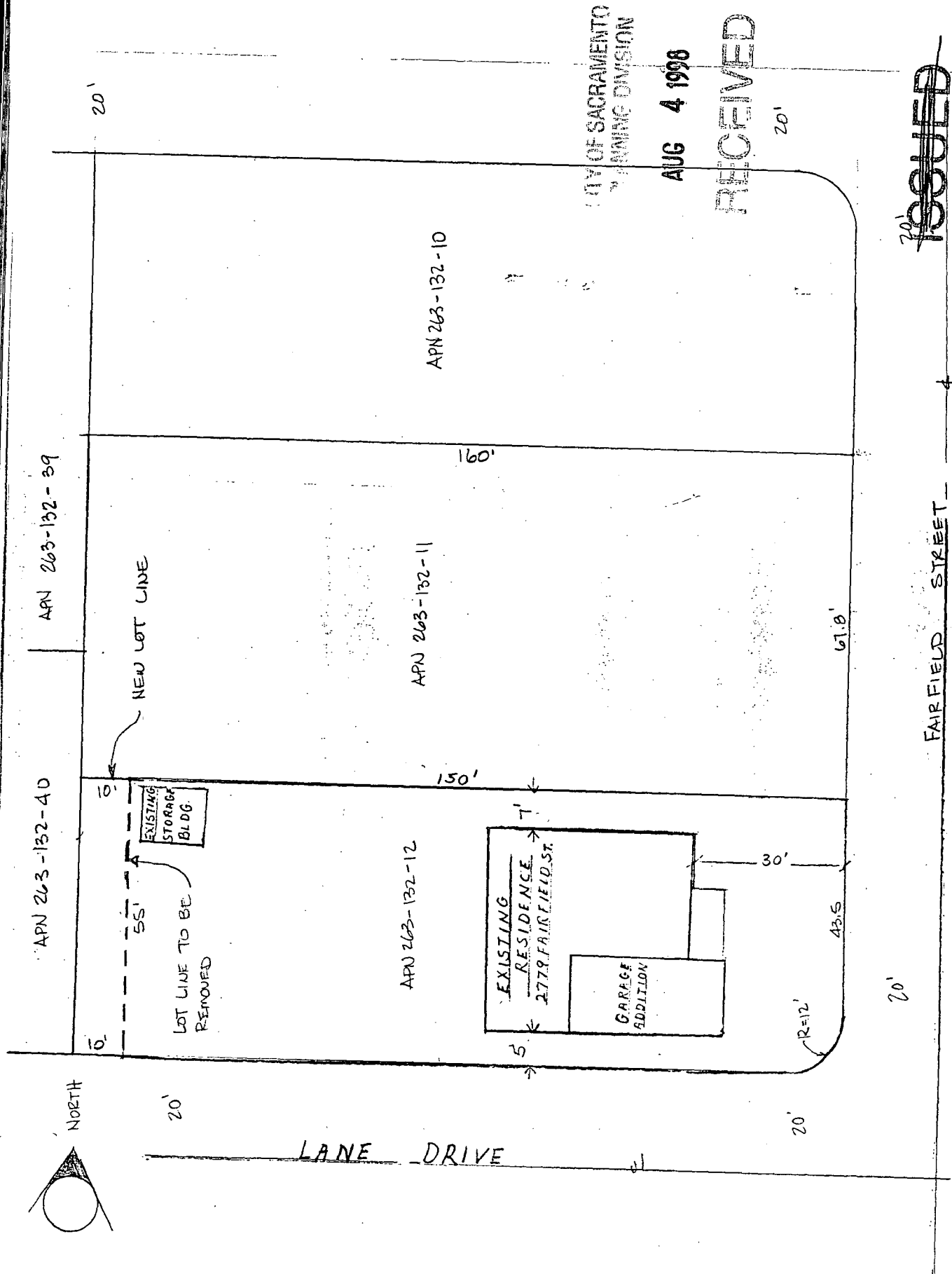
Joy D. Patterson  
Zoning Administrator

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

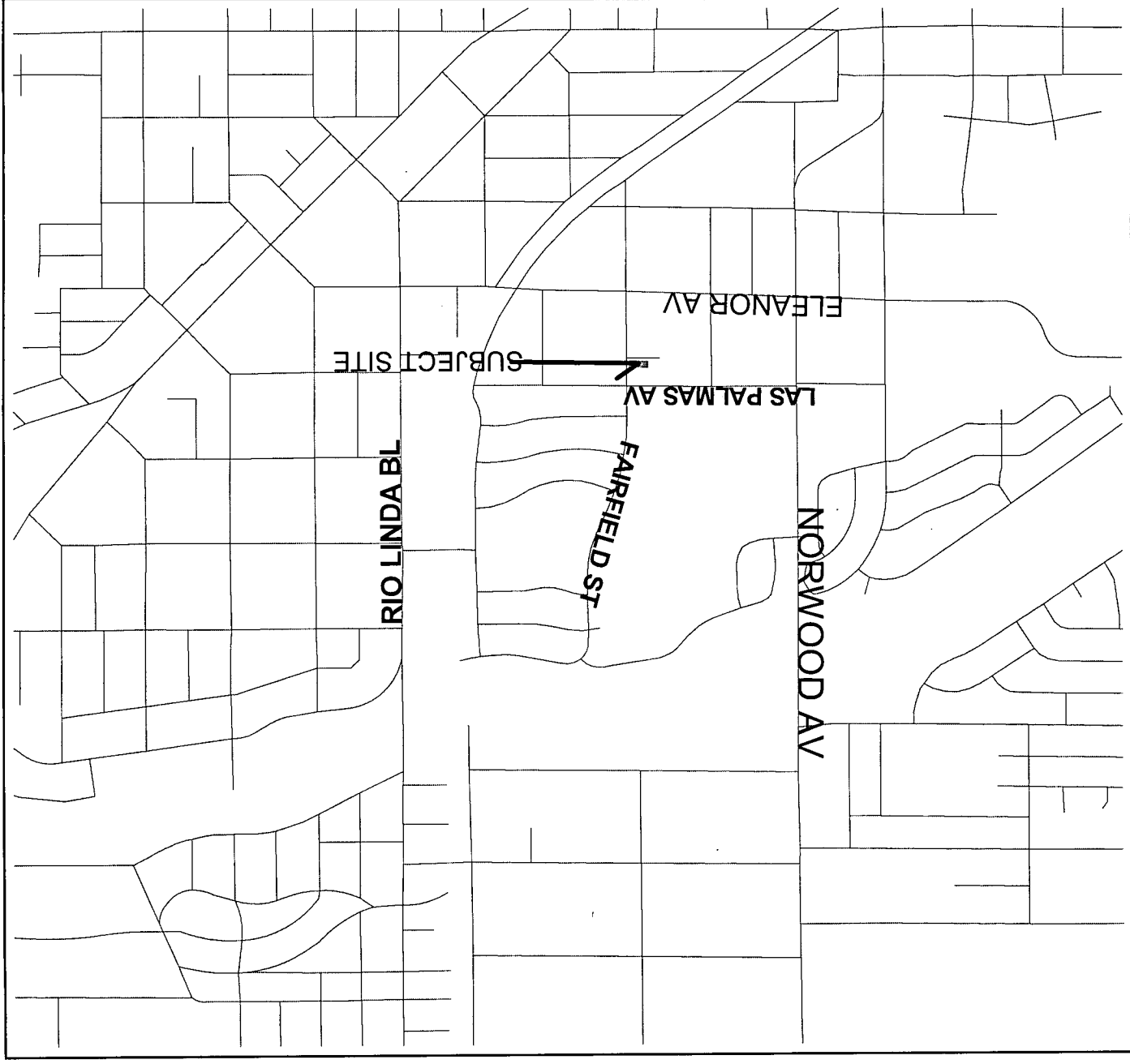
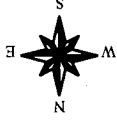
Item 2

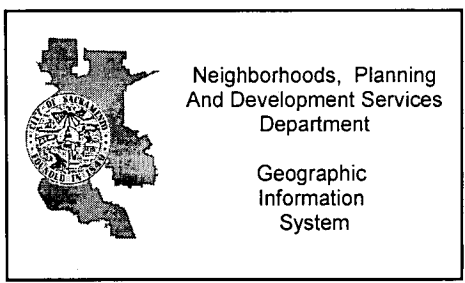
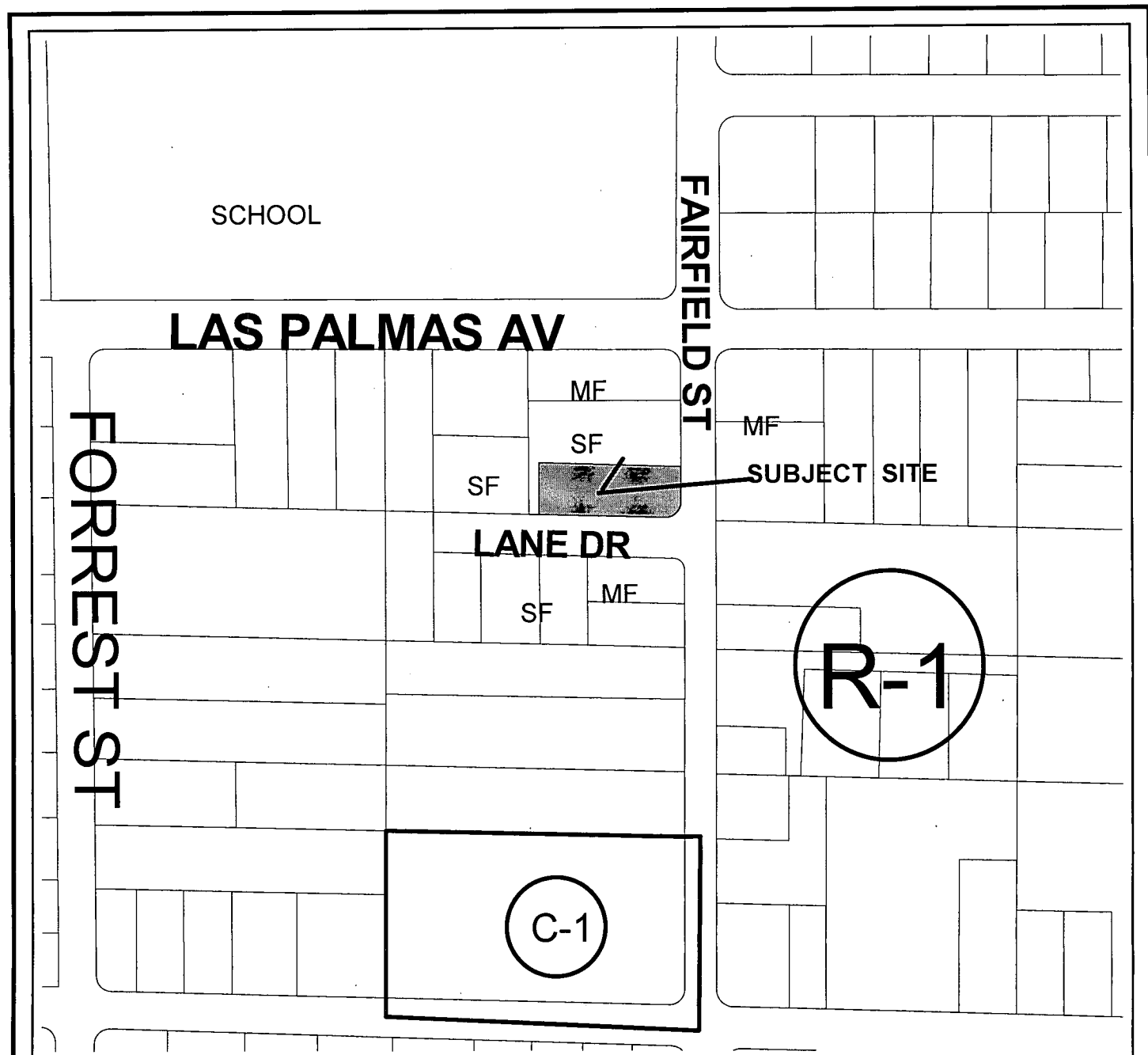
Neighborhoods, Planning  
And Development Services  
Department  
Geographic  
Information  
System



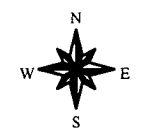
# VICINITY MAP

1000 0 1000 2000 Feet





# 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