

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 18, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-053) by adopting the attached resolution (ZA97-014).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 0.85± developed acres in the Residential Mixed Use (RMX) zone.

Location: 1830 15th Street and 1417 S Street (D4, Area 1)

Assessor's Parcel Number: 009-0085-015 and 020

Applicant: Murray Smith & Associates (Mike Himmelmann)
3110 Gold Canal Dr., "A"
Rancho Cordova, CA 95670

Property Owner: Pichiquila Associates & RTR
1830 15th Street, #150
Sacramento, CA 95814

General Plan Designation: Special Planning District
Central City
Community Plan: Residential Mixed Use
Existing Land Use of Site: Office Building and Single Family Residence
Existing Zoning of Site: Residential Mixed Use (RMX)

Surrounding Land Use and Zoning:
North: RMX; Commercial
South: RMX; Commercial
East: RMX; Commercial and Residential
West: RMX; Residential

Property Dimensions: Irregular
Property Area: 0.85± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: None

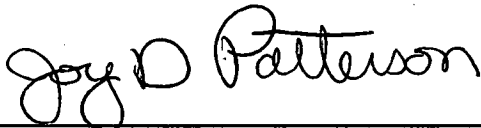
Additional Information The applicant proposes to relocate the common property line between two parcels in order to allow the existing undeveloped area and abandoned structure to be located on the residential property. The west parcel is developed with a single family residence and the east/north parcel is developed with an office building and an abandoned residence. 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)).



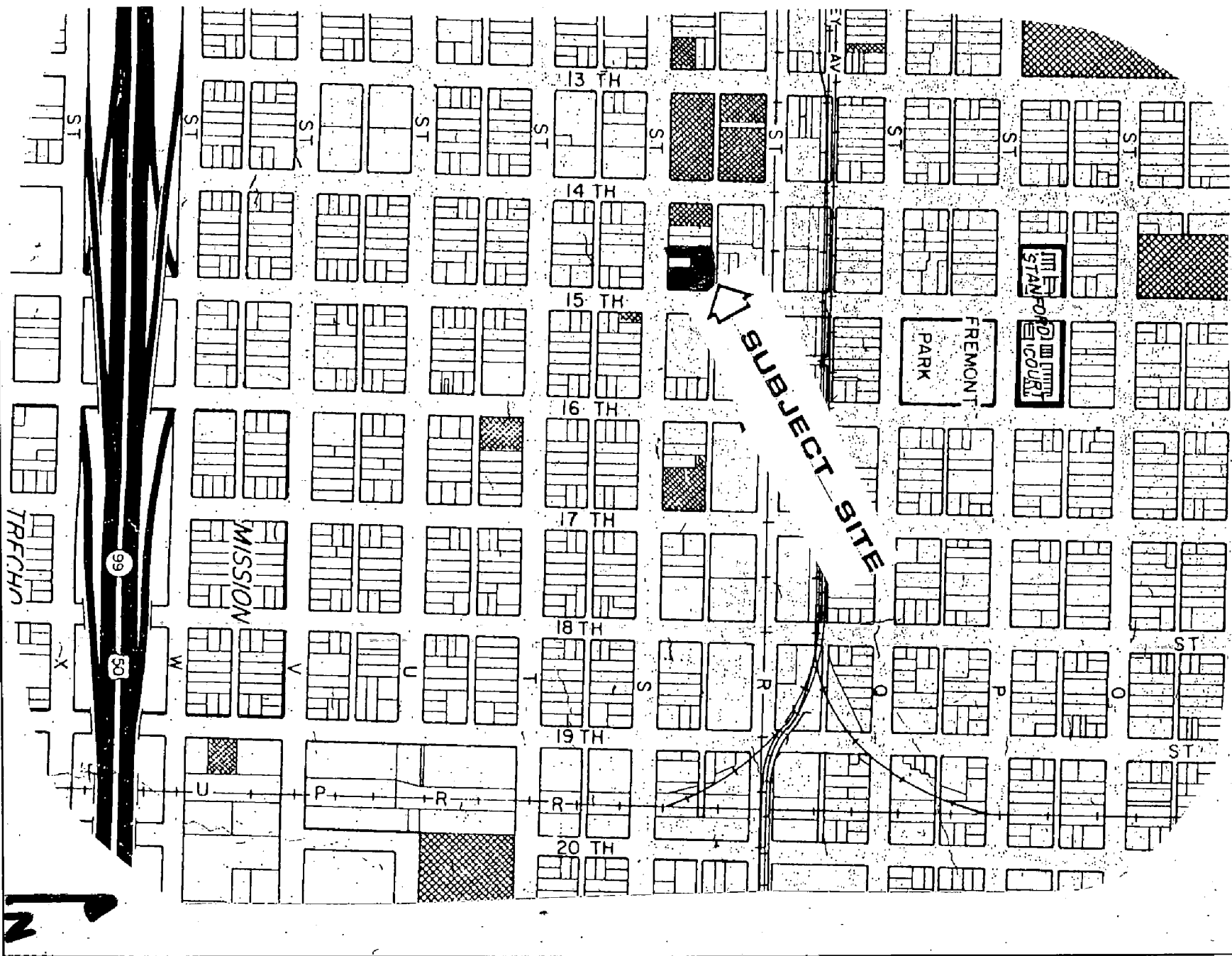
Joy D. Patterson
Zoning Administrator

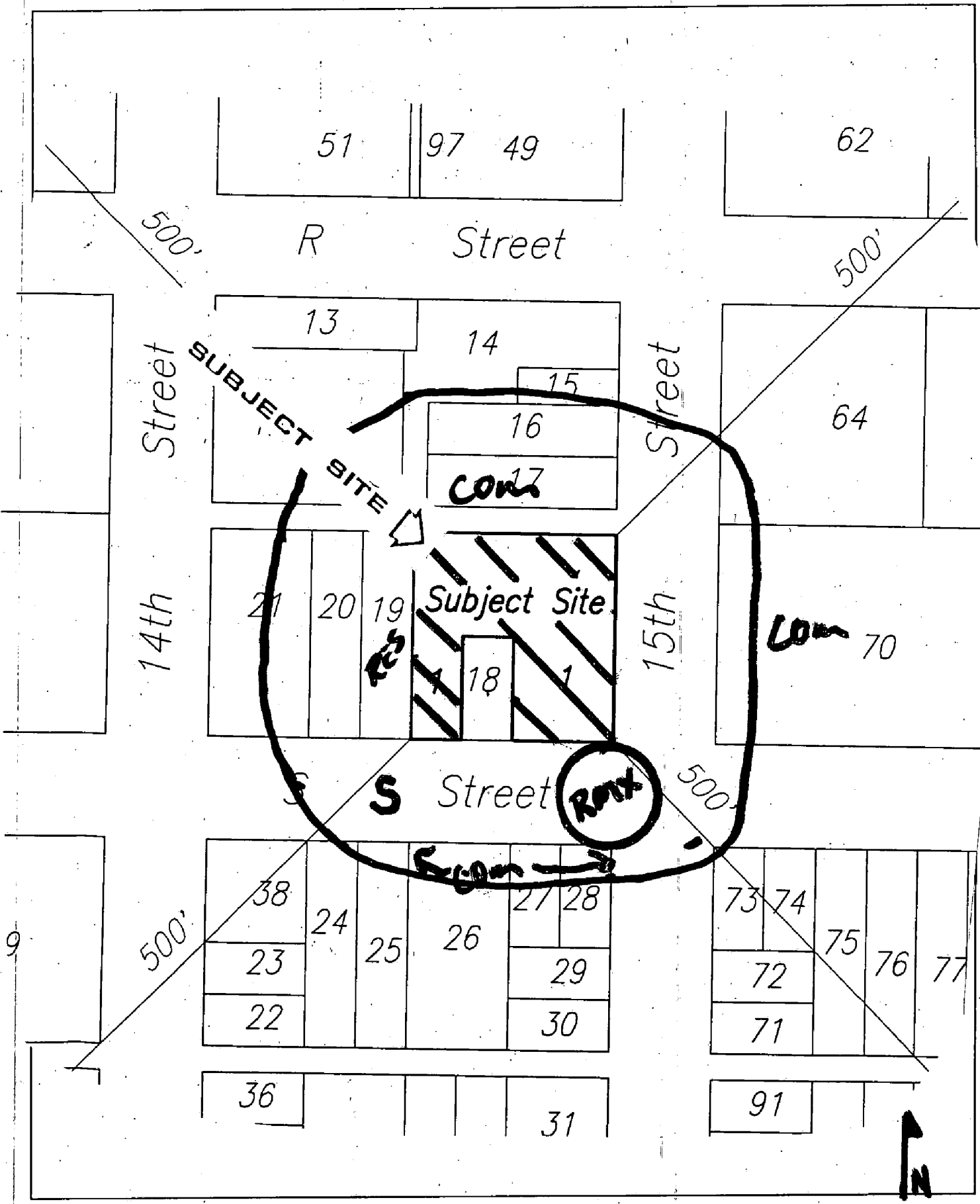
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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) ✓
Applicant ✓ ZA Resolution Book ✓ ZA Log Book ✓
Public Works ✓

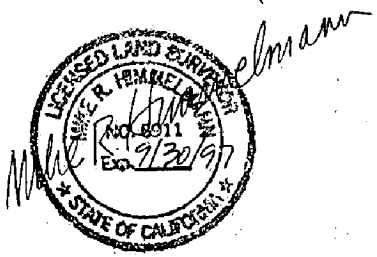
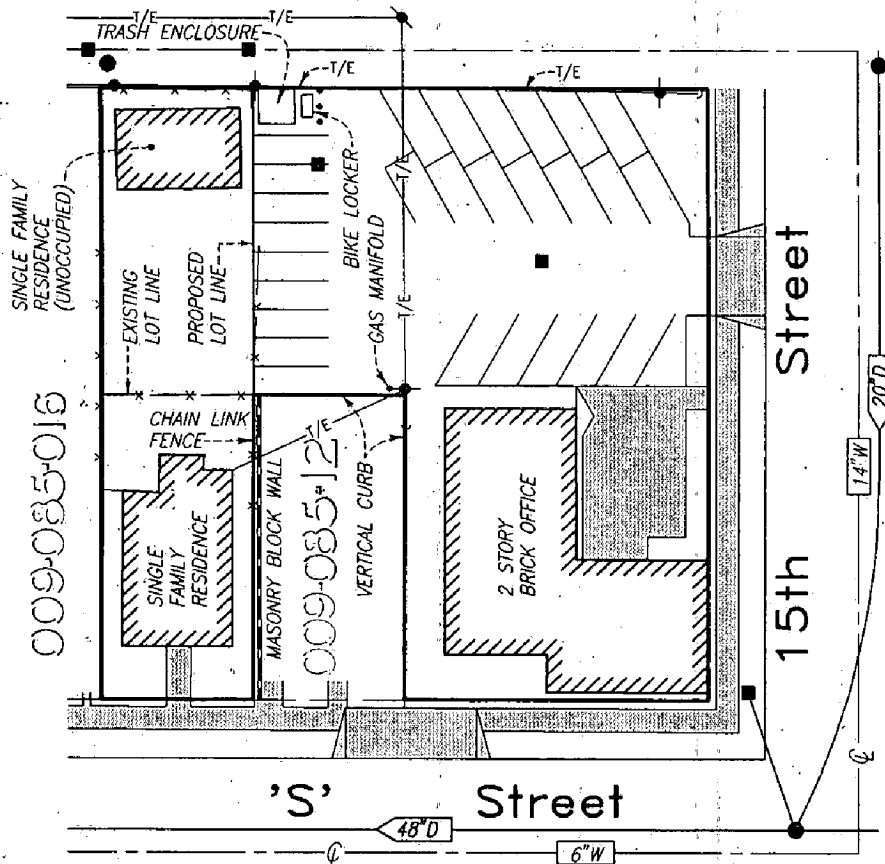
VICINITY MAP





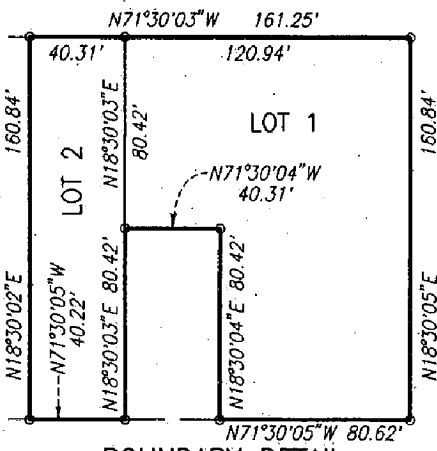
LAND USE & ZONING MAP

EXHIBIT A

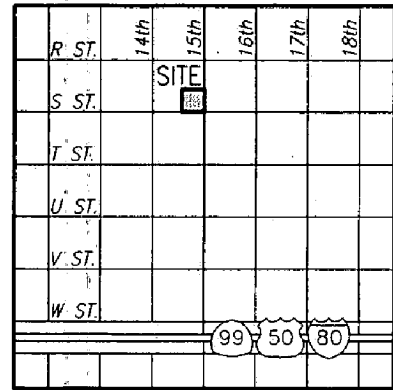
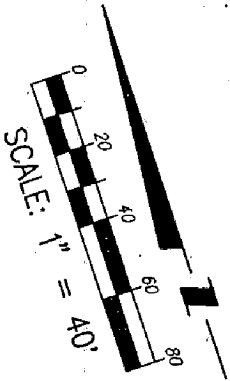


LEGEND

- ... DIMENSION POINT
- T/E... TELEPHONE/ELECTRIC
- ... DRAIN INLET
- ⊕ ... CENTERLINE



BOUNDARY DETAIL
NO SCALE



VICINITY MAP
NO SCALE

CALC: CC	LOT LINE ADJUSTMENT EXHIBIT	DATE: 5/14/97
DRN: CC	LOT 5, THE EAST 1/2 OF THE NORTH 1/2 OF LOT 6, AND THE WEST 1/2 OF LOT 6 IN THE BLOCK BOUNDED BY 14th AND 15th AND 'R' AND 'S' STREETS CITY OF SACRAMENTO, CALIFORNIA	SCALE: 1"=40'
CKD: MH	MURRAY SMITH & ASSOCIATES, ENGINEERING	FB:
APRVD: MH	RANCHO CORDOVA, CALIFORNIA	WO: 97023