

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday May 3, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-043) by adopting the attached resolution (ZA94-014).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to adjust the common property line between three parcels on 0.55± partially developed acres in the Central Business District-Special Planning District (C-3) zone.

**Location:** Southeast Corner of 9th Street and H Street

**Assessor's Parcel Number:** 006-0041-001, 002, and 003

**Applicant:** City of Sacramento  
915 I Street  
Sacramento, CA 95814

**Property Owner:** Same as Applicant

<b>General Plan Designation:</b>	Public Offices
Central City	
<b>Community Plan Designation:</b>	Multi-Use
<b>Existing Land Use of Site:</b>	City Parking Lot
<b>Existing Zoning of Site:</b>	Central Business District- Special Planning District (C-3)

**Surrounding Land Use and Zoning:**

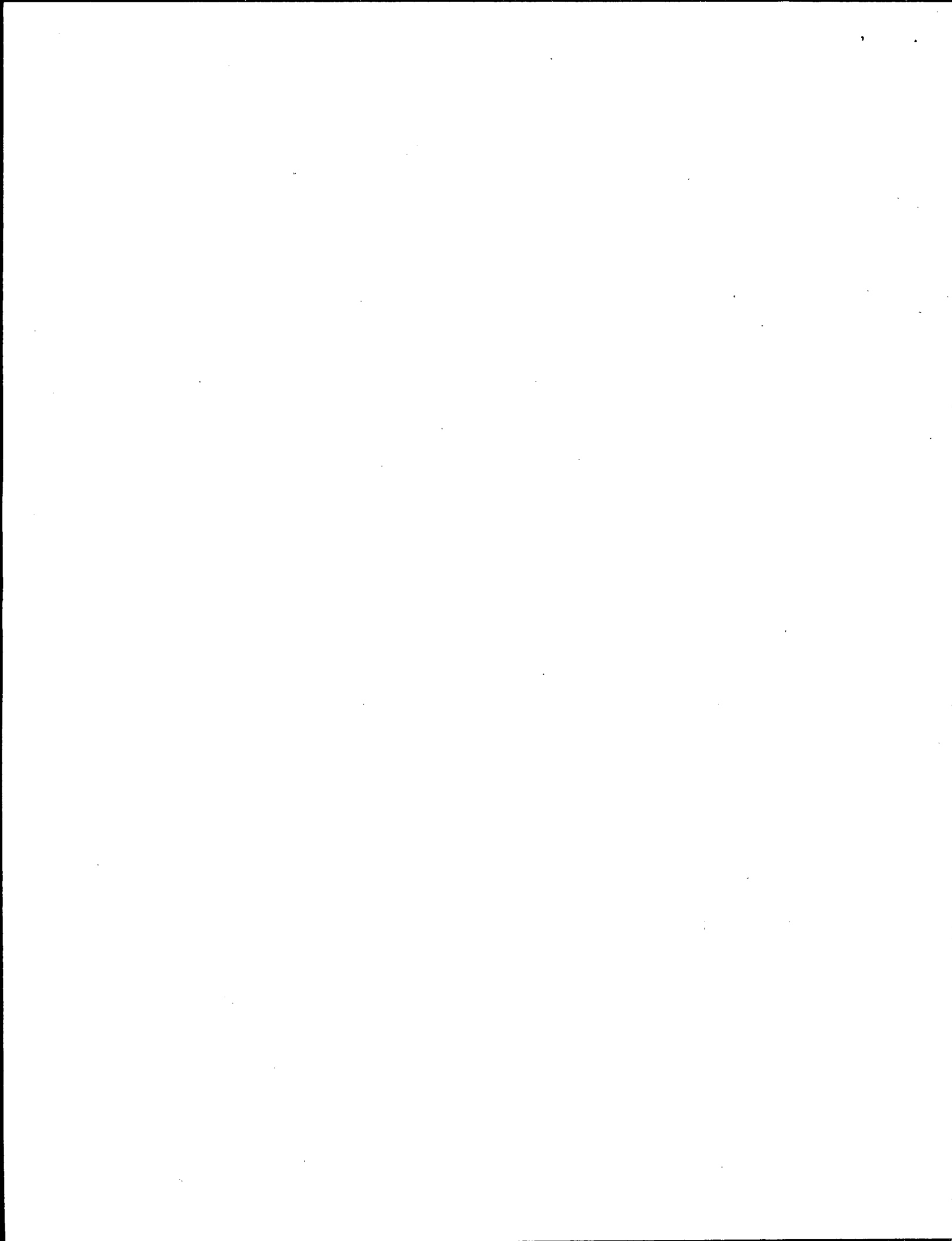
North:	C-3; Commercial
South:	C-3; City Hall
East:	C-3; Parking Lot
West:	C-3; Post Office and Commercial

**Property Dimensions:** Irregular  
**Property Area:** 0.55± acres

**Z94-043**

**May 3, 1994**

**Item 3**



Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

The applicant proposes to relocate a common property line between three parcels in order to create a parcel large enough to move a Victorian House on the site (Mory's Place). The structure is proposed to be used by American Youth Hostels. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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*

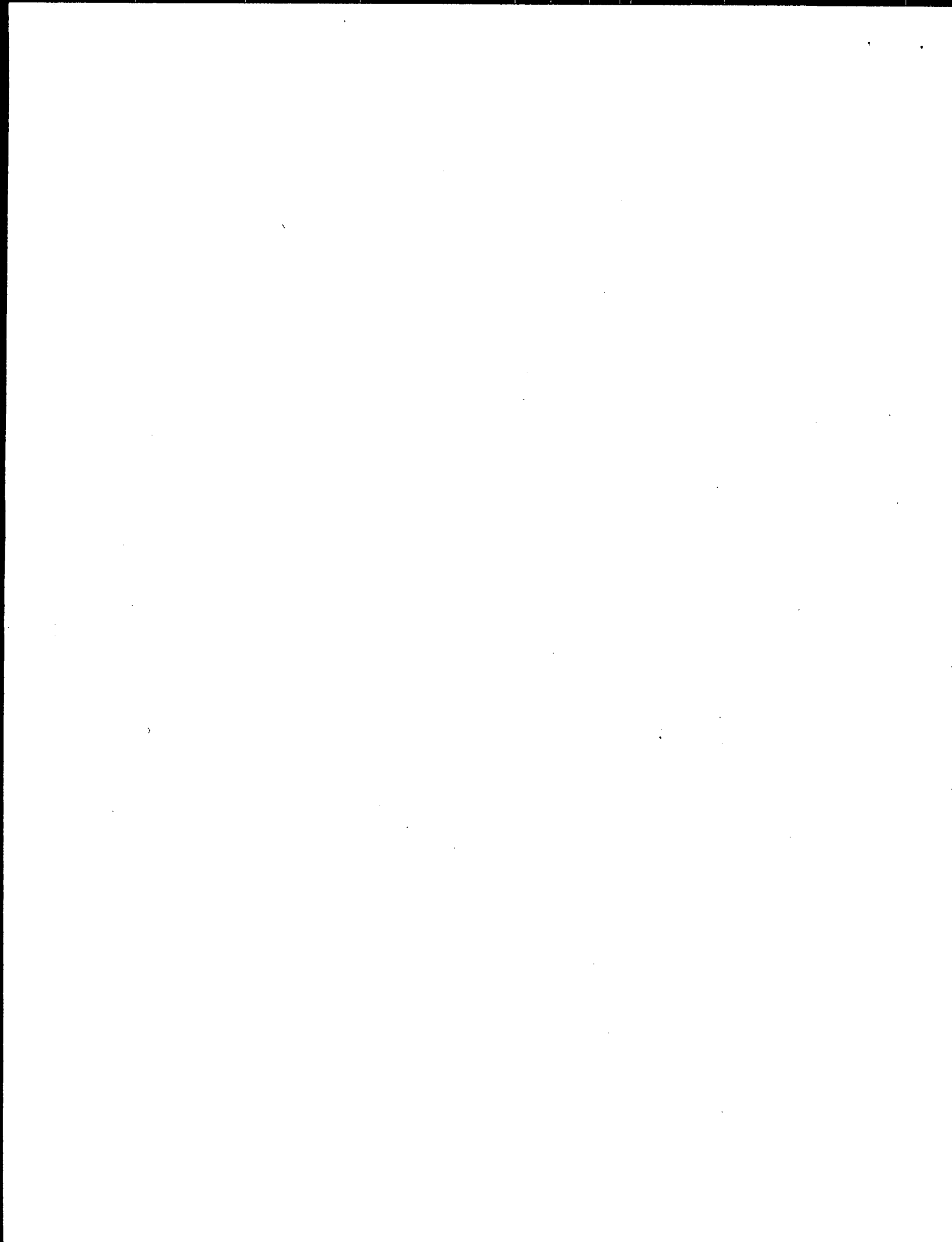
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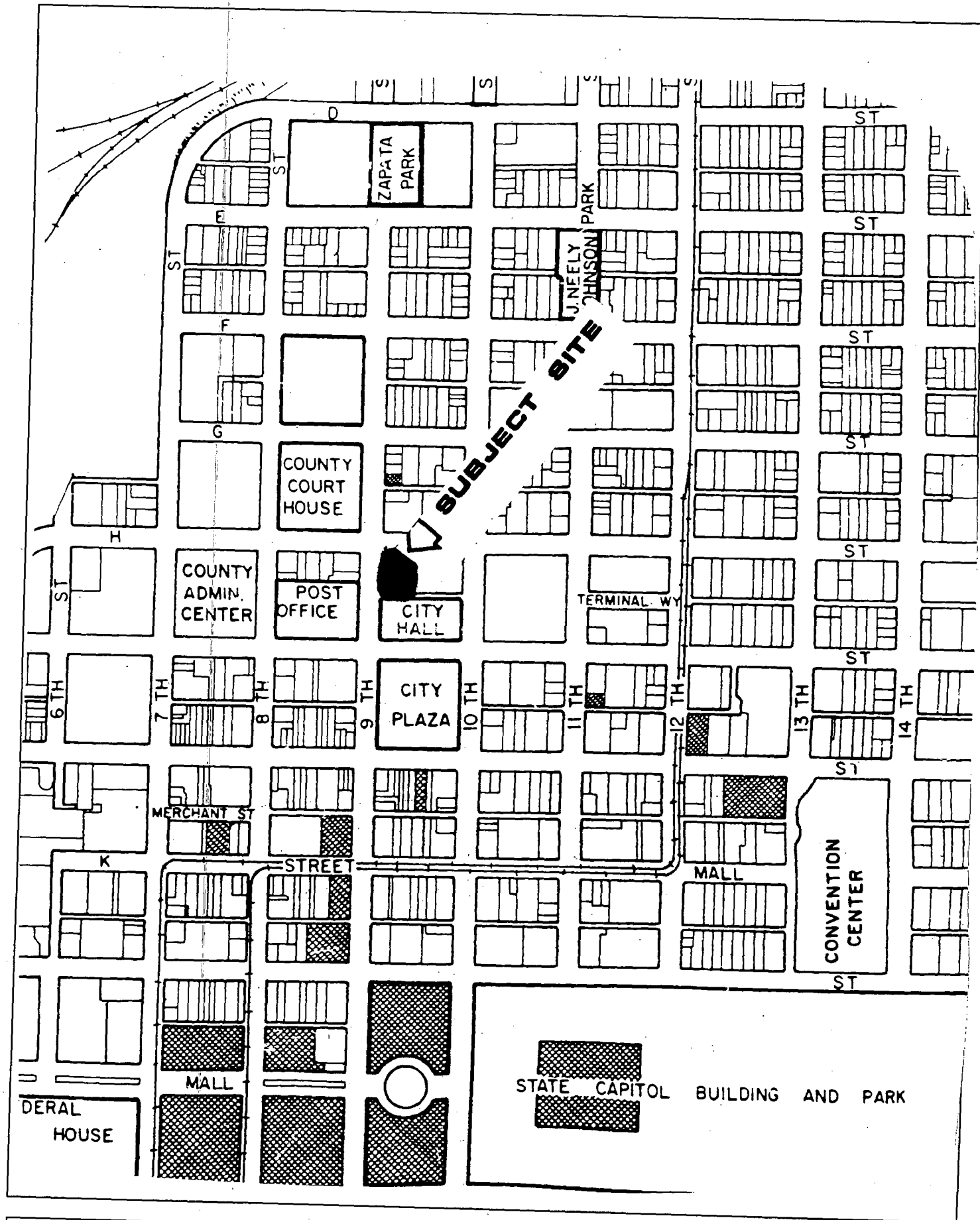
Joy D. Patterson  
Zoning Administrator

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 - Development Division (Anwar Ali, 264-7210) 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              Mike Eaton - AYH



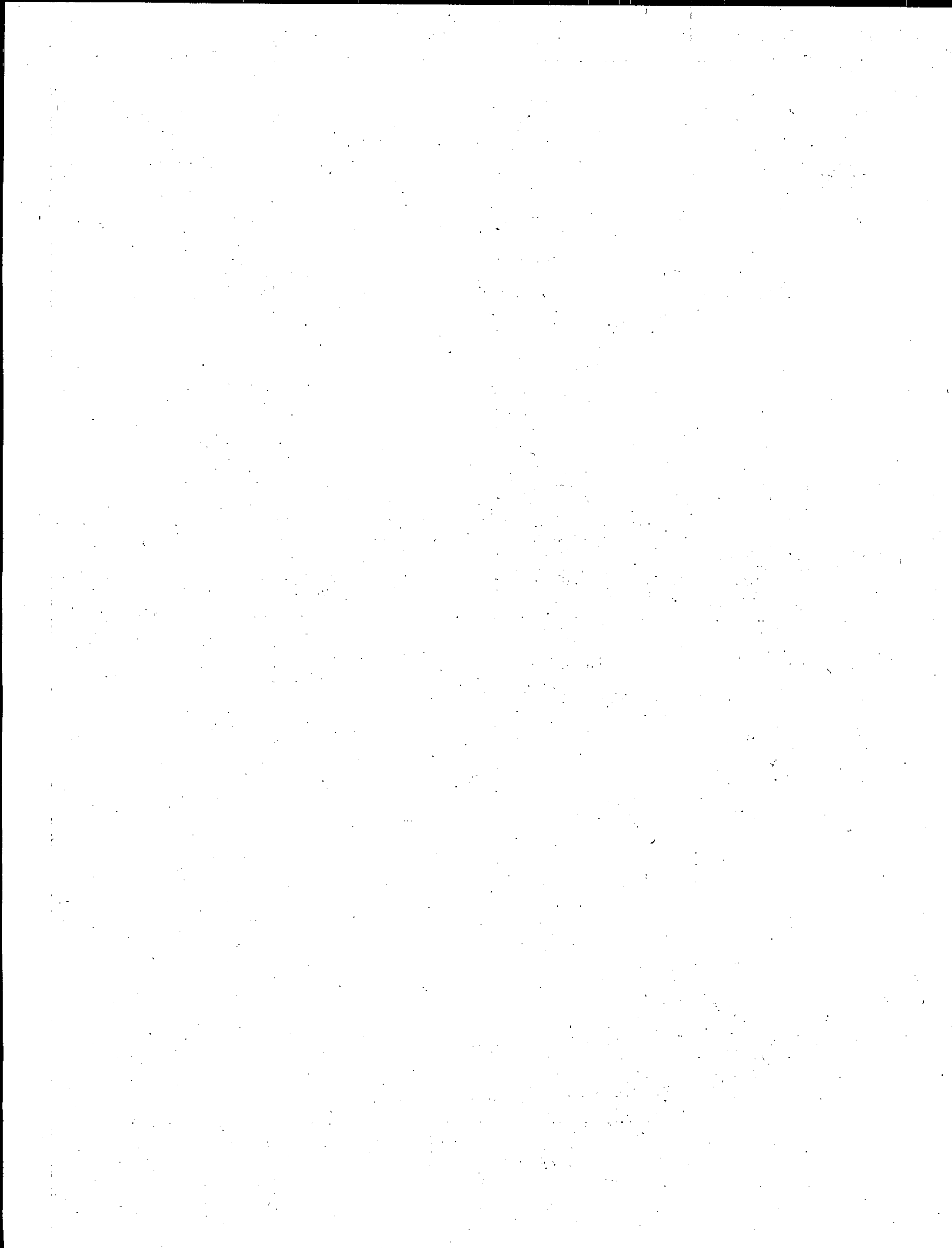


VICINITY MAP

Z94-043

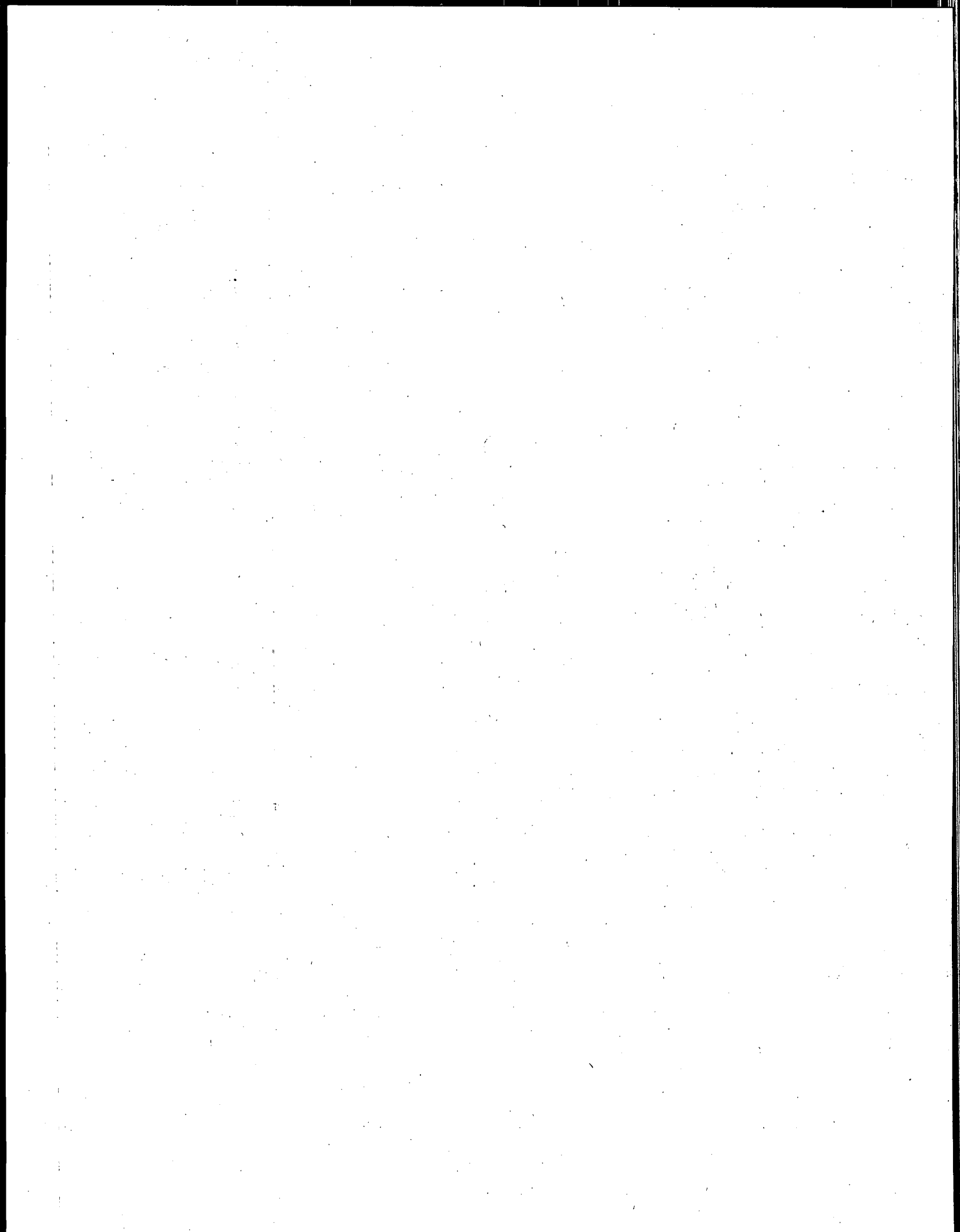
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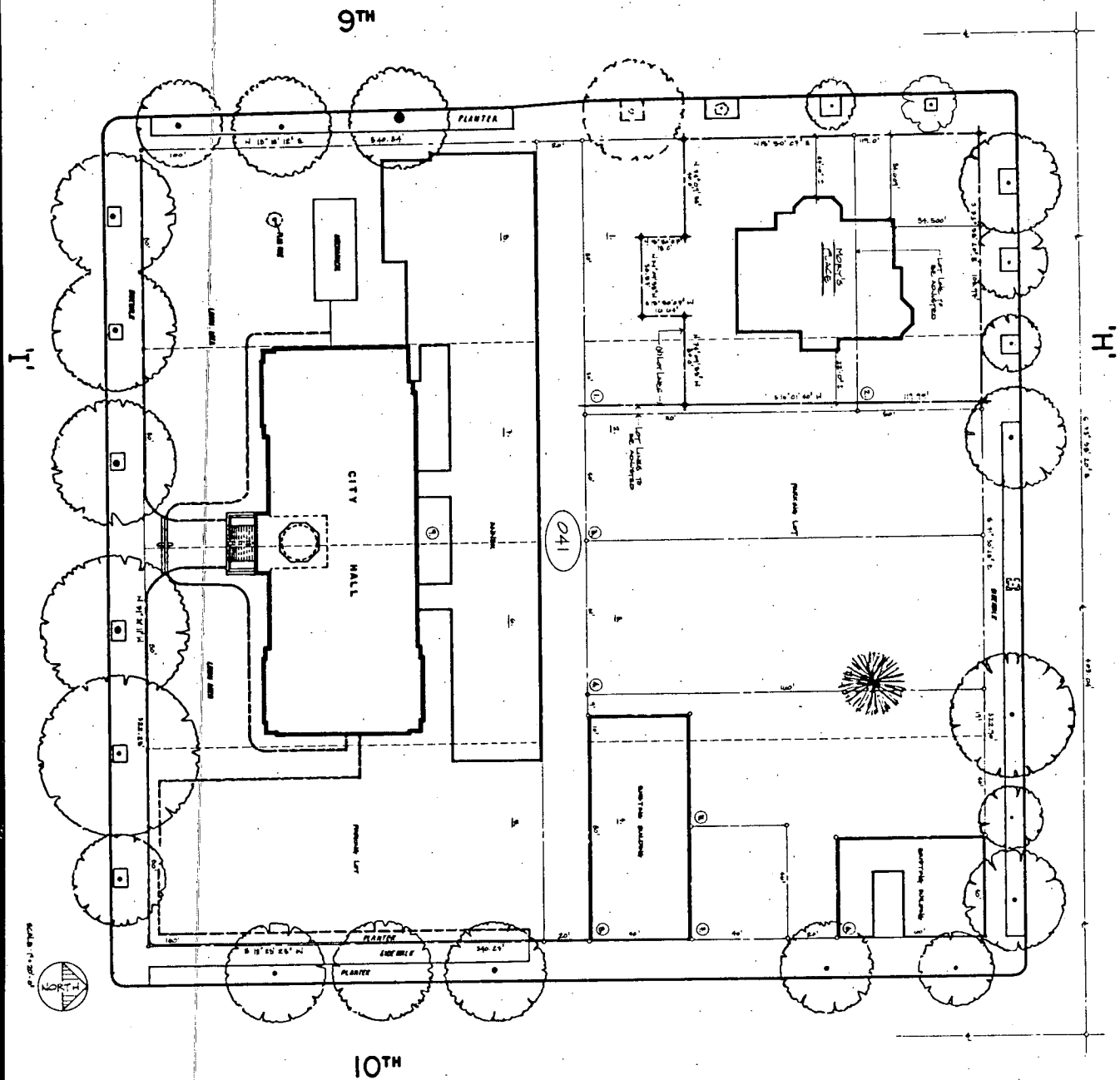
LAND USE & ZONING MAP







**EXHIBIT A**

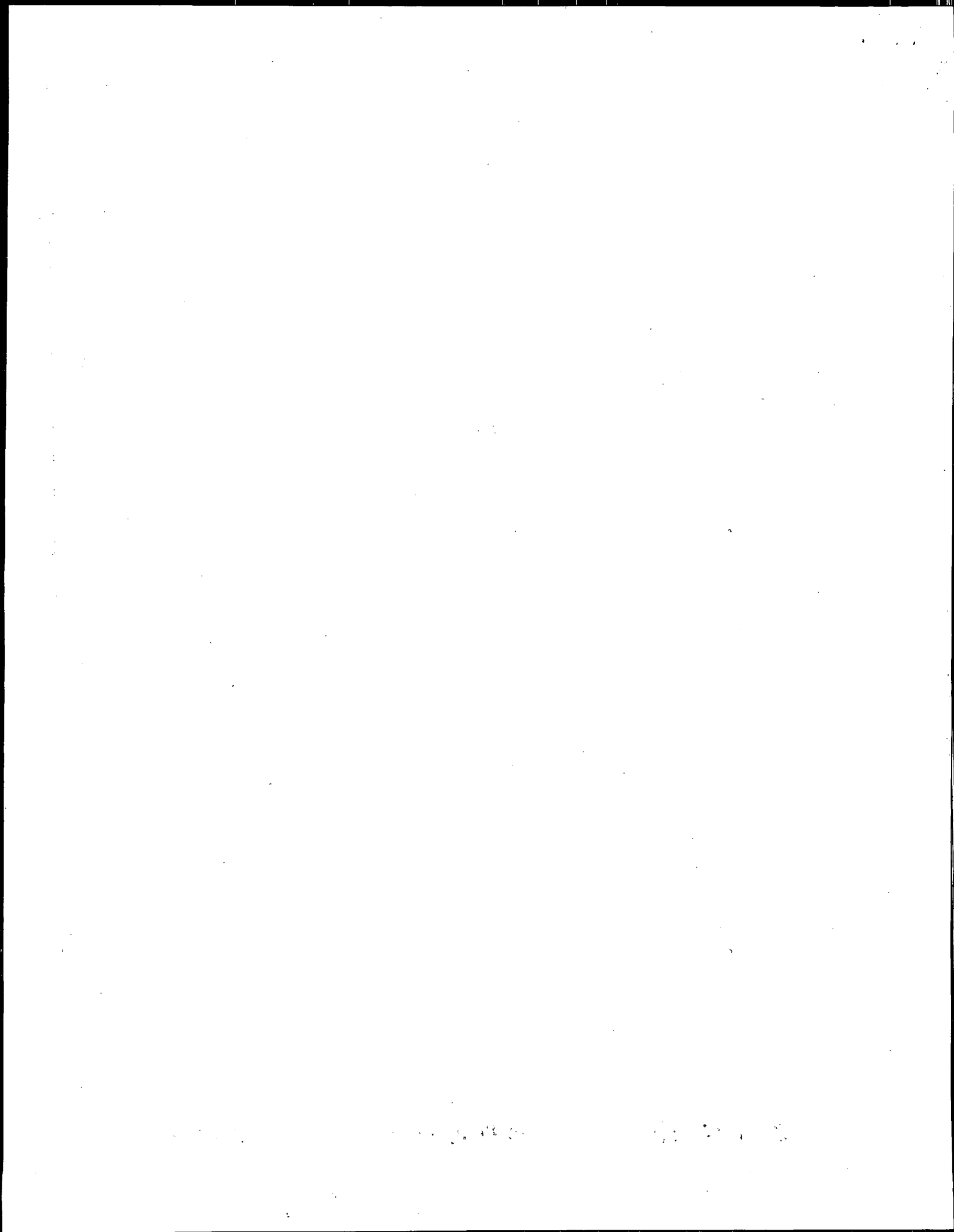


NOTES:  
 1. The City Hall Block is a historic landmark and is protected by the City of Sacramento's Historic Landmarks Ordinance.  
 2. The City Hall Block is a historic landmark and is protected by the City of Sacramento's Historic Landmarks Ordinance.  
 3. The City Hall Block is a historic landmark and is protected by the City of Sacramento's Historic Landmarks Ordinance.  
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**EXHIBIT - B**

**MOREY PLACE**

A portion of the land described in Book 701002, Page 310, and a portion of the land described in Book 4596, Page 707, of Official Records of Sacramento County, State of California more particularly described as follows:

Beginning at the northwesterly corner of Lot 1, in the block bounded by "H" and "I", 9th and 10th Streets of the City of Sacramento, according to the official plat thereof: thence from said point of beginning S 73°58'20" E along the southerly right-of-way of "H" Street 108.97 feet; thence S 16°01'40" W 119.99 feet; thence N 74°09'53" W 36.0 feet; thence S 15°50'07" W 16.64 feet; thence N 74°09'53" W 32.57 feet; thence N 15°50'07" E 18.0 feet; thence N 74°09'53" W 40.0 feet to the easterly right-of-way of 9th Street; thence N 15°50'07" E along the said easterly right-of-way of 9th Street 119.0 feet to the point of beginning.

The basis of bearing for this description is the centerline of "H" Street between 9th and 10th Streets being S 73°58'20" E.

DL/rp

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CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MAR 29 1994

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ITEM 3

