

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday May 4, 1993, the Zoning Administrator approved a lot line adjustment known as Z93-008 by adopting the attached resolution.

Project Information

Request: Lot Line Adjustment to readjust the common property lines of three lots totaling 3.52± partially developed acres in the General Commercial (C-2) zone.

Location: 8383 Folsom Boulevard
Assessor's Parcel Number: 079-0182-024, 025 & 014

Applicant: JTS Engineering Consultant, Inc. 1808 J Street Sacramento, CA 95814-3010	Property Owner: College Green Shopping Center Mark Vespoli 4112 Pennsylvania Ave. Fair Oaks, CA 95628
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General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Land Use of Site: Shopping Center
Existing Zoning of Site: C-2

Surrounding Land Use and Zoning:

North: Retail Commercial & Residential; C-2 & R-3
South: Retail Commercial; C-2
East: Retail Commercial; C-2
West: Retail Commercial; C-2

Property Dimensions: Irregular
Property Area: 3.51± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Additional Information and Notes: Reciprocal access, parking, sewer, water and drainage easements were required as a condition of the tentative map to divide the 7.2± acre property into nine parcels (P87-078). City Planning, Fire, Engineering and Transportation Divisions require that the reciprocal agreements be maintained. Parking for any new structure is required to meet standards found in Section 6 of the Zoning Ordinance.

Note from Building Division: Existing and new building(s) need to comply with Chapter 5 of the Uniform Building Code (Bill Nagel).

Project Plans: See attached Exhibits A, B and C.

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 - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

cc: File (original)
Applicant
ZA Log Book
ZA Resolution Book
Public Works