

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 28, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-068) by adopting the attached resolution (ZA94-024).

Project Information

Request: Zoning Administrator Lot Line Adjustment to adjust the common property lines between two parcels totaling 0.67± partially acres in the Standard Single Family, Executive Airport Overlay-4 (R-1){EA-4} zone.

Location: 6945 27th Street

Assessor's Parcel Number: 041-044-001, 006

Applicant: Kenneth W. Topper
PO Box 163
Rio Linda, CA 95673

Property Owner: Harry Prasada
6943 27th Street
Sacramento, CA 95822

General Plan Designation: Low Density Residential (4-15 du/na)
Airport/Meadowview

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Vacant and Single Family Residence

Existing Zoning of Site: Standard Single Family, Executive Airport Overlay-4 (R-1){EA-4}

Surrounding Land Use and Zoning:

North: R-1{EA-4}; Single Family
South: R-1{EA-4}; Single Family
East: R-1{EA-4}; Single Family
West: R-1{EA-4}; Single Family

Property Dimensions: 125 x 235 feet

Property Area: 0.67± acres

Z94-068

June 28, 1994

Item 2

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibits B-1 and B-2

Previous File Numbers: None

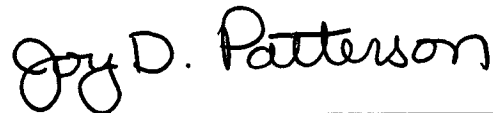
Additional Information: The applicant proposes to relocate a common property line between two parcels in order to create a larger residential parcel for a recently constructed home. The house is located on the northern parcel and the southern parcel is vacant. The common property line will be relocated 20 feet to the south. The existing northern parcel is substandard in size. After the adjustment, both parcels will be 62.5 feet wide. The lots meet all height and area requirements of the Zoning Ordinance. Both lots are existing deep lots which will not change with the lot line adjustment.

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)}.

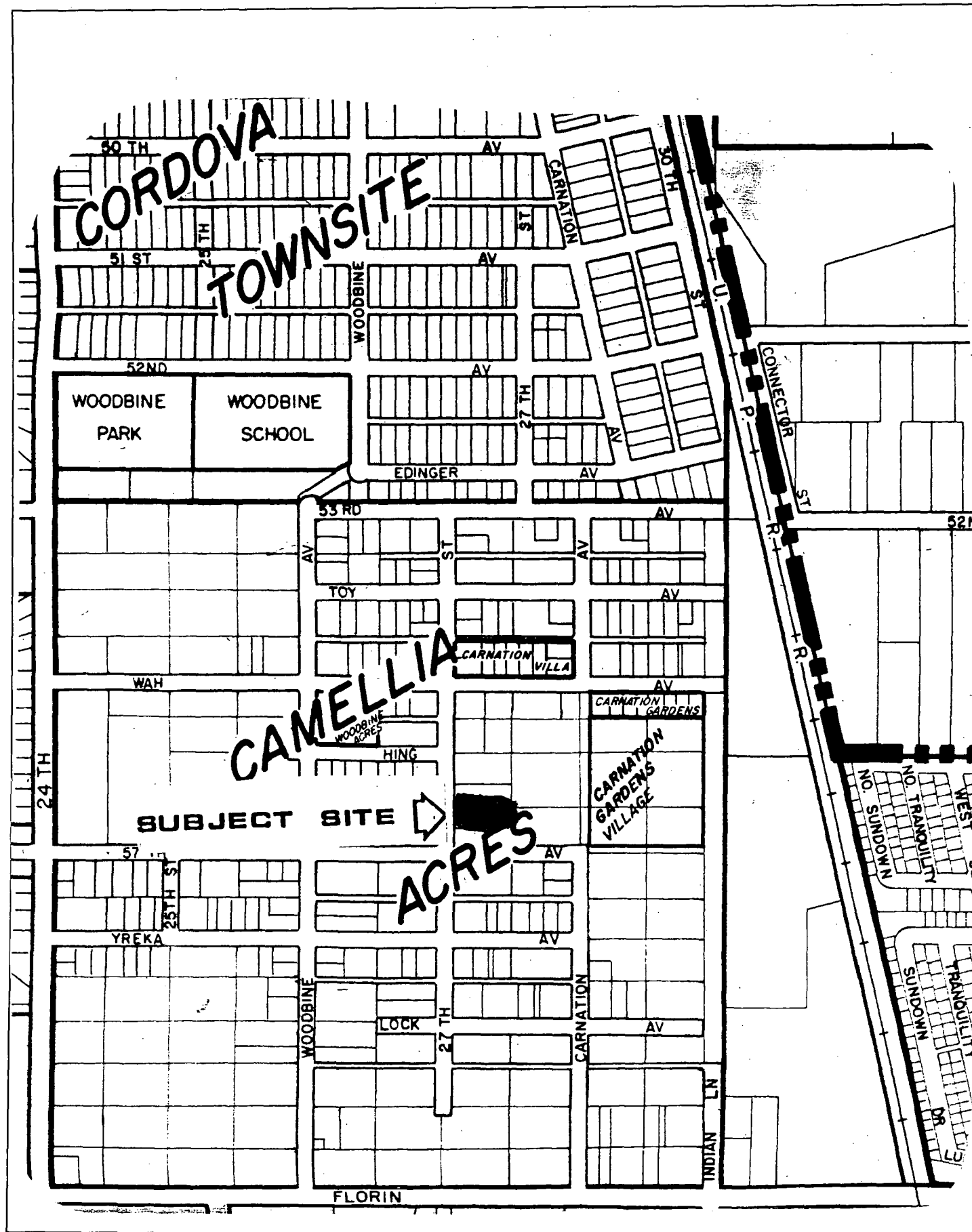


Joy D. Patterson
Zoning Administrator

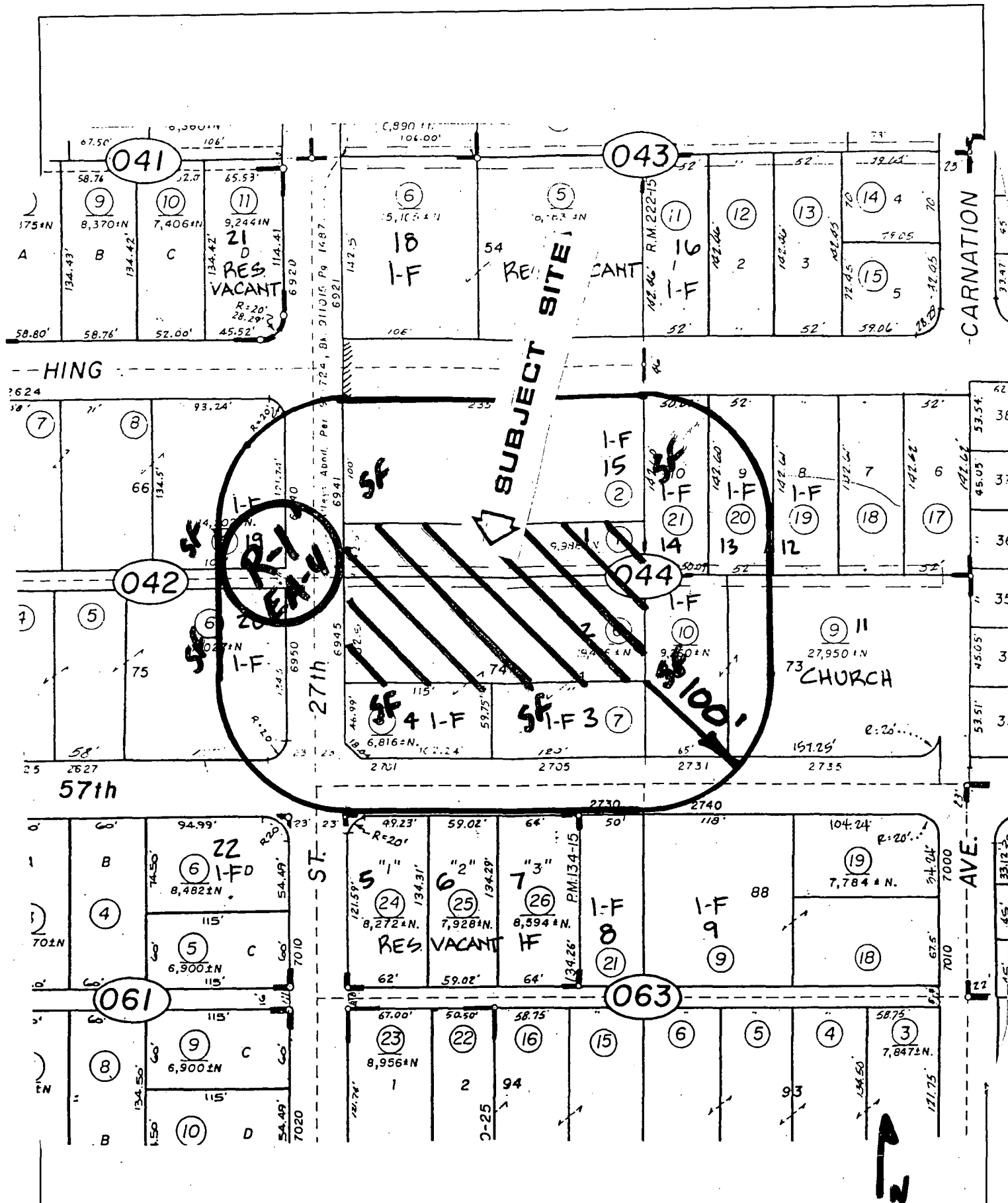
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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) ZA Resolution Book ZA Log Book
Applicant Public Works

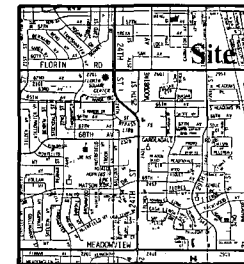
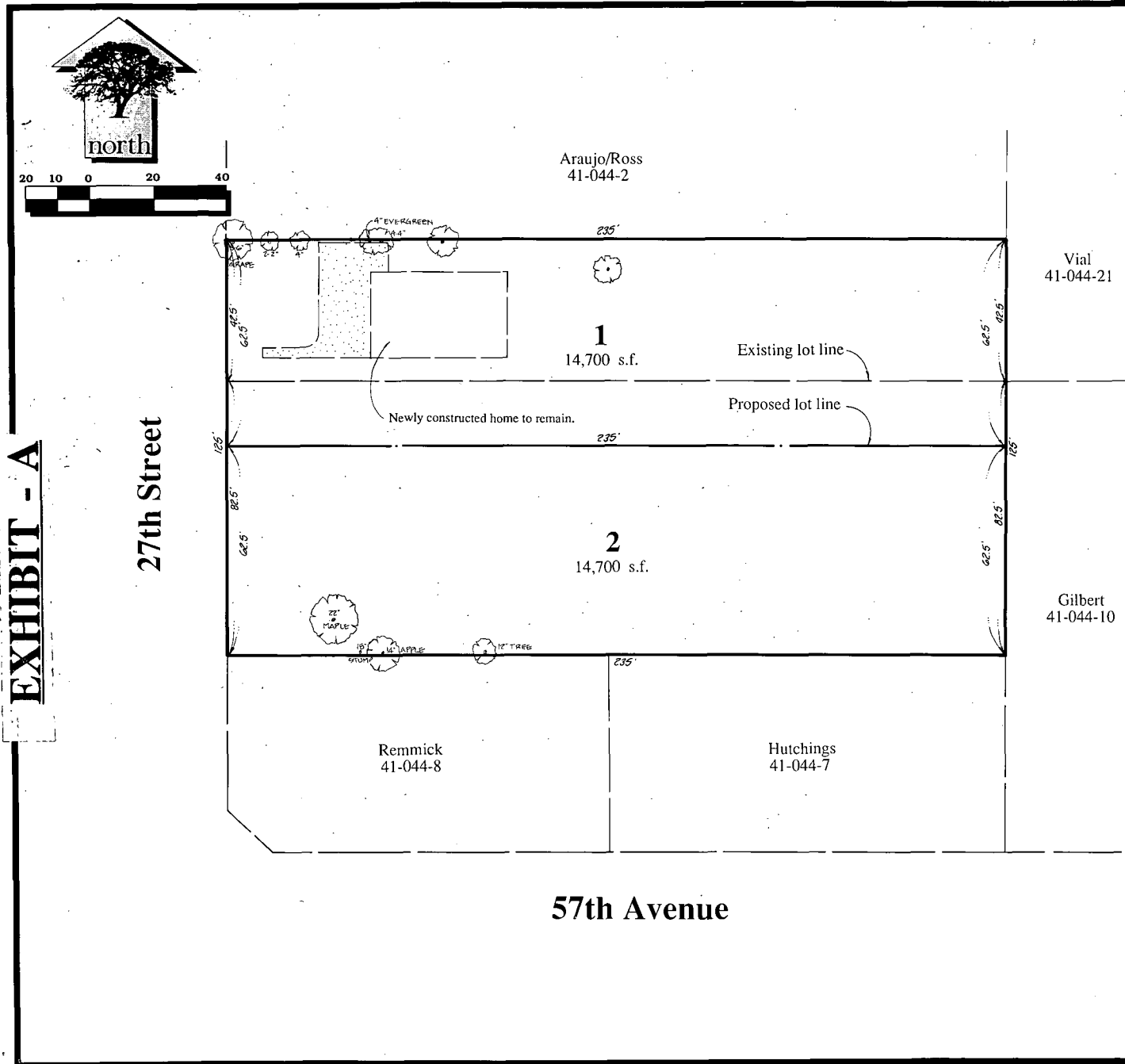


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A



Vicinity Map
No Scale

A
Lot Line Adjustment
For
6945 27th Street
City of Sacramento May 1994

KENNETH W. TOPPER
LAND PLANNING

P.O. BOX 163
RIO LINDA, CA 95673
(916) 992-1030

OWNER
Harry Prasada
P.O. Box 968
Green River, WY 82935

DEVELOPER
Ron Sharma
4100 Garden Highway
Sacramento, CA 95837

APPLICANT
Kenneth W. Topper
Land Planning
P.O. Box 163
Rio Linda, CA 95673

ASSESSOR'S PARCEL NUMBER
41-044-1 & 6

AREA
.67 Acres

EXISTING ZONE
R-1

PROPOSED ZONE
R-1

STORM DRAINAGE
Sacramento County Water Agency

SANITARY SEWER
County Sanitation District No. 1

ELECTRICITY
S.M.U.D.

GAS
P.G. & E.

SCHOOL DISTRICT
San Juan Unified

PARKS AND RECREATION
Fair Oaks

FIRE DISTRICT
Sacramento

POLICE
Sacramento

TELEPHONE
Pacific Bell

ITEM 2

JUNE 28, 1994

294-068

EXHIBIT - B - 1

PROPOSED PARCEL NO. 1

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

The north one-half of Lot 74, as said lot is shown and so designated on the "Plat of Camellia Acres", filed in Book 15 of Maps, Map No. 21, Official Records of said county, the acreage and dimensions of the realty described herein being computed to the center of adjacent roads and alleys as shown on said plat.

EXCEPTING THEREFROM the north 20.00 feet of said Lot 74, the acreage and dimensions of the realty described herein being computed to the center of adjacent roads and alleys as shown on said plat.

RECEIVED

JUN 10 1994

CITY OF SACRAMENTO
CITY PLANNING DIVISION

794 068

294-068

JUNE 28, 1994

ITEM 2

EXHIBIT - B - 2

PROPOSED PARCEL NO. 2

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

Lot 67, as said lot is shown and so designated on the "Plat of Camellia Acres", filed in Book 15 of Maps, Map No. 21, Official Records of said county.

EXCEPTING THEREFROM the north 123.00 feet of said lot, the acreage and dimensions of the realty described herein being computed to the center of adjacent roads and alleys as shown on said plat.

TOGETHER WITH the north 20.00 feet of Lot 74, as said lot is shown and so designated on said plat, the acreage and dimensions of the realty described herein being computed to the center of adjacent roads and alleys as shown on said plat.

ALSO TOGETHER WITH that portion of the alley vacated September 17, 1991 by Resolution No. 91-724 that would pass by a conveyance of the above-described property.

794 068

294-068

JUNE 28, 1994

ITEM 2