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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday April 5, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-027) by adopting the attached resolution (ZA94-010).

Project Information

Request: Zoning Administrator Lot Line Adjustment to adjust the common property line between two parcels on 7.56± developed acres in the General Commercial (C-2) zone.

Location: 5760 Folsom Boulevard

Assessor's Parcel Number: 008-0010-013 and 016

Applicant: Potter-Taylor & Co.
1651 Response Road #101
Sacramento, CA 95815

Property: Camellia Shopping Center
Owner: 1651 Response Road #101
Sacramento, CA 95815

General Plan Designation: Community Neighborhood Commercial and Offices
Existing Land Use of Site: Shopping Center
Existing Zoning of Site: General Commercial, C-2

Surrounding Land Use and Zoning:

North: C-2; Commercial
South: M-1; Industrial (SMUD)
East: C-2; Commercial
West: O-B and R-1; Office and Single Family Residential

Property Dimensions: Irregular
Property Area: 7.56± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A and C

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

Additional Information

The applicant proposes to relocate a common property line between two parcels in order for a grocery store (Lucky's) to expand within an existing commercial building. The Zoning Ordinance and Building Code do not permit structures to cross property lines. A minor increase in square footage (630± square feet) will occur as a result of the Lucky store remodel (Exhibit C). The applicant will be submitting a minor deviation request for the Lucky store remodel to the Zoning Administrator's staff for review (Section 2-H-8).

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

RESOLUTION NO. ZA94-010

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF APRIL 5, 1994

APPROVING A LOT LINE ADJUSTMENT

(APN: 008-0010-013 and 016)

(Z94-027)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at 5760 Folsom Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan which designate the site for commercial uses;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

that the lot line adjustment for property located at 5760 Folsom Boulevard, City of Sacramento, be approved as shown and described in Exhibits A, B-1, and B-2 attached hereto, subject to the following conditions:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Properly abandon any excess water services to the satisfaction of the Utilities Department. (One service per lot is permitted.)
4. Submit drawing showing location of existing sewer and water services.
5. Provide separate water and sewer services for each unit to the satisfaction of the Utilities Department. The proposed lots shall each be serviced by one water service. New services shall have water meters.
6. Provide reciprocal easements for drainage, parking, maneuvering, and ingress and egress.

JOY PATTERSON, ZONING ADMINISTRATOR