

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, February 13, 2001, the Zoning Administrator approved with conditions a lot line adjustment (File Z00-166). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property line between two parcels totaling 0.83± partially developed acre in the Multi-Family (R-2B) zone.

Location: 778 Bowles Street and 771 Plaza Avenue (D2, Area 4)

Assessor's Parcel Numbers: 263-0204-007 (Bowles St.), and
263-0204-008 (Plaza Ave.)

Applicant: Carol L. Gillis
9081 Pecor Way
Orangevale, CA 95660

Property Owners: William John Breen and Patti Lynn Breen
778 Bowles Street
Sacramento, CA 95815

Project Planner: Monica May

General Plan Designation: Medium Density Residential, 16 - 29 du/na
North Sacramento
Community Plan Designation: Residential, 11 - 21 du/na
Existing Land Use of Site: Partially developed
Existing Zoning of Site: R-2B

Surrounding Zoning and Land Use:
North: R-2B; single family and multi-family
South: C2; vacant
East: R-2B and C2; single family and vacant
West: R-2B; multi-family and single family

Property Dimensions: 132' x 275'
 Property Area: 36,300 sq.ft. (0.83 acre)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibits A & C

Legal Descriptions: Exhibits B-1& B-2

Previous Files: none

Additional Information

The applicant is proposing to relocate the common property line between two parcels. The northern parcel is developed with six single-family residential units. The southern parcel is undeveloped except for a paved driveway and parking pad from a former use. The lot line adjustment will allow the northern parcel to be expanded to the south, providing frontage on both Bowles Street and Plaza Avenue. The southern parcel will be reduced in size to the minimum lot size of 52' x 100'. No development is proposed with this lot line adjustment application. Any future development on either parcel will require Development Site Plan Review by either the Zoning Administrator or by Planning Commission.

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.

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)}.

Conditions of Approval

The following condition shall be placed on the Lot Line Adjustment and shall be completed prior to issuance of a building permit:

1. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.


2. Drainage across parcel lines is not allowed. Either the parcels must be graded so that drainage does not cross property lines or the applicant shall provide private reciprocal drainage easements at time of sale or other conveyance of any parcel.

Advisory Note: The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency(FEMA)Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone there are no requirements to elevate or flood proof.

3. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.
4. The applicant must file for a Waiver of Parcel Map.
5. The applicant shall pay off or segregate existing assessments.

Findings of Fact

1. The lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan which designate the site for Medium Density Residential and Residential, respectively.
2. All existing streets and/or utility easements of record are reserved. The lot line adjustment will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size the access way to any resulting parcel.
4. The resulting parcel conforms to the requirements of the Subdivision Ordinance (Chapter 16 of the City Code), the General Plan, and the Comprehensive Zoning Ordinance.



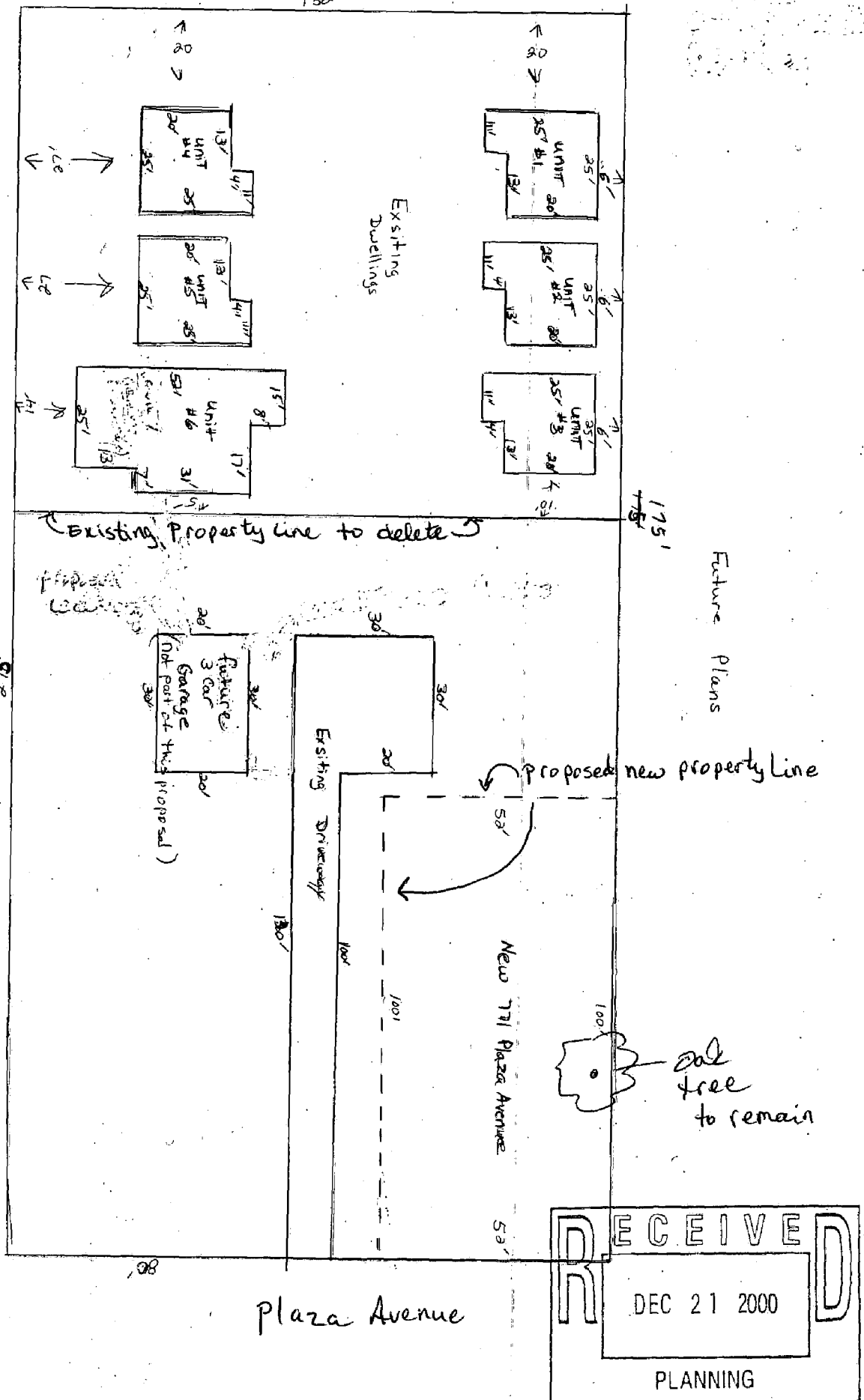
Joy D. Patterson
Zoning Administrator

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 (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

EXHIBIT A



RECEIVED
 DEC 21 2000
 PLANNING

EXHIBIT B-1

**PARCEL 1
PROPOSED DESCRIPTION**

All that real property in the City of Sacramento, County of Sacramento, State of California, being a portion of the South 275 feet of Lot 9, Block 5, of North Sacramento Subdivision No. 8, according to the official plat thereof, filed in the office of the County recorder of Sacramento County, California, on March 16, 1913 in Book 13 of Maps, Map No. 49, described as follows:

Beginning at the southwest corner of said Lot 9 and traversing N0°05'E, 275 feet to the south right-of-way of that public street called Bowles Street, thence along the right-of-way of Bowles Street, S89°55'E, 132 feet to the east property line of said Lot 9; thence leaving the right-of-way of Bowles Street, along the east property line of said Lot 9, S0°05'W, 175 feet; thence N89°55'W, 52 feet; thence S0°05'W, 100 feet to the south property line of said Lot 9; thence along the south property line of said Lot 9, N89°55'W, 80 feet to the point of beginning.

PROPOSED DESCRIPTION

Containing 0.714 ± Acres.

All that real property in the City of Sacramento, County of Sacramento, State of California, being a portion of the South 275 feet of Lot 9, Block 5, of North Sacramento Subdivision No. 8, according to the official plat thereof, filed in the office of the County recorder of Sacramento County, California, on March 16, 1913 in Book 13 of Maps, Map No. 49, described as follows:

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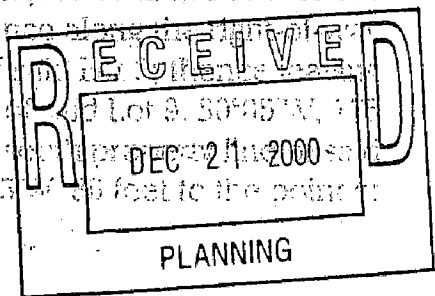


EXHIBIT B-2

PARCEL 2

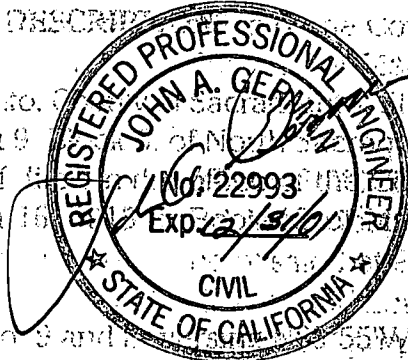
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Containing 0.119 ± Acres.

END OF DESCRIPTION

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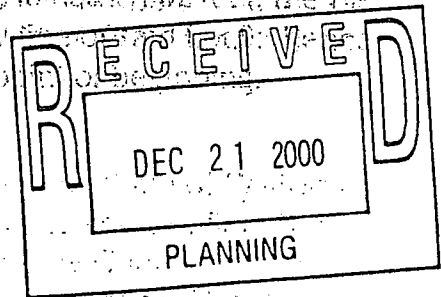


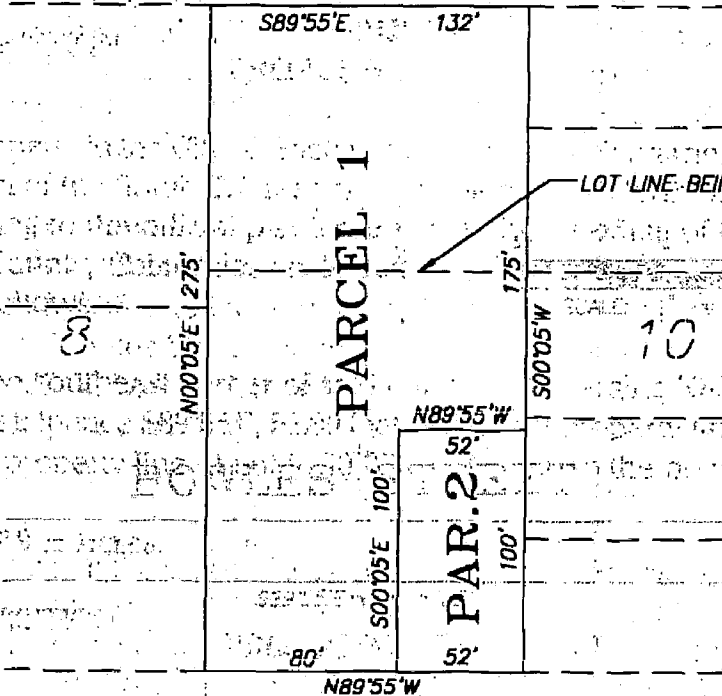
EXHIBIT C



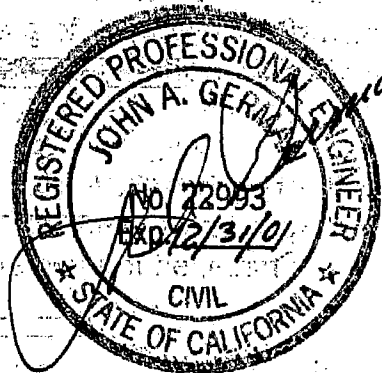
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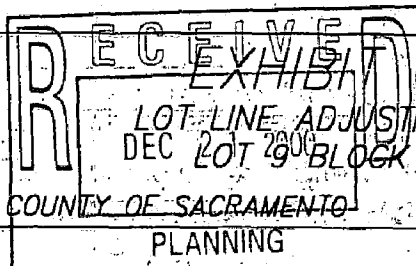
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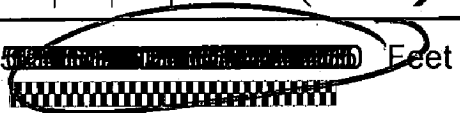
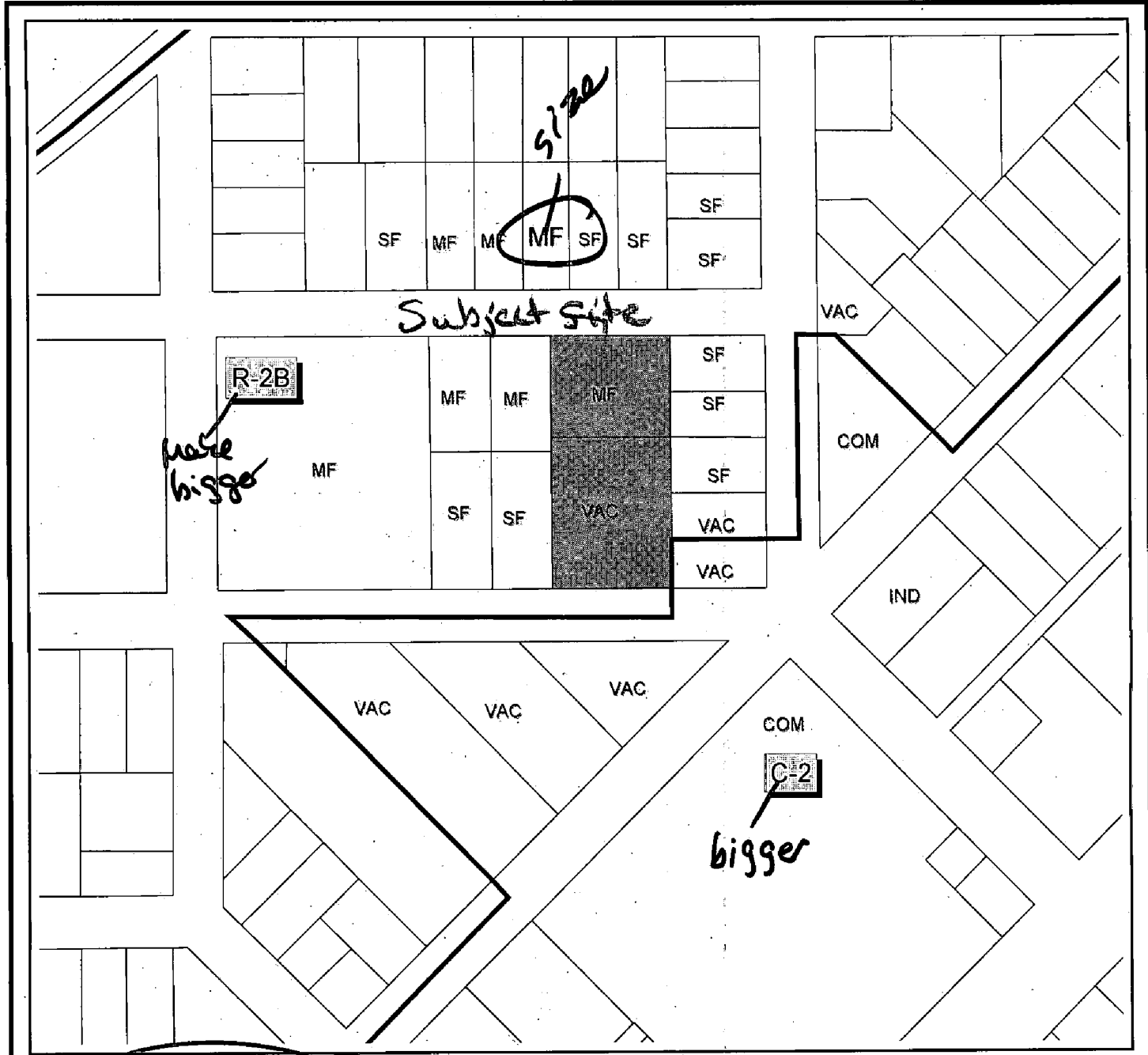
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 SACRAMENTO, CALIFORNIA 95818
 (916) 455-3000 Fax (916) 455-3118

CIVIL ENGINEERING - SURVEYING - LAND PLANNING



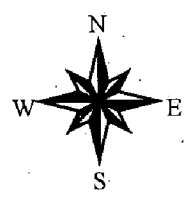
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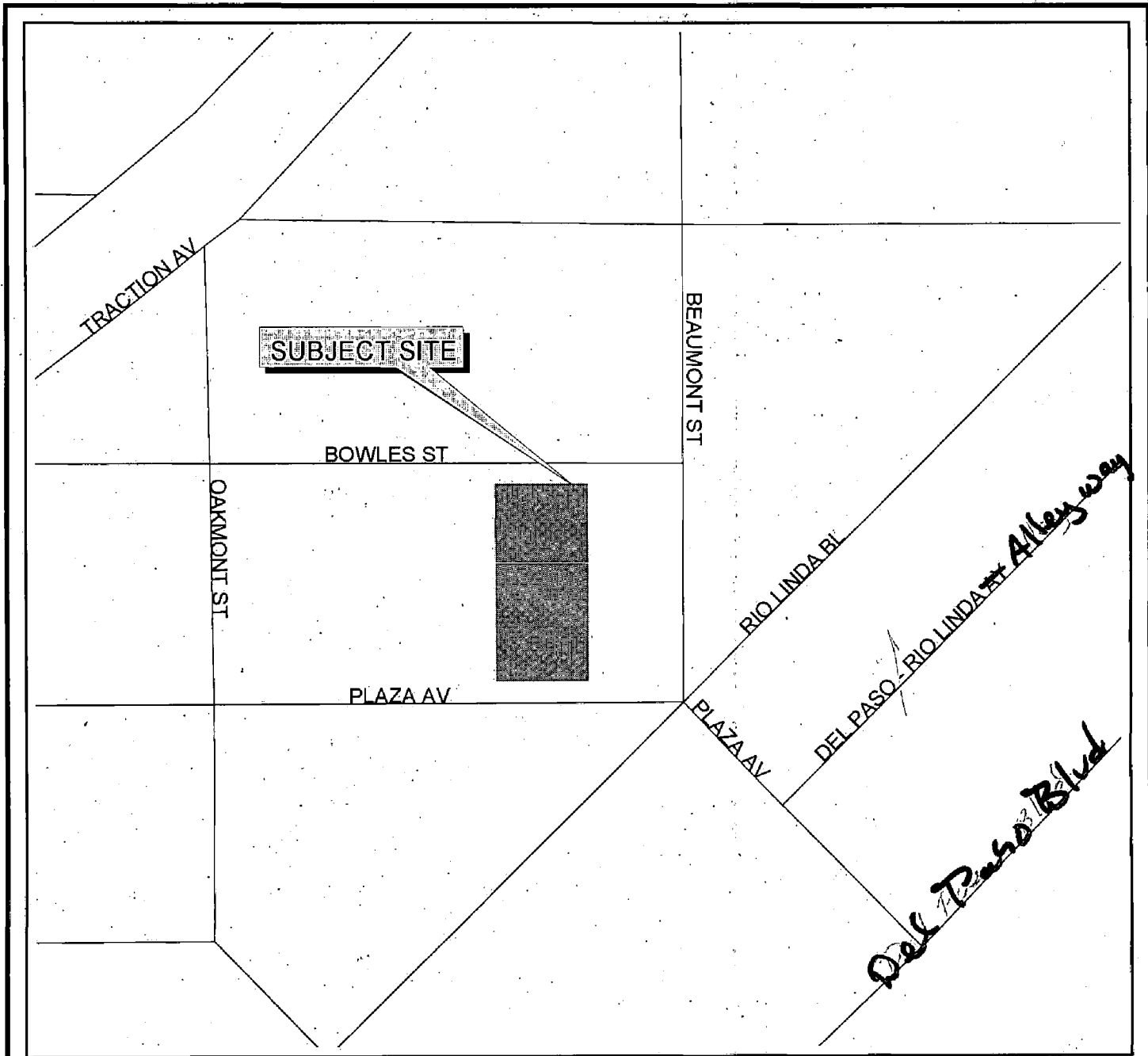


Planning And Building Department
Geographic Information System

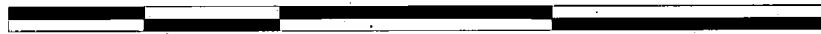
LAND USE AND ZONING



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Planning And Building
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VICINITY MAP

