

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 15, 1997, the Zoning Administrator approved a Lot Line Adjustment (File Z97-096) by adopting the attached resolution (ZA97-025).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling .74± developed acres in the Single Family (R-1) zone.

Location: 3100 & 3200 Redding Ave. (D6, Area 3)

Assessor's Parcel Number: 015-0091-042, 043

Applicant: Glenn F. Williams Civil Engineering
6020 Rutland Dr.# 19
Carmichael, CA 95608

Property Owner: Katherine Davis
1235 Shamrock Dr.
Campbell, CA 95008

General Plan Designation: Low Density Residential
East Broadway
Community Plan: Low Density Residential (4-15) du per acre
Existing Land Use of Site: Single Family Residential
Existing Zoning of Site: Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family Residential
South: R-1; Vacant
East: R-1; School
West: R-1; Vacant

Property Dimensions: 72' X 160' & 132' X 160'
Property Area: .74± acres
Topography: Flat
Street Improvements: Improved

Utilities: Existing
Project Plans: Exhibit A
Legal Description: Exhibit B

Additional Information The applicant proposes to relocate the common property lines between two parcels for existing development. The parcels both have residential use designation. The Zoning Ordinance and Building Code do not permit structures to cross property lines. The purpose of the lot line adjustment is to realign the common property line to fit existing fence lines, driveways and eliminate the encroachment of the roof eave of the house on parcel two over the property line.

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 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 (Anwar Ali, 264-7992) 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 (Anwar Ali)