

RESOLUTION NO. ZA96-017

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF OCTOBER 2, 1996

APPROVING A LOT LINE ADJUSTMENT

(APN: 012-0010-026, 023, 024, 025)

(Z96-103)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at 2814 and 2815 5th Street; 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 designates the site for Residential uses; and

WHEREAS, the lot line adjustment will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record; and

WHEREAS, the lot line adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created; and

WHEREAS, the resulting parcels created by the lot line adjustment conform to the requirements of the City's Building Code and the City's Zoning Ordinance;

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

that the lot line adjustment for property located at 2814 and 2815 5th Street, City of Sacramento, be approved as shown and described in Exhibits A and B 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. Only one domestic water service per parcel is allowed. If more than one domestic water service exists on any of these parcels after the lot line adjustment is completed then all of the domestic water services but one must be abandoned on that parcel. The domestic water services must be abandoned to the satisfaction of the Department of Utilities.

4. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the preliminary Flood Insurance Rate Maps available for review at 1231 I Street, Room 200.
5. Parcel D may be combined with Parcel C if requested by SHRA.
6. Certificate of Compliance shall be recorded following recordation of 5th Street abandonment (AP95-07) approved by City Council on December 12, 1995.

*Joy Patterson*

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JOY PATTERSON, ZONING ADMINISTRATOR