

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, August 26, 1998, the Zoning Administrator approved a lot line adjustment (File Z98-094) by adopting the attached resolution (ZA98-031).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to relocate the common property lines between five parcels in order to create two lots totaling 20± acres developed with a single family residence in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone. This lot line adjustment will result in the creation of a 0.76± acre parcel for the existing single family residence.

**Location:** Southwest corner of West River Road and El Centro Road, north of Garden Highway, south of Miller Road (D1, Area 4)

**Assessor's Parcel Number:** 274-0021-011, 012, 013, 016, and 017 (New APNs not available)

**Applicant:** The Spink Corporation (Michael Smith)  
2590 Venture Oaks Way  
Sacramento, CA 95833

<b>Property Owners:</b>	Citation Northern Inc. 597 Center Avenue Martinez, CA 94553	and	Joaquin Perry 2151 El Centro Road Sacramento, CA 95833
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**General Plan Designation:** Low Density Residential (4-15 du/na)  
South Natomas

**Community Plan:** Low Density Residential (4-8 du/na)  
**Existing Land Use of Site:** Single Family Residence and Vacant  
**Existing Zoning of Site:** Single Family Alternative (R-1A)(PUD)

**Surrounding Land Use and Zoning:**

**North:** R-1A (PUD); Vacant  
**South:** Garden Highway  
**East:** R-1A (PUD); Vacant  
**West:** R-1(PUD); Vacant

**Property Dimensions:** Irregular  
**Property Area:** 20.03± acres  
**Topography:** Flat  
**Street Improvements:** To be provided

Utilities: Existing  
Project Plans: Exhibit A  
Legal Description: None Provided

Additional Information The applicant proposes to relocate the common property lines between five parcels in order to create two parcels for future sale. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

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)}.



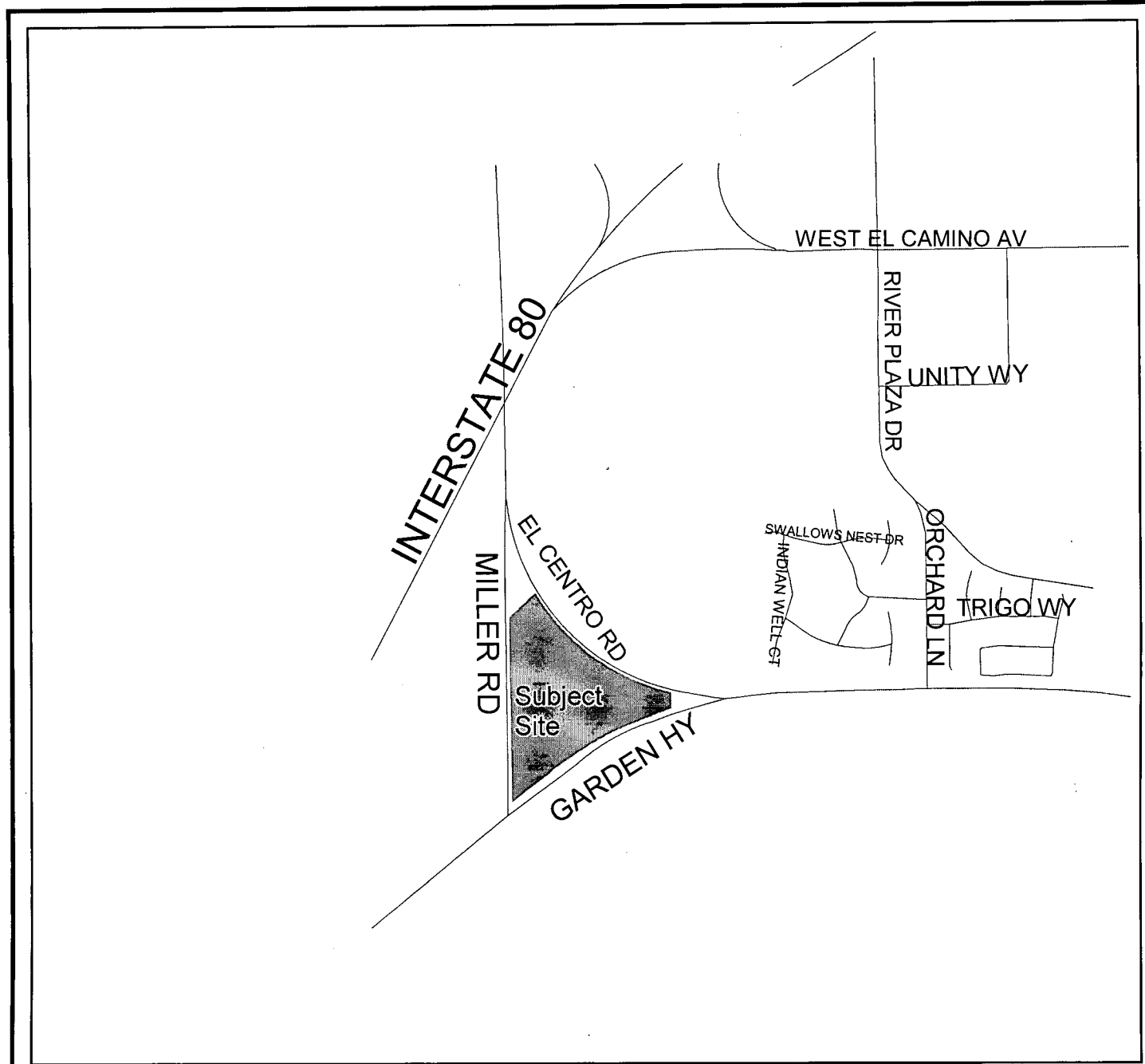
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Joy D. Patterson  
Zoning Administrator

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 Resolution Book  
      ZA Log Book  
      Applicant  
      Public Works (Jerry Lovato)



Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

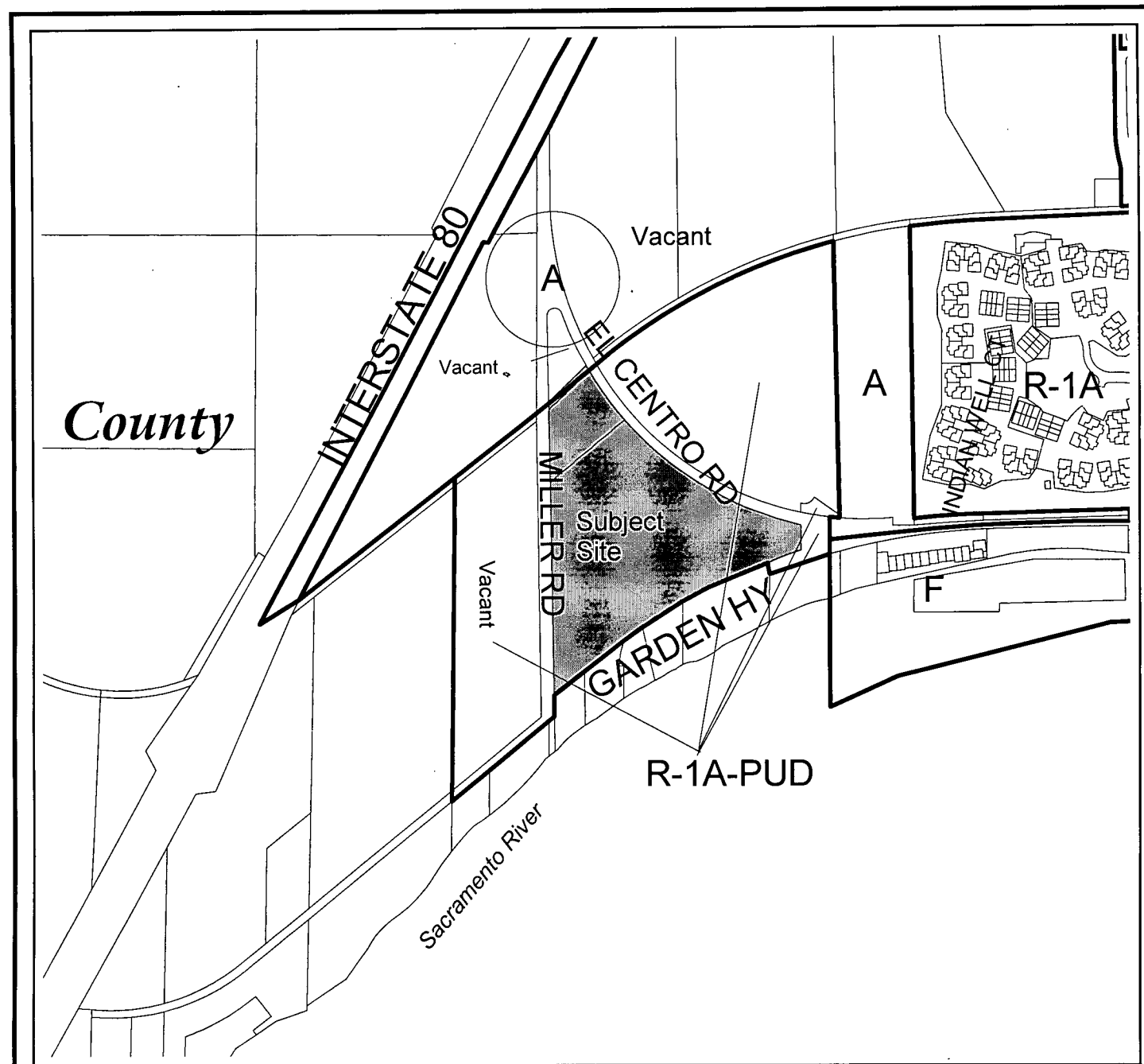
## VICINITY MAP



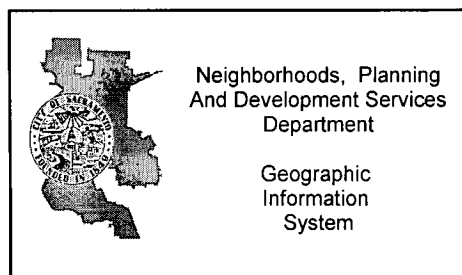
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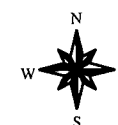
Item 3



300 0 300 600 Feet



# LAND USE AND ZONING

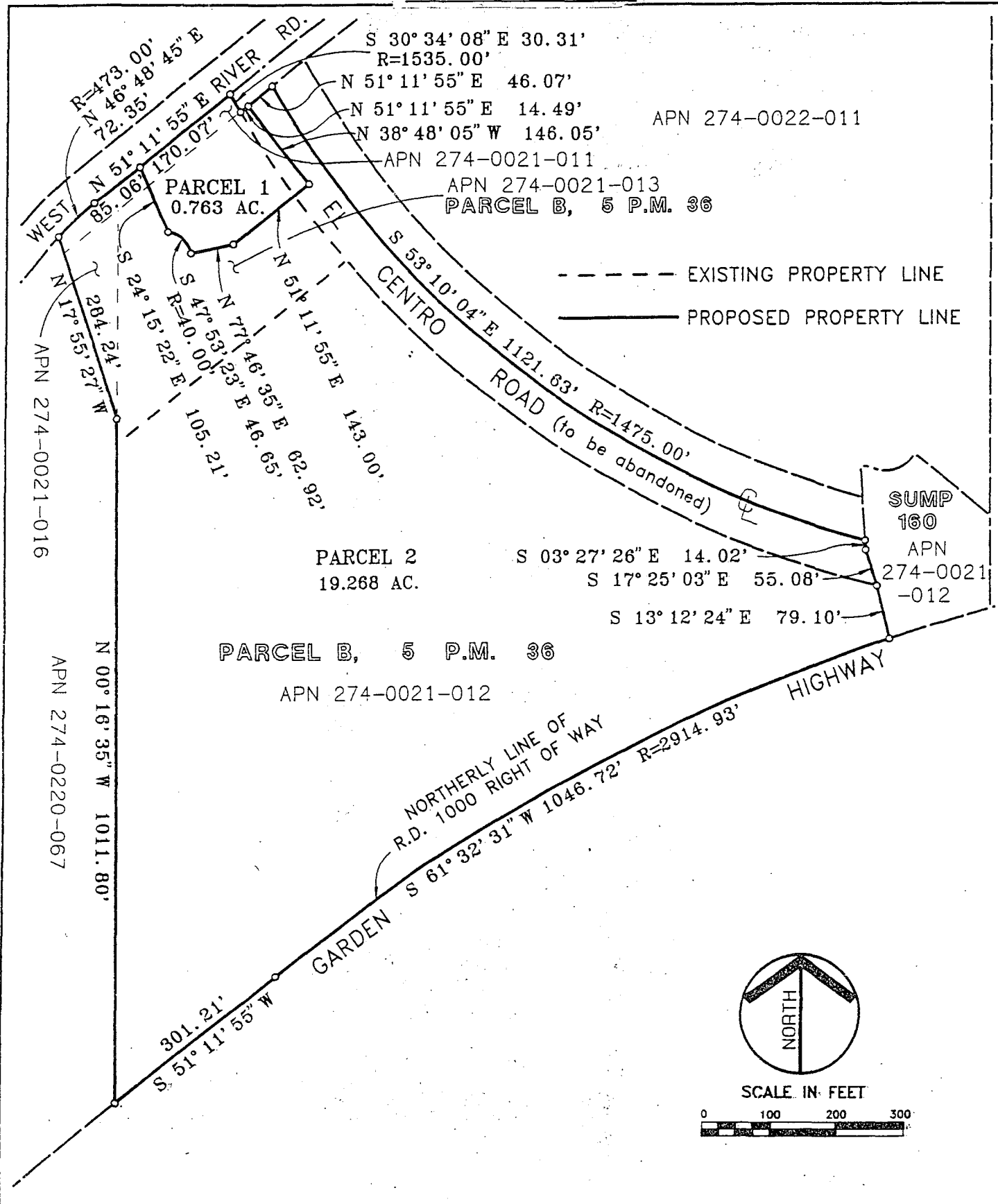


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# EXHIBIT - A



TITLE: LOT LINE ADJUSTMENT  
 PORTION OF 15 B.M. 26 &  
 PORTION OF LOT 50, 15 B.M. 41

CLIENT: CITATION HOMES

1579-001/15791B:153

DATE: 7/98

JOB NO.: 1577-008

DRAWN BY: J.K.

CHECKED BY: J.K.

REVISION

**The Spink Corporation**

2590 VENTURE OAKS WAY SACRAMENTO, CA 95833  
 PHONE: (916)925-5550 FAX: (916)921-9274

SCALE: 1"=200'

CODE: K-17

DR. NO.: H-8134

298-094

AUGUST 26, 1998

1579-001/15791B:153  
 98-094  
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