

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

ACTION OF THE ZONING ADMINISTRATOR
On Wednesday, August 19, 1997, the Zoning Administrator approved a parcel merger (File Z97-077) by adopting the attached resolution (ZA97-022).

Project Information

Request: Zoning Administrator Lot Line Merger to merge two parcels into one legal parcel totaling .26± partially developed acres in the Single Family Residential (R-1) zone.

Location: 4081 67th Street (D6, Area 3)

Assessor's Parcel Number: 021-0081-001,020 and 030

Applicant: Gloria Terk
4081 67th Street
Sacramento, CA 95820

Property Applicant
Owner

General Plan Designation: Low Density Residential

East Broadway Community Plan: Residential
Existing Land Use of Site: Residential/Detached Garage
Existing Zoning of Site: Single Family Residential (R-1)

Surrounding Land Use and Zoning:

North: R-2; Two Family Residential
South: R-1; Single Family Residential
East: R-1; Single Family Residential
West: R-1; Single Family Residential

Property Dimensions: Irregular
Property Area: .26± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Additional Information The applicant proposes to merge the common property lines between two parcels to build a new garage. The house currently extends over the property line; the merger will legalize an existing situation. An accessory structure cannot be constructed on a lot by itself within the R-1 zone. The merger will locate the house and garage on the same parcel. Zoning Ordinance and Building Code do not permit structures to cross property lines .

Parcel 30 already exists as a flag-shaped lot. The merger will not create a new flag lot and will improve the existing lot configuration

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 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 parcel merger.

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

RESOLUTION NO. ZA97-022

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF AUGUST 20, 1997

APPROVING A PARCEL MERGER

(AN: 021-0081-020, and 030)

(Z97-077)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at 4081 67th Street; and

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

WHEREAS, the lot line merger is consistent with the General Plan which designate the site for Light Density Residential uses, and

WHEREAS, the lot line merger 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 merger 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 parcel created by the lot line merger 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:

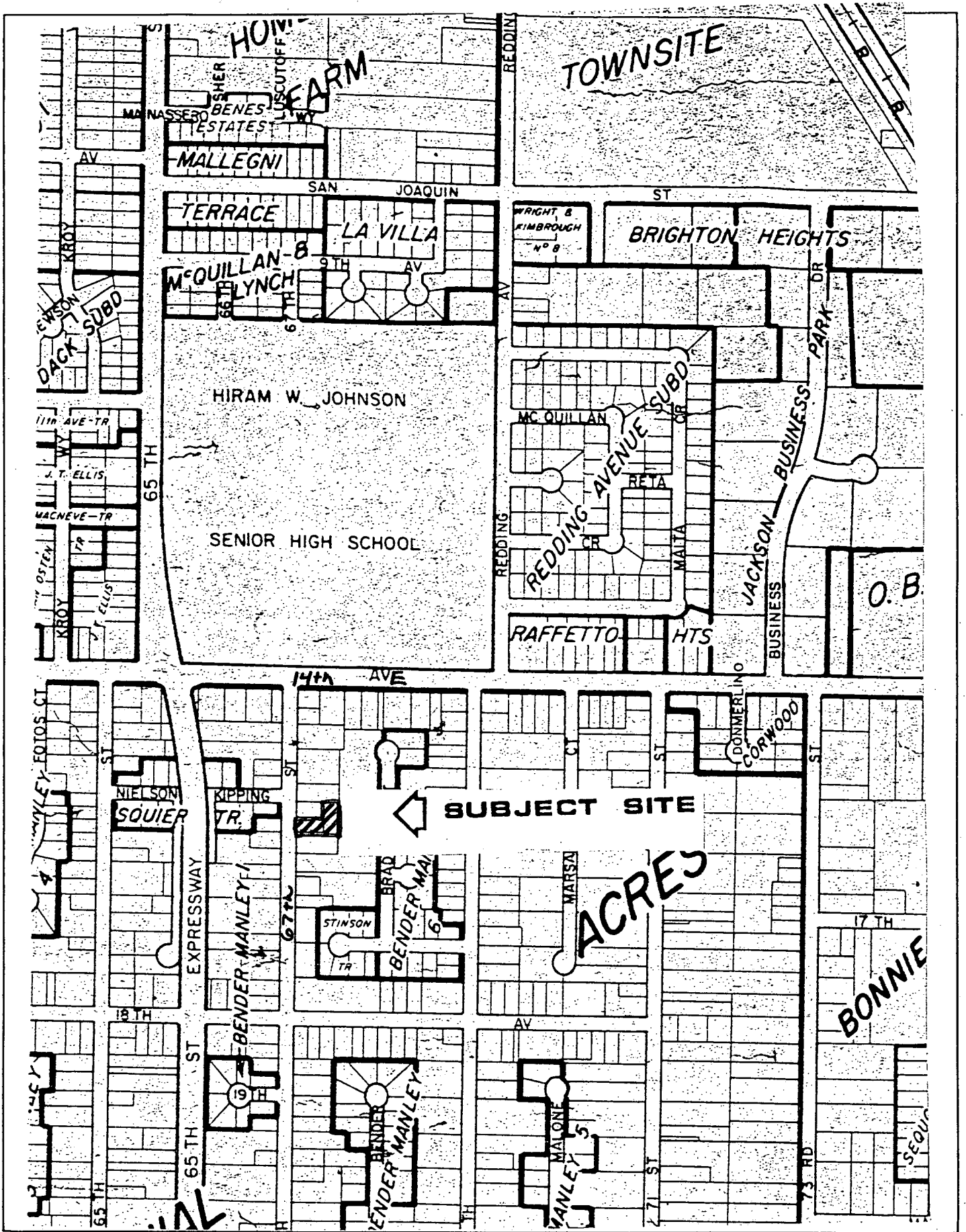
that the lot line merger for property located at 4081 67th Street, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

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.

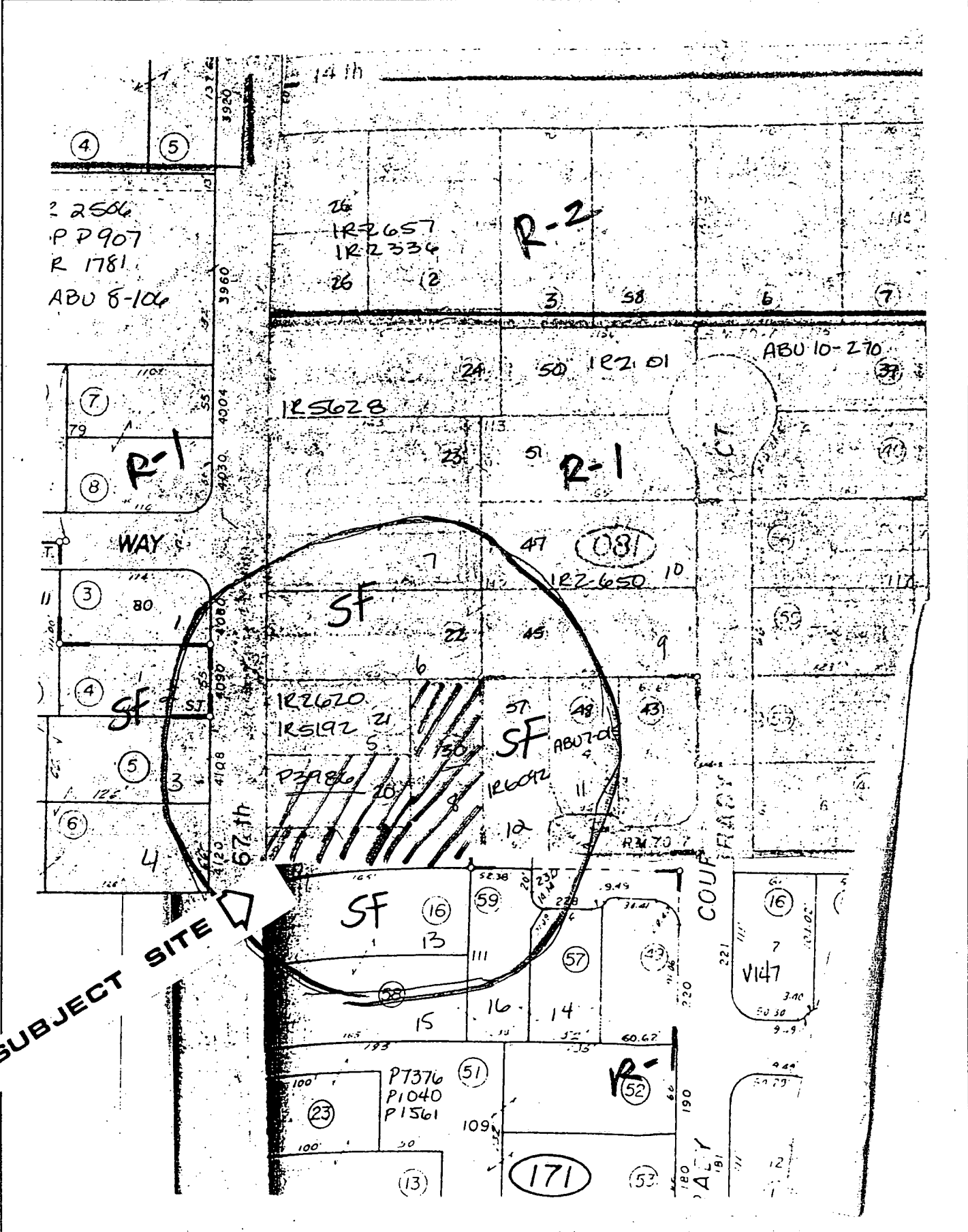
4. Pay or segregate any existing assessments.

Joy Patterson

JOY PATTERSON, ZONING ADMINISTRATOR



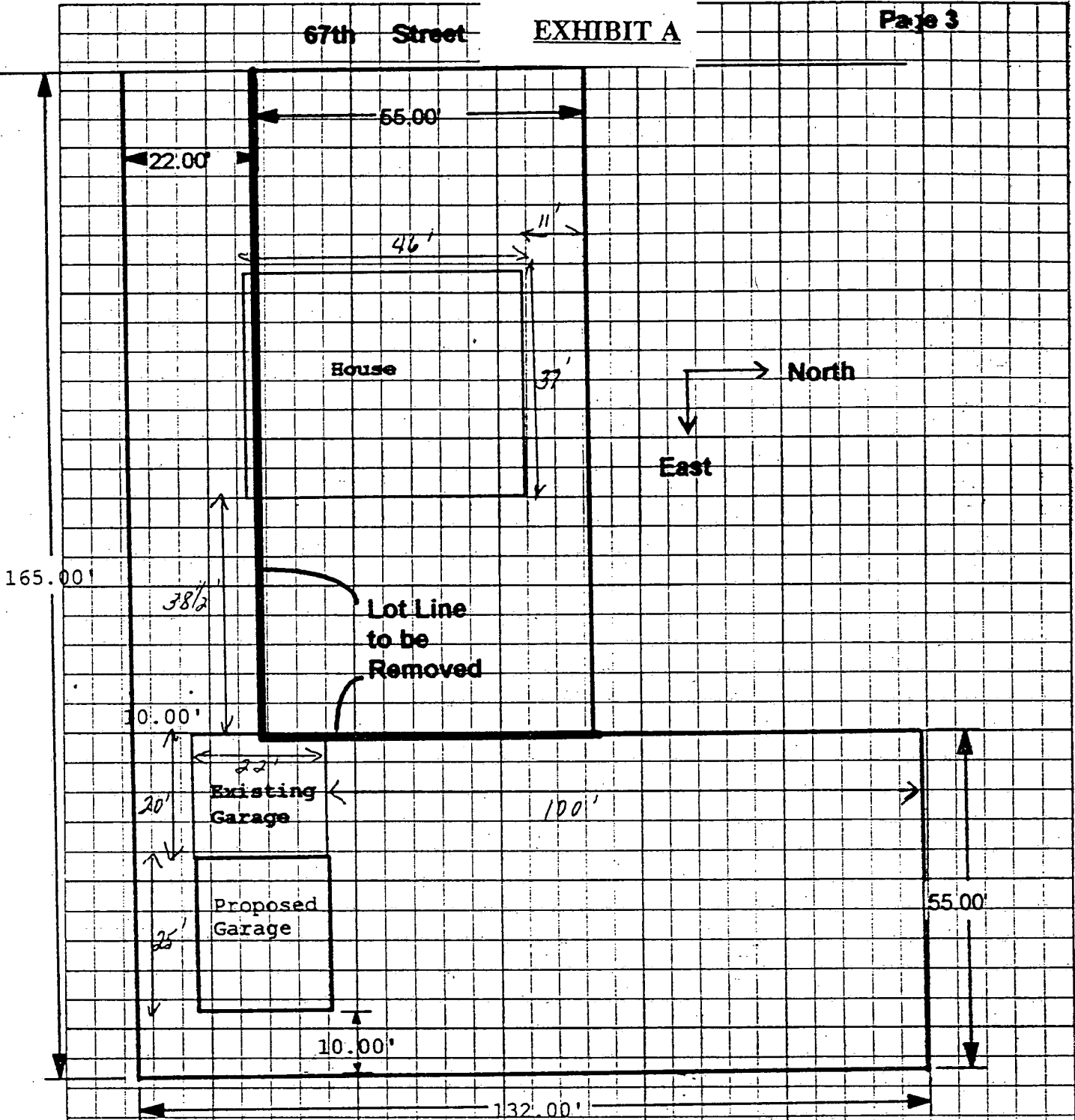
VICINITY MAP



LAND USE & ZONING MAP

67th Street

EXHIBIT A



.25 in = 6 ft

CITY OF LOS ANGELES
PLANNING DIVISION

JUL 14 1997

RECEIVED

Z 97-077

EXHIBIT B

Z 97-077

OWNER: GLORIA C. TERK

PARCEL NOS: 021 0081 020 0000 AND 021 0081 030 0000

LEGAL DESCRIPTION

PARCEL NO. 1:

The South 55 feet of the North 110 feet of the West 110 feet of Lot 110 as shown on the "Plat of Colonial Acres", recorded in the Office of the County Recorder of Sacramento County, on April 26, 1912, in Book 13 of Maps, Map No. 17.

PARCEL NO. 2:

Lot 110 as shown on the "Plat of Colonial Acres", recorded in the Office of the County Recorder of Sacramento County, on April 26, 1912, in Book 13 of Maps, Map No. 17, EXCEPTING THEREFROM the North 110 feet of the West 110 feet of said Lot 110, ALSO EXCEPTING THEREFROM the East 165 feet of said Lot.

CITY OF SACRAMENTO
PLANNING DIVISION

JUL 14 1997

RECEIVED