

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday August 17, 1993 the Zoning Administrator approved a lot line adjustment (File Z93-051) by adopting the attached resolution (ZA93-013).

Project Information

Request: Lot Line Adjustment to relocate a common property line separating two parcels totaling .26± developed acres in the Single Family Residential (R-1-PUD) zone.

Location: 801 and 803 Still Breeze Way

Assessor's Parcel Number: 031-1350-068, 069

Applicant:	L & P Land and Development 8144 Pocket Road Sacto., CA. 95831	Property Owner:	L & P-Pacific/Teichert (applicant) and Steven Yee 803 Still Breeze Way Sacramento, CA 95831
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General Plan Designation: Low Density Residential (4-15 du/ac)
Pocket Community Plan
Designation: Residential (4-8 du/ac)
Existing Land Use of Site: Residential (halfplexes)
Existing Zoning of Site: Single Family Residential (R-1 PUD) zone.
LPPT PUD (aka Riverlake)

Surrounding Land Use and Zoning:
North: R-1; Single Family Residential
South: R-1; Single Family Residential
East: R-1; Single Family Residential
West: R-1; Single Family Residential

Property Dimensions: 83' x 115' sq.ft.
Property Area: .26± sq.ft.

Z93-051

August 17, 1993

Item #3

Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A and B.

Additional Information:

A halfplex is constructed on the two subject lots. The applicant is requesting a lot line adjustment so that the lot line matches the location of the existing fence that was constructed to separate the two lots. The proposed adjustment will reduce the yard area of 801 Still Breeze Way. However, the units will still meet the development criteria for halfplexes in the PUD established by project P86-432.

Agency Comments:

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. Comments were received from Engineering Development Services and are included 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 - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

cc:	File (original)	ZA Resolution Book
	Applicant	Public Works
	Property Owner - Steven Yee	Building Division
	ZA Log Book	

EXHIBIT "A"

DESCRIPTION FOR
LOT LINE ADJUSTMENT
LOTS 53A AND 53B
STILLWATER AT RIVERLAKE

LOT 53A

All that portion of Lot 53, as said lot is shown on the Official Plat of Stillwater at Riverlake, filed in the Office of the Recorder of Sacramento County in Book 184 of Maps, Map No. 5, described as follows:

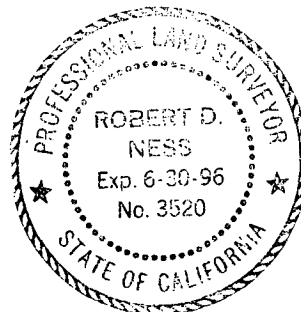
Beginning at the most Easterly corner of said Lot 53; thence from said point of beginning along the Southerly boundary of said Lot 53 South 59° 29' 04" West 63.96 feet; thence North 22° 17' 36" West 82.94 feet to a point located on the Northerly boundary of said Lot 53; thence along the boundary of said Lot 53 the following three (3) courses: (1) curving to the left on an arc of 36.00 feet radius, from a radial bearing of South 35° 13' 14" East, said arc being subtended by a chord bearing North 34° 55' 59" East 24.44 feet, (2) curving to the right on an arc of reverse curvature with a radius of 20.00 feet radius, said arc being subtended by a chord bearing North 85° 19' 02" East 37.64 feet and (3) curving to the left on an arc of reverse curvature with a radius of 718.00 feet, said arc being subtended by a chord bearing South 27° 29' 01" East 75.95 feet to the point of beginning; containing 0.124 acre, more or less.

LOT 53B

All that portion of Lot 53, as said lot is shown on the Official Plat of Stillwater at Riverlake, filed in the Office of the Recorder of Sacramento County in Book 184 of Maps, Map No. 5, described as follows:

Beginning at the most Westerly corner of said Lot 53; thence from said point of beginning along the boundary of said Lot 53 the following two (2) courses: (1) North 18° 41' 34" East 100.00 feet and (2) curving to the left on an arc of 36.00 feet radius, from a radial bearing of South 18° 41' 34" West, said arc being subtended by a chord bearing North 81° 44' 11" East 32.64 feet; thence South 22° 17' 36" East 82.94 feet to a point located on the Southerly boundary of said Lot 53; thence along said Southerly boundary the following two (2) courses: (1) South 59° 29' 04" West 51.04 feet and (2) North 86° 25' 20" West 51.94 feet to the point of beginning; containing 0.141 acre, more or less.

A.P.N. 031-1350-033



Robert D. Ness

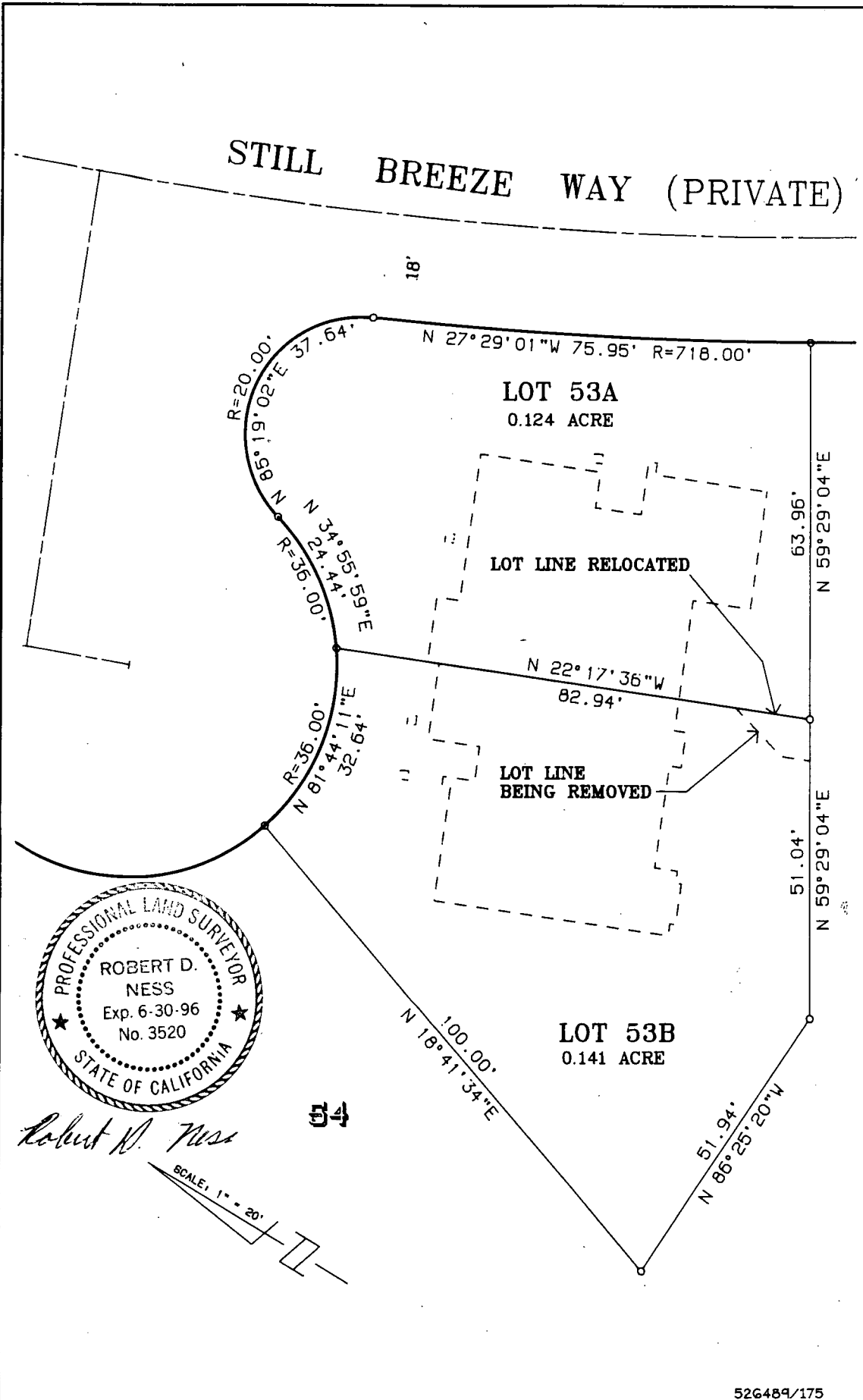
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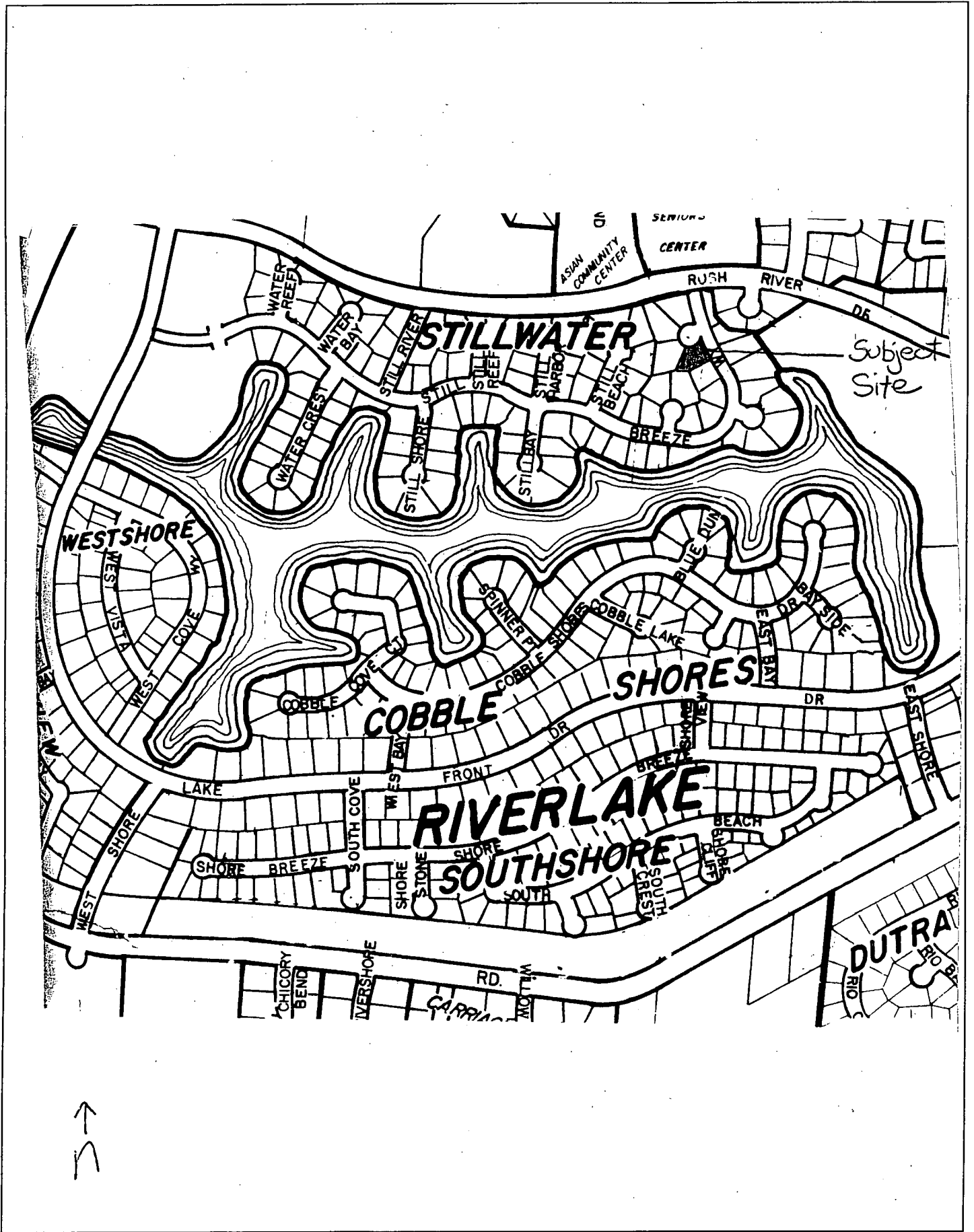
EXHIBIT 'B'



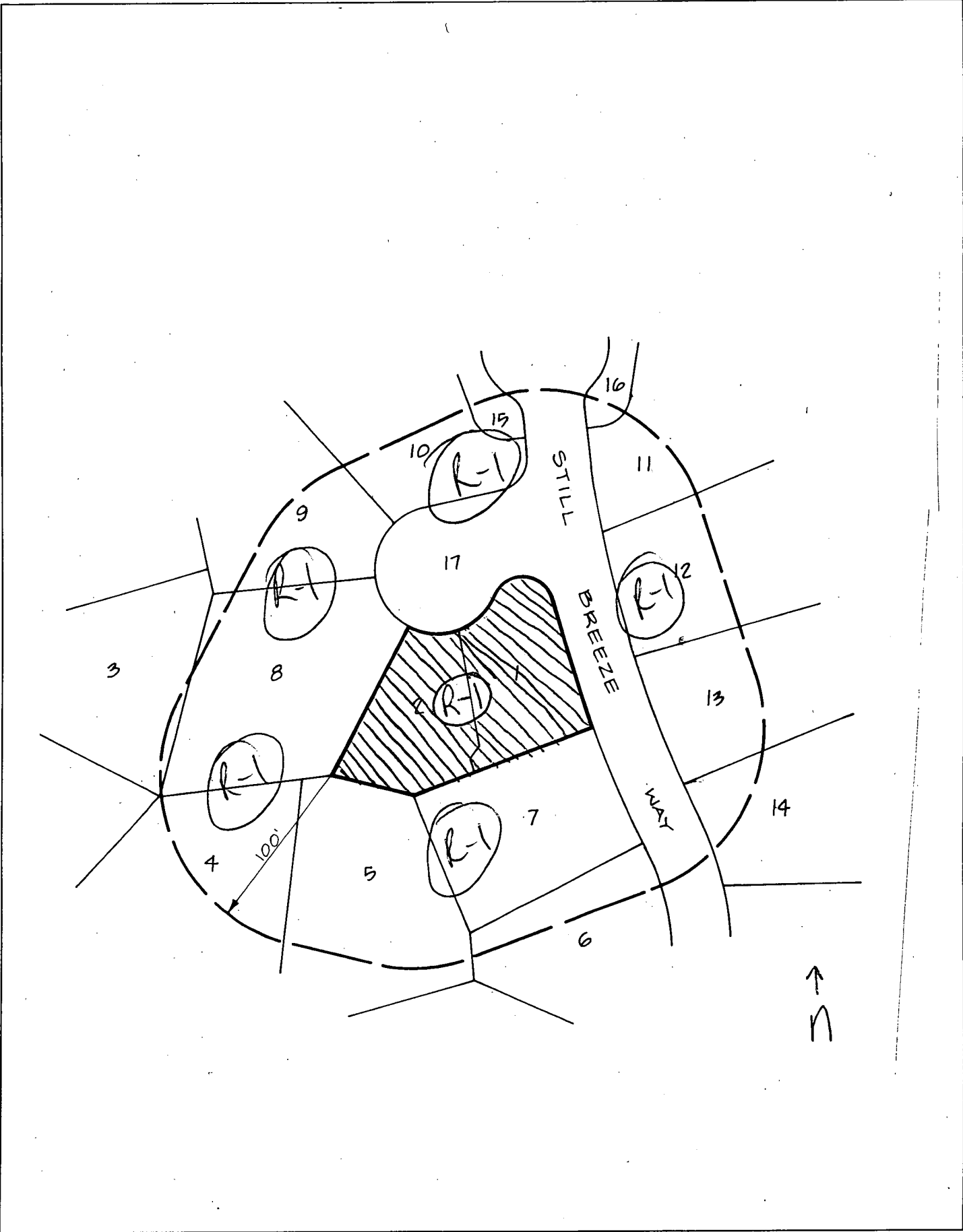
TITLE: LOT LINE ADJUSTMENT LOTS 53A AND 53B, STILLWATER AT RIVERLAKE, 184 B.M. 5	DATE: JULY, 1993 JOB NO.: 5269-031	REVISION
	DRAWN BY: B.W. CHECKED BY: R.N.	
CLIENT: L & P LAND DEVELOPMENT CO.	The Spink Corporation 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833 (916) 925-5550 FAX NO. (916) 921-9274	
8-19-93	SCALE: 1"=20' CODE: PKT-19 DR. NO.: H-7377	

293-051

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VICINITY MAP



LAND USE & ZONING MAP