

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday October 5, 1993, the Zoning Administrator approved a lot line adjustment (File Z93-072) by adopting the attached resolution (ZA93-016).

Project Information

Request: Lot Line Adjustment to relocate the common property lines between four parcels totaling 0.79± developed acres in the Standard Single Family (R-1) zone.

Location: 3200, 3202 H Street and 3161, 3201 I Street

Assessor's Parcel Number: 007-053-007,008,023, 024

Applicant: JTS Engineering
1808 J Street
Sacto., CA. 95814

Property Owners:	Maria Kelly 3200 H Street Sacto., CA. 95816	Grant & Karen Hutchinson 3202 H Street	Daphne Smith 3161 I Street	Ray & Alice Eng 8790 Longmore Wy Fair Oaks, CA 95628
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General Plan Designation: Low Density Residential (4-15 du/ac)
Existing Land Use of Site: Single family residences and Fourplex
Existing Zoning of Site: Single Family Residential (R-1) zone

Surrounding Land Use and Zoning:

North:	R-1; McKinley Park
South:	R-1; School
East:	R-1; Single Family Residences
West:	R-1; Single Family Residences

Property Dimensions: Irregular
Property Area: 0.79± sq.ft.
Topography: Flat

Z93-072

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Item 4

Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibits B-1 to B-4

Additional Information

The owner has constructed a fence along the south property line that is partially located on the adjacent property. Additionally, planters were constructed along the east property line that are also located on the adjacent property. The owner is now requesting to adjust both property lines so that all the fencing and planters are located on her property.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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)).

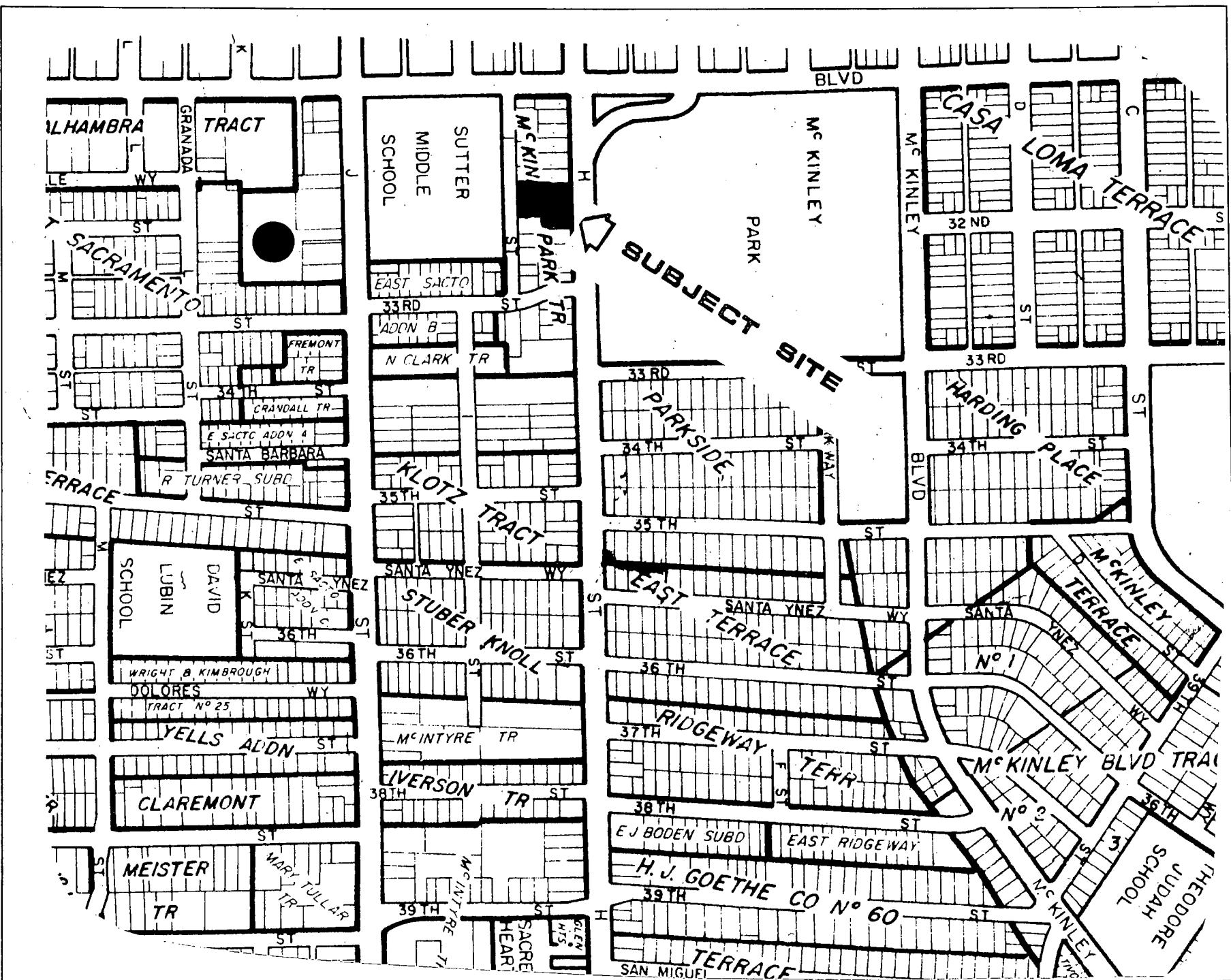


Joy D. Patterson
Zoning Administrator

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 - 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
ZA Log Book

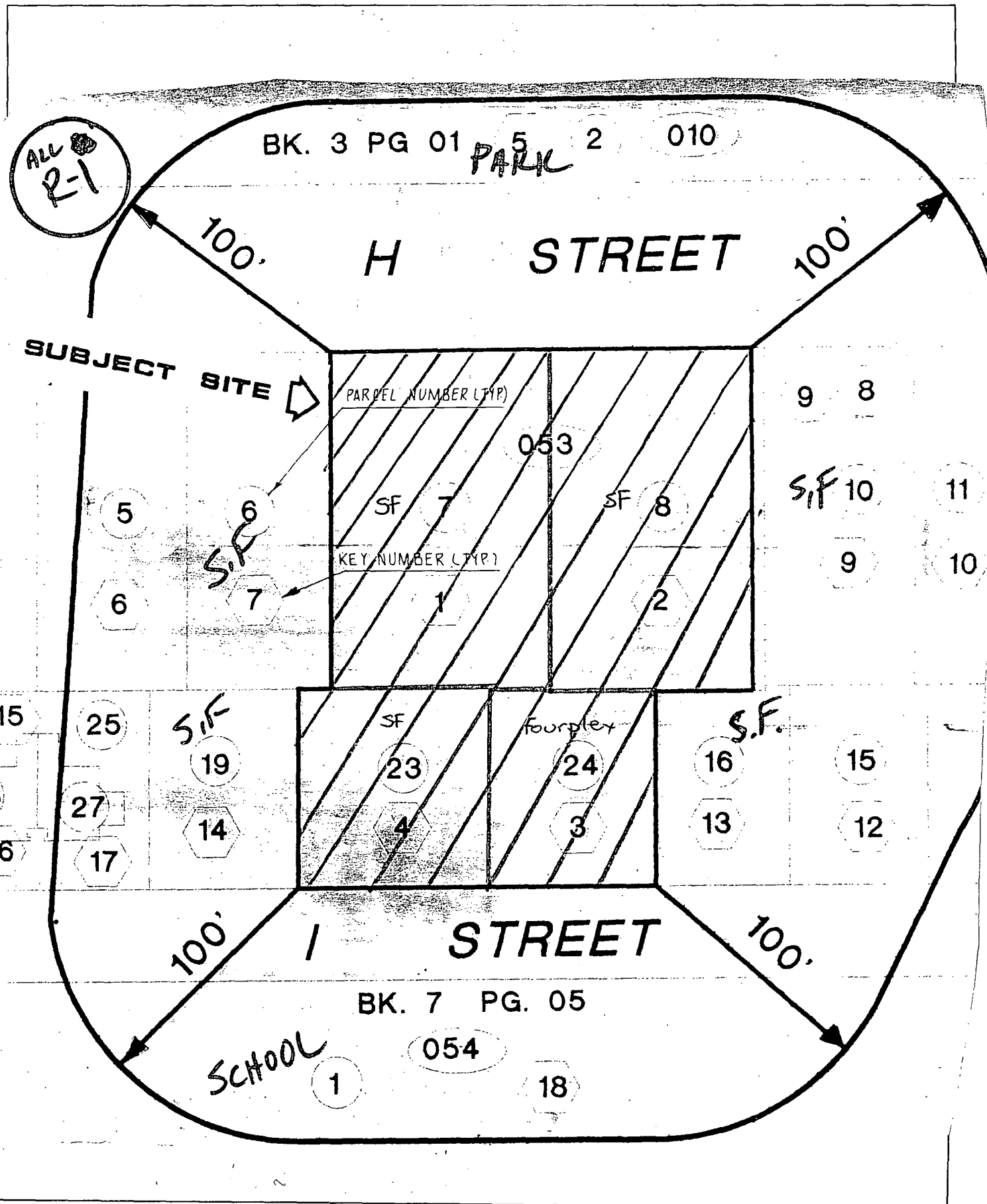


VICINITY MAP

Z93-072

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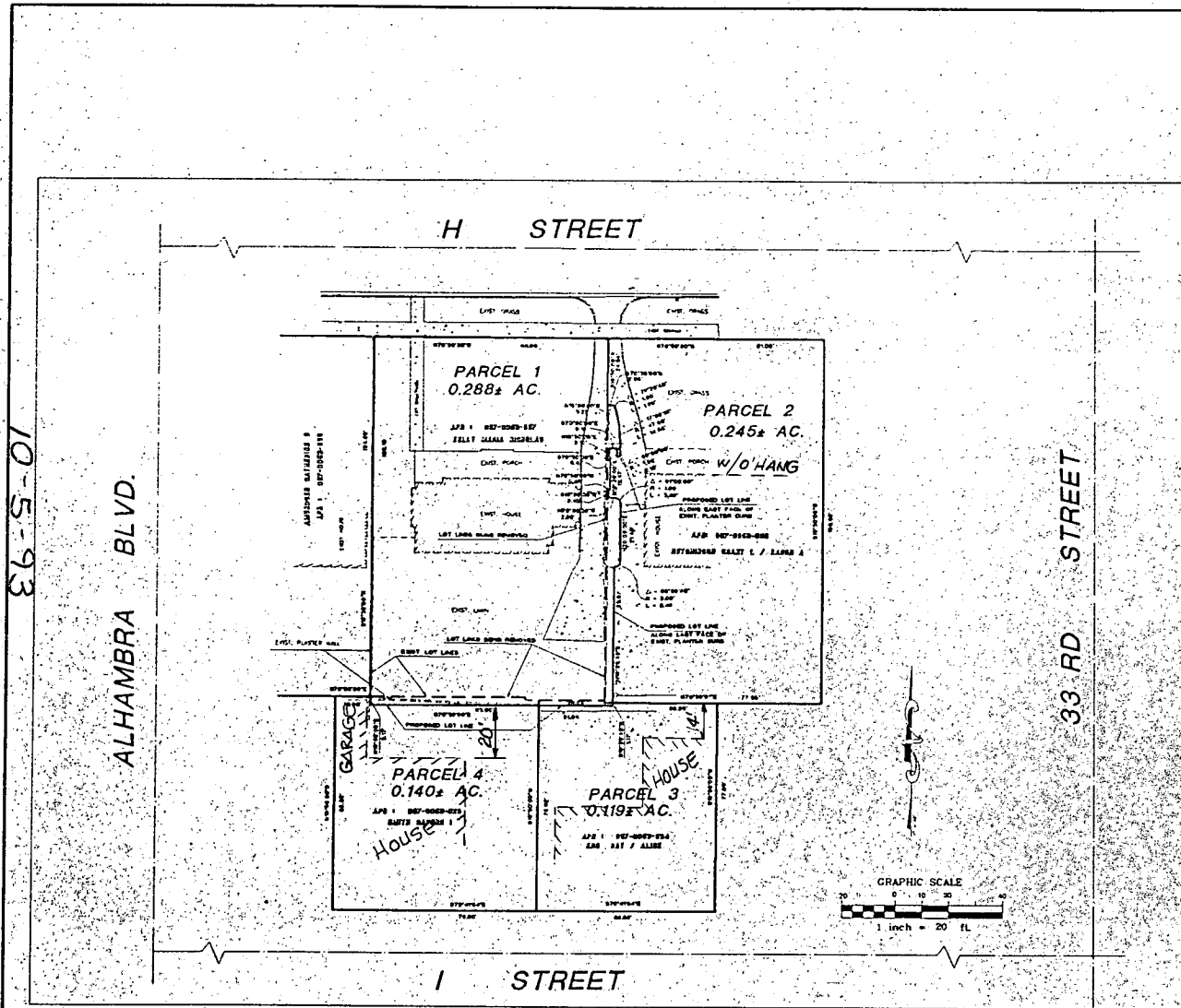


LAND USE & ZONING MAP

293-072

10-5-93

H #



PROPOSED PARCEL	APN	EXISTING ZONING/CASE	OWNER(S)	MAILING ADDRESS
Parcel 1	007-0053-007	(R-1)Single-Family	Kelly, Marie Nicholas	3200 H Street Sacramento, CA 95816
Parcel 2	007-0053-008	(R-1)Single-Family	Huchinson, Gw L and Karen A.	3202 H Street Sacramento, CA 95816
Parcel 4	007-0053-023	(R-1)Single-Family	Smith, Daphne I.	3161 I Street Sacramento, CA 95816
Parcel 3	007-0053-024	(R-1)Fourplex	Eng, Ray and Alice	8790 Longmore Way Fair Oaks, CA 95628

ENGINEER: JTS ENGINEERING CONSULTANTS, INC.
1808 J Street
Sacramento, CA 95814-3010
Phone: (916) 441-6708
Fax: (916) 441-5336

REQUEST: BOUNDARY LINE ADJUSTMENT TO ALLOW RESTORATION OF HISTORIC RESIDENCE LOCATED AT 3200 H STREET. EAST BOUNDARY OF THE NEW PROPERTY LINE IS TO GO ALONG THE EAST FACE OF THE EXISTING HISTORIC PLANTER CURB. AN EASEMENT WILL BE RETAINED BY OWNERS OF 007-0053-008 FOR CONTINUED USE OF CARPORT/PATIO OVERHANG OVER THE CONVEYED STRIP.

PROPERTY LINE LEGEND

	EXISTING PROPERTY LINE TO REMAIN
	EXISTING PROPERTY LINE TO BE REMOVED
	PROPOSED PROPERTY LINE

EXHIBIT A

BENCHMARK ELEV. N/A
FIELD BOOK NO. _____ PG. _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95814 (916) 441-6708

DESIGNED: RTS/JTS
DRAWN: RTS
CHECKED: JTS
SUBMITTED: JTS

SCALE: 1"=20'
REF: 25924

NO	DATE	REVISION	COUNTY APPROVAL	BY

LOT LINE ADJUSTMENT
3200 H STREET

CITY OF SACRAMENTO APN-007-0053-007.008.023 AND 024 CALIFORNIA

JOB NO: 92041

DATE: AUGUST 92
SHEET: 1

EXHIBIT - B-1

PARCEL 1

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING LOT 7 AND PORTIONS OF LOTS 8, 23, 24 AND 25 AS SHOWN ON THE PLAT OF THE "McKINLEY PARK TRACT" RECORDED IN BOOK 16 OF MAPS, MAP NO. 48 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 7 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 37 OF SURVEYS AT PAGE 30, RECORDS OF SAID COUNTY, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 7, SOUTH 70° 39' 30" EAST 88.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT 7, SOUTH 19° 30' 00" WEST 24.94 FEET; THENCE LEAVING SAID EASTERLY LINE AT RIGHT ANGLES AND ENTERING SAID LOT 8, SOUTH 70° 30' 00" EAST 2.05 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND THE FACE OF A CONCRETE CURB, HAVING A RADIUS OF 1.00 FEET AND A CENTRAL ANGLE OF 72° 26' 45", AN ARC LENGTH OF 1.26 FEET; THENCE CONTINUING ALONG SAID FACE OF CURB BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET AND A CENTRAL ANGLE OF 17° 33' 15", AN ARC LENGTH OF 14.55 FEET; THENCE CONTINUING ALONG SAID FACE OF CURB BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 1.36 FEET AND A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 2.13 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY FACE OF A COLUMN BASE; THENCE ALONG SAID SOUTHERLY PROLONGATION AND EASTERLY FACE OF A COLUMN BASE NORTH 19° 30' 00" EAST 3.27 FEET; THENCE CONTINUING ALONG SAID FACE OF A COLUMN BASE THE FOLLOWING THREE COURSES:

- (1) NORTH 70° 30' 00" WEST 3.10 FEET;
- (2) SOUTH 19° 30' 00" WEST 3.10 FEET;
- (3) SOUTH 70° 30' 00" EAST 0.42 FEET

TO FACE OF A WALL; THENCE ALONG SAID FACE OF A WALL, SOUTH 19° 30' 00" WEST 12.47 FEET TO THE FACE OF A COLUMN BASE; THENCE ALONG SAID FACE OF A COLUMN BASE THE FOLLOWING THREE COURSES:

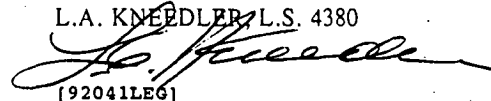
- (1) NORTH 70° 30' 00" WEST 0.45 FEET;
- (2) SOUTH 19° 30' 00" WEST 3.10 FEET;
- (3) SOUTH 70° 30' 00" EAST 2.85 FEET TO

THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND THE FACE OF A CONCRETE CURB, HAVING A RADIUS OF 1.90 FEET AND A CENTRAL ANGLE OF 91° 08' 00", AN ARC LENGTH OF 3.02 FEET; THENCE CONTINUING ALONG SAID FACE OF CURB AND THE SOUTHERLY PROLONGATION THEREOF THE FOLLOWING THREE COURSES:

- (1) SOUTH 20° 38' 00" WEST 21.40 FEET;
- (2) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3.00 FEET AND A CENTRAL ANGLE OF 66° 39' 48", AN ARC LENGTH OF 3.49 FEET;
- (3) SOUTH 19° 39' 40" WEST 52.07 FEET

TO A POINT IN SAID LOT 23; THENCE PARALLEL WITH AND DISTANT SOUTHERLY AT RIGHT ANGLES 2.17 FEET TO THE MOST SOUTHERLY LINE OF SAID LOT 7, NORTH 70° 39' 30" WEST 91.04 FEET TO A POINT IN SAID LOT 25, SAID POINT BEING ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 7; THENCE ALONG SAID PROLONGATION NORTH 19° 30' 00" EAST 3.17 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 7; THENCE ALONG THE WESTERLY LINE OF SAID LOT 7, NORTH 19° 30' 00" EAST 134.93 FEET TO THE POINT OF BEGINNING.

PREPARED BY:
JTS ENGINEERING CONSULTANTS, INC.
L.A. KNEEDLER, L.S. 4380


[92041LEG]



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OCTOBER 5, 1993

Item 4

PARCEL 2

Exhibit B-2

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 8 AS SHOWN ON THE PLAT OF THE "McKINLEY PART TRACT" RECORDED IN BOOK 16 OF MAPS, MAP NO. 48 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 8 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 37 OF SURVEYS AT PAGE 30, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, SOUTH 19° 30' 00" WEST 24.94 FEET; THENCE LEAVING SAID WESTERLY LINE AT RIGHT ANGLES AND ENTERING SAID LOT 8, SOUTH 70° 30' 00" EAST 2.05 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND THE FACE OF A CONCRETE CURB, HAVING A RADIUS OF 1.00 FEET AND A CENTRAL ANGLE OF 72° 26' 45", AN ARC LENGTH OF 1.26 FEET; THENCE CONTINUING ALONG SAID FACE OF CURB BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET AND A CENTRAL ANGLE OF 17° 33' 15", AN ARC LENGTH OF 14.55 FEET; THENCE CONTINUING ALONG SAID FACE OF CURB BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 1.36 FEET AND A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 2.13 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY FACE OF A COLUMN BASE; THENCE ALONG SAID SOUTHERLY PROLONGATION AND EASTERLY FACE OF A COLUMN BASE NORTH 19° 30' 00" EAST 3.27 FEET; THENCE CONTINUING ALONG SAID FACE OF A COLUMN BASE THE FOLLOWING THREE COURSES:

- (1) NORTH 70° 30' 00" WEST 3.10 FEET;
- (2) SOUTH 19° 30' 00" WEST 3.10 FEET;
- (3) SOUTH 70° 30' 00" EAST 0.42 FEET

TO FACE OF A WALL; THENCE ALONG SAID FACE OF A WALL, SOUTH 19° 30' 00" WEST 12.47 FEET TO THE FACE OF A COLUMN BASE; THENCE ALONG SAID FACE OF A COLUMN BASE THE FOLLOWING THREE COURSES:

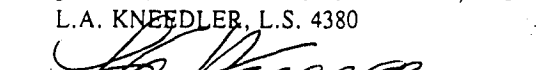
- (1) NORTH 70° 30' 00" WEST 0.45 FEET;
- (2) SOUTH 19° 30' 00" WEST 3.10 FEET;
- (3) SOUTH 70° 30' 00" EAST 2.85 FEET TO

THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND THE FACE OF A CONCRETE CURB, HAVING A RADIUS OF 1.90 FEET AND A CENTRAL ANGLE OF 91° 08' 00", AN ARC LENGTH OF 3.02 FEET; THENCE CONTINUING ALONG SAID FACE OF CURB AND THE SOUTHERLY PROLONGATION THEREOF THE FOLLOWING THREE COURSES:

- (1) SOUTH 20° 38' 00" WEST 21.40 FEET;
- (2) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3.00 FEET AND A CENTRAL ANGLE OF 66° 39' 48", AN ARC LENGTH OF 3.49 FEET;
- (3) SOUTH 19° 39' 40" WEST 50.90 FEET

TO THE SOUTHERLY LINE OF SAID LOT 8; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 70° 39' 30" EAST 77.95 FEET TO THE EASTERLY LINE OF THE WESTERLY 81.00 FEET OF SAID LOT 8; THENCE ALONG SAID EASTERLY LINE, NORTH 19° 30' 00" EAST 136.93 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 8 NORTH 70° 39' 30" WEST 81.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:
JTS ENGINEERING CONSULTANTS, INC.
L.A. KNEEDLER, L.S. 4380



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OCT 15, 1993

Item 4

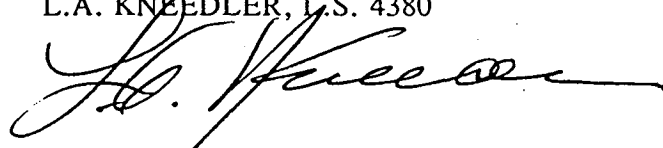
PARCEL 3

Exhibit B-3

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING PORTIONS OF LOTS 22 AND 23 AS SHOWN ON THE PLAT OF THE "McKINLEY PART TRACT" RECORDED IN BOOK 16 OF MAPS, MAP NO. 48, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7 OF SAID "McKINLEY TRACT" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 37 OF SURVEYS AT PAGE 30, RECORDS OF SAID COUNTY, THENCE SOUTH 19° 30' 00" WEST 1.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 8 OF SAID "McKINLEY PARK TRACT"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8, ALSO BEING THE NORTHERLY LINE OF SAID LOT 23, SOUTH 70° 39' 30" EAST 3.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOTS 23 AND 22, SOUTH 70° 39' 30" EAST 38.95 FEET TO THE EASTERLY LINE OF THE WESTERLY 16.00 FEET OF SAID LOT 22; THENCE ALONG SAID EASTERLY LINE, SOUTH 19° 30' 00" WEST 77.95 FEET TO SOUTHERLY LINE OF SAID LOT 22; THENCE NORTH 70° 41' 54" WEST 67.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 22 AND 23 TO THE EASTERLY LINE OF THE WESTERLY 5.00 FEET OF SAID LOT 23; THENCE ALONG SAID EASTERLY LINE NORTH 19° 30' 00" EAST 76.83 FEET TO A LINE THAT IS PARALLEL WITH AND SOUTHERLY 2.17 FEET, MEASURED AT RIGHT ANGLES, TO THE MOST SOUTHERLY LINE OF SAID LOT 7; THENCE ALONG SAID PARALLEL LINE, SOUTH 70° 39' 30" EAST 28.04 FEET; THENCE NORTH 19° 39' 40" EAST 1.17 FEET TO THE TRUE POINT OF BEGINNING.

PREPARED BY:
JTS ENGINEERING CONSULTANTS, INC.
L.A. KNEEDLER, L.S. 4380



[92041LEG]

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October 5, 1993

Item 4

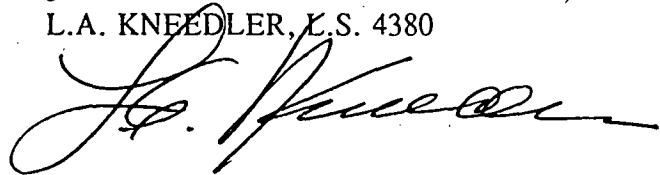
EXHIBIT B-4

PARCEL 4

ALL REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING PORTIONS OF LOTS 23, 24 AND 25 AS SHOWN ON THE PLAT OF THE "McKINLEY PART TRACT" RECORDED IN BOOK 16 OF MAPS, MAP NO. 48, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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PREPARED BY:
JTS ENGINEERING CONSULTANTS, INC.
L.A. KNEEDLER, L.S. 4380



[92041LEG]

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