

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 29, 1999, the Zoning Administrator approved with conditions a parcel merger (File Z99-153). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Parcel Merger** to merge two parcels into one parcel totaling 0.17± vacant acres in the Standard Single Family (R-1) zone.

Location: SE Corner of Batt Drive and Bell Avenue (D2, Area 4)

Assessor's Parcel Number: 237-0580-015, 016

Applicant: Baker-Williams Engineering Group (Mike Williams)  
6020 Rutland Drive #19  
Carmichael, CA 95608

Property Owner: 3 B Properties LLC  
414 Baylor Drive  
Woodland, CA 95695

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
North Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1; Single Family Residential and Duplex  
South: R-1; Single Family Residential  
East: C-1; Single Family Residential  
West: R-1; Single Family Residential

Property Dimensions: Irregular  
Property Area: 0.17± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: P90-305

Additional Information The applicant proposes to remove the common property line between two parcels to create a large single parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

The project was noticed and staff received no calls.

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.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a).

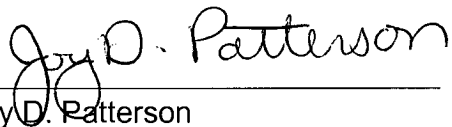
Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. Only one domestic water service will be allowed per parcel. Any new domestic water service will be metered. Any excess domestic water services shall be abandoned to the satisfaction of the Department of Utilities prior to issuance of a building permit. (Utilities)

Findings of Fact:

1. The parcel merger is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.
2. All existing streets and/or utility easements of record are reserved.
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the

City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.



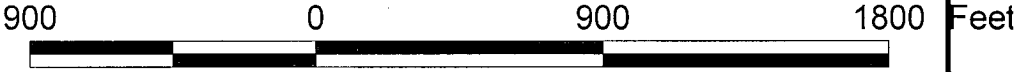
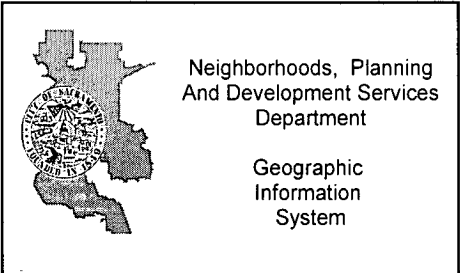
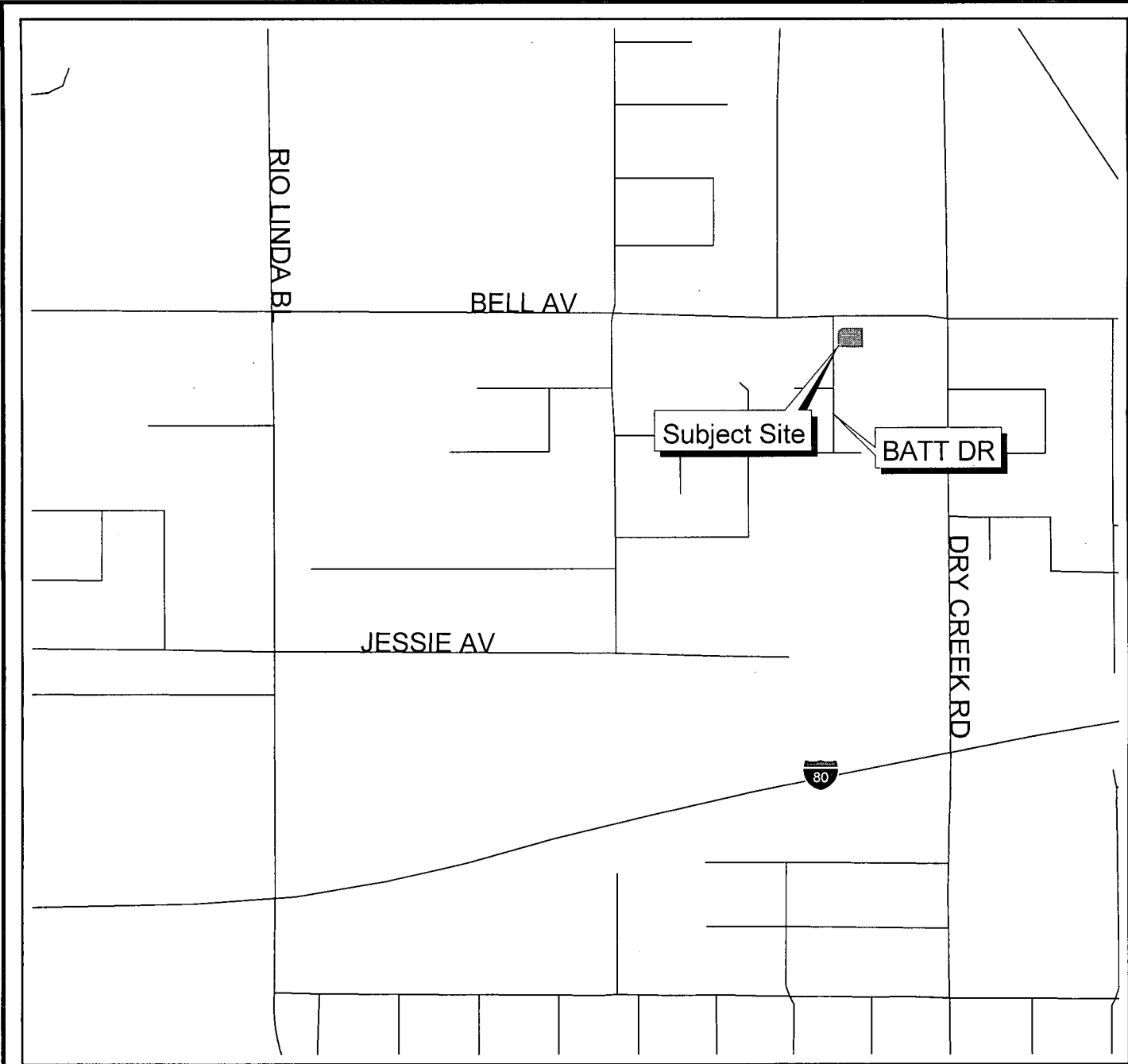
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Joy D. Patterson  
Zoning Administrator

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.

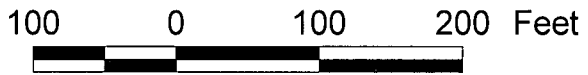
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

- cc: File (original)
- ZA Log Book
- Applicant
- Public Works (Jerry Lovato)



# VICINITY MAP





Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING

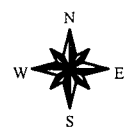
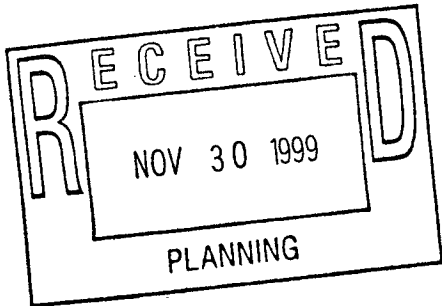
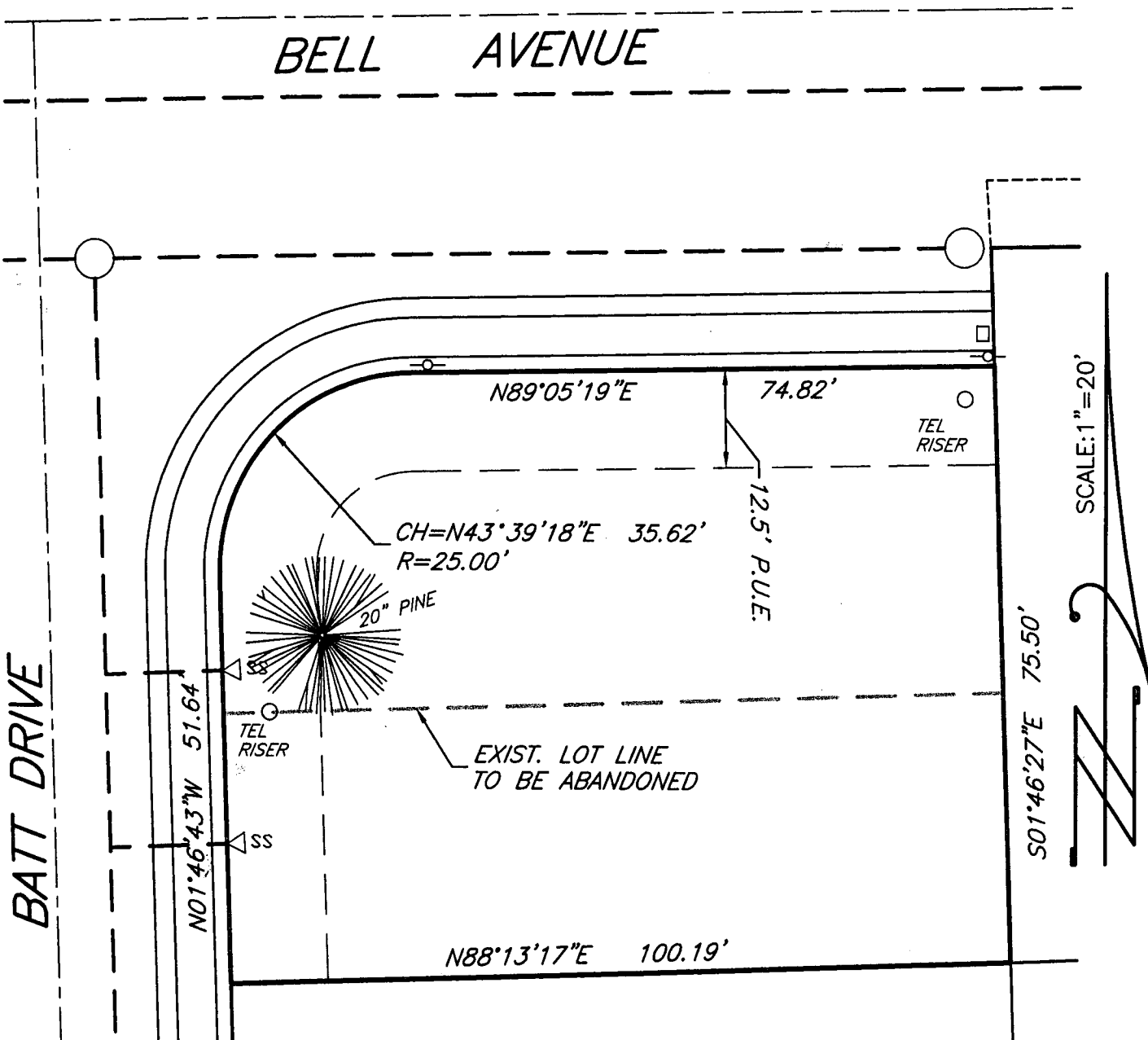
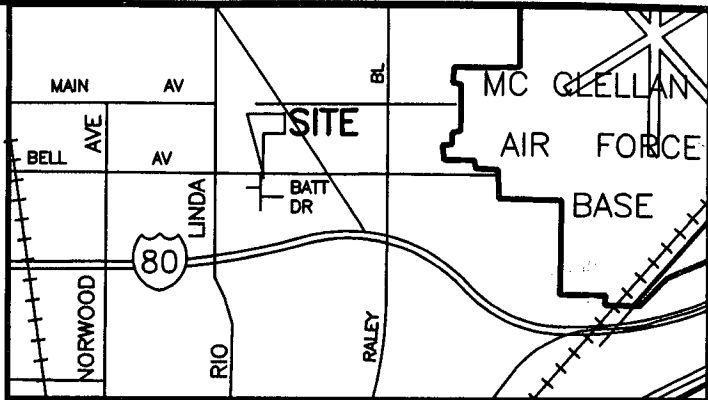


EXHIBIT A



Z99-153



**BAKER-WILLIAMS ENGINEERING GROUP**

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
 8020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608  
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=20'

JOB #: 99-11-121

DATE: 11/24/99

BOUNDARY LINE ADJUSTMENT/  
 LOT MERGER

LOTS 4A & 4B 223 BM 4

SACRAMENTO COUNTY, CALIFORNIA

ITEM 2

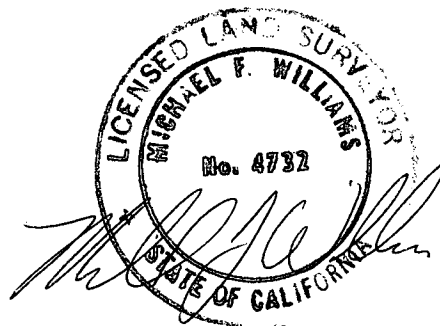
**EXHIBIT B**

NEW DESCRIPTION

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being all of Lot 4A and Lot 4B as shown on the "Plat of Sherman Oaks Estates", filed for record in the office of the Recorder of Sacramento County on June 24, 1992, in Book 223 of Maps, Map No. 4. More particularly described as follows:

BEGINNING at the Northeast corner of said Lot 4A, said point also being on the South right of way line of Bell Avenue, a public road; thence South  $01^{\circ} 46' 27''$  East, 75.50 feet to the Southeast corner of Lot 4B; thence South  $88^{\circ} 13' 17''$  West, 100.19 feet to a point on the East right of way line of Batt Drive, a 44.00 foot wide public road; thence North  $01^{\circ} 46' 43''$  West, 51.64 feet; thence along the arc of a tangent 25.00 foot radius curve, concave to the Southeast, the chord of which bears North  $43^{\circ} 39' 18''$  East, 35.62 feet to a point on the South right of way line of said Bell Avenue; thence North  $89^{\circ} 05' 19''$  East, 74.82 feet to the point of beginning.

Said property contains 0.1722 acres.



**Z 99 - 153**