

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 1, 1998, the Zoning Administrator approved a Lot Line Adjustment (File Z98-028) by adopting the attached resolution (ZA98-012).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the property line of two parcels totaling .20± partially developed and vacant acres in the Single Family (R-1) zone.

Location: 170 Sandburg Dr. (D3, Area 1)

Assessor's Parcel Number: 005-0203-008, 009

Applicant: C & B Surveying
200 Bittercreek Dr.
Folsom, CA 95630

Property Owner: P. and R. Foster
1414 43rd Street
Sacramento, CA 95819

General Plan Designation: Low Density Residential
East Sacramento
Community Plan: Residential (4-8)
Existing Land Use of Site: Single Family Residential & Vacant
Existing Zoning of Site: Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family
South: R-1; Single Family
East: R-1; American River
West: R-1; Single Family

Property Dimensions: Irregular
Property Area: .20± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Legal Description: Exhibit A

Parcel Merger: Exhibit B

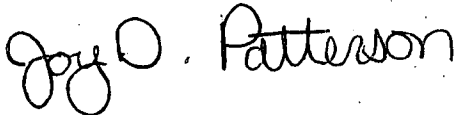
Additional Information The applicant proposes to move the lot line between two parcels to accommodate the sale of the property because the driveway on one parcel is located on part of the other parcel. A single family residence is located on the north parcel. The southern parcel is vacant and will meet all minimum lot size requirements after the proposed Lot Line Adjustment.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, 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)}.

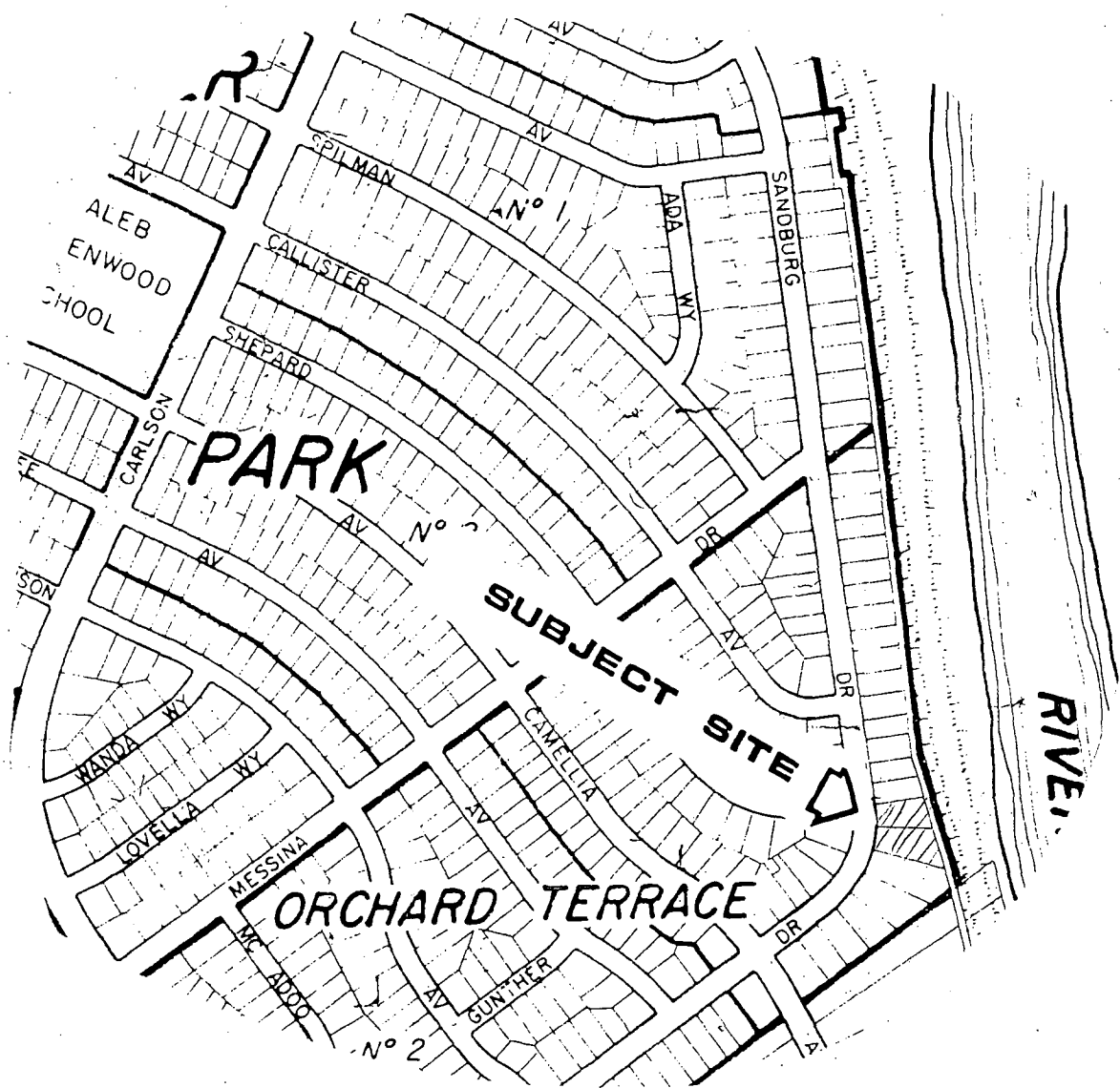


Joy D. Patterson
Zoning Administrator

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 (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the Lot Line Adjustment.

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



VICINITY MAP

EXHIBIT - A

New Legal Description for Lot 8

Lot 8, as shown on the official "Plat of Orchard Terrace", recorded in the office of the County Recorder of Sacramento County, March 29, 1947, in Book 25 of Maps, Map No. 29, has been adjusted. The new bearings and distances are as follows:

Beginning at the Southwest corner of said Lot 8 as shown on the above noted Map; thence curving to the left on an arc of 313.43 feet radius, said arc being subtended by a chord bearing of North $24^{\circ}15'45''$ East 57.81 feet; thence South $71^{\circ}59'52''$ East 152.52 feet; thence South $01^{\circ}09'50''$ West 100.15 feet; thence North $60^{\circ}26'46''$ West 191.72 feet to the point of beginning.

Subject to all taxes, conditions, reservations, assessments, restrictions, liens, rights of way, and easements of record.

298-028

4-1-98

Z 98 028
#2

EXHIBIT - A - 2

New Legal Description for Lot 9

Lot 9, as shown on the official "Plat of Orchard Terrace", recorded in the office of the County Recorder of Sacramento County, March 29, 1947, in Book 25 of Maps, Map No.29, has been adjusted. The new bearings and distances are as follows:

Beginning at the Northwest corner of said ^{Right} Lot 9 as shown on the above noted Map, thence curving to the ~~left~~ on an arc of 313.43 feet radius, said arc being subtended by a chord bearing of South 13°31'38" West 59.47 feet; thence South 71°59'52" East 152.52 feet; thence North 01°09'50" East 86.09 feet; thence North 81°55' West 134.24 feet to point of beginning.

Subject to all taxes, conditions, reservations, assessments, restrictions, liens, rights of way, and easements of record.

File # Z 98 028 Submitted 3/11/98

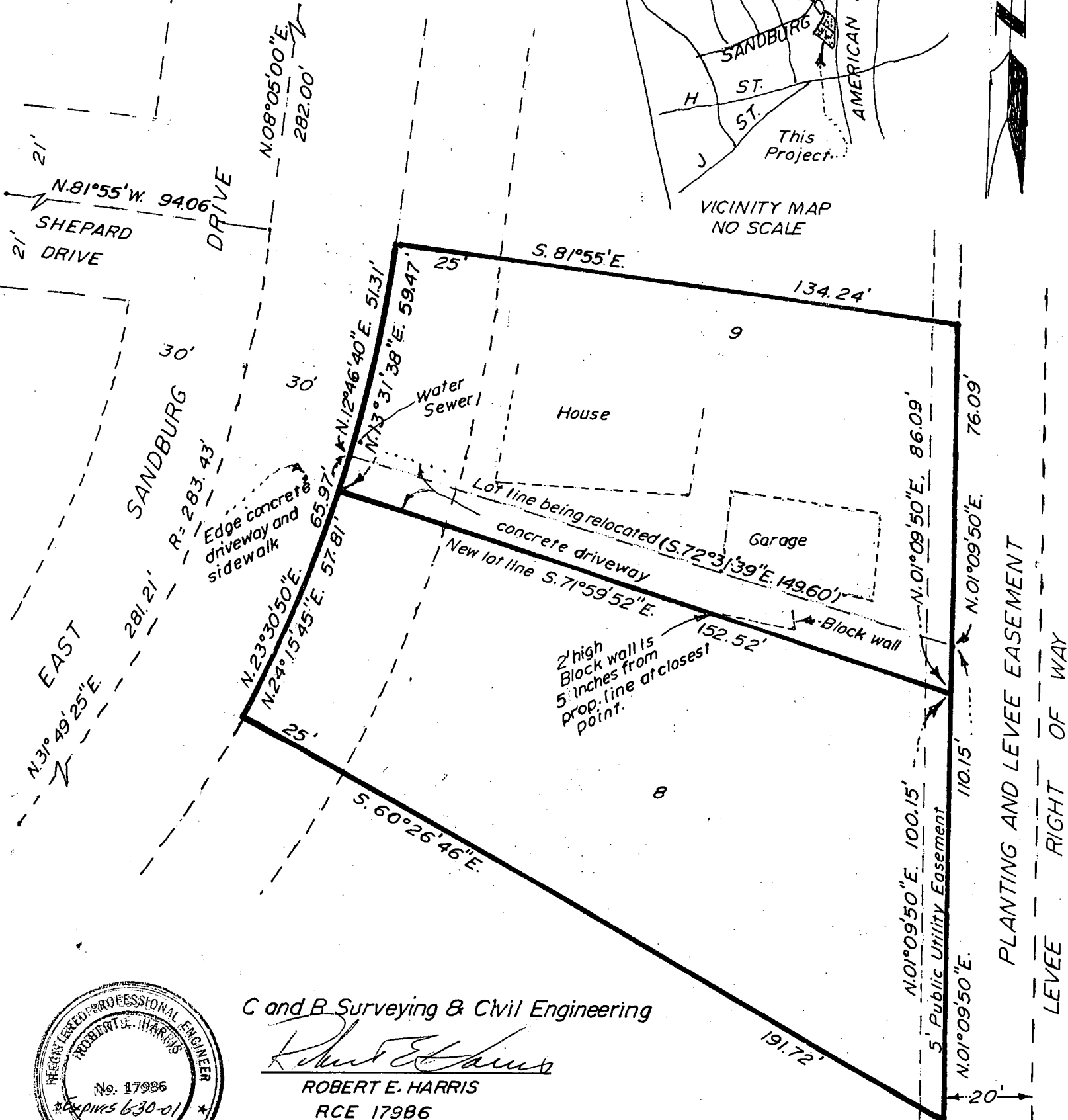
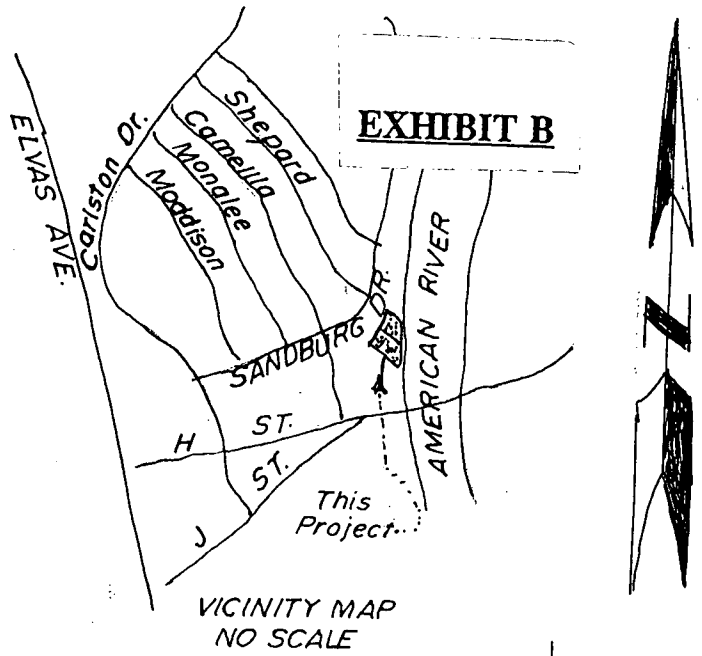
Please note there is an error on the new legal for Lot 9

Colleen Harris
C&B Surveying & Civil Eng.
(916) 983-0705

LOT LINE ADJUSTMENT

LOTS 8 and 9 of "PLAT of ORCHARD TERRACE"
Book 25, Map No. 29

City of Sacramento, California
March, 1998 Scale: 1" = 30'



C and B Surveying & Civil Engineering
Robert E. Harris
 ROBERT E. HARRIS
 RCE 17986