

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 16, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-062). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate four sets of common property lines between two parcels on four corners (eight total parcels) totaling 0.78± acres in the Standard Single Family, Planned Unit Development (R-1)(PUD) zone.

Location: 1. Northwest corner of Delta Queen Avenue and Marina Glen Way (D1, Area 4)
 2. Northwest corner of River Shoal Avenue and Marina Glen Way (D1, Area 4)
 3. Northeast corner of Kittiwake Drive and Marina Glen Way (D1, Area 4)
 4. Southeast corner of Kittiwake Drive and Marina Glen Way (D1, Area 4)

Assessor's Parcel Number: 274-0480-016, 017; 019, 020; 049-052

Applicant: The Spink Corporation (Michael Smith).
 2590 Venture Oaks Way
 Sacramento, CA 95833

Property Owners: John Giannoni
 1500 W. El Camino Avenue #192
 Sacramento, CA 95833

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
North Natomas
Community Plan Designation: Residential (4-8 du/na)
Existing Land Use of Site: Vacant
Existing Zoning of Site: Standard Single Family (R-1) (PUD)

Surrounding Land Use and Zoning:
North: R-1 (PUD); Vacant
South: R-1 (PUD); Vacant
East: R-1A (PUD); Vacant
West: R-1 (PUD); Vacant

Property Dimensions: Irregular
 Property Area: 0.78± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 and B-8

Previous Files: P92-160, P98-139

Additional Information The applicant proposes to relocate the common property lines between four sets of halfplex lots (eight total lots) to follow the building line of the proposed units for each of the lots. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

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 State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

Conditions of Approval:

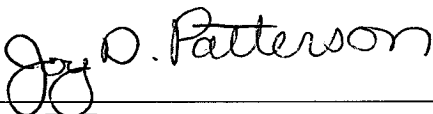
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. (Utilities)
5. The proposed development is located within Sacramento County Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the North Natomas Community

Plan which designate the site for 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. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or 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.
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.

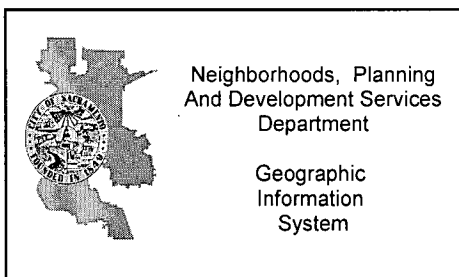
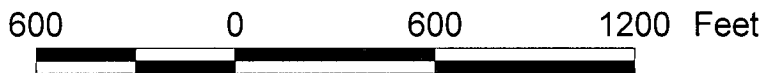
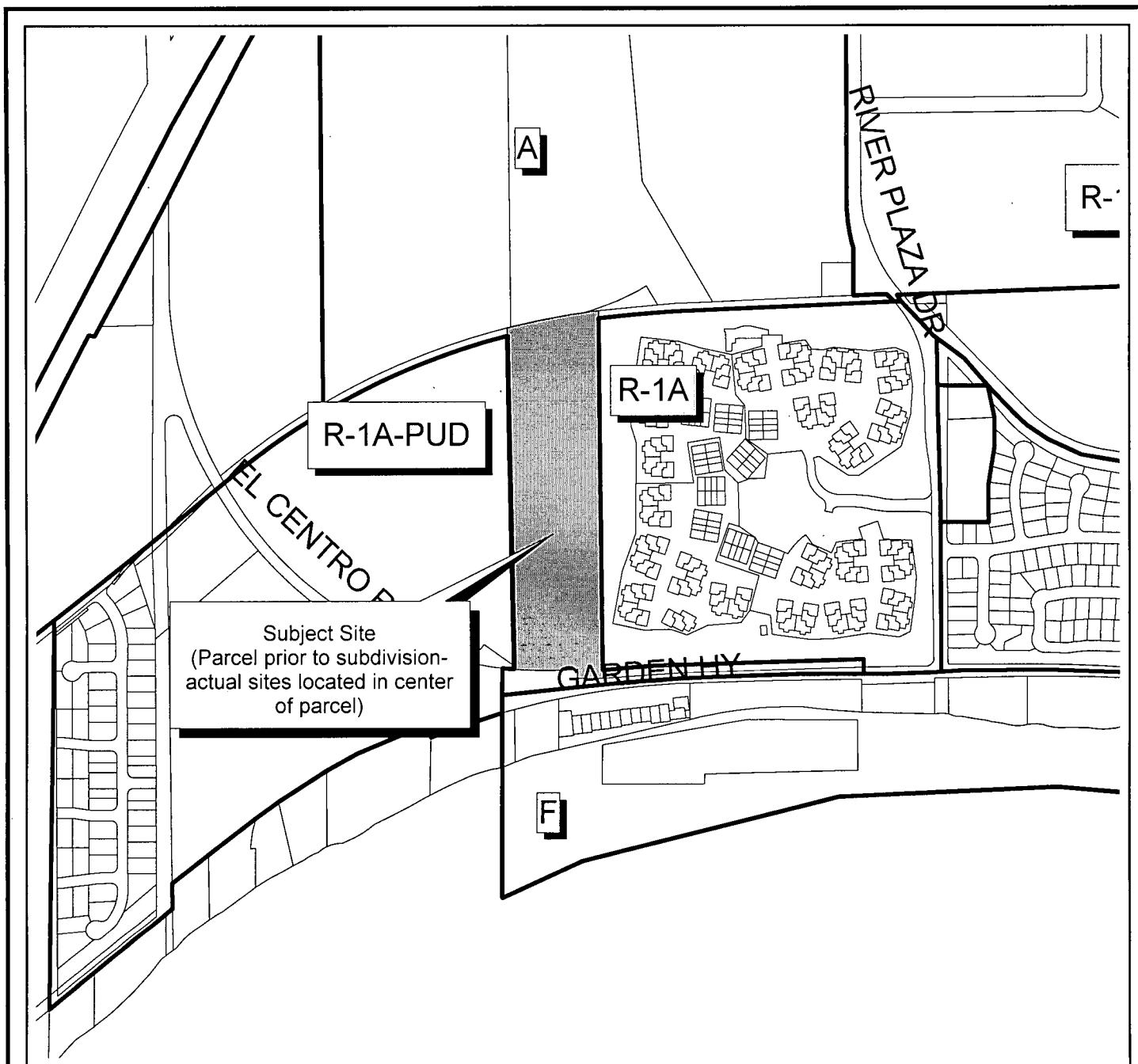


Joy D. Patterson
Zoning Administrator

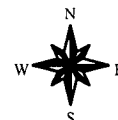
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

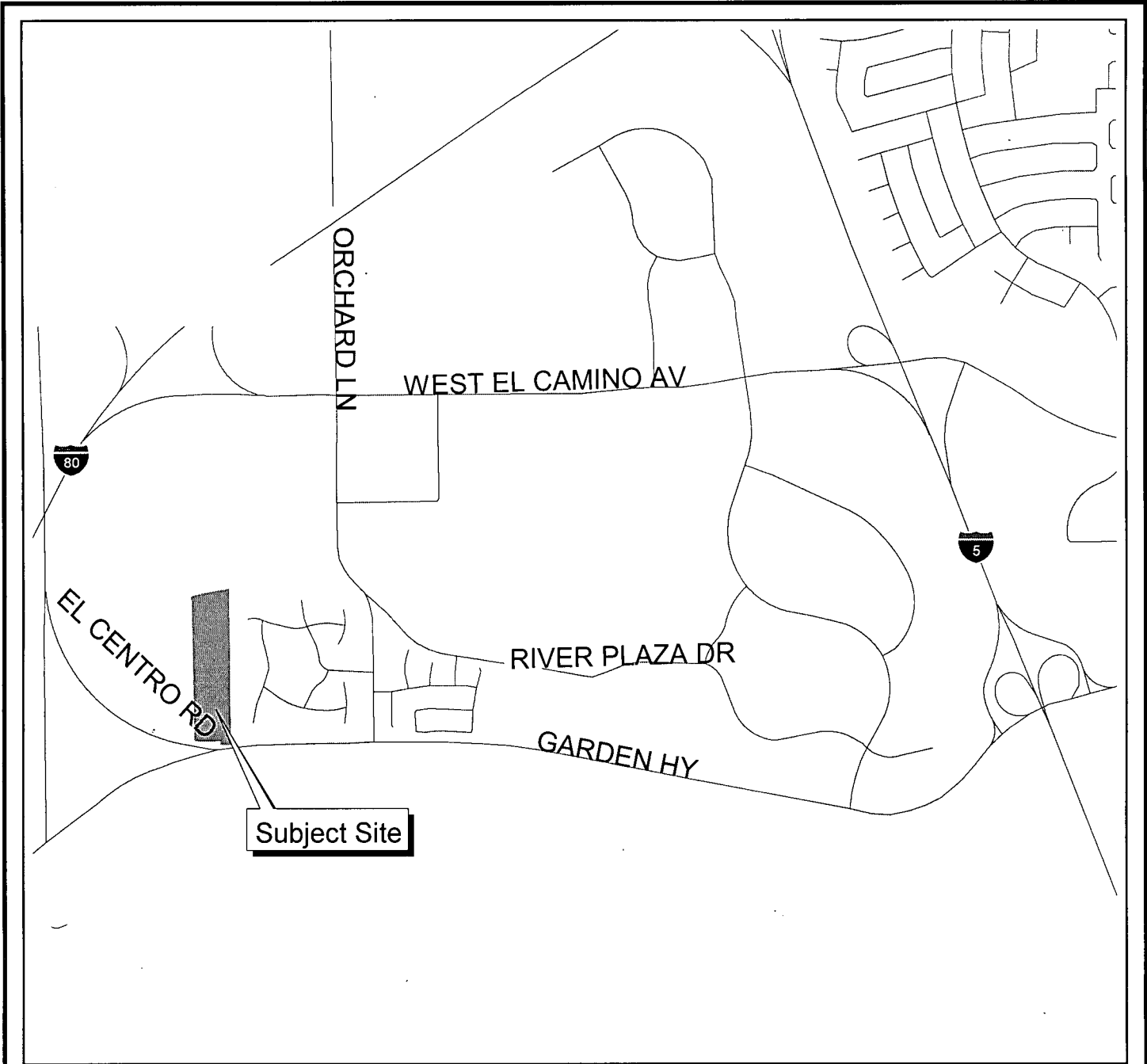
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



LAND USE AND ZONING



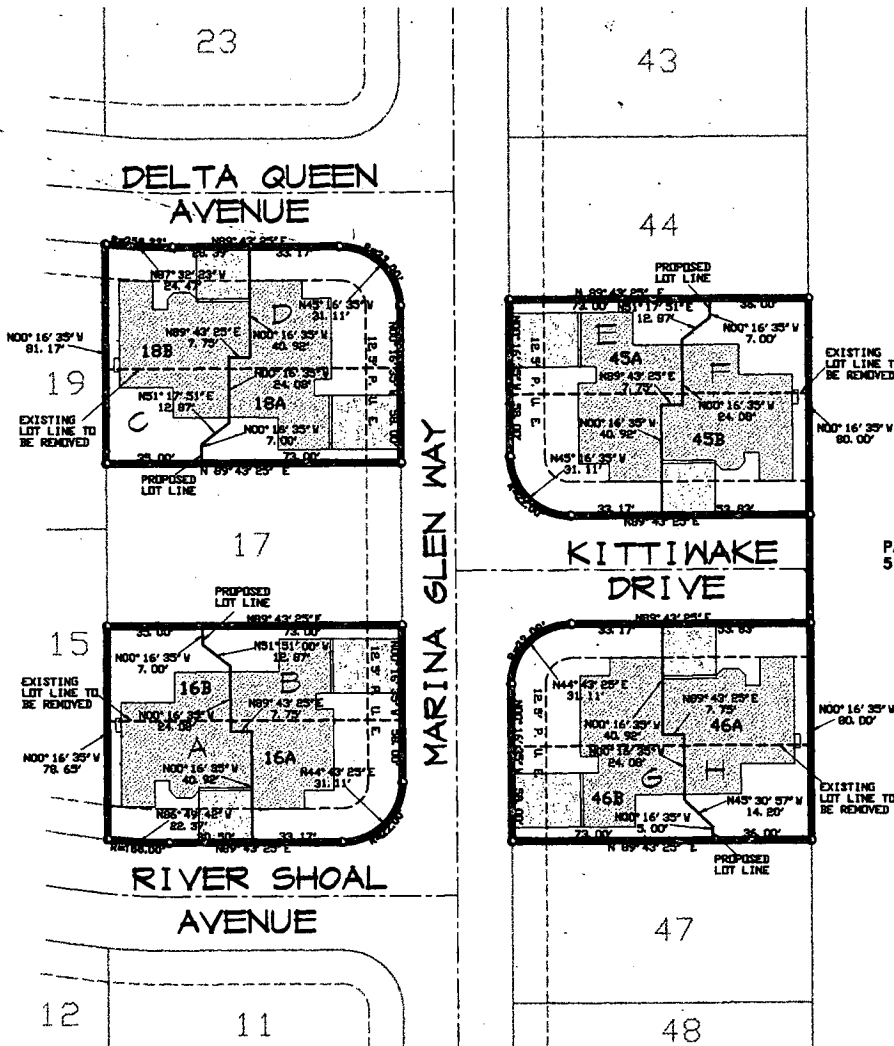


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



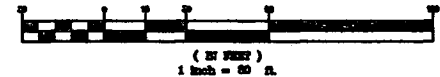
----- EXISTING LOT LINE TO BE REMOVED
 _____ PROPOSED LOT LINE

AREA OF PARCELS

'A'	0.087 ACRE
'B' 'D' & 'E'	0.109 ACRE
'C'	0.088 ACRE
'F' & 'H'	0.090 ACRE
'G'	0.108 ACRE

PARCEL B
5 P.M. 36

GRAPHIC SCALE



UNPUBLISHED WORK
 © 1999
 THE SPINK CORPORATION

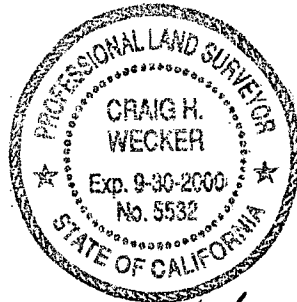
TITLE: LOT LINE ADJUSTMENT OF 253 B.M. 2 LOTS 16A/B, 18A/B, 45A/B, & 46A/B "RIVERGATE"	DATE: 06/02/99	JOB NUMBER: 3406-001
	DRAWN BY: T.S.	CHECKED BY: M.S.
CLIENT: GIANNONI DEVELOPMENT		
The Spink Corporation 2590 VENTURE GARDEN WAY SACRAMENTO, CALIFORNIA 95833 PHONE: (916) 625-5590 FAX: (916) 921-0274		
SCALE: 1"=30' CODE: K-17 DWG NO.: TT-2435		

EXHIBIT B-1

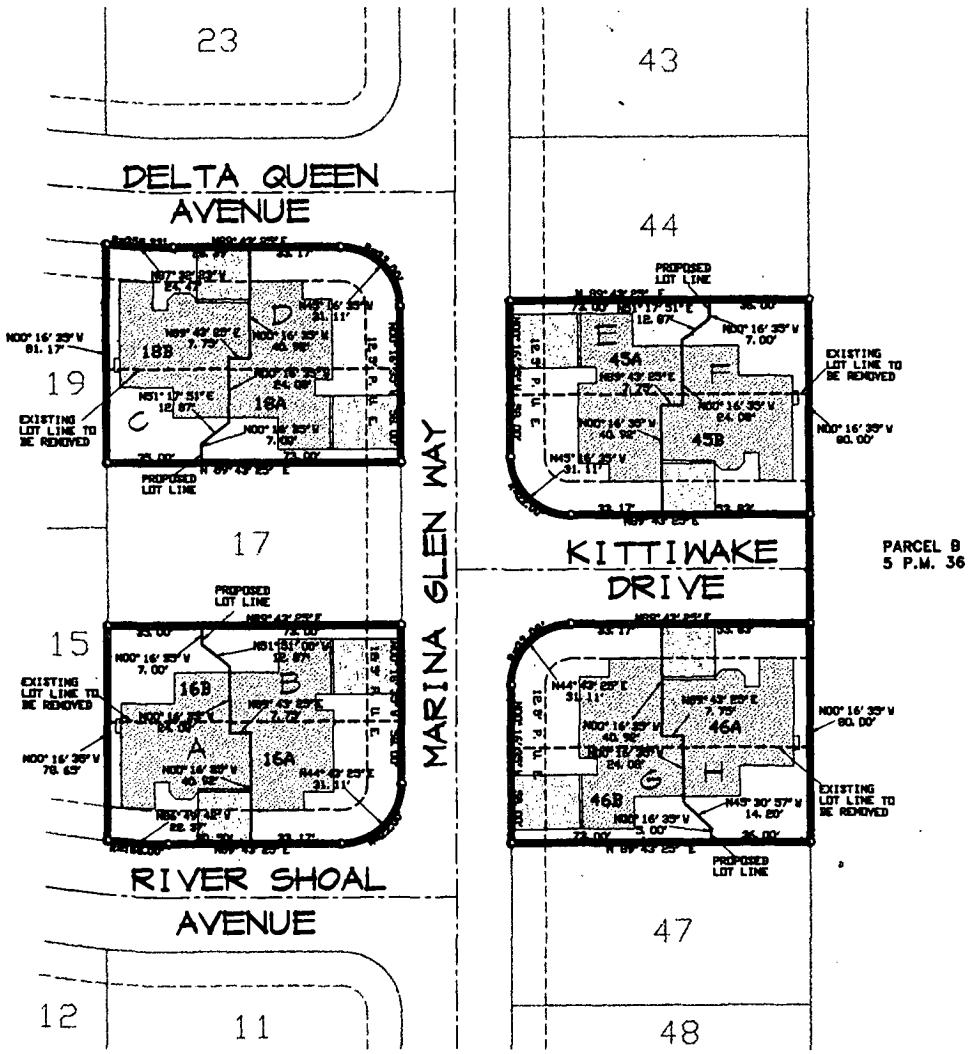
PARCEL A

A PORTION OF LOTS 16 A & 16 B, AS SHOWN ON THAT CERTAIN PLAT MAP OF RIVERGATE, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN 253 BOOK OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16 B; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 16 B, NORTH 89°43'25" EAST 35.00 FEET; THENCE SOUTH 00°16'35" EAST 7.00 FEET; THENCE SOUTH 51°51'00" EAST 12.87 FEET; THENCE SOUTH 00°16'35" EAST 24.08 FEET; THENCE NORTH 89°43'25" EAST 7.75 FEET; THENCE SOUTH 00°16'35" EAST 40.92 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 16 A; THENCE ALONG THE BOUNDARY OF SAID LOTS 16 A & 16 B THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°43'25" WEST 30.50 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 186.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 86°49'42" WEST 22.37 FEET; THENCE NORTH 00°16'35" WEST 78.65 FEET TO THE POINT OF BEGINNING, CONTAINING 0.087 ACRES.



Craig Wecker

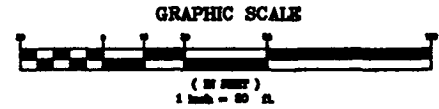


----- EXISTING LOT LINE TO BE REMOVED
 _____ PROPOSED LOT LINE

AREA OF PARCELS

'A'	0.087 ACRE
'B' 'D' & 'E'	0.109 ACRE
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'F' & 'H'	0.090 ACRE
'G'	0.108 ACRE

PARCEL B
5 P.M. 36



UNPUBLISHED WORK
 © 1999
 THE SPINK CORPORATION

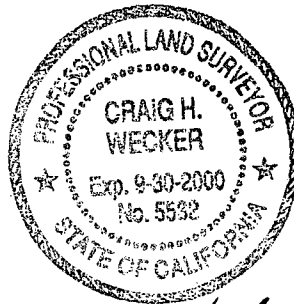
TITLE: LOT LINE ADJUSTMENT OF 253 S.M. 2 LOTS 16A/B, 18A/B, 45A/B, & 46A/B "RIVERGATE"	DATE: 08/02/99 DRAWN BY: T.S.	JOB NUMBER: 2400-001 CHECKED BY: T.S.
CLIENT: GIANNONI DEVELOPMENT	The Spink Corporation 2200 VENTURE GARDEN WAY SACRAMENTO, CALIFORNIA 95833 PHONE: (916) 820-8000 FAX: (916) 821-0274	
SCALE: 1"=80' CODE: K-17 DWG NO.: TT-2425		

EXHIBIT B-2

PARCEL B

A PORTION OF LOTS 16 A & 16 B, AS SHOWN ON THAT CERTAIN PLAT MAP OF RIVERGATE, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN 253 BOOK OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16 B; THENCE ALONG THE BOUNDARY OF SAID LOTS 16 B & 16 A THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'35" EAST 58.00 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 44°43'25" WEST 31.11 FEET, AND (3) SOUTH 89°43'25" WEST 33.17 FEET; THENCE NORTH 00°16'35" WEST 40.92 FEET; THENCE SOUTH 89°43'25" WEST 7.75 FEET; THENCE NORTH 00°16'35" WEST 24.08 FEET; THENCE NORTH 51°51'00" WEST 12.87 FEET; THENCE NORTH 00°16'35" WEST 7.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 16 B; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 89°43'25" EAST 73.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.109 ACRES



Craig Wecker

EXHIBIT B-3

PARCEL C

A PORTION OF LOTS 18 A & 18 B, AS SHOWN ON THAT CERTAIN PLAT MAP OF RIVERGATE, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN 253 BOOK OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18 A; THENCE ALONG THE BOUNDARY OF SAID LOTS 18 A & 18 B, THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'35" WEST 81.17 FEET, (2) CURVING TO THE LEFT ON AN ARC OF 256.22 FEET RADIUS, FROM A RADIAL BEARING OF SOUTH 05°11'49" WEST, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 87°32'23" EAST 24.47 FEET, AND (3) NORTH 89°43'25" EAST 28.39 FEET; THENCE SOUTH 00°16'35" EAST 40.92 FEET; THENCE SOUTH 89°43'25" WEST 7.75 FEET; THENCE SOUTH 00°16'35" EAST 24.08 FEET; THENCE SOUTH 51°17'51" WEST 12.87 FEET; THENCE SOUTH 00°16'35" EAST 7.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 18 A; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°43'25" WEST 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.088 ACRES.



Craig H. Wecker

EXHIBIT B-4

PARCEL D

A PORTION OF LOTS 18 A & 18 B, AS SHOWN ON THAT CERTAIN PLAT MAP OF RIVERGATE, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN 253 BOOK OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18 A; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 18 A, SOUTH 89°43'25" WEST 73.00 FEET; THENCE NORTH 00°16'35" WEST 7.00 FEET; THENCE NORTH 51°17'51" EAST 12.87 FEET; THENCE NORTH 00°16'35" WEST 24.08 FEET; THENCE NORTH 89°43'25" EAST 7.75 FEET; THENCE NORTH 00°16'35" WEST 40.92 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 18 B; THENCE ALONG THE BOUNDARY OF SAID LOTS 18 B & 18 A THE FOLLOWING THREE (3) COURSES: NORTH 89°43'25" EAST 33.17 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 45°16'35" EAST 31.11 FEET, AND (3) SOUTH 00°16'35" EAST 58.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.109 ACRES.



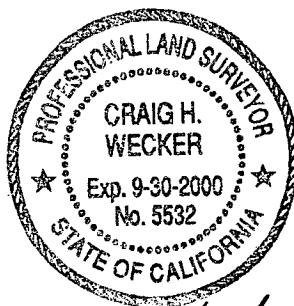
Craig H. Wecker

EXHIBIT B-5

PARCEL E

A PORTION OF LOTS 45 A & 45 B, AS SHOWN ON THAT CERTAIN PLAT MAP OF RIVERGATE, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN 253 BOOK OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 45 A; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 45 A, NORTH 89°43'25" EAST 73.00 FEET; THENCE SOUTH 00°16'35" EAST 7.00 FEET; THENCE SOUTH 51°17'51" WEST 12.87 FEET; THENCE SOUTH 00°16'35" EAST 24.08 FEET; THENCE SOUTH 89°43'25" WEST 7.75 FEET; THENCE SOUTH 00°16'35" EAST 40.92 FEET TO THE SOUTHERLY LINE OF SAID LOT 45 B; THENCE ALONG THE BOUNDARY OF SAID LOTS 45 B & 45 A THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°43'25" WEST 33.17 FEET, (2) CURVING TO THE RIGHT ON AN ARC OF 22.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 45°16'35" WEST 31.11 FEET, AND (3) NORTH 00°16'35" WEST 58.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.109 ACRES.



Craig H. Wecker

EXHIBIT B-6

PARCEL F

A PORTION OF LOTS 45 A & 45 B, AS SHOWN ON THAT CERTAIN PLAT MAP OF RIVERGATE, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN 253 BOOK OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 45 A; THENCE ALONG THE BOUNDARY OF SAID LOTS 45 A & 45 B, THE FOLLOWING TWO (2) COURSES: SOUTH 00°16'35" EAST 80.00 FEET, AND (2) SOUTH 89°43'25" WEST 53.83 FEET; THENCE NORTH 00°16'35" WEST 40.92 FEET; THENCE NORTH 89°43'25" EAST 7.75 FEET; THENCE NORTH 00°16'35" WEST 24.08 FEET; THENCE NORTH 51°17'51" EAST 12.87 FEET; THENCE NORTH 00°16'35" WEST 7.00 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 45 A; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 89°43'25" EAST 36.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.090 ACRES.



Craig H. Wecker

EXHIBIT B-7

PARCEL G

A PORTION OF LOTS 46 A & 46 B, AS SHOWN ON THAT CERTAIN PLAT MAP OF RIVERGATE, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN 253 BOOK OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 46 B; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 46 B, NORTH 89°43'25" EAST 73.00 FEET; THENCE NORTH 00°16'35" WEST 5.00 FEET; THENCE NORTH 45°30'57" WEST 14.20 FEET; THENCE NORTH 00°16'35" WEST 24.08 FEET; THENCE SOUTH 89°43'25" WEST 7.75 FEET; THENCE NORTH 00°16'35" WEST 40.92 FEET TO THE NORTHERLY LINE OF SAID LOT 46 A; THENCE ALONG THE BOUNDARY OF SAID LOTS 46 A & 46 B THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°43'25" WEST 33.17 FEET, (2) CURVING TO THE LEFT ON AN ARC OF 22.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 44°43'25" WEST 31.11 FEET, AND (3) SOUTH 00°16'35" EAST 58.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.108 ACRES.



Craig Wecker

EXHIBIT B-8

PARCEL H

A PORTION OF LOTS 46 A & 46 B, AS SHOWN ON THAT CERTAIN PLAT MAP OF RIVERGATE, ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, IN 253 BOOK OF MAPS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 46 B; THENCE ALONG THE BOUNDARY OF SAID LOTS 46 B & 46 A, THE FOLLOWING TWO (2) COURSES: NORTH 00°16'35" WEST 80.00 FEET, AND (2) SOUTH 89°43'25" WEST 53.83 FEET; THENCE SOUTH 00°16'35" EAST 40.92 FEET; THENCE NORTH 89°43'25" EAST 7.75 FEET; THENCE SOUTH 00°16'35" EAST 24.08 FEET; THENCE SOUTH 45°30'57" EAST 14.20 FEET; THENCE SOUTH 00°16'35" EAST 5.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 46 B; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 89°43'25" EAST 36.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.090 ACRES.



Craig H. Wecker