

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, January 23, 2001, the Zoning Administrator approved with conditions a lot line adjustment (File Z00-168). 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 the common property line between two parcels totaling 0.38± developed acres in the Standard Single Family (R-1) zone.

Location: 3318 N Street and 1400 34th Street (D3, Area 1)

Assessor's Parcel Number: 007-0223-002, 003

Applicant: Lana Harrington  
862 52nd Street  
Sacramento, CA 95819

Property Owner: Terry Black  
13415 Grand Island  
Walnut Grove, CA 95690

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Land Use of Site: Single Family Residences  
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:  
North: R-1 (SPD); Single Family Residence  
South: R-1 (SPD); Single Family Residence  
East: R-1 (SPD); Single Family Residence  
West: R-1 (SPD); Single Family Residence

Property Dimensions: 40 feet x 96 feet  
Property Area: 0.09± acres  
Topography: Flat

Street Improvements: Existing  
Utilities: Existing  
  
Project Plans: Exhibit A  
  
Legal Description: Exhibit B  
  
Previous Files: None

Additional Information The applicant proposes to relocate the common property line between two parcels in order to allow an existing concrete slab to be located entirely within the property. The two parcels are both substandard in width and depth and are developed with single family residences. The shared property line is proposed to be moved 11 feet to the east. Both parcels will still remain substandard in size; however, the required setbacks will be maintained. 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. Drainage across parcel lines is not allowed. Either the parcels must be graded so that drainage does not cross property lines or a private reciprocal drainage easement must be recorded. The private reciprocal drainage easement must be recorded at the time of the recording of the Certificate of Compliance.
5. 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. Separate sewer services, metered domestic water services, and private utility easements shall be provided for each parcel to the satisfaction of the Department of Utilities.

6. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that the each parcel shall convey to the remaining parcels, as needed, private easements for (1) access, (2) storm drainage, (3) water , and (4) sanitary sewer at no cost at the time of sale or other conveyance of any parcel.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the South Natomas Community Plan which designate the site for Low Density Residential (4-15 du/na).
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.

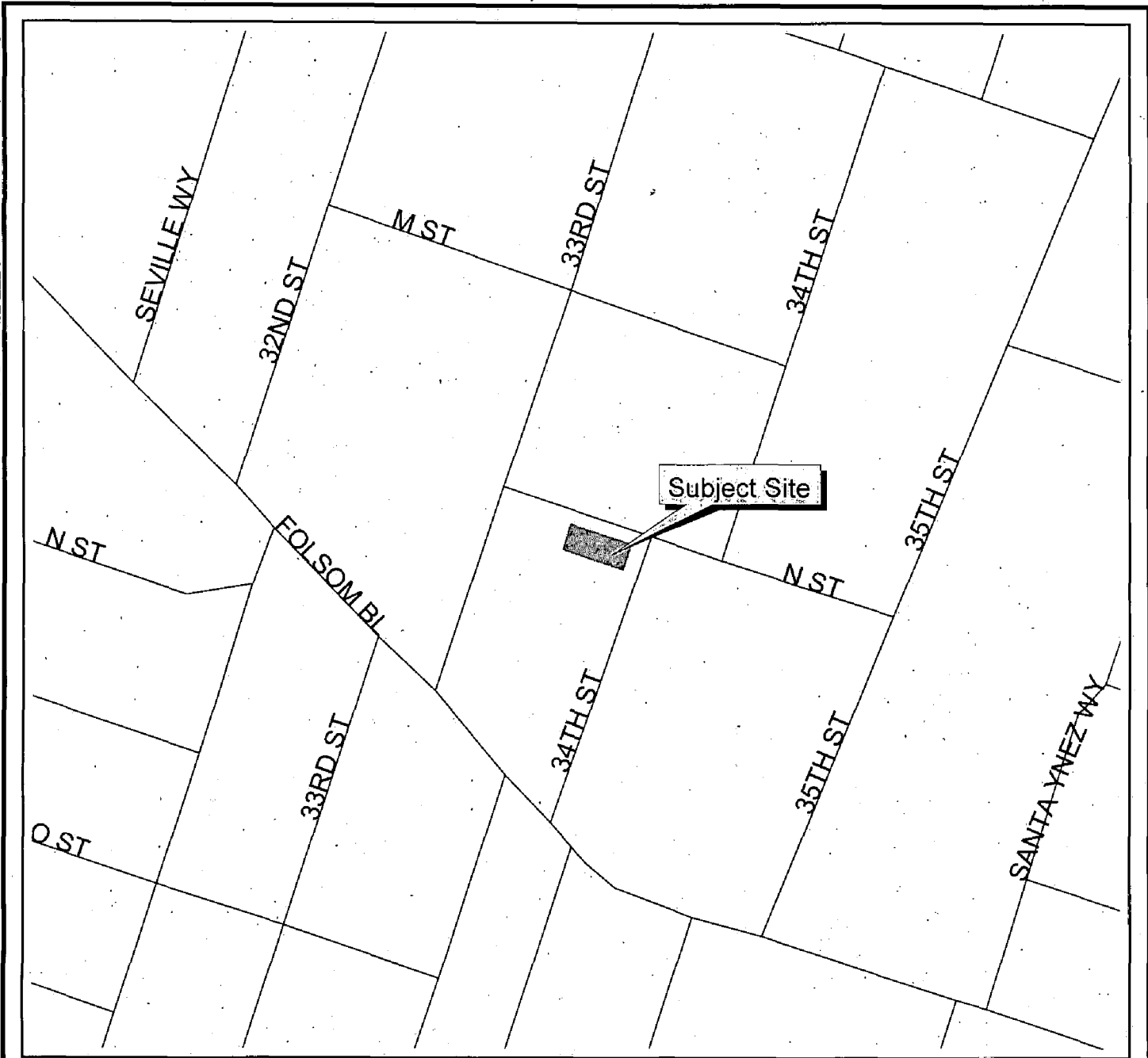


Joy D. Patterson  
Zoning Administrator

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)

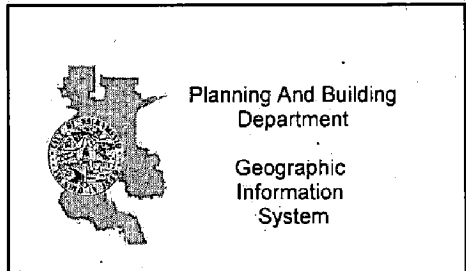
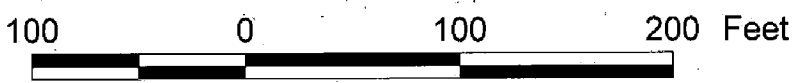
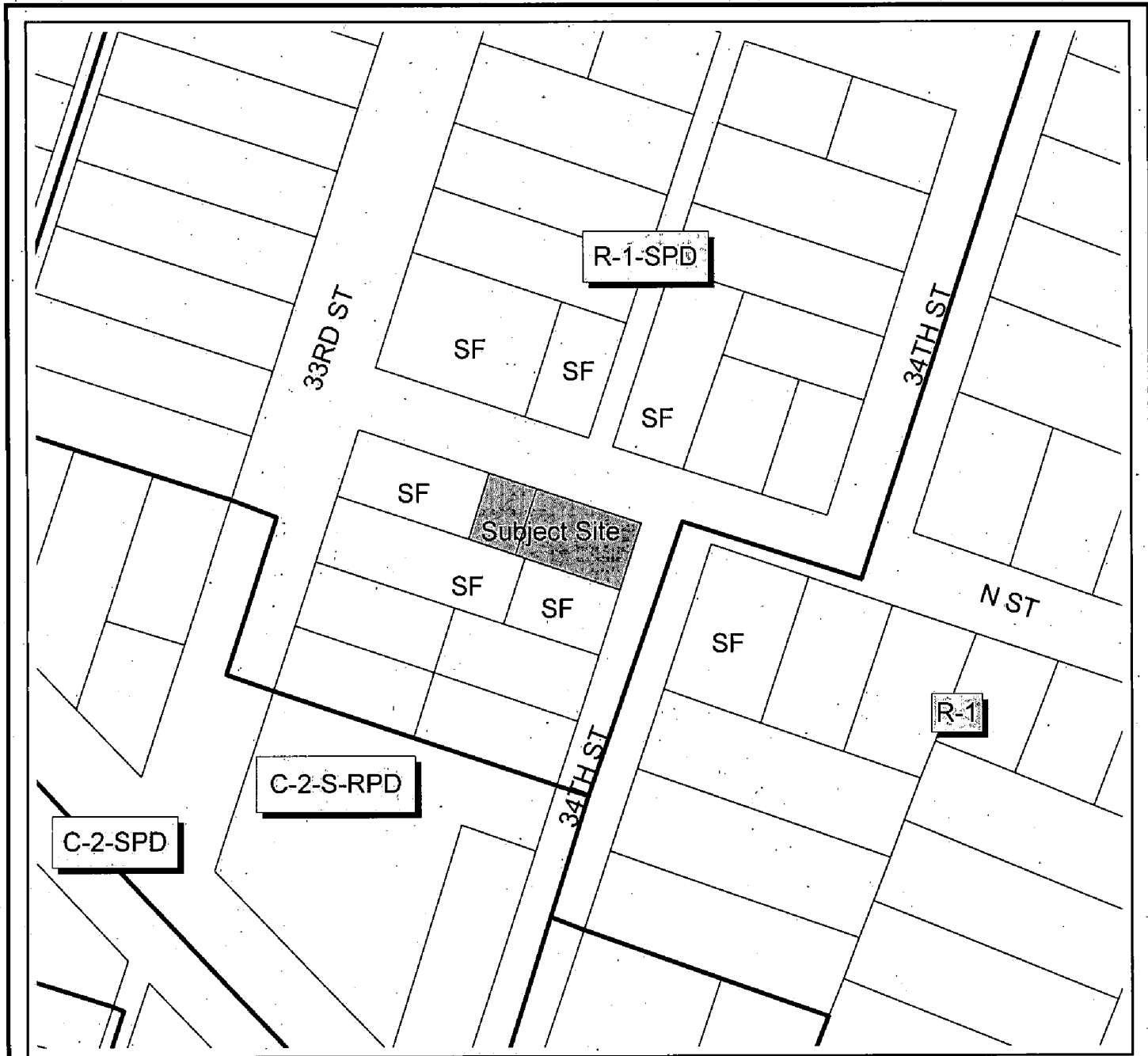


Planning And Building  
Department

Geographic  
Information  
System

# VICINITY MAP

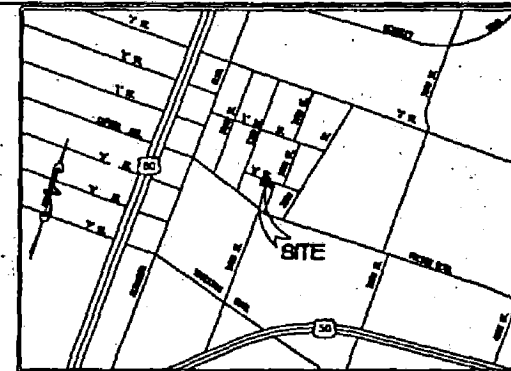




# LAND USE AND ZONING



EXHIBIT A



VICINITY MAP

**LOT LINE ADJUSTMENT EXHIBIT**  
FOR

CITY OF SACRAMENTO      APRN 022-0225-028 AND 028      CALIFORNIA  
PAGE 1 OF 1      3318 'N STREET, 1400 34TH STREET      ADDRESS, 202  
BOOK 7 OF MAPS, MAP NO. 28

**ORIGINAL RECORDING INDEX 1**  
APN 022-0225-028  
LOT 21 AS SHOWN ON THE 'PLAN OF THIS INCORPORATION' SACRAMENTO COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN NUMBER, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, ON SEPTEMBER 11, 1968, IN BOOK 7 OF MAPS, MAP NO. 28. EXCEPTING THEREFROM THE WEST 50 FEET OF SAID LOT 21 AND THE EAST 50 FEET OF SAID LOT 21.

**ORIGINAL RECORDING INDEX 2**  
APN 022-0225-029  
ALL THAT CERTAIN LAND SHOWN IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND IS DESCRIBED AS FOLLOWS:  
THE EAST 50 FEET OF LOT 21, AS SHOWN ON THE 'PLAN OF THIS INCORPORATION', RECORDED IN BOOK 7 OF MAPS, MAP NO. 28, RECORD OF THIS COUNTY.

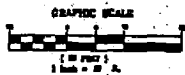
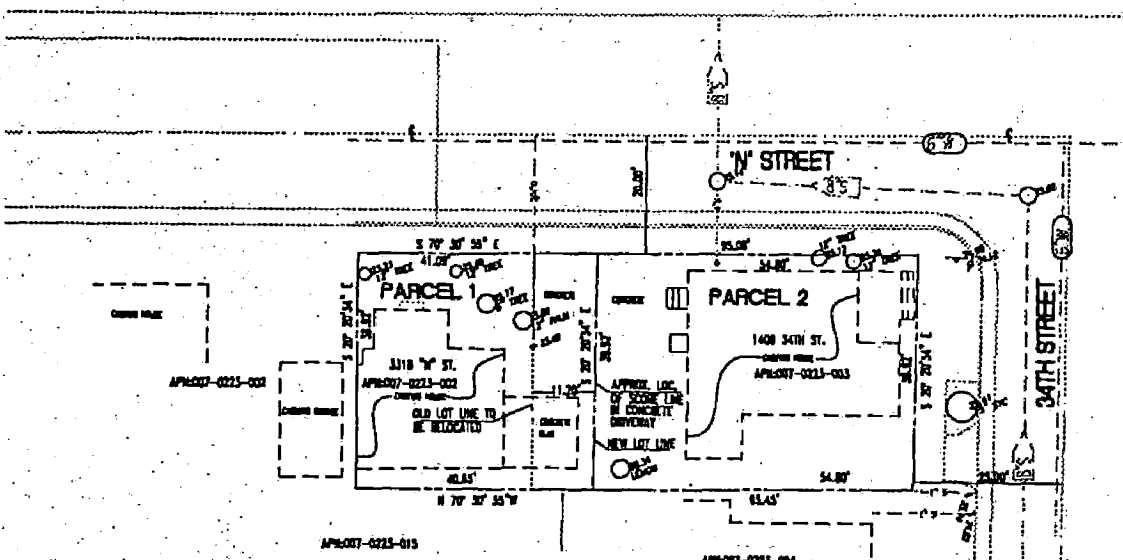
**PROPOSED RECORDING INDEX 1**  
APN 022-0225-028  
LOT 21 AS SHOWN ON THE 'PLAN OF THIS INCORPORATION' SACRAMENTO COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN NUMBER, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, ON SEPTEMBER 11, 1968, IN BOOK 7 OF MAPS, MAP NO. 28. EXCEPTING THEREFROM THE WEST 50 FEET OF SAID LOT 21 AND THE EAST 50 FEET OF SAID LOT 21.

**PROPOSED RECORDING INDEX 2**  
APN 022-0225-029  
ALL THAT CERTAIN LAND SHOWN IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND IS DESCRIBED AS FOLLOWS:  
THE EAST 50 FEET OF LOT 21, AS SHOWN ON THE 'PLAN OF THIS INCORPORATION', RECORDED IN BOOK 7 OF MAPS, MAP NO. 28, RECORD OF THIS COUNTY.

PREPARED BY:	REVIEWED BY:
DESIGNER: TERRY A. BLACK P.L.S. 402 42 SAC. CA. 1968	DESIGNER: TERRY A. BLACK P.L.S. 402 42 SAC. CA. 1968
APN: 022-0225-028	APN: 022-0225-029
ZONE: R1	ZONE: R1
EXISTING AREA: 1.06 AC (23,042 S.F.)	EXISTING AREA: 1.06 AC (23,042 S.F.)
PROPOSED AREA: 1.06 AC (23,042 S.F.)	PROPOSED AREA: 1.06 AC (23,042 S.F.)
EXISTING AND PROPOSED SINGLE FAMILY	EXISTING AND PROPOSED SINGLE FAMILY
SCHOOL DISTRICT: SACRAMENTO UNIFIED SCHOOL DISTRICT	
APPROVED: JES CHRISTENSEN (SEAL) 1968 J STREET SACRAMENTO, CA. 95814	

REMARK: TO VERIFY THE PROPERTY LINE BETWEEN THE EXISTING PARCELS IN THE SURROUNDING ADJACENT AREAS.

NOTE: THE MAP AND PROPOSED PLAN NUMBER IS.



SHOWMARK ELEV. N/A  
FIELD BOOK NO. PG.

**JTS ENGINEERING CONSULTANTS, INC.**  
1808 J STREET  
SACRAMENTO, CALIFORNIA 95814 (916) 441-8700

DESIGNED: JES  
DRAWING: J.E.  
CHECKED: JES  
SUBMITTED: JES  
SCALE: 1" = 20'  
FILE: 2225

NO.	REVISION	APPROVED BY	DATE

LOT LINE ADJUSTMENT  
**3318 'N ST. AND 1400 34 TH ST.**  
CITY OF SACRAMENTO      APRN 022-0225-028      CALIFORNIA

DATE: MAR. 2008  
SHEET  
1  
OF 1

**EXHIBIT B**

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT**

ALL THAT CERTAIN PROPERTY SITUATED IN THE STATE OF CALIFORNIA,  
COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

**PARCEL 1:**

LOT 91 AS SHOWN ON THE "PLAT OF EAST SACRAMENTO", SACRAMENTO COUNTY,  
STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN  
THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON  
SEPTEMBER 11, 1906, IN BOOK 7 OF MAPS, MAP NO. 22.

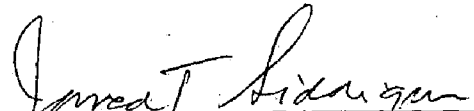
EXCEPTING THEREFROM THE WESTERLY 80 FEET AND THE EASTERLY 54.8 FEET  
OF SAID LOT 91.

**PARCEL 2:**

THE EASTERLY 54.8 FEET OF LOT 91, AS SHOWN ON THE "PLAT OF EAST  
SACRAMENTO", SACRAMENTO COUNTY, STATE OF CALIFORNIA, ACCORDING TO  
THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF  
SACRAMENTO COUNTY, CALIFORNIA, ON SEPTEMBER 11, 1906, IN BOOK 7 OF MAPS,  
MAP NO. 22.

END OF DESCRIPTION

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.

  
JAVED T. SIDDIQUI, P.E., RCE 25924

DATE: 11-08-00

