

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 29, 1998, the Zoning Administrator approved a Lot Line Adjustment (File Z98-079) by adopting the attached resolution (ZA98-026).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to relocate the property lines between two parcels totaling .12± vacant acres in the Single Family (R-1) zone.

**Location:** 1076 L' Alloutte & 7346 L' Arbre Way (D7, Area 2)

**Assessor's Parcel Number:** 031-1430-035, & 033

**Applicant:** Kakavas & Associates  
c/o Michael Kakavas  
986 South Beach Drive  
Sacramento, CA 95831

**Property Owner:** Lexington Homes  
3480 Sunrise Blvd.  
Rancho Cordova , CA 95742

**General Plan Designation:** Low Density Residential  
**Existing Land Use of Site:** 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: Single Family  
**West:** R-1: Single Family

**Property Dimensions:** Irregular  
**Property Area:** .12± acres  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

**Legal Description:** Exhibit A

Lot Line Adjustment: Exhibit B

Additional Information The applicant proposes to realign a common property line between two parcels for the purpose of accommodating a larger model home on one parcel. This lot line change will be accommodated by removing a small triangle of land at the rear of lot 033 and placing it to the rear of lot 035 to accommodate the model proposed on lot 35 and ensure adequate rear yard setbacks.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions, Building Division, and the Neighborhood Department. 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)}.



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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.

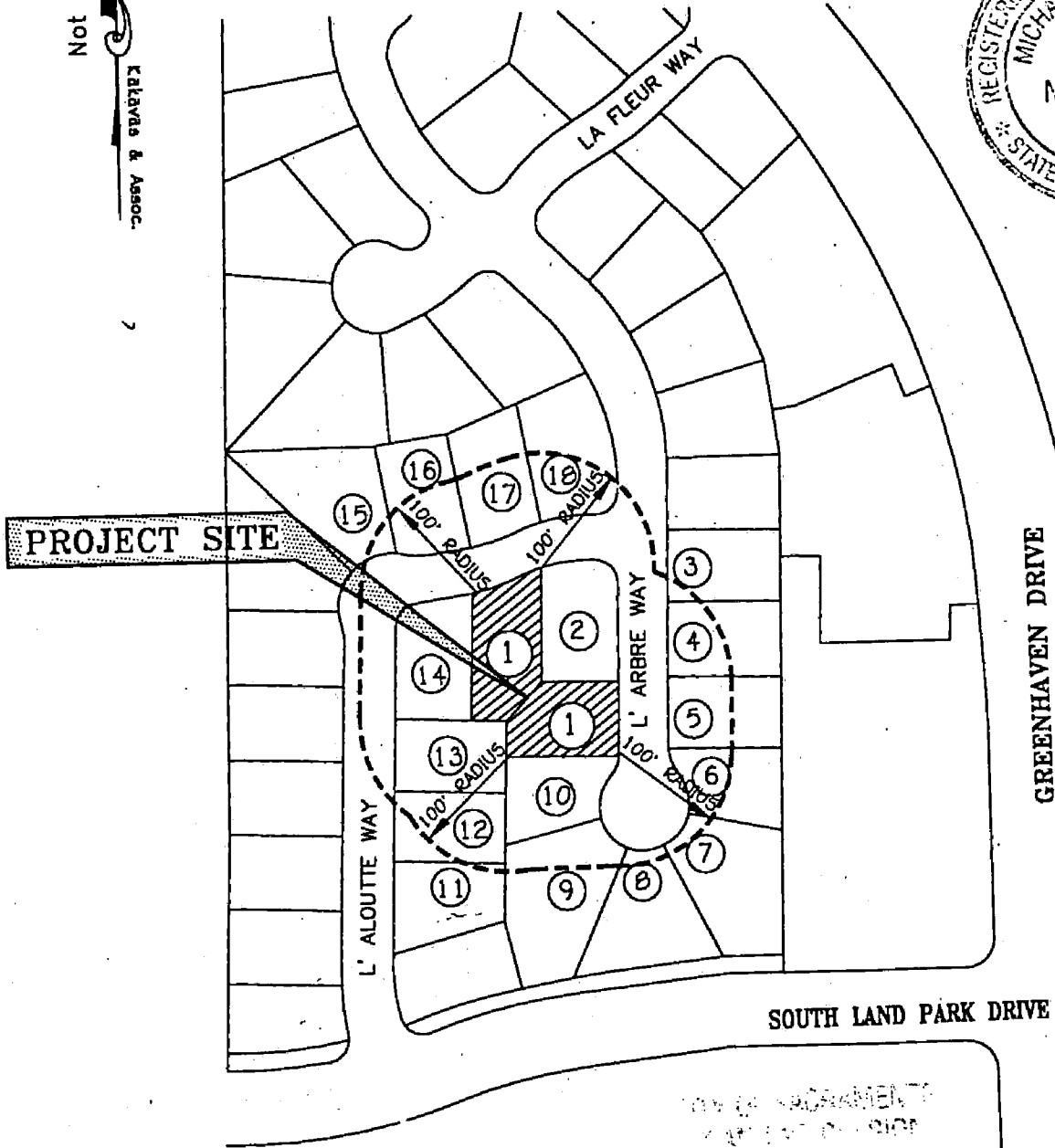
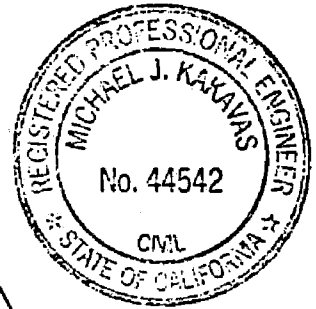
Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the Lot Line Adjustment.

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

Not to Scale

KALAVAS & ASSOC.

**LOTS 33 & 35  
"PLAT OF WINDEMERE ESTATES"**



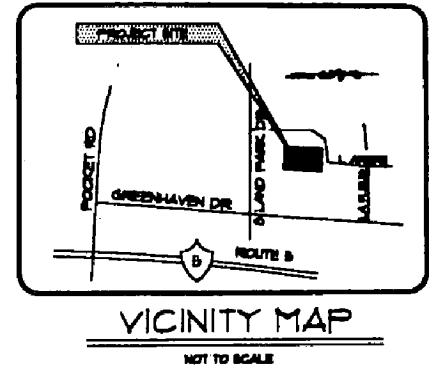
**VICINITY MAP**

# EXHIBIT - A LEGAL DESCRIPTIONS

## LOT LINE ADJUSTMENT

### LOTS 33 & 35 "PLAT OF WINDEMERE ESTATES"

PORTIONS OF PARCELS 1, 2, 3, & 4 104 P.M. 31  
BOOK 217, MAP NO. 9



#### EXISTING LOT 33

LOT 33 OF THE "PLAT OF WINDEMERE ESTATES" AS SHOWN ON MAP No. 9 RECORDED IN BOOK 217 OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, JULY 1991.

#### EXISTING LOT 35

LOT 35 OF THE "PLAT OF WINDEMERE ESTATES" AS SHOWN ON MAP No. 9 RECORDED IN BOOK 217 OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, JULY 18, 1991.

#### PROPOSED LOT 33

LOT 33 OF THE "PLAT OF WINDEMERE ESTATES" AS SHOWN ON MAP No. 9 RECORDED IN BOOK 217 OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, JULY 18, 1991.

EXCEPTING THE SOUTHERLY PORTION OF SAID LOT 33 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT A DISTANCE OF 10 FEET BEARING N 88° 36'30" W; THENCE 40.65 FEET BEARING S 56°54'48" W; THENCE 46.69 FEET BEARING N 43°35'12" E TO POINT OF BEGINNING.

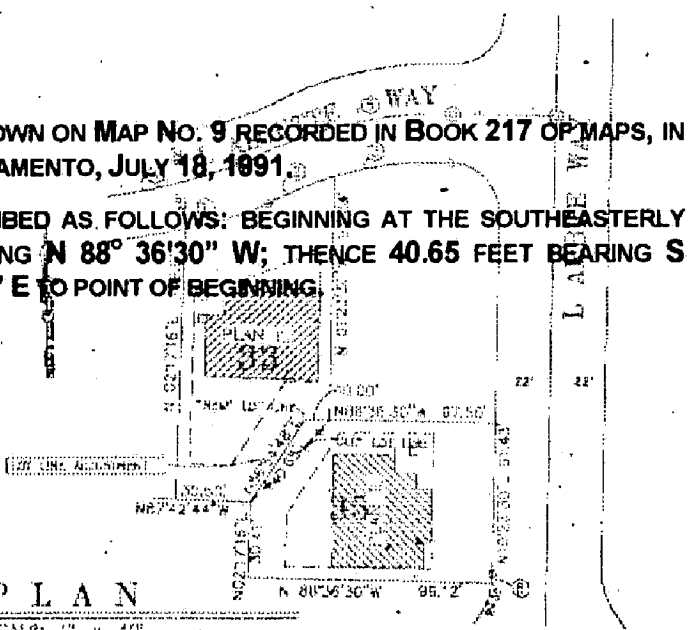
CONTAINING 0.077 ACRES, MORE OR LESS.

#### PROPOSED LOT 35

LOT 35 OF THE "PLAT OF WINDEMERE ESTATES" AS SHOWN ON MAP No. 9 RECORDED IN BOOK 217 OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, JULY 18, 1991.

AND THE SOUTHERLY PORTION OF SAID LOT 33 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT A DISTANCE OF 10 FEET BEARING N 88° 36'30" W; THENCE 40.65 FEET BEARING S 56°54'48" W; THENCE 46.69 FEET BEARING N 43°35'12" E TO POINT OF BEGINNING.

CONTAINING 0.079 ACRES, MORE OR LESS.



CURVE DATA			
NO.	CHORD BEARING	RADIUS	CHORD
1	S 88° 36' 30" W	212.00'	41.96'
2	S 56° 54' 48" W	178.00'	31.81'
3	S 78° 28' 12" W	178.00'	46.28'
4	N 43° 35' 12" E	100.00'	10.00'
5	N 88° 36' 30" W	200.00'	37.44'
6	S 56° 54' 48" W	100.00'	18.81'

AREA SUMMARY (In Acres)		
DESCRIPTION	LOT NO.	LOT NO.
ORIGINAL	0.077	0.048
PROPOSED	0.071	0.010

**LEGAL DESCRIPTIONS**  
**LOT LINE ADJUSTMENT**  
for  
**LEXINGTON HOMES**

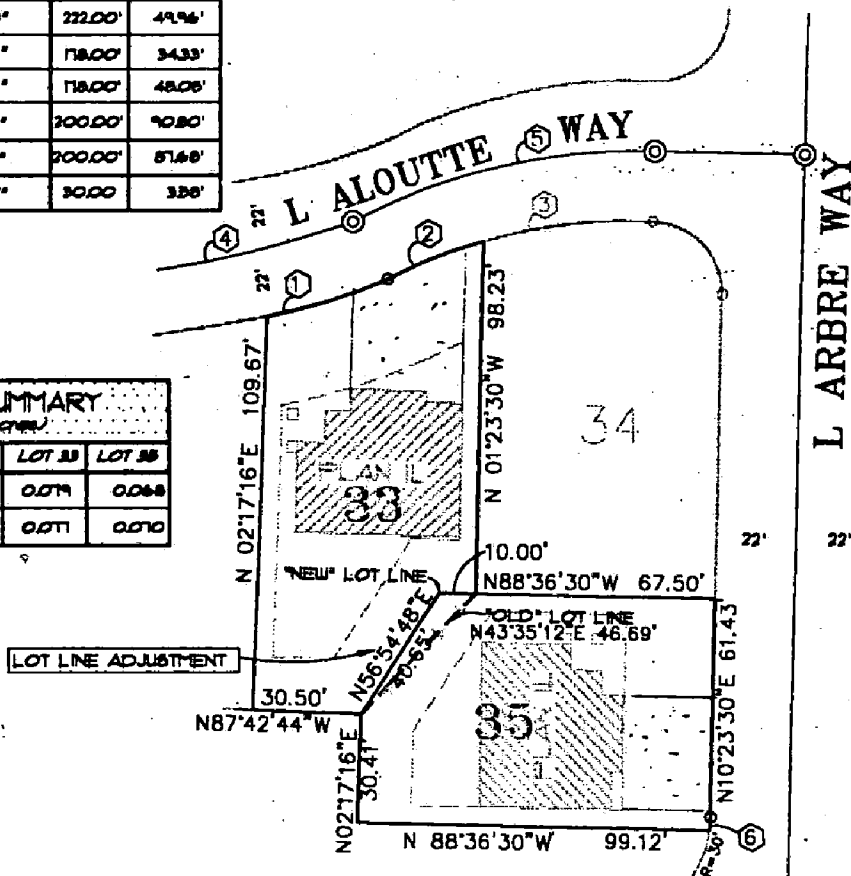
Designed by  
Michael J. Kakavas, P.E.  
Job No.  
97-118  
Filename  
CA95110100MAP.DWG  
Date  
June 23, 1998  
Scale  
Not to Scale



**Kakavas & Associates**  
-Civil Engineering · Land Planning-  
986 South Beach Drive  
Sacramento, California 95831  
(916) 427-4052

CURVE DATA			
①	DELTA BEARING	RADIUS	LENGTH
①	8°28'38"	222.00'	49.96'
②	07°28'38"	178.00'	34.33'
③	8°28'38"	178.00'	48.06'
④	25°20'49"	200.00'	90.80'
⑤	28°07'33"	200.00'	87.68'
⑥	06°50'11"	30.00'	3.28'

AREA SUMMARY (In Acres)		
DESCRIPTION	LOT 33	LOT 35
ORIGINAL	0.074	0.068
PROPOSED	0.071	0.070



P L A N

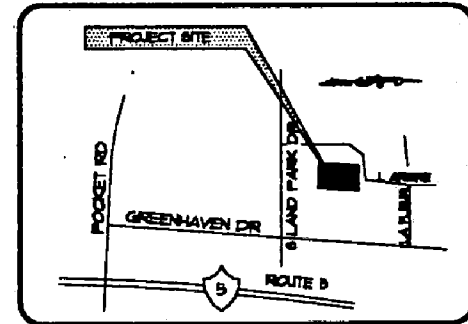
SCALE: 1" = 40'

# EXHIBIT MAP

## LOT LINE ADJUSTMENT

### LOTS 33 & 35

PLAT OF  
**"WINDEMERE ESTATES"**  
 PORTIONS OF PARCELS 1, 2, 3, & 4, 104 P.M. 31  
 BOOK 217, MAP NO. 9



VICINITY MAP

NOT TO SCALE

#### PROJECT LOCATION

WINDEMERE ESTATES - LOT'S 33 & 35

LOT 33      APN: 031-1430-033  
 LOT 35      APN: 031-1430-036

#### LEGEND:

- DIMENSION POINT
- P.U.E. PUBLIC UTILITY EASEMENT

EXHIBIT - B

THE PROJECT OWNER HEREBY AGREES TO WAIVE ALL RIGHTS OF REDEMPTION AND TO ACCEPT THE RESULTS OF THIS SURVEY AND TO HOLD THE SURVEYOR HARMLESS FROM ALL CLAIMS OF NEGLIGENCE AND FROM ALL OTHER LIABILITY OF ANY KIND.

NO.	REVISIONS	DATE

Designed by  
 Michael J. Kakavas, P.E.  
 Checked by  
 Michael J. Kakavas, P.E.  
 Drawn by  
 Michael J. Kakavas, P.E.  
 Date  
 May 25, 1998  
 P.O. Box 181818, Sacramento, CA 95818

**LOT LINE ADJUSTMENT**  
 WINDEMERE ESTATES - LOTS 33 & 35  
**LEXINGTON HOMES**  
 CITY OF SACRAMENTO      CALIFORNIA



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LOT LINE ADJUSTMENT	