

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, August 29, 1995, the Zoning Administrator approved a parcel merger (File Z95-075) by adopting the attached resolution (ZA95-023).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 0.32± partially developed acres in the Standard Single Family (R-1) zone.

Location: 303 San Antonio Way

Assessor's Parcel Number: 004-0183-024, 023

Applicant: Sandra Sloan
303 San Antonio Way
Sacramento, CA 95819

Property Owner: Same as Applicant

General Plan Designation: Low Density Residential (4-15 DU/NA)
Existing Land Use of Site: Single family residence and vacant
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family Residence
South: R-1; Single Family Residence
East: R-1; Single Family Residence
West: R-1; Single Family Residence

Property Dimensions: Irregular
Property Area: 0.32± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: None

Additional Information: The two parcels to be merged consist of two residential parcels. One fronts on San Antonio Way and is developed with a single family residence. The other parcel contains a shed and is landlocked located to the east of the developed parcel. The applicant proposes to merge the properties in order to consolidate the property for a future sale. 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 and the Public Works- Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger 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)).



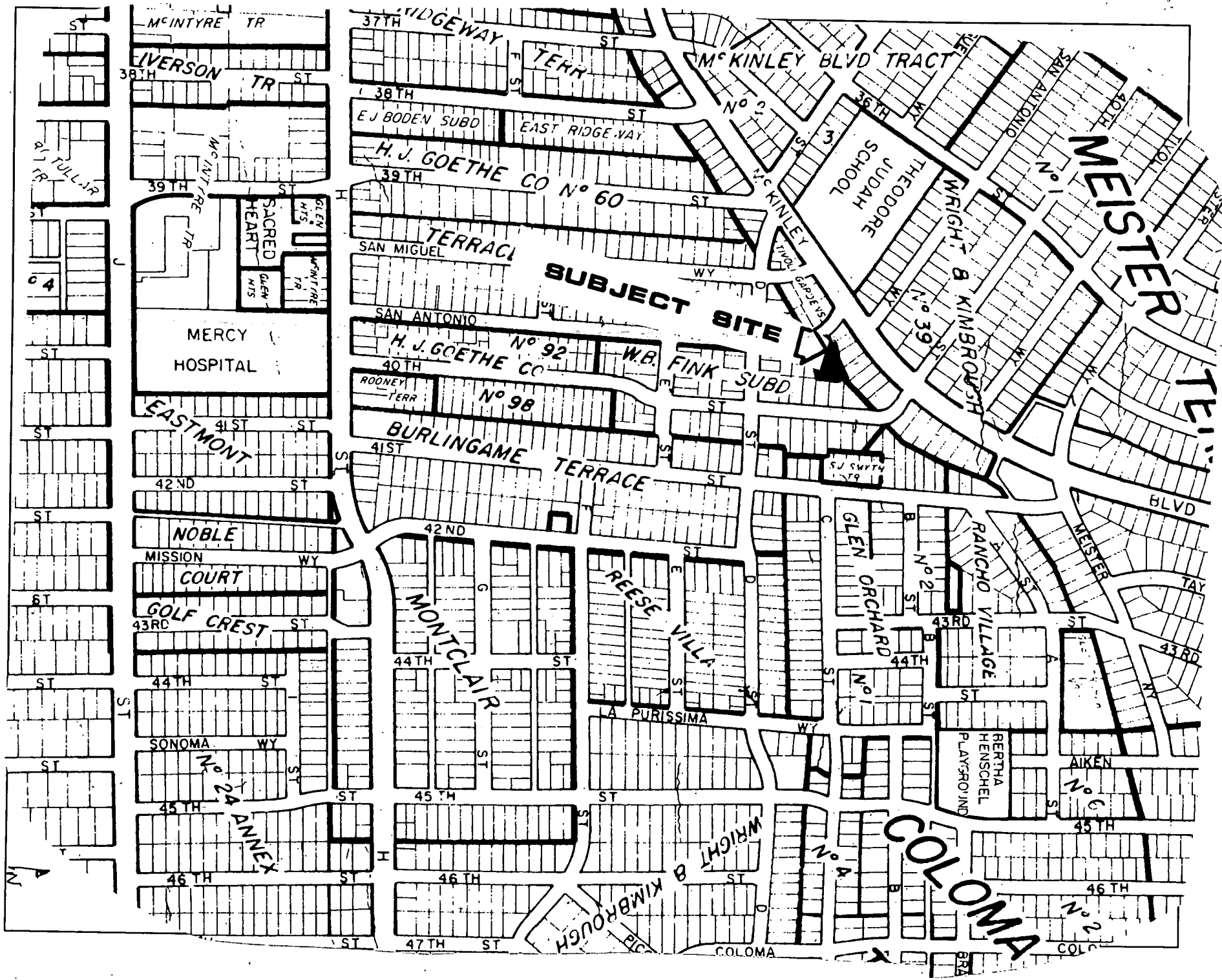
Joy D. Patterson
Zoning Administrator

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 parcel merger.

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

VICINITY MAP



SUBJECT SITE

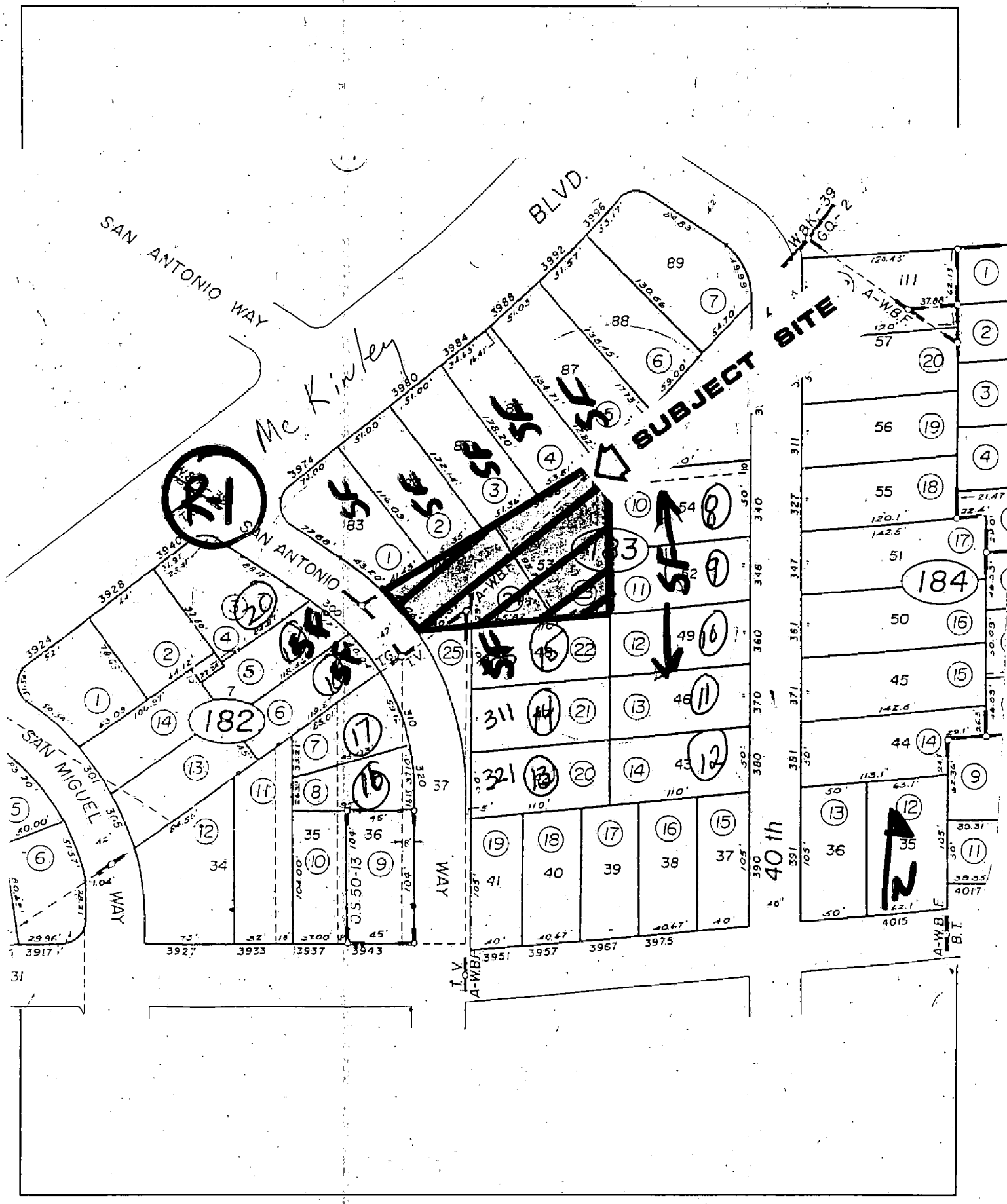
MEISTER TERRACE

COLOMA

MCINTYRE TR
LIVERSON TR ST
38TH
39TH
MERCY HOSPITAL
EASTMONT
NOBLE MISSION COURT
GOLF CREST
SONOMA WY
45TH ANNEX
46TH

37TH RIDGEWAY
TERR ST
38TH
EJ BODEN SUBD
EAST RIDGEWAY
H. J. GOETHE CO N° 60
39TH
TERRACE
SAN MIGUEL
SAN ANTONIO
H. J. GOETHE N° 92
W.B. FINK SUBD
40TH
ROONEY TERR N° 98
BURLINGAME TERRACE
41ST
42ND
MONTCLAIR
44TH
RESE VILLA
A PURISSIMA
45TH
46TH
47TH

MCKINLEY BLVD TRACT
THEODORE JUDAH SCHOOL
WRIGHT B KIMBROUGH
39TH
SAN ANTONIO
BLVD
GLEN ORCHARD
RANCHO VILLAGE
43RD
44TH
BERTHA HENSCHEL PLAYGROUND
AIKEN
45TH
46TH
COLOMA

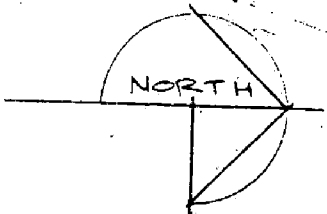


LAND USE & ZONING MAP

AUGUST 29, 1995

ITEM 2 b

295-075



SITE PLAN

A.P.N. 004-0183, 024 & 023.

SCALE: 1"=20'-0"

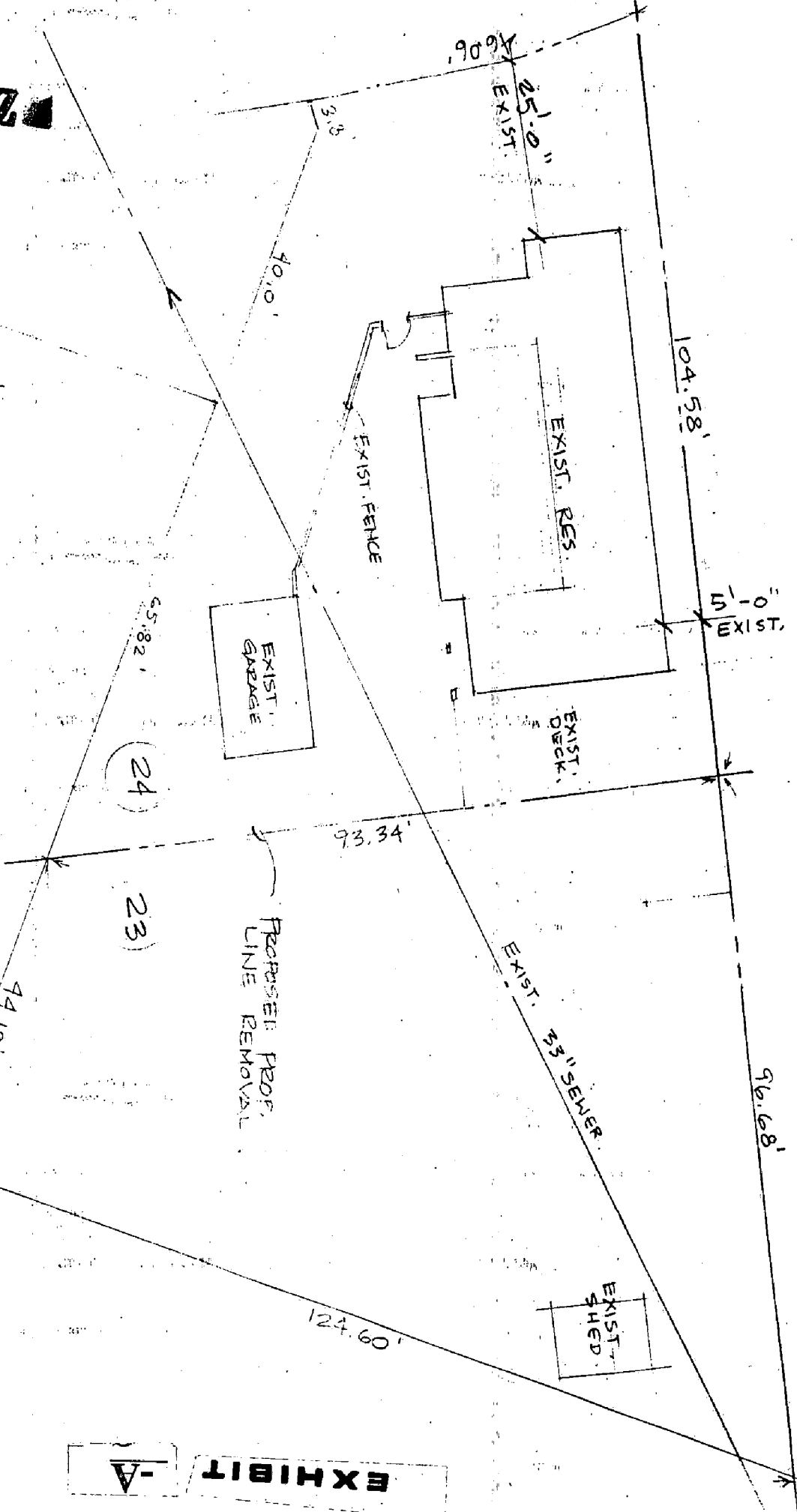


EXHIBIT -A

EXHIBIT - B-1

EXHIBIT "A"

DESCRIPTION: State of California, County and City of Sacramento, and being:

All that portion of that certain tract of land described in Deed executed by College Investment Company, a corporation, to Edwin W. Olson and Gertrude V. Olson, his wife, as joint tenants, dated November 13, 1941 and recorded in the office of the Recorder of Sacramento County, California on November 14, 1941 in Book 922 of Official Records, at page 114, described as follows:
BEGINNING at a point on the Southerly boundary of Wright and Kimbrough Tract No. 39, the official plat of which is filed in the office of the Recorder of Sacramento County in Book 22 of Maps, Map No. 9, from which point of beginning the Southwest corner of lot 87, as shown and so designated on said plat of Wright and Kimbrough Tract No. 39, bears North $81^{\circ}10'$ East 96.68 feet; thence from said point of beginning South $08^{\circ}47'40''$ East 93.34 feet along a fence line to a point on the Southerly boundary of lot 53, as said lot is shown and so designated on the official "Amended Plat of Lots 23 to 27 inc., and Lots 33 to 58 inc., of the W. B. Fink Subdivision", recorded in the office of the Recorder of Sacramento County in Book 18 of Maps, Map No. 5, distant 44.18 feet Westerly from the Southeast corner of said Lot 53, thence North $71^{\circ}30'$ West 65.82 feet along the Southerly boundary of said lot 53, to the Southwest corner thereof, from which corner the intersection of the center line of San Antonio Way with the center line of D Street (East of San Antonio Way) as established by the City Engineer of City of Sacramento, bears South $22^{\circ}55'$ West 255.00 feet and thence South $71^{\circ}51'$ West 33.52 feet; thence continuing North $71^{\circ}30'$ West 40.00 feet to a point on the Southerly boundary of that certain tract of land described in Deed executed by Elvas Farms Co., to College Investment Company dated February 13, 1941 and recorded February 14, 1941, in Book 870 of Official Records, at page 201, Sacramento County, thence South $68^{\circ}46'20''$ West 3.80 feet along the Southerly boundary of said last mentioned tract to a point distant 21.00 feet Easterly measured radially from the centerline of San Antonio Way, as established by said City Engineer; thence Northwesterly on a line parallel with said center line of San Antonio Way and distant 21.00 feet Easterly therefrom measured radially, curving to the left on an arc of 221.00 feet radius, said arc being subtended by a chord bearing North $17^{\circ}19'28''$ West 46.06 feet; thence North $81^{\circ}10'$ East 3.31 feet to the Southwest corner of Lot 83 of said Wright and Kimbrough Tract No. 39; thence continuing North $81^{\circ}10'$ East 101.27 feet along the Southerly boundary of said Wright and Kimbrough Tract No. 39 to the point of beginning.

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ITEM 2

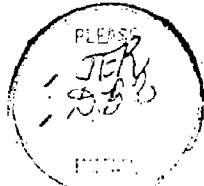
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EXHIBIT - B-2

All that portion of that certain tract of land described in Deed executed by College Investment Company, a corporation, to Edwin W. Olson and Gertrude V. Olson, his wife, as joint tenants, dated November 13, 1941, and recorded November 14, 1941 in Book 922 of Official Records, at page 114, records of said County, described as follows:

BOOK 73 01 09 PAGE 626

BEGINNING at the Southwest corner of Lot 87, as said Lot is shown and so designated on the official plat of Wright & Kimbrough Tract No. 39, filed in the office of the Recorder of Sacramento County California, in Book 22 of Maps, Map No. 9; thence from said point of beginning North 81° 10' East 12.82 feet along the Southerly boundary of said Lot 87; thence South 22° 55' West 9.02 feet to the most Northerly corner of Lot 53, as said Lot is shown and so designated on the official "Amended Plat of Lots 23 to 27 inclusive, and Lots 33 to 58 inclusive, of the W. B. Fink Subdivision", filed in the office of said County Recorder in Book 18 of Maps, Map No. 5; thence continuing South 22° 55' West 124.60 feet along the Easterly boundary of said Lot 53 to the Southeast corner thereof; thence North 71° 30' West 44.18 feet along the Southerly boundary of said Lot 53; thence leaving said Southerly boundary, North 08° 47' 40" West 93.34 feet to the Southerly boundary of said Wright & Kimbrough Tract No. 39; thence North 81° 10' East 96.68 feet to the point of beginning.



SELLERS

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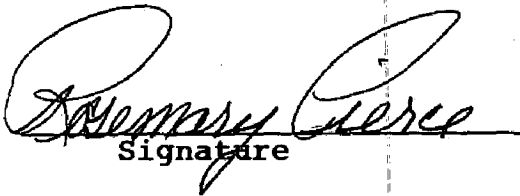
ITEM 2 8

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PROOF OF SERVICE BY MAIL OF
ZONING ADMINISTRATOR'S NOTICE OF DECISION

The below signed verily states:

On September 1, 1995 I served the applicant with a copy of the Zoning Administrator's Notice of Decision for the above referenced project by placing a true copy thereof with postage fully prepaid in the United States mail at Sacramento, California.


Signature

9-1-95
Date