

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday August 30, 1994, the Zoning Administrator approved a parcel merger (File Z94-093) by adopting the attached resolution (ZA94-035).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 0.26± partially developed acres in the Standard Single Family (R-1) zone.

Location: 865 9th Avenue

Assessor's Parcel Number: 017-0033-007, 008

Applicant: Burrell Engineering Group, Inc. (Jerry Aclass)
6939 Sunrise Blvd., #121
Citrus Heights, CA 95610

Property Owner: William G. Starks
865 9th Avenue
Sacramento, CA 95818

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

Surrounding Land Use and Zoning:
North: R-1; Single Family Residential
South: R-1; Duplex
East: R-1; Single Family Residential
West: R-1; Single Family Residential

Property Dimensions: Irregular
Property Area: 0.26± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

The applicant proposes to merge the properties in order to replace an existing garage located on the common property line with a larger garage. The house and garage are on the west parcel and a storage shed is located on the east parcel. 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 Transportation Division, Utilities Division, and Engineering Services Section. The comments received 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)}.

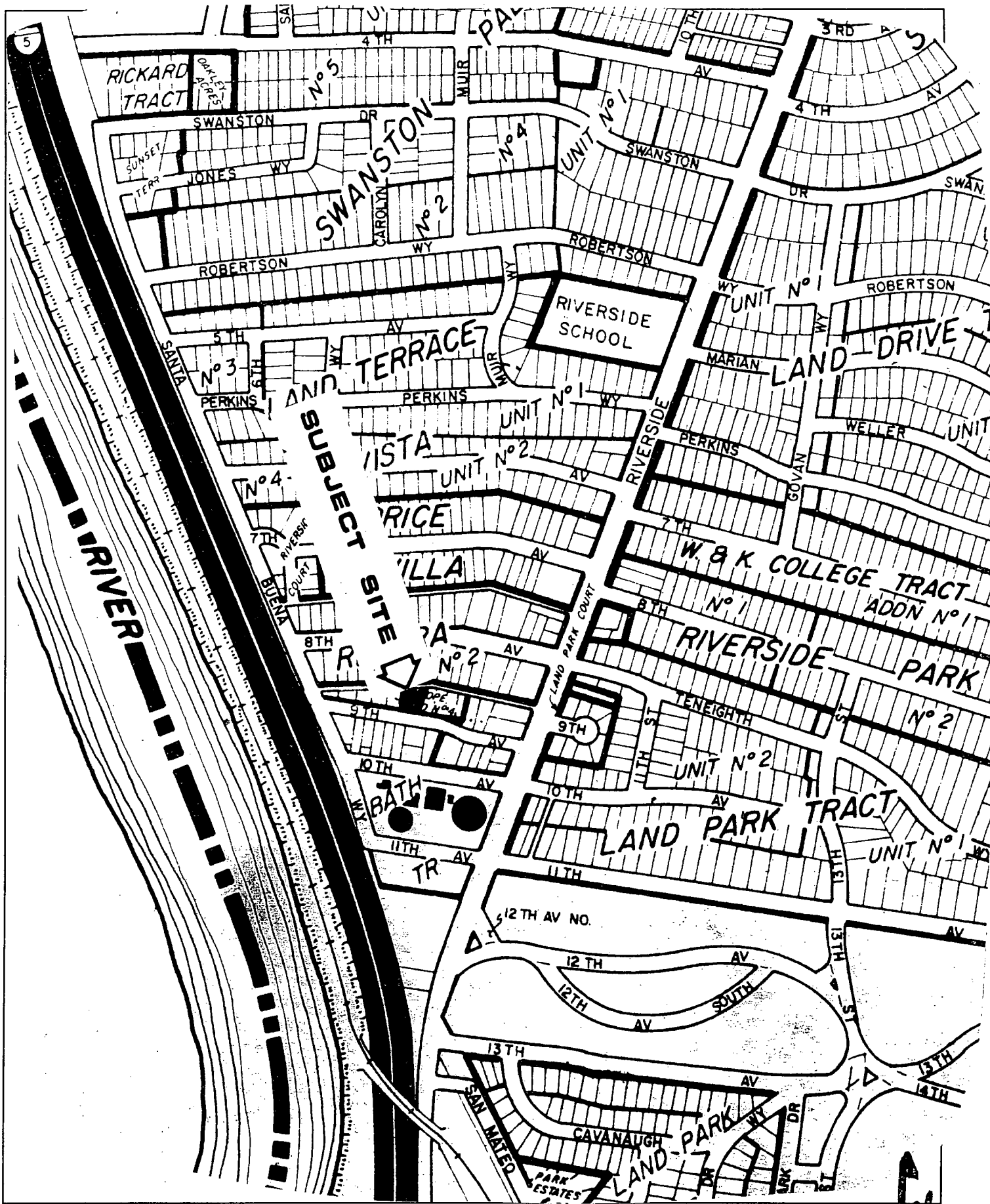


Joy D. Patterson
Zoning Administrator

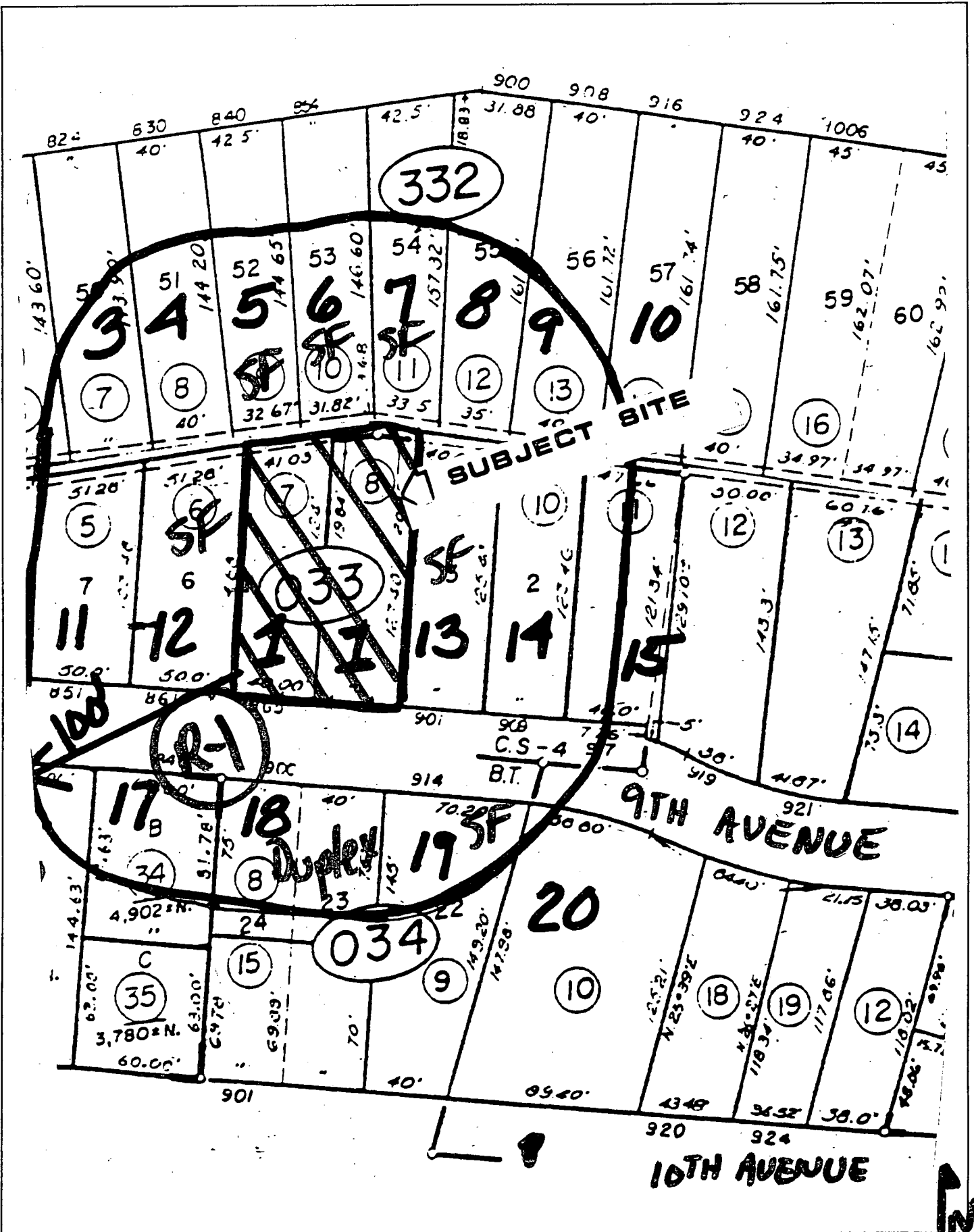
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger:

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



VICINITY MAP



LAND USE & ZONING MAP

244-093

August 30, 1994

JRM:2

LOT LINE MERGER FOR STARKS PROPERTY

CITY OF SACRAMENTO CALIFORNIA

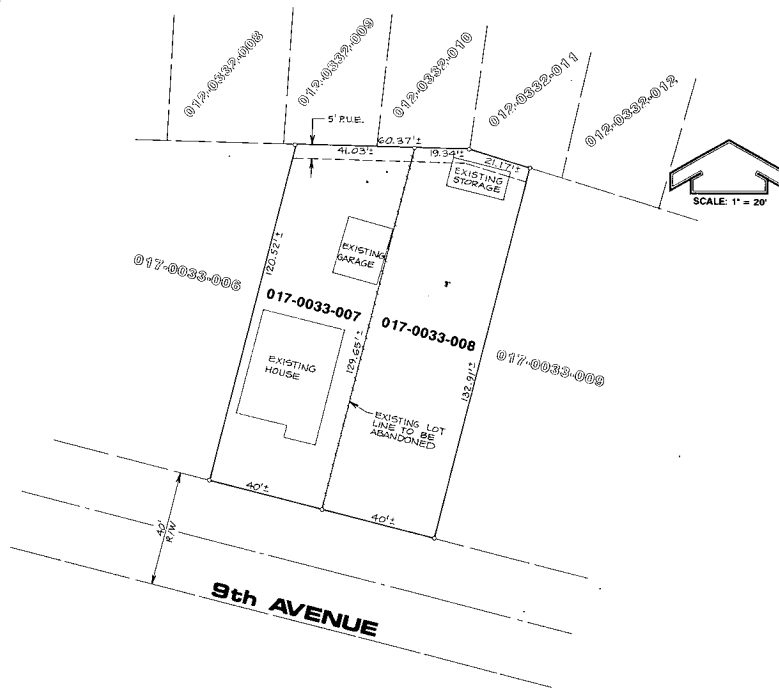
GENERAL NOTES

ASSESSORS PARCEL NUMBER	017-0033-007, 008
EXISTING ZONING	R1
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING	R1
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
OWNER	WILLIAM G. STARKS 885 9TH AVENUE SACRAMENTO, CA 95818
ENGINEER	BURRELL ENGINEERING GROUP 6939 SUNRISE BLVD., SUITE 121 CITRUS HEIGHTS, CA 95610
DEVELOPER	WILLIAM G. STARKS 885 9TH AVENUE SACRAMENTO, CA 95818
UTILITIES	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
SEWER	SMUD
ELECTRIC	PG&E
GAS	PACIFIC BELL
TELEPHONE	SACRAMENTO CABLE
CABLE	
PUBLIC SERVICES	SACRAMENTO CITY UNIFIED
SCHOOL DISTRICT	CITY OF SACRAMENTO
PARK DISTRICT	CITY OF SACRAMENTO
FIRE DISTRICT	1
NUMBER OF LOTS	SEE MAP
SIZE OF LOTS	0.28
GROSS ACREAGE	

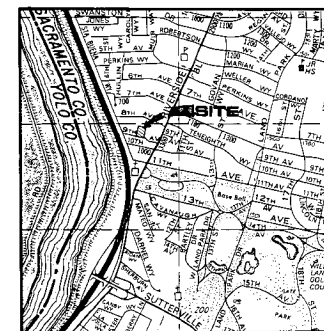
NOTE:
LOCATIONS OF EXISTING STRUCTURES FURNISHED
BY CLIENT

PREPARED BY:

JERRY APLASS, L.S. 5876



VICINITY MAP
N.T.S.



DESIGNED BY JVA	CHECKED BY JVA	SCALE 1" = 30'	DATE 8/30/94
REVISIONS			NO.
DESCRIPTION			DATUM
ELEVATION			N/A
BURRELL ENGINEERING GROUP, INC.			CITY OF SACRAMENTO
CALIFORNIA			SHEET 1 OF 1 SHEETS
JOB NO. 623-00-368			

EXHIBIT A

BURRELL ENGINEERING GROUP, INC. 6939 SUNRISE BLVD., SUITE 121, CITRUS HEIGHTS, CA 95610. TEL: (916) 442-1800. FAX: (916) 442-1801. WWW: WWW.BURRELL-ENG.COM

Starks Property
Parcel Combination
Job No. 629-00-368

EXHIBIT B

Lots 4 and 5, as said Lots are shown on the "Plat of Cope Subdivision Unit No. 4", recorded in Book 12 of Maps, Map No. 37, Official Records of the County of Sacramento, situate in the City of Sacramento, County of Sacramento, State of California.

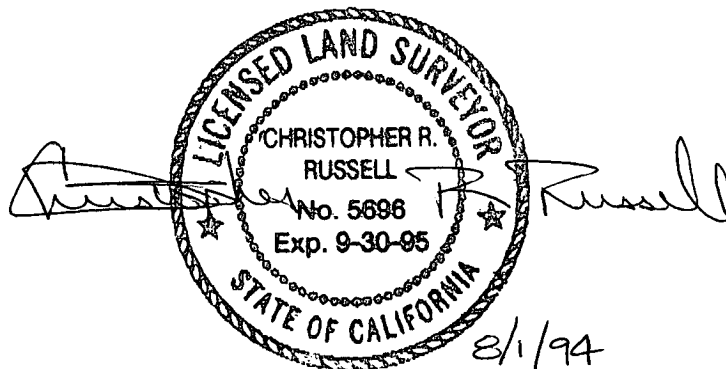
TOGETHER WITH that portion of the southerly one-half of "The Alley" adjacent to the northerly line of said Lots 4 and 5, as vacated by Resolution No. 4789, a Certified Copy of which was recorded April 27, 1978, in Book 78-04-27, Page 1501, Official Records of said County.

ALSO described as follows:

BEGINNING at the southwesterly corner of said Lot 5; thence from said POINT OF BEGINNING, along the westerly line of said Lot 5, North 15°10'30" East 114.88 feet to the northwesterly corner of said Lot 5; thence, at right angles to the centerline of said "Alley", North 02°20'00" East 5.50 feet to the centerline of said "Alley"; thence along said centerline South 87°40'00" East 61.63 feet to the angle point in said "Alley"; thence, continuing along said centerline, South 72°00'00" East 21.44 feet to a point that is at right angles from said centerline to the northeasterly corner of said Lot 4; thence at right angles to said centerline South 18°00'00" West 5.50 feet to the northeasterly corner of said Lot 4; thence, along the easterly line of said Lot 4 South 15°10'30" West 127.40 feet to the southeasterly corner of said Lot 4; thence, along the southerly lines of said Lots 4 and 5, North 74°49'30" West 80.00 feet to the southwesterly corner of said Lot 5 and POINT OF BEGINNING.

END OF DESCRIPTION

The intent of this description is to consolidate said Lots 4 and 5 and the southerly one-half of the vacated "Alley" pursuant to Section 1093 of the Civil Code.



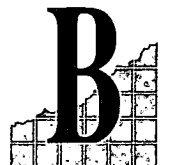
Written by: Christopher R. Russell, P.L.S. #5696
Date: August 1, 1994

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294-093

Z 94 - 093

AUGUST 30, 1994



ITEM 2