

**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

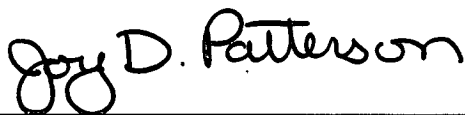
The applicant proposes to merge the properties in order to replace an existing garage located on the common property line with a larger garage. The house and garage are on the west parcel and a storage shed is located on the east parcel. The Zoning Ordinance and Building Code do not permit structures 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)}.

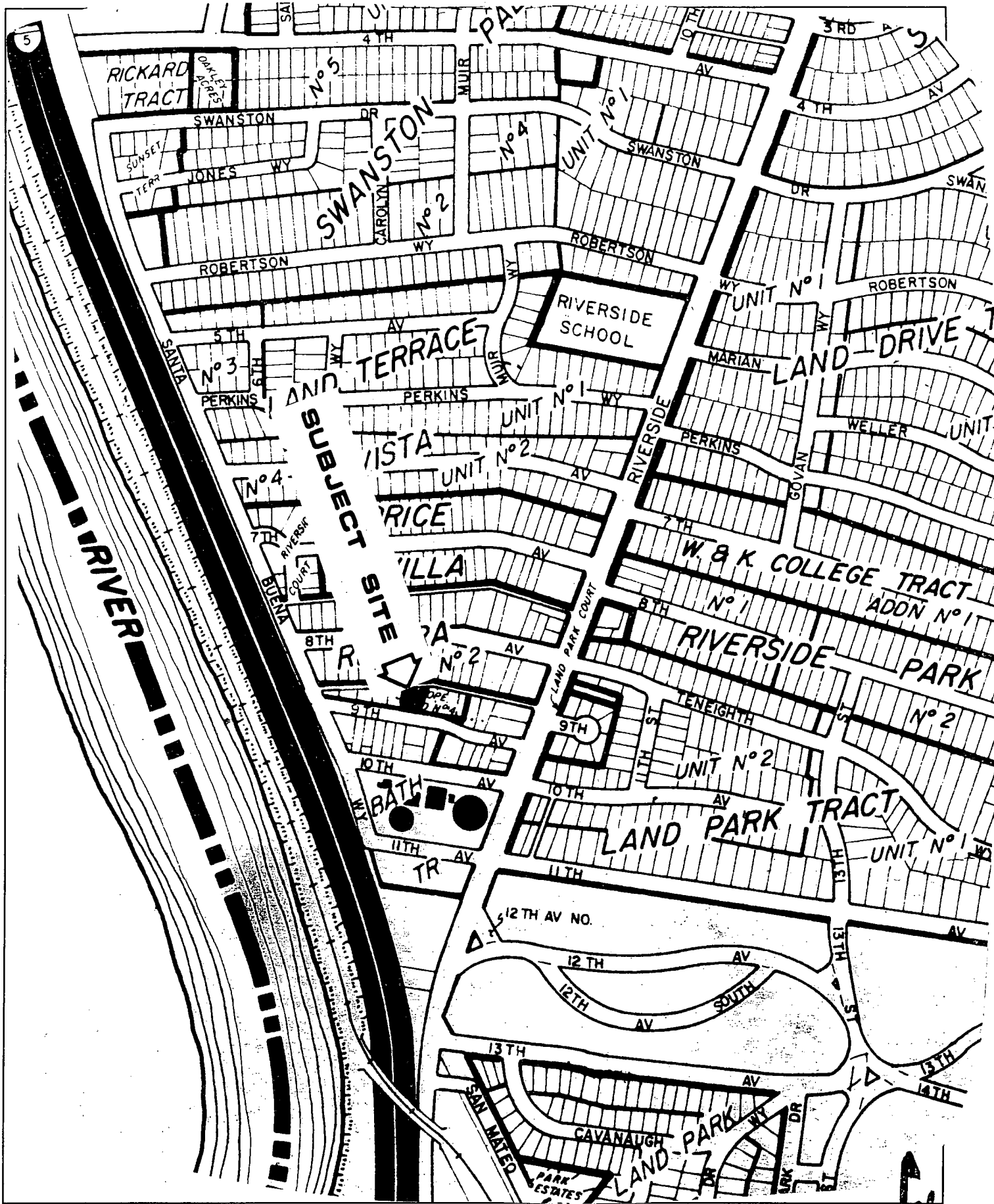


Joy D. Patterson
Zoning Administrator

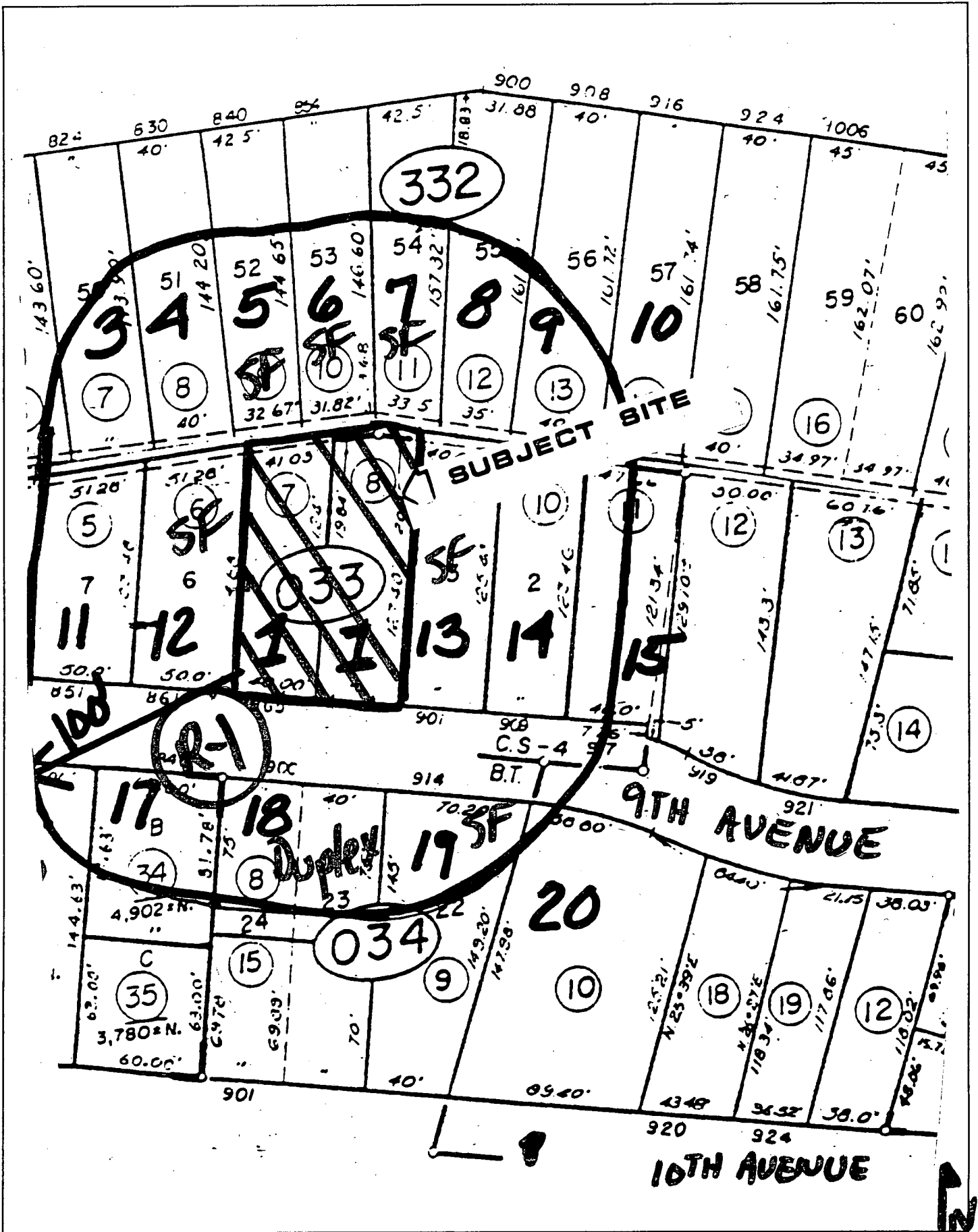
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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

ITEM 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
 865 9TH AVENUE
 SACRAMENTO, CA 95818

ENGINEER BURRELL ENGINEERING GROUP
 6939 SUNRISE BLVD., SUITE 121
 CITRUS HEIGHTS, CA 95610

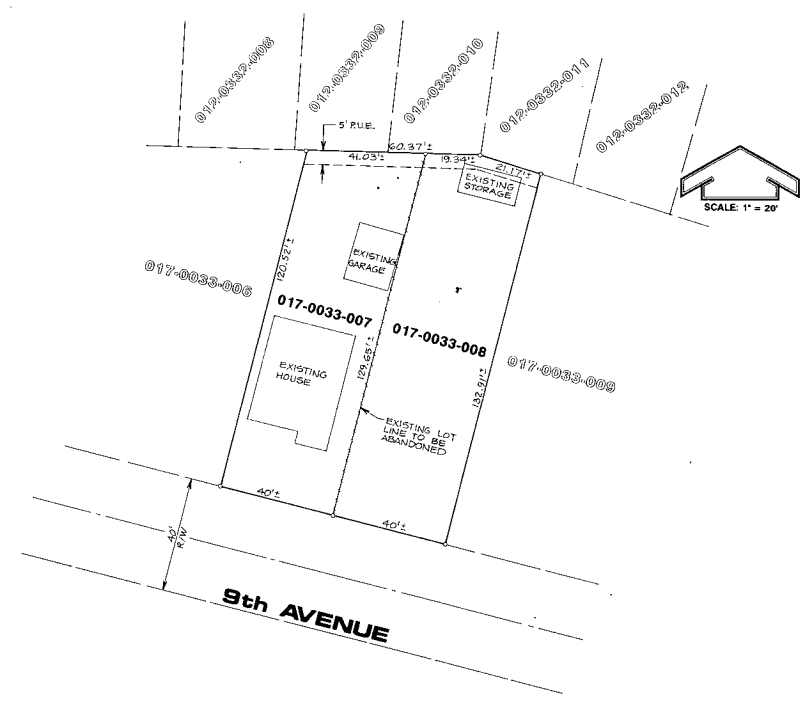
DEVELOPER WILLIAM G. STARKS
 865 9TH AVENUE
 SACRAMENTO, CA 95818

UTILITIES
 WATER CITY OF SACRAMENTO
 SEWER CITY OF SACRAMENTO
 ELECTRIC SMUD
 GAS PG&E
 TELEPHONE PACIFIC BELL
 CABLE SACRAMENTO CABLE

PUBLIC SERVICES
 SCHOOL DISTRICT SACRAMENTO CITY UNIFIED
 PARK DISTRICT CITY OF SACRAMENTO
 FIRE DISTRICT CITY OF SACRAMENTO

NUMBER OF LOTS 1
 SIZE OF LOTS SEE MAP
 GROSS ACREAGE 0.28

NOTE:
 LOCATIONS OF EXISTING STRUCTURES FURNISHED
 BY CLIENT

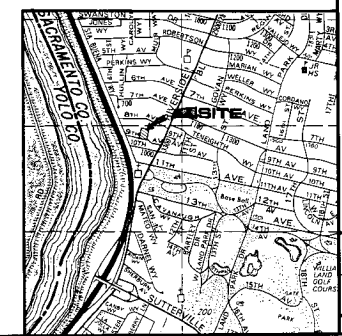


PREPARED BY:



JERRY APLASS, L.S. 5876

VICINITY MAP N.T.S.



DESIGNED BY JVA	CHECKED BY JVA	SCALE 1" = 20'	DATE
REVISIONS			NO.
ELEVATION DATUM N/A			NO.
 BURRELL ENGINEERING GROUP, INC. <small>Professional Engineer License No. 5876 State of California</small>			
LOT LINE MERGER FOR STARKS PROPERTY 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. LICENSED PROFESSIONAL ENGINEER LICENSE NO. 5876 STATE OF CALIFORNIA. THIS PLAN IS THE PROPERTY OF BURRELL ENGINEERING GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BURRELL ENGINEERING GROUP, INC. THE USER OF THIS PLAN AGREES TO HOLD BURRELL ENGINEERING GROUP, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY BURRELL ENGINEERING GROUP, INC. OR ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS, IN CONNECTION WITH THE USE OF THIS PLAN.

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.

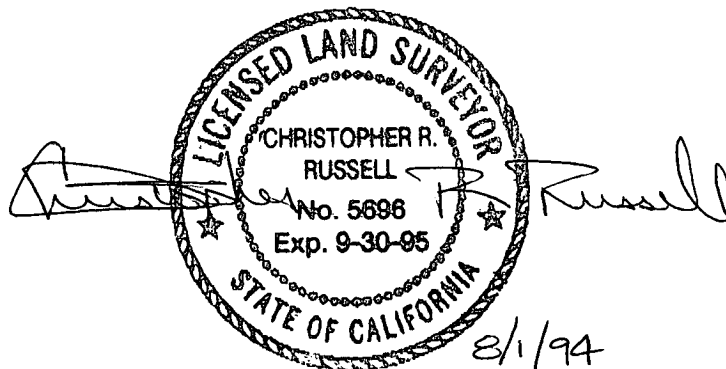
TOGETHER WITH that portion of the southerly one-half of "The Alley" adjacent to the northerly line of said Lots 4 and 5, as vacated by Resolution No. 4789, a Certified Copy of which was recorded April 27, 1978, in Book 78-04-27, Page 1501, Official Records of said County.

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.



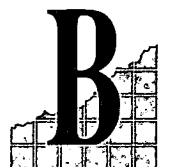
Written by: Christopher R. Russell, P.L.S. #5696
Date: August 1, 1994

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294-093

Z 94 - 093

AUGUST 30, 1994



ITEM 2