

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 16, 2000, the Zoning Administrator approved with conditions a lot line adjustment (File Z00-102). 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 19.62± developed acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

Location: 2301 Marina Glen Way (District 1, Area 4)

Assessor's Parcel Number: 274-0480-001, 274-0220-051

Applicant: The Spink Corporation (Tiffany Patterson)
2590 Venture Oaks Way
Sacramento, CA 95833

Property Owner:	Warmington Homes c/o Clay Heil and 3300 Douglas Boulevard, Ste. 260 Roseville, CA 95661	Parr Family Trust 2050 Garden Hwy Sacramento, CA 95833
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Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas

Community Plan Designation: Low Density Residential (4-8 du/na)
Existing Land Use of Site: Single Family Residence and Vacant
Existing Zoning of Site: R-1A(PUD)

Surrounding Land Use and Zoning:
North: R-1A (PUD); Single Family Residence and Vacant
South: R-1A (PUD); Levee
East: R-1A (PUD); Single Family Residence
West: A ; Vacant

Property Dimensions: Irregular

Property Area: 19.62± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibits A-1 and A-2

Legal Description: Exhibits B-1 through B-3

Previous Files: None

Additional Information The applicant proposes to relocate the common property line between two parcels in order to provide more clearance between existing structures and the fence line. The interior property line will be rotated approximately 45 feet to the north. 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. Show all existing easements on the exhibit map.
6. The proposed development is located within Sacramento Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions.

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) and Low Density Residential (4-8 du/na) respectively.
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.

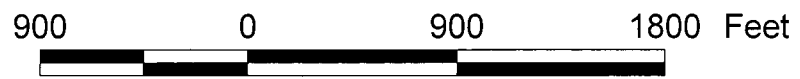
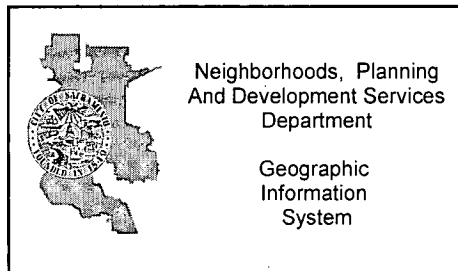
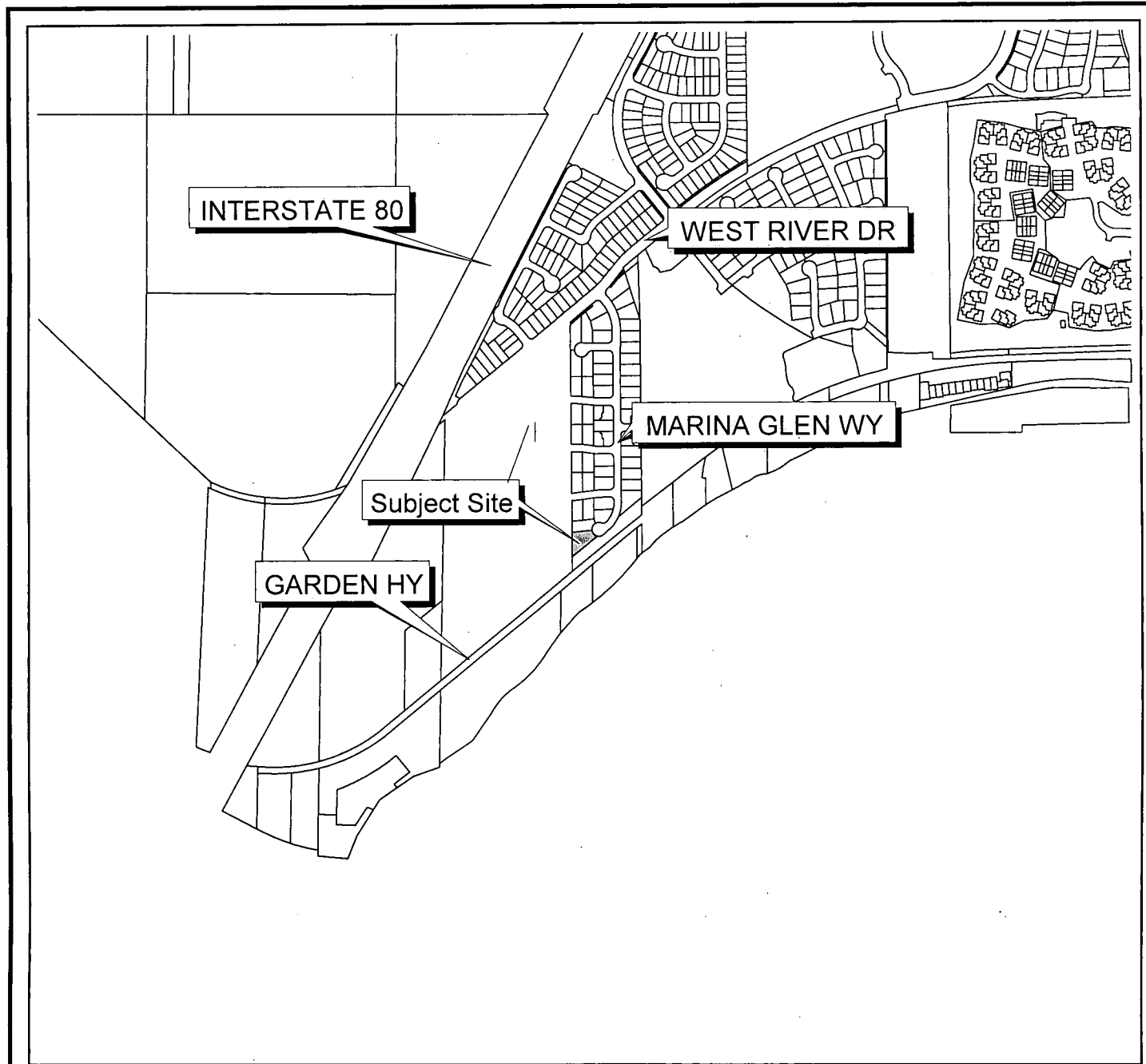
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

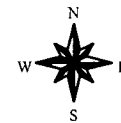
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)



VICINITY MAP



Z00-102

August 16, 2000

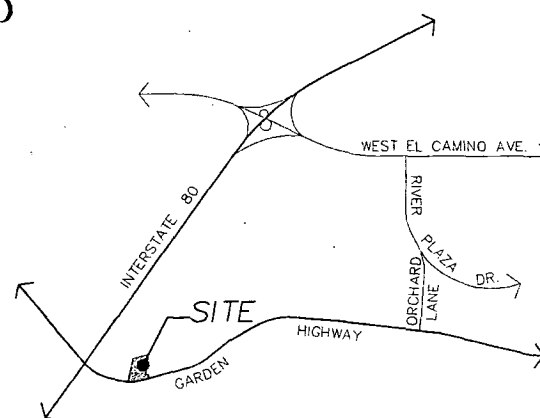
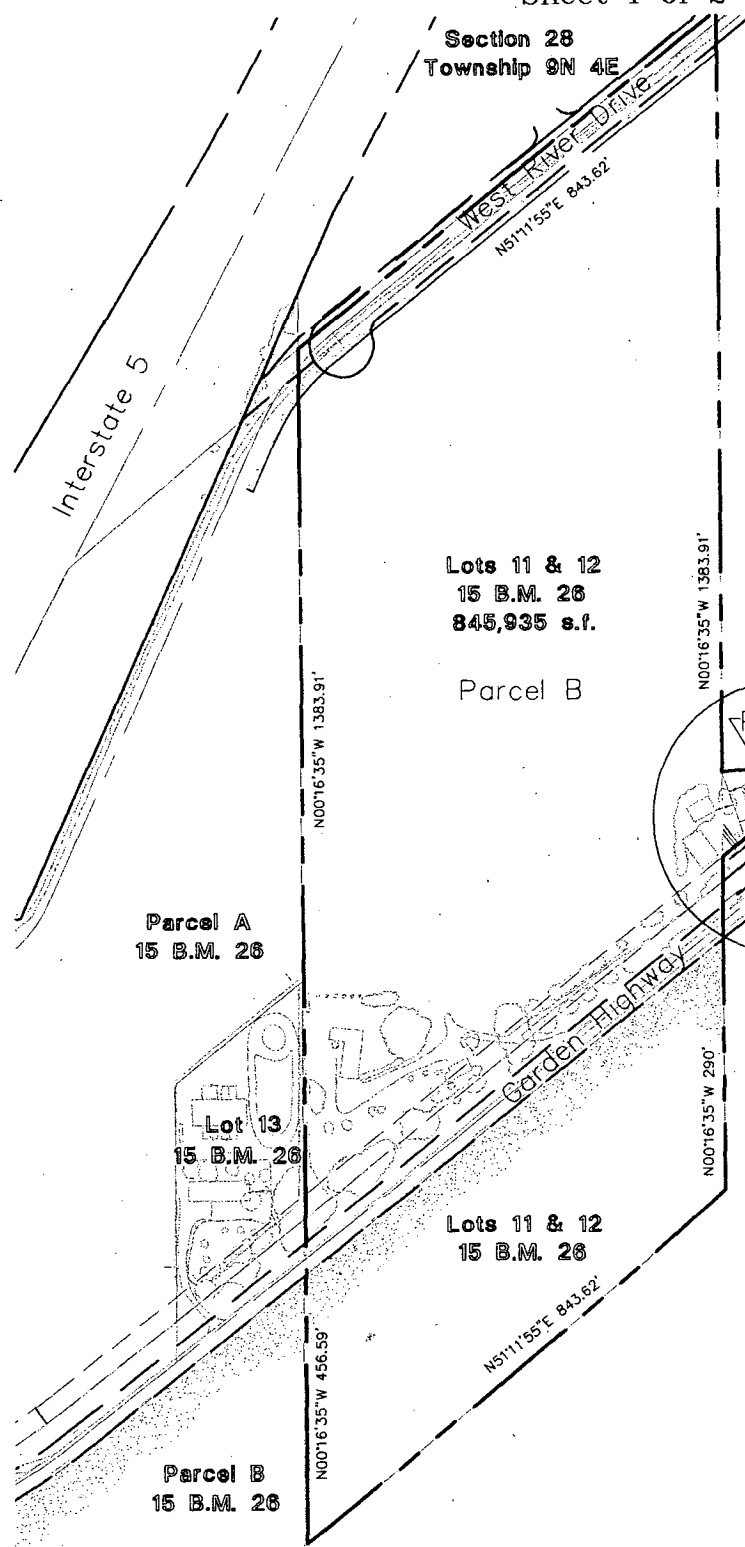
Item 1

EXHIBIT A 1

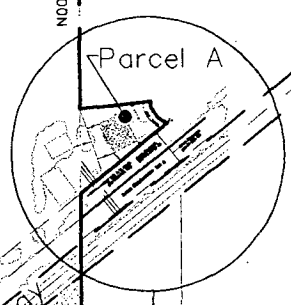
EXHIBIT "B"

Sheet 1 of 2

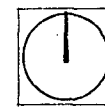
Section 28
Township 9N 4E



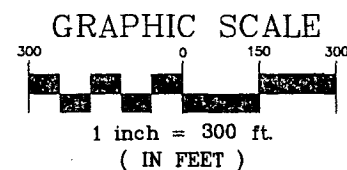
VICINITY MAP



See Sheet 2 of 2 for
Lot Line Adjustment Detail



north



TITLE: BOUNDARY LINE ADJUSTMENT BETWEEN
RIVERGATE LOT 1 AND
LOTS 11 & 12, 15 BM 26

CLIENT: WARMINGTON HOMES

Z00-102

DATE: 07-27-00 JOB NUMBER: 9341-002
DRAWN BY: TP CHECKED BY: MI

REVISION

The Spink Corporation
2590 VENTURE OAKS WAY
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 925-5550 FAX: (916) 921-9274

SCALE: 1" = 300' CODE: J-17 DWG NO.: H-8368

August 16, 2000

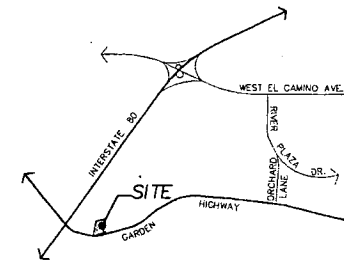
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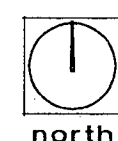
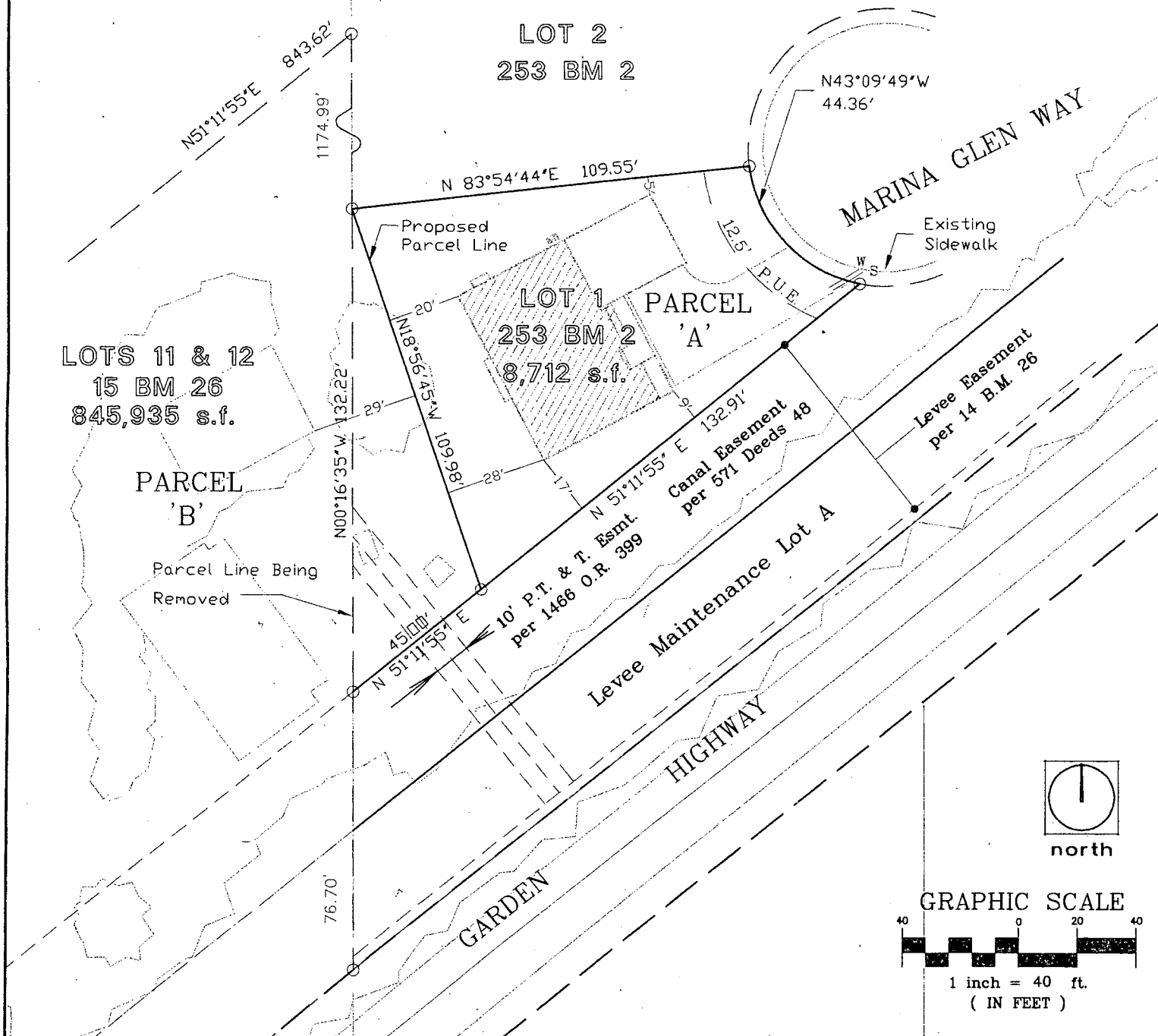
EXHIBIT A-2
EXHIBIT "B"

Sheet 2 of 2

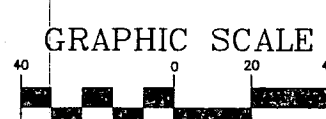
SECTION 28
TOWNSHIP 9N 4E



VICINITY MAP



north



GRAPHIC SCALE

1 inch = 40 ft.
(IN FEET)

TITLE: BOUNDARY LINE ADJUSTMENT BETWEEN
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LOTS 11 & 12, 15 BM 26

CLIENT: WARMINGTON HOMES

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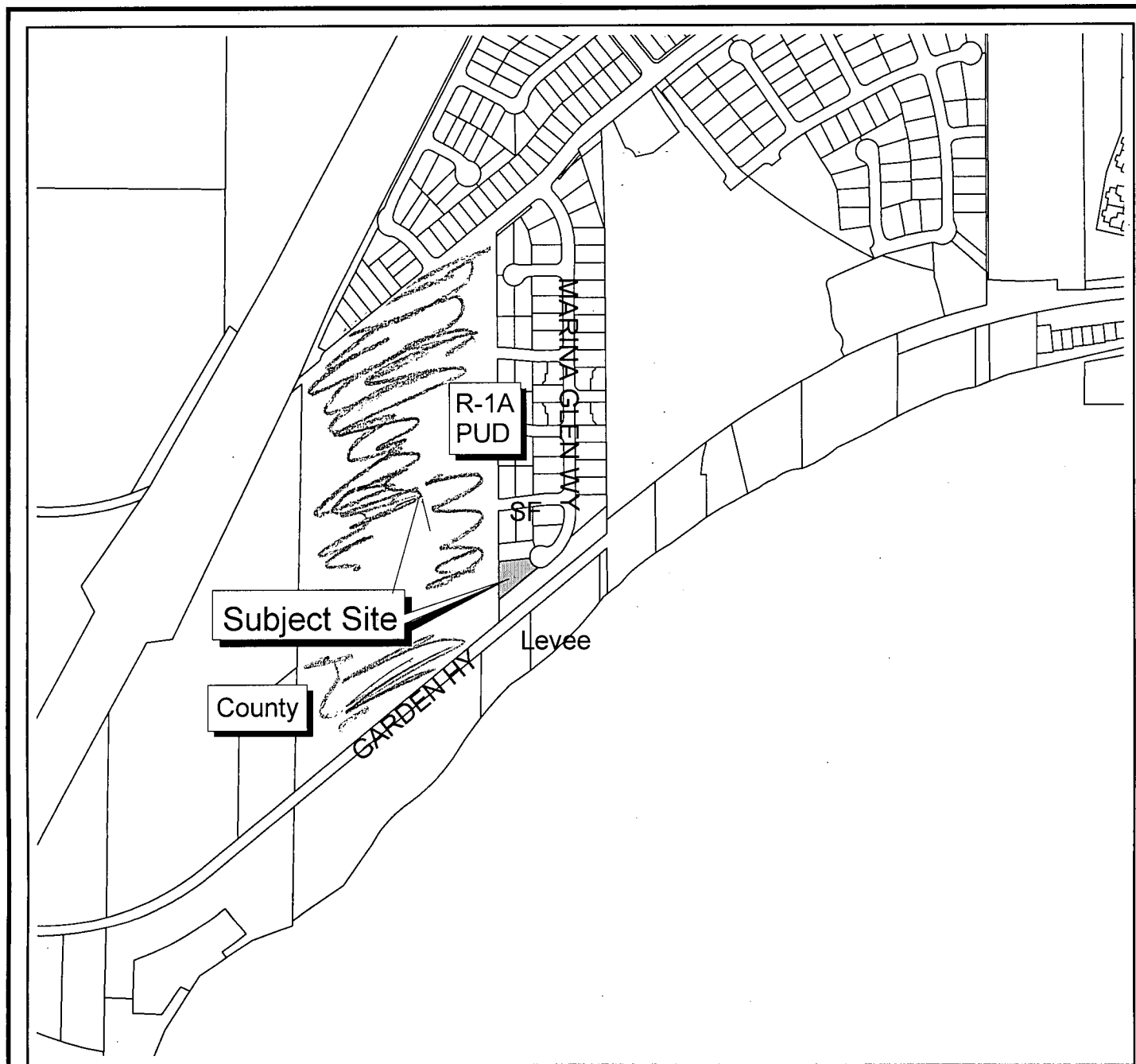
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SHEET 2 of 2
August 16, 2000

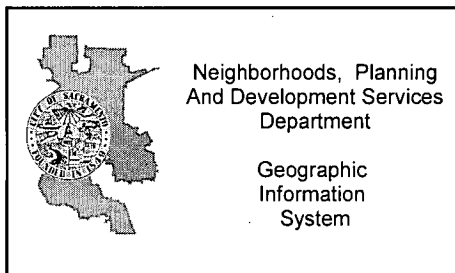
ITEM 1

Z00-102

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500 0 500 1000 Feet



LAND USE AND ZONING



Z00-102

August 16, 2000

Item 1

EXHIBIT B-1

EXHIBIT 'A'
Page 1 of 2
LEGAL DESCRIPTION
PARCEL A

Lot 1, as shown on the "Plat of Rivergate", recorded in Book 253 of Maps, Map No. 2, records of County Recorder, County of Sacramento, State of California.

EXCEPTING therefrom the property described as follows:

BEGINNING at the Northwest corner of said Lot 1; thence South 18° 56' 45" East, a distance of 109.98 feet; thence South 51° 11' 55" West, a distance of 45.00 feet; thence North 00° 16' 35" West, a distance of 132.22 feet to the POINT OF BEGINNING containing 2327 square feet or 0.0534 acres, more or less.



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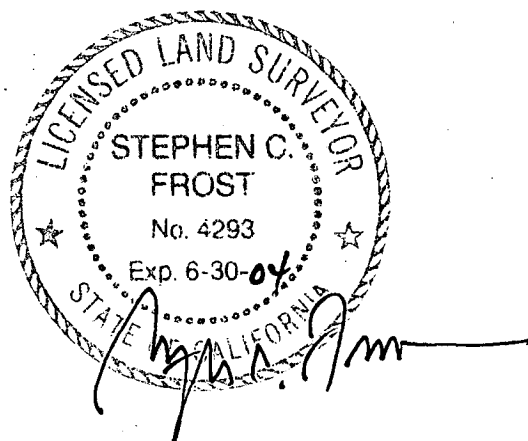
EXHIBIT B-2

EXHIBIT 'A'
Page 2 of 2
LEGAL DESCRIPTION
PARCEL B

Lots 11 and 12 of "Natomas Riverside Subdivision No. 1", according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on August 9, 1915, in Book 15 of Maps, Map No. 26.

EXCEPTING THEREFROM all that portion of said Lots 11 and 12 lying Southerly of the center line of the public road 40 feet in width, as described in that certain deed dated November 21, 1927, recorded July 29, 1928, in Book 193 of Official Records, Page 339, executed by Natomas Company of California, to the County of Sacramento.

TOGETHER WITH, BEGINNING at the Northwest corner of Lot 1, as shown on the "Plat of Rivergate", recorded in Book 253 of Maps, Map No. 2, records of County Recorder, County of Sacramento, State of California, on July 6, 1998; thence South 18° 56' 45" East, a distance of 109.98 feet; thence South 51° 11' 55" West, a distance of 45.00 feet to the Easterly boundary of said parcel "A"; thence North 00° 16' 35" West, a distance of 132.22 feet to the POINT OF BEGINNING containing 2327 square feet or 0.0534 acres, more or less.



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