

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, March 12, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-011) by adopting the attached resolution (ZA97-006).

**Project Information**

**Request:**     Zoning Administrator Lot Line Adjustment to relocate the common property lines between three parcels totaling 0.70± developed acres in the Standard Single Family (R-1) zone.

**Location:**    3531 Mahogany Street and 1838, 1840 Verano Street (D2, Area 4)

**Assessor's Parcel Number:**       252-0223-001, 020, 021

**Applicant:**    Robert/Bokhui Ballard  
                  3531 Mahogany Street  
                  Sacramento, CA 95838

<b>Property Owners:</b>	Robert/Bokhui Ballard 3531 Mahogany Street Sacramento, CA 95838	Michael M. Haney 1840 Verano Street Sacramento, CA 95838	Norman R. Kendall 410 Chibb Road Auburn, CA 95603
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**General Plan Designation:**    Low Density Residential (4-15 du/na)  
North Sacramento

**Community Plan:**            Residential (4-8 du/na)

**Existing Land Use of Site:**    Single Family Residences

**Existing Zoning of Site:**       Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

**North:**     R-1; Residential

**South:**    R-1; Residential

**East:**     R-1; Residential

**West:**     R-1; Residential

**Property Dimensions:**    Irregular  
**Property Area:**         0.70± acres  
**Topography:**            Flat  
**Street Improvements:**   Existing  
**Utilities:**               Existing

Project Plans: Exhibits A-1 and A-2

Legal Description: Exhibits B-1 and B-2

Previous Files: None

Additional Information The applicant proposes to relocate the common property line between three parcels in order allow more maneuverability between and existing driveway and recently installed PG&E poles. All parcels are developed with single family residences. All parcels will meet all minimum lot size requirements after the proposed adjustment.

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 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)}.

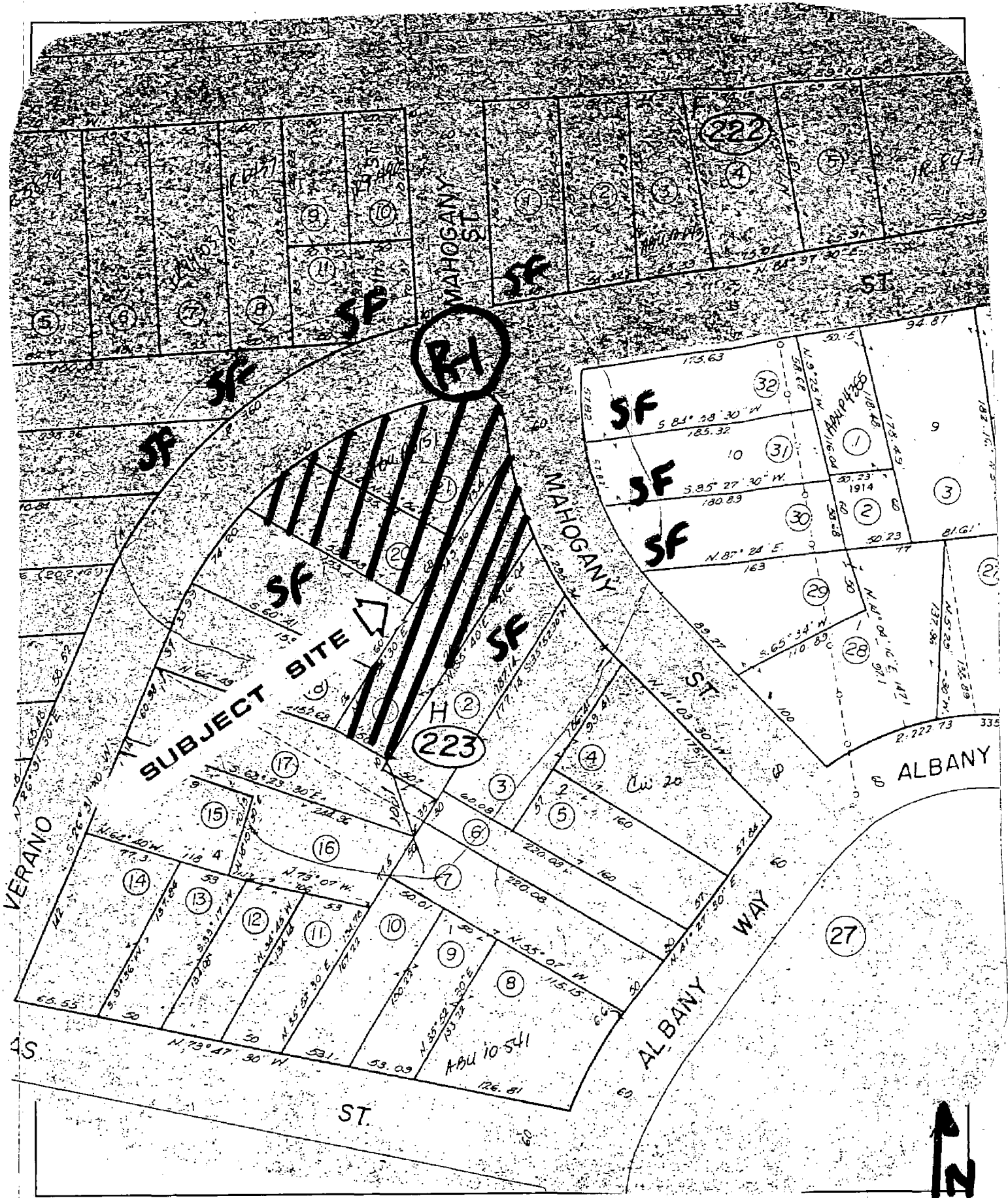
*Joy D. Patterson*

Joy D. Patterson  
Zoning Administrator

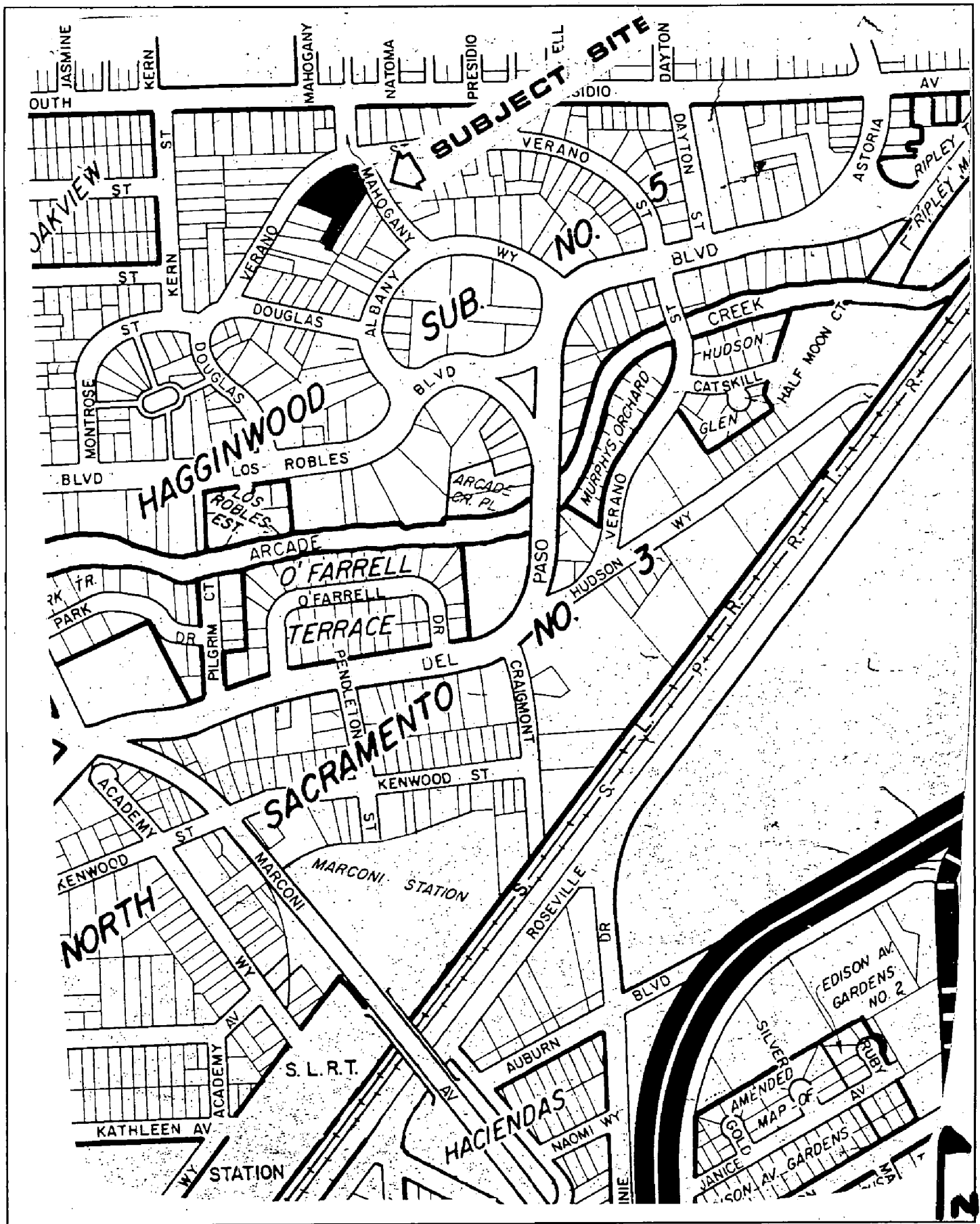
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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) ✓      ZA Resolution Book ✓      ZA Log Book ✓  
Applicant ✓      Public Works ✓



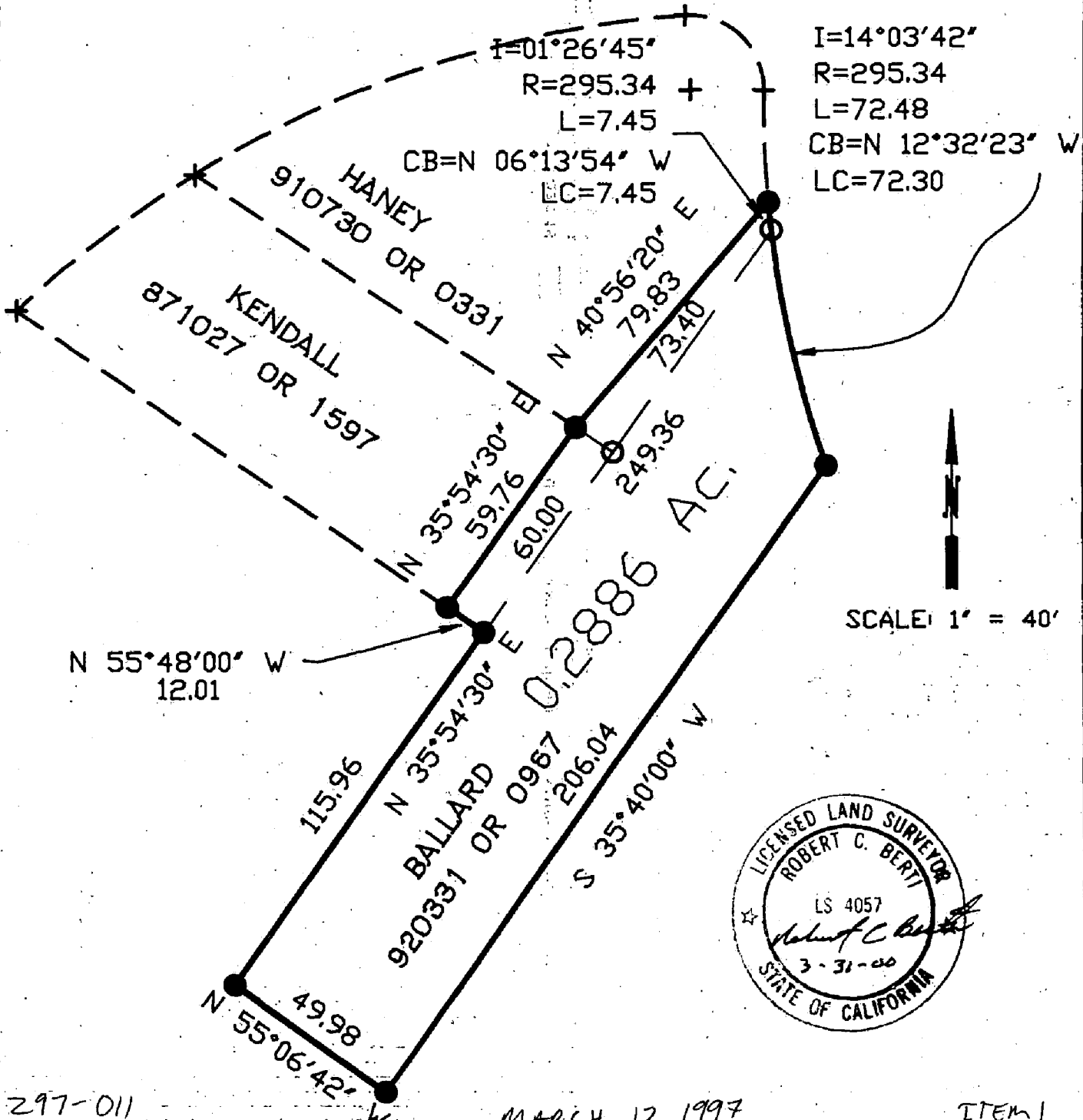
**LAND USE & ZONING MAP**



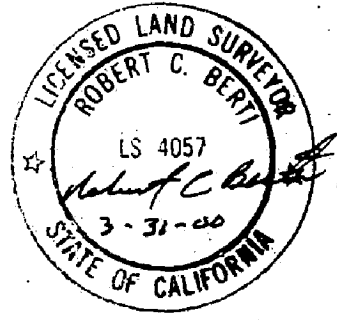
**VICINITY MAP**

# BALLARD B. L. A.

## BEING A PORTION OF LOT 3, BLOCK H OF HAGGINWOOD SUBDIVISION No. 5



0.2886 AC.



# BALLARD B. L. A.

## BEING A PORTION OF LOT 3, BLOCK H OF HAGGINWOOD SUBDIVISION No. 5

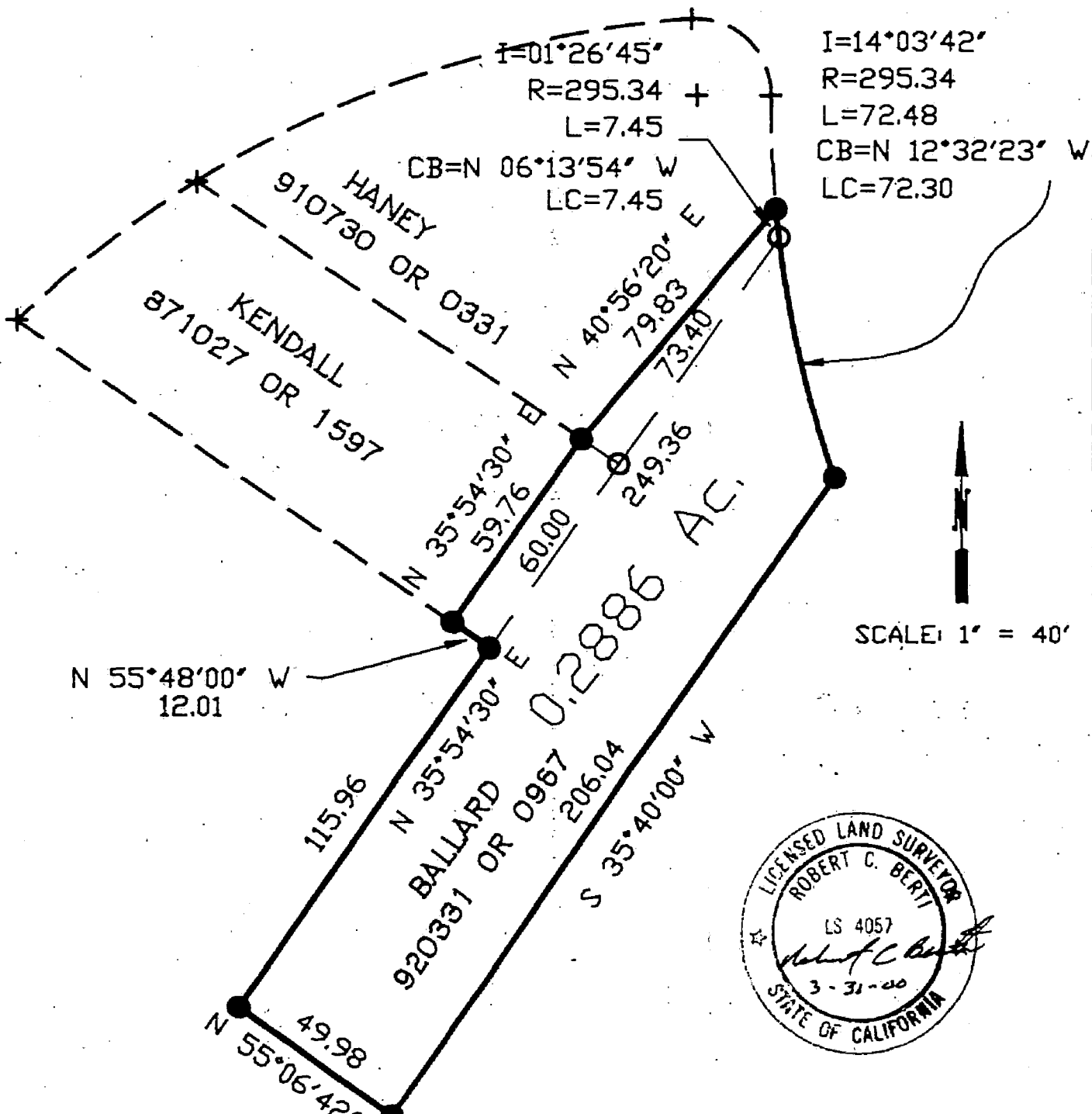


EXHIBIT A-2

Proposed to use for  
Driveway to garage in  
Back yard

- Cherry Trees
- persimmon trees
- orange
- Apple tree
- Plum tree

EXISTING P/L

Existing P. Line  
← 50 →

Proposed 62'

Existing P. Line 1153.4'

NEW P. Line 141.4'

15' →

36'

10'

5'

House

Lot #11

64.90

Existing Lot

55'

55'

MAHOGANY ST

MAHOGANY ST

MAHOGANY ST

MAHOGANY ST

MAHOGANY ST

MAHOGANY ST

MAHOGANY ST

MAHOGANY ST

MAHOGANY ST

MAHOGANY ST

Metal Tree Cut down

Cut Down

12'

Existing P. Line 135.74

NEW P. Line 123.74

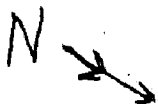
5' from  
Bench  
Line

MOVE TO  
(Metal Shed)

1838  
LOT 20

VERANO ST

1840  
LOT 21



110-297

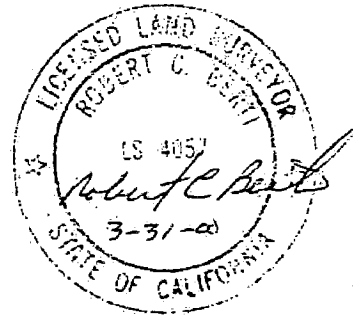
34' TO 25'

**EXHIBIT B-1**

KENDALL TO BALLARD

All that portion of Lot 3, Block H, of Hagginwood Subdivision No. 5; recorded in Book 11 of Maps, Map No. 37, on file with the County Recorder, County of Sacramento, State of California, described as follows:

Beginning at the most Southerly corner of the real property described in deed recorded in Book 871027 at page 1597 on file with the County Recorder, County of Sacramento, State of California; Thence North 35° 54' 30" East along the Southeasterly line of said tract 60.0 feet; Thence North 55° 48' West 12.01 feet; Thence South 35° 54' 30" West 59.76 feet; Thence South 56° 56' East 12.00 feet to the point of beginning and containing 0.0165 Acres, more or less.



Z97-011

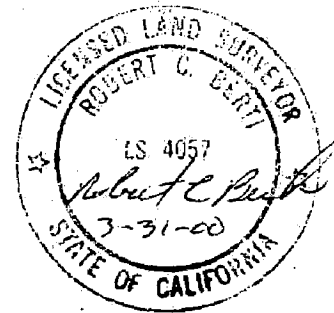


**EXHIBIT B -2**

HANEY TO BALLARD

All that portion of Lot 3, Block H, of Hagginwood Subdivision No. 5; recorded in Book 11 of Maps, Map No. 37, on file with the County Recorder, County of Sacramento, State of California, described as follows:

Beginning at the most Southerly corner of the real property described in deed recorded in Book 910330 at page 331 on file with the County Recorder, County of Sacramento, State of California; Thence North 35° 54' 30" East along the Southeasterly line of said tract 73.4 feet to the Southerly line of Mahogany St.; Thence along a curve to the right with a radius of 295.34 feet, an arc distance of 7.45 feet, the chord of which Bears North 6° 13' 54" West 7.45 feet Thence South 40° 56' 20" West 79.83 feet; Thence South 56° 56' East 12.01 feet to the point of beginning and containing 0.0151 Acres, more or less.



797-011