

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 2, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-103) by adopting the attached resolution (ZA96-017).

**Project Information**

**Request:**     Zoning Administrator Lot Line Adjustment to relocate the common property lines between four parcels totaling 5.6± developed acres in the Multi-Family-Review (R-3R) zone.

**Location:**     2814 and 2815 5th Street (D4, Area 2)

**Assessor's Parcel Number:**     012-0010-026, 023, 024, 025

**Applicant:**     2814 Fifth Street Associates, A CA Limited Partnership (Connie Schmidt)  
                    2125 19th Street, Suite 101  
                    Sacramento, CA 95818

**Property Owners:**     Same as Applicant

**General Plan Designation:**     Medium Density Residential (16-29 du/na)  
**Existing Land Use of Site:**     Vacant Apartments  
**Existing Zoning of Site:**        Multi-Family-Review (R-3R)

**Surrounding Land Use and Zoning:**

**North:**        R-3 and R-1; Apartments and Single Family Residence  
    **South:**       R-1; Single Family Residence  
    **East:**        R-1; Single Family Residence  
    **West:**        T-C; Interstate 5

**Property Dimensions:**     Irregular  
**Property Area:**            5.6± acres  
**Topography:**                Flat  
**Street Improvements:**     Existing  
**Utilities:**                  Existing

**Project Plans:**             Exhibit A

**Legal Description:**        Exhibit B

Previous Files: Z96-028 (Variance and Plan Review Modification); P95-080 (Street Abandonment)

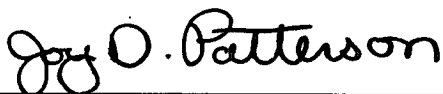
Additional Information The applicant proposes to relocate the common property lines between four parcels in order create include property within 5th Street right-of-way being returned to Sacramento Housing and Redevelopment Agency (SHRA). All parcels are developed with an apartment complex that is being remodeled. 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)}.

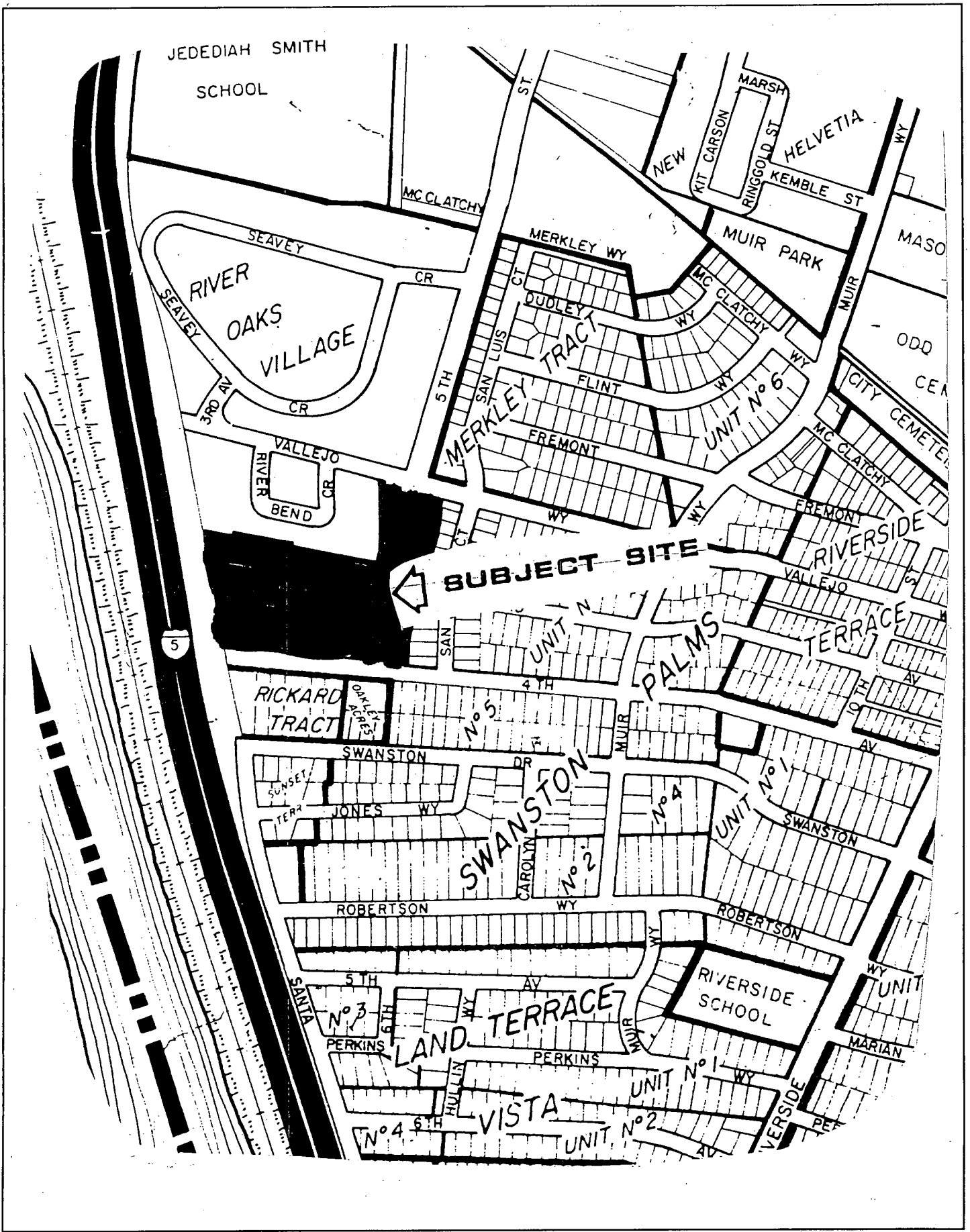


Joy D. Patterson  
Zoning Administrator

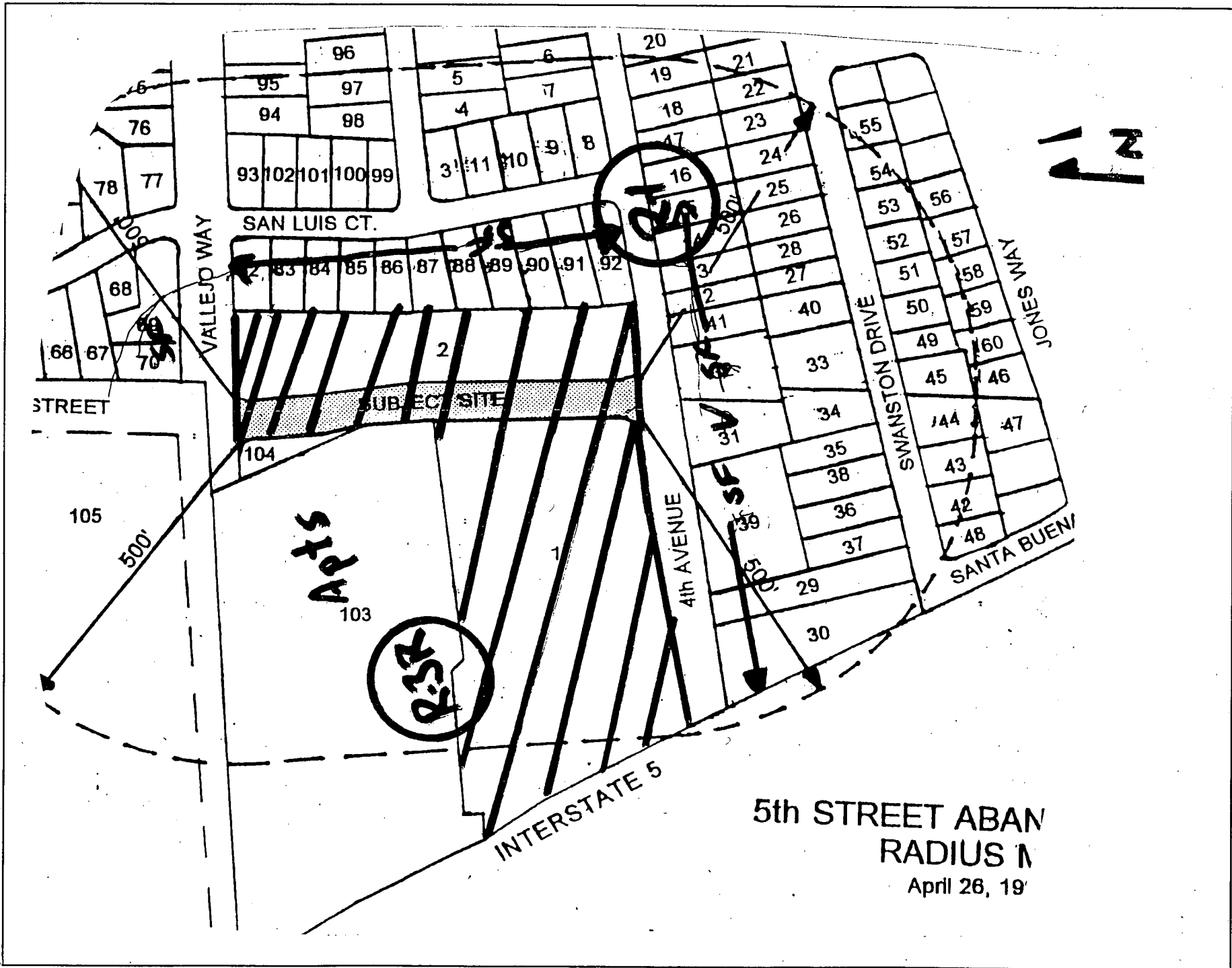
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Scott Tobey, 264-8307) 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 ←



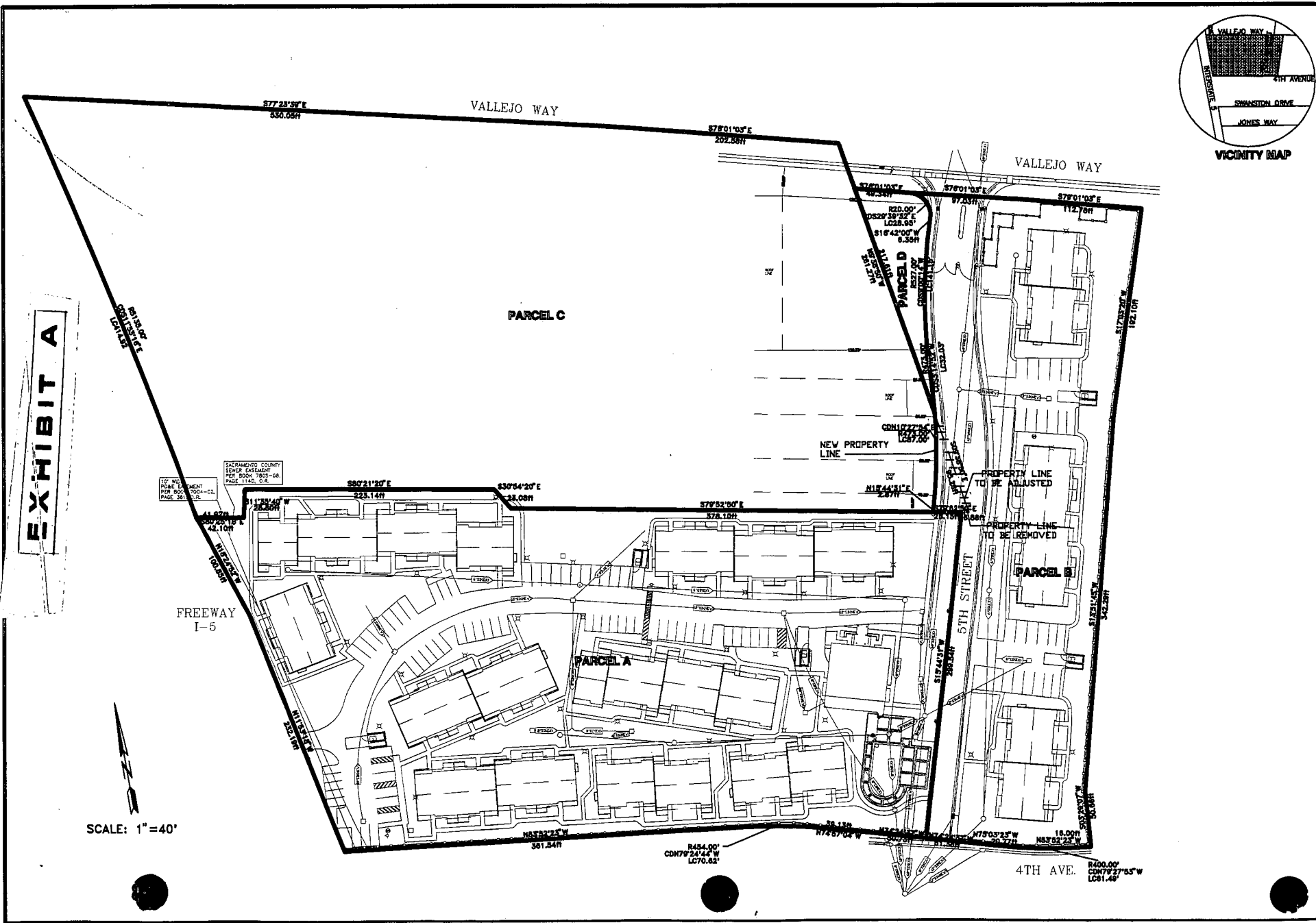
**VICINITY MAP**



LAND USE & ZONING MAP

ITEM 1

**EXHIBIT A**



SACRAMENTO COUNTY  
SEWER DISTRICT  
FILE NO. 7802-04  
PAGE 1143, 0-2

SCALE: 1" = 40'

**THE ENGINEERING**  
SURVEYING  
INCORPORATED  
1114 J STREET  
SACRAMENTO, CALIFORNIA 95811  
(916) 442-8800



**LOT LINE ADJUSTMENT MAP**  
SCALE: 1" = 40'

**LAND PARK WOODS  
2814 5TH STREET ASSOC.**  
CITY OF SACRAMENTO CALIFORNIA

REV.	DATE	DESCRIPTION	BY	APP'D
DATE 07/18/96				
SHEET 1				
OF 1 SHEET				

OCTOBER 2, 1996

296-103



The Johnson Group • Engineering Consultants

1954 London Lane, Fairfield, CA 94533 • (707) 435-9001 • Fax/Data (707) 435-9138

## EXHIBIT B

### PROPOSED LEGAL DESCRIPTIONS

That certain real property situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

#### DESCRIPTION OF PARCEL A

All that portion of that certain tract of land designated "Estate of Daniel Flint", on that certain record of survey entitled "Property Estate of Daniel Flint" recorded in the Office of the Recorder of Sacramento County in Book 3 of Surveys, Map No. 81, described as follows:

BEGINNING at a point located in said tract of land designated "Estate of Daniel Flint", from which the Southwest corner of Lot 11, as said lot is shown on the official plat of Swanston Palms Unit No. 3, recorded in the Office of said Recorder in Book 22 of Maps, Map No. 5, bears the following four (4) courses and distances: (1) South 15d02'56" West 54.00 feet, (2) South 74d57'04" East 0.62 feet, (3) South 83d52'23" East 209.23 feet and (4) North 03d29'07" West 27.02 feet; thence from said point of beginning North 74d57'04" West 39.13 feet; thence curving to the left on an arc of 454.00 feet radius, said arc being subtended by a chord bearing North 79d24'44" West 70.62 feet; thence North 83d52'23" West 361.54 feet to a point located on the Easterly right of way line of the property condemned by the State of California, by instrument recorded April 2, 1970, in Book 7004-02, Page 361, Official Records; thence along said Easterly right of way line, the following two (2) courses and distances: (1) North 11d53'18" West 232.19 feet and (2) North 18d24'52" West 100.85 feet to a point located on the Northerly boundary of said tract of land designated "Estate of Daniel Flint"; thence along said Northerly boundary, the following five (5) courses and distances: (1) South 80d25'18" East 42.10 feet, (2) North 11d35'40" East 25.80 feet, (3) South 80d21'20" East 223.14 feet, (4) South 30d54'20" East 23.08 feet and (5) South 79d52'50" East 378.10 feet; thence South 15d44'31" West 299.54 feet; thence North 74d24'37" West 50.73 feet to the point of beginning.

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## DESCRIPTION OF PARCEL B

All that portion of that certain tract of land designated "Estate of Daniel Flint", on that certain record of survey entitled "Property Estate of Daniel Flint" recorded in the Office of the Recorder of Sacramento County in Book 3 of Surveys, Map No. 81, described as follows:

BEGINNING at the Southwest corner of said Lot 11, as said lot is shown on the official plat of Swanston Palms Unit No. 3, recorded in the Office of said Recorder in Book 22 of Maps, Map No. 5; thence from said point of beginning North 83d52'23" West 16 feet; thence curving to the right on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North 79d27'53" West 61.49 feet; thence North 75d03'23" West 20.77 feet; thence North 74d24'37" West 51.38 feet; thence North 15d44'31" East 299.54 feet; thence South 79d52'50" East 26.15 feet; thence North 15d44'31" East 2.67 feet; thence curving to the left on an arc of 473.00 feet radius, said arc being subtended by a chord bearing North 10d27'54" East 87.00 feet; thence curving to the left on an arc of 473.00 feet radius, said arc being subtended by a chord bearing South 03d14'52" West 32.03 feet; thence curving to the right on an arc of 527.00 feet radius, said arc being subtended by a chord bearing South 09d00'14" West 141.15 feet; thence South 16d42'00" West 6.35 feet; thence curving to the left on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 29d39'32" East 28.95 feet; thence South 76d01'03" East 97.03 feet to a point located on the Southerly right of way line of Vallejo Way, a public street; thence along the Southerly right of way line of said Vallejo Way, South 79d01'03" East 112.78 feet to a point located on the Westerly boundary of said Swanston Palms Unit No. 3; thence along the Westerly boundary of said Swanston Palms Unit No. 3, the following three (3) courses and distances: (1) South 17d03'20" West 192.10 feet, (2) South 13d51'45" West 342.29 feet and (3) South 03d29'07" West 50.66 feet to the point of beginning.

## DESCRIPTION OF PARCEL C

A portion of that certain parcel of land acquired by the State of California, by deed recorded in Volume 4534, Page 838, Official Records of Sacramento County, and described as follows:

BEGINNING at a 3/4" iron pipe on the Southerly line of "River Oaks", as shown on Plat of Record of Survey of River Oaks, recorded on June 12, 1961, in Book 17 of Surveys, Map No. 46, Records of Sacramento County, being the same point described in Deed Recorded January 30, 1952, in Book 2167, Page 214, Official Records of Said County,

said point also being distant 610.49 feet Easterly, measured radially from the "B" line of Engineer's station "B"405+62.50 of the Department of Public Works" survey on road 03-SAC-5, post mile 13.6/22.0; thence from said point of beginning South 76d01'03" East 202.58 feet; thence South 09d38'50" East 356.53 feet; thence North 79d52'50" West 411.11 feet; thence North 30d54'20" West 23.08 feet; thence North 80d21'20" West 223.14 feet; thence South 11d35'40" West 25.80 feet; thence North 80d25'18" West 41.97 feet; thence curving to the left on an arc of 5135.00 feet radius, said arc being subtended by a chord bearing South 11d53'16" East 414.92 feet; thence South 77d23'39" East 530.05 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of that certain tract of land designated "Genevra Wilson" as shown on that certain Record of Survey entitled Property of Estate of Danial Flint, recorded in the Office of the Recorder of Sacramento County in Book 3 of Surveys, Map No. 18, described as follows:

BEGINNING at the Southeast corner of said "Genevra Wilson" tract of land; thence from said point of beginning along the Southerly Boundary of said "Genevra Wilson" tract of land, North 79d52'50" West 33.01 feet; thence North 15d44'31" East 2.67 feet; thence curving to the left on an arc of 473.00 feet radius, said arc being subtended by a chord bearing North 10d27'54" East 87.00 feet to a point located on the Easterly boundary of said "Genevra Wilson" tract of land; thence along said Easterly boundary South 09d38'50" East 95.26 feet to the point of beginning described in the deed from Housing Authority of the City of Sacramento to the City of Sacramento, recorded August 18, 1971 in Book 7108-18 at Page 56, Official Records.

## DESCRIPTION OF PARCEL D

All that portion of that certain tract of land designated "Estate of Daniel Flint" on that certain Record of Survey entitled "Property of Estate of Daniel Flint", recorded in the Office of the Recorder of Sacramento County in Book 3 of Surveys, Map No. 81, described as follows:

BEGINNING at a point located on the Southerly right of way line of Vallejo Way, a public street 80.00 feet in width, and on the Westerly boundary of said "Estate of Daniel Flint" tract of land, from which the Northeast corner of that certain tract of land designated "Genevra Wilson", on said Record of Survey bears North 09d38'50" West 43.66 feet; thence from said point of beginning along the Southerly right of way line of said Vallejo Way, South 76d01'03" East 49.34 feet; thence curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 29d39'32" East



28.95 feet; thence South 16d42'00" West 6.35 feet; thence curving to the left on an arc of 527.00 feet radius, said arc being subtended by a chord bearing South 09d00'14" West 141.15 feet; thence curving to the right on an arc of 473.00 feet radius; said arc being subtended by a chord bearing South 03d14'52" West 32.03 feet to a point located on the Westerly boundary of said "Estate of Daniel Flint" tract of land and on the Easterly boundary of said "Genevra Wilson" tract of land; thence along said Westerly line, North 09d38'50" West 217.61 feet to the point of beginning.