

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 10, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-059) by adopting the attached resolution (ZA98-023).

Project Information

Request: Zoning Administrator Parcel Merger to merge the property lines between two parcels totaling $.22\pm$ vacant acres in the Single Family-Alternative Planned Unit Development (R-1A PUD) zone.

Location: Northeast corner of Oak Bay Cr. at Riverlake (D7, Area 2)

Assessor's Parcel Number: 031-1420- 065 & 066

Applicant: Parker Development
 8144 Pocket Rd.
 Sacramento, CA 95831

Property Owner: L & P Pacific/Teichert
 8144 Pocket Rd.
 Sacramento , CA 95831

General Plan Designation: Low Density Residential Pocket
Community Plan: Low Density Residential
Existing Land Use of Site: Vacant
Existing Zoning of Site: Single Family Alternative PUD (R-1A PUD)

Surrounding Land Use and Zoning:
 North: R-1 PUD; Single Family-PUD
 South: R-1 PUD; Single Family-PUD
 East: R-1A PUD; Single Family Alternative PUD
 West: R-1 PUD; Single Family PUD

Property Dimensions: Irregular
Property Area: $.22\pm$ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Legal Description: Exhibit A

Lot Line Adjustment: Exhibit B

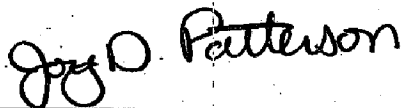
Additional Information The applicant proposes to remove a common property line between two parcels for the purpose of combining the two lots for a single family home.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel Merger 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)}.

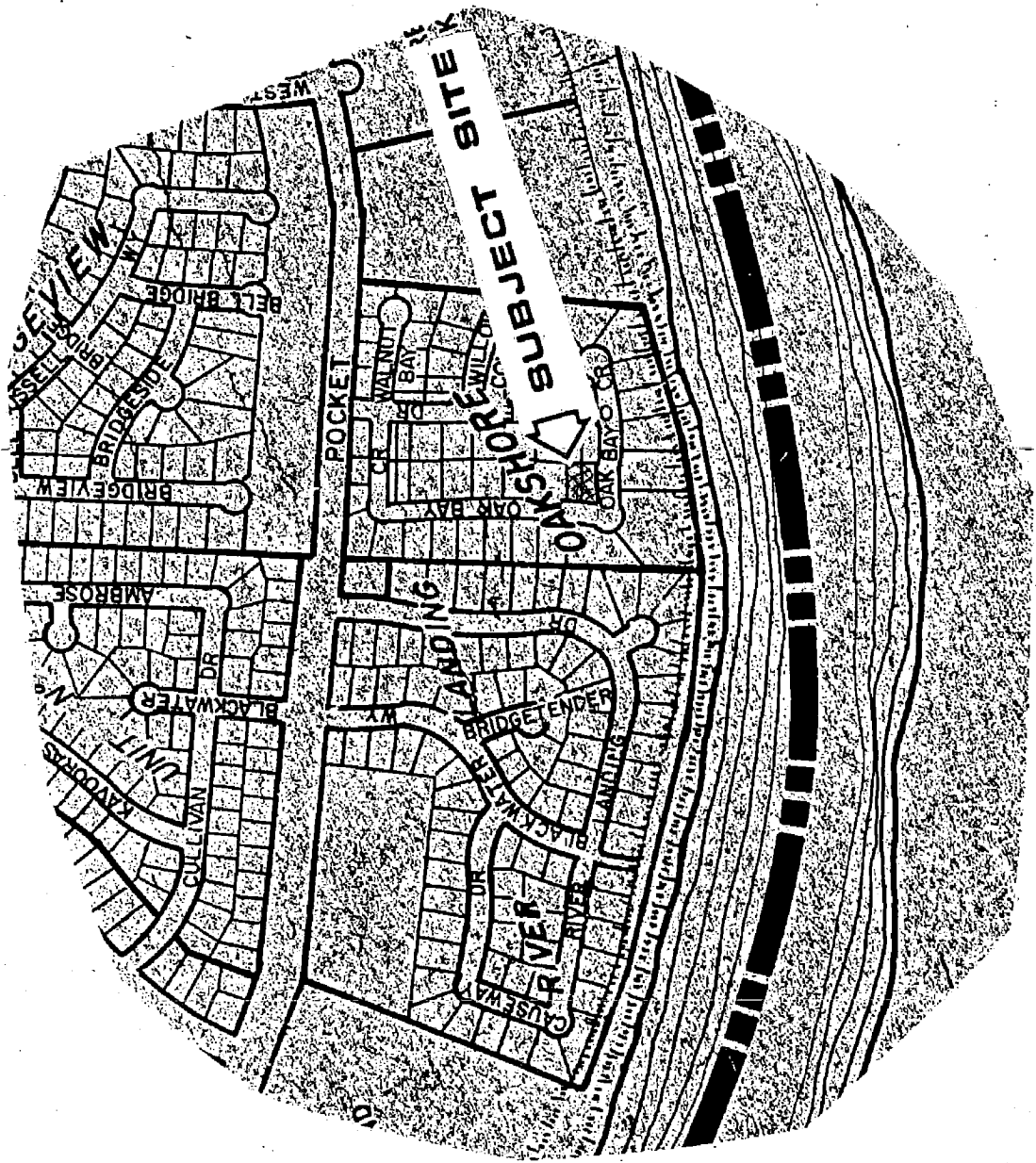


Joy D. Patterson
Zoning Administrator

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.

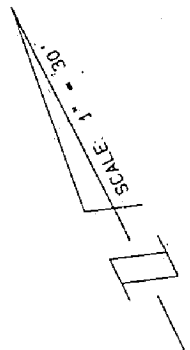
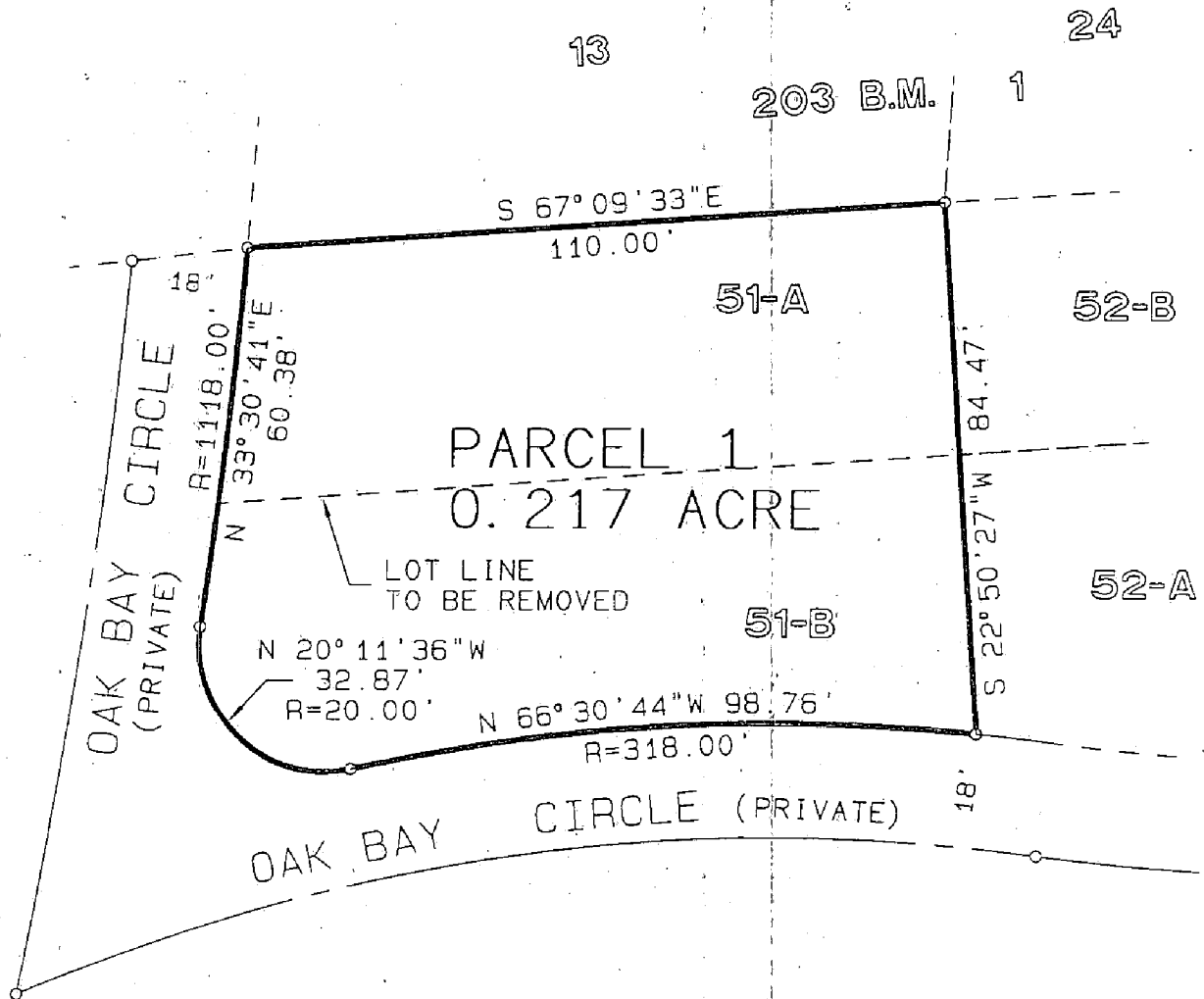
Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the Lot Line Adjustment.

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



VICINITY MAP

EXHIBIT B



7 98 059

UNPUBLISHED WORK
 © 1998
 THE SPINK CORPORATION

5269-026/52:559/2221

TITLE: LOT MERGER FOR LOTS 51-A & 51-B OAKSHORE AT RIVERLAKE UNIT NO. 2, 209 B.M.11 CLIENT: PARKER DEVELOPMENT	DATE: 5-7-98 JOB NO.: 6791-013 DRAWN BY: T.M. CHECKED BY: R.N.	REVISION
	The Spink Corporation 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833 PHONE: (916)925-5550 FAX: (916)921-9274	
SCALE: 1" = 30' CODE: PKT-19 DR. NO.: H-8093		

298-059

6/10/98

#3

**Parcel I
Description of Merged Lot 51
Oakshore at Riverlake Unit No. 2**

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, described as follows:

All of Lots 51-A and 51-B, as said lots are shown on the official plat of Oakshore at Riverlake Unit No. 2, filed in the office of the Recorder of Sacramento County in Book 209 of Maps, Map No. 11, described as follows:

Beginning at the Northwest corner of said Lot 51-A thence from said point of beginning along the Northerly boundary of said Lot 51-A South 67° 09' 33" East 110.00 feet to the Northeast corner of said Lot 51-A; thence along the Easterly boundary of said Lots 51-A and 51-B, South 22° 50' 27" West 84.47 feet to the Southeast corner of said Lot 51-B; thence along the Southerly boundary of said Lot 51-B the following tow (2) courses: (1) curving to the left on an arc of 318.00 feet radius, from a radial bearing of North 32° 25' 14" East, said arc being subtended by a chord bearing North 66° 30' 44" West 98.76 feet and (2) curving to the right on an arc of reverse curvature with a radius of 20.00 feet, said arc being subtended by a chord bearing North 20° 11' 36" West 32.87 feet to a point located on the Westerly boundary of said Lot 51-B; thence along the Westerly boundary of said Lots 51-B and 51-A curving to the left on an arc of reverse curvature with a radius of 1118.00 feet, said arc being subtended by a chord bearing North 33° 30' 41" East 60.38 feet to the point of beginning; containing 0.218 acre, more or less.

