

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, February 12, 1997, the Zoning Administrator approved a lot line adjustment (File Z96-170) by adopting the attached resolution (ZA97-004).

**Project Information**

**Request:**     Zoning Administrator Lot Line Adjustment to relocate the common property line between two parcels totaling 2.09± developed acres in the Multi-Family (R-2B) zones.

**Location:**     2829 Rio Linda Boulevard (D2, Area 4)

**Assessor's Parcel Number:**     265-0111-010; 265-0161-003

**Applicant:**     Area West Engineers Inc. (Richard Rozumowicz)  
7478 Sandalwood Drive #500  
Citrus Heights, CA 95821

**Property Owners:**     Jerry Lewis                             Faith Tabernacle  
2829 Rio Linda Boulevard   and   2911 Rio Linda Boulevard  
Sacramento, CA 95815                             Sacramento, CA 95815

**General Plan Designation:**     Medium Density Residential (16-29 du/na)  
North Sacramento

**Community Plan:**             Density Residential (11-21 du/na)

**Existing Land Use of Site:**     Tow Yard and Residence and Church

**Existing Zoning of Site:**       Multi-Family (R-2B)

**Surrounding Land Use and Zoning:**

**North:**     R-2B; Residential

**South:**    R-2B; Residential

**East:**     R-2B and C-2; Residential and Commercial

**West:**     R-1; Residential

**Property Dimensions:**     Irregular

**Property Area:**            2.09± acres

**Topography:**               Flat

**Street Improvements:**     Existing

**Utilities:**                 Existing

**Project Plans:**            Exhibit A

Legal Description: Exhibit B

Previous Files: P92-044, P94-058 (related to the church)

Additional Information The applicant proposes to relocate the common property line between two parcels in order resolve an existing property dispute. The north parcel is developed with a church and the south parcel is developed with a mobile home and tow yard. The existing mobile home has zero setback along the north side which does not meet the required five foot side yard setback. After the property line adjustment there will be a 3.5 foot setback on the north side. 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)}.



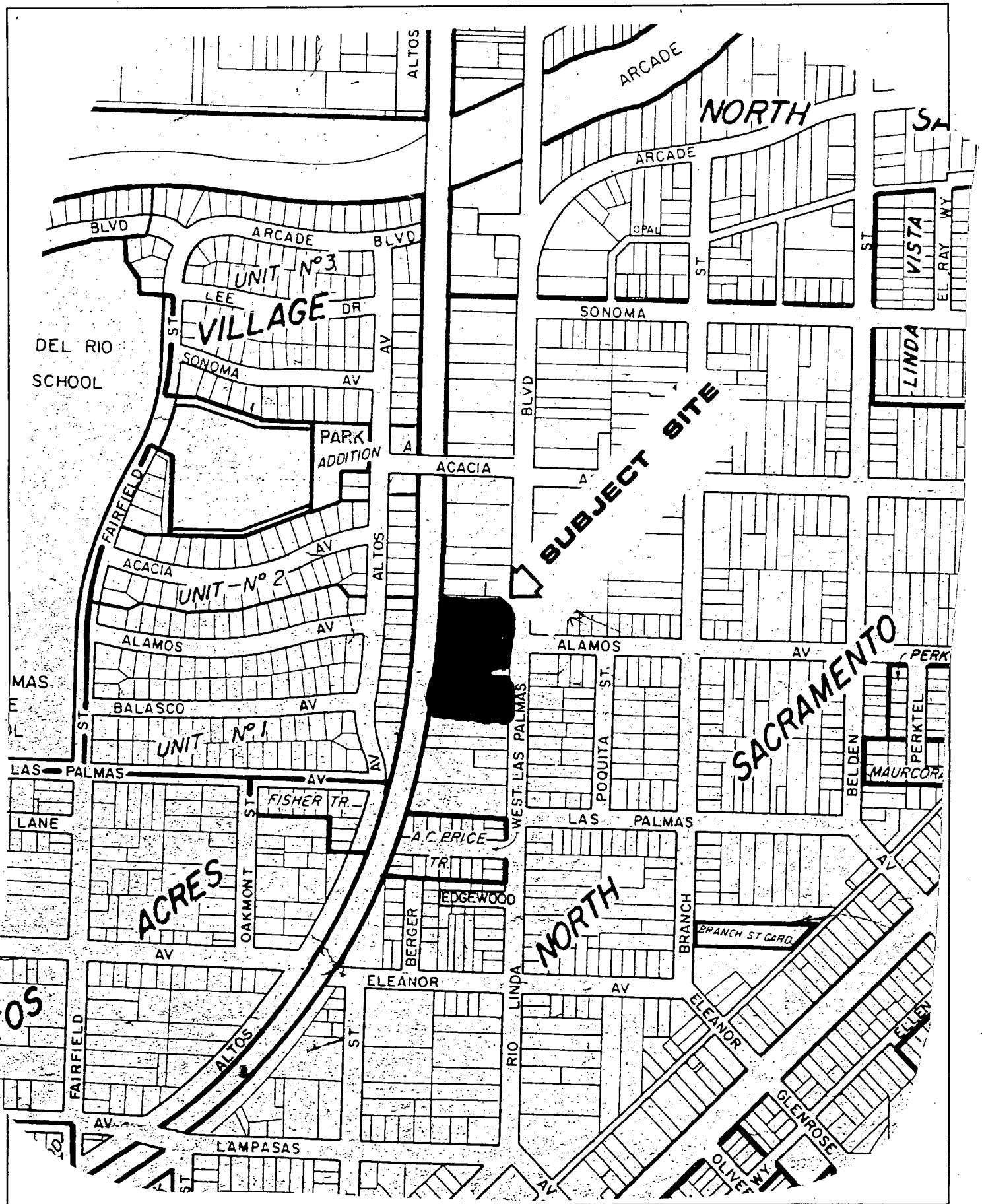
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Joy D. Patterson  
Zoning Administrator

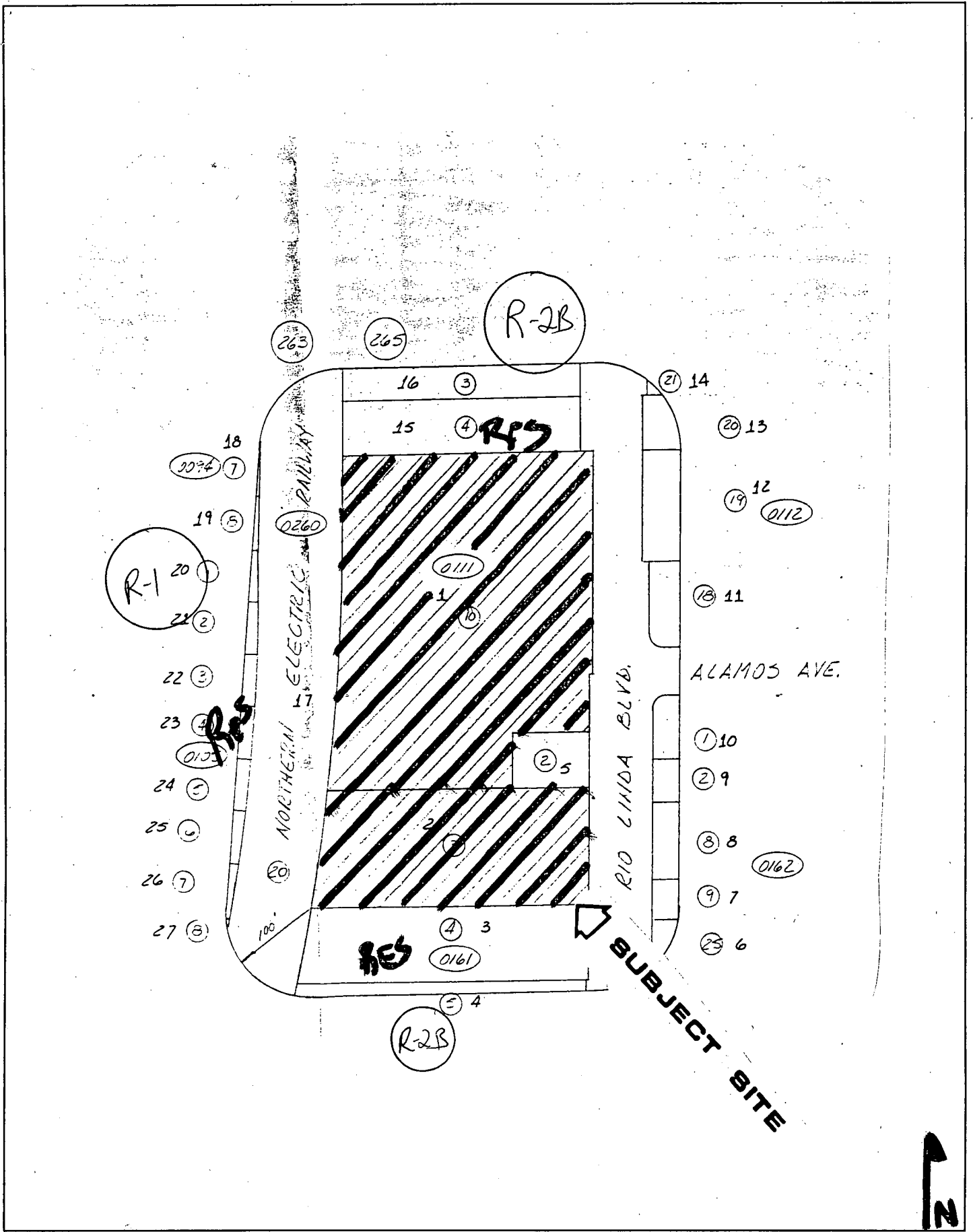
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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



**VICINITY MAP**

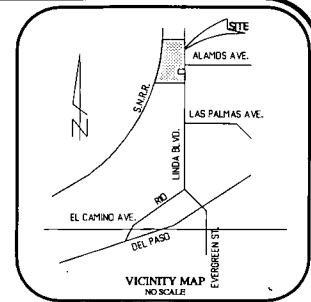
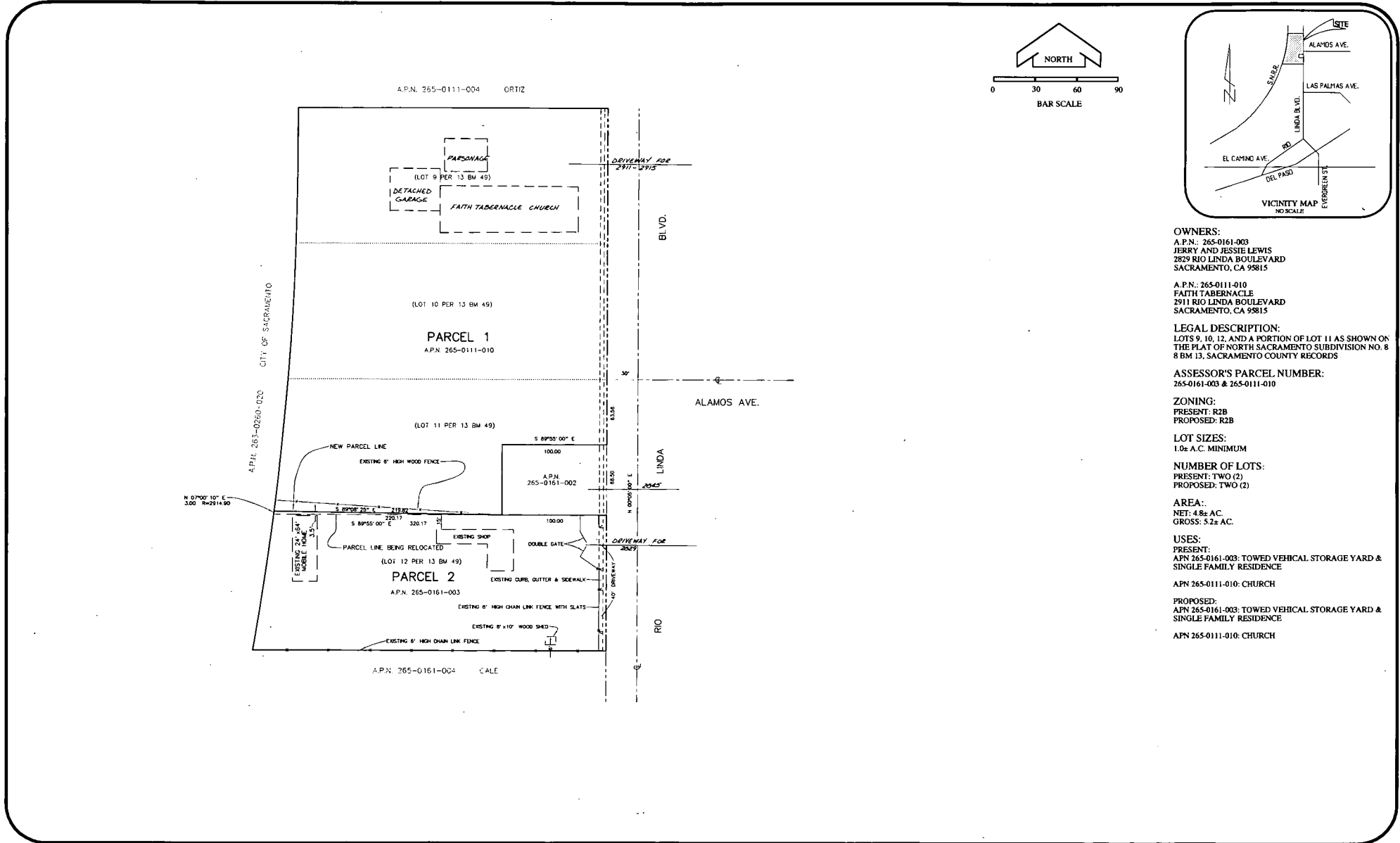


**LAND USE & ZONING MAP**

296-170

FEBRUARY 12, 1997

ITEM 1



**OWNERS:**  
 A.P.N.: 265-0161-003  
 JERRY AND JESSIE LEWIS  
 2829 RIO LINDA BOULEVARD  
 SACRAMENTO, CA 95815

A.P.N.: 265-0111-010  
 FAITH TABERNACLE  
 2911 RIO LINDA BOULEVARD  
 SACRAMENTO, CA 95815

**LEGAL DESCRIPTION:**  
 LOTS 9, 10, 12, AND A PORTION OF LOT 11 AS SHOWN ON THE PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 8 8 BM 13, SACRAMENTO COUNTY RECORDS

**ASSESSOR'S PARCEL NUMBER:**  
 265-0161-003 & 265-0111-010

**ZONING:**  
 PRESENT: R2B  
 PROPOSED: R2B

**LOT SIZES:**  
 1.0± A.C. MINIMUM

**NUMBER OF LOTS:**  
 PRESENT: TWO (2)  
 PROPOSED: TWO (2)

**AREA:**  
 NET: 4.8± AC.  
 GROSS: 5.2± AC.

**USES:**  
 PRESENT:  
 APN 265-0161-003: TOWED VEHICAL STORAGE YARD & SINGLE FAMILY RESIDENCE  
 APN 265-0111-010: CHURCH  
 PROPOSED:  
 APN 265-0161-003: TOWED VEHICAL STORAGE YARD & SINGLE FAMILY RESIDENCE  
 APN 265-0111-010: CHURCH

EXHIBIT A

**AREA WEST ENGINEERS, INC.**  
 7478 SANDALWOOD DRIVE, SUITE 500  
 CITRUS HEIGHTS, CA 95621  
 (916) 725-5551 - FAX: (916) 725-5603  
 CIVIL ENGINEERING - PLANNING - SURVEYING

PREPARED FOR:  
 PAUL DORRIS  
 WILKE, FLEURY, HOPFELT, GOULD & BIRNEY  
 400 CAPITOL MALL, 22nd FLOOR  
 SACRAMENTO, CA 95814

LOT LINE ADJUSTMENT MAP  
 FOR  
**APN's.: 265-0161-003 & 265-0111-010**  
 CITY OF SACRAMENTO      OCTOBER 1996      STATE OF CALIFORNIA

DESIGNED BY: R.R., D.C.R.  
 DRAFTED BY: R.J.R., R.R.  
 CHECKED BY: R.R.

REVISIONS

SCALE: 1" = 30'  
 SHEET  
 1 OF 1

JOB NO.  
**95033**  
 V422

**EXHIBIT B-1**

PARCEL 1

ALL THAT REAL PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

LOTS 9 AND 10, BLOCK 8, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 8", RECORDED IN BOOK 13 OF MAPS, MAP NO. 49, RECORDS OF SAID COUNTY.

TOGETHER WITH:

LOT 11, BLOCK 8, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 8", RECORDED IN BOOK 13 OF MAPS, MAP NO. 49, RECORDS OF SAID COUNTY, EXCEPTING THE SOUTH 68.5 FEET OF THE EAST 100 FEET OF SAID LOT 11, AND ALSO EXCEPTING THAT PORTION OF SAID LOT 11 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 68.5 FEET OF THE EAST 100 FEET OF SAID LOT 11;

THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LOT 11 NORTH 89°55'00" WEST 220.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 11 AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2914.9 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 07°00'10" EAST 3.00 FEET;

THENCE LEAVING SAID WESTERLY LINE SOUTH 89°08'25" EAST 219.82 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS IDENTICAL TO THAT RECORD OF SURVEY FILED IN BOOK 50 OF SURVEYS AT PAGE 8, SACRAMENTO COUNTY.

END DESCRIPTION.

Z96-170

FEBRUARY 12, 1997

96-170 ITEM #1

**EXHIBIT B-2**

**PARCEL 2**

ALL THAT REAL PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

LOT 12, BLOCK 8, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 8", RECORDED IN BOOK 13 OF MAPS, MAP NO. 49, RECORDS OF SAID COUNTY.

TOGETHER WITH:

THAT PORTION OF LOT 11, BLOCK 8, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 8", RECORDED IN BOOK 13 OF MAPS, MAP NO. 49, RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 68.5 FEET OF THE EAST 100 FEET OF SAID LOT 11;

THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LOT 11 NORTH 89°55'00" WEST 220.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 11 AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2914.9 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 07°00'10" EAST 3.00 FEET;

THENCE LEAVING SAID WESTERLY LINE SOUTH 89°08'25" EAST 219.82 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS IDENTICAL TO THAT RECORD OF SURVEY FILED IN BOOK 50 OF SURVEYS AT PAGE 8, SACRAMENTO COUNTY.

END DESCRIPTION.

Z 96-170