

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, November 1, 1994, the Zoning Administrator approved a lot line adjustment (File Z94-109) by adopting the attached resolution (ZA94-041).

**Project Information**

Request: Lot Line Adjustment to adjust the common property lines between two parcels totaling 0.38± developed acres in the Standard Single Family (R-1) zone.

Location: 2009 and 2013 Verano Street

Assessor's Parcel Number: 252-0241-002, 004

Applicant: Varney Land Surveys- Richard Varney  
2285 66th Avenue  
Sacramento, CA 95822

Property Owners:	Sheldon Hollingshead 2013 Verano Street Sacramento, CA 95838	James Rice 2009 Verano Street Sacramento, CA 95838
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General Plan Designation: Low Density Residential (4-15 du/na)  
North Sacramento

Community Plan Designation: Residential (4-8 du/na)  
Existing Land Use of Site: Single Family Residence  
Existing Zoning of Site: Standard Single Family (R-1)

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

Property Dimensions: Irregular  
Property Area: 0.38± acres  
Topography: Flat

Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Project Plans: See Exhibit A  
Legal Description: None Provided

Previous Files: None

Additional Information

The applicant proposes to relocate the common property line between two parcels in order to follow an existing fence line. The applicant indicated at the public hearing that the two property owners had informally agreed to the exchange of land several years ago and now wished to formalize the relocation of the lot line.

Agency Comments

The proposed project has been reviewed by the City Utilities Division and Public Works Transportation and Engineering Planning Division. The comments received 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)}.



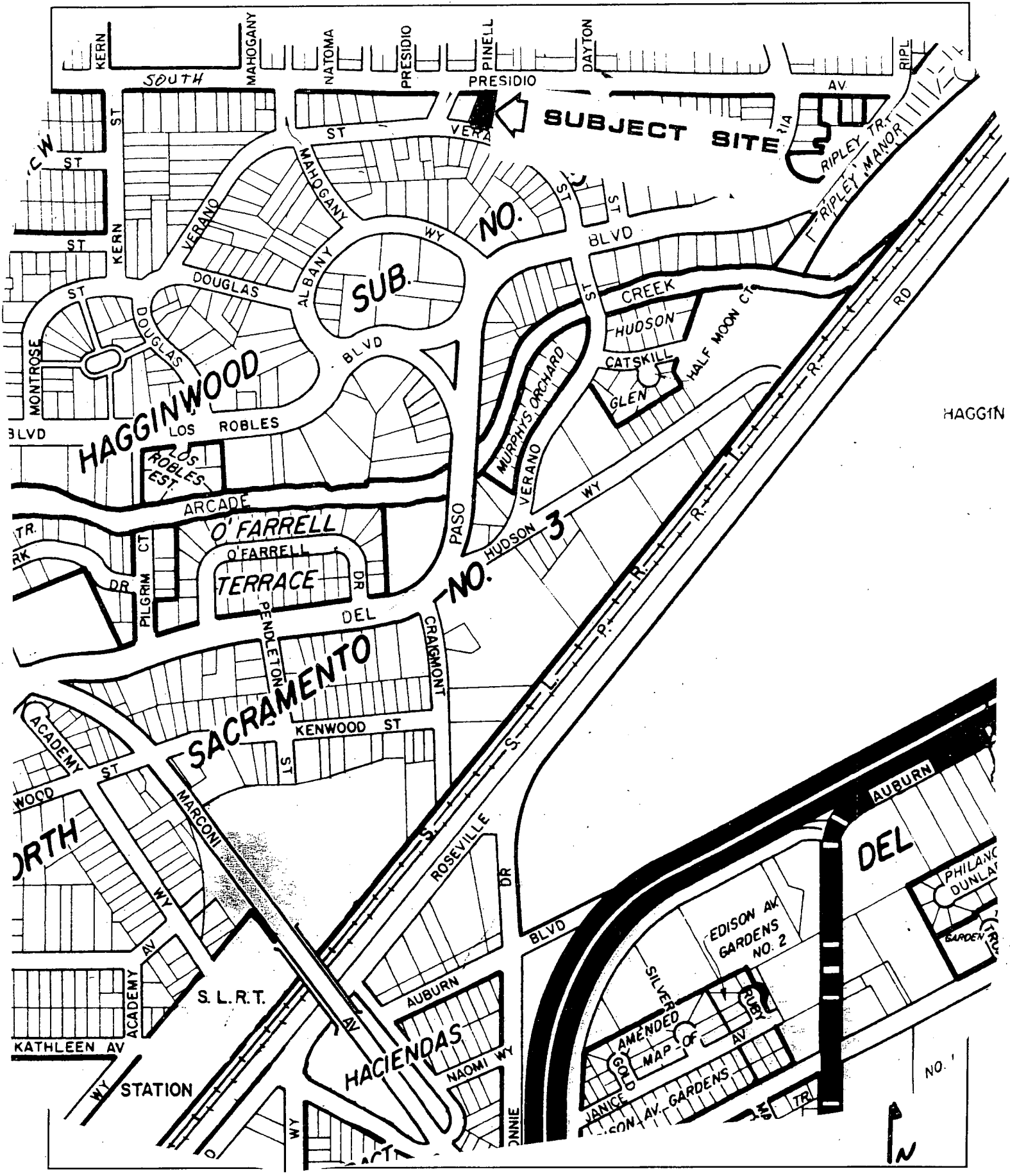
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Joy D. Patterson  
Zoning Administrator

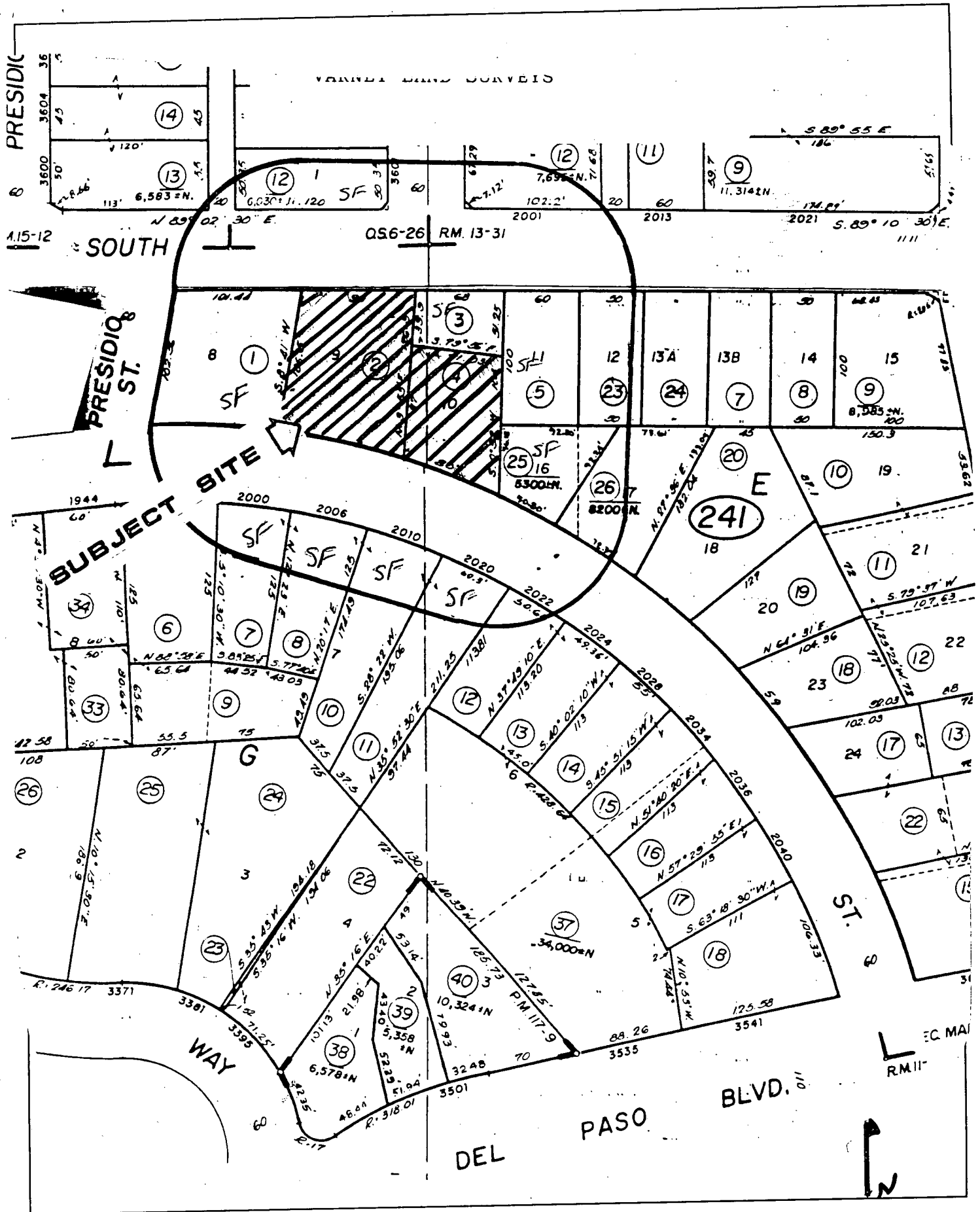
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Engineering Services (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



**VICINITY MAP**

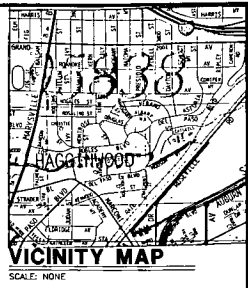
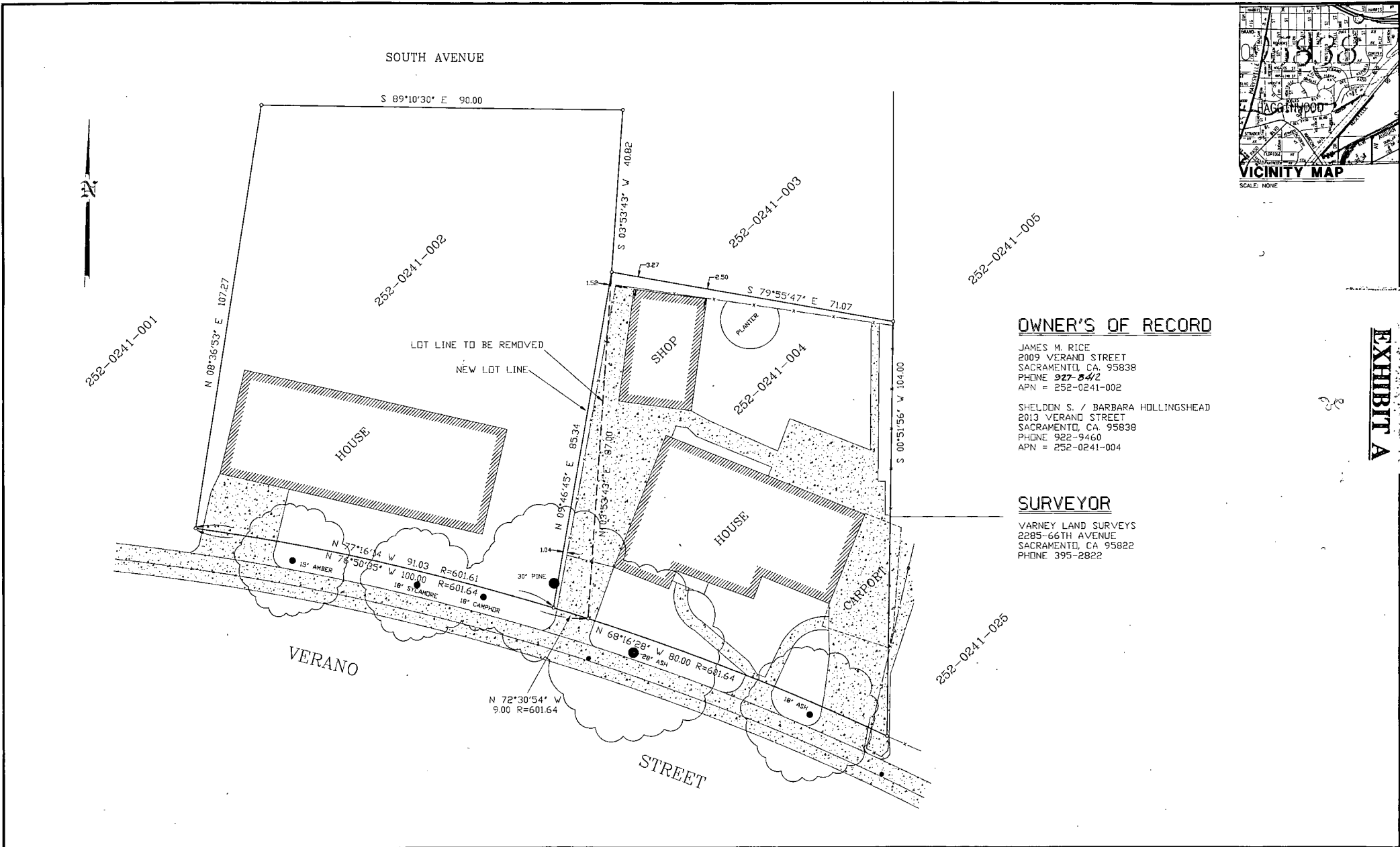


**LAND USE & ZONING MAP**

294-109

NOVEMBER 1, 1994

ITEM 2



**OWNER'S OF RECORD**

JAMES M. RICE  
 2009 VERANO STREET  
 SACRAMENTO, CA. 95838  
 PHONE 927-8442  
 APN = 252-0241-002

SHELDON S. / BARBARA HOLLINGSHEAD  
 2013 VERANO STREET  
 SACRAMENTO, CA. 95838  
 PHONE 922-9460  
 APN = 252-0241-004

**SURVEYOR**

VARNEY LAND SURVEYS  
 2285-66TH AVENUE  
 SACRAMENTO, CA 95822  
 PHONE 395-2822

EXHIBIT A

BENCHMARK ELEV. 48.98  
 7/8" METAL DISC STAMPED 'CD'  
 BM 17-63', LOCATED IN TOP OF  
 ROLL CURB AT NE CORNER OF  
 BEL PASO BLVD. & VERANO  
 STREET.  
 COUNTY BM NO. 12-65

**VARNEY LAND SURVEYS**  
 2285 66TH AVENUE  
 SACRAMENTO, CALIFORNIA 95822  
 (916) 395-2822

DESIGNED \_\_\_\_\_  
 DRAWN D.R.V.  
 CHECKED R.A.V.  
 SUBMITTED RICHARD A. VARNEY, R.L.S., 5030

SCALE  
 1" = 10'

JOB NO. 94988

NO.	DATE	REVISION	BY

**LOT LINE ADJUSTMENT**  
 APN. 252-0241-02,04  
 2009 & 2013 VERANO STREET  
 CITY OF SACRAMENTO STATE OF CALIFORNIA

DATE 9/14/94  
 SHEET 1 OF 1