

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 29, 1997, the Zoning Administrator approved a lot line adjustment (File Z96-169) by adopting the attached resolution (ZA97-002).

**Project Information**

**Request:**     Zoning Administrator Lot Line Adjustment to relocate the common property line between two parcels totaling 0.46± developed acres in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones.

**Location:**     1 and 5 Healdsburg Court (D7, Area 2)

**Assessor's Parcel Number:**     031-0510-046, 047

**Applicant:**     Donald Zazzi  
                  1 Healdsburg Court  
                  Sacramento, CA 95831

**Property Owners:**     George Haung                             Donald Zazzi  
                          5 Healdsburg Court             and     1 Healdsburg Court  
                          Sacramento, CA 95831             Sacramento, CA 95831

**General Plan Designation:**     Low Density Residential (4-15 du/na)  
**Pocket**  
      **Community Plan:**             Low Density Residential (3-6 du/na)  
**Existing Land Use of Site:**     Single Family and Duplex  
**Existing Zoning of Site:**         Standard Single Family (R-1) and Single Family Alternative  
  (R-1A)

**Surrounding Land Use and Zoning:**  
      **North:**     R-2 (PUD) and S-C (PUD); Apartments and Commercial  
      **South:**    R-1; Vacant  
      **East:**     S-C (PUD); Commercial  
      **West:**     S-C (PUD); Vacant

**Property Dimensions:**     Irregular  
**Property Area:**            0.46± acres  
**Topography:**                Flat  
**Street Improvements:**     Existing  
**Utilities:**                   Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Additional Information The applicant proposes to relocate the common property line between two parcels in order create a parking space for a recreational vehicle. The north parcel is developed with a duplex and the south parcel is developed with a single family residence. 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)}.



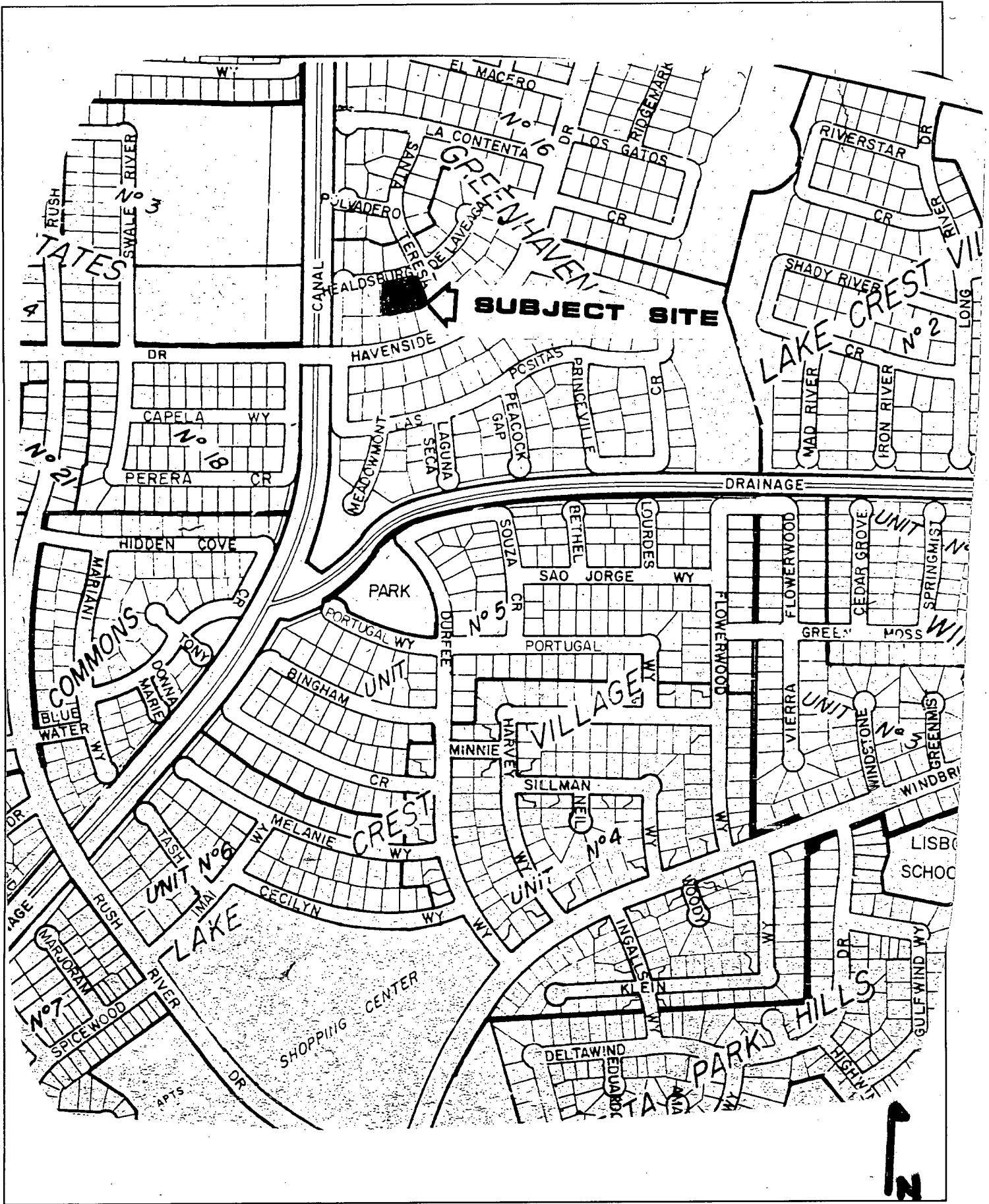
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Joy D. Patterson  
Zoning Administrator

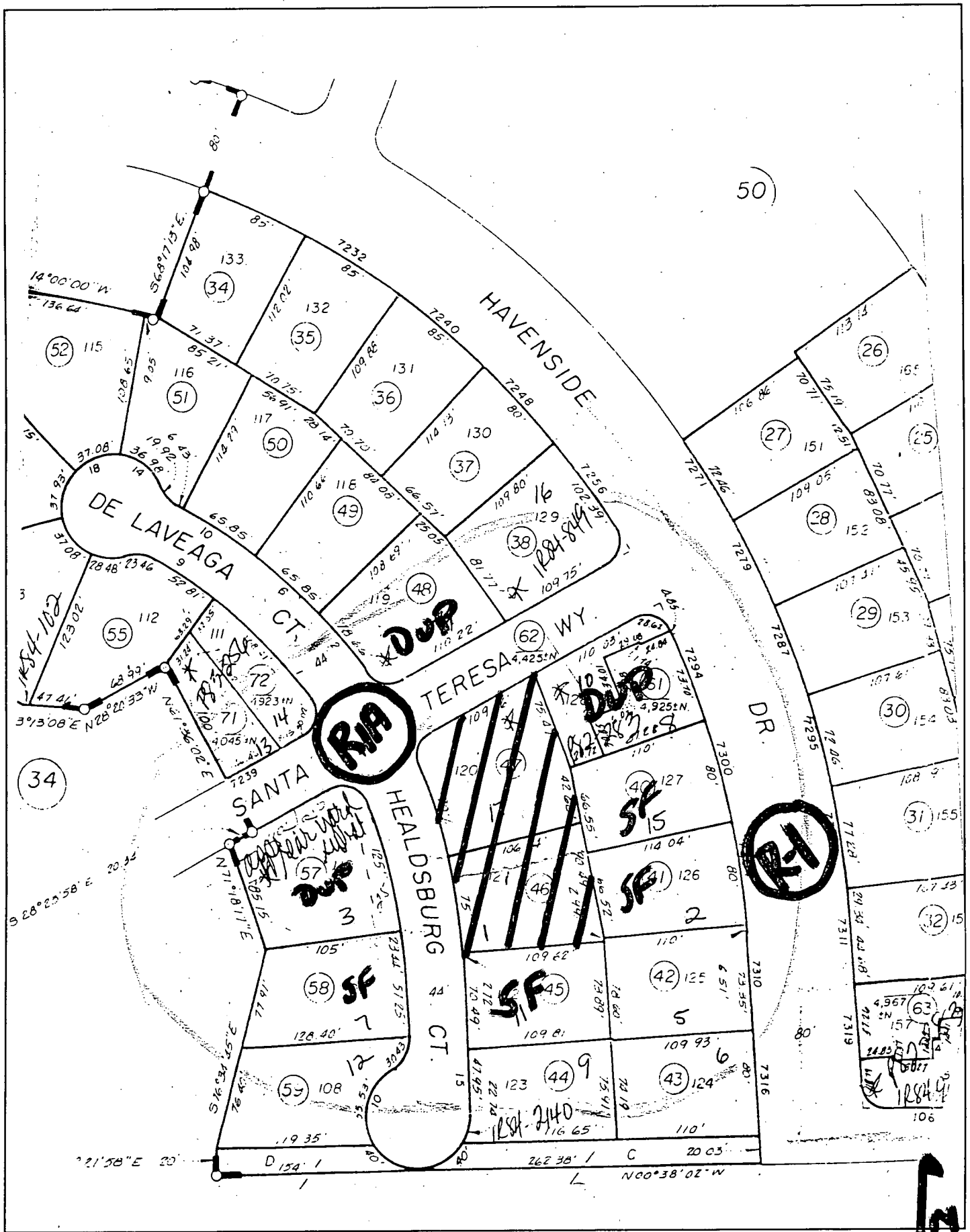
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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 ✓

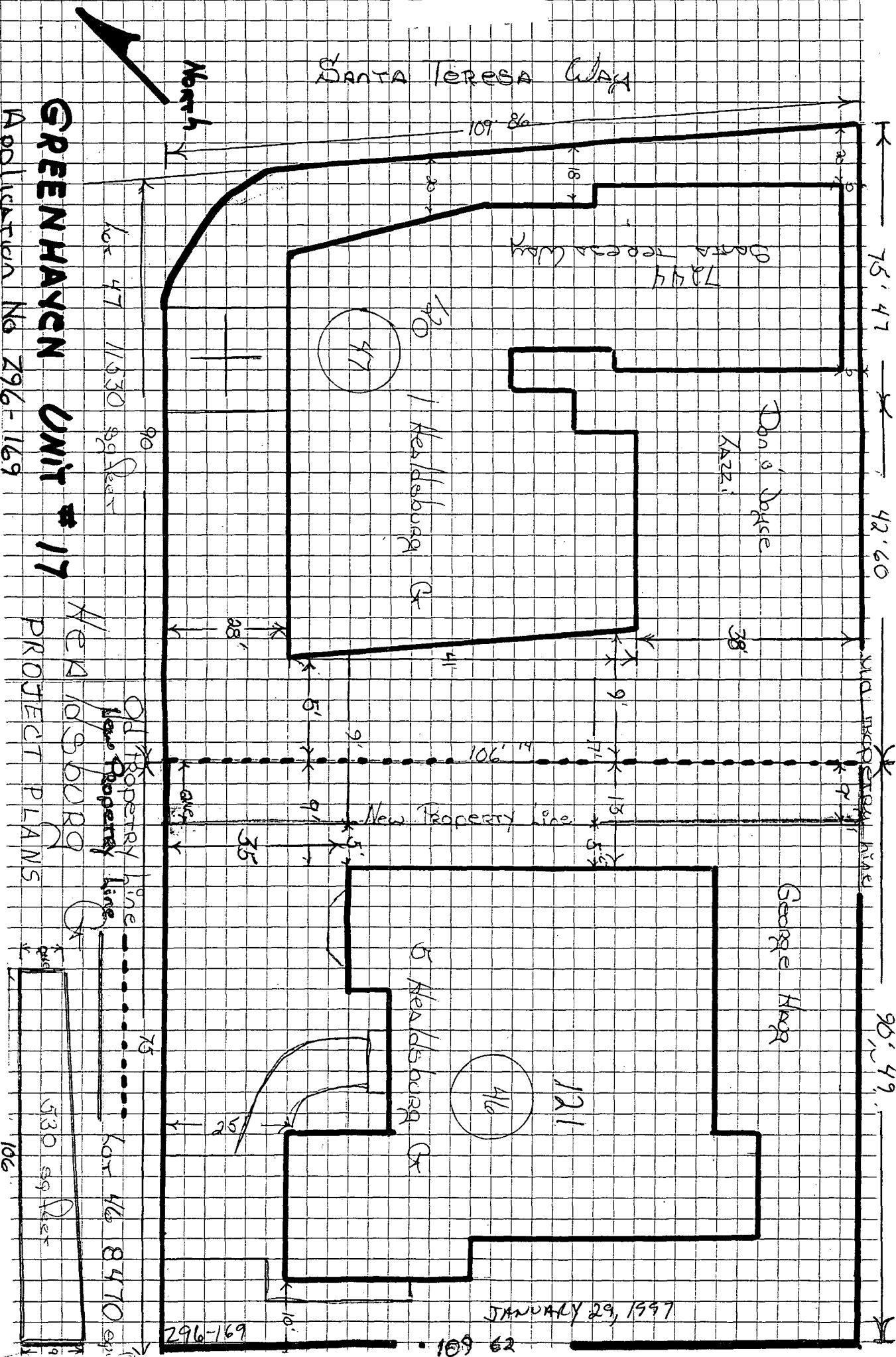


**VICINITY MAP**



**LAND USE & ZONING MAP**

EXHIBIT A



**GREENHAVEN UNIT # 17**

Application No 296-169

AREA 1036000

PROJECT PLANS

JANUARY 29, 1997

ITEM # 1

Application No. 296-169

LOT LINE MERGER - APPLICATION No. 296-169

The properties referred to in this document are situated in the State of California, County of Sacramento, City of Sacramento and are described as follows:

**PROJECT:** 5 Healdsburg Ct., Sacramento, California 95831  
APN: 031-0510-046-0000

Lot 121, as shown on the "Plat of Greenhaven Unit No. 17", recorded in Book 128 of Maps, Map No. 9, records of said County.

**Existing Measurements:** 75' x 106.14' x 90' x 109.62'  
**New Measurements:** 74' x 106.14' x 81' x 109.62'

**APPLICANT:** 1 Healdsburg Ct., Sacramento, California 95831  
APN: 031-0510-047-0000

Lot 120, as shown on the "Plat of Greenhaven Unit No. 17", recorded in Book 128 of Maps, Map No. 9, records of said County.

**Existing Measurements:** 90' x 106.14' x 75.47'+ 42.60' x 109.86'  
**New Measurements:** 91' x 106.14' x 75.47'+ 51.60' x 109.86'