

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 28, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-068) by adopting the attached resolution (ZA94-023).

Project Information

Request: Zoning Administrator Lot Line Adjustment to adjust the common property lines between two parcels totaling 0.92± partially acres in the Single Family Alternative (R-1A) zone.

Location: 4154 12th Avenue

Assessor's Parcel Number: 014-0272-004, 003

Applicant: William Morgan
3401 Lagrande Blvd.
Sacramento, CA 95823

Property Owner: William House
3401 Lagrande Blvd.
Sacramento, CA 95823

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Vacant and Single Family Residence
Existing Zoning of Site: Single Family Alternative (R-1A)

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

Property Dimensions: 139 x 288.5 feet
Property Area: 0.92± acres
Topography: Flat
Street Improvements: Existing

Z94-063

June 28, 1994

Item 1

Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibits B-1 and B-2

Previous File Numbers: P92-137, P86-307

Background Information: On March 30, 1993, the City Council approved numerous entitlements including a Rezone and a Tentative Map to create seven parcels for development (P92-137). On January 14, 1993, the Planning Commission approved a Special Permit for the construction of six single family dwellings. The approvals granted variable setbacks for the future homes as well as the existing unit.

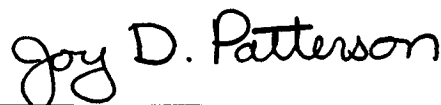
Additional Information: The applicant proposes to relocate a common property line between two parcels in order to separate the parcel with an existing unit from the previously approved tentative map. The remaining area is vacant. The lot line adjustment will create a flag lot for the larger parcel. (Glenn Marshall at 264-5517 can answer any questions regarding comments from Utilities and Development Services.)

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. 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)}.

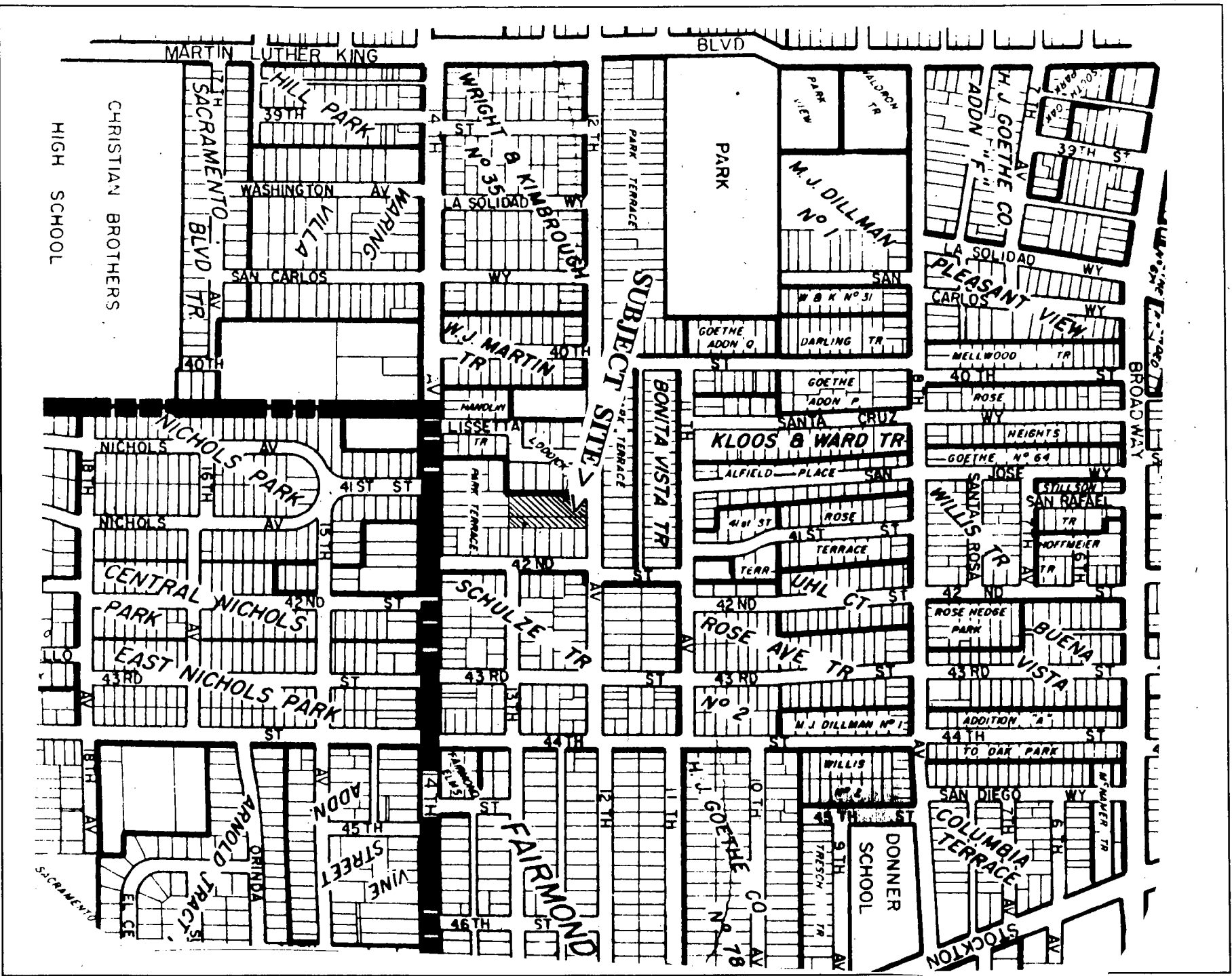


Joy D. Patterson
Zoning Administrator

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 - Development Division (Anwar Ali, 264-7210) 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

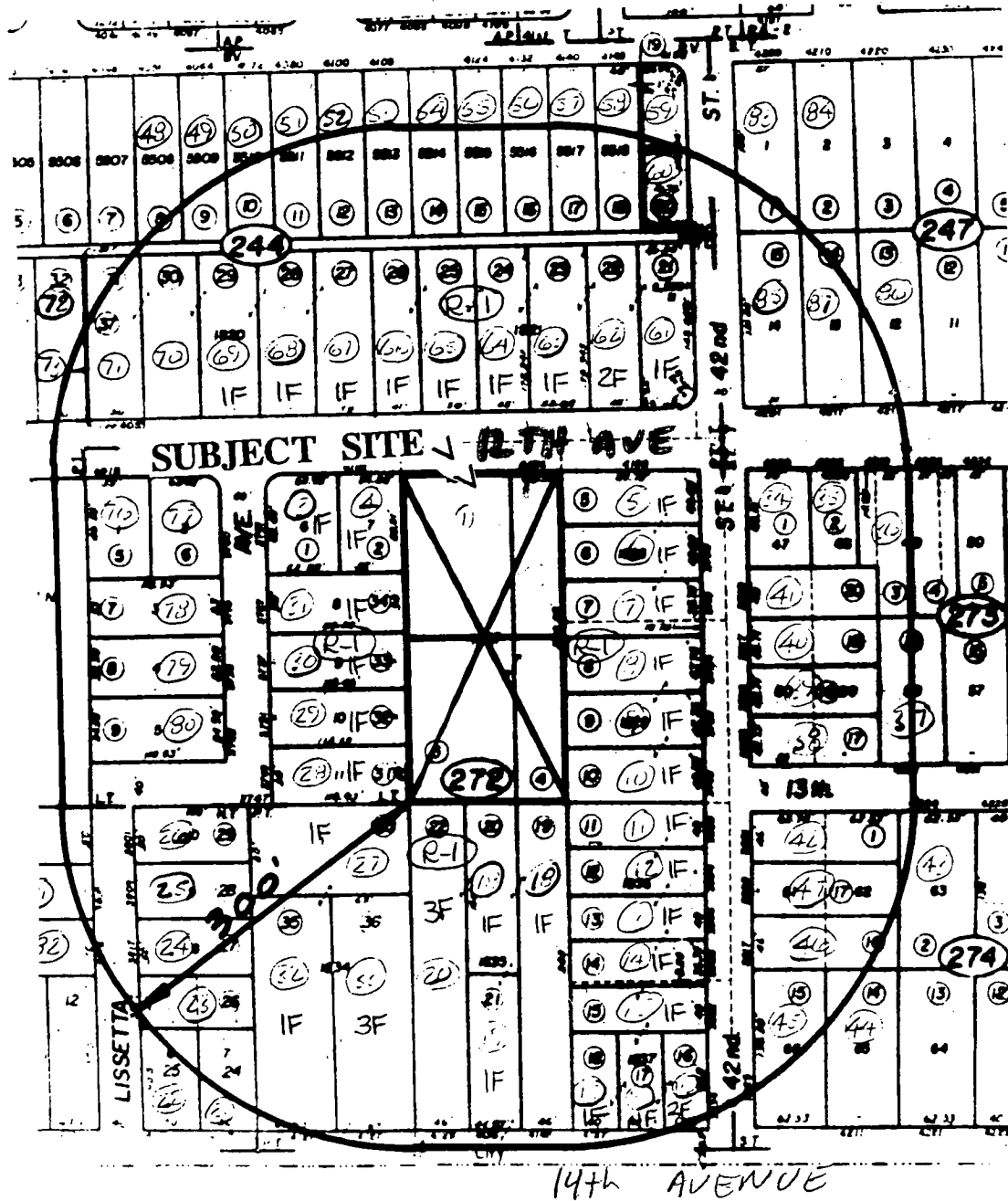


VICINITY MAP

Z94-063

JUNE 28, 1994

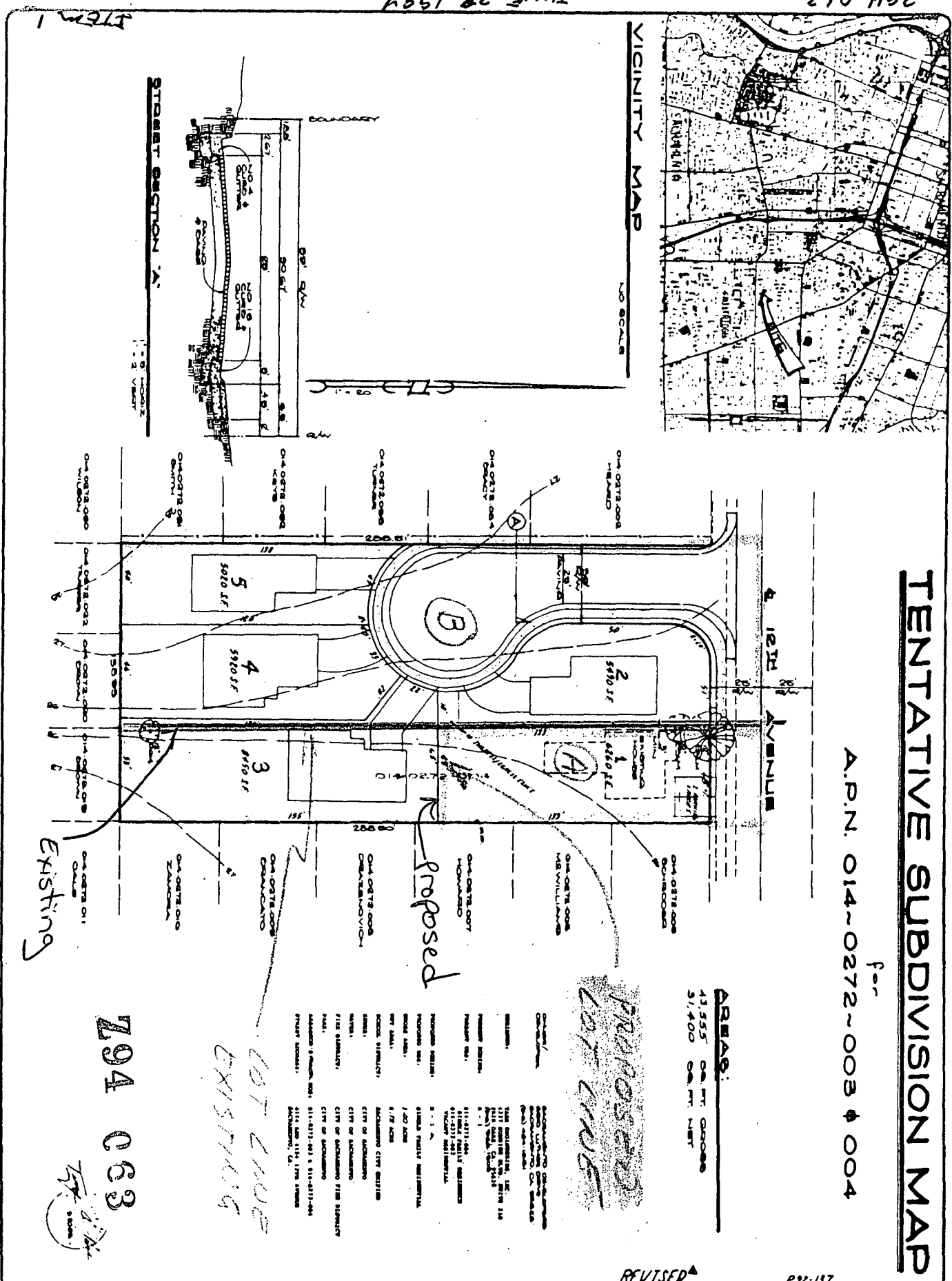
ITEM NO. 1



LAND USE & ZONING MAP

294-063

JUNE 28, 1994



TENTATIVE SUBDIVISION MAP

For A.P.N. 014-0272-003 & 004

AREAS:
13,555 SQ. FT. (0.308 AC)
51,400 SQ. FT. (1.176 AC)

PROPOSED LOT LINES

Proposed

Existing

794 063

LOT LINES EXISTING

REVISED

P22-137



Task Engineering, Inc.
1991 COLONY ROAD SUITE 44 BRANCO CONDOM CA 92620
ENGINEERS - PLANNERS - SURVEYORS

2. 1/4" = 1' CONFORMS TO CALIF. REGS. 1/4" = 1' SCALE
3. 1/4" = 1' CONFORMS TO CALIF. REGS. 1/4" = 1' SCALE
4. 1/4" = 1' CONFORMS TO CALIF. REGS. 1/4" = 1' SCALE
5. 1/4" = 1' CONFORMS TO CALIF. REGS. 1/4" = 1' SCALE
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8. 1/4" = 1' CONFORMS TO CALIF. REGS. 1/4" = 1' SCALE
9. 1/4" = 1' CONFORMS TO CALIF. REGS. 1/4" = 1' SCALE
10. 1/4" = 1' CONFORMS TO CALIF. REGS. 1/4" = 1' SCALE

TENTATIVE SUBDIVISION MAP

A.P.N. 014-0272-003 & 004

EXHIBIT A

SAN DIEGO, CALIFORNIA

EXHIBIT B-1

LEGAL DESCRIPTION

PARCEL A

AFTER BOUNDARY LINE ADJUSTMENT

ALL THAT REAL PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND BEING A PORTION OF LOT 1827, AS SHOWN ON THE "PLAT OF PARK TERRACE", ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 5 OF MAPS, MAP NO. 43 AND BEING DESCRIBED FURTHER AS FOLLOWS:

THE EASTERLY 47.00 FEET OF SAID LOT 1827.

LESS AND EXCEPTING THEREFROM:

THE SOUTHERLY 155.00 FEET.



EFFECTS APN 014-0272-003 & 004

W.O.: 91016

794 063

294-063

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ITEM 1

EXHIBIT B-2

LEGAL DESCRIPTION

PARCEL B

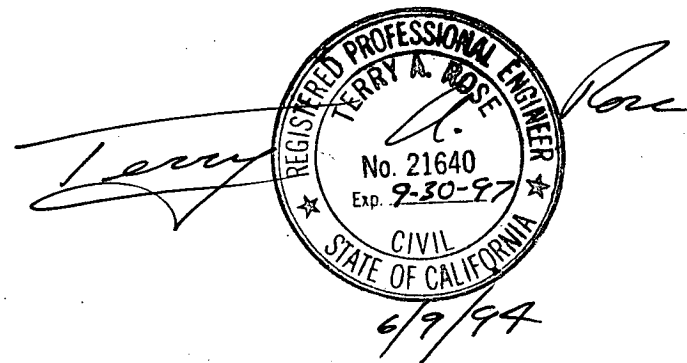
AFTER BOUNDARY LINE ADJUSTMENT

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ALL OF SAID LOT 1827.

LESS AND EXCEPTING THEREFROM:

ALL THAT PORTION LYING NORTH OF THE SOUTHERLY 155.00 FEET OF THE EASTERLY 47.00 FEET OF SAID LOT 1827.



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W.O.: 91016

294 063

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ITEM 1