

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, September 5, 2002, the Zoning Administrator approved with conditions a lot line adjustment (File Z02-145). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property line between three parcels in order to create two parcels on 0.23± vacant acres in the Standard Single Family (R-1) zone.

Location: 3901, 3909, 3923 4th Avenue (D5, Area 3)

Assessor's Parcel Number: 014-0102-042, 041, 040

Applicant: R. A. Norwood  
2825 Vallecito Place, No. D  
Oakland, CA 94606

Property Owner: Same as Applicant

Project Planner: Sandra Yope

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

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

Property Dimensions: 101 feet x 100 feet  
Property Area: 0.23± acres

Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: None provided

Previous Files: None

Additional Information The applicant proposes to relocate the common property lines between three parcels to create two parcels in order to buildable lots for future development. All parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received no calls.

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.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a).

Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned. The Department of Utilities' field crews will abandon the excess water services. The applicant shall pay (City Council Resolution 98-272) the Department of Utilities for each water service to be abandoned. The applicant should be advised that the tap record research and verification of tap locations by the field crews, prior to sign-off of this condition, may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. Service tap record and verification requests shall be made to Department of Utilities Customer Service at 1395 35<sup>th</sup> Avenue, telephone number (916) 264-5371.

5. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code prior to issuing the Certificate of Compliance. (Public Works)
6. **Advisory Note:** The project site is located in the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

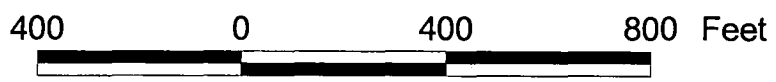
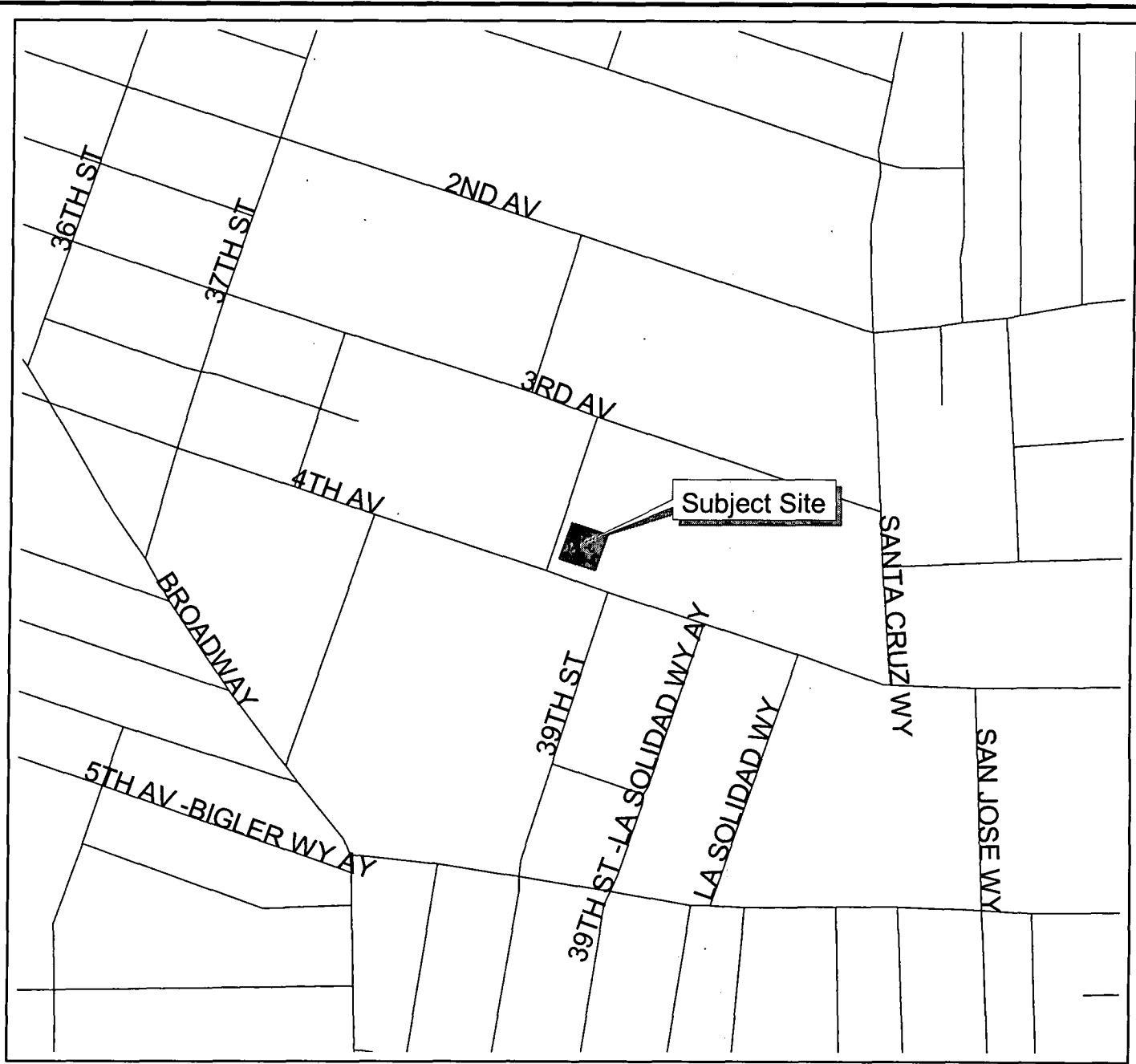


Joy D. Patterson  
Zoning Administrator

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 (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

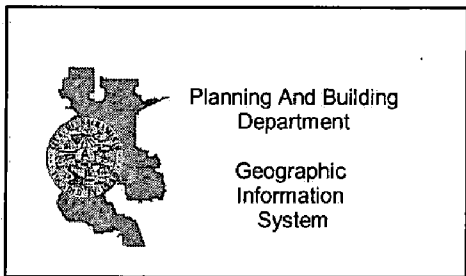


Planning And Building  
Department

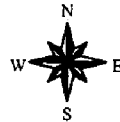
Geographic  
Information  
System

# VICINITY MAP





# LAND USE AND ZONING



39TH STREET  
10' WIDE

99.95'

EXISTING SIDEWALK

33.67

33.66

33.66

EXISTING C

PROPOS NEW LOT LINE

EXISTING

99.95'

50.3'

102.3'

52.0'

4TH AVE 60' WIDE

CURB

GREEN ALLEY

CURB

EXISTING SIDEWALK

8'-10" WIDE

50.3

102.3

52.0

(B)

(C)

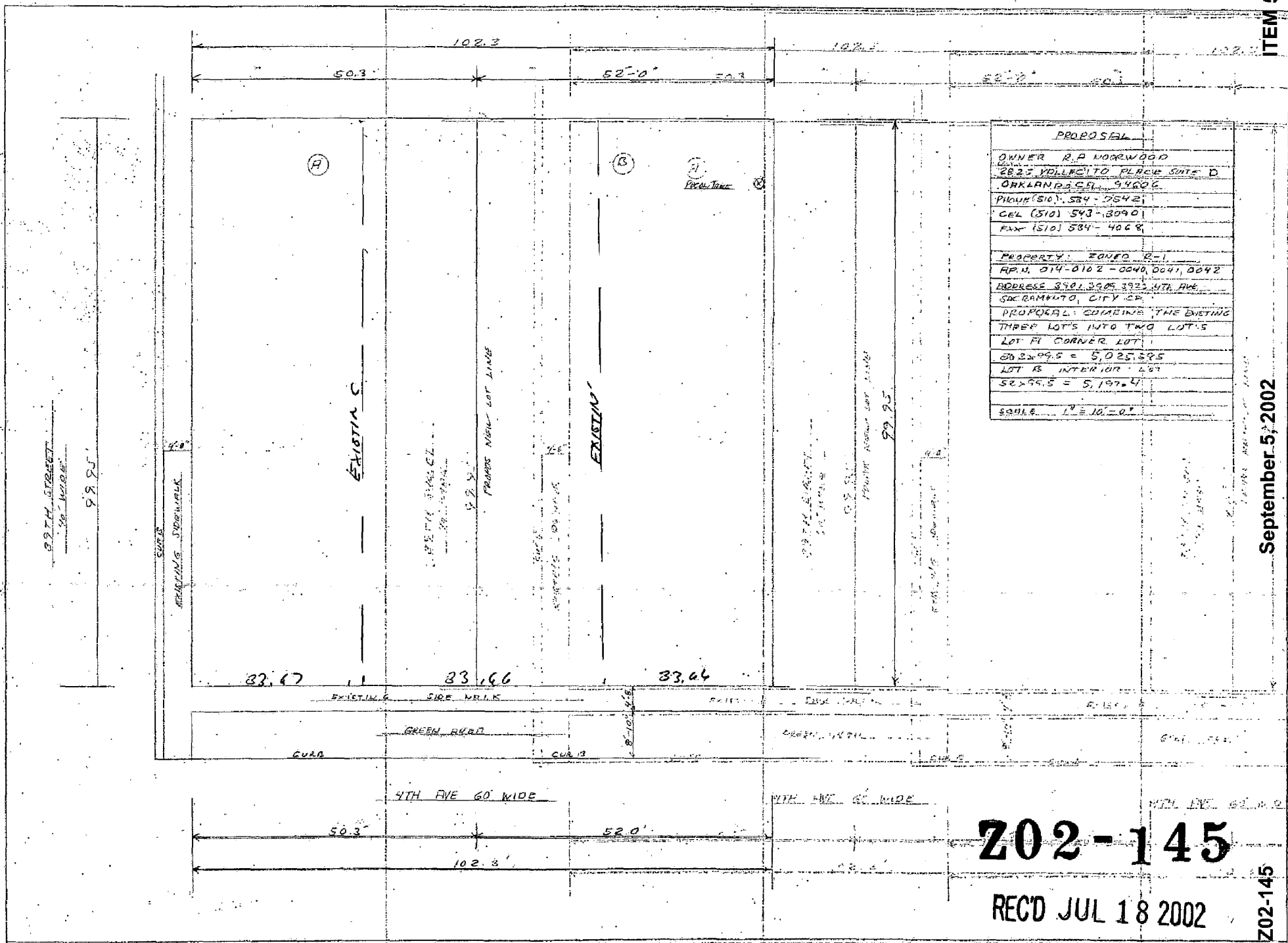
PROPOSED

(D)

PROPOSAL	
OWNER	R B HOOKWOOD
DEVELOPER	TO BE DETERMINED
ORIGINATOR	ST. LOUIS, MO.
PHONE	601.584.2542
CELL	(501) 584-2090
FAX	(501) 584-4068
PROPERTY	EDWARDS
APPLICANT	ST. LOUIS, MO.
ADDRESS	39TH STREET - 10' WIDE
CITY	ST. LOUIS, MO.
COUNTY	ST. LOUIS, MO.
STATE	MISSOURI
PROJECT	COMBINE THE EXISTING THREE LOTS INTO TWO LOTS
LOT IN CORNER	LOT
ORIGINATOR	ST. LOUIS, MO.
LOT #	ST. LOUIS, MO.
SECTION	ST. LOUIS, MO.
SCALE	1" = 10' (SEE PLAN)

202-145

REC'D JUL 18 2002



PROPOSAL	
OWNER	R.P. MOORWOOD
LOT	2825 VOLLECCITO PLACE SITE D
CITY	ORLANDO, CA 94606
PHONE (510)	584-7542
CEL (510)	543-8090
FAX (510)	584-4068
PROPERTY: ZONED R-1	
AP.N. 014-0102-0040, 0041, 0042	
ADDRESS 3901, 3909, 3925 4TH AVE	
SACRAMENTO, CITY, CA	
PROPOSAL: COMBINE THE EXISTING THREE LOTS INTO TWO LOTS	
LOT A CORNER LOT	
60x99.5	= 5,025.975
LOT B INTERIOR LOT	
52x99.5	= 5,197.4
SCALE	1" = 10'-0"

202-145

REC'D JUL 18 2002

September 5, 2002

202-145

**EXHIBIT A LEGAL DESCRIPTION**

Lots 11, 12, and 13, as shown on the "Plat of Taylor Addition", recorded in Book 12 of Maps, Map No. 34, records of said County.

APN # 014-0102-040

APN # 014-0102-041

APN # 014-0102-042