

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, March 17, 1999, the Zoning Administrator approved with conditions a lot line adjustment (File Z99-002). 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 two partially developed parcels totaling 0.3± acres in the Standard Single Family (R-1) zone.

**Location:**     3425 Del Paso Boulevard (D2, Area 4)

**Assessor's Parcel Number:** 252-0310-027

**Applicant:**     Ted Liakos  
                  1938 Los Robles Boulevard  
                  Sacramento, CA 95838

**Property Owners:**     Regina Scheffer  
                          3425 Del Paso Boulevard  
                          Sacramento, CA 95838

**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 and Vacant  
**Existing Zoning of Site:**     Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

**North:**     R-1; Single Family  
**South:**     R-1; Arcade Creek  
**East:**     R-1; Single Family and Arcade Creek  
**West:**     R-1; Single Family

**Property Dimensions:**     Irregular  
**Property Area:**     0.3± acres  
**Topography:**     Flat  
**Street Improvements:**     Existing  
**Utilities:**     Existing

Project Plans: Exhibit A  
Legal Description: Exhibits B-1 and B-2  
Previous Files: None

Additional Information The applicant proposes to relocate the common property lines between two parcels in order to reconfigure the parcels for future sale. The northern parcel is developed with a single family residence and is a flag lot. The southern parcel is vacant. The reconfigured parcels still have one flag lot to provide access to the street. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

The project was 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

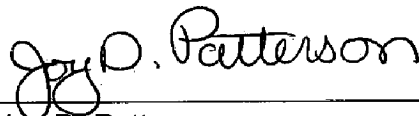
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
5. Drainage across property lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be provided to the satisfaction of the Department of Utilities.
6. The applicant shall remove or relocate all structures (sheds) from the proposed vacant parcel prior to the recordation of the Lot Line Adjustment.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and North Sacramento Community Plan which designate the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.
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.



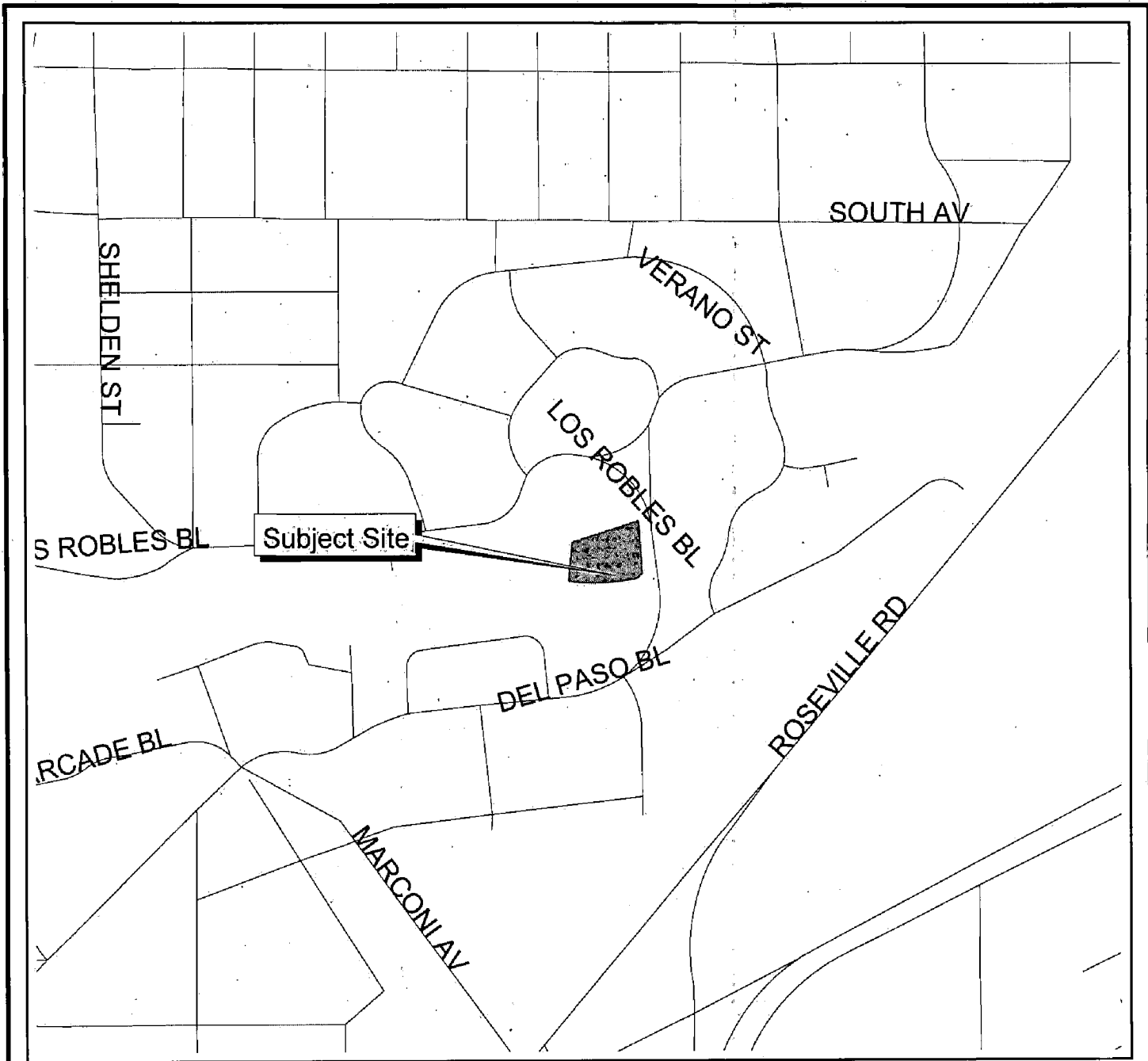
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Joy D. Patterson  
Zoning Administrator

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 (Jerry Lovato, 264-7918) 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 (Jerry Lovato)

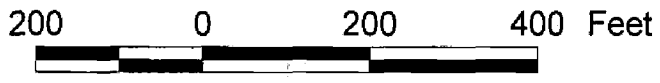
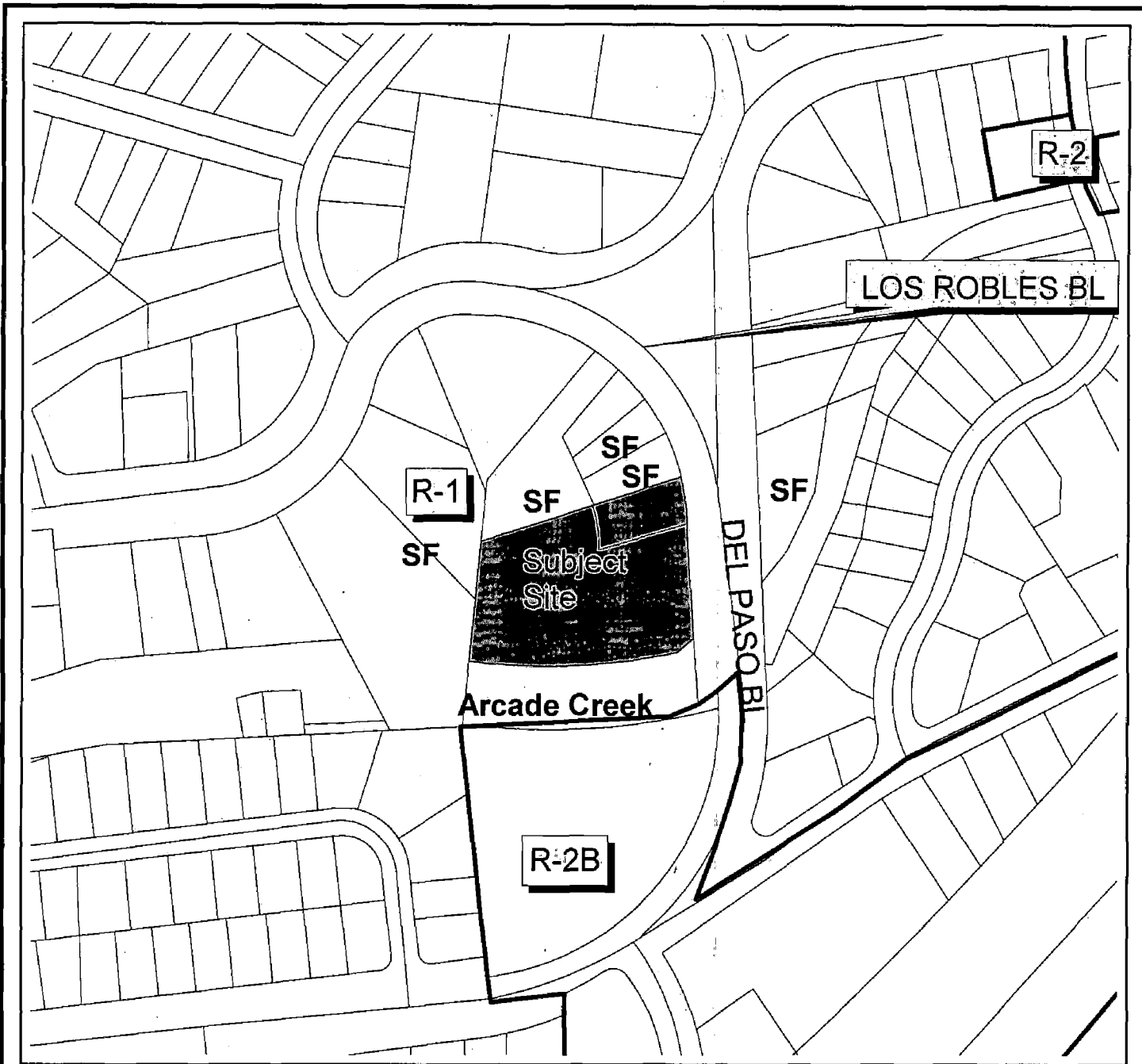


Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System



# VICINITY MAP



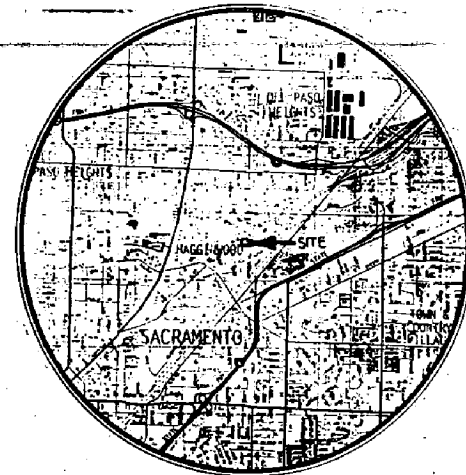
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING



SCALE 1" = 20'



VICINITY MAP

**BOUNDARY LINE ADJUSTMENT**  
 A PORTION OF  
 LOTS 1 & 2, BLOCK "A" AS SHOWN ON  
 "MAP OF HAGGINWOOD SUBDIVISION NO 5  
 NORTH SACRAMENTO" BK. 11 OF MAPS NOS. 36437  
 CITY OF SACRAMENTO CALIFORNIA  
 JANUARY, 1999 SCALE 1" = 20'

**OWNER**  
 REGINA E. SCHEFFER  
 3425 DEL PASO BOULEVARD  
 SACRAMENTO, CA 95815

**DEVELOPER/BUILDER**  
 TED LIANOS / T.J.L. CONSTRUCTION COMPANY  
 3216 DEL PASO BOULEVARD  
 SAC, CA 95815 PHONE (916) 641-6000

**GENERAL NOTES**

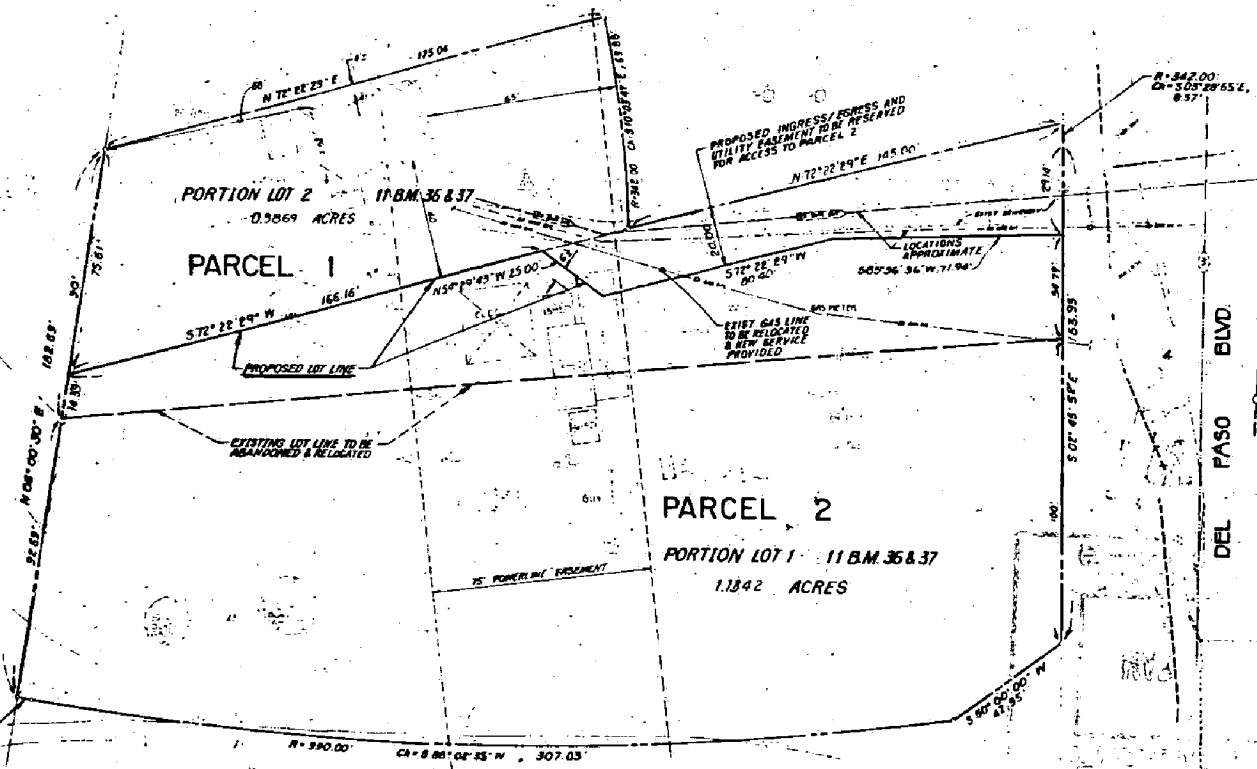
ZONING: RFL  
 PERMITTED USE: SINGLE FAMILY RESIDENCE  
 PROPOSED USE: 2 - SINGLE FAMILY RESIDENCES  
 MINIMUM LOT SIZE: 1.82 ACRES ±  
 MINIMUM LOT SIZE: 0.3 ACRES ±  
 SLURRY SERVICE: CITY OF SACRAMENTO  
 WATER SUPPLY: SAC COUNTY WATER MAIN DIST.  
 FIRE PROTECTION: SAC COUNTY FIRE PROTECTION DIST.  
 ELECTRIC SERVICE: S.M.U.D.  
 TELEPHONE SERVICE: P.C. & E.  
 GAS SUPPLY: PACIFIC BEEL  
 SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED  
 PARK DISTRICT: CITY OF SACRAMENTO

EXHIBIT - A

ASSESSOR'S PARCEL NO.  
 252-0310-027

**BOUNDARY LINE ADJUSTMENT**  
 for  
 3425 DEL PASO BOULEVARD  
 CITY OF SACRAMENTO CALIFORNIA

SHEET  
 1 of 1  
 SHEETS



CEILING  
 2-0310-008

Description	By	App	Benchmark	Date

**GLW** GLENN WILLIAMS CIVIL ENGINEERING & SURVEYING  
 SITE ENGINEERING - LAND PLANNING - SURVEYING - SPECIAL PROJECTS

6027 RUTLAND DRIVE, SUITE 14 CARMICHAEL, CA 95608 PH: (916) 485-4511

REVISED 2

NEW

**EXHIBIT B -1**

**PROPOSED PARCEL 1**

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Lot 2 in Block A, as shown on the "Map of Haggin Wood Subdivision No. 5, North Sacramento", filed for record in the office of the Recorder of Sacramento County, in Book 11 of Maps, Map No. 36 and 37. More particularly described as follows:

BEGINNING at a 1 ¼" iron pipe with a tag stamped L.S. 2651, marking the Northwest corner of said Lot 2; thence along the North line of said Lot 2, North 72° 22' 29" East, 175.04 feet, more or less, to the Northwest corner of that certain parcel of land described in a grant deed from Dennis E. Reber to William A. Wilson, II, filed for record on October 1, 1990, in Book 90 10-1, Page 0357; thence along the West line of said Parcel, following the arc of a 342.00 foot radius curve, concave to the West, through a central angle of 11° 43' 38", the chord of which bears South 10° 03' 47" East, 69.88 feet; thence parallel with the North line of said Lot 2, North 72° 22' 29" East, 145.00 feet to a point on the East line of said Lot 2 and the West line of Del Paso Boulevard; thence along the arc of a non-tangent 342.00 foot radius curve, concave to the West, through a central angle of 1° 26' 06", the chord of which bears South 03° 28' 55" East, 8.57 feet; thence South 02° 45' 52" East, 29.14 feet; thence leaving the East line of said Lot 2, South 85° 36' 36" West, 71.94 feet; thence South 72° 22' 29" West, 80.40 feet; thence North 54° 29' 43" West, 25.00 feet; thence South 72° 22' 29" West, 166.16 feet to a point on the West line of said Lot 2; thence North 06° 00' 30" East, 75.61 feet to the point of beginning.

Said property contains 0.3869 acres.



REVIC 02

799-002

298-002

March 17, 1999

Item 1

New

**EXHIBIT - B-1**

**PROPOSED PARCEL 2**

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Lot 1 and a portion of Lot 2 in Block A, as shown on the "Map of Haggin Wood Subdivision No. 5, North Sacramento", filed for record in the office of the Recorder of Sacramento County, in Book 11 of Maps, Map No. 36 and 37. More particularly described as follows:

BEGINNING at a point on the West line of said Lot 2, from which point a 1 ¼" iron pipe with a tag stamped L.S. 2651 marking the Northwest corner of said Lot 2 bears North 06° 00' 30" East, 75.61 feet; thence from said point of beginning, parallel with the North line of said Lot 2, North 72° 22' 29" East, 166.16 feet; Thence South 54° 29' 43" East, 25.00 feet; thence parallel with the North line of said Lot 2, North 72° 22' 29" East, 80.40 feet; thence North 85° 36' 36" East, 71.94 feet, more or less, to a point on the East line of said Lot 2; thence South 02° 45' 52" East, 34.79 feet to the Northeast corner of said Lot 1; thence South 02° 45' 52" East, 100.00 feet to a point on the North line of that certain parcel of land owned by the City of Sacramento; thence along the North line of said City of Sacramento property the following three (3) courses and distances: 1.) South 50° 00' 00" West, 42.95 feet. 2.) Along the arc of a 990.00 foot radius non-tangent curve, concave to the North, through a central angle of 17° 50' 28", the chord of which bears South 88° 02' 35" West, 307.03 feet; thence along the arc of a reversing 1,102.00 foot radius curve, concave to the South, the chord of which bears North 83° 10' 05" West, 5.06 feet to a point on the West line of said Lot 1; thence North 06° 00' 30" East, 92.69 feet to the Northwest corner of said Lot 1; thence North 06° 00' 30" East, 14.39 feet to the point of beginning.

Said property contains 1.1342 acres, more or less.

REVISED 2



298-002

March 17, 1999

299-002

Item 1