

**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

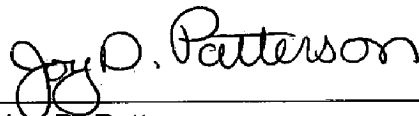
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

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.

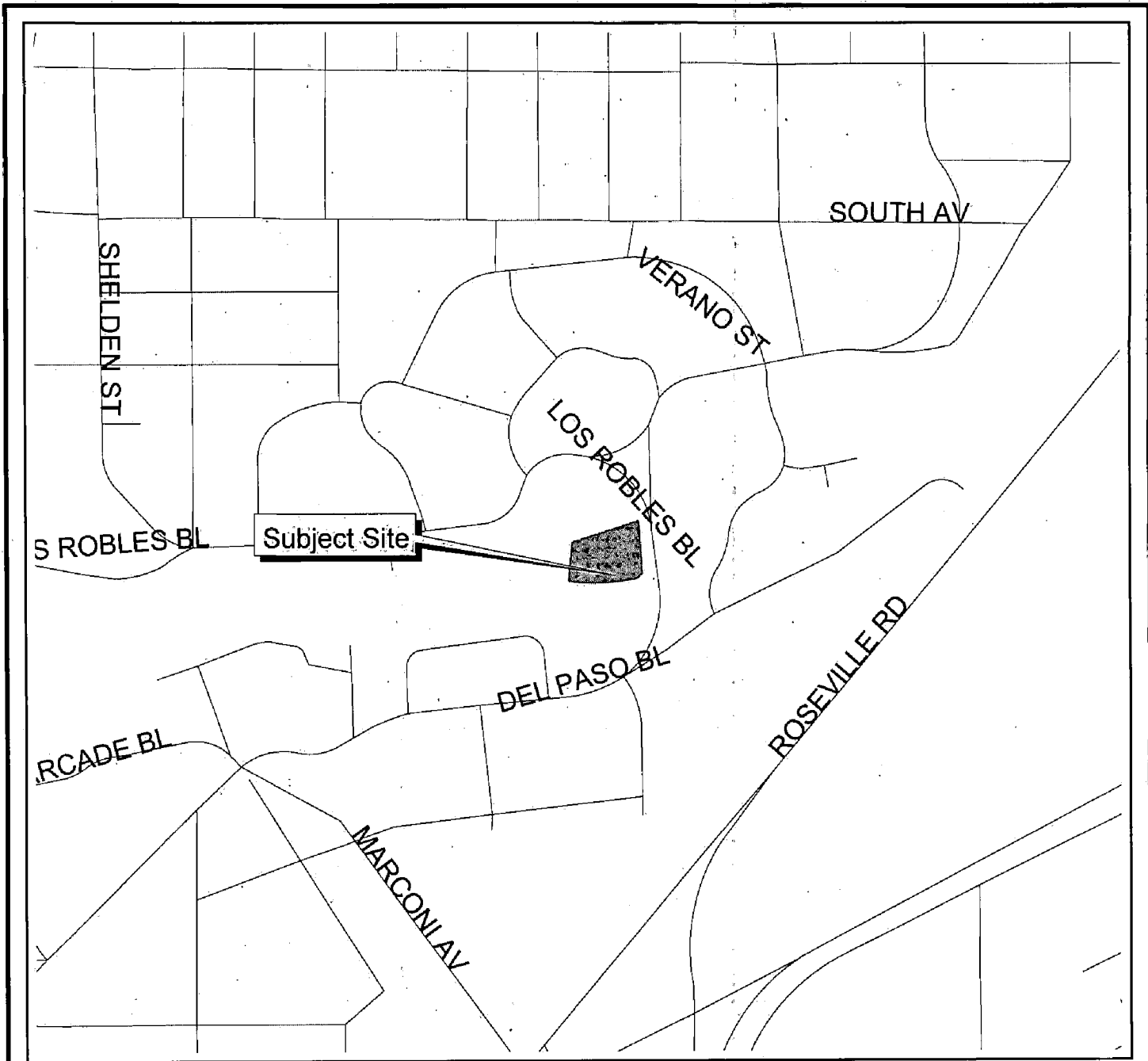


Joy D. Patterson
Zoning Administrator

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)



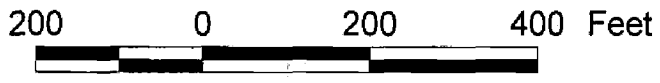
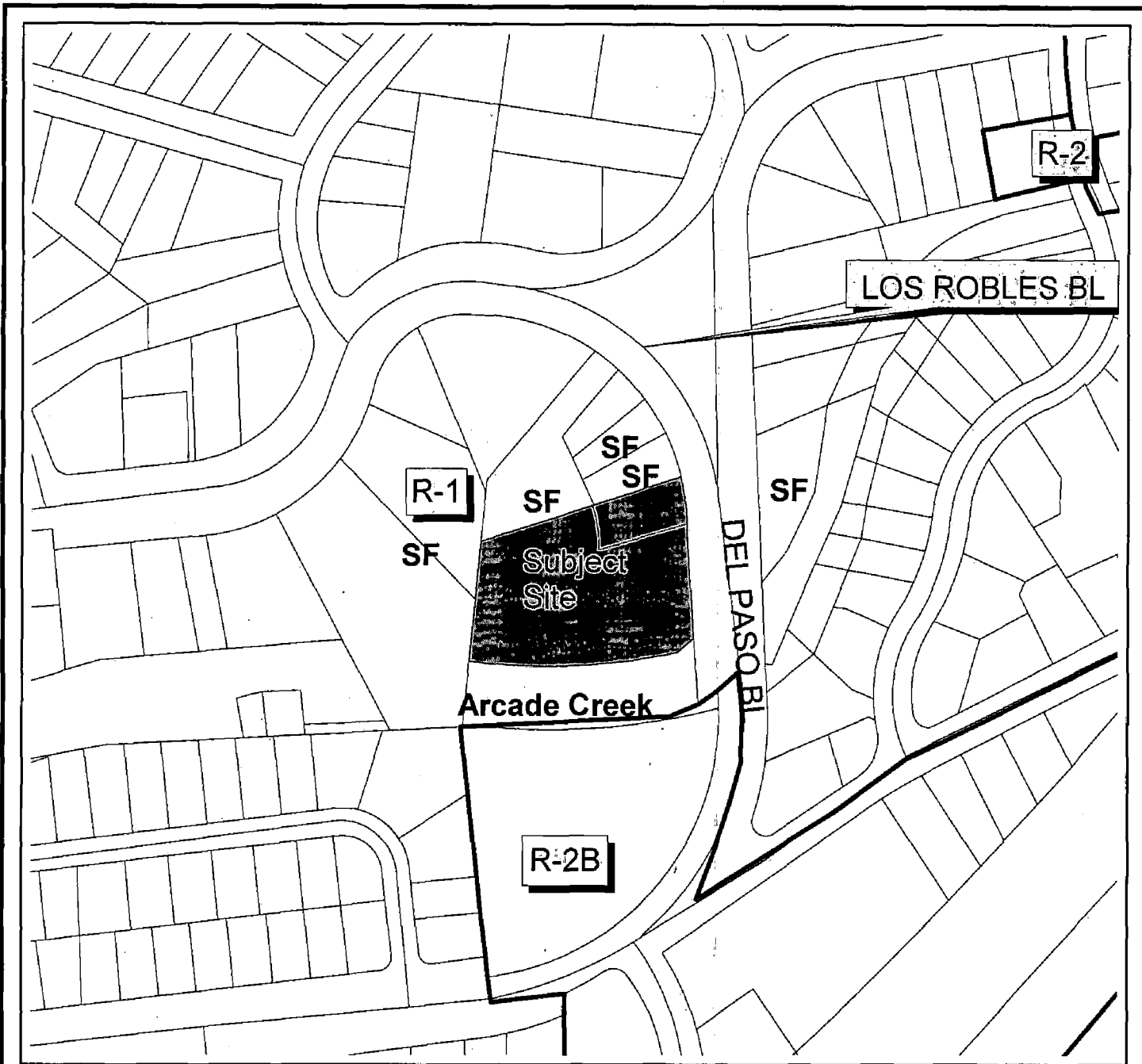
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





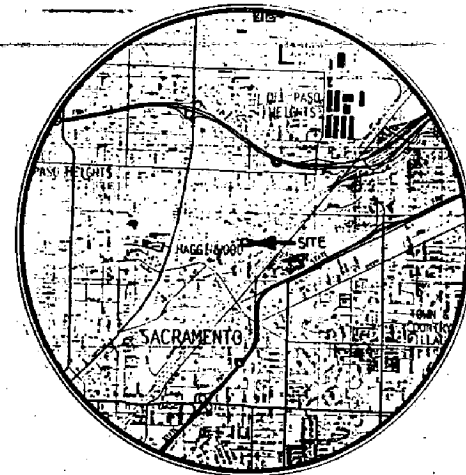
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System

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

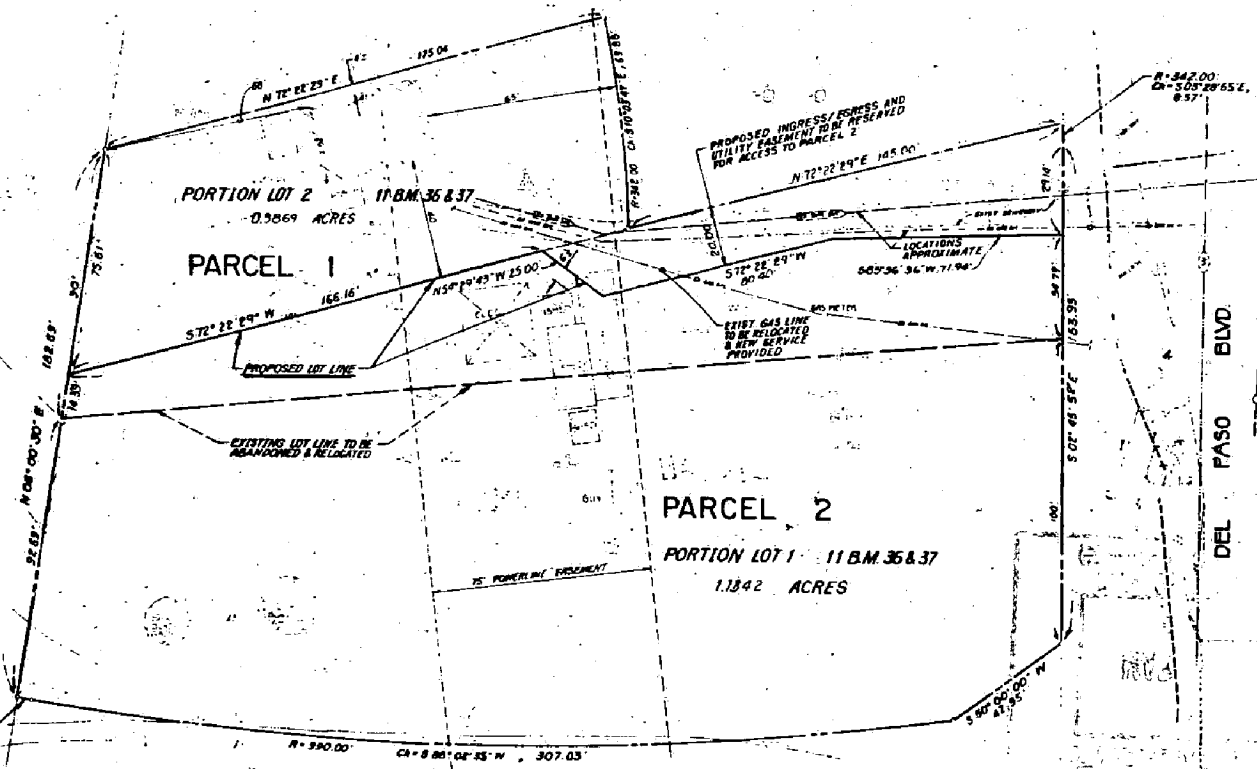
GENERAL NOTES

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 MAINT. 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

ASSESSOR'S PARCEL NO.
 252-0310-027

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

EXHIBIT - A



CITY OF SACRAMENTO
 ARCADE CREEK



Description	By	App	Benchmark	Date

SCAL		Checked by T.D.B.	
Scale	1" = 20'	Designed by	M/A
Check	N/A	Checked by	W.F.W.
JAN 98	98	98-12-65	
Date	File No.	Job Number	

GLW GLENN WILLIAMS CIVIL ENGINEERING & SURVEYING
 SITE ENGINEERING - LAND PLANNING - SURVEYING - SPECIAL PROJECTS
 6027 RUTLAND DRIVE, SUITE 14 CARMICHAEL, CA 95601 PH: (916) 485-4311
 FAX: (916) 485-4312

REVISED 2

SHEET 1 OF 1

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.



REVICID 2

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