

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, August 9, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-083) by adopting the attached resolution (ZA94-033).

**Project Information**

Request: Zoning Administrator Lot Line Adjustment to merge four parcels into two parcels totaling 0.27± vacant acres in the Single Family Alternative (R-1A) zone.

Location: 3236 and 3240 Western Avenue (E. side of Western Ave, 150± S. of Danville Way)

Assessor's Parcel Number: 263-0323-023, 024, 025, 026

Applicant: Hamid Shojaei  
9130 Kiefer Boulevard #74  
Sacramento, CA 95826

Property Owner: Same as Owner

General Plan Designation: Low Density Residential (4-15 du/na)  
North Sacramento

Community Plan Designation: Residential (7-15 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family Alternative (R-1A)

**Surrounding Land Use and Zoning:**

North: R-2; Duplex

South: R-2; Single Family

East: R-1; Duplex, Single Family, and Vacant

West: R-2; Duplexes

Property Dimensions: 116 feet x 100 feet

Property Area: 0.27± acres

Topography: Flat

Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous File Numbers: P88-395

Background Information: On February 7, 1989, the City Council approved numerous entitlements including a Rezone and a Tentative Map to create the smaller parcels of the project area in order to convert existing duplex units to halfplex units and construct new halfplex units. (P88-395). On December 15, 1988, the Planning Commission took action on the same project.

Additional Information: The applicant proposes to merge the common property line between two sets of two parcels in order to create two larger parcels in order to build two single family residences. The existing four parcels are very narrow and the parcel merger will create two parcels that are wider (58' x 100') and provide the minimum lot size for an interior residential parcel. The merger of these four lots into two lots will not affect the overall density range of the area (7-15 du/na).

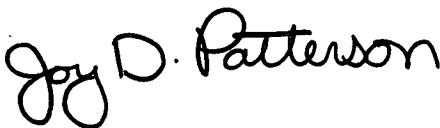
The lots are located in the Strawberry Manor Design Review District. The proposed residences will require review and approval by City Design Review Board staff.

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)}.



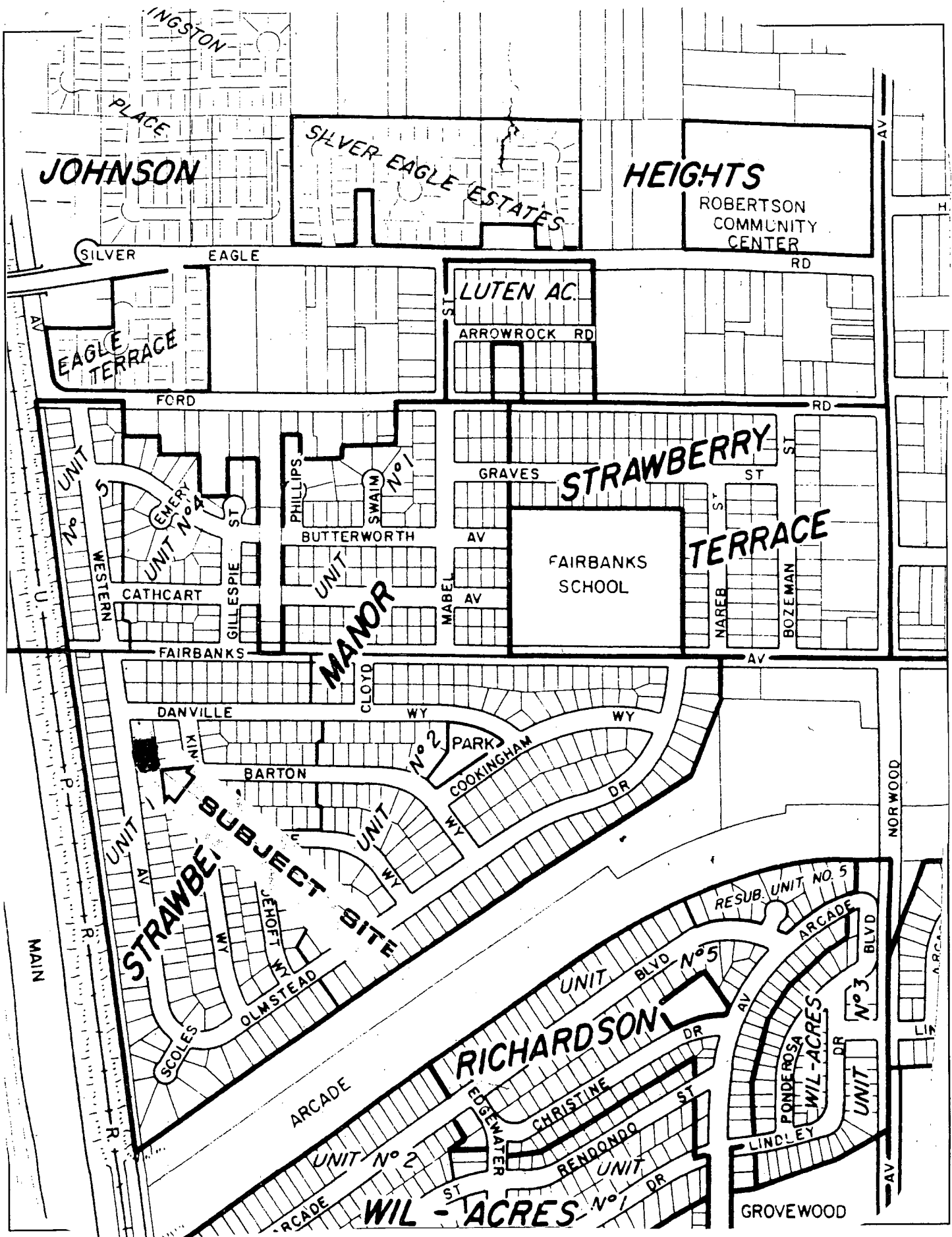
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Joy D. Patterson  
Zoning Administrator

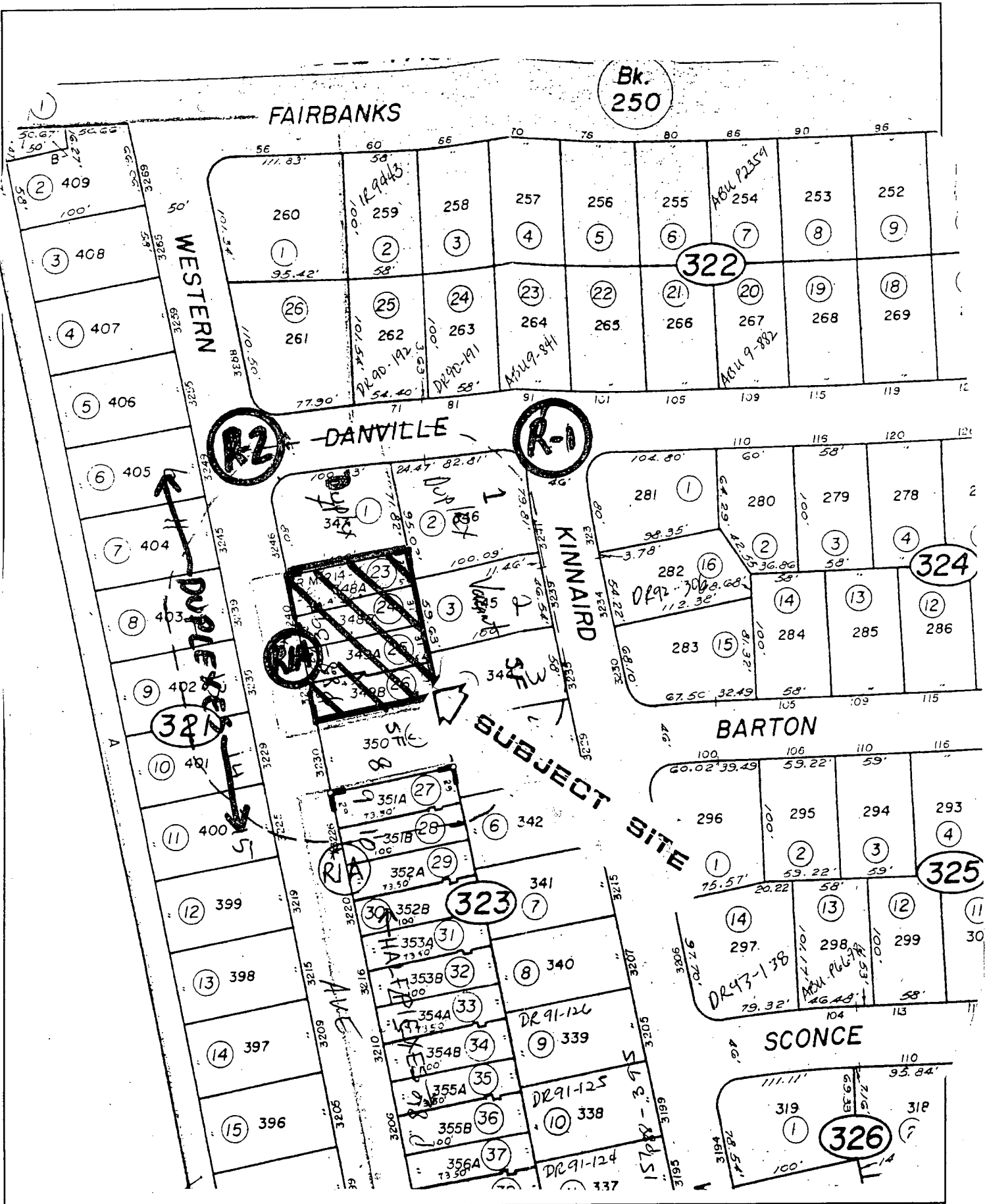
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - 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



**LAND USE & ZONING MAP**



Proposed

**EXHIBIT B**

**Legal DESCRIPTION**

The following described real property in the city of Sacramento, county of Sacramento, State of California:

Lots 348 and 349 as shown on the "plat of the strawberry manor, unit number 3", recorded in Book 214 of Maps, Map No. 4, records of said county.

parcel #'s      263-0323-021  
                         263-0323-022

**Z94-083**

Z94-083

AUGUST 9, 1994

ITEM 2