

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 20, 1997, the Zoning Administrator approved a parcel merger (File Z97-076) by adopting the attached resolution (ZA97-021).

Project Information

Request: Zoning Administrator Lot Line Adjustment to merge four parcels into two parcels totaling $.35\pm$ partially developed acres in the Single Family Residential (R-1B) zone.

Location: 2960 32nd Street (D5, Area 3)

Assessor's Parcel Number: 013-0135-001, and 002 (parcels combined in 1996 to 013-135-014 for tax purposes) and 013-0104-026, 031

Applicant: Richard McCune
 P.O Box 1934
 Sacramento, CA 95819

Property Owner: James Rodriques/Elizabeth McDonald
 2954 32nd Street
 Sacramento, CA 95817
 and Applicant

General Plan Designation: Low Density Residential
Oak Park
Community Plan: Residential
Existing Land Use of Site: Residential/Vacant
Existing Zoning of Site: Single Family Residential (R-1B)

Surrounding Land Use and Zoning:
 North: R-2; Two Family Residential
 South: R-1; Single Family
 East: R-1; Single Family Residential
 West: TC; Transportation Corridor

Property Dimensions: Irregular
Property Area: $.35\pm$ acres
Topography: Flat

Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B


Additional Information The applicant proposes to merge the common property lines between four parcels and create two larger parcels. The proposed parcel merger will also correct an existing map act violation (illegally merged parcels) and allow the owner of the Southern parcel to have sufficient area to build a detached garage on his property.

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 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 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 (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

EXHIBIT B

New property description after joining parcels 013-0135-0001, and a portion of 0031.

Using Engineer's Station "B4" 793+15.68 as a starting point shown in State Highway Map No. 4, page 104, filed for record January 1962, Records of Sacramento County. Beginning at point thence North $0^{\circ} 06' 39''$ East for a distance of 60 thence at nearly a right angle North $89^{\circ} 06' 58''$ East a distance of 90.62 feet to a point at the far northeast portion of property; thence South $0^{\circ} 57' 32''$ East to a point 133.43 feet distant; thence at nearly a right angle South $89^{\circ} 06' 58''$ West to a point distant 89.84 feet, thence at nearly a right angle North $89^{\circ} 06' 58''$ West 73.43 feet to the beginning point at Engineer's Station "B4"

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Order No. 221612
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EXHIBIT "A"

DESCRIPTION

PARCEL NO. 1:

The North 73.43 feet of the East 62 feet of the West one-half of Lot 9 of "Oak Grove Tract", according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 29, 1889, in Book 2 of Maps, Map No. 24.

EXCEPTING THEREFROM that portion thereof conveyed to the State of California, for highway purposes.

PARCEL NO. 2:

A portion of that certain parcel of land in Lot 9 as per the "Corrected Amended Plat of Oak Grove Tract", according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 29, 1889, in Book 2 of Maps, Map No. 24, acquired by the State of California from Theodore W. Schluckebier and Zenis T. Schluckebier, his wife, by deed dated March 2, 1956, recorded May 28, 1956, in Book 3090, of Official Records at page 526, Sacramento County.

Said portion is all part thereof bounded and described as follows:

BEGINNING at the Northeasterly corner of said parcel of land; thence, from said point along the Northerly line of said parcel of land South $89^{\circ} 06' 58''$ West 28.62 feet to a point distant 125.00 feet, Easterly, measured at right angles from Engineer's Station "B4" 793-08.66 of the base line of the Department of Public Works' 1953 Freeway Survey from 2 miles South of Florin Road to 30th and "U" Streets in Sacramento, Road III-Sac-4-B, Sac (The California State Zone II coordinates the last said point are X-2, 150,877.35 and Y-322,325.49); thence parallel with said base line South $0^{\circ} 57' 32''$ East 73.43 feet; thence North $89^{\circ} 06' 58''$ East 27.84 feet to a point in the Easterly line of said parcel of land; thence North $0^{\circ} 21' 26''$ East 73.43 feet to the point of beginning.

CITY OF SACRAMENTO
PLANNING DIVISION

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