

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 19, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-078) by adopting the attached resolution (ZA98-028).

Project Information

Request: **Zoning Administrator Parcel Merger** to join two properties into one for the purpose of demolishing one unit on the south and expanding the unit on the north on .35± developed acres in the Single Family (R-1) zone.

Location: 1214 & 1206 43rd Street (D3, Area 1)

Assessor's Parcel Number: 008-0205-005, & 006

Applicant: Gregory Graves
c/o Kirk Reuter
1206 43rd Street
Sacramento, CA 95819

Property Owner: Gregory Graves
1206 43rd Street
Sacramento, CA 95819

General Plan Designation: Low Density Residential
Existing Land Use of Site: Single family residences
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family
South: R-1; Single Family
East: R-1; Single Family
West: R-1; Single Family

Property Dimensions: 110 feet x 139 feet
Property Area: 0.35± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Additional Information The applicant proposes to remove the common property line between two parcels and merge the parcels into one lot in order to demolish one residence and expand an existing residence. The Zoning Ordinance and Building Code do not permit structures to cross property lines. There is no code or ordinance which prevents the applicant from demolishing the residence.

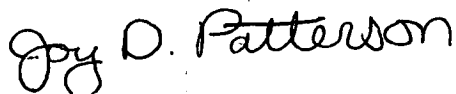
The project was noticed and staff received a flood of calls and letters which were primarily in opposition to the proposal. The East Sacramento Improvement Association (ESIA) requested information and discussed the project at a community meeting. The ESIA sent a letter stating their opposition to the project (see Exhibit C). The singular focus of the letters of opposition is the proposed demolition of the south house to expand the north house and the size and style of the house. However, a parcel merger review does not cover the proposed future development as a result of the merger. State law as described in the State Map Act strictly limits local jurisdictions ability to deny or condition parcel mergers or lot line adjustments. Denials must be related to lot size or non-conformance with building codes or applicable ordinances. The proposed merger meets all requirements of the Subdivision and Zoning Ordinances.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions, Building Division, and the Neighborhood Department. The comments received pertaining to the parcel merger 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)}.

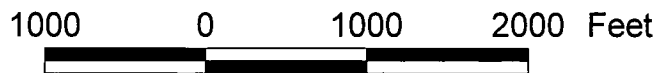
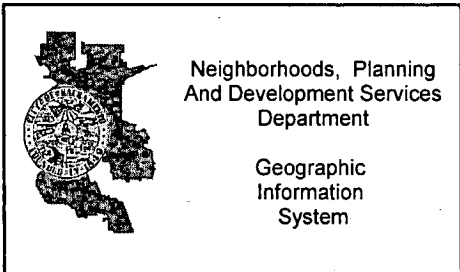
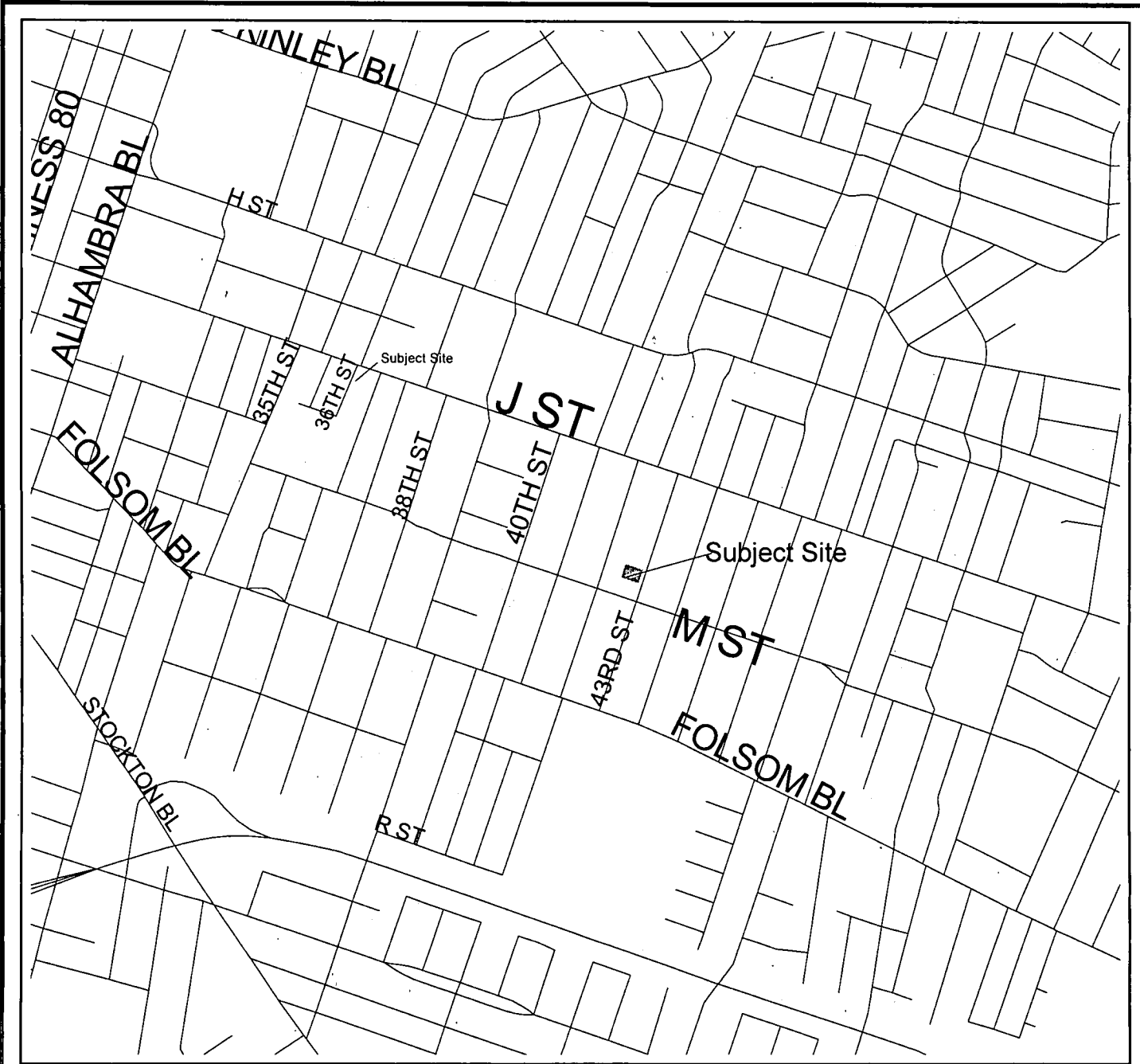


Joy D. Patterson
Zoning Administrator

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.

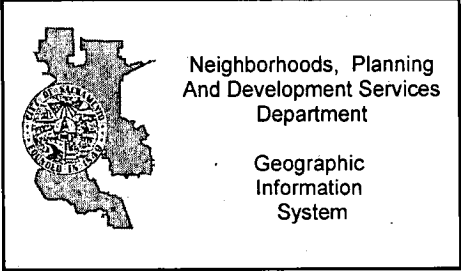
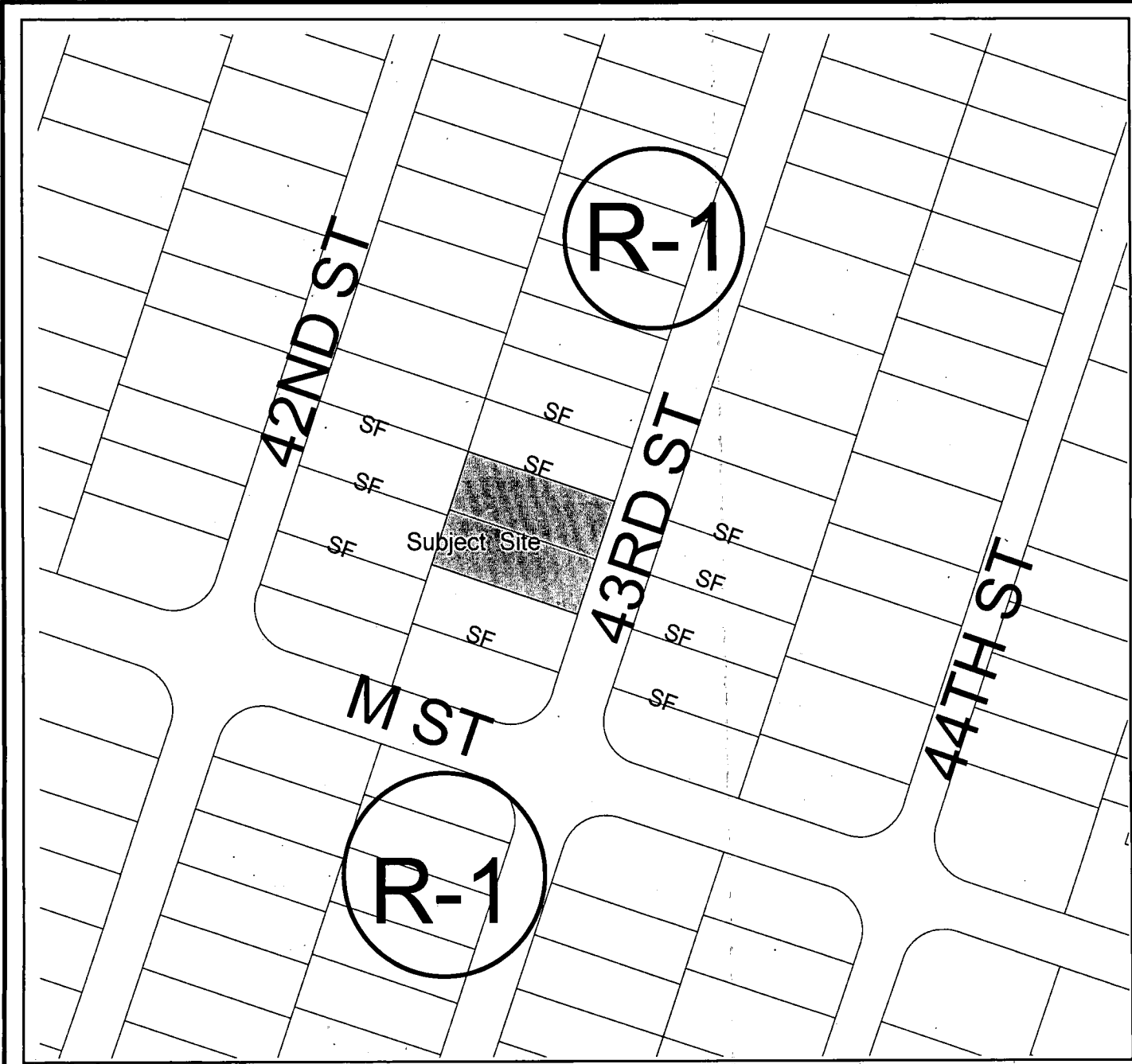
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the Parcel Merger.

cc: File (original) Resolution Book Log Book
Applicant Public Works (Anwar Ali) Sue Brown- Distrit 3 Administrative Asistant



VICINITY MAP

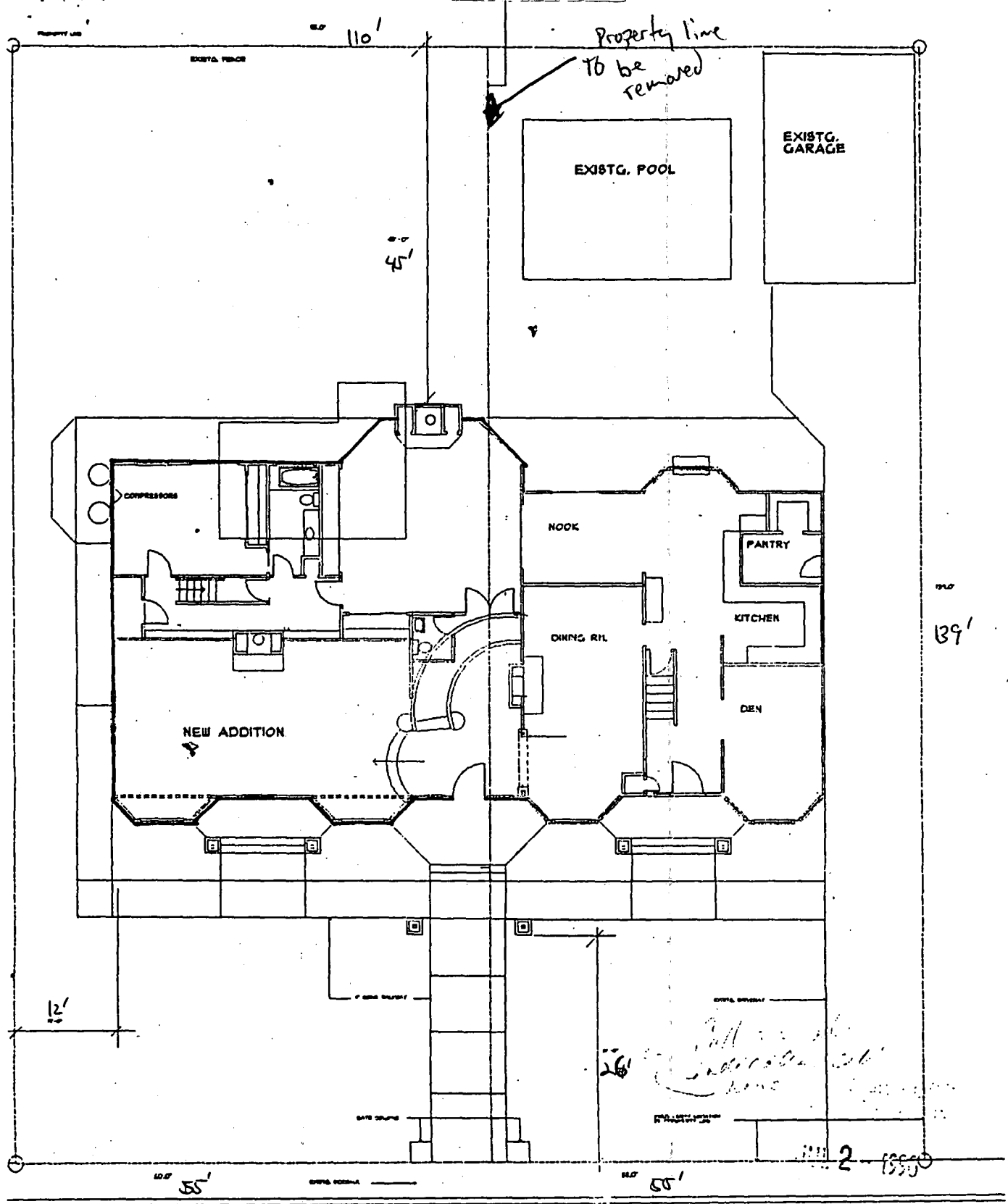




LAND USE AND ZONING



EXHIBIT A



43 14 AVENUE

SITE PLAN
1"=16'



Z 98 078

Z98-078

AUGUST 19, 1998

ITEM 1

EXHIBIT B

LEGAL DESCRIPTION

A parcel of land situate in the City of Sacramento, County of Sacramento, State of California being all of Lot 1773 and portions of Lots 1772 and 1774 shown on the "Plat of Wright and Kimbrough Tract No. 24", recorded in Book 14 of Maps, Map No. 37, County of Sacramento Records, more particularly described as follows:

The South 20.00 feet of said Lot 1772, all of said Lot 1773 and the North 35.00 feet of said Lot 1774.



Z98078

AUGUST 19, 1998

Z 98 078
ITEM 1



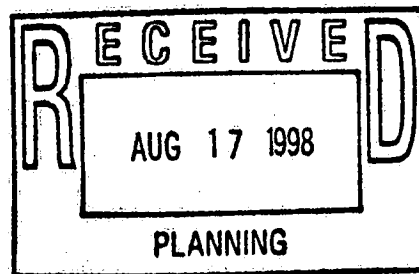
EXHIBIT - C

EAST SACRAMENTO IMPROVEMENT ASSOCIATION

Neighbors helping neighbors since 1958

August 14, 1998

Joy Patterson
Zoning Administrator
City of Sacramento
Planning Department
1231 I Street, Room 200
Sacramento, CA 95814



SUBJECT: File No. Z-98-078; Parcel Merger of 1214 and 1206
43rd Street

Dear Ms. Patterson:

East Sacramento Improvement Association (ESIA) strongly opposes the granting of the parcel merger of 1206 and 1214 43rd Street. The goal of this merger is to build a residential dwelling that exceeds 7000 square feet and is entirely out of proportion to the rest of the neighborhood in both size and character. As such, this project threatens the unique character of the surrounding neighborhood in the renowned area generally known as the "fabulous forties."

Many residents from both 42nd and 43rd Street have voiced their distress with the merger proposal. Several have expressed reluctance to voicing opposition for fear of bitterly offending a neighbor. The other fear they express is that the "trophy house" phenomenon has arrived in East Sacramento, and that it will greatly transform the culture and identity of the neighborhood that many of us hold so dear.

The project will require the demolition of a 1920s-era 1400 square foot bungalow. The presence of these unique yet modest houses in the "fabulous forties" is part of the charm of the neighborhood, in that they provide visual and economic diversity to the area. State workers live side by side with doctors and successful entrepreneurs. The house that will displace this unpretentious bungalow is a mammoth dwelling out of scale with the surrounding houses, with square footage that exceeds that of any of the stately houses in the "fabulous forties," including the house formerly used as the Reagan Governor's mansion. Such

298-078

AUGUST 19, 1998

ITEM 1

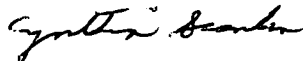
houses are much more characteristic of suburban construction, where they do not require demolition of adjacent houses and the creation of disproportion and disharmony.

A parcel merger is a discretionary decision, and the City must make findings that such mergers are consistent with the General Plan. The proposed project is inconsistent with the City's General Plan "central policy" to provide affordable housing to all income groups (General Plan, pp. 3-1, 3-47); with the General Plan Goal to "[d]iscourage demolition of sound and potentially sound housing in residentially designated areas" (General Plan, p. 3-45), of increasing the ratio of housing to jobs in the City (General Plan, p. 3-46); of preserving variety in housing types (General Plan, p. 3-47); of increasing residential densities (General Plan, p. 3-49); and of preserving a mixture of housing types and styles throughout the City (General Plan, p. 3-51).

Palo Alto and other communities have already encountered the "trophy house" phenomenon, by which houses in elegant older neighborhoods are purchased, lot merged, and demolished to make way for oversized estates that are not in harmony with the community. We urge the City not to let it happen here.

Thank you for the opportunity to respond to this matter.

Yours truly,



CYNTHIA SCANLON
President, ESIA