

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, March 28, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-016) by adopting the attached resolution (ZA95-009).

Project Information

Request: Lot Line Adjustment to relocate the common property line between two parcels totaling 0.23± developed acres in the Standard Single Family (R-1) zone.

Location: 2717 Florence Place

Assessor's Parcel Number: 010-0343-009, 010

Applicant: Murray Smith & Associates (Mike Himmelmann)
3110 Gold Canal Drive
Rancho Cordova, CA 95670

Property Owner:	Bradford Lewis 2721 Florence Place Sacramento, CA 95818	and	Robert A. Jacobs 2717 Florence Place Sacramento, CA 95818
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General Plan Designation: Low Density Residential (4-15 du/na)
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 Residence
South: R-1; Single Family Residence
East: R-1; Single Family Residence
West: R-1; Single Family Residence

Property Dimensions: 100 feet x 100 feet
Property Area: 0.23± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: None

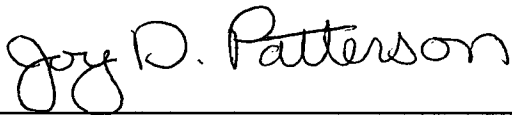
Additional Information: The applicant proposes to relocate common property line between two parcels approximately 1.92 feet to the north in order to allow the property line to follow the existing fence line. The existing fence is built across property lines. The Zoning Ordinance and Building Code do not permit structures to cross property lines. Both lots are currently 50 feet wide and are considered substandard in width by today's standards (minimum 52 feet wide). The proposed adjustment will not rectify this situation; however, it will increase the width of the existing interior sideyard setback of the southern parcel from a current minimum of 2.95 feet to a maximum of 5± feet.

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 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)}.

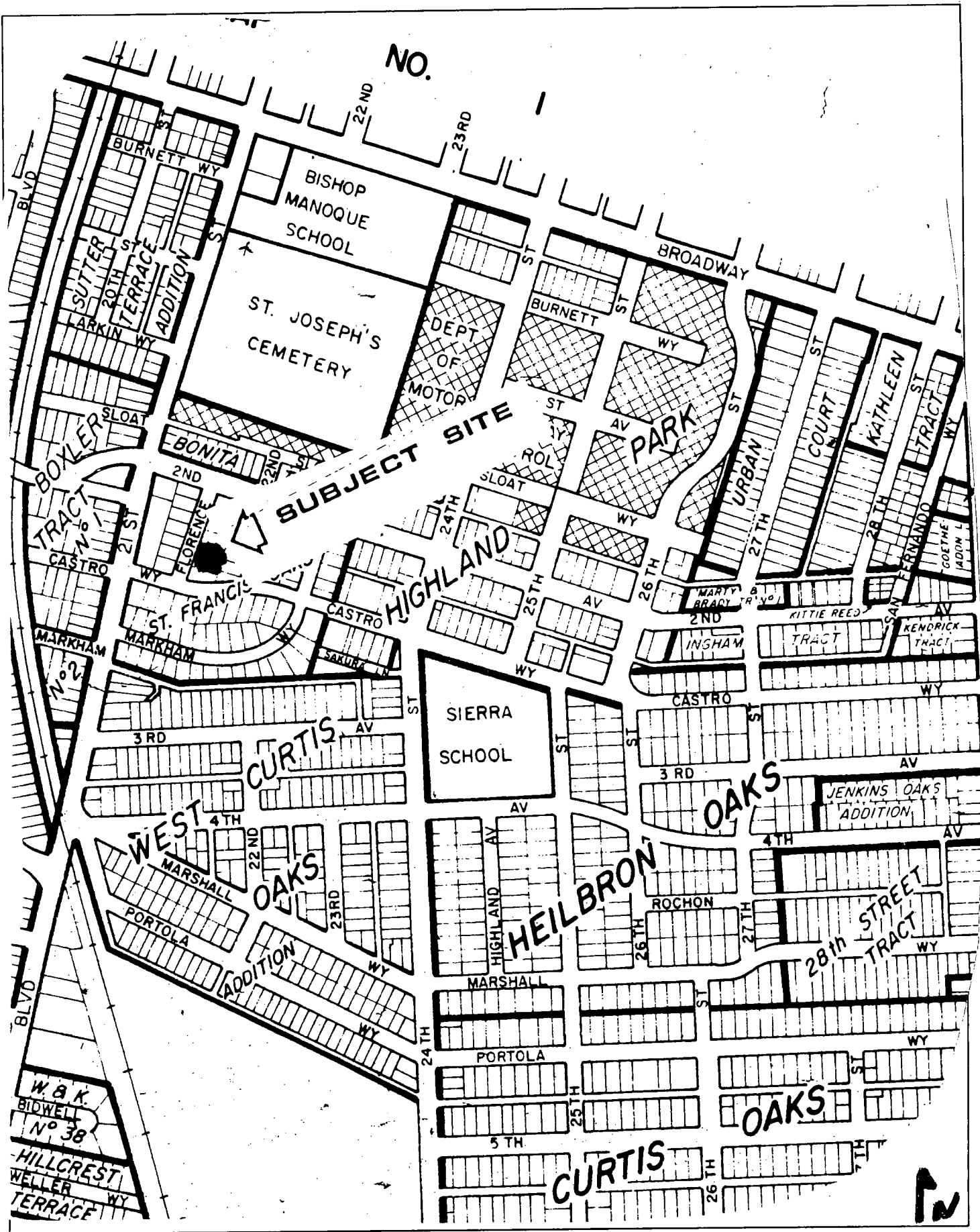


Joy D. Patterson
Zoning Administrator

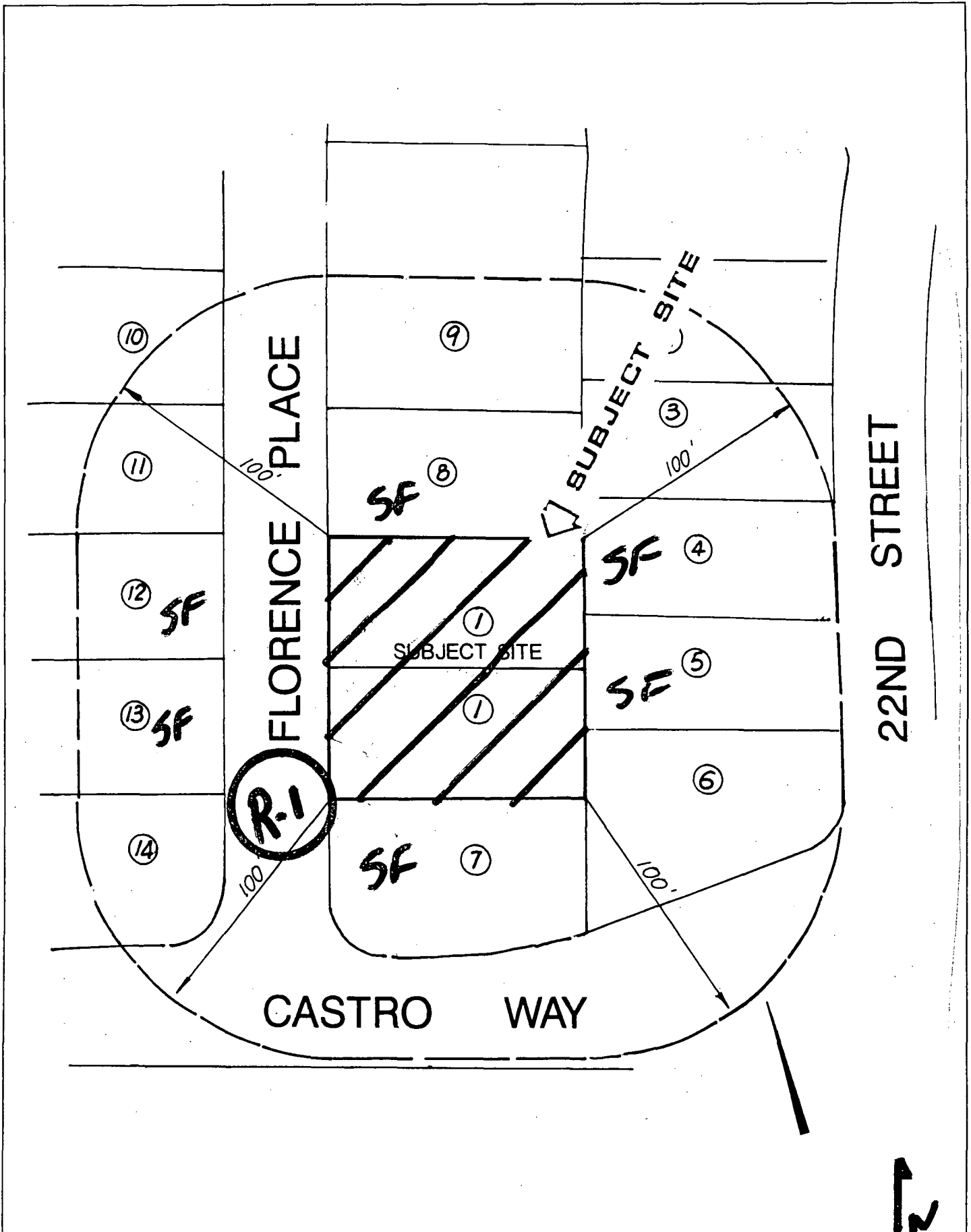
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Engineering Services Section (Catherine Smith, 264-8307) 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 ✓

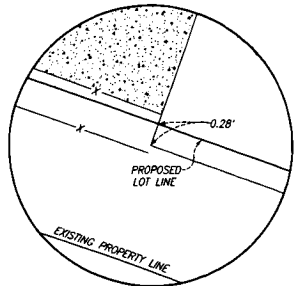
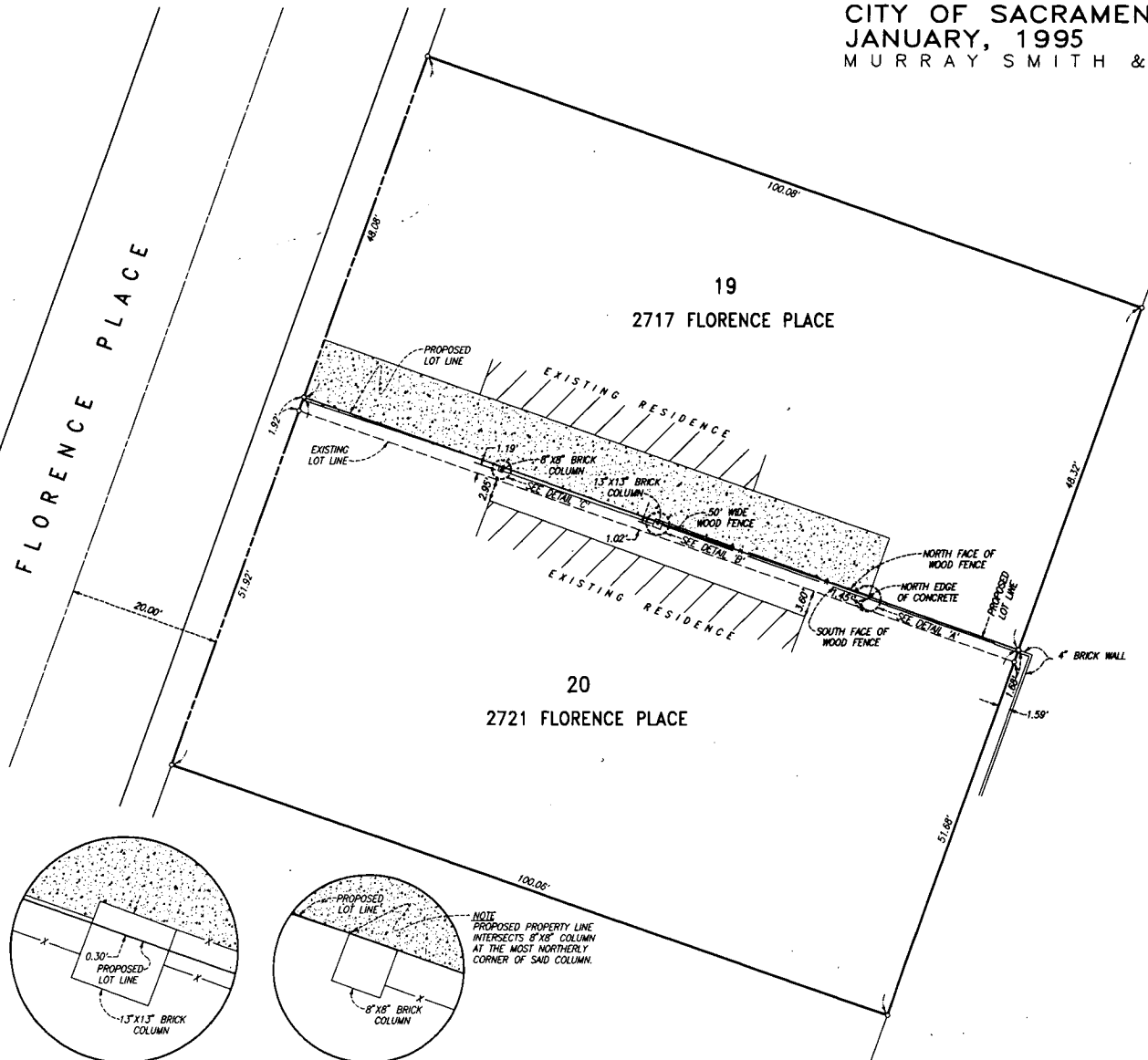


VICINITY MAP

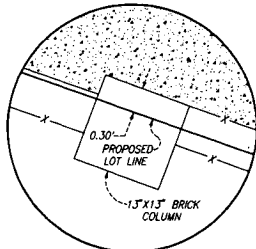


LAND USE & ZONING MAP

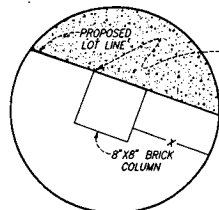
LOT LINE ADJUSTMENT EXHIBIT FOR
LOTS 19 AND 20 OF ST. FRANCIS OAKS
CITY OF SACRAMENTO, CALIFORNIA
JANUARY, 1995 SCALE: 1"=10'
MURRAY SMITH & ASSOCIATES



DETAIL 'A'

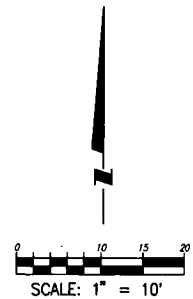


DETAIL 'B'



DETAIL 'C'

NOTE: ALL DETAILS ARE 1"=1'



Murray Smith
Murray Smith & Associates
Civil Engineering • Land Planning
3110 Shaw Street
Sacramento, CA 95820 (916) 835-1511

94041

ITEM 2

MARCH 28, 1995

295016

EXHIBIT B

**LEGAL DESCRIPTION FOR
LOT LINE ADJUSTMENT APN: 010-0343-009, 010
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA**

Parcel A

Lot 19 as said Lot is shown on that certain Plat of "ST. FRANCIS OAKS" filed in the office of the Recorder, County of Sacramento, State of California, in Book 18 of Maps, Map No. 71.

EXCEPTING THEREFROM all that portion of said Lot more particularly described as follows:

Beginning at the most southerly corner of said Lot; thence from said Point of beginning along the southerly line of said Lot, North 70°38'30" West 100.07 feet to the most westerly corner of said Lot; thence along the westerly line of said Lot, North 19°33'12" East 1.92 feet; thence South 70°30'11" East 100.07 feet to a point on the easterly line of said Lot; thence along said Easterly line South 19°33'42" West 1.68 feet to the point of beginning.

Parcel B

Lot 20 as said Lot is shown on that certain Plat of "ST. FRANCIS OAKS" filed in the office of the Recorder, County of Sacramento, State of California in Book 18 of Maps, Map No. 71.

TOGETHER WITH all that portion of Lot 19 as said Lot is shown on said Plat more particularly described as follows:

Beginning at the most southerly corner of said Lot; thence from said Point of beginning along the southerly line of said Lot, North 70°38'30" West 100.07 feet to the most westerly corner of said Lot; thence along the westerly line of said Lot, North 19°33'12" East 1.92 feet; thence South 70°30'11" East 100.07 feet to a Point on the easterly line of said Lot; thence along said Easterly line South 19°33'42" West 1.68 feet to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

December 29, 1994
94041



295-016

MARCH 28, 1995

295 016 ITEM 7