

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, October 10, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-088) by adopting the attached resolution (ZA95-027).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property line between two parcels totaling 0.45± developed acres in the Standard Single Family (R-1) zone.

Location: 4475 and 4435 63rd Street

Assessor's Parcel Number: 021-0241-023, 041

Applicant: Kent Baker & Associates (Ted Stevens)
7932 Sunset Avenue Ste. B
Fair Oaks, CA 95628

Property Owner: Horrell Eldean
4475 63rd Street
Sacramento, CA 95820

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1) zone.

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; Multi-Family

Property Dimensions: Irregular
Property Area: 0.45± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: None

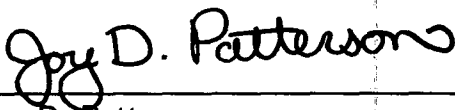
Additional Information: The applicant proposes to relocate a common property line between two parcels in order to create five feet between the two existing structures on the parcels. There are two single family homes that were built ten feet apart; however, the house on the south parcel was built one foot from the common property line. The applicant proposes to relocate the interior property line for the length of both structures to create standard five foot building setbacks for both parcels.

Agency Comments

The proposed project has been reviewed by the City Utilities Department and the Public Works- Transportation and Engineering Planning Divisions. 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)}.



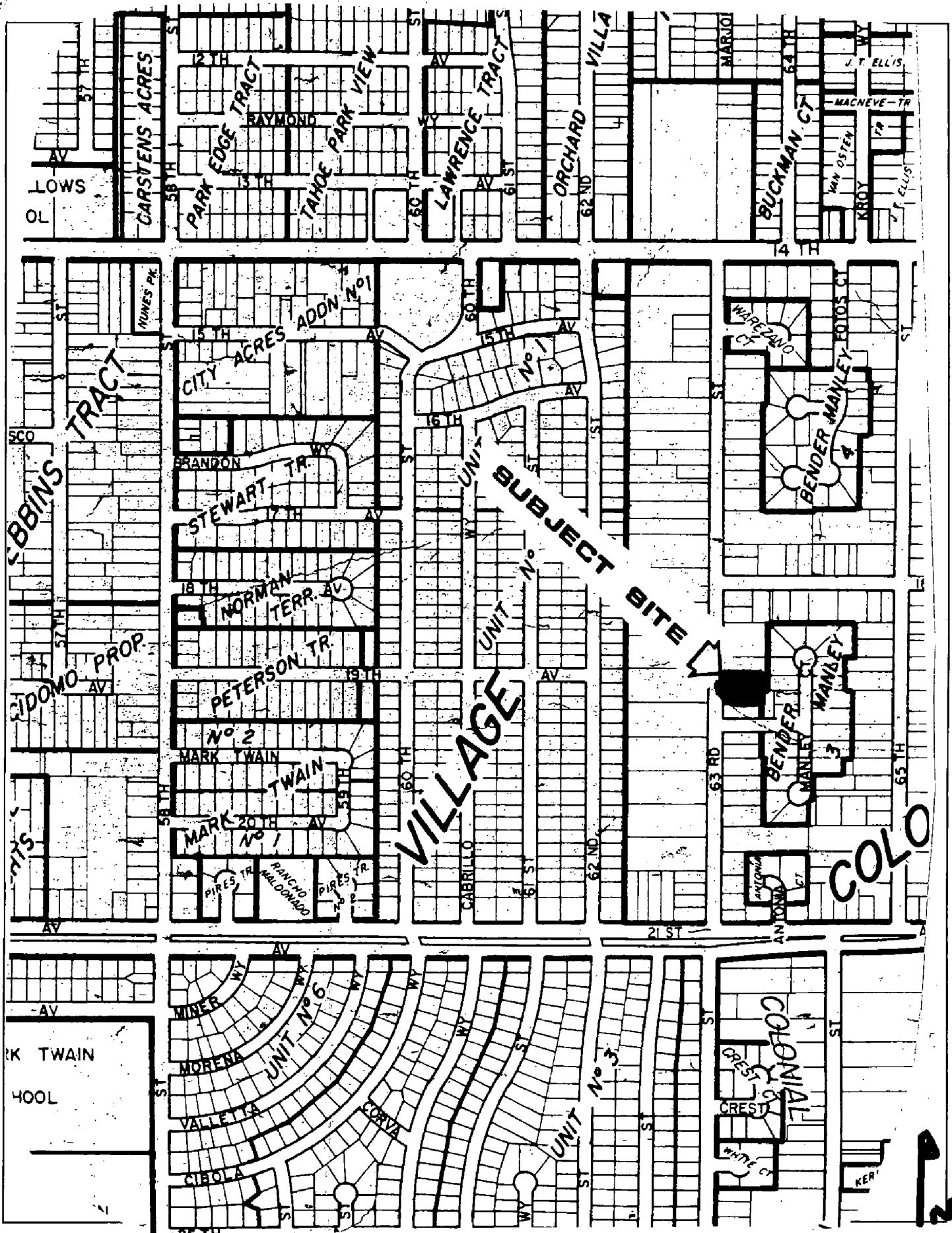
Joy D. Patterson
Zoning Administrator

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 (Catherine Smith, 264-8307) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

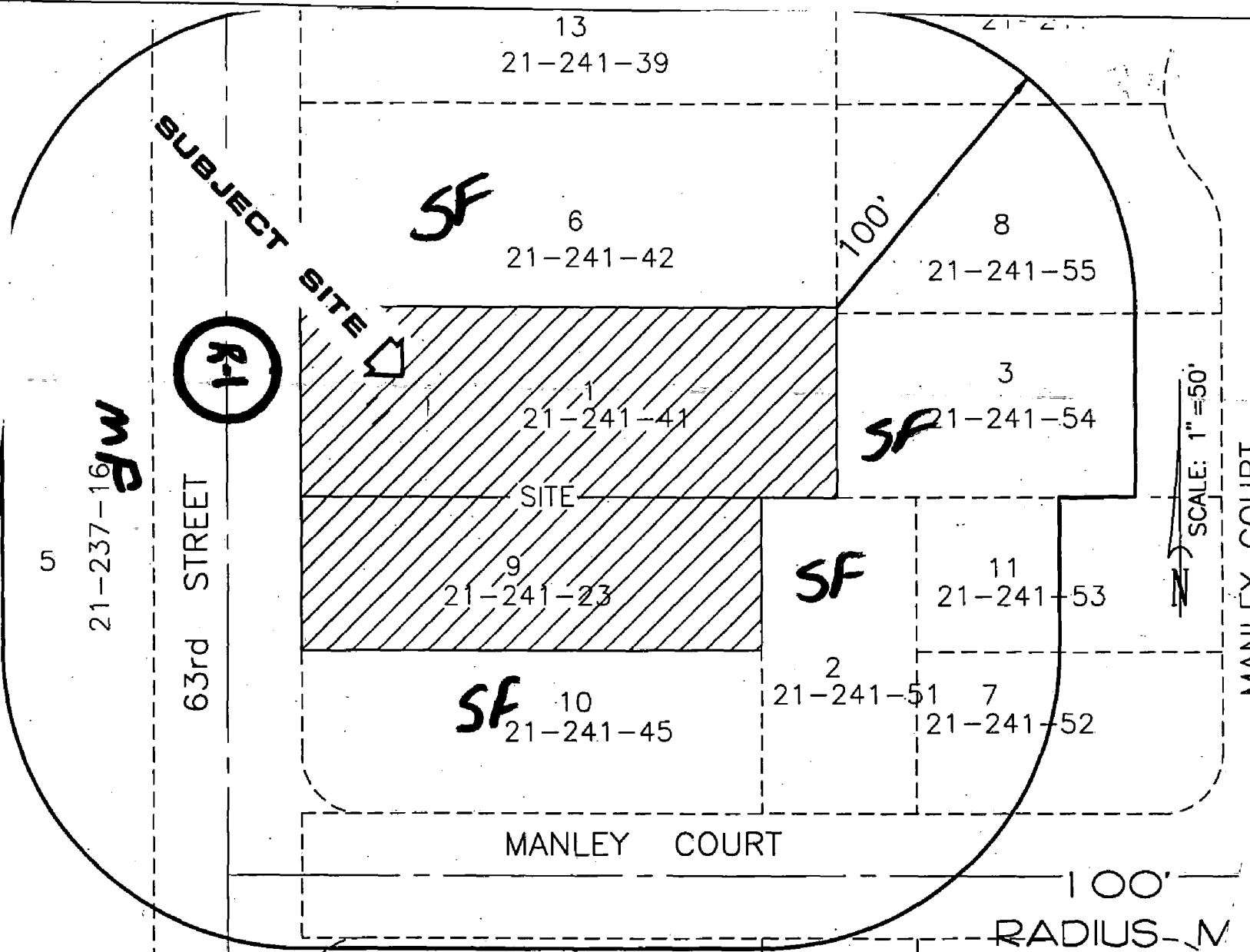
cc: File (original)
Applicant

ZA Resolution Book ZA Log Book
Public Works



VICINITY MAP

LAND USE & ZONING MAP



R-1

MF

SF

SF

SF

SF

SCALE: 1"=50'

100' RADIUS

KB

KENT BAKEP
7932 Sunset Ave
Fair Oaks

N

EN

"PLAT of COLONIAL ACRES"
BK. 13 of MAPS, PG. 17

LOT LINE ADJUSTMENT
BETWEEN LOTS 26 and 27
"PLAT of COLONIAL ACRES"
BK. 13 of MAPS, PG. 17

63rd STREET

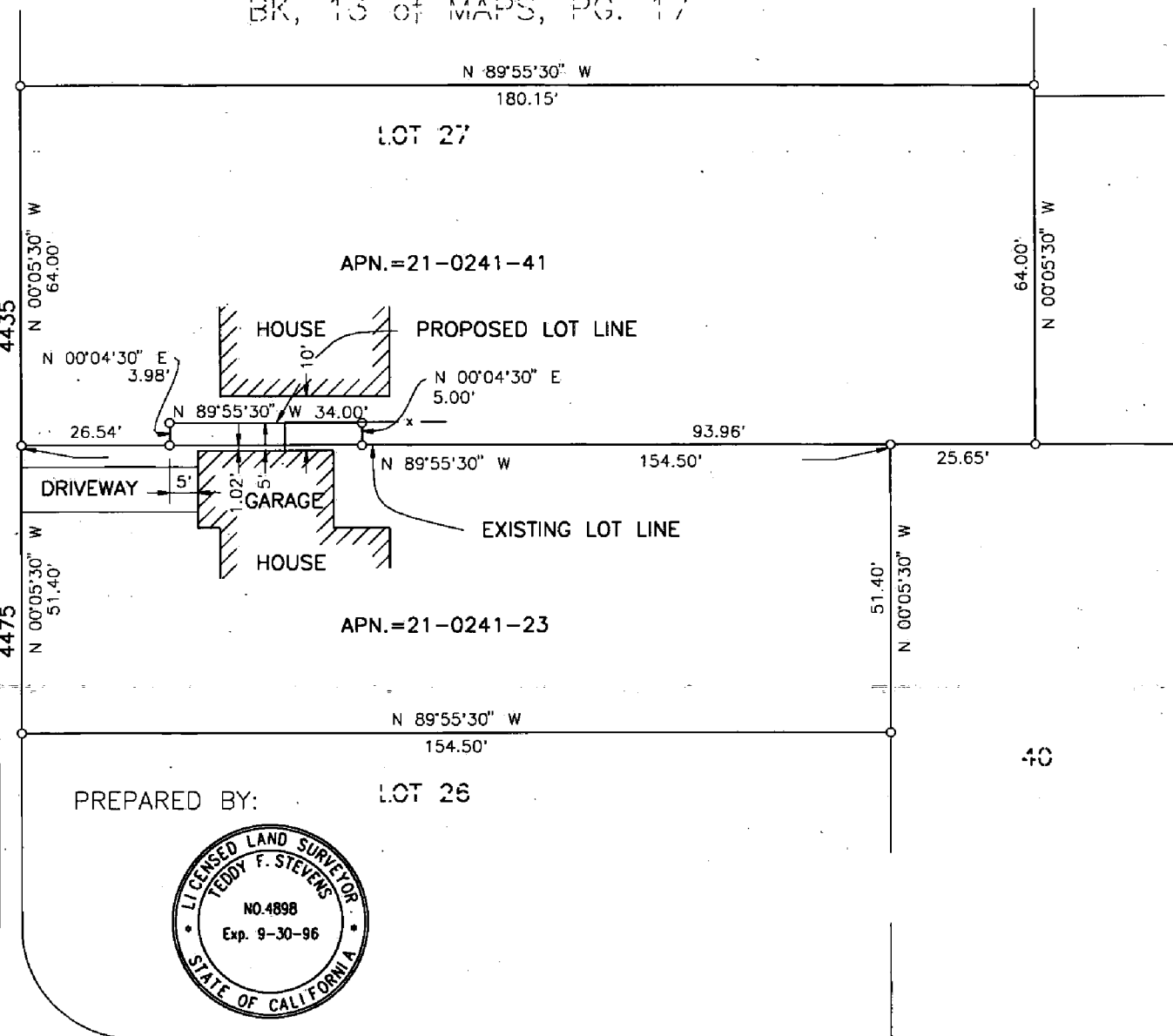


EXHIBIT A

PREPARED BY:

LOT 26



MANLEY COURT

BENDER-MANLEY SUBDIVISION UNIT NO. 3
BK. 62 of MAPS, PG. 1

SCALE: 1" = 30'

KB ENGINEERING
SURVEYING
PLANNING
KENT BAKER & ASSOCIATES
7932 Sunset Avenue, Suite 8
Fair Oaks, California 95628 (916) 967-7053

ITEM 1
OCTOBER 18, 1995
2957088

EXHIBIT B

**LEGAL DESCRIPTION
FOR PROPOSED
APN.=21-0241-41**

The West 180 feet of Lot 27, as shown on the "Plat of Colonial Acres", recorded in Book 13 of Maps, Map No.17, records of Sacramento County. EXCEPTING THEREFROM, the North 68 feet of the West 180 feet of said Lot 27, records of Sacramento County,

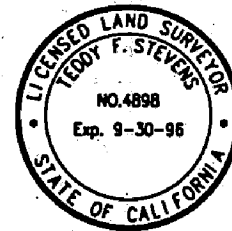
LESS AND EXCEPT a portion of Lot 27, as shown on said "Plat of Colonial Acres"; Beginning at the Southwest corner of said Lot 27; Thence along the south line of said Lot 27, South 89°55'30" East, 26.54 feet; Thence North 00°04'30" East, 3.98 feet; Thence South 89°55'30" East, 34.00 feet; Thence South 00°04'30" West, 2.50 feet; Thence South 89°55'30" East, 93.96 feet to the south line of said Lot 27; Thence Westerly along said south line, North 89°55'30" West, 154.50 feet to the Point of Beginning.

**LEGAL DESCRIPTION
FOR PROPOSED
APN.=21-0241-23**

The North 51.4 feet of the West 154.5 feet of Lot 26, as shown on the "Plat of Colonial Acres", recorded in book 13 of Maps, Map No. 17, records of Sacramento County.

TOGETHER WITH a portion of Lot 27, as shown on said "Plat of Colonial Acres"; Beginning at the Southwest corner of said Lot 27; Thence along the south line of said Lot 27, South 89°55'30" East, 26.54 feet; Thence North 00°04'30" East, 3.98 feet; Thence South 89°55'30" East, 34.00 feet; Thence South 00°04'30" West, 2.50 feet; Thence South 89°55'30" East, 93.96 feet to the south line of said Lot 27; Thence Westerly along said south line, North 89°55'30" West, 154.50 feet to the Point of Beginning.

PREPARED BY:



295-088

295-088

OCTOBER 10, 1995

ITEM 1