

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 27, 1999, the Zoning Administrator approved with conditions a parcel merger (File Z99-001). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

**Request:** Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 0.22± vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

**Location:** Northwest Corner of East Port Drive and East Landing Way (D7, Area 2)

**Assessor's Parcel Number:** 031-1400-012, 013

**Applicant:** Roger Hanchen  
8144 Pocket Road  
Sacramento, CA 95831

**Property Owners:** L & P Pacific/Teichert  
8144 Pocket Road  
Sacramento, CA 95831

**General Plan Designation:** Low Density Residential (4-15 du/na)  
Pocket

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

**Existing Land Use of Site:** Vacant

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

**Surrounding Land Use and Zoning:**

**North:** R-1A (PUD); Vacant  
**South:** R-1A (PUD); Single Family Residence and Vacant  
**East:** R-1A (PUD); Single Family Residence  
**West:** R-1A (PUD); Vacant

**Property Dimensions:** 83 feet x 105 feet

**Property Area:** 0.22± 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 to create a large single parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

The project was noticed and staff received no calls.

#### 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)}.

#### Conditions of Approval:

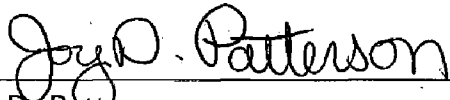
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
4. Pay off or segregate any existing assessments.
5. Advisory Note: The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the

following regulations will apply:

- \* All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
- \* Commercial projects will have the option of flood proofing in lieu of the elevation requirements.

Findings of Fact:

1. The parcel merger is consistent with the General Plan and Pocket Community Plan which designate the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.
2. All existing streets and/or utility easements of record are reserved.
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

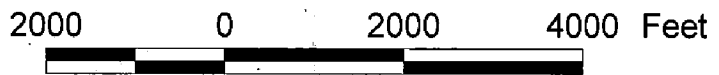
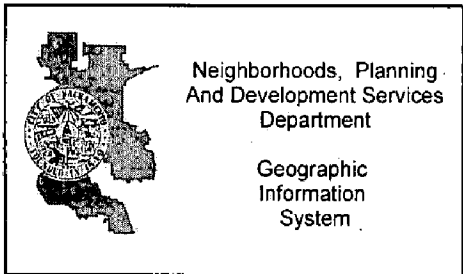
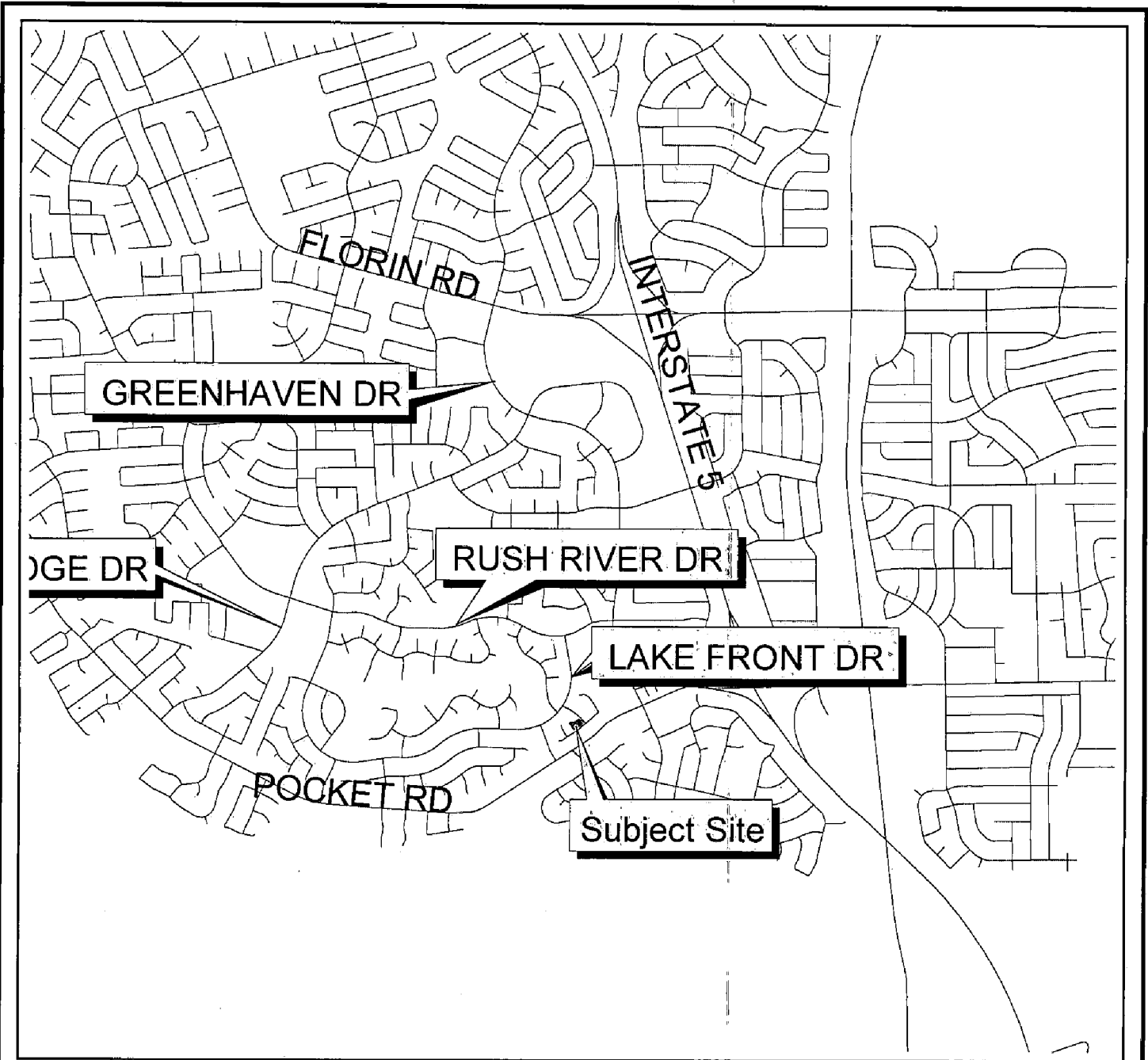


Joy D. Patterson  
Zoning Administrator

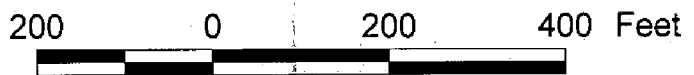
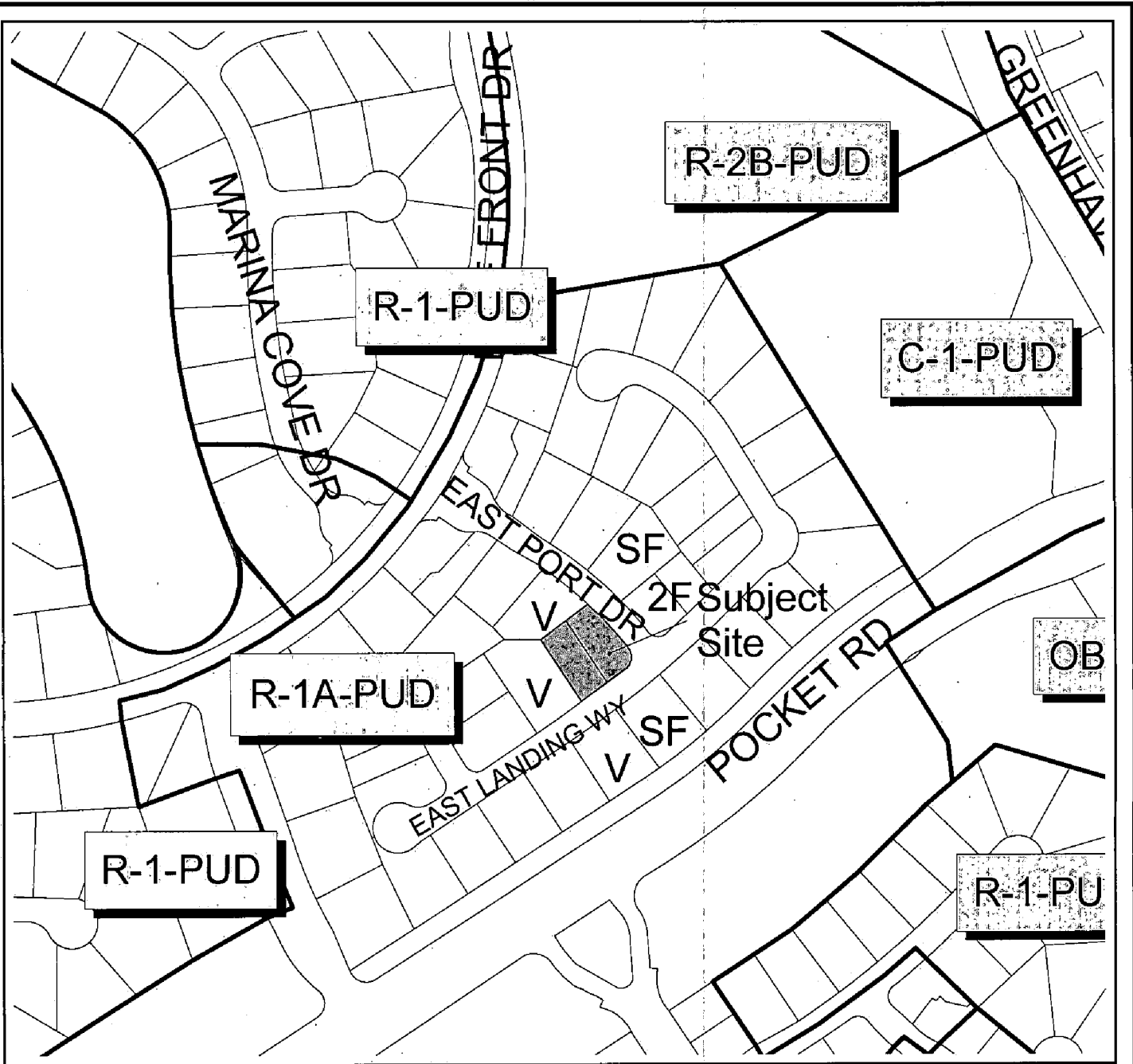
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)           ZA Resolution Book  
    ZA Log Book  
    Applicant  
    Public Works (Jerry Lovato)



# VICINITY MAP



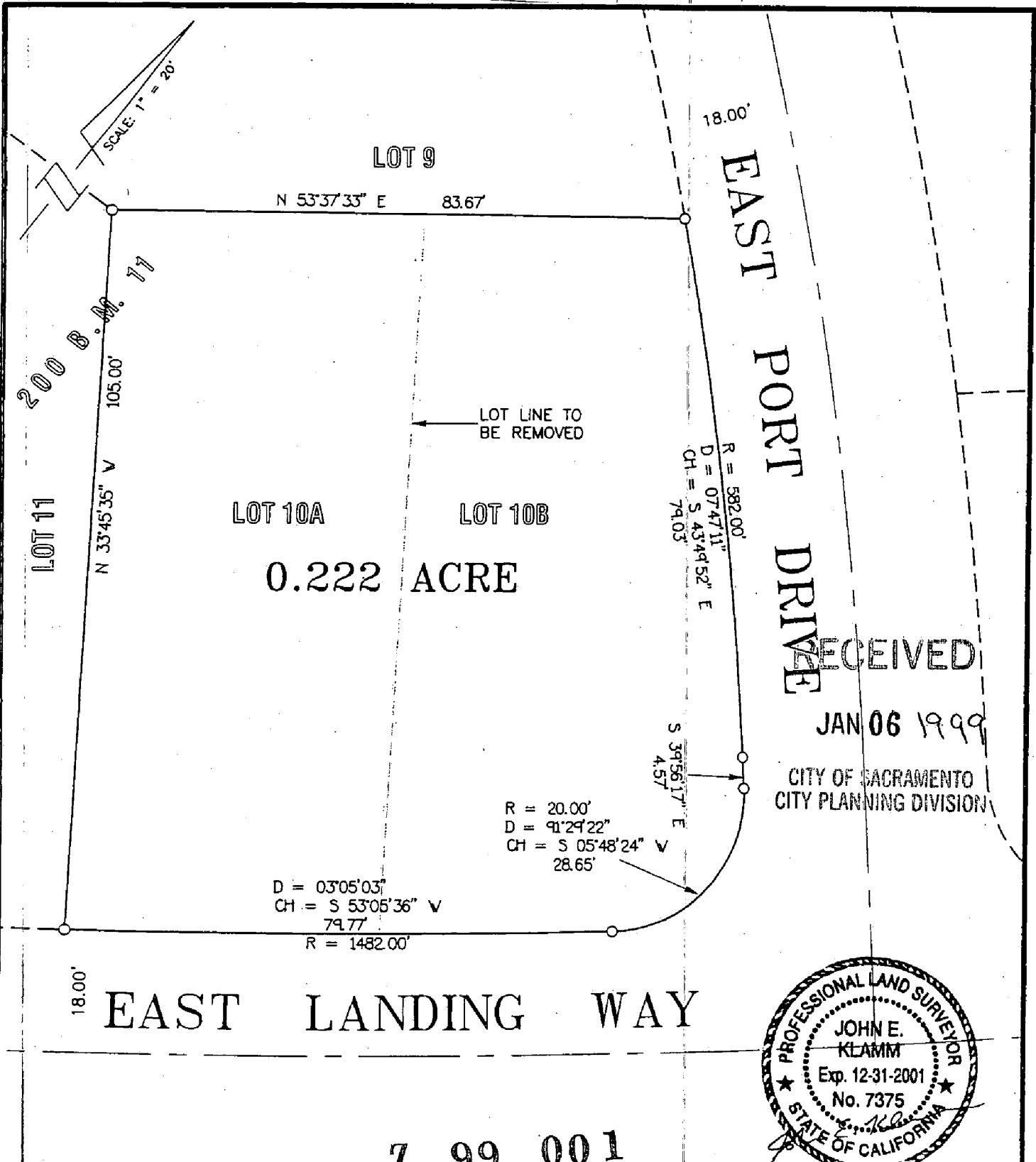
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

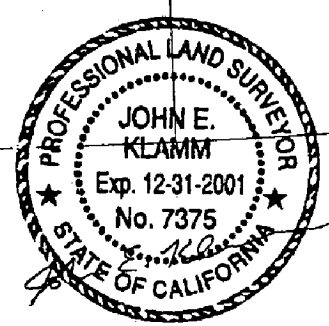
# LAND USE AND ZONING



**EXHIBIT A**



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CITY OF SACRAMENTO  
CITY PLANNING DIVISION



Z 99 001

UNPUBLISHED WORK  
© 1998  
THE SPINK CORPORATION

J:\JOBS\8000-S\8500-000\SURVEY\LOT\_10\_EASTSHORE.DWG

TITLE: LOT MERGER FOR LOTS 10A & 10B  
EASTSHORE AT RIVERLAKE,  
200 B.M. 11  
CITY OF SACRAMENTO

CLIENT: PARICER DEVELOPMENT

DATE: 12-09-98	JOB NO.: 6791-016	REVISION
DRAWN BY: JSR	CHECKED BY: J.K.	
<b>The Spink Corporation</b>		
2590 VENTURE OAKS WAY SACRAMENTO, CA 95833		
PHONE: (916)925-5550 FAX: (916)921-9274		

SCALE: 1" = 20' CODE: PKT-19 DR NO: H-R179

**EXHIBIT B**

**DESCRIPTION FOR LOT 10  
EASTSHORE AT RIVERLAKE**

All of Lots 10-A and 10-B, as said lots are shown on the official plat of Eastshore at Riverlake, filed in the office of the Recorder of Sacramento County in Book 200 of Maps, Map No. 11, described as follows:

Beginning at the most Northerly corner of said Lot 10B; thence from said point of beginning along the Northeasterly boundary of said Lot 10B, Curving to the right on an arc of 582.00 feet radius, from a radial bearing of North 42°16'32" East, said arc being subtended by a chord bearing South 43°49'52" East 79.03 feet; thence South 39°56'17" East 4.57 feet; thence curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 05°48'24" West 28.65 feet; thence, along the Southeasterly boundary of said Lots 10A and 10B, curving to the right on an arc of compound curvature with a radius of 1482.00 feet, said arc being subtended by a chord bearing South 53°05'36" West 79.77 feet to Southwesterly boundary of said Lot 10A; thence, along said Southwesterly boundary, North 33°45'35" West 105.00 feet to the Northwesterly boundary of said Lots 10A and 10B; thence, along said Northwesterly boundary, North 53°37'33" East 83.67 feet to the point of beginning; containing 0.222 acre, more or less.

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JAN 06 1999

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CITY PLANNING DIVISION

Z 99 001

