

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 7, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-101) by adopting the attached resolution (ZA95-029).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property line between two parcels totaling 1.5± developed acres in the Standard Single Family (R-1) zone.

Location: 315 Morey Avenue

Assessor's Parcel Number: 250-0341-006, 010

Applicant: Richard and Danuta Lupa
7579 Cedar Drive
Citrus Heights, CA 95610

Property Owner: Same as applicant

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

Surrounding Land Use and Zoning:

North: R-3; Apartments
South: R-1; Single Family Residences and vacant
East: R-1 and R-3; Apartments and Single Family Residence
West: R-1; Vacant

Property Dimensions: 346 feet x 126 feet
Property Area: 1.5± 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 square off the parcel and eventually construct a new attached garage. The Zoning Ordinance and Building Code do not permit structures to cross property lines. By adjusting the property line a fifteen foot rear yard setback can be maintained between the attached garage and the rear yard property line.

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 (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 ←

RESOLUTION NO. ZA95-029

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF NOVEMBER 7, 1995

APPROVING A LOT LINE ADJUSTMENT

(APN: 250-0341-006, 010)

(Z95-101)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at 315 Morey Avenue; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan which designates the site for residential uses; and

WHEREAS, the lot line adjustment will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record; and

WHEREAS, the lot line adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created; and

WHEREAS, the resulting parcels created by the lot line adjustment conform to the requirements of the City's Building Code and the City's Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

that the for property located at 315 Morey Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

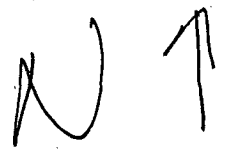
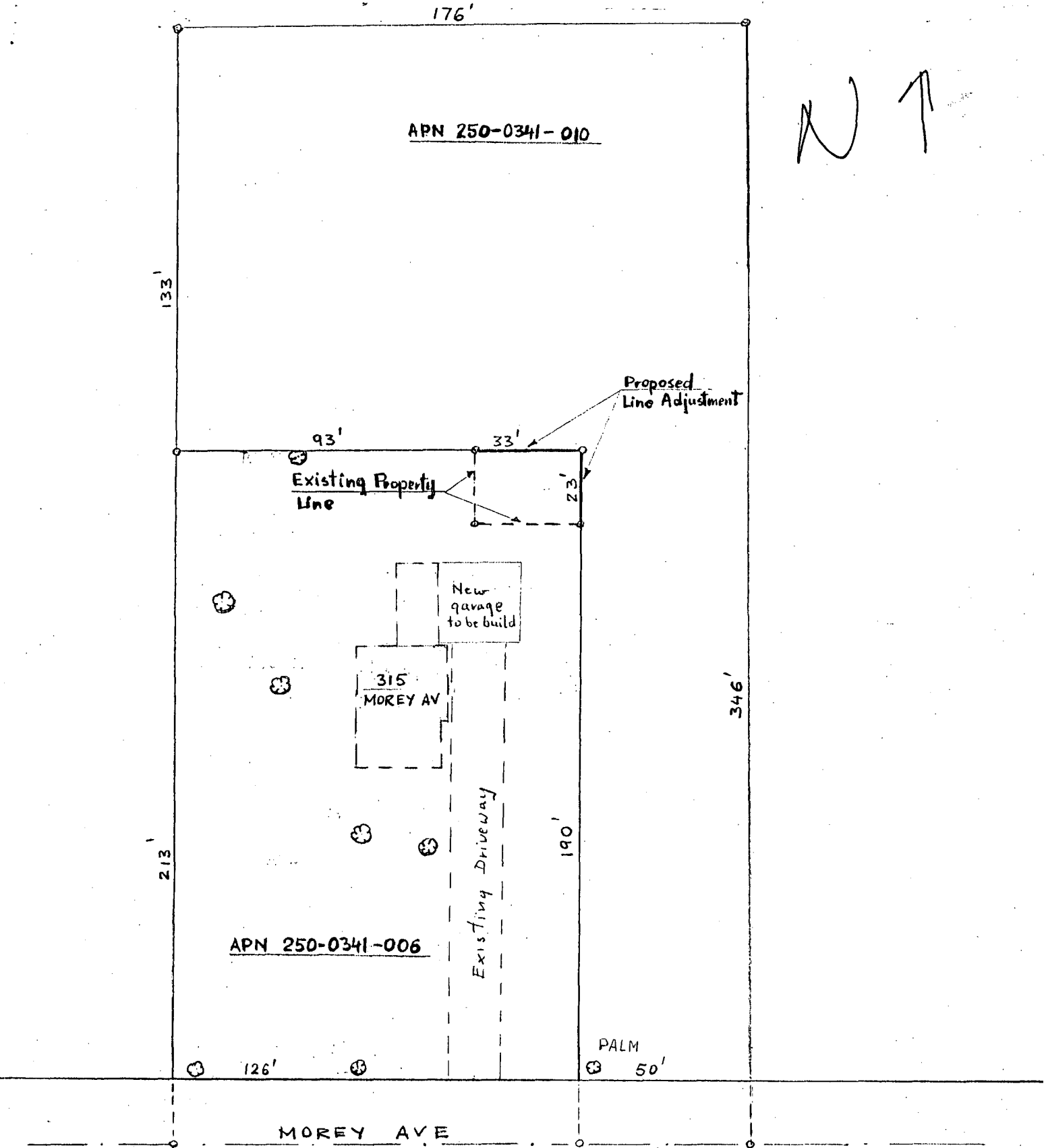
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Drainage across parcel lines is not allowed without a reciprocal drainage easement.

4. The applicant shall verify that the water services for these two parcels do not cross parcel lines after the lot line adjustment is completed. Relocating services or easements may be required.
5. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the preliminary Flood Insurance Rate Maps available for review at 1231 I Street, Room 200.

Joy Patterson

JOY PATTERSON, ZONING ADMINISTRATOR

EXHIBIT A



SITE PLAN
SCALE 1" = 40'

EXHIBIT B

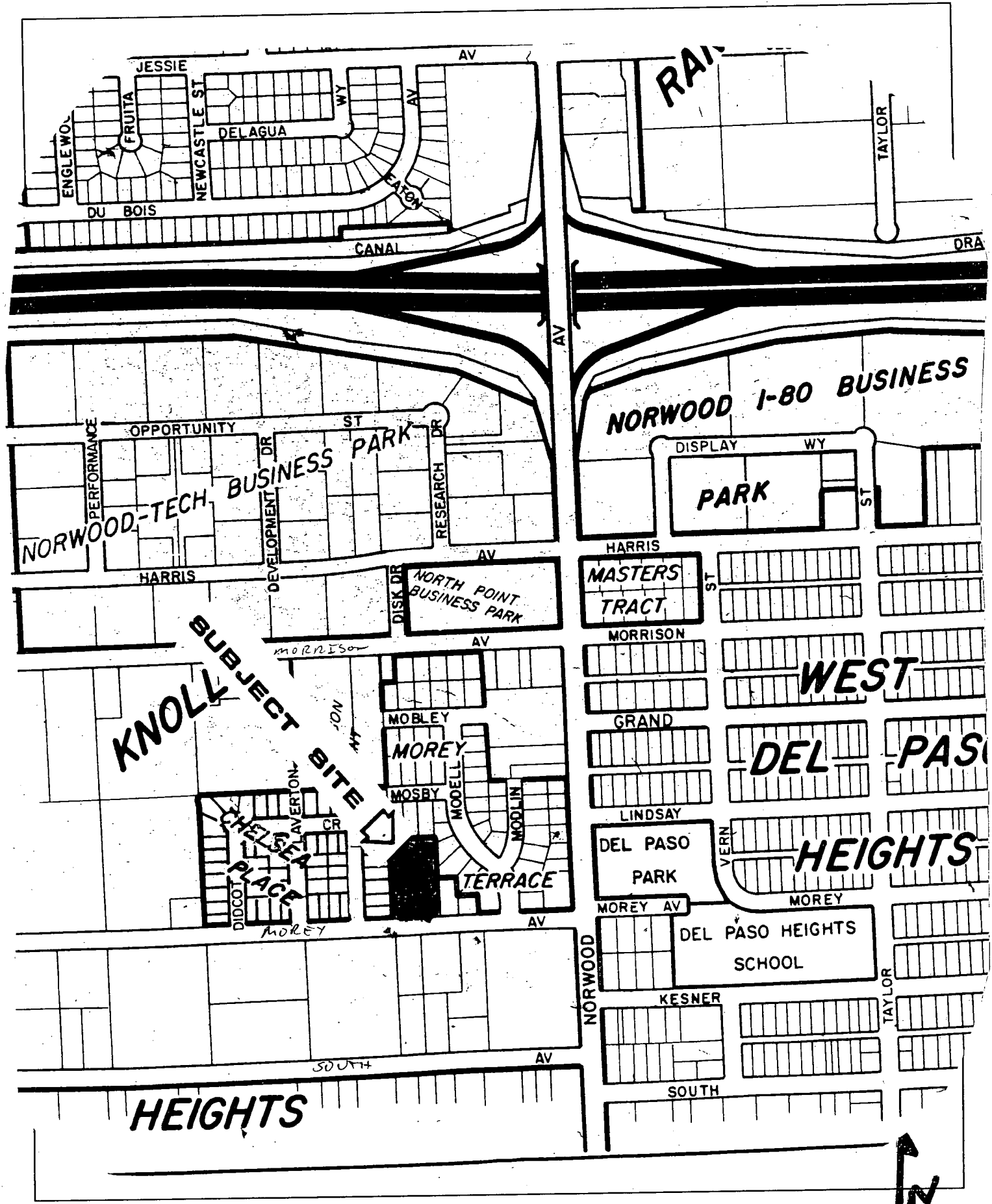
Legal Description of the lots to be created by lot line adjustment.

APN 250 0341 006 0000

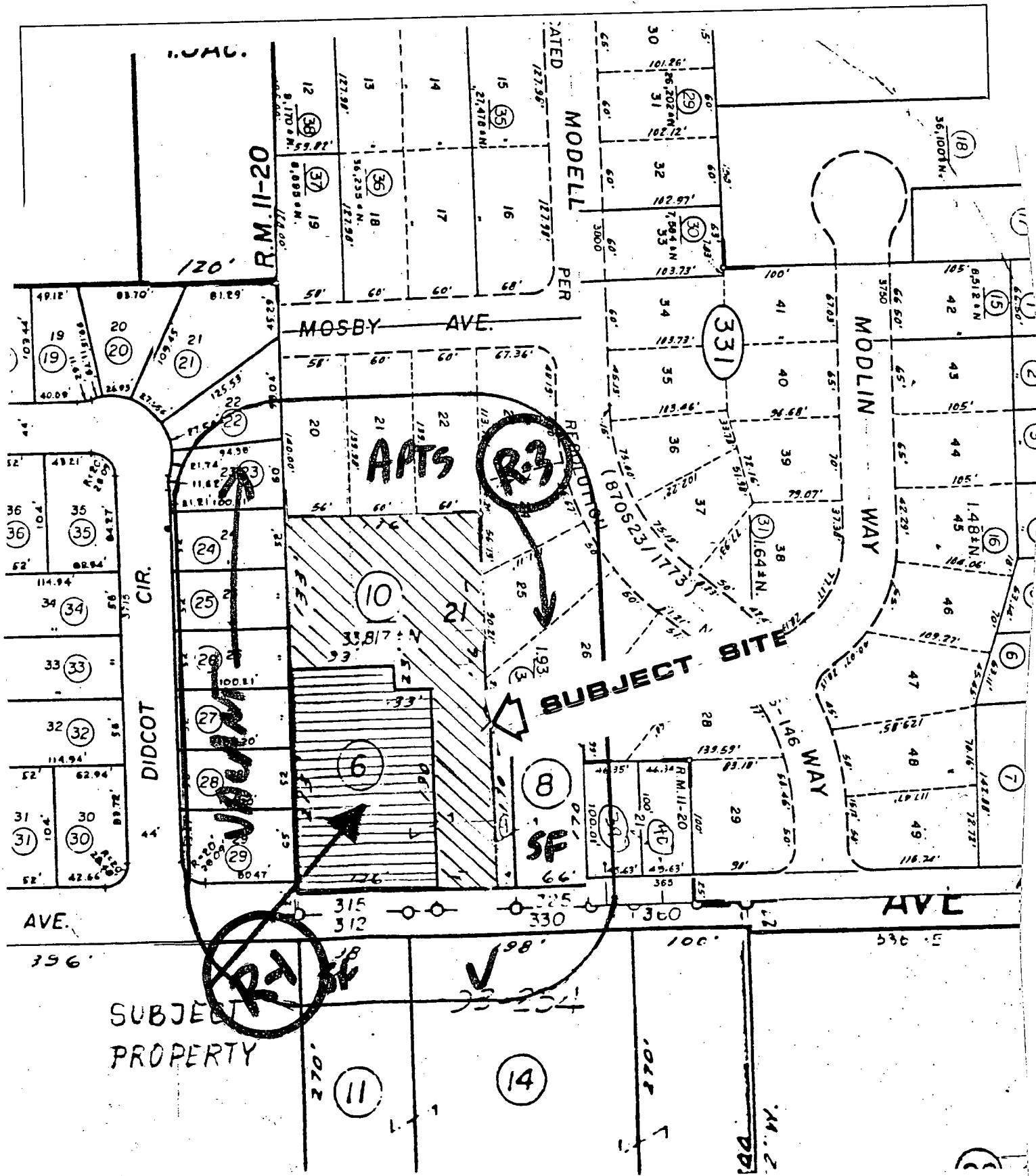
Beginning at the SW corner of lot 21 Oak Knoll then from said point of beginning North 213' then East 126' then South 213' then West 126' to the point of beginning.

APN 250 0341 010 0000

For lot 21 Oak Knoll describe as beginning at a point located North 213' from SW corner of said lot, then from point of beginning North 133' then East 176' then South 346' then West 50' then North 213' then West 126' to the point of beginning.



VICINITY MAP



LAND USE & ZONING MAP