

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 23, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-134) by adopting the attached resolution (ZA96-022).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 0.26± vacant acres Standard Single Family (R-1) zone.

**Location:** 8012 and 8016 35th Avenue (D6, Area 3)

**Assessor's Parcel Number:** 027-0261-011, 012

**Applicant:** Wong & Associates (Tim Wong)  
4111 82nd Street  
Sacramento, CA 95826

**Property Owners:** Sacramento Housing and Redevelopment Agency  
630 I Street  
Sacramento, CA 95814

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

**Community Plan:** Residential (4-8 du/na)

**Existing Land Use of Site:** Vacant

**Existing Zoning of Site:** Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

**North:** R-1; Church  
**South:** R-1; Single Family Residence  
**East:** R-1; Single Family Residences  
**West:** R-1; Single Family Residence

**Property Dimensions:** 90 feet x 125 feet

**Property Area:** 0.26± acres

**Topography:** Flat

**Street Improvements:** Existing

**Utilities:** Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: None

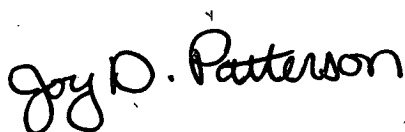
Additional Information The applicant proposes to relocate the common property lines between two parcels in order create two more equal size lots for development. Both lots are vacant and substandard in width. The property line will be moved approximately five feet east to create two 45 foot wide lots. There are several trees on the lot that will need to be reviewed by the City Arborist (Dan Pskowski, 433-6345) prior to removal.

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)}.



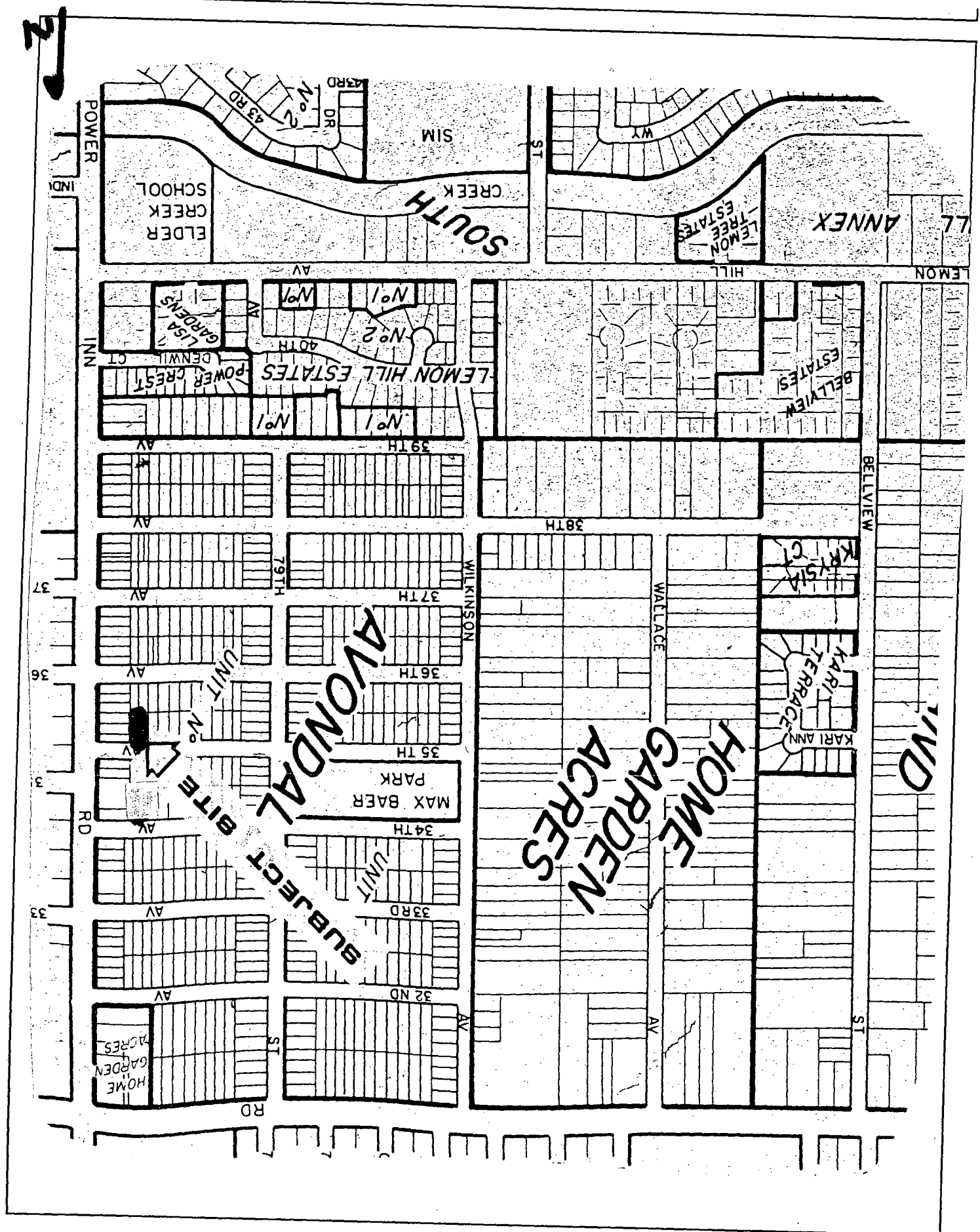
Joy D. Patterson  
Zoning Administrator

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) ✓  
Applicant ✓      ZA Resolution Book ✓      ZA Log Book ✓  
Public Works ✓

VICINITY MAP



CHURCH

R-1

35TH AVENUE

100' R

SF

8

1

SITE

2

SF

9

SF

10

SF

11

100' R

SF

16

SF

15

SF

14

100' R

12

13

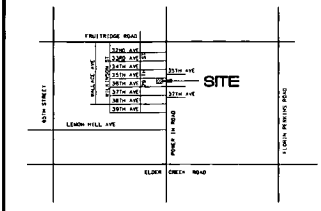
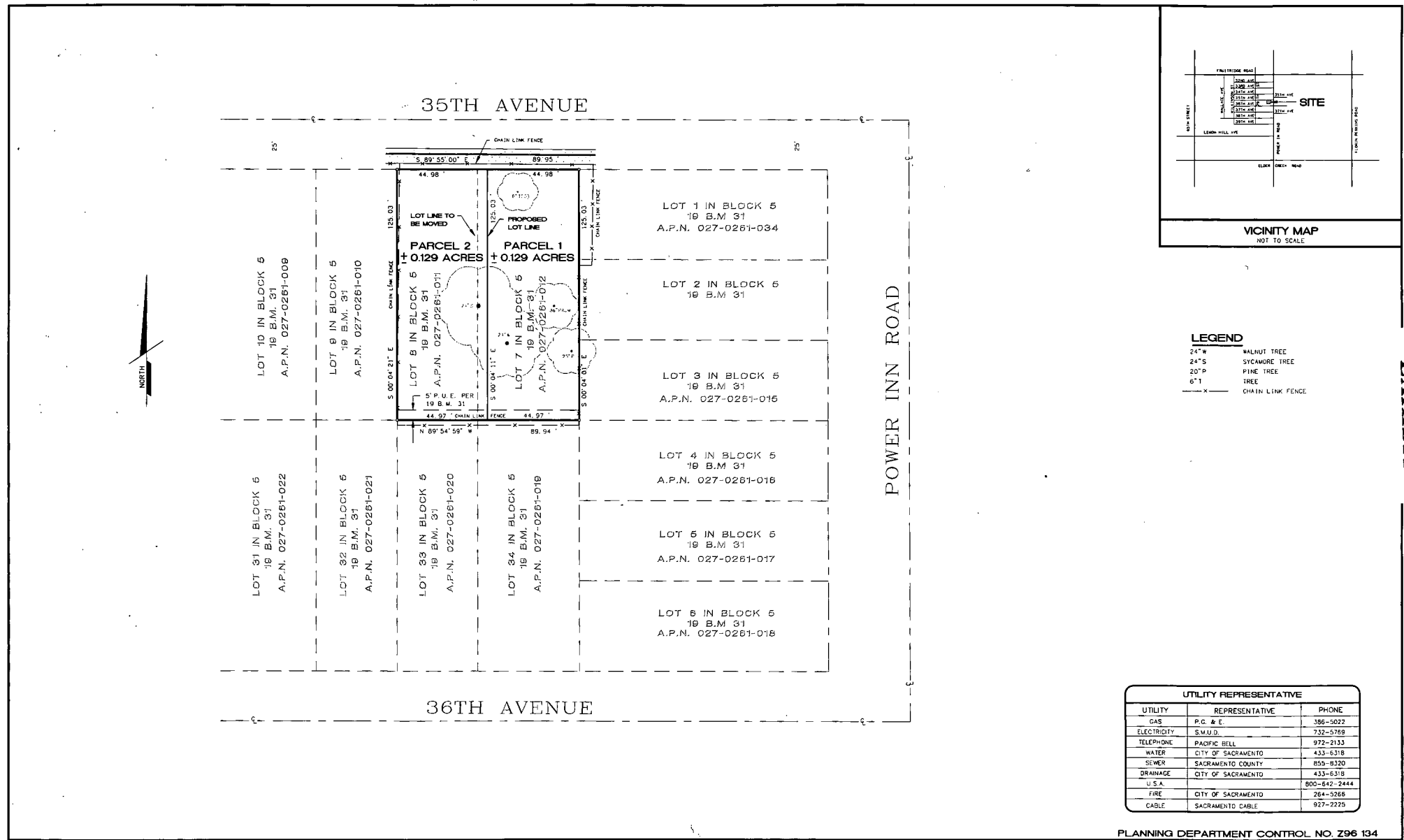
SUBJECT SITE

LAND USE & ZONING MAP

296-134

OCTOBER 23, 1996

Item #2



**LEGEND**

24" W	WALNUT TREE
24" S	SYCAMORE TREE
20" P	FINE TREE
6" T	TREE
-X-	CHAIN LINK FENCE

**UTILITY REPRESENTATIVE**

UTILITY	REPRESENTATIVE	PHONE
GAS	P.G. & E.	386-5022
ELECTRICITY	S.M.U.D.	732-5769
TELEPHONE	PACIFIC BELL	972-2133
WATER	CITY OF SACRAMENTO	433-6318
SEWER	SACRAMENTO COUNTY	855-8320
DRAINAGE	CITY OF SACRAMENTO	433-6318
U.S.A.		800-842-2444
FIRE	CITY OF SACRAMENTO	284-5268
CABLE	SACRAMENTO CABLE	927-2225

PLANNING DEPARTMENT CONTROL NO. Z96 134

BENCHMARK ELEVATION:  
 FIELD BOOK NO. 3698 PAGE 37

**WONG & ASSOCIATES**  
 ENGINEERING • SURVEYING • LAND PLANNING  
 4111 EIGHTH SECOND STREET  
 SACRAMENTO, CALIFORNIA 95826  
 TEL: (916)-737-3369 FAX: (916)-452-8324

DESIGNED: N/A SCALE: 1" = 20'  
 DRAWN: P.M.  
 CHECKED: C.M.  
 SUBMITTED: GARY TIMOTHY WONG U.S. 5035



NO.	DATE	REVISION	BY

**LOT LINE ADJUSTMENT EXHIBIT**  
 OF  
 8012 AND 8016 35TH AVENUE  
 A.P.N. 027-0261-011 AND 012

CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA

DATE: 10-04-96  
 SHEET: 1 / 1  
 JOB NO. 96047

**EXHIBIT B**

**LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

THE EAST 44.98 FEET OF LOT 7 IN BLOCK 5 OF AVONDALE SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON AUGUST 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 31.

PARCEL 2

LOTS 7 AND 8 IN BLOCK 5 OF AVONDALE SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON AUGUST 10, 1927 IN BOOK 19 OF MAPS, MAP NO. 31.

EXCEPTING THEREFROM THE EAST 44.98 FEET OF SAID LOT 7.



RECEIVED

OCT 09 1996

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

796 134

296-134

OCTOBER 23, 1996

ITEM #2