

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 9, 1998, the Zoning Administrator approved a lot line adjustment (File Z98-132) by adopting the attached resolution (ZA98-041).

**Project Information**

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two partially developed parcels totaling 0.10± acres in the Standard Single Family (R-1) zone.

Location: 4017 D Street and 3332 41st Street (D3, Area 1)

Assessor's Parcel Number: 004-0184-011, 010

Applicant: Morton & Pitalo Inc. (James Boss)  
1788 Tribute Road #200  
Sacramento, CA 95815

Property Owners:	Michael and Sara Latta 4017 D Street Sacramento, CA 95819	and	Bill and Patricia Bocook 951 El Cajon Way Palo Alto, CA 94303
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General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Land Use of Site: Single Family Residential  
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: Irregular  
Property Area: 0.1± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 and B-2

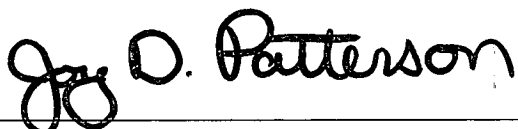
Additional Information The applicant proposes to relocate the common property lines between two parcels in order to make the parcels less non-conforming. The current property line runs through the structure on the west parcel. The applicant proposes to move the line nine feet to the east. The Zoning Ordinance and Building Code do not permit structures to cross property lines. The parcels will still be non-conforming, but less non-conforming than they are now. Additionally, the applicant has applied for a right-of-way abandonment for the area that parallels D Street.

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 (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)

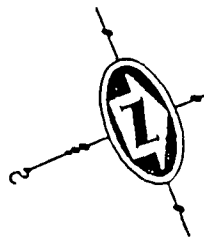
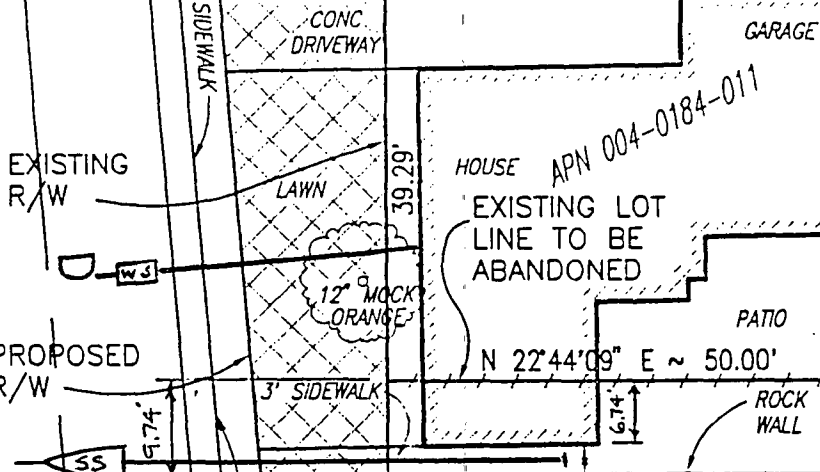
**EXHIBIT A**

**LEGEND**

 PROPOSED RIGHT OF WAY TO BE ABANDONED

APN 004-0184-012

N 22°30'00" E ~ 50.00'



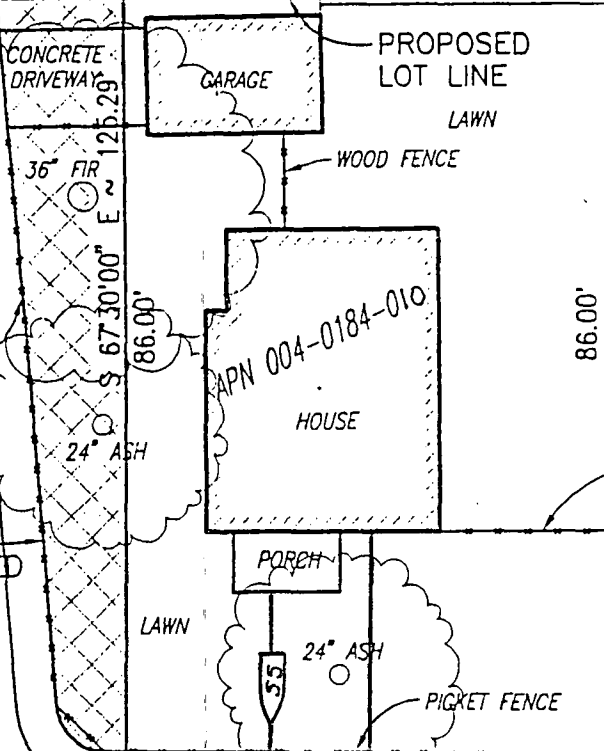
SCALE: 1" = 20'

**STREET**

PICKET FENCE

PROPOSED R/W

20'



S 67°30'00" E ~ 125.49'

APN 004-0184-009

WOOD FENCE

N 22°44'09" E ~ 50.00'

4' SIDEWALK

25' R/W

**41ST**

**STREET**

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NOV 16 1998

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

4 98 132

RIGHT OF WAY ABANDONMENT  
& LOT LINE ADJUSTMENT  
4017 D STREET &  
322 41ST STREET  
SACRAMENTO, CA

SHEET 1  
OF 1

298-132

DECEMBER 9, 1998

JOB NO. 97-1404.01  
ITEM 1

# EXHIBIT - B-1

## Legal Description

City of Sacramento, California

All that portion of Lot 7 and Lot 8, as shown on the Official Plat of Burlingame Terrace of Brooke Realty Co.'s Subdivision No. 1108, Recorded in the office of the County Recorder of Sacramento County, February 15, 1907, in Book 8 of Maps, Map No. 4, more particularly described as follows:

Beginning at the corner common to Lot 6 and Lot 7 of said subdivision on the West Line of Ashby Place (now 41st Street): Thence Southerly along the West Line of 41st Street South  $23^{\circ}25'00''$  West 50.00 feet to a corner common to Lot 7 and Lot 8 of said subdivision; thence continuing Southerly along the West line of 41st Street South  $23^{\circ}25'00''$  West 1.00 feet; thence, along a curve to the Right with a radius of 5.00 feet, through an angle of  $85^{\circ}02'23''$ ; an arc distance of 7.42 feet, being subtended by a chord which bears South  $65^{\circ}56'11''$  West 6.76 feet; thence along the North line of "D" Street, North  $71^{\circ}32'37''$  West 71.81 feet; thence North  $22^{\circ}40'00''$  East 12.20 feet to a point on the line common to Lot 7 and Lot 8 of said subdivision; thence continuing North  $22^{\circ}40'00''$  East 50.00 feet to a point on the line common to Lot 6 and Lot 7 of said subdivision; thence South  $66^{\circ}35'00''$  East 76.92 feet to the point of beginning.

Containing 0.103 acres more or less (see Exhibit A attached).



*James W. Boss*

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CITY OF SACRAMENTO  
CITY PLANNING DIVISION

Z 98 132

298-132

DECEMBER 9, 1998

ITEM 1

**PARCEL B- 2**  
**Legal Description**

City of Sacramento, California

All that portion of Lot 7 and Lot 8, as shown on the Official Plat of Burlingame Terrace of Brooke Realty Co.'s Subdivision No. 108, Recorded in the office of the County Recorder of Sacramento County, February 15, 1907, in Book 8 of Maps, Map No. 4, more particularly described as follows:

Beginning at the corner common to Lot 6 and Lot 7 of said subdivision on the West Line of Ashby Place (now 41st Street): Thence along the line common to Lot 6 and Lot 7 of said subdivision North 66°35'00" West 76.92 feet to the true point of beginning; thence South 22°40'00" West 50.00 feet to a point on the line common to Lot 7 and Lot 8 of said subdivision; thence continuing South 22°40'00" West 12.20 feet to a point on the North line of "D" Street; thence along the North line of "D" Street North 71°32'37" West 49.25 feet; thence North 23°25'00" East 16.45 feet to a corner common to Lot 7 and Lot 8 of said subdivision; thence continuing North 23°25'00" East 50.00 feet to a corner common to Lot 6 and Lot 7 of said subdivision; thence South 66°35'00" East 48.25 feet to the true point of beginning.

Containing 0.072 Acres more or less (see Exhibit A attached).



*James W. Boss*

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CITY PLANNING DIVISION

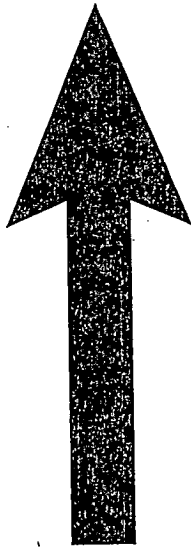
Z 98 132

298-132

DECEMBER 9, 1998

ITEM 1

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**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 parcel merger (File Z96-137) by adopting the attached resolution (ZA96-023).

**Project Information**

**Request:**     Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 0.59± developed acres in the General Commercial (C-2) zone.

**Location:**     3001 P Street (D3, Area 1)

**Assessor's Parcel Number:**     007-0281-013 and 014

**Applicant:**     Warren \* Green Engineering (Lori Green)  
                  3114 Brennans Road  
                  Loomis, CA 95650

**Property Owners:**     Kiernan Investment  
                          3117 El Camino Avenue  
                          Sacramento, CA 95821

**General Plan Designation:**     Community Neighborhood Commercial and Offices  
Central City  
**Community Plan:**             General Commercial  
**Existing Land Use of Site:**     Office Building and Parking Lot  
**Existing Zoning of Site:**     General Commercial (C-2)

**Surrounding Land Use and Zoning:**  
North:           C-2; Commercial  
South:           C-2; Commercial  
East:            C-2; Commercial  
West:            T-C; RT Bus Storage

**Property Dimensions:**     160 feet x 160 feet  
**Property Area:**            0.59± acres  
**Topography:**               Flat  
**Street Improvements:**    Existing  
**Utilities:**                 Existing

**Project Plans:**             Exhibit A

Legal Description: Exhibit B

Previous Files: P88-056 (Sign Variance-Denied); DR-96-231

Additional Information The applicant proposes to merge the common property line between two parcels in order to provide on-site parking for an existing office building. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

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)}.



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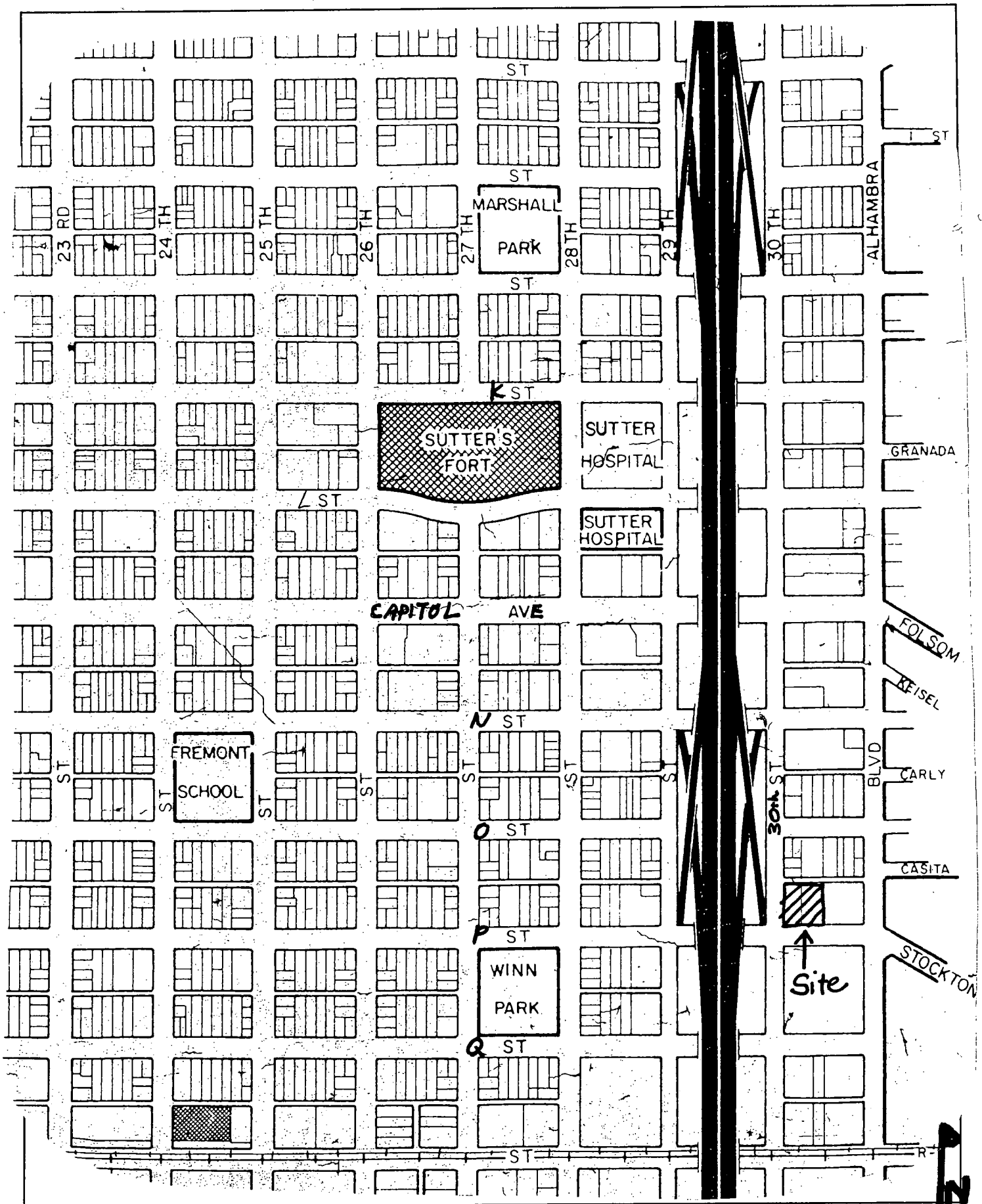
Joy D. Patterson  
Zoning Administrator

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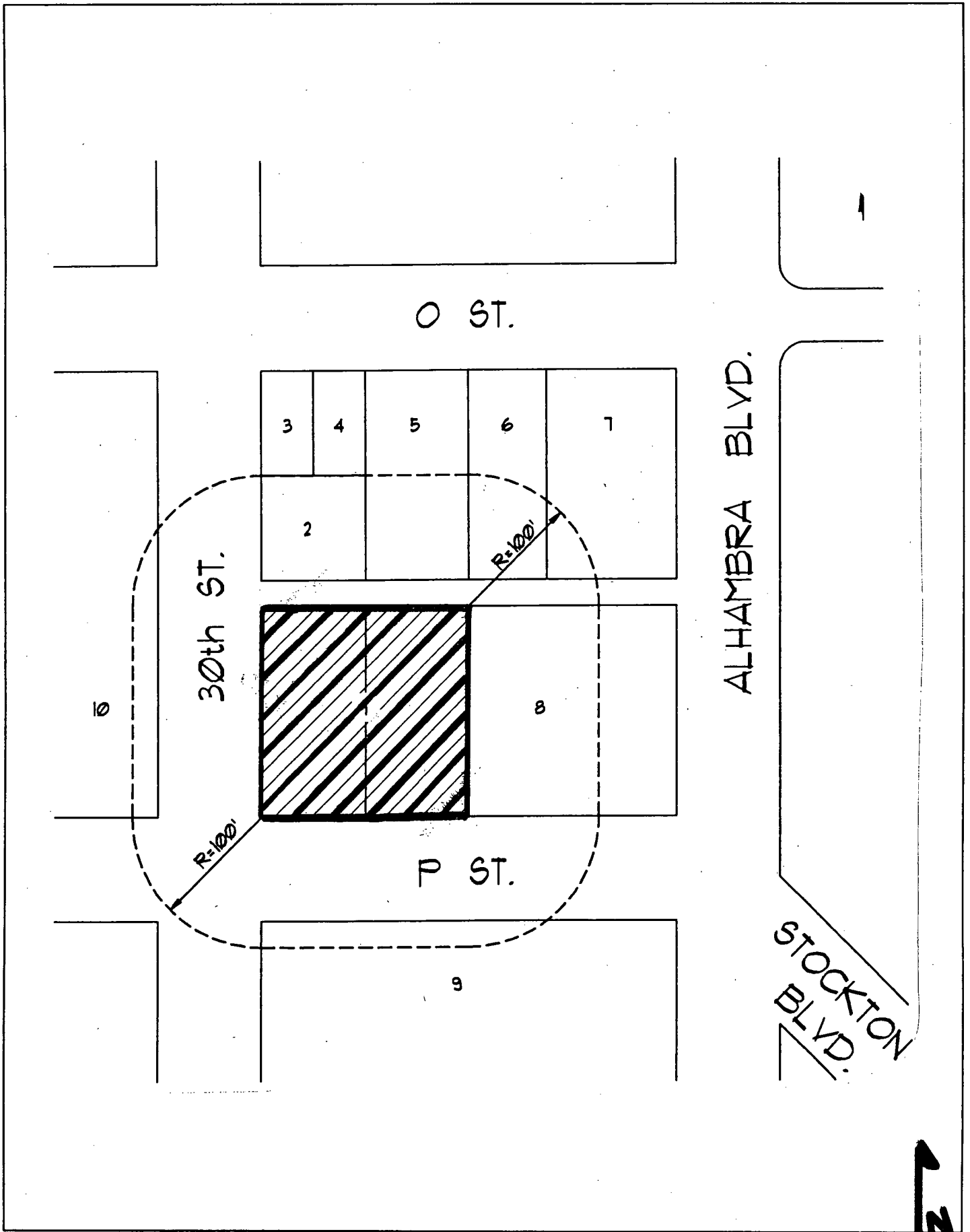
Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original) ←  
Applicant ←      ZA Resolution Book ←      ZA Log Book ←  
Public Works ←



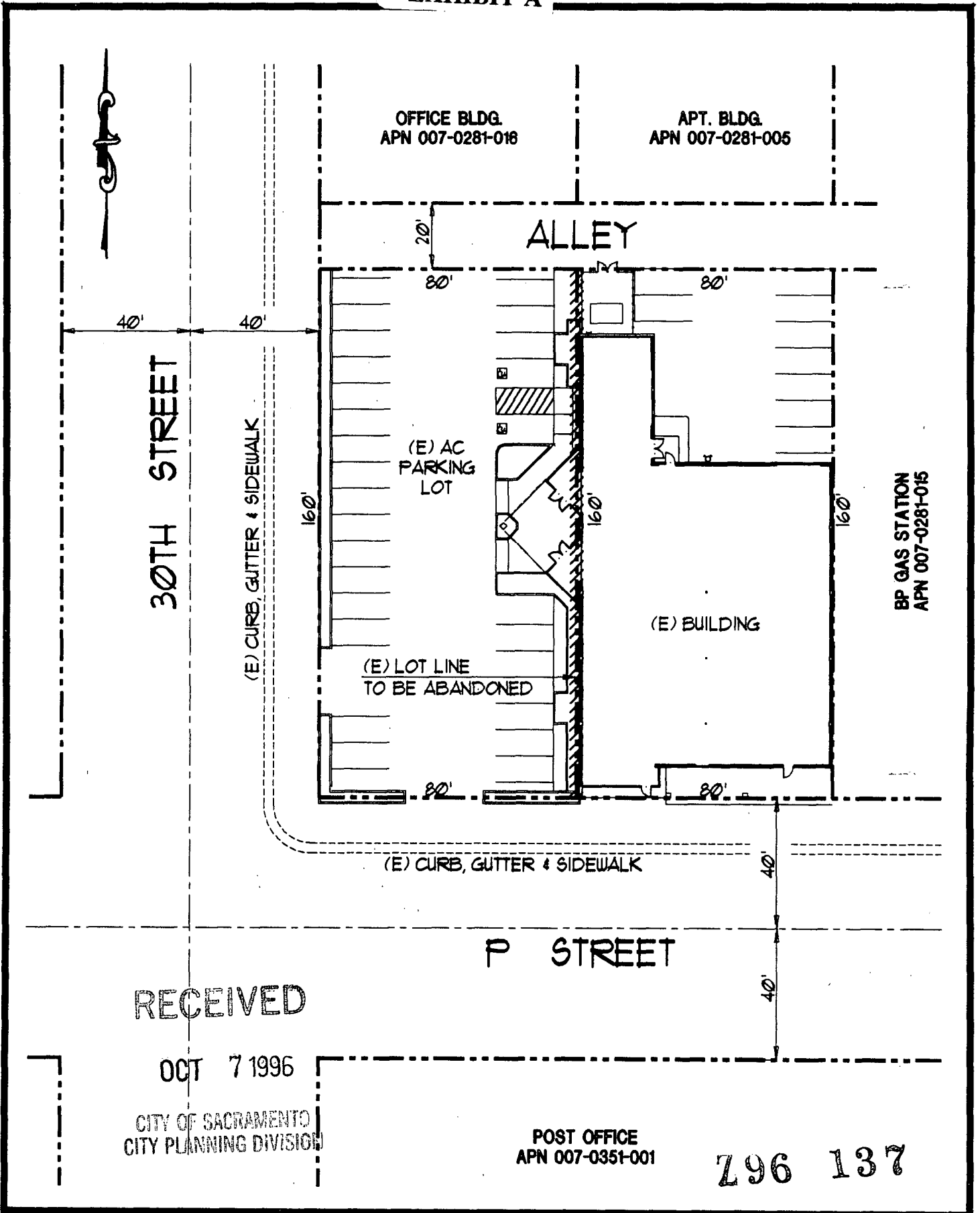


VICINITY MAP



**LAND USE & ZONING MAP**

EXHIBIT A



DRAWN BY: LG.  
 DESIGNED BY:  
 CHECKED BY:  
 SCALE: 1" = 40'  
 DATE: SEPT. 1996

**Warren • Green Engineering**

3114 BRENNANS ROAD, LOOMIS, CA 95650 916-663-2323

EXHIBIT MAP

**LOT MERGER EXHIBIT**  
 3001 "P" STREET

296-137

OCTOBER 23, 1996

Item # 3

**EXHIBIT B**

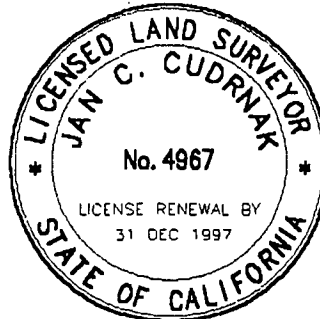
**REAL PROPERTY DESCRIPTION FOR MERGER**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SARAMENTO, STATE OF CALIFORNIA AND BEING ALL OF LOTS 7 AND 8 IN THE BLOCK BOUNDED BY 30<sup>th</sup> STREET, IOI STREET, ALHAMBRA BOULEVARD, AND IPI STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 7, SAID CORNER BEING EVIDENCED BY A 1/4" IRON PIPE AND PLUG STAMPED LS 3538; THENCE FROM SAID POINT OF BEGINNING SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 7 SOUTH 17°30'00" WEST 160.91 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF IPI STREET; THENCE WESTERLY ALONG SAID NORTHERLY LINE NORTH 72°31'11" WEST 161.30 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF P STREET WITH THE EASTERLY RIGHT OF WAY LINE OF 30<sup>th</sup> STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF 30<sup>th</sup> STREET, NORTH 17°30'34" EAST 160.94 FEET TO A POINT ON THE SOUTHERLY LINE OF A 20 FOOT ALLEY AND THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE EASTERLY ALONG SAID SOUTHERLY LINE SOUTH 72°30'34" EAST 161.32 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5959 ACRES, MORE OR LESS.

End of description

THIS DESCRIPTION WAS PREPARED BY:  
JAN C. CUDRNAK, L.S. 4967  
LICENSE EXPIRATION 31 DEC 1997



**RECEIVED**

**OCT 7 1996**

**CITY OF SACRAMENTO  
CITY PLANNING DIVISION**

**RECEIVED**

**OCT 16 1996**

**CITY OF SACRAMENTO  
CITY PLANNING DIVISION**

**796 137**

796-137

OCTOBER 23, 1996

J. Ken #3