

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 28, 2004, the Zoning Administrator approved with conditions a lot line adjustment (File Z03-381). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

**Request:**        **Zoning Administrator Lot Line Adjustment** to relocate the common property line between two parcels on 0.53 $\pm$  developed acres in the Single Family Residential, Executive Airport-4 Overlay (R-1){EA-4} zone.

**Location:**      3210 35<sup>th</sup> Avenue (D8, Area 2)

**Assessor's Parcel Number:**    025-0201-040, 041

**Applicant:**      German Engineering, Ltd (Hugh McWilliams)  
3000 Franklin Blvd  
Sacramento, CA 95818

**Property Owner:**    Timothy and Helga Lee  
7727 River Landing Drive  
Sacramento, CA 95831

**Project Planner:**      Sandra Yope

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

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

**Existing Land Use of Site:**      Single Family and Multi-Family Residential

**Existing Zoning of Site:**        Single Family Residential, Executive Airport-4 Overlay (R-1){EA-4}

**Surrounding Land Use and Zoning:**

North: R-1 (EA-4); Single Family Residential

South: R-1 (EA-4); Single Family Residential

East: R-1 (EA-4); Single Family Residential

West: R-1 (EA-4); Single Family Residential

**Property Dimensions:**      35 feet by 119.41 feet

**Property Area:**              0.10 $\pm$  acres

**Topography:**                Flat

**Street Improvements:**      Existing

Utilities: Existing

Project Plans: Exhibit A

Previous Files: P3030 (Created the Deep Lot Development)

Additional Information The applicant proposes to relocate the common property line between two parcels in order to reconfigure the parcels for the sale of one parcel. Currently, the property line passes through the existing house on the east parcel. The line will be moved 13 feet west to create adequate setbacks and correct the existing situation. The west parcel is developed with four units. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received one call requesting additional information.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Division. The comments received pertaining to the lot line adjustment have been included as conditions.

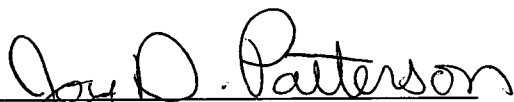
Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a)}.

Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Public Works)
5. Current utility records indicate water and sanitary sewer services crossing property lines. The applicant shall verify the location of existing water and sewer services. New water services shall be connected to the water main in 35<sup>th</sup> Avenue.
6. No water services shall cross property lines. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered and shall be connected to the water main in 35<sup>th</sup> Avenue. Abandon any excess water services.
7. Any sanitary sewer services that cross property lines shall be relocated or a private sewer easement shall be obtained.
8. **Advisory Note:** The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the South Sacramento Community Plan which designates the site as 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. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or 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.
4. The resulting parcel conforms to the requirements of the Subdivision Code, Title 16; the City's General Plan; the City's Comprehensive Zoning Code, Title 17 of the City Code, and the City's Building Code.

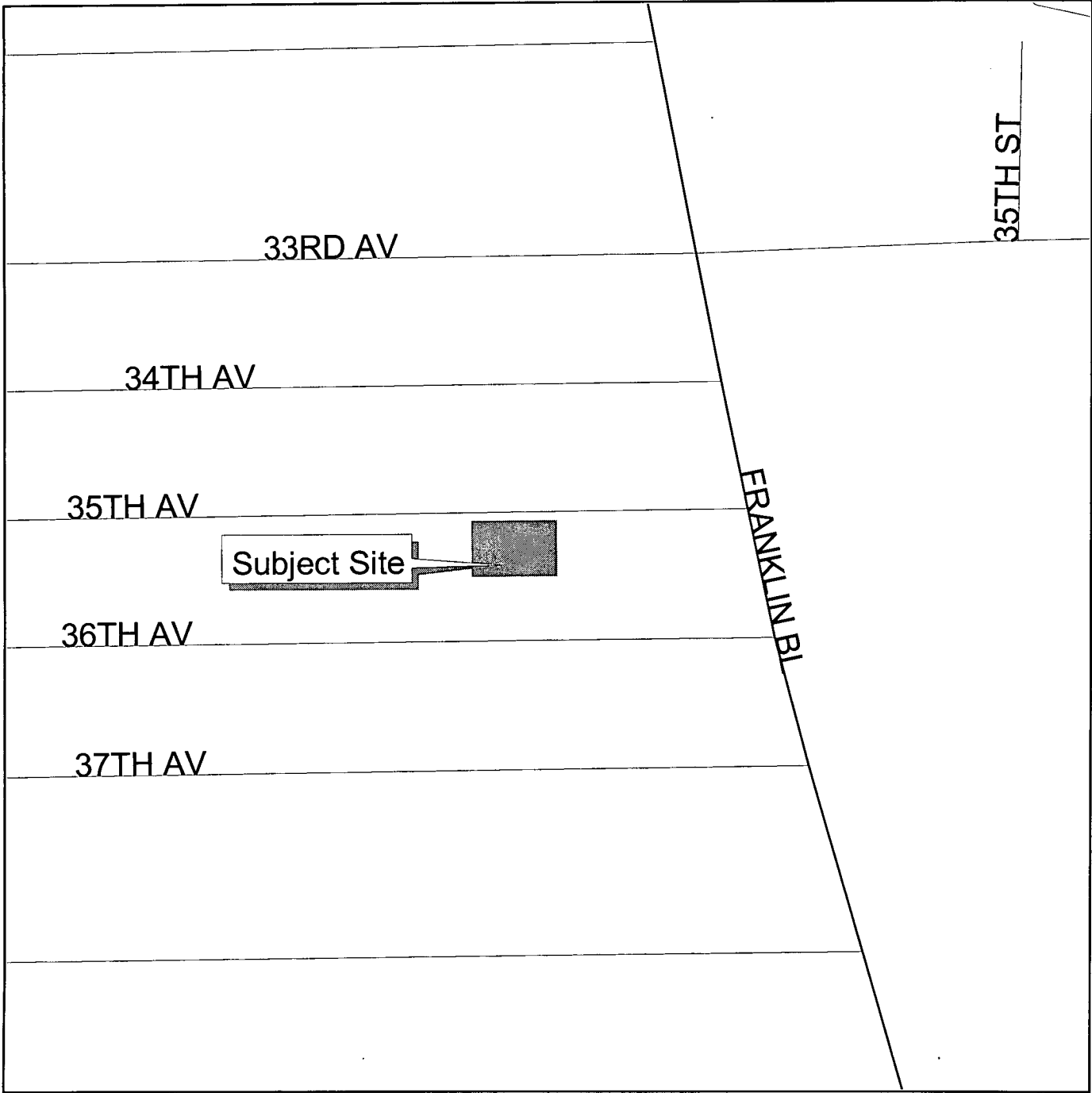


Joy D. Patterson  
Zoning Administrator

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 (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

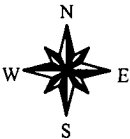
cc: File (original)  
ZA Log Book  
Applicant  
Public Works (Eva Bravo)

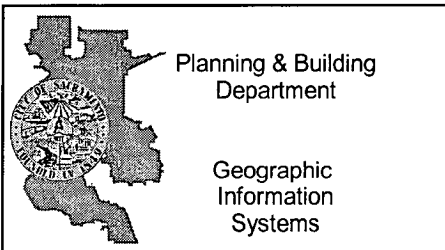
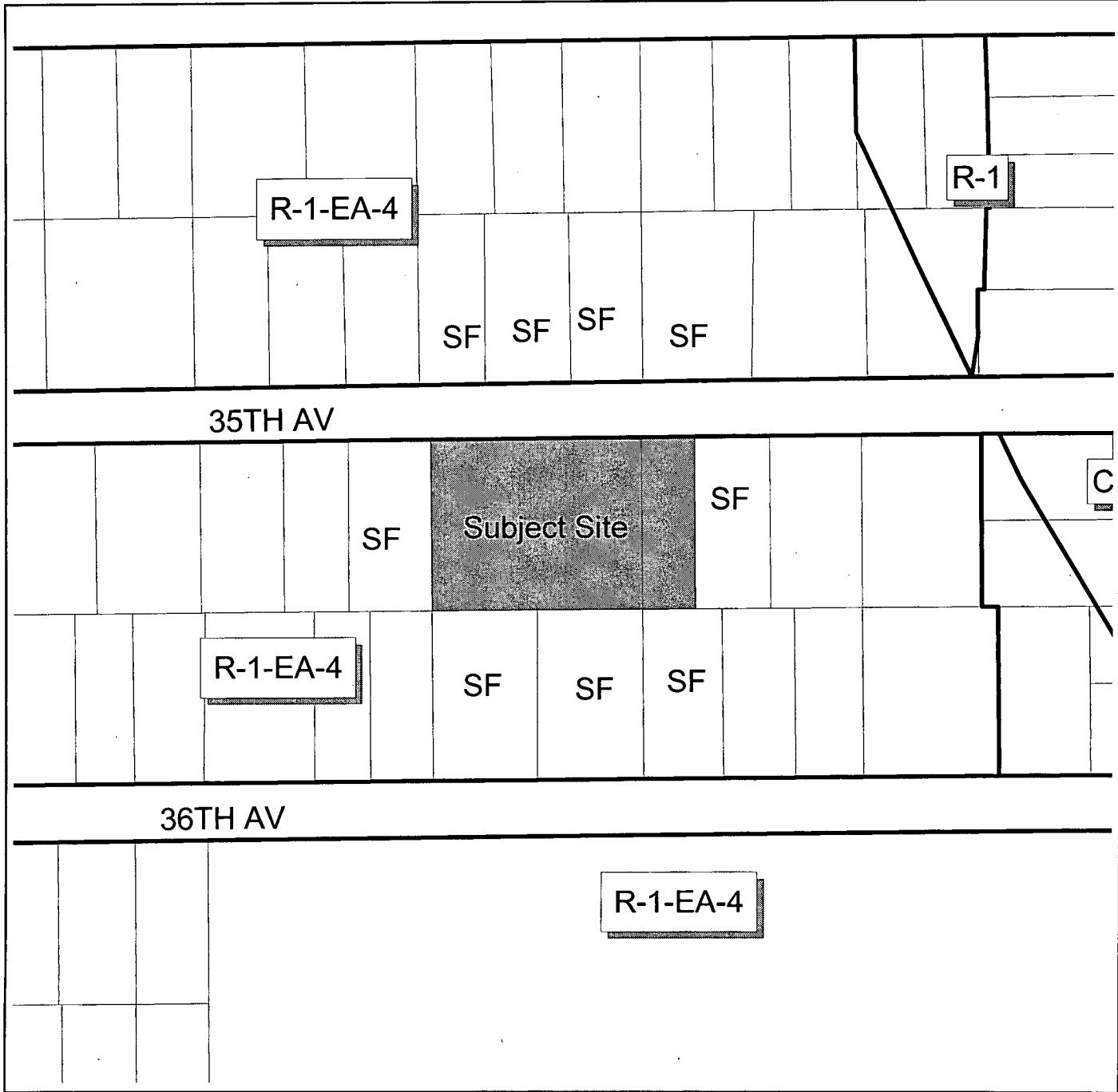


Planning & Building  
Department

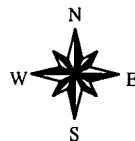
Geographic  
Information  
Systems

# Vicinity Map

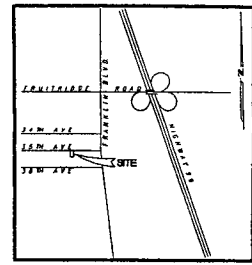
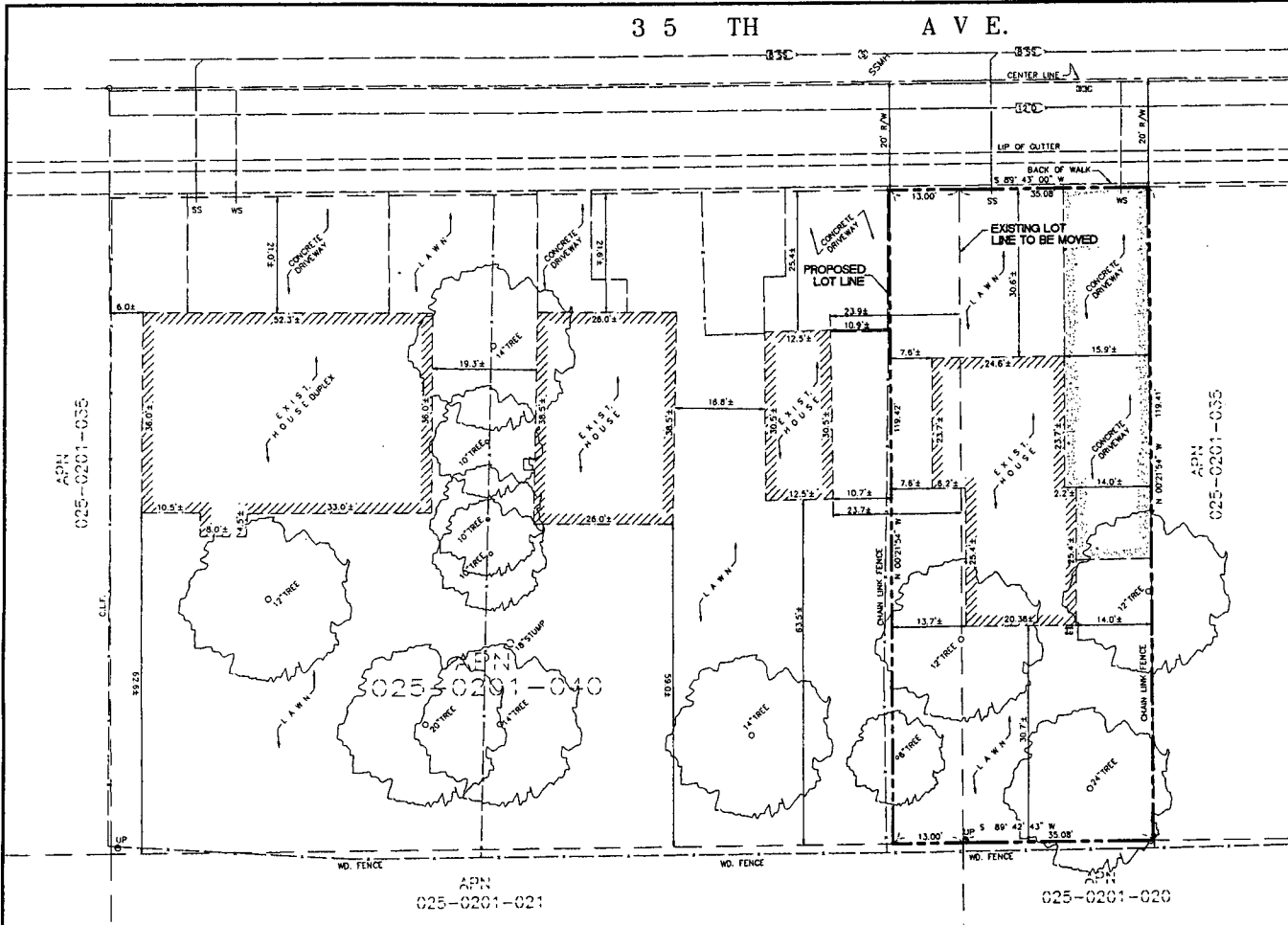




# Land Use & Zoning



35 TH AVE.



VICINITY MAP

SITE DATA

OWNER & SUBDIVIDER:	TIMOTHY & HELGA LEE 6355 RIVERSIDE BLVD. SACRAMENTO CA 95831
ENGINEER:	GERMAN ENGINEERING 3000 FRANKLIN BLVD. SACRAMENTO CA 95818
IMPROVEMENTS:	AS REQUIRED BY SAC. CO. PUBLIC WORKS DEPT.
EXISTING USE:	RES. TWO SINGLE FAMILY UNITS
PROPOSED USE:	RES. TWO SINGLE FAMILY UNITS
EXISTING ZONING:	R-1 EA-4
PROPOSED ZONING:	R-1 EA-4
ASSESSORS PARCEL NO.:	025-0201-040 & 041
EXIST. SEWAGE DISPOSAL:	SACRAMENTO COUNTY
EXIST. WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	SAC. METRO FIRE DISTRICT
SCHOOL DISTRICT:	SAC. CITY UNIFIED SCHOOL DIST.
PARK DISTRICT:	SACRAMENTO COUNTY PARKS DISTRICT
ACREAGE PRIOR LLA:	0.10 AC
ACREAGE AFTER LLA:	0.13 AC

EXHIBIT A



John A. German Date

LEGEND

	STORAGE LINE & SIZE
	STORAGE LINE
	SANITARY SEWER MAINLINE
	GAS METER
	WATER MAIN
	UTILITY POLE & ANCHOR WIRE
	SEWER SERVICE
	WATER SERVICE
	PROPOSED LOT CORNER

NOTES

1. UTILITIES SHOWN HEREON ARE BASED ON VISUAL SURFACE LOCATION ONLY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES). HOWEVER, GERMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, WHICH ARE NOT SHOWN ON THIS PLAN.

**Z03-381**  
 LOT LINE ADJUSTMENT  
 TOPOGRAPHIC BOUNDARY SURVEY  
 3210 35 TH AVENUE  
 APN 025-0201-040 AND 041

CITY OF SACRAMENTO CALIFORNIA  
 Scale: 1"=10' Sheet 1 of 1 December 2003



REC'D DEC 29 2003

REVISED