

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 04, 2004, the Zoning Administrator approved with conditions a lot line adjustment (File Z03-393). 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 0.29± partially developed acres in the Single Family Residential, Executive Airport-4 Overlay (R-1) {EA-4} zone.

Location: 1800 and 1806 Wentworth Avenue (D5, Area 3)

Assessor's Parcel Number: 017-0171-002, 003

Applicant: Bruce Carlsmith
2208 3rd Avenue
Sacramento, CA 95818

Property Owner: Lisa Putnam
2208 3rd Avenue
Sacramento, CA 95818

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family and Vacant
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: Irregular
Property Area: 0.29± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information The applicant proposes to relocate the common property line between two parcels in order to reconfigure the parcels for future development. The east parcel has a garage used for the west parcel and the west parcel is developed with a single family residence. The Zoning Code and Building Code do not permit structures to cross property lines. Both lots are substandard in width and the property line will be moved to the east approximately seven feet. The east lot will be more substandard; however, the applicant has submitted plans that indicate a single family residence can be built on the lot and meet all other site Zoning Code requirements.

The project has been noticed and staff received numerous calls requesting additional information and concerned with what would be built on the vacant lot. Staff indicated that the applicant had provided acceptable house plans that would meet site requirements.

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:

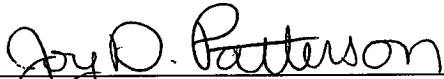
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Public Works)
5. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Certificate of Compliance:

"THE PARCELS SHOWN ON EXHIBIT "B" SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)"

6. **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.
7. **Advisory Note:** At time of building permit Parcel B will be required to have separate water and sewer services.

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).
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.

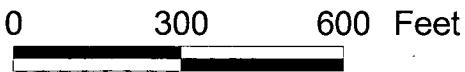
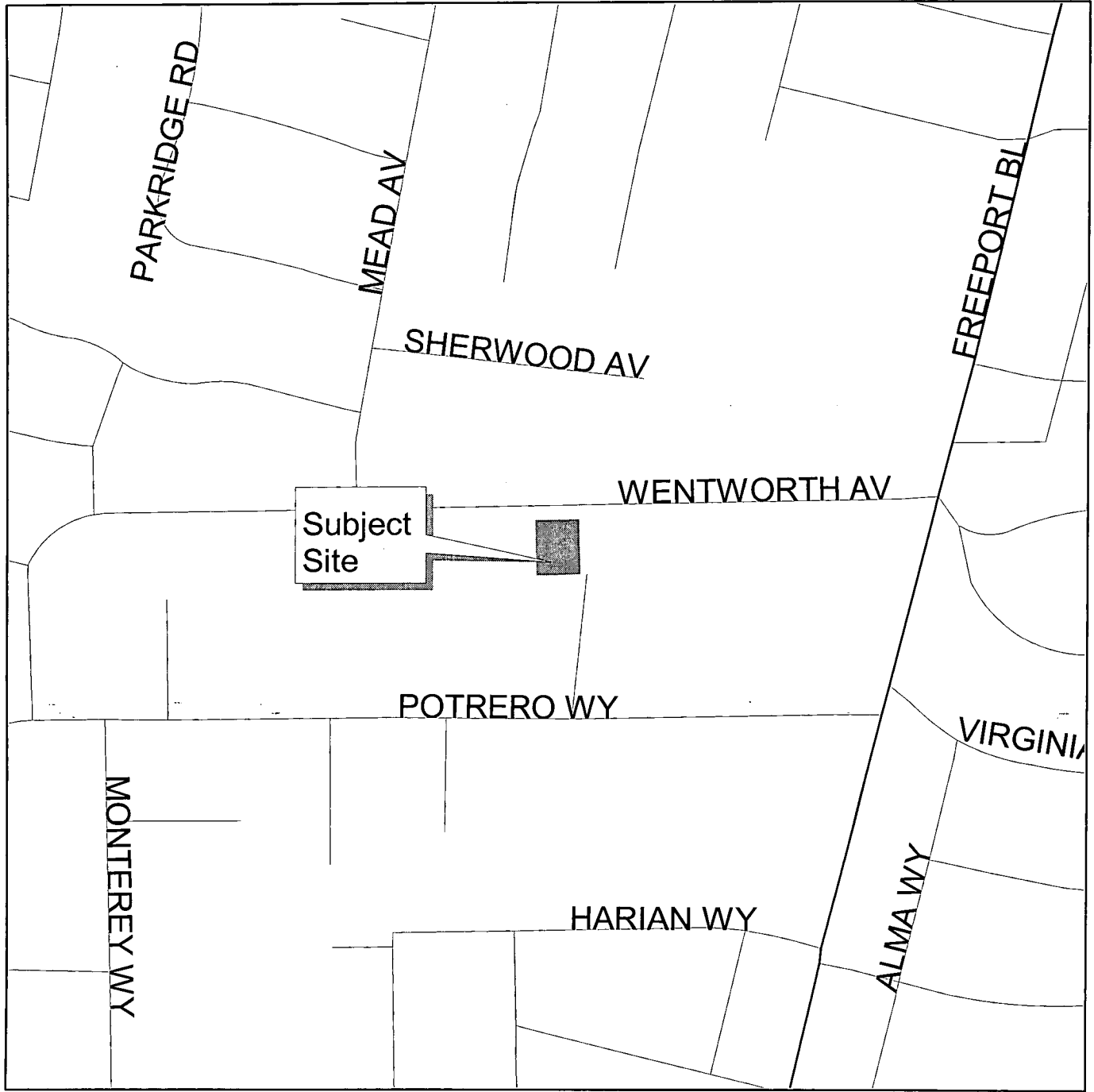


Joy D. Patterson
Zoning Administrator

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

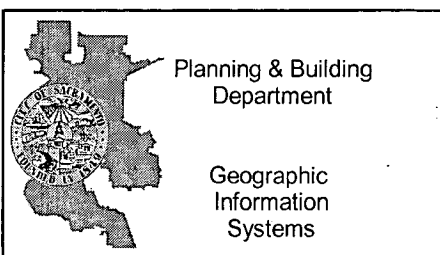
Vicinity Map



Z03-393

February 4, 2004

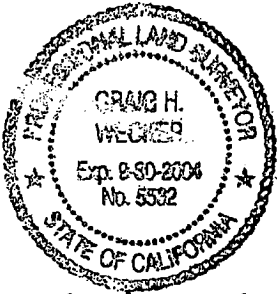
Item 2



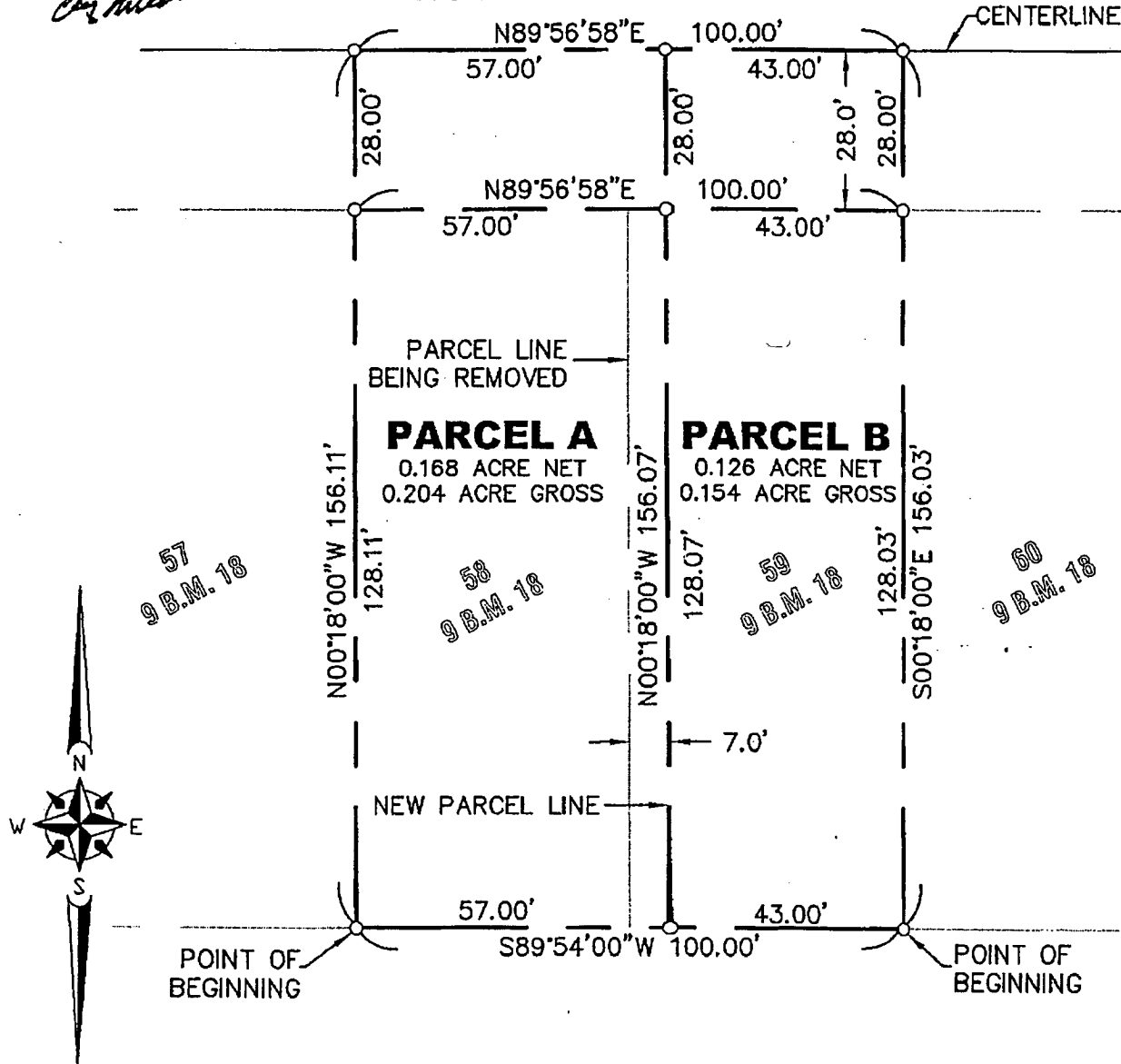
Land Use & Zoning



EXHIBIT B



WENTWORTH AVENUE



SCALE: 1" = 30'

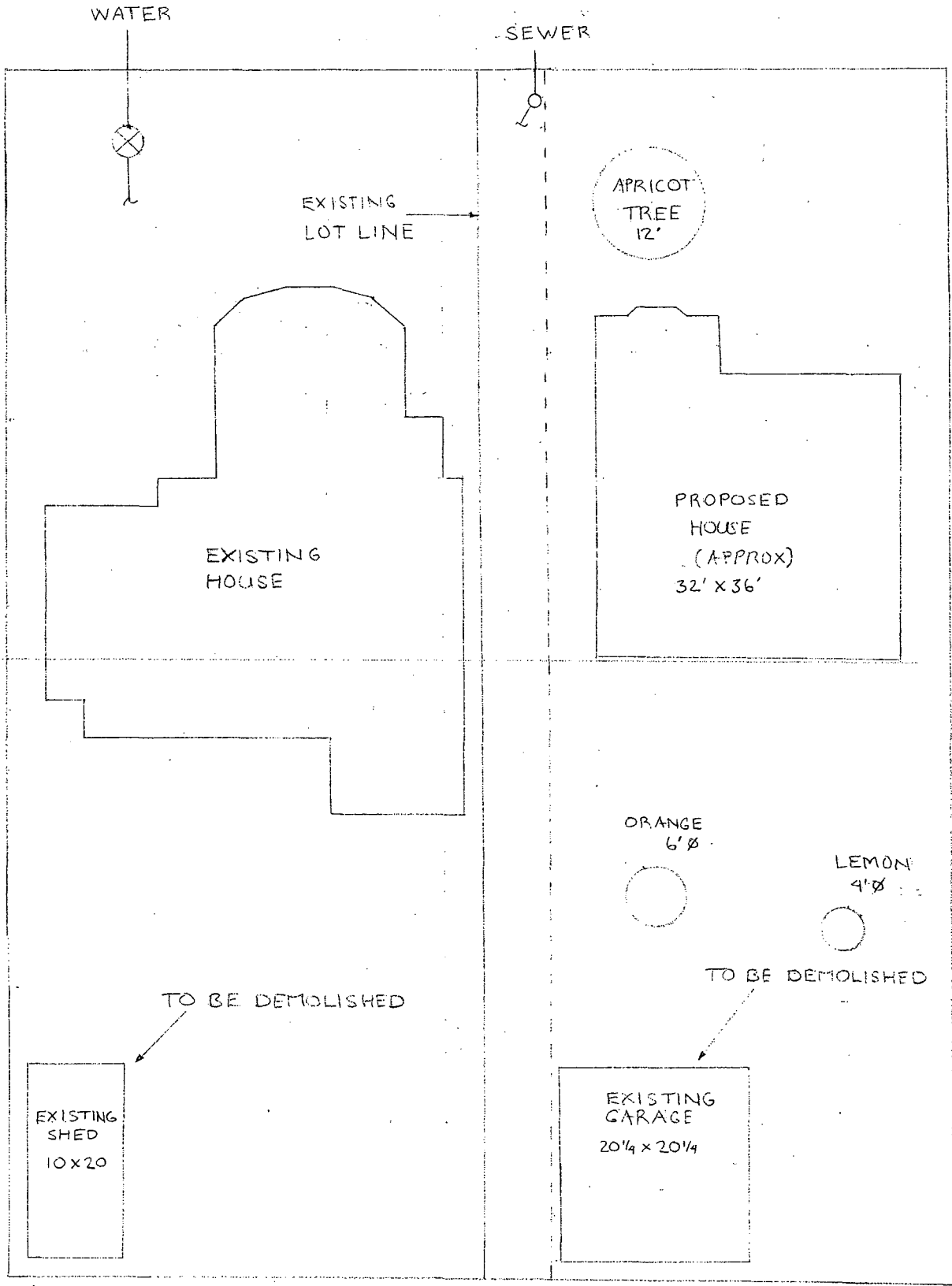
Lot Line Adjustment
Lots 58 & 59
9 B.M. 18

City of Sacramento, State of California

**WECKER
SURVEYS**

1111 KENNEDY PLACE
SUITE 4
DAVIS, CA 95616
530-792-7252
FAX 530-792-7171

EXHIBIT B
LOT LINE ADJUSTMENT
1800/1806 WENTWORTH AVE
SACRAMENTO, CA 95822
APNs 017-0171-002 & 017-0171-003



SCALE 1/8" = 1'

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