

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, September 5, 2002, the Zoning Administrator approved with conditions a lot line adjustment (File Z02-142). 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 three parcels on 0.50± vacant acres in the Standard Single Family, Planned Unit Development (R-1)(PUD) zone.

**Location:** Southwest Corner of Baines Avenue and North Bend Drive (D1, Area 4)

**Assessor's Parcel Number:** 225-1110-001,002, 003

**Applicant:** Lennar Renaissance (Don Barnett)  
2240 Douglas Boulevard, #250  
Roseville, CA 95661

**Property Owner:** Same as Applicant

**Project Planner:** Sandra Yope

**General Plan Designation:** Low Density Residential (4-15 du/na)  
North Sacramento  
**Community Plan Designation:** Low Density Residential  
**Existing Land Use of Site:** Vacant  
**Existing Zoning of Site:** Standard Single Family (R-1)(PUD)

**Surrounding Land Use and Zoning:**  
North: R-1(PUD); Vacant  
South: R-1(PUD); Vacant  
East: R-1(PUD); Vacant  
West: R-1(PUD); Vacant

**Property Dimensions:** Irregular

Property Area: 0.34± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 thru B-3

Previous Files: None

Additional Information The applicant proposes to relocate the common property line between three parcels in order to relocate the property line for future development. All parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received no calls.

#### 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.

#### 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. Only one domestic water service is allowed per parcel. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.

#### Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the North Natomas Community Plan which designate the site as Low Density Residential (4-15 du/na) and Low Density Residential 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 this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

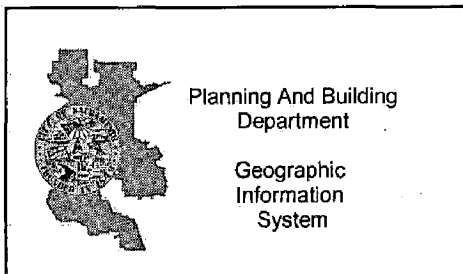
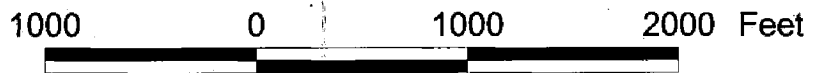
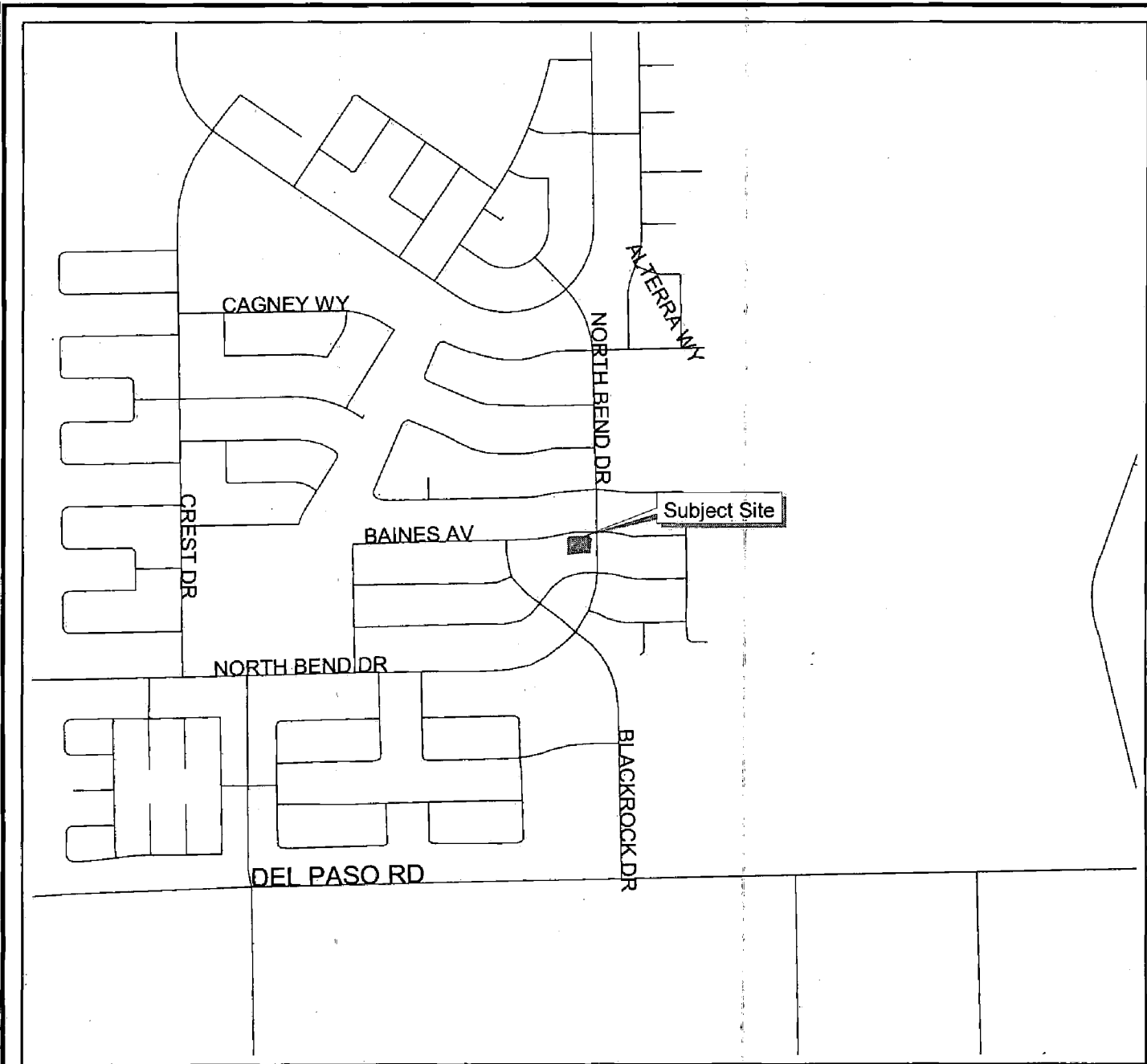
*Joy D. Patterson*

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.

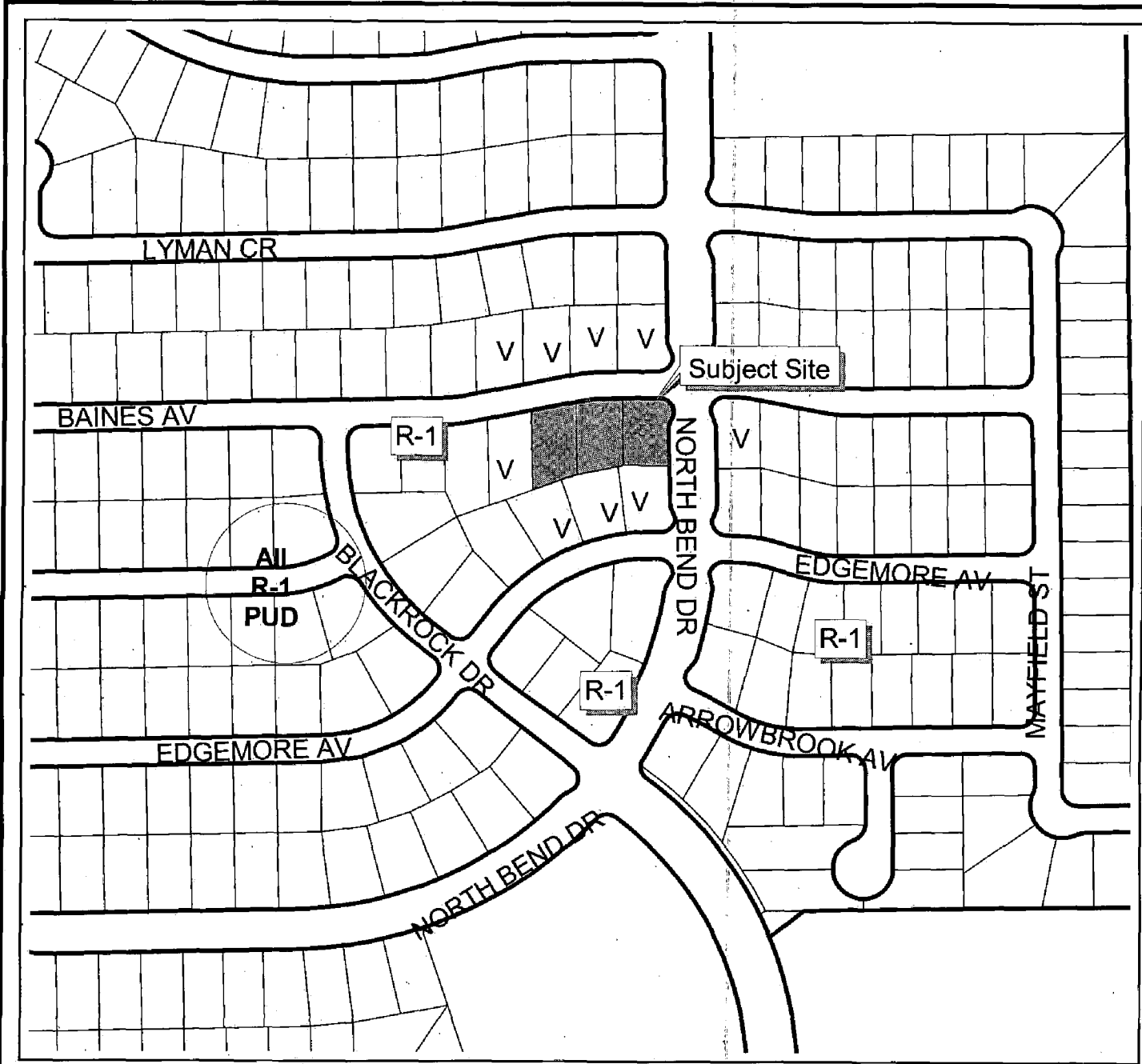
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)  
ZA Log Book  
Applicant  
Don Gendron% Santec; 2590 Venture Oaks Way; Sacramento, CA 95833  
Public Works (Eva Bravo)



# VICINITY MAP





Planning And Building  
Department

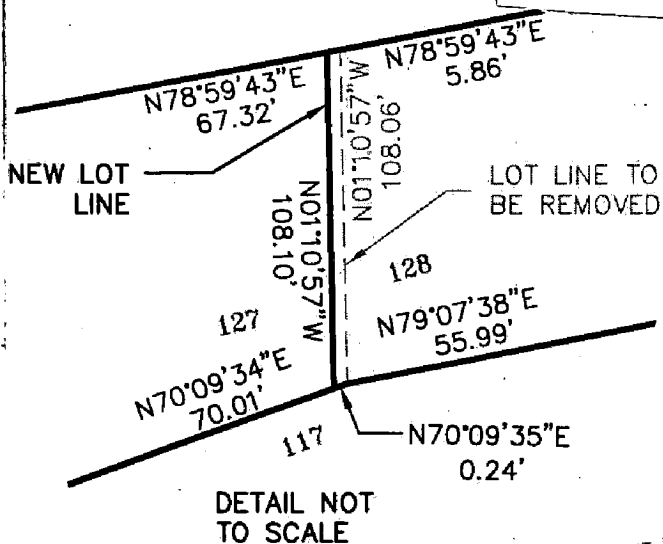
Geographic  
Information  
System

# LAND USE AND ZONING

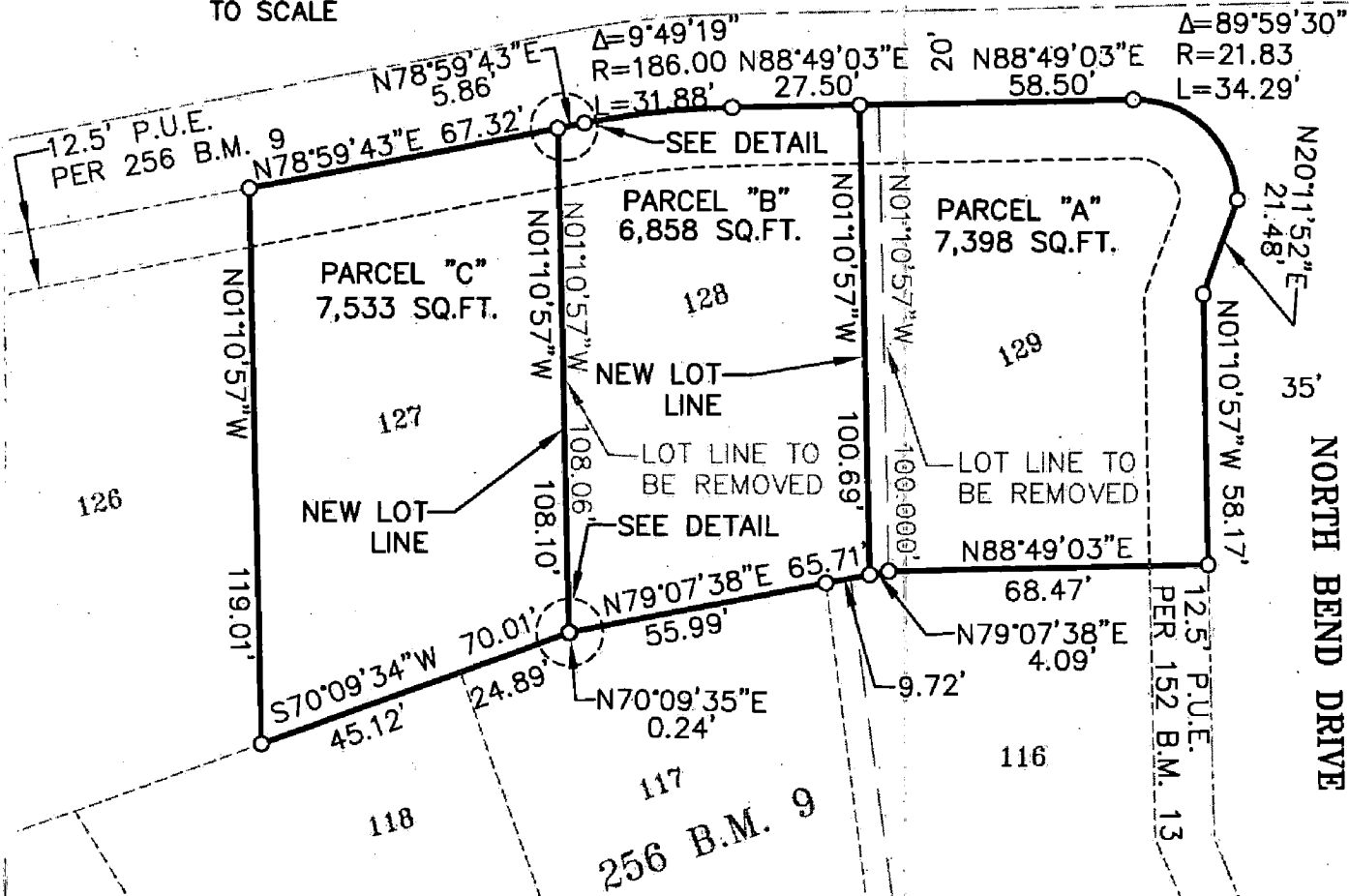


Z02-142

REC'D JUL 16 2002



BAINES AVENUE



**Client/Project**  
LENNAR WINNCREST

**Title**  
LOT LINE ADJUSTMENT  
LOTS 127, 128, 129  
NORTHPOINTE PARK UNIT NO. 12  
256 BM 9

**DATE:** 04/12/02

**JOB #:** 84699000

**DESIGNED BY:** WW

**DRAWN BY:** SGA

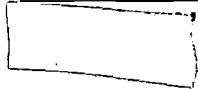
**CHECKED BY:**

**SCALE:** 1"=40'

**CODE:** M-13

**DRAWING #:** H-8565g

Stantec Consulting Inc. Tel. 916.925.5550  
2590 Venture Oaks Way Fax. 916.921.9274  
Sacramento, CA 95833-3288 www.stantec.com



**PARCEL A**

All of Lot 129, as shown on that Plat of "Northpointe Park Unit No. 12", filed in Book 256 of Maps, Map No. 9, in the Office of the Recorder, County of Sacramento, State of California;

**Together With:** A portion of Lot 128, as shown on said Plat of "Northpointe Park Unit No. 12", described as follows:

Beginning at the northeast corner of said Lot 128, thence along the boundary of said Lot 128 the following two (2) courses:

- 1) South 01°10'57" East 100.00 feet, and
- 2) South 79°07'38" West 4.09 feet;

Thence leaving said boundary North 01°10'57" West 100.69 feet to the northerly boundary of said Lot 128;

Thence along said northerly boundary North 88°49'03" East 4.03 feet to the Point of Beginning.

Contains 7,398 square feet or 0.170 acres, more or less.

**Z02-142**  
REC'D JUL 16 2002



**PARCEL B**

All of Lot 128, as shown on that Plat of "Northpointe Park Unit No. 12", filed in Book 256 of Maps, Map No. 9, in the Office of the Recorder, County of Sacramento, State of California;

**Excepting Therefrom** the following described portion:

Beginning at the northeast corner of said Lot 128, thence along the boundary of said Lot 128 the following two (2) courses:

- 1) South 01°10'57" East 100.00 feet, and
- 2) South 79°07'38" West 4.09 feet;

Thence leaving said boundary North 01°10'57" West 100.69 feet to the northerly boundary of said Lot 128;

Thence along said northerly boundary North 88°49'03" East 4.03 feet to the Point of Beginning.

**Together With** A portion of Lot 127, as shown on said Plat of "Northpointe Park Unit No. 12", described as follows:

Beginning at the northeast corner of said Lot 127, thence along the boundary of said Lot 127 the following two (2) courses:

- 1) South 01°10'57" East 108.06 feet, and
- 2) South 70°09'35" West 0.24 feet;

Thence leaving said boundary North 01°10'57" West 108.10 feet to the northerly boundary of said Lot 127;

Thence along said northerly boundary North 78°59'43" East 0.23 feet to the Point of Beginning.

Contains 6,858 square feet or 0.157 acres, more or less.

**Z02-142**

**REC'D JUL 16 2002**



PARCEL C

All of Lot 127, as shown on that Plat of "Northpointe Park Unit No. 12", filed in Book 256 of Maps, Map No. 9, in the Office of the Recorder, County of Sacramento, State of California;

**Excepting Therefrom** the following described portion:

Beginning at the northeast corner of said Lot 127, thence along the boundary of said Lot 127 the following two (2) courses:

- 3) South 01°10'57" East 108.06 feet, and
- 4) South 70°09'35" West 0.24 feet;

Thence leaving said boundary North 01°10'57" West 108.10 feet to the northerly boundary of said Lot 127;

Thence along said northerly boundary North 78°59'43" East 0.23 feet to the Point of Beginning.

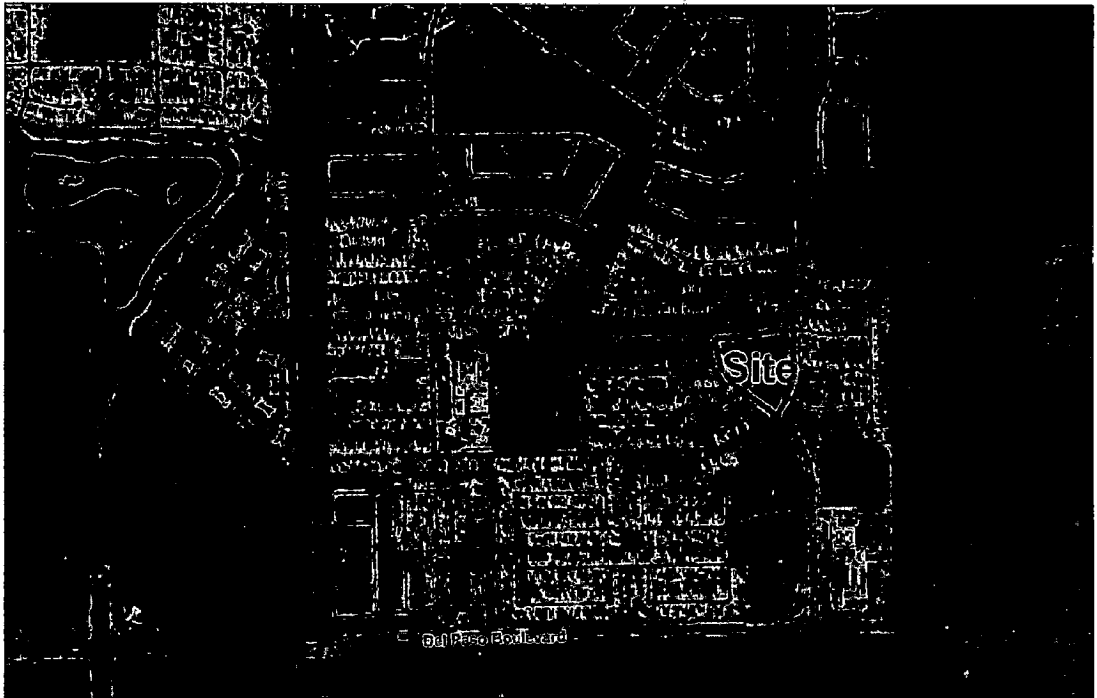
Contains 7,533 square feet or 0.173 acres, more or less.

**Z02-142**

REC'D JUL 16 2002



Community View



Neighborhood View

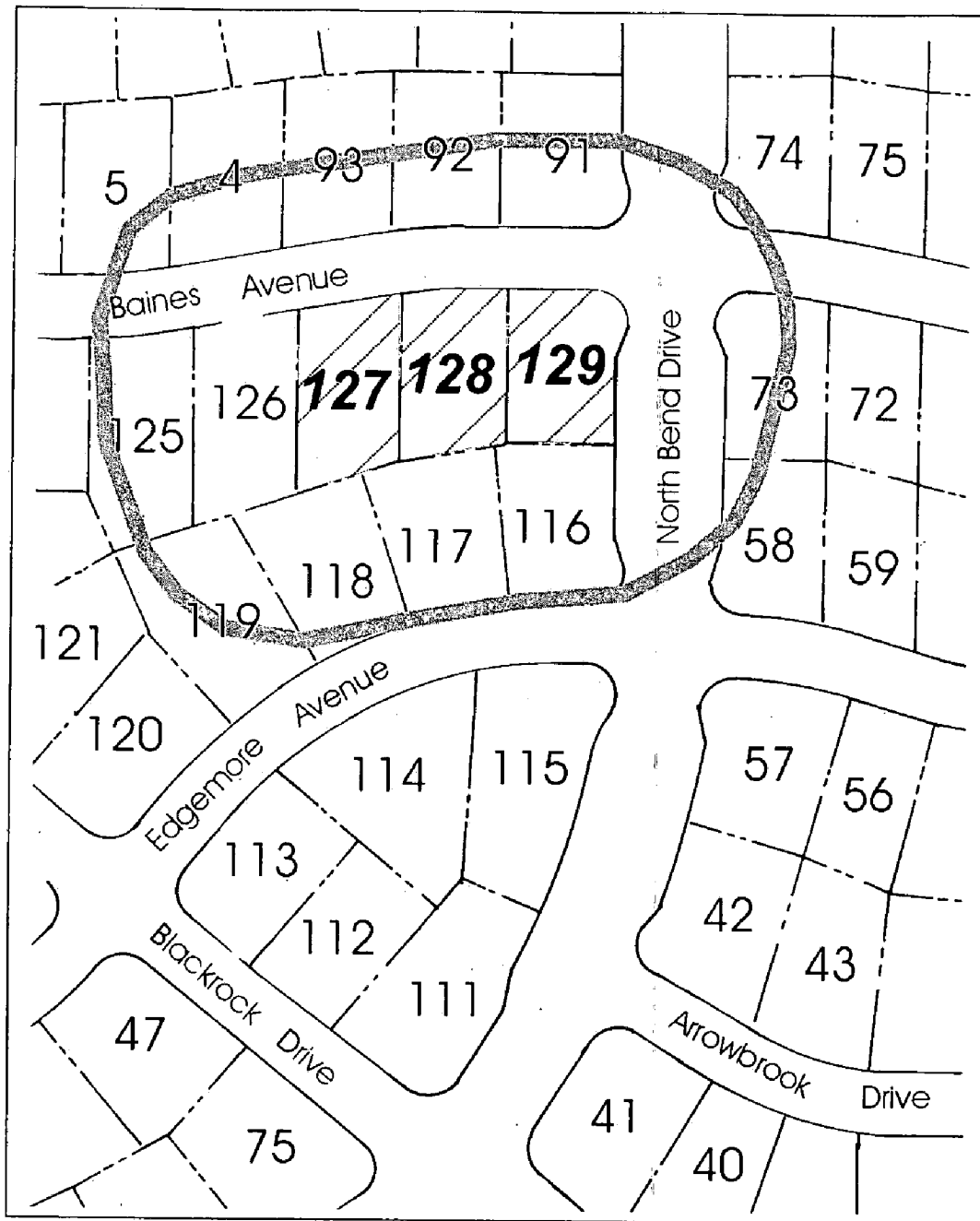
**Z02-142**

**SITE LOCATION  
LOT LINE ADJUSTMENTS  
NORTHPOINT PARK UNIT 12  
LENNAR RENAISSANCE**

REC'D JUL 16 2002



**Stantec**



100 FOOT RADIUS MAP

**Z02-142**

REC'D JUL 16 2002

**LOT LINE ADJUSTMENTS**  
 LOTS 127, 128, 129  
**NORTHPOINT PARK UNIT 12**  
**LENNAR RENAISSANCE**



**Stantec**