

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 25, 1998, the Zoning Administrator approved a lot-line adjustment (File Z98-012) by adopting the attached resolution (ZA98-007).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 3.72± developed acres in the Standard Single Family (R-1) and General Commercial (C-2) zones.

Location: 5640 25th Street and 5625 24th Street (D5, Area 3)

Assessor's Parcel Number: 025-0071-033, 010

Applicant: Varney Land Surveys (Richard Varney)
2285 66th Avenue
Sacramento, CA 95822

Property Owner: Herbert Cortez and Bethany Presbyterian Church of Sacramento
5640 25th Street 5625 24th Street
Sacramento, CA Sacramento, CA

General Plan Designation: Community/Neighborhood Commercial and Offices; and
Low Density Residential (4-15 du/na)

Existing Land Use of Site: Church and Single Family Residence

Existing Zoning of Site: General Commercial (C-2) and Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: C-2 and R-1; Commercial and Residential

South: R-1; Residential

East: R-1; Residential

West: R-1; Residential

Property Dimensions: Irregular
Property Area: 3.76± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A
Legal Description: Exhibits B-1 and B-2
Previous Files: P8795

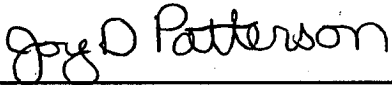
Additional Information The applicant proposes to relocate the common property lines between two parcels to provide additional area to the southern parcel for future expansion of the existing residence. The south parcel is developed with a duplex and the north parcel is developed with a church facility. The Zoning Ordinance and Building Code do not permit structures to cross property lines. All parcels will meet all minimum lot size requirements after the proposed adjustment.

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)}.

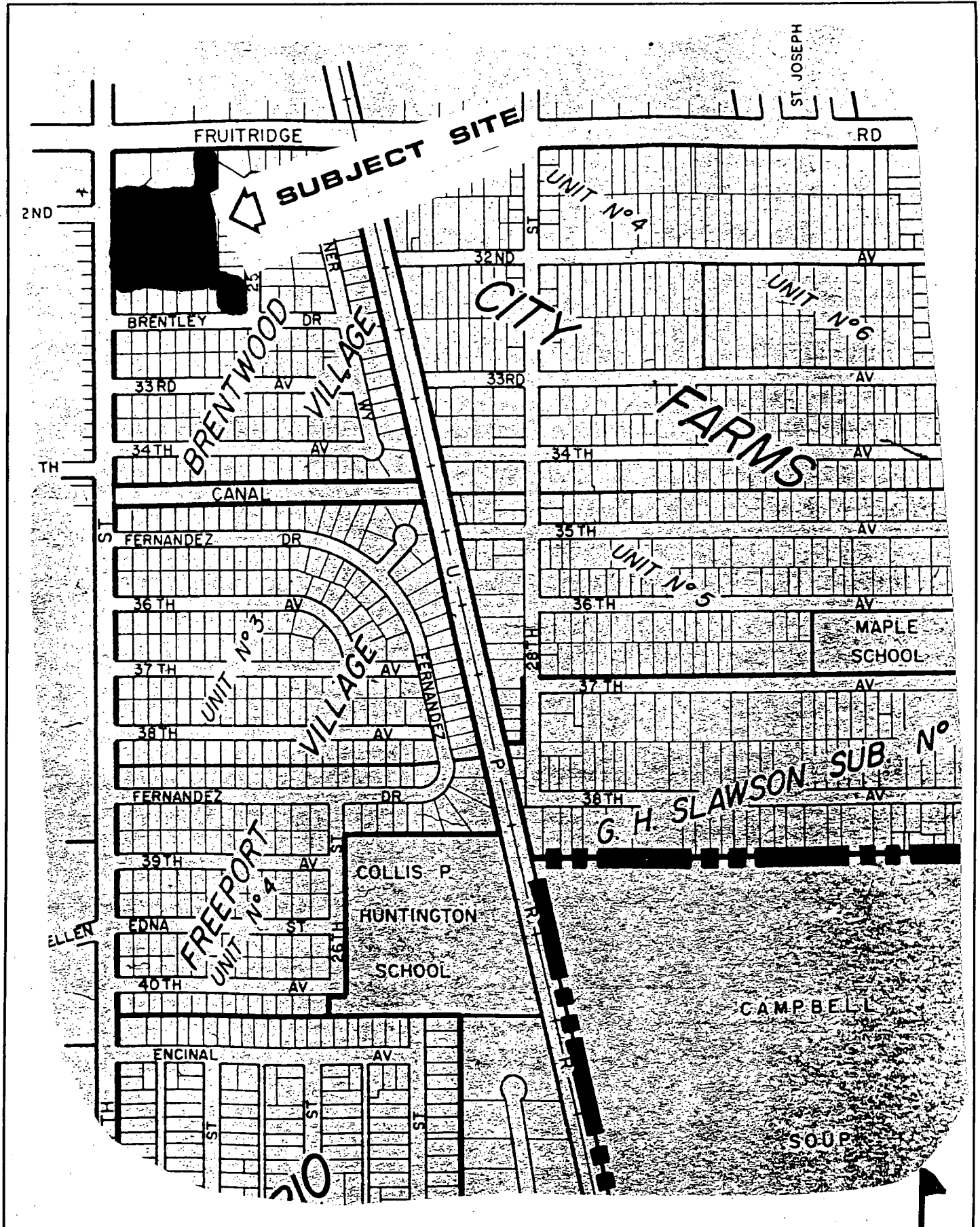


Joy D. Patterson
Zoning Administrator

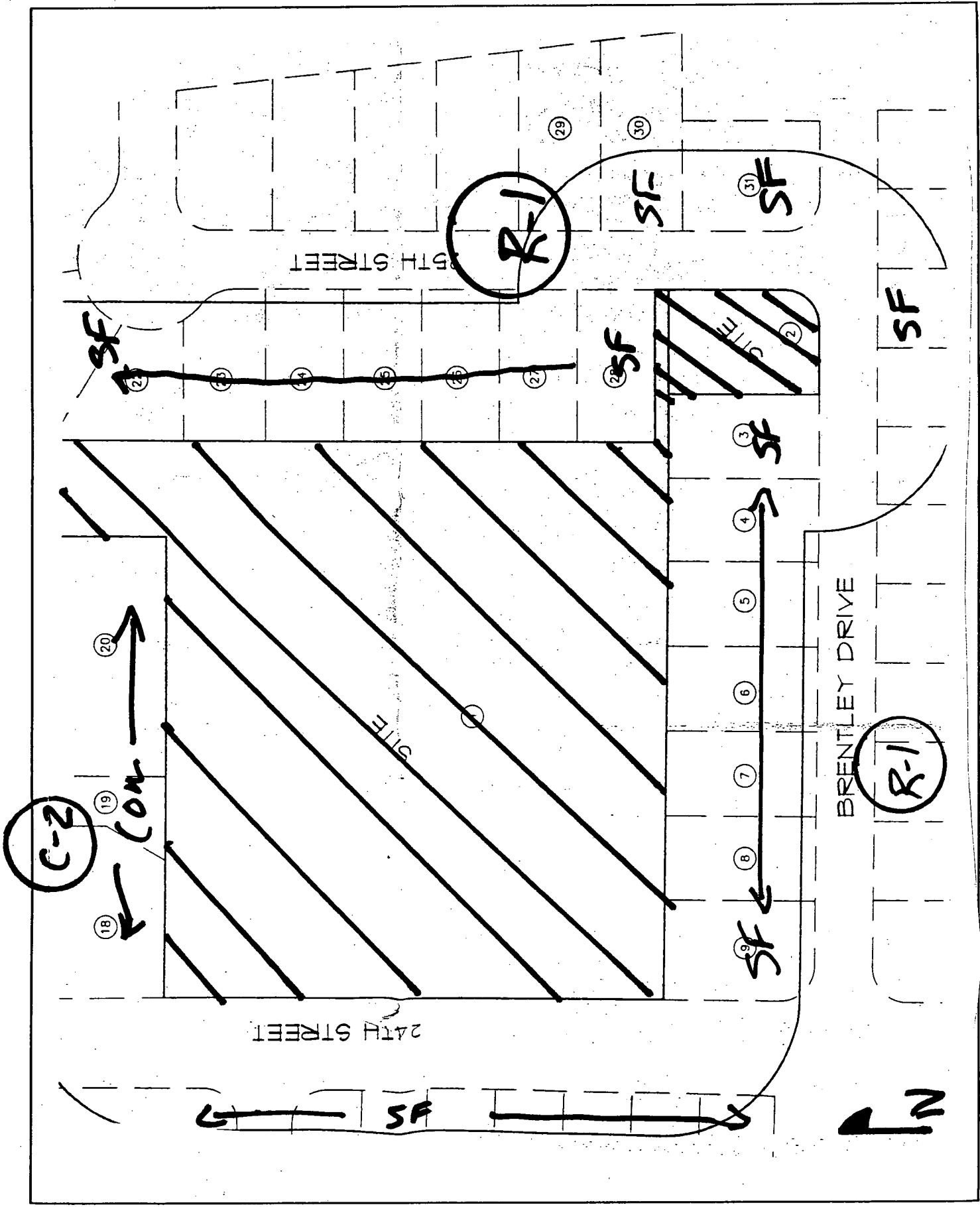
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)
ZA Resolution Book
ZA Log Book
Applicant
Owner
Public Works (Anwar Ali)



VICINITY MAP



LAND USE & ZONING MAP

298-012

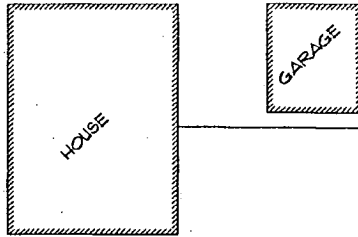
FEBRUARY 25, 1988

ITEM 1

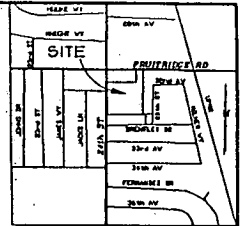
LEGAL DESCRIPTION

PARCEL TWO- LOT 9 OF BRENTWOOD VILLAGE

PARCEL ONE- PORTION OF LOT 130 BRENTWOOD VILLAGE BEGINNING AT THE SOUTHWEST CORNER OF LOT 130, THENCE N 00°38'00" E 366.71 FEET; THENCE E 89°22'00" E 440.00 FEET; N 00°38'00" E 140.00 FEET; S 09°31'00" E 140.00 FEET; S 00°38'00" W 507.77 FEET; N 89°22'00" W 405.00 FEET TO POINT OF BEGINNING.



S 00°38'00" W 507.77'



VICINITY MAP
SCALE NONE

SCHOOL DISTRICT
SACRAMENTO CITY UNIFIED

PARK DISTRICT
CITY OF SACRAMENTO

WATER DISTRICT
CITY OF SACRAMENTO

FIRE DISTRICT
SACRAMENTO CITY

DRAINAGE
CITY STORM DRAINS

SEWAGE
CITY SEWER LINES

EXISTING USE
SINGLE FAMILY
CHURCH

PROPOSED USE
SINGLE FAMILY
CHURCH

ACREAGE
PARCEL ONE = 2.33 ACRES
PARCEL TWO = 0.21 ACRES

ZONING
R-1

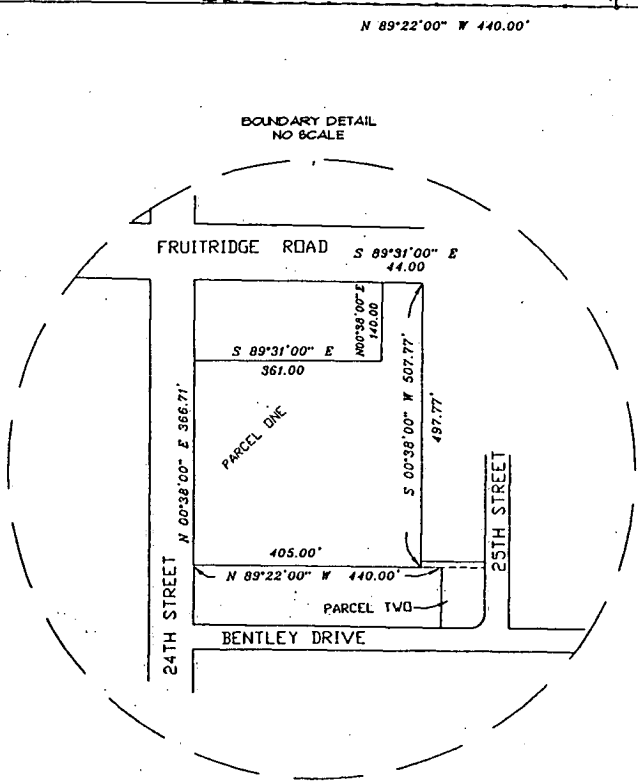
OWNER OF RECORD

HERBERT H. COBLEZ
5640 25TH STREET
SACRAMENTO, CA. 95822
(916) 429-2917
APH = 025-0071-818

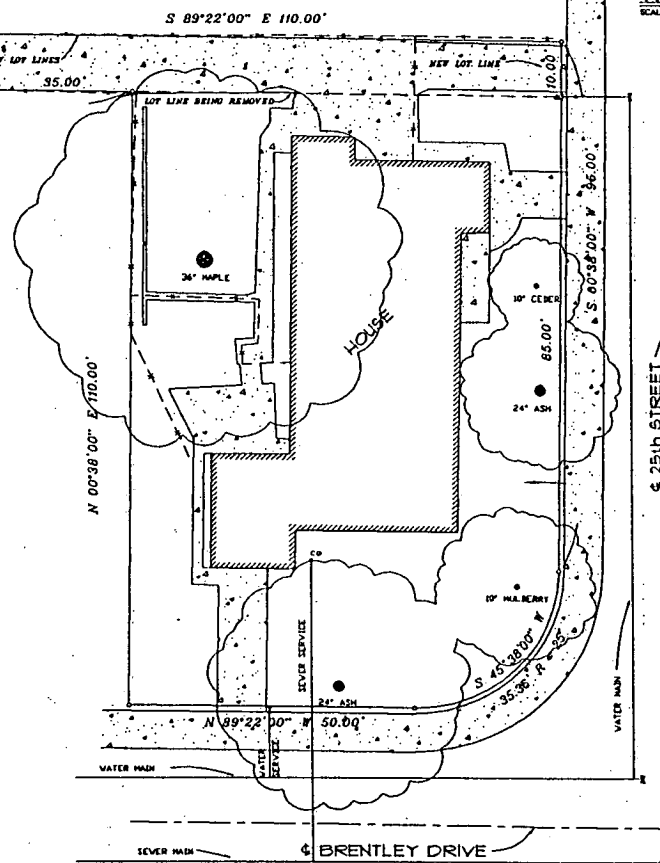
424 2917
BETHANY PRESBYTERIAN CHURCH OF SACRAMENTO
5625 24TH STREET
SACRAMENTO, CA. 95822
(916) 429-5261
APH = 025-0071-833

SURVEYOR

VARNEY LAND SURVEYS
2285-14TH AVENUE
SACRAMENTO, CA. 95822
(916) 375-2822



BOUNDARY DETAIL
NO SCALE



LEGEND

- FENCE LINE
- ∇ FIRE HYDRANT
- ⊥ WATER VALVE
- MANHOLE
- ▨ BUILDING LINE
- TREE
- BOUNDARY LINE
- CONCRETE

EXHIBIT - A

VARNEY LAND SURVEYS
7700 64TH AVENUE
SACRAMENTO, CALIFORNIA 95822
(916) 395-7022

DATE: _____
DRAWN: DRV
CHECKED: RAV
SUBMITTED: RICHARD A. VARNEY, R.L.S. 5030

SCALE
1" = 10'

JOB NO. 271022
DRAWING NAME
271022

NO. _____ DATE _____ REVISION _____ BY _____

LOT LINE ADJUSTMENT
AFN's = 025-0071-010 & 033
CITY OF SACRAMENTO STATE OF CALIFORNIA

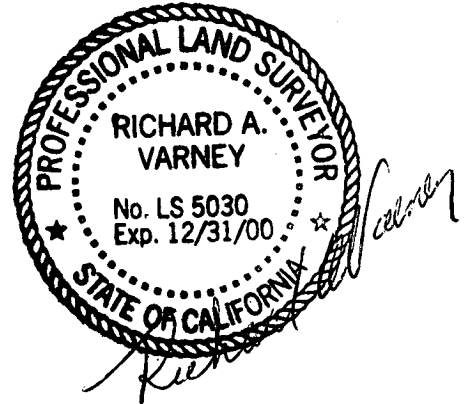
DATE: 10/2/87
SHEET: 1/1

EXHIBIT - B - 1

**Legal Land Description
Exhibit "A"**

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Beginning at the southwesterly corner of Lot 138 as shown on the "Plat of Brentwood Village", recorded in Book 33 of Maps, Map No. 21, on April 21, 1952: thence from said point of beginning North 00°38'00" East 366.71 feet along the easterly right-of-way of 24th street ; thence leaving said 24th street right-of-way South 89°31'00" east 361.00 feet; thence North 00°38'00" East 140.00 feet to south right-of-way of Fruitridge Road; thence South 89°31'00" East 44.00 feet along said right-of-way: thence leaving said right-of-way and along the easterly boundary of said Lot 138 South 00°38'00" West 507.77 feet to a point on the south line of Lot 138; thence along the south line of said Lot 138 North 89°22'00" West 405.00 feet to the point of beginning.



CITY OF SACRAMENTO
PERMIT ASSISTANCE

FEB 03 1998

RECEIVED

Z98-012

FEBRUARY 25, 1998

Z 98 012

ITEM 1

EXHIBIT - B-2

Legal Land Description Exhibit "B"

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Beginning at the southwesterly corner of Lot 8 as shown on the "Plat of Brentwood Village", recorded in Book 33 of Maps, Map No. 21, on April 21, 1952; thence from the True point of Beginning along the property line common to Lot 8 and Lot 7 North 00°38'00" East 110.00 feet to the northwest corner of said Lot 8, thence along the south line of Lot 138 as shown on said "Plat of Brentwood Village" North 89°22'00" West 35.00 feet; thence North 00°30'00" East 10.00 feet to the southwest corner of Lot 25 as shown on said "Plat"; thence South 89°22'00" East 110.00 feet along said south line of Lot 25 to the southeasterly corner of said Lot 25 and westerly right-of-way of 25th street; thence along said right-of-way South 00°30'00" east 95.00 feet; thence along a curve to the right having a radius of 25.00 feet, subtended by a chord bearing South 45°38'00" West 35.35 feet to a point on the northerly right-of-way of Brentley Drive; thence North 89°22'00" West 50.00 feet to the point of beginning.



298-012

FEBRUARY 25, 1998

ITEM 1