

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, July 28, 2004, the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z04-187). 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 to create two parcels on 0.49± partially developed acres in the Single Family Residential (R-1) zone.

Location: 4457 Arlington Ave (D5, Area 3)

Assessor's Parcel Number: 019-0093-010, 011, 012

Applicant: Dwayne Thiessen  
6900 Pocket Road  
Sacramento, CA 95831

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Land Use of Site: Single Family Residence  
Existing Zoning of Site: Single Family Residential (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: 0.49± 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 three parcels to create two parcels in order to reconfigure the lots into more standard size lots. The two west parcels each have a single family residence and the east land locked parcel is 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 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. (Development Engineering And Finance)
2. File a waiver of Parcel Map. (Development Engineering And Finance)
3. Pay off or segregate any existing assessments. (Development Engineering And Finance)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Development Engineering And Finance)
5. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner. (Utilities)
6. 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 \_\_)".**

 (Utilities)
7. If grading occurs, a grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and

approved by the Department of Utilities. (Utilities)

8. If grading occurs, the applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction. (Utilities)
9. Any private underground utilities (Water, Sewer, & Electrical) that cross a property line shall either be removed or relocated so it does not cross the property line or an easement shall be provided. (Building)
10. **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. (Utilities)

Findings of Fact:

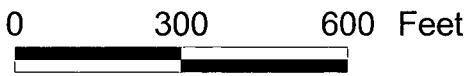
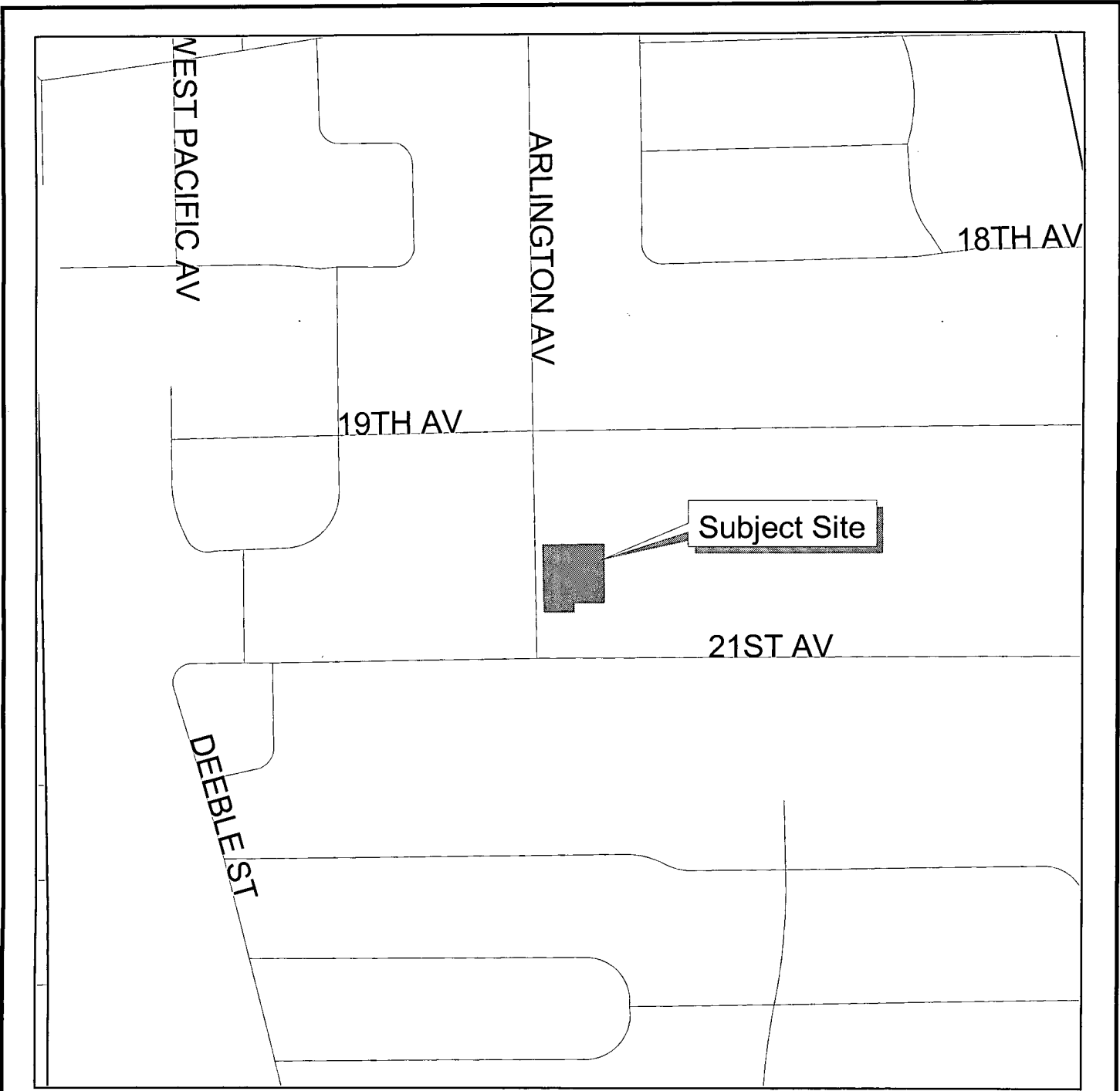
1. The lot line adjustment is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The 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, 808-7493) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

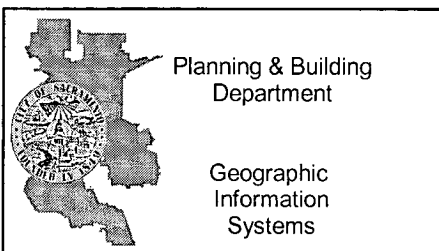
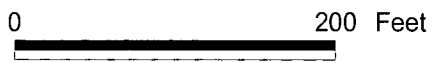
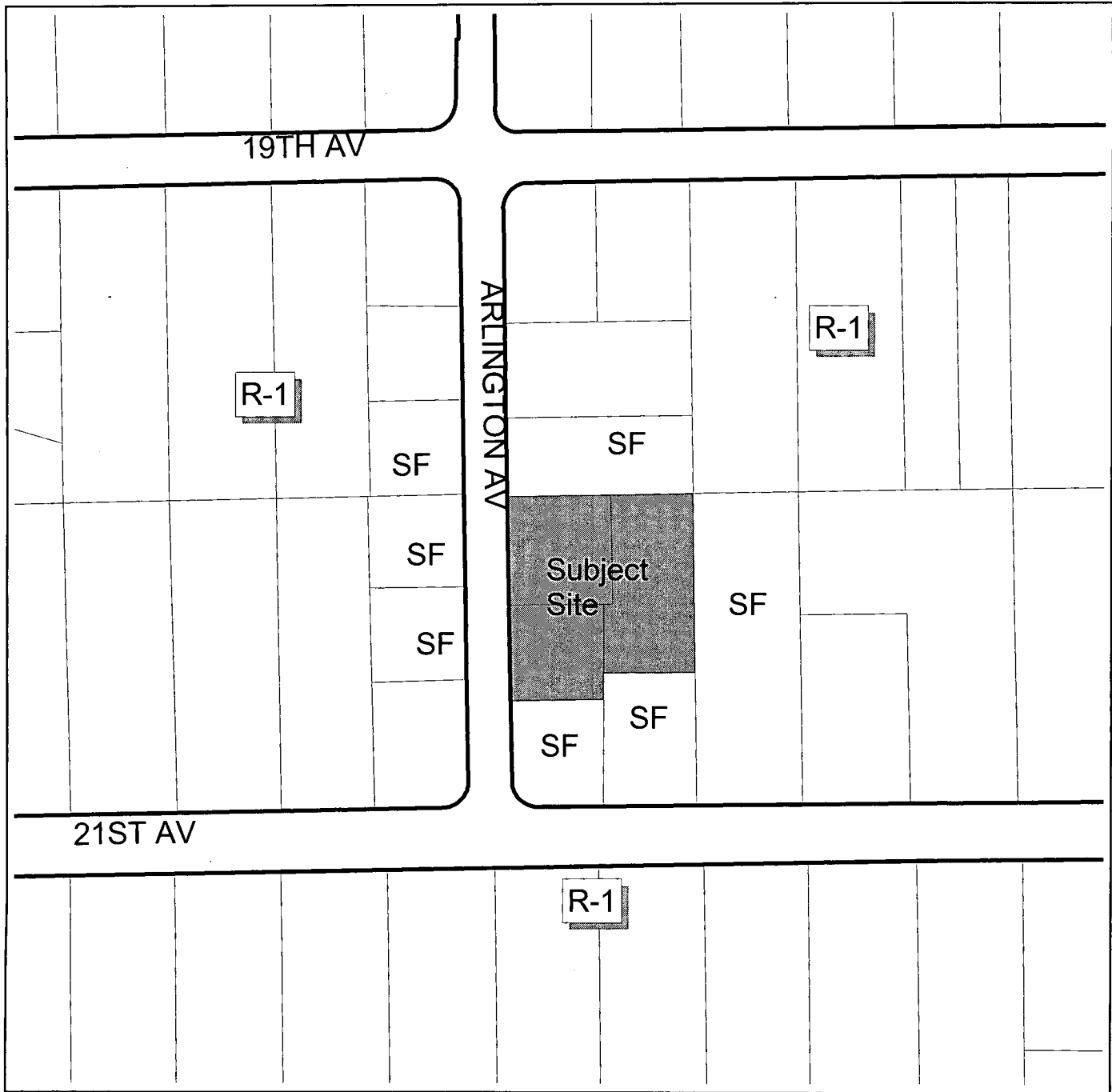
cc: File (original)  
 ZA Log Book  
 Applicant  
 Public Works (Anwar Ali)



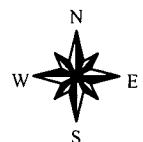
A logo for the Planning &amp; Building Department and Geographic Information Systems. It features a circular seal on the left with a map of the city and the text 'CITY OF WESTPORT' and '1877'. To the right of the seal, the text reads 'Planning &amp; Building Department' and 'Geographic Information Systems'.

# Vicinity Map

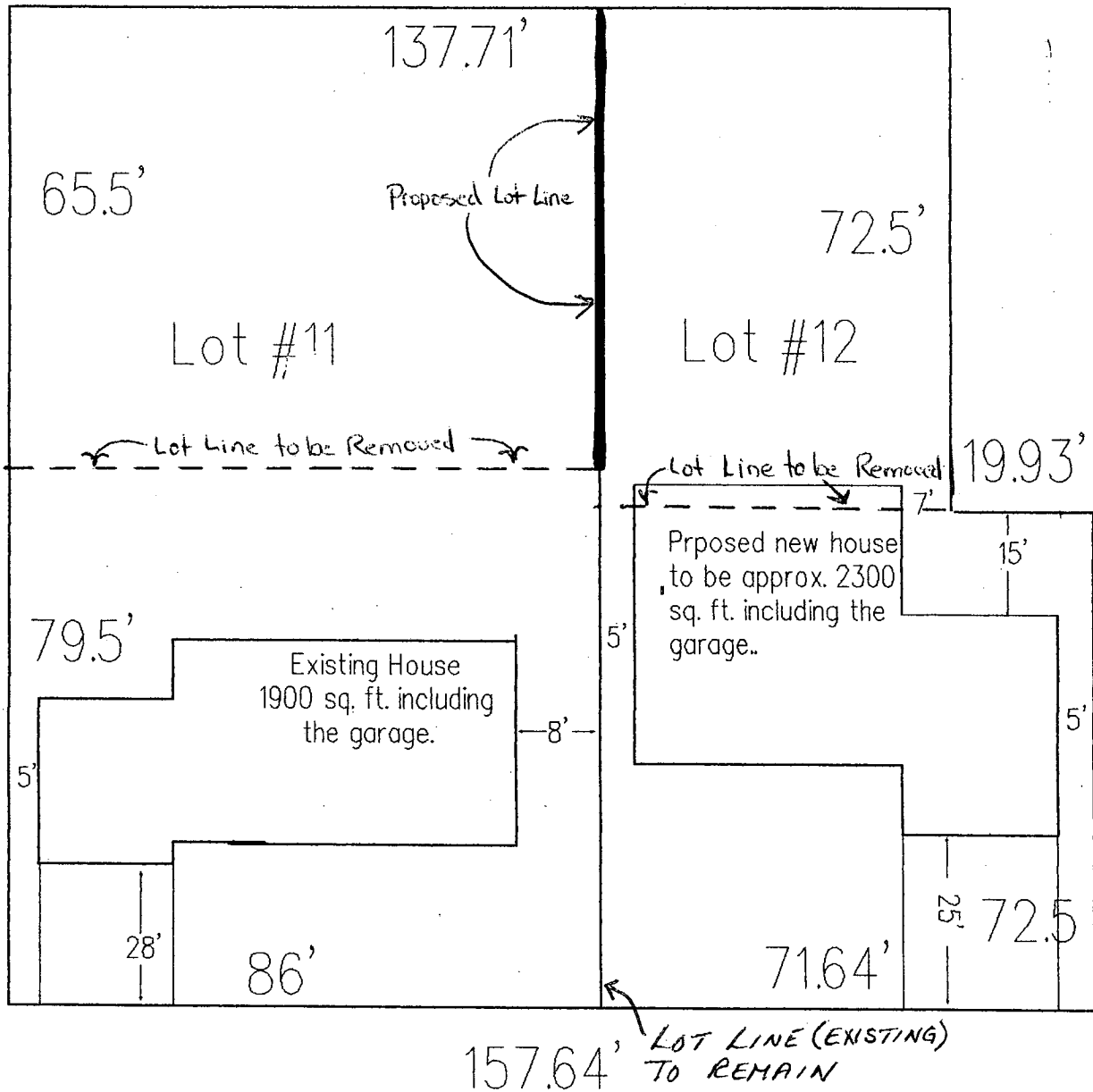




# Land Use & Zoning



**EXHIBIT A**



Arlington Ave.



Proposed plot plan

4457 Arlington Ave.  
Sacramento, Ca.  
95820

**Z04-187**  
**Received 7/6/04**