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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, July 21, 2005 the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z05-165). Findings of Fact and conditions of approval for the project are listed on page 2.

## Project Information

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property lines between three (3) parcels on 0.42± acres under development in the Standard Single-Family Residential (R-1) zone.

Location: 7001, 7011, 7021 Rock Creek Way

Assessor's Parcel Number: 038-0350-052, -053, -054

Applicant: Rose's Engineering (Attention Sherri Twardzik)
9152 Elk Grove Blvd.
Elk Grove, CA 95624

Property Owner: Alan P. Voong
7448 Norbeck Way
Sacramento, CA 95823

Project Planner: Evan Compton

General Plan Designation: Low Density Residential 4-15 du/na
Community Plan Designation: Residential 4-8 du/na
Existing Zoning of Site: Standard Single Family (R-1)
Existing Land Use of Site: Single Family Homes Under Construction

Surrounding Land Use and Zoning:
North: R-1; Public (Morrison Creek)
South: R-1; Single Family Residential
West: R-1; Single Family Residential
East: R-1; Single Family Residential

Property Dimensions: 174.4± feet by 105.7± feet
Property Area: .42± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit B

Previous Files: P02-040

Additional Information: The applicant proposes to relocate the common property lines between three (3) parcels which are under development. Under a separate application, three adjacent parcels (4, 5, and 6) are also requesting a lot line adjustment. (See attached exhibit.) Since the property line between parcel 3 and 4 is not being moved, the applicant is allowed to file two lot line adjustment applications instead of completing a new tentative map.

The project has been noticed and staff received no calls. There were no objections to the proposed project.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, and the Development Engineering and Finance (Public Works) Division of the City's Development Services Department. 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. The applicant shall file for a Certificate of Compliance with the Development Engineering and Finance Division. The applicant must submit all documents required by the submittal requirements checklist and pay necessary fees;

2. The applicant must file for a Waiver of Parcel Map;

3. The applicant shall pay off or segregate existing assessments.

4. 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. The applicant shall provide evidence that the existing meter boxes and services to 7011 and 7021 Rock Creek Way are located within the parcel that is being served. Relocation of the existing meter box and service may be required.

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 the access way to any resulting parcel, or the application is accompanied by new easements to provide access which meet all City requirements regarding access to parcels in the location and of the size as those proposed to be created.

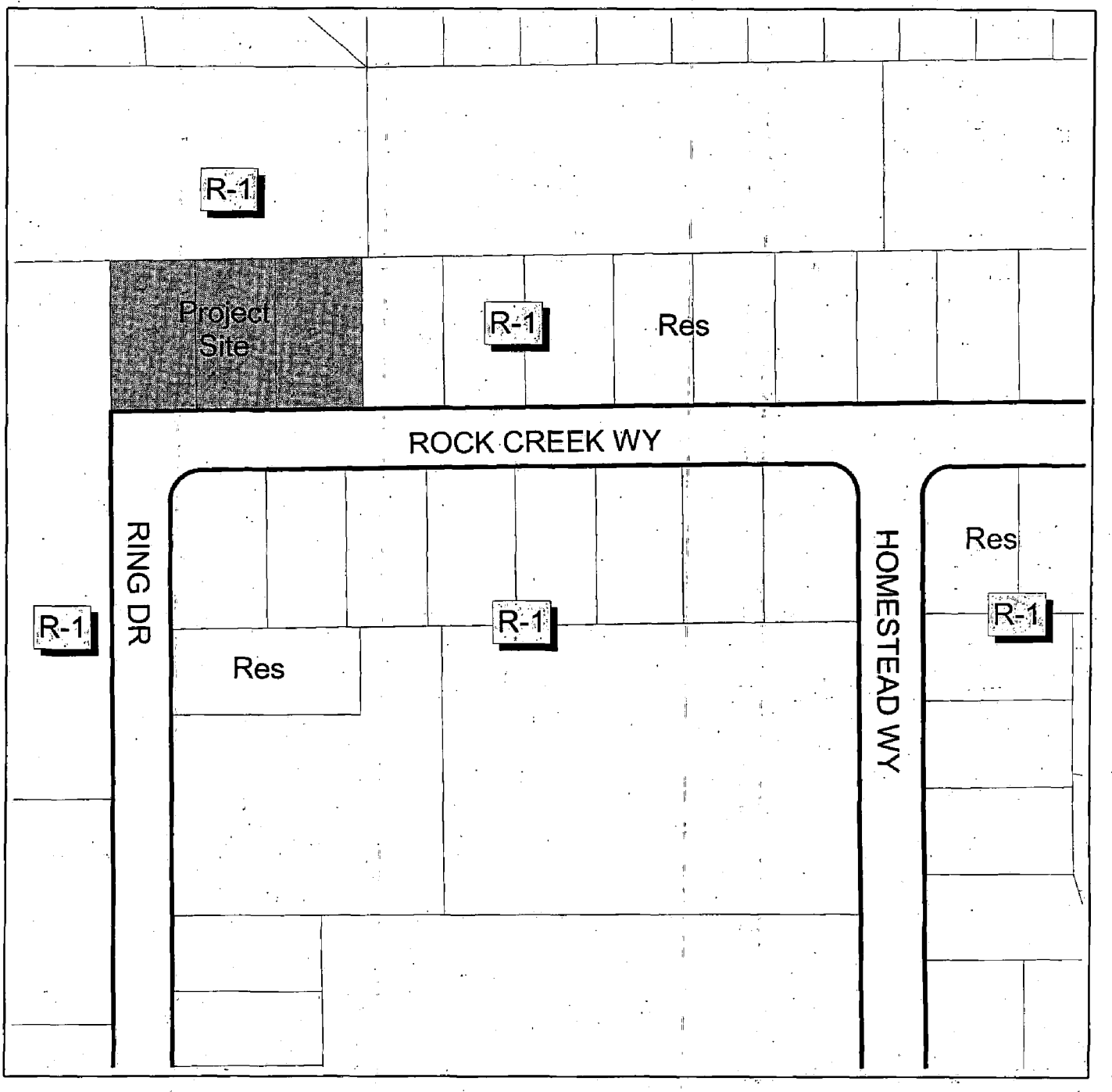
4. The resulting parcels conform to the requirements of the Subdivision Code, Title 16, and Comprehensive Zoning Code, Title 17, of City Code; the City's General Plan; and the City's Building Code.

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 Development Engineering And Finance (Public Works) Division of the City's Development Services Department (Khuyen Vo, 808-8823) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: ZA Log Book (original)
File
Applicant
Development Engineering and Finance (Khuyen Vo)



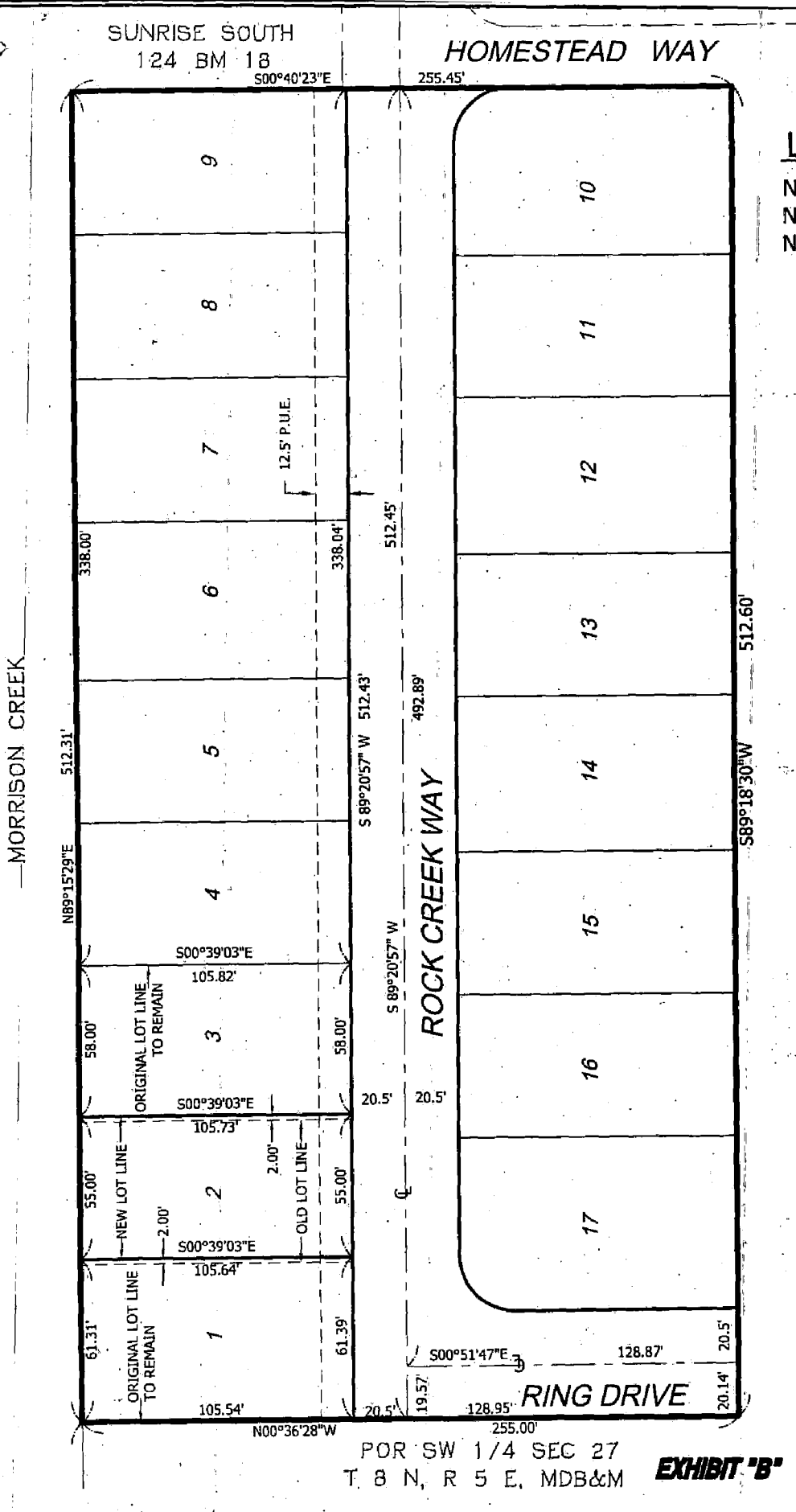

Development Services Department

Geographic Information System

# Land Use & Zoning

N
W E
S

Z05-165 July 21, 2004 Item 1




## LOT AREAS

NEW LOT 1 - 6,478± SF (0.149± AC)
NEW LOT 2 - 5,813± SF (0.133± AC)
NEW LOT 3 - 6,135± SF (0.141± AC)

LICENSED LAND SURVEYOR
DAVID L. HUMPHREY
No. 5920
Exp. 12/31/05
STATE OF CALIFORNIA

**Z05-165**
**Rec'd 06/17/2005**