

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 02, 2005, the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z05-004). 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 totaling 0.47 ± developed acres in the Single Family Residential (R-1) zone.

Location: 1116 and 1126 Darnel Way (D4, Area 2)

Assessor's Parcel Number: 017-0053-013, 012

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

Property Owner: Walter & Gloria Fong
1116 Darnel Way
Sacramento, CA 95822

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family Residences
Existing Zoning of Site: Single Family Residential (R-1)

Surrounding Land Use and Zoning:
North: R-1; Single Family Residences
South: R-1; Single Family Residences
East: R-1; Single Family Residences
West: R-1; Single Family Residences

Property Dimensions: Irregular
Property Area: 0.47 ± 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 create a larger parcel prior to a sale of one of the homes. Both parcels are developed with single family residences. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received one call from an adjacent property owner requesting additional information.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Development Engineering And Finance 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)

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.

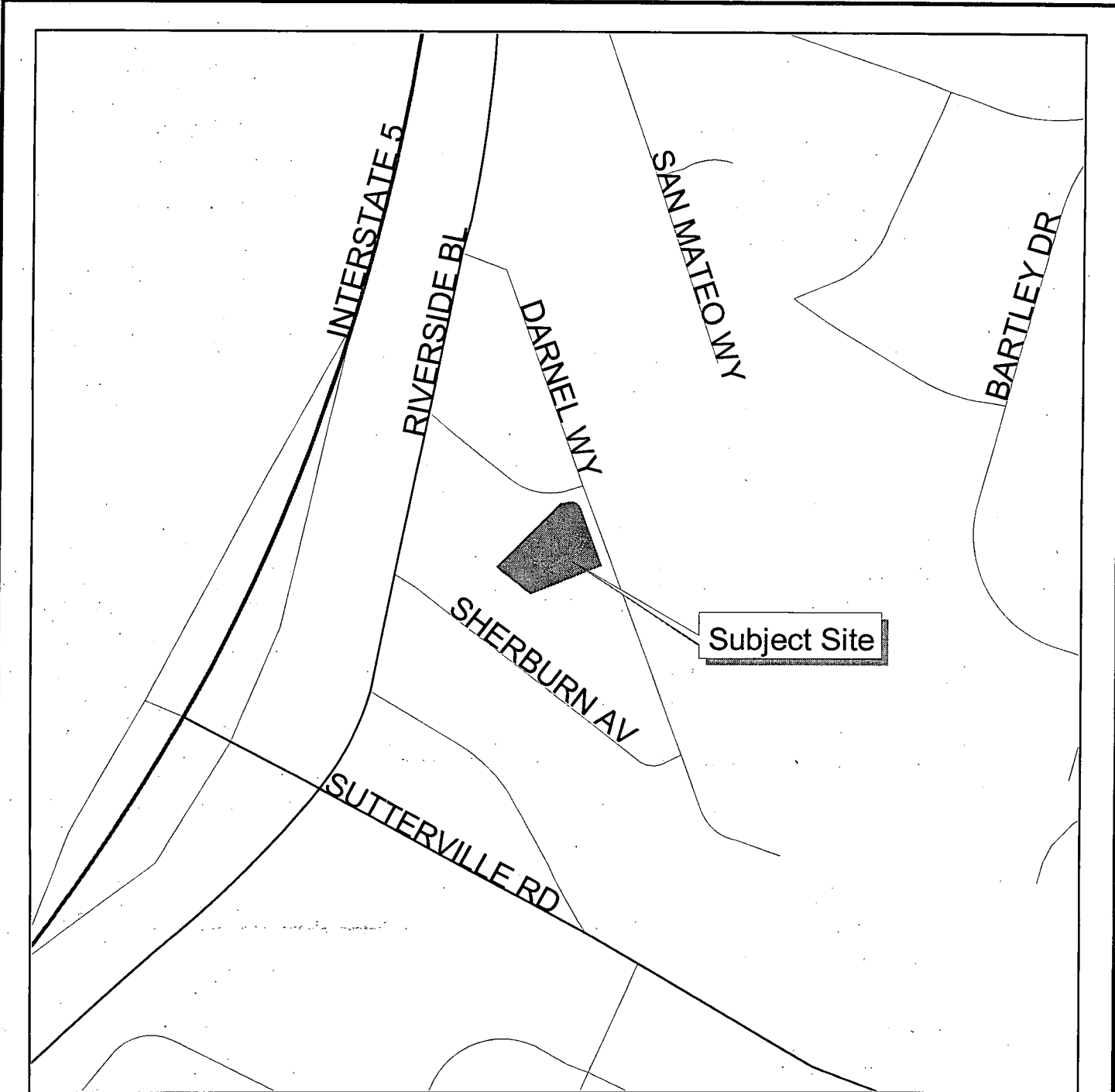


Joy D. Patterson
Zoning Administrator


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 (Khuyen Vo, 808-8823) 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 (Khuyen Vo)



0 300 600 Feet



Development Services
Department

Geographic
Information
Systems

Vicinity Map





0 100 Feet

Development Services
Department

Geographic
Information
System

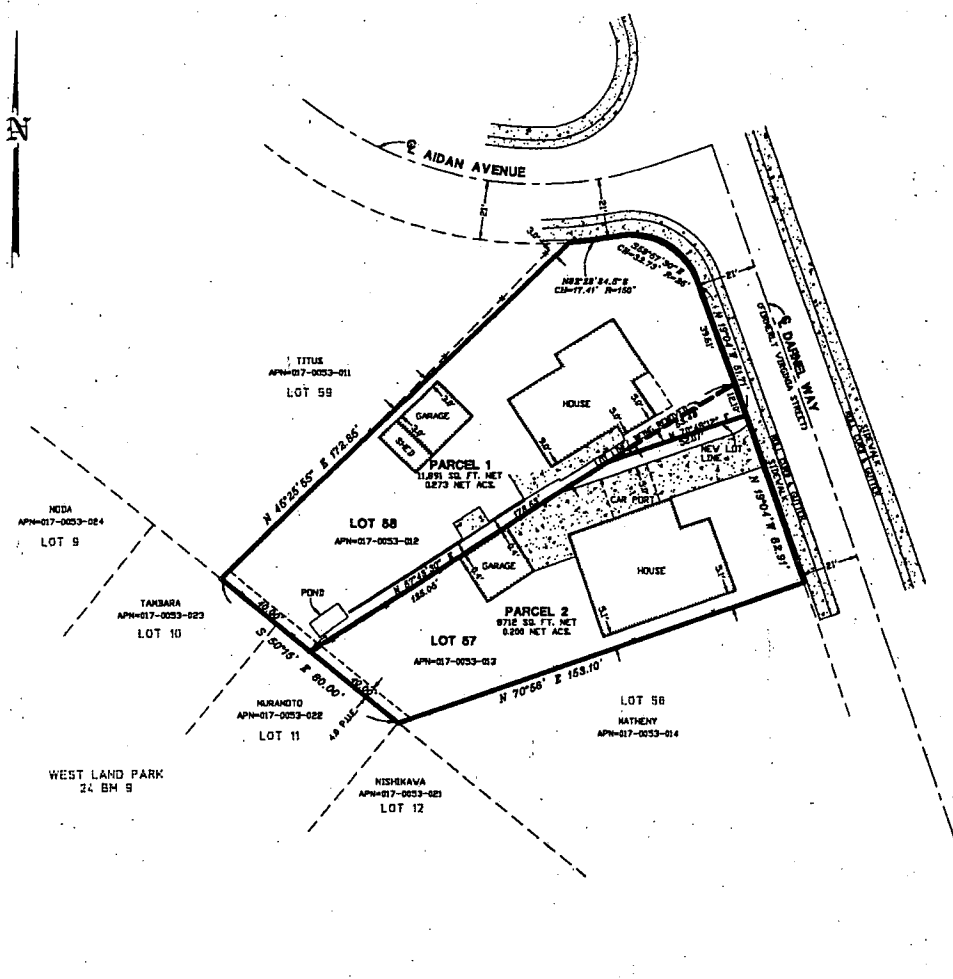
Land Use & Zoning



REVISED



VICINITY MAP
SCALE: NONE

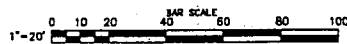


- SCHOOL DISTRICT
SACRAMENTO UNIFIED
- PARK DISTRICT
CITY OF SACRAMENTO
- WATER DISTRICT
CITY OF SACRAMENTO
- FIRE DISTRICT
CITY OF SACRAMENTO
- DRAINAGE
CITY STORM DRAINS
- SEWAGE
CITY SANITARY SEWER SYSTEM
- EXISTING USE
SINGLE FAMILY
- PROPOSED USE
SINGLE FAMILY
- ACREAGE
PARCEL 1 = 11,891 SQ. FT.
PARCEL 2 = 8712 SQ. FT.
- ZONING
R-1
- LEGAL DESCRIPTION
LOT 57 & 58 OF WEST LAND PARK, 24 BM 9

OWNER OF RECORD
WALTER & GLORIA FONG
1116 DARNEL WAY
SACRAMENTO, CA 95822
PH (916) 448-7178

SURVEYOR
VARNEY LAND SURVEYS
2535-165TH AVENUE
SACRAMENTO, CA 95822
PH (916) 395-2822

APN - 011-0223-017 & 013



VARNEY LAND SURVEYS
2780 66TH AVENUE
SACRAMENTO, CALIFORNIA 95807
(916) 398-7827

DESIGNED	SCALE
DRAWN - DRV	1" = 80'
CHECKED - RAV	
SUBMITTED - RICHARD A. VARNEY, P.L.S. 5030	JOB NO. 041223
	DRAWING NAME 041223.DWG

NO	DATE	REVISION	BY
1	2/2/06	MOVE NEW LOT LINE S' FROM CAR PORT	DRV

REVISED TENTATIVE LOT LINE ADJUSTMENT
LOT 57 & 58, WEST LAND PARK, 24 BM 9
1116 & 1126 DARNEL WAY
CITY OF SACRAMENTO STATE OF CALIFORNIA

DATE 12/28/04
SHEET 1
OF 1

EXHIBIT A

Z05-004

February 2, 2005

ITEM 2