

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 28, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-103) by adopting the attached resolution (ZA95-032).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property line between two parcels totaling 0.388± developed acres in the Standard Single Family (R-1) zone.

Location: 4833 Crestwood Way and 5110 Del Rio Road

Assessor's Parcel Number: 016-0153-002, 018

Applicant: Scott & Shirley Rosenbloom
4833 Crestwood Way
Sacramento, CA 95822

Property Owner: Same as applicant

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

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: 0.388± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: None

Additional Information: The applicant proposes to relocate a common property line between two parcels in order to create a larger back yard for the northern parcel. The adjusted property line will create a fifteen foot rear yard setback at the narrowest point with the house located on the southern parcel.

Agency Comments

The proposed project has been reviewed by the City Utilities Department and the Public Works- Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger 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.

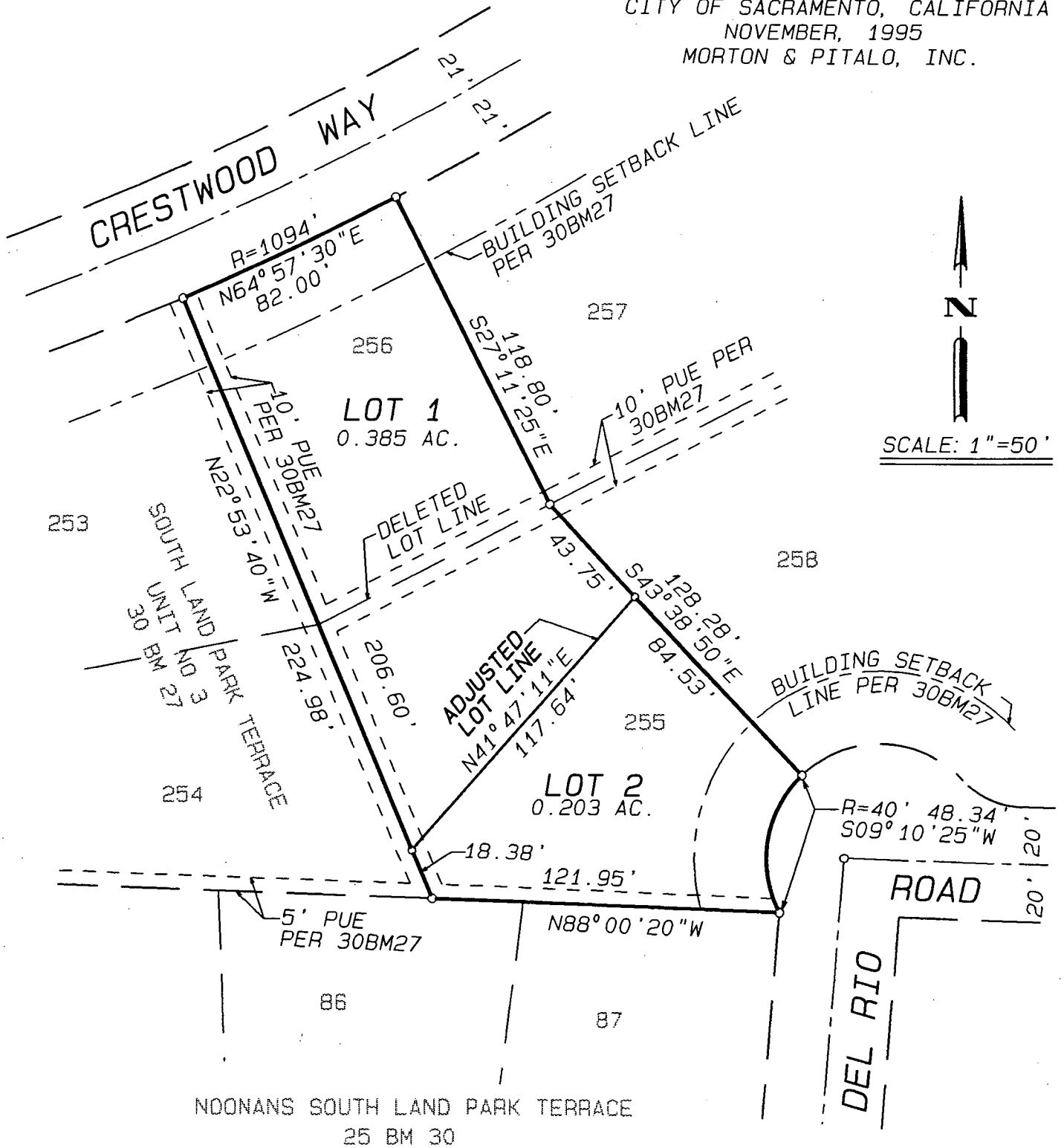
cc: File (original) ✓
Applicant ✓

ZA Resolution Book ✓
Public Works ✓

ZA Log Book ✓

EXHIBIT A-1

LOT LINE ADJUSTMENT
LOTS 255 AND 256 OF SOUTH LAND
PARK TERRACE UNIT NO. 3-30BM27
CITY OF SACRAMENTO, CALIFORNIA
NOVEMBER, 1995
MORTON & PITALO, INC.



MARLAND D. JOHNSON, LS 3923

950142



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

November 1, 1995
95-0142

LOT LINE ADJUSTMENT

LOT 1

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

All of Lot 256 together with all that portion of Lot 255 as shown on the Plat of South Land Park Terrace Unit No. 3 filed in Book 30 of Maps, Map No. 27, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of said Lot 256; thence, from said point of beginning, along the Northerly and Easterly lines of said Lot 256, and along the Easterly line of said Lot 255, the following three (3) courses: (1) along the arc of a curve to the left, concave Northwesterly, having a radius of 1094.00 feet, subtended by a chord bearing North 64°57'30" East 82.00 feet; (2) South 27°11'25" East 118.80 feet; and (3) South 43°38'50" East 43.75 feet; thence, leaving said Easterly line, South 41°47'11" West 117.64 feet to a point in the Westerly line of said Lot 255; thence, along the Westerly line of Lots 255 and 256, North 22°53'40" West 206.60 feet to the point of beginning.

RECEIVED

NOV 16 1995

CITY OF SACRAMENTO
CITY PLANNING DIVISION

REVISED

EXHIBIT B-2



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

November 1, 1995
95-0142

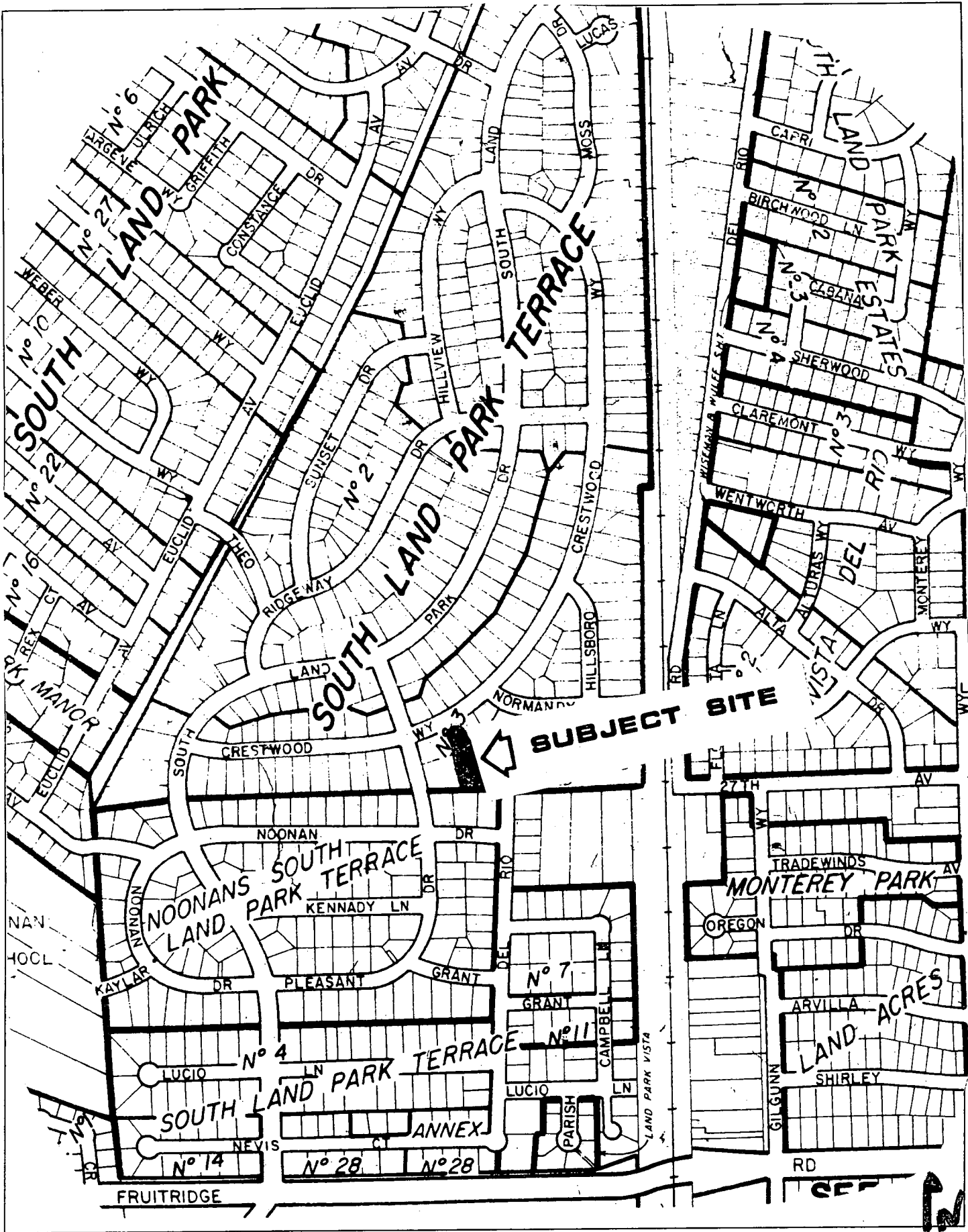
LOT LINE ADJUSTMENT

LOT 2

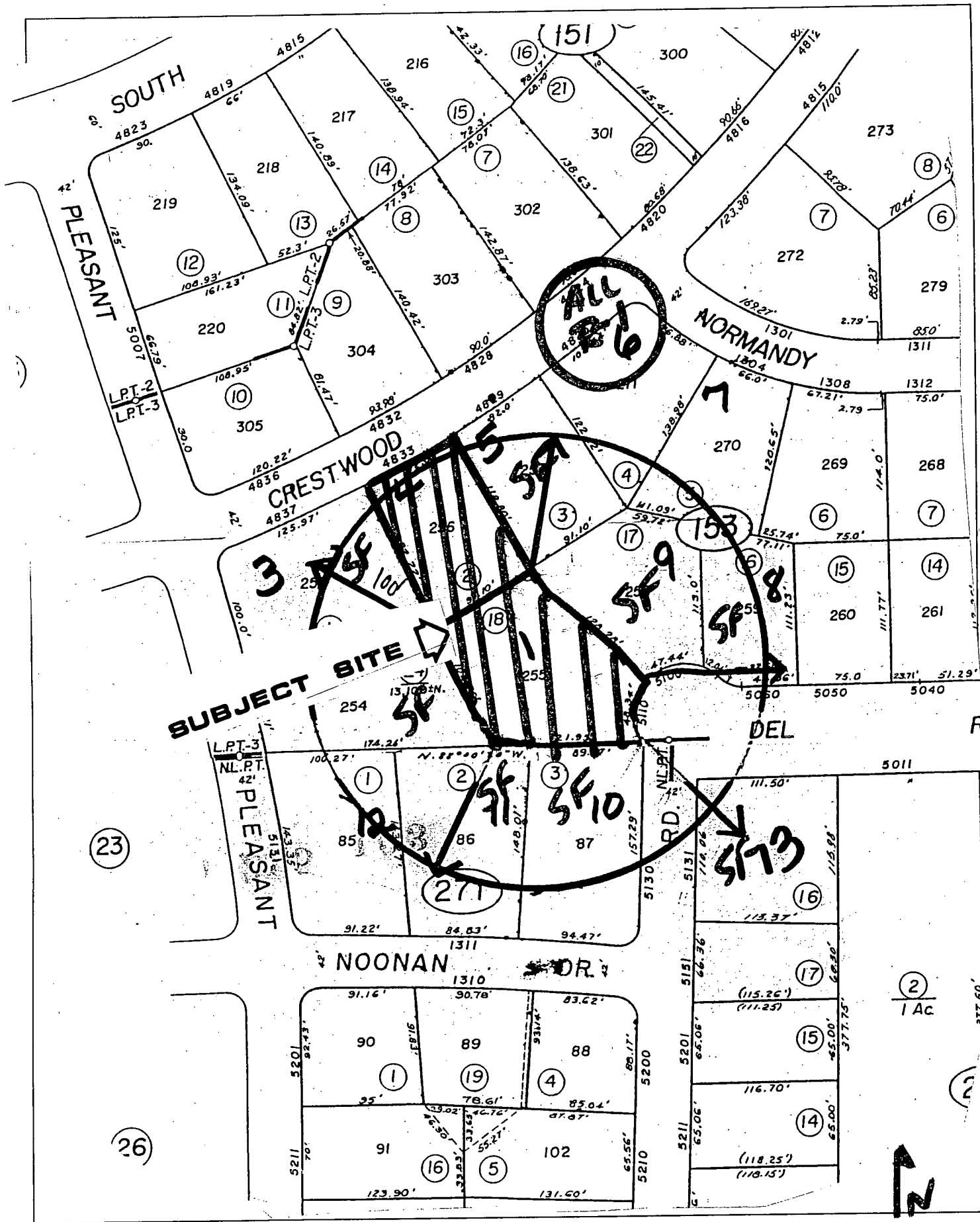
All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Lot 255 as shown on the Plat of South Land Park Terrace Unit No. 3 filed in Book 30 of Maps, Map No. 27, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Lot 255; thence, from said point of beginning, along the Westerly line of said Lot 255, North 22°53'40" West 18.38 feet; thence, leaving said Westerly line, North 41°47'11" East 117.64 feet to a point in the Easterly line of said Lot 255; thence, along the Easterly and Southerly lines of said Lot 255 the following three (3) courses: (1) South 43°38'50" East 84.53 feet; (2) along the arc of a curve to the left, concave Easterly, having a radius of 40.00 feet, subtended by a chord bearing South 09°10'25" West 48.34 feet; and (3) North 88°00'20" West 121.95 feet to the point of beginning.



VICINITY MAP



LAND USE & ZONING MAP