

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, June 18, 1997, the Zoning Administrator approved a parcel merger (File Z97-057) by adopting the attached resolution (ZA97-015).

**Project Information**

**Request:** Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 0.2395± vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

**Location:** Northwest Corner of Oak Bay Circle and Oakshore Drive (D7, Area 2)

**Assessor's Parcel Number:** 031-1420-067 and 068

**Applicant:** Parker Development Company (Roger Hanchen)  
8144 Pocket Road  
Sacramento, CA 95831

**Property Owner:** L & P- Pacific/Teichert  
8144 Pocket Road  
Sacramento, CA 95831

**General Plan Designation:** Low Density Residential (4-15 du/na)  
Pocket

**Community Plan:** Low Density Residential (3-6 du/na)

**Existing Land Use of Site:** Vacant

**Existing Zoning of Site:** Single Family Alternative (R-1A)(PUD)

**Surrounding Land Use and Zoning:**

**North:** R-1 (PUD); Residential

**South:** R-1 (PUD); Residential

**East:** R-1 (PUD); Residential

**West:** R-1A (PUD); Residential

**Property Dimensions:** 84 feet x 113 feet

**Property Area:** 0.24± acres

**Topography:** Flat

**Street Improvements:** Existing

**Utilities:** Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: P92-054

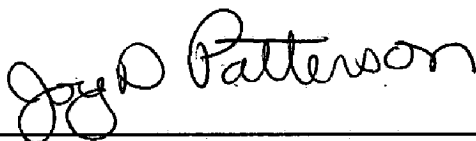
Additional Information The applicant proposes to merge the common property line between two parcels in order to create one large parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines. The site is located within the LPPT Planned Unit Development.

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)}.

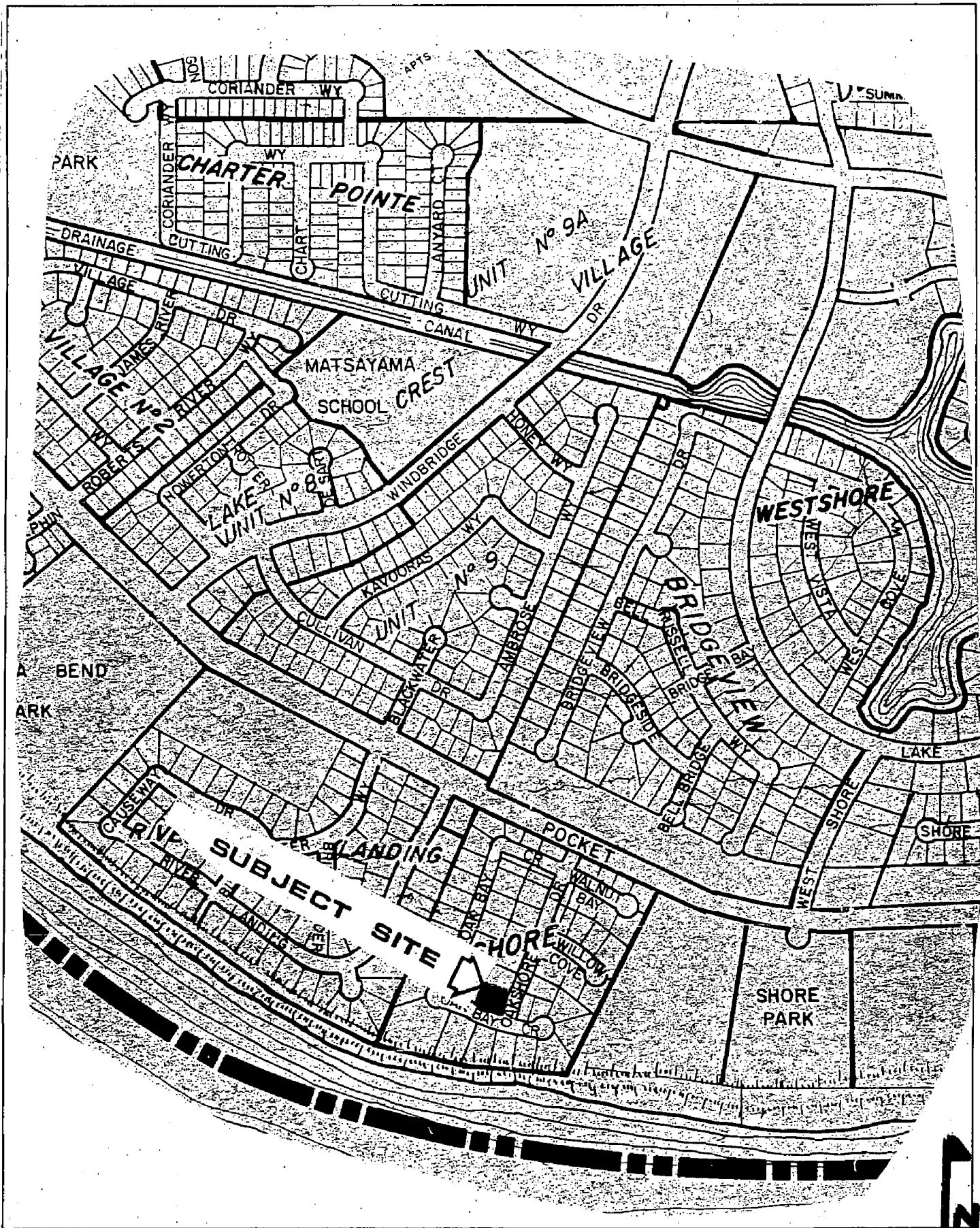


Joy D. Patterson  
Zoning Administrator

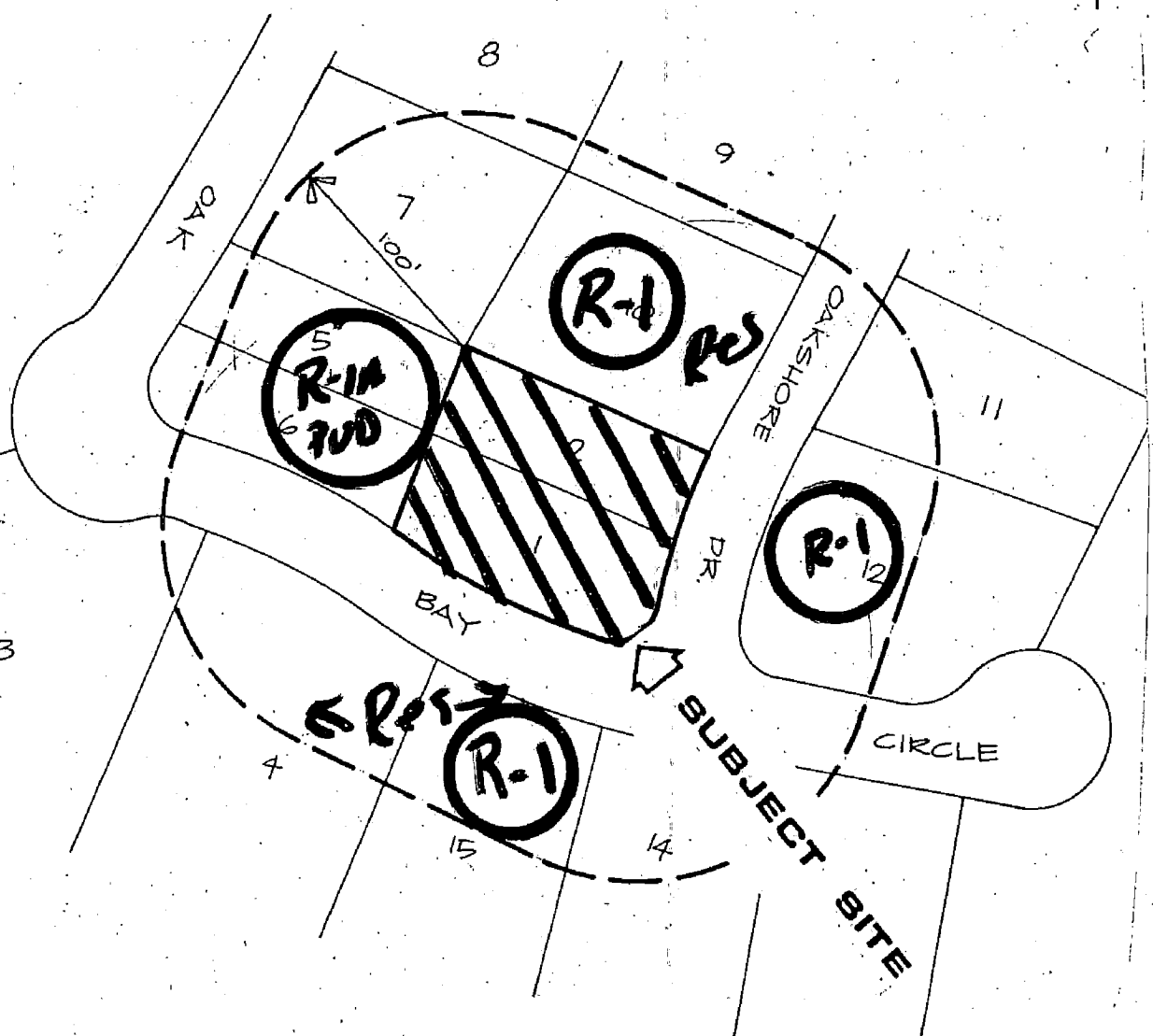
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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.

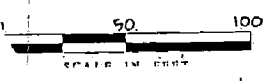
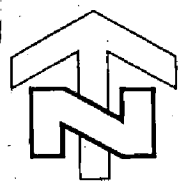
cc: File (original) ✓      ZA Resolution Book ✓      ZA Log Book ✓  
Applicant ✓      Public Works ✓



VICINITY MAP

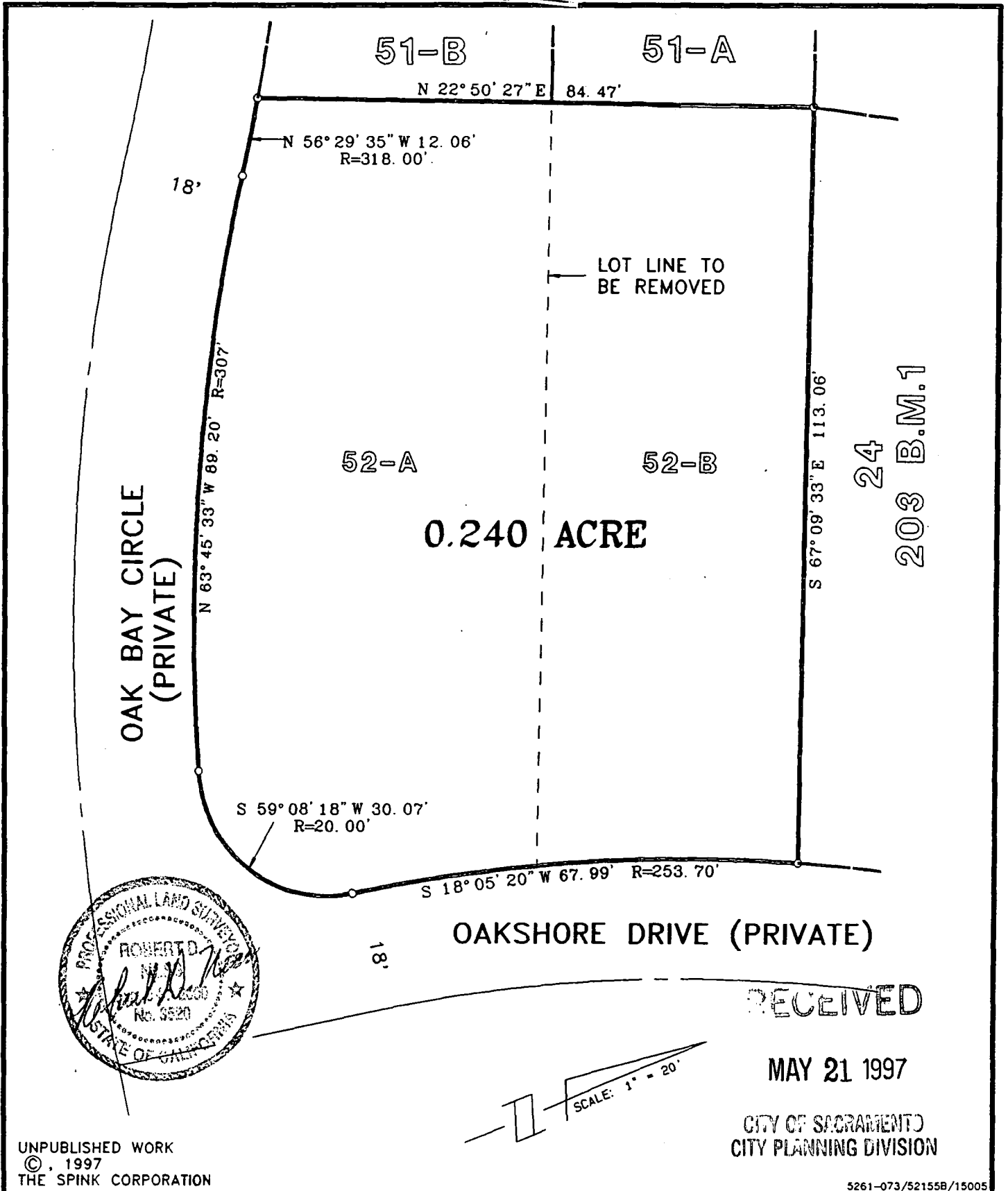


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**LAND USE & ZONING MAP**

**EXHIBIT A**



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MAY 21 1997

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

UNPUBLISHED WORK  
©, 1997  
THE SPINK CORPORATION

5261-073/52155B/15005

TITLE:  
LOT MERGER FOR LOTS 52-A & 52-B  
OAKSHORE AT RIVERLAKE  
UNIT NO. 2, 209 B.M.11

CLIENT:  
PARKER DEVELOPMENT

DATE: 5/9/97 JOB NO.: 6791-011  
DRAWN BY: BW CHECKED BY: R.N.

REVISION

**The Spink Corporation**

2590 VENTURE OAKS WAY SACRAMENTO, CA 95833  
PHONE: (916) 925-5550 FAX: (916) 921-9274

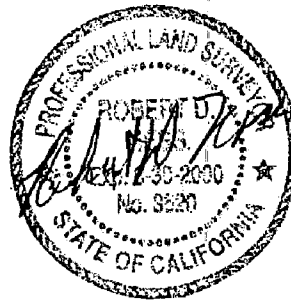
SCALE: 1"=20' CODE: PKT-19 DR. NO.: H-7916

**EXHIBIT B**

**Description of Merged Lot 52  
Oakshore at Riverlake Unit No. 2**

All of Lots 52-A and 52-B, as said lots are shown on the official plat of Oakshore at Riverlake Unit No. 2, filed in the office of the Recorder of Sacramento County in Book 209 of Maps, Map No. 11, described as follows:

Beginning at the most Westerly corner of said Lot 52-A; thence from said point of beginning along the Westerly boundary of said Lots 52-A and 52-B North 22° 50' 27" East 84.97 feet to the most Northerly corner of said Lot 52-B; thence along the Northerly boundary of said Lot 52-B South 67° 09' 33" East 113.06 feet to the most Easterly corner of said Lot 52-B; thence along the Easterly boundary of said Lots 52-B and 52-A curving to the left on an arc of 253.70 feet radius, from a radial bearing of North 64° 12' 39" West, said arc being subtended by a chord bearing South 18° 05' 20" West 67.99 feet; thence along the Southerly boundary of said Lot 52-A the following three (3) courses: (1) curving to the right on an arc of reverse curvature with a radius of 20.00 feet, said arc being subtended by a chord bearing South 59° 08' 18" West 30.07 feet (2) curving to the right on an arc of compound curvature with a radius of 307.00 feet, said arc being subtended by a chord bearing North 63° 45' 33" West 89.20 feet and (3) curving to the left on an arc of reverse curvature with a radius of 318.00 feet, said arc being subtended by a chord bearing North 56° 29' 35" West 12.06 feet to the point of beginning; containing 0.240 acre, more or less.



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797-057

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JUNE 18, 1997

ITEM 2