

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 1, 2004, the Zoning Administrator approved with conditions a lot line adjustment (File Z04-364). 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 0.43± developed acres in the Single Family or Two Family (R-1B) zone.

Location: 2954 and 2936 32nd Street (D5, Area 3)

Assessor's Parcel Number: 013-0104-038 and 027

Applicant: James Rodrigues
2954 32nd Street
Sacramento, CA 95817

Property Owner: Elizabeth McDonald / James Rodrigues
2936 32nd Street
Sacramento, CA 95817

Project Planner: Lindsey Alagozian

General Plan Designation: Low Density Residential 4-15 du/na
Existing Land Use of Site: Single Family Residence and Vacant
Existing Zoning of Site: Single Family or Two Family (R-1B)

Surrounding Land Use and Zoning:

North: R-1B; Residential
South: R-1B; Residential
East: R-2B-R; Residential
West: R-4; Residential

Property Dimensions: Irregular
Property Area: 0.43± 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 legal parcels to create two parcels in the Single Family or Two Family (R-1B) zone. Currently, both parcels contain an existing single family dwelling. The proposed lot line adjustment will reallocate the land more evenly between the two parcels. The proposed lot line adjustment complies with the Building Code, the Zoning Ordinance, and the Subdivision Map Act.

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.

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), Minor Lot Line Adjustments.

Conditions of Approval:

Public Works

1. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.
2. The applicant must file for a Waiver of Parcel Map.
3. The applicant shall pay off or segregate existing assessments.
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance.

Building

5. Any private underground utilities (water, sewer, and electrical) that crosses the property line shall either be removed, relocated so it does not cross the property line or an easement shall be provided.

Utilities

6. 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 considerable amount of time, therefore, all requests should be submitted in a timely manner.
7. Each lot shall have separate water and sewer services within the boundaries of the lot that it serves. If after the relocation of the lot line any service that is outside of the lot that it serves, the service shall be relocated or private easements dedicated to the satisfaction of the Department of Utilities. Any new domestic water services shall be metered.

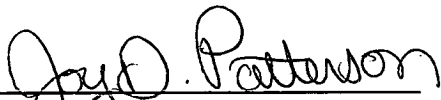
ADVISORY COMMENTS:

1. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6,

1998. Within the X zone, there are no requirements to elevate or flood proof.

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 adjustment 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 this Subdivision Ordinance, Title 16 of the City Code, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

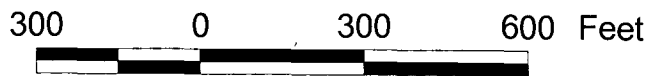
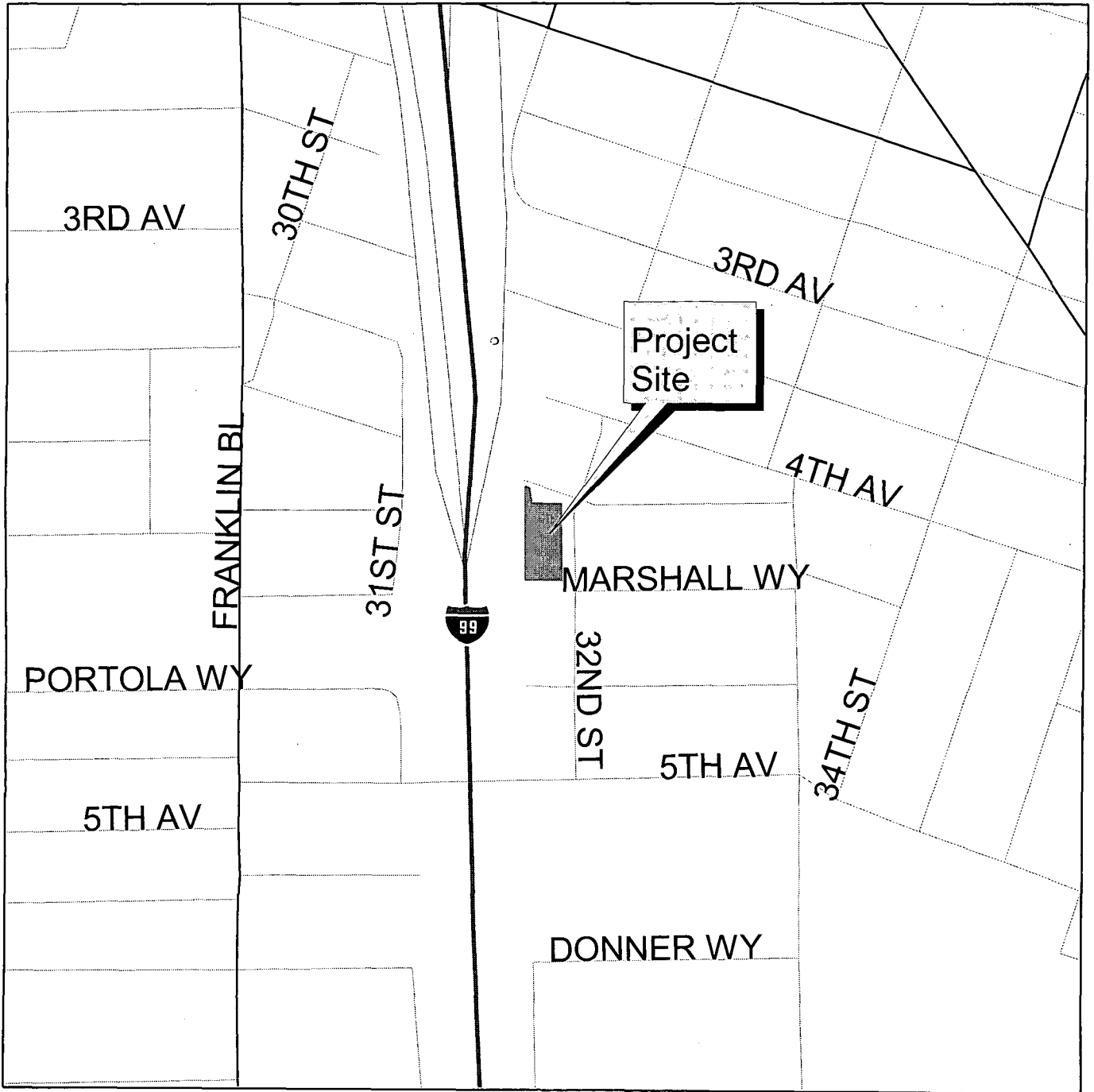



Joy D. Patterson
Zoning Administrator

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 lot line adjustment.

cc: File (original)
ZA Log Book
Applicant
Public Works (Khuyen Vo)

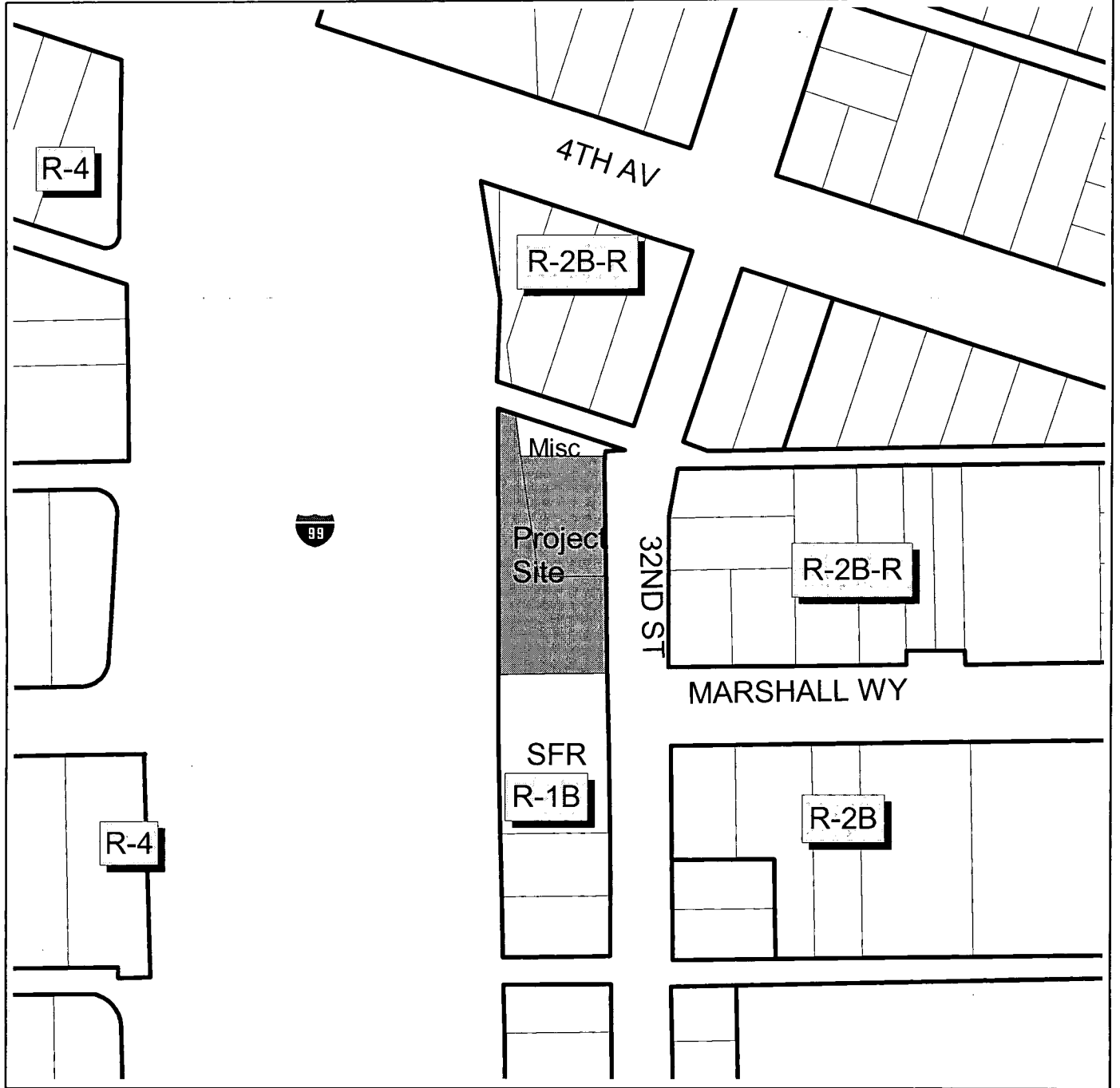




Development Services
Department

Geographic
Information
Systems

Vicinity Map



Development Services
Department

Geographic
Information
System

Land Use & Zoning



