

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 3, 2004, the Zoning Administrator approved with conditions a lot line adjustment (File Z04-040). 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 on 0.99± developed acres in the Single Family Residential (R-1) zone.

Location: 2414 and 2420 Morell Street (D1, Area 4)

Assessor's Parcel Number: 274-0084-002, 001

Applicant: R.J. Beardsley
 P.O. Box 160294
 Sacramento, CA 95816

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
South Natomas

Community Plan Designation: Residential 4-8 du/na

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Single Family Residential (R-1)

Surrounding Land Use and Zoning:

North: R-1 and R-1 A; Single Family Residential

South: R-1A; Single Family Residential

East: R-1A; Single Family Residential

West: R-1; Single Family Residential

Property Dimensions: Irregular

Property Area: 0.99± acres

Topography: Flat

Street Improvements: 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 reconfigure the parcels for the future sale of one property. Both parcels are developed single family residences. The Zoning Code and Building Code do not permit structures to cross property lines. Both lots are deep lots and the applicant will create a flagged deep lot with the proposed lot line adjustment. The smaller parcel will meet all subdivision code requirements for size and area. The proposed flagged deep lot will provide adequate access.

The project has been noticed and staff received no calls about the project.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning 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:

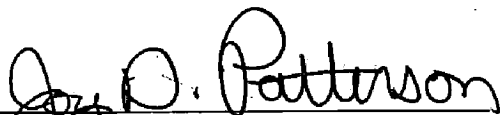
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Public Works)
2. File a waiver of Parcel Map. (Public Works)
3. Pay off or segregate any existing assessments. (Public Works)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Public Works)
5. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered. 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. (Utilities)
6. The applicant shall enter into and record an **Agreement for Conveyance of Easements** with the City stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, sanitary sewer and water, at no cost at the time of sale or other conveyance of any parcel. A note stating the following must be placed on the Certificate of Compliance:

"THE PARCELS SHOWN ON THE EXHIBIT SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)"

7. Backing up to garage. Field verify the applicant has removed a portion of the existing shed up to three feet from the property line. (Building)

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the South Natomas Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.
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.

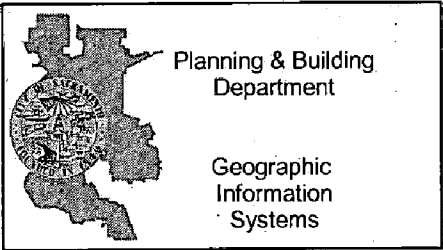
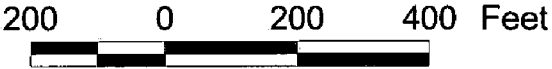
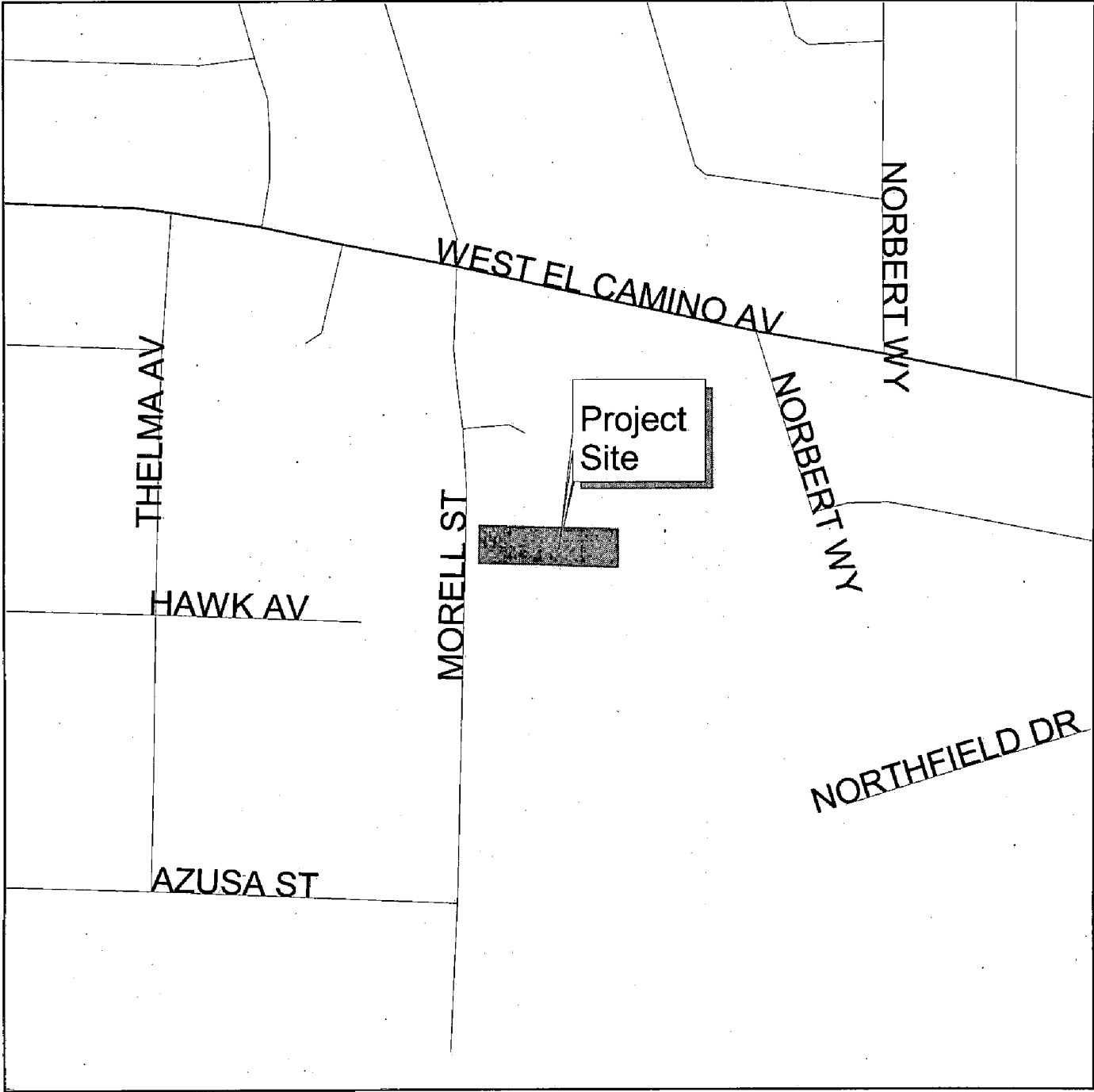


Joy D. Patterson
Zoning Administrator

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.

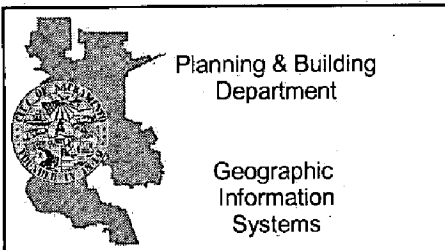
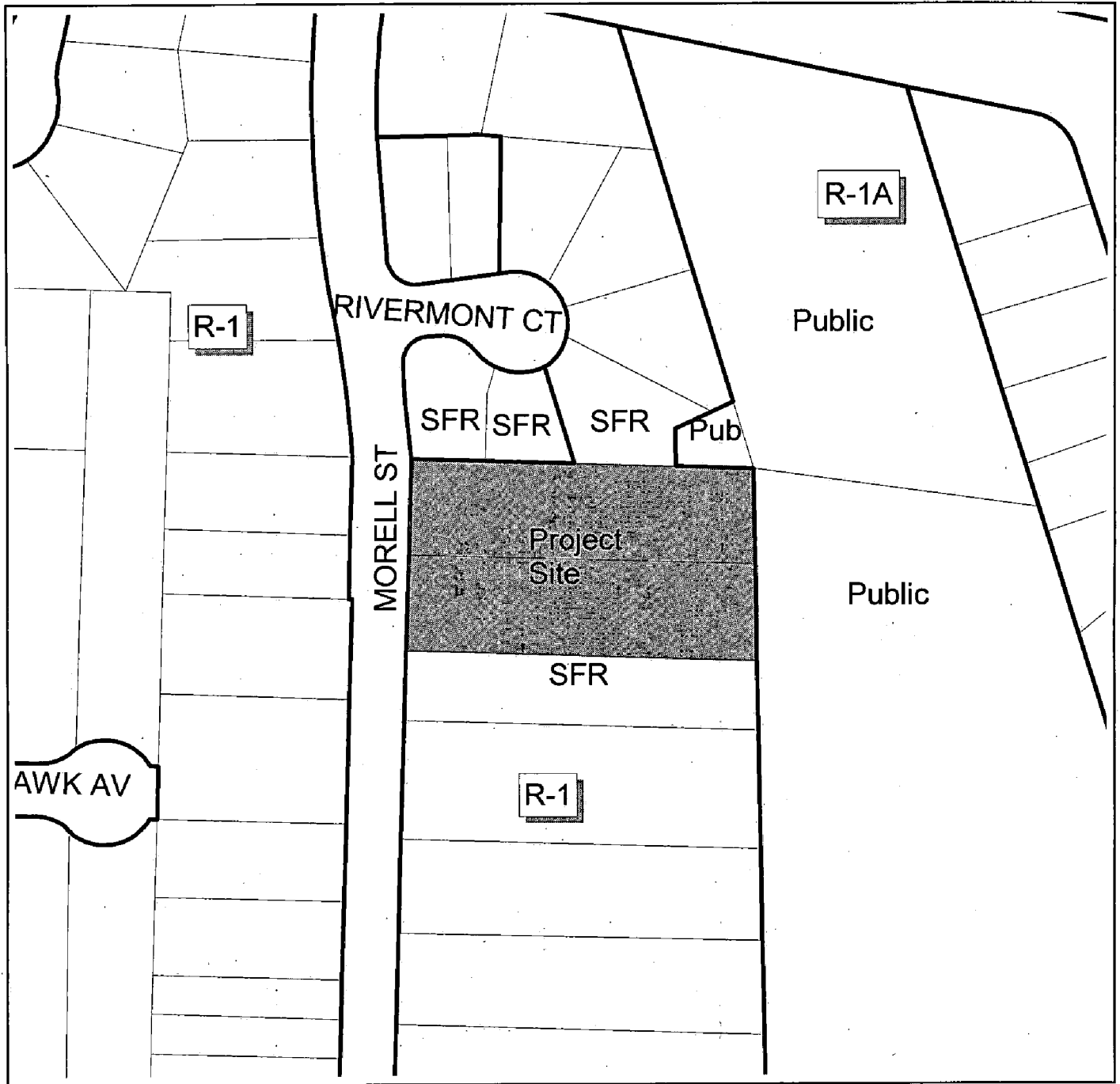
Note: The applicant will need to contact the Public Works Department (Eva Bravo, 264-1983) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)
ZA Log Book
Applicant
Public Works (Eva Bravo)



Vicinity Map





Land Use & Zoning



