

City of Sacramento
City Council - 2PM Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-00991

5/12/2026

Notification of Parcel Map of 3448 Y Street (Z22-039/FPM 24-0007)

File ID: 2026-00991

Location: District 5

Recommendation: Receive and file.

Contact: David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org,
Department of Public Works

Presenter: None

Attachments:

- 1-Notice to Clerk
- 2-Parcel Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE: April 17, 2026

TO: Mindy Cuppy, City Clerk

FROM: David Veasey, Supervising Surveyor, Director of Public Works Designee

SUBJECT: Notification of "Parcel Map Approval" in City Council Agenda

In accordance with Section 17.832.090 of the Sacramento City Code, this notice is from the Director of Public Works designee pending decision for the following Parcel Map:

Subdivision Name: 3448 Y STREET

Project No.: Z22-039 FPM No.: 24-0007

Location: Southside of T Street mid block between 17th Street and 18th Street

Council District: 5

Community Plan: Fruitridge / Broadway

Developer: Roxana Bucurenciu and Sami El Chami, Wife and Husband as joint tenants

No. of Lots: 2

Type: Multi-Family Residential

Background: The Tentative Map entitled "3448 Y Street" was approved by the City of Sacramento Zoning Administrator on May 11, 2023, to subdivide a 0.13-acre parcel into two parcels in the Multi-Unit Dwelling (R-2B) zone. This project will provide one new residential parcel.

Proposed Decision: Approve

Contact Person: David Veasey, Supervising Surveyor, Phone: (916) 808-8684

This notice is to be included in the City Council Agenda for May 12, 2026.

PARCEL MAP OF
3448 Y STREET

SUBDIVISION NO. Z22-039

LOT 7, BLOCK 7, AS SHOWN ON THE MAP OF "OAK PARK AND SOUTH SACRAMENTO", FILED IN BOOK 2 OF MAPS, MAP NO. 26, RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA
MAY 2026 SHEET 1 OF 3



OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP OF "3448 Y STREET".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES;

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- 1. EASEMENT FOR INSTALLATION AND MAINTENANCE OF GAS PIPES, AND FOR POLES AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE AREAS SHOWN HEREON AND DESIGNATED "5' PUBLIC UTILITY EASEMENT" (5' P.U.E.).

ROXANA BUCURENCIU AND SAMI EL CHAMI, WIFE AND HUSBAND AS JOINT TENANTS

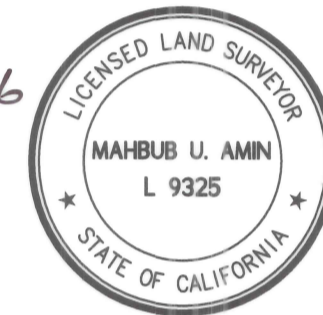
BY: [Signature] [Signature]
ROXANA BUCURENCIU SAMI EL CHAMI

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROXANA BUCURENCIU IN JUNE 2023. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
MAHBUB U. AMIN, L.S. 9325
EXPIRES: 3/31/2027

04/01/2026
DATE



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "3448 Y STREET" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF SACRAMENTO ZONING ADMINISTRATOR AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

I HEREBY APPROVE THIS PARCEL MAP OF "3448 Y STREET", AND ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS HEREON OFFERED FOR DEDICATION.

DAVID JAMES VEASEY DATE
L.S. 9326, EXP 03/31/2027
LICENSED LAND SURVEYOR
CITY OF SACRAMENTO

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Placer

ON April 1st 2026, before me, N. Edwards,
_____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED Roxana Bucurenciu and sami el chami

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature] N. Edwards
SIGNATURE PRINTED NAME
MY COMMISSION NO.: 2538126 MY COMMISSION EXPIRES: 11.6.2029
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF Placer

CITY CLERK'S STATEMENT:

I HEREBY ATTEST TO THE APPROVAL OF THIS PARCEL MAP OF "3448 Y STREET".

CITY CLERK DATE
CITY OF SACRAMENTO

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2026, AT _____ M., IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF J.T.S. ENGINEERING CONSULTANTS, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ FEE: \$ _____

RECORDER OF SACRAMENTO COUNTY BY: _____ DEPUTY
STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF 35TH STREET, THE BEARING OF WHICH IS S18°48'13"W AS SHOWN ON THE FINAL MAP OF "ALCHEMY AT 34TH" FILED IN BOOK 394 OF MAPS, MAP NO. 13, ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

NOTES:

1. THIS PARCEL MAP CONTAINS 6,006 SQUARE FEET, MORE OR LESS.
2. THE TOTAL DOES NOT EQUAL INDIVIDUAL DISTANCES DUE TO ROUNDING OFF.
3. FEE TITLE OF THE PARCELS BEING CREATED BY THIS MAP EXTEND TO THE CENTERLINE OF ADJOINING STREET AND ALLEY.

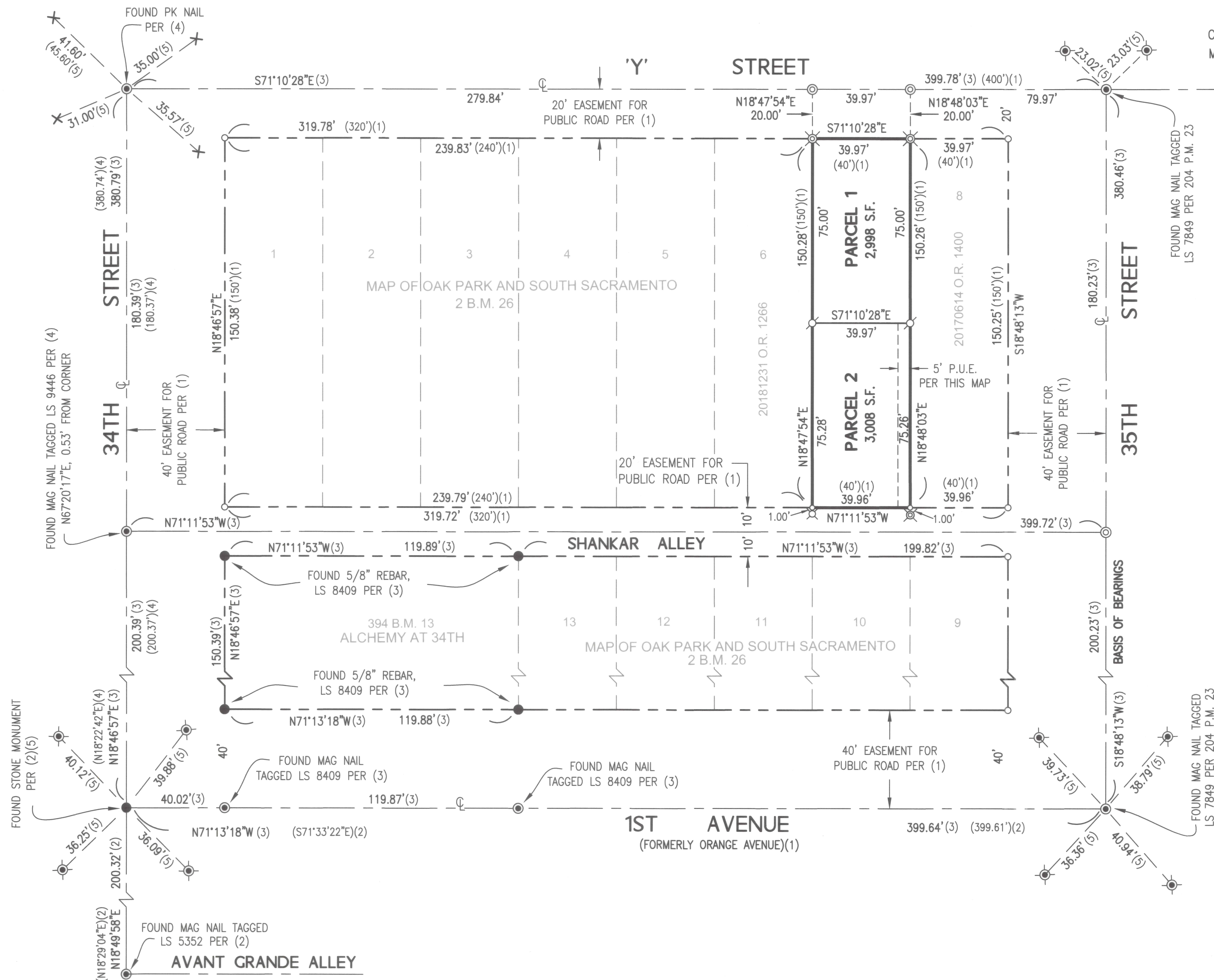
**PARCEL MAP OF
3448 Y STREET**

SUBDIVISION NO. Z22-039

LOT 7, BLOCK 7, AS SHOWN ON THE MAP OF "OAK PARK AND SOUTH SACRAMENTO", FILED IN BOOK 2 OF MAPS, MAP NO. 26, RECORDS OF SACRAMENTO COUNTY

CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA
MAY 2026 SHEET 2 OF 3

**JTS ENGINEERING
CONSULTANTS, INC.**

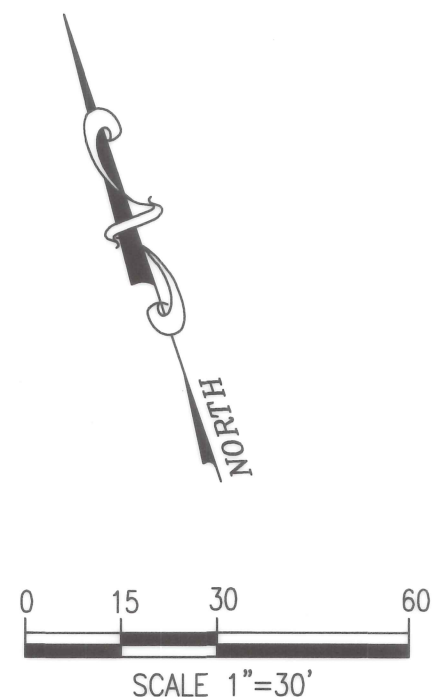


LEGEND:

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND NAIL AS NOTED
- FOUND MONUMENT AS NOTED
- ⊗ FOUND NAIL AND BRASS TAG STAMPED "CITY OF SAC DPW"
- ⊗ SET NAIL AND TAG LS 9325 IN CONCRETE
- ⊗ SET 5/8" REBAR, WITH PLASTIC CAP LS 9325
- ⊗ SET 1" DIAMETER X 18" IRON PIPE, TAG LS 9325
- ⊗ SET 1/4" DIAMETER X 2 1/2" LONG MAG NAIL, TAG LS 9325, FLUSH WITH PAVEMENT
- × FOUND CUT CROSS CITY TIES
- P.U.E. PUBLIC UTILITY EASEMENT
- ℄ CENTER LINE

REFERENCES

- (1) RECORD PER 2 B.M. 26, "OAK PARK AND SOUTH SACRAMENTO"
- (2) RECORD PER 394 B.M. 12, "OAK PARK CREATIVES"
- (3) RECORD PER 394 B.M. 13, "ALCHEMY AT 34TH"
- (4) RECORD PER 244 P.M. 7, "3334 Y STREET"
- (5) RECORD PER CITY STREET TIES



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CITY OF SACRAMENTO
MAY 2026

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA
SHEET 3 OF 3

JTS ENGINEERING
CONSULTANTS, INC.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES
AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF
CALIFORNIA GOVERNMENT CODE SECTION 66434.2 (THE SUBDIVISION MAP ACT).

- A. PRIVATE RECIPROCAL EASEMENTS FOR UTILITIES, DRAINAGE, WATER, AND SANITARY
SEWER FACILITIES, AND SURFACE STORM DRAINAGE SHALL BE GRANTED AND
RESERVED, AS NECESSARY AND AT NO COST, AT THE TIME OF SALE OR
CONVEYANCE OF ANY PARCEL SHOWN IN THIS MAP.