

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, November 7, 1995, the Zoning Administrator approved a parcel merger (File Z95-082) by adopting the attached resolution (ZA95-028).

**Project Information**

Request: Parcel Merger to merge three parcels into one parcel totaling 5.08± developed acres in the Heavy Industrial (M-2S) zone.

Location: 8233 Belvedere Avenue

Assessor's Parcel Number: 061-0041-002, 011, 012

Applicant: Bremco Construction, Inc.  
3470 E. Spring Street  
Long Beach, CA 90806

Property Owner: G. I Trucking Company, Inc.  
14727 Alondra Boulevard  
La Mirada, CA 90638

General Plan Designation: Heavy Commercial or Warehouse  
Existing Land Use of Site: Trucking Terminal  
Existing Zoning of Site: Heavy Industrial (M-2S)

**Surrounding Land Use and Zoning:**

North: M-2S; Vacant and Industrial  
South: M-2S; Warehouse and Commercial  
East: M-2S; Warehouse  
West: M-2S; Industrial and Single Family Residence

Property Dimensions: Irregular  
Property Area: 5.08± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibits A and C

Legal Description: See Exhibit B

Previous Files: P91-082

Background Information: On June 13, 1991, the Planning Commission approved a lot line adjustment to merge two parcels into one parcel.

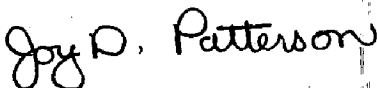
Additional Information: The three parcels to be merged consist of one vacant parcel and two industrial parcels used for a trucking terminal yard. The two southern parcels front on Belvedere Avenue and the northern parcel fronts on 14th Avenue. The applicant proposes to merge the properties in order to consolidate the property for a future sale and to provide additional truck parking on the vacant parcel. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

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

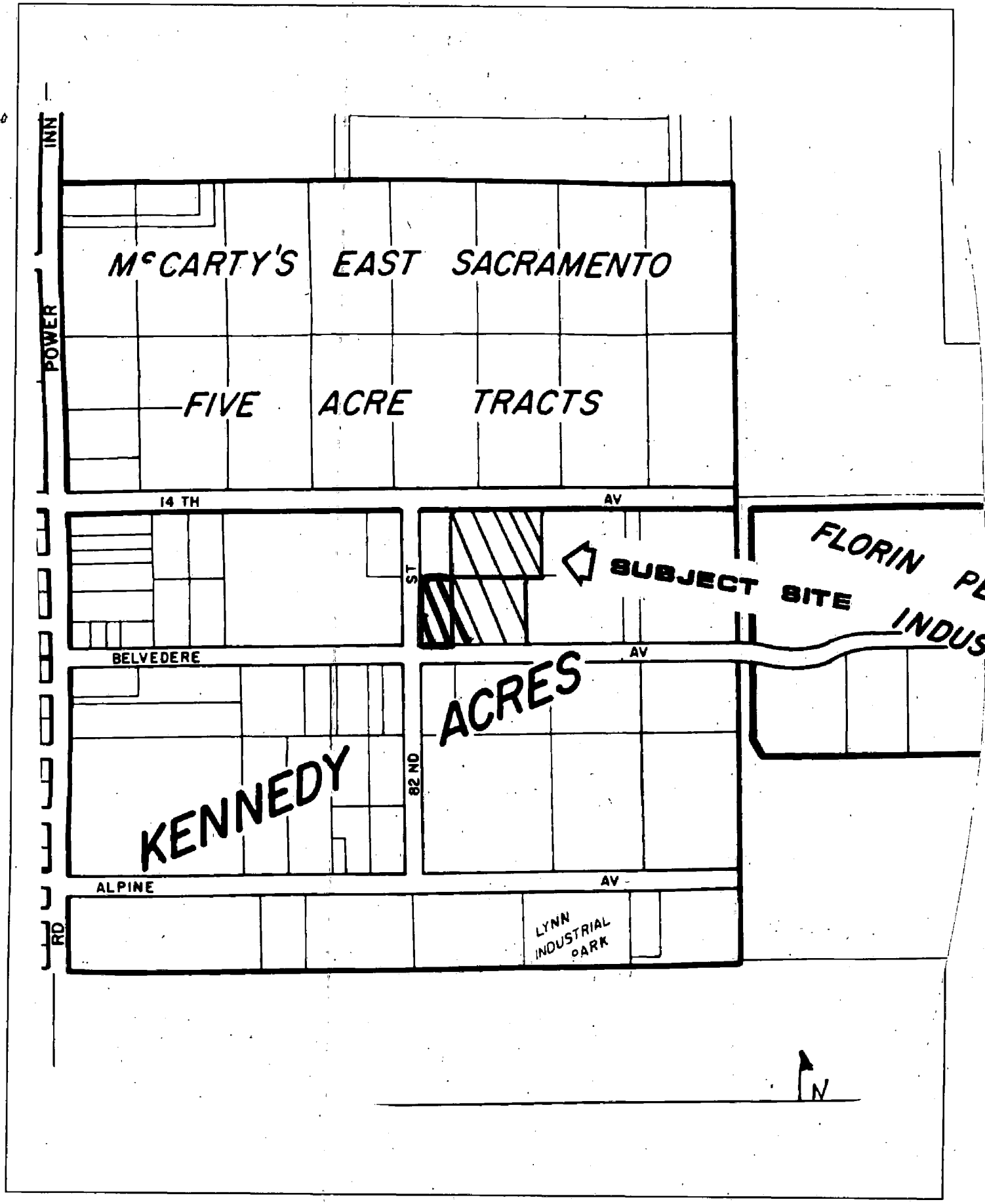
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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.

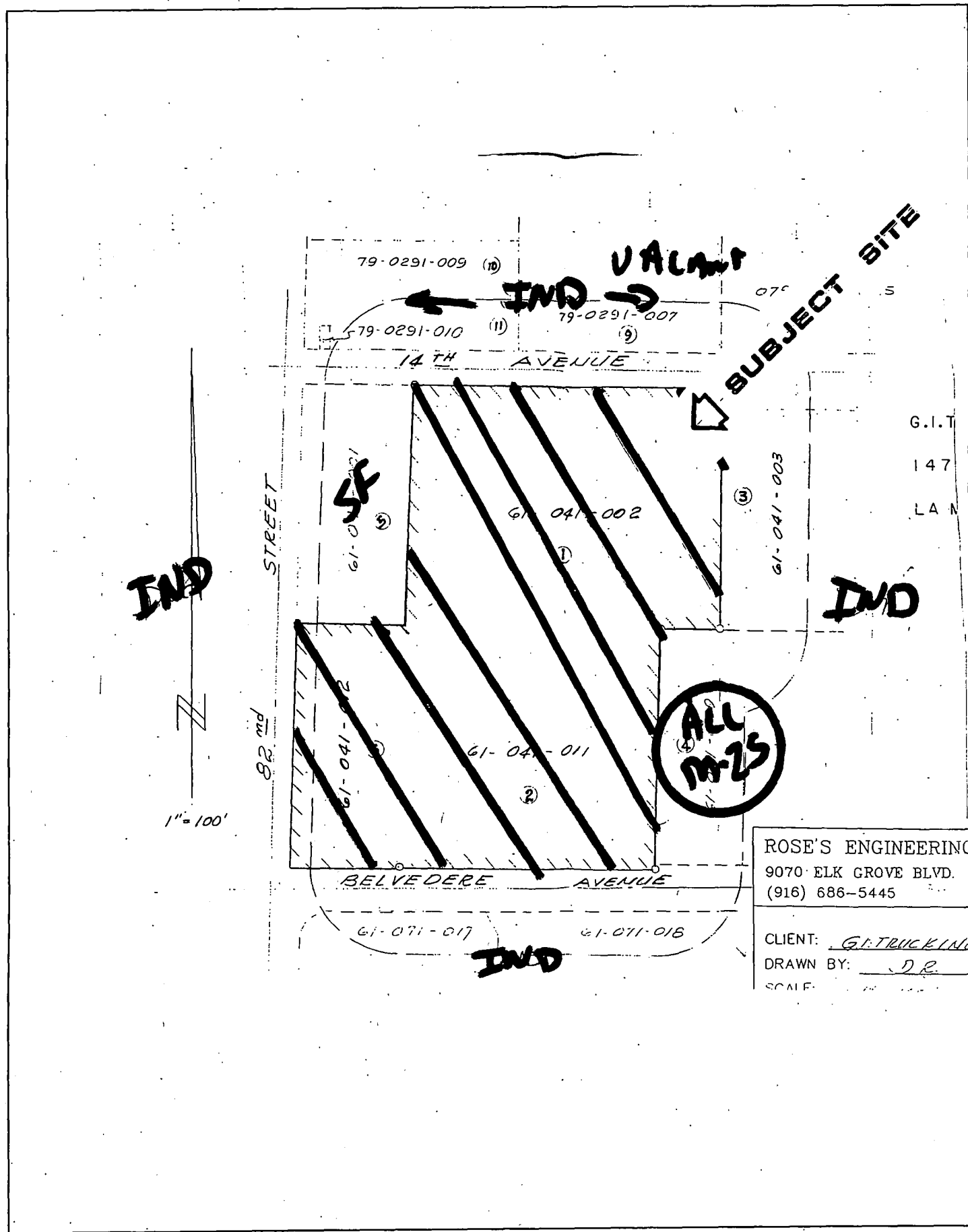
cc: File (original) ✓  
Applicant ✓

ZA Resolution Book ✓  
Public Works ✓

ZA Log Book ✓



VICINITY MAP



ROSE'S ENGINEERING  
 9070 ELK GROVE BLVD.  
 (916) 686-5445

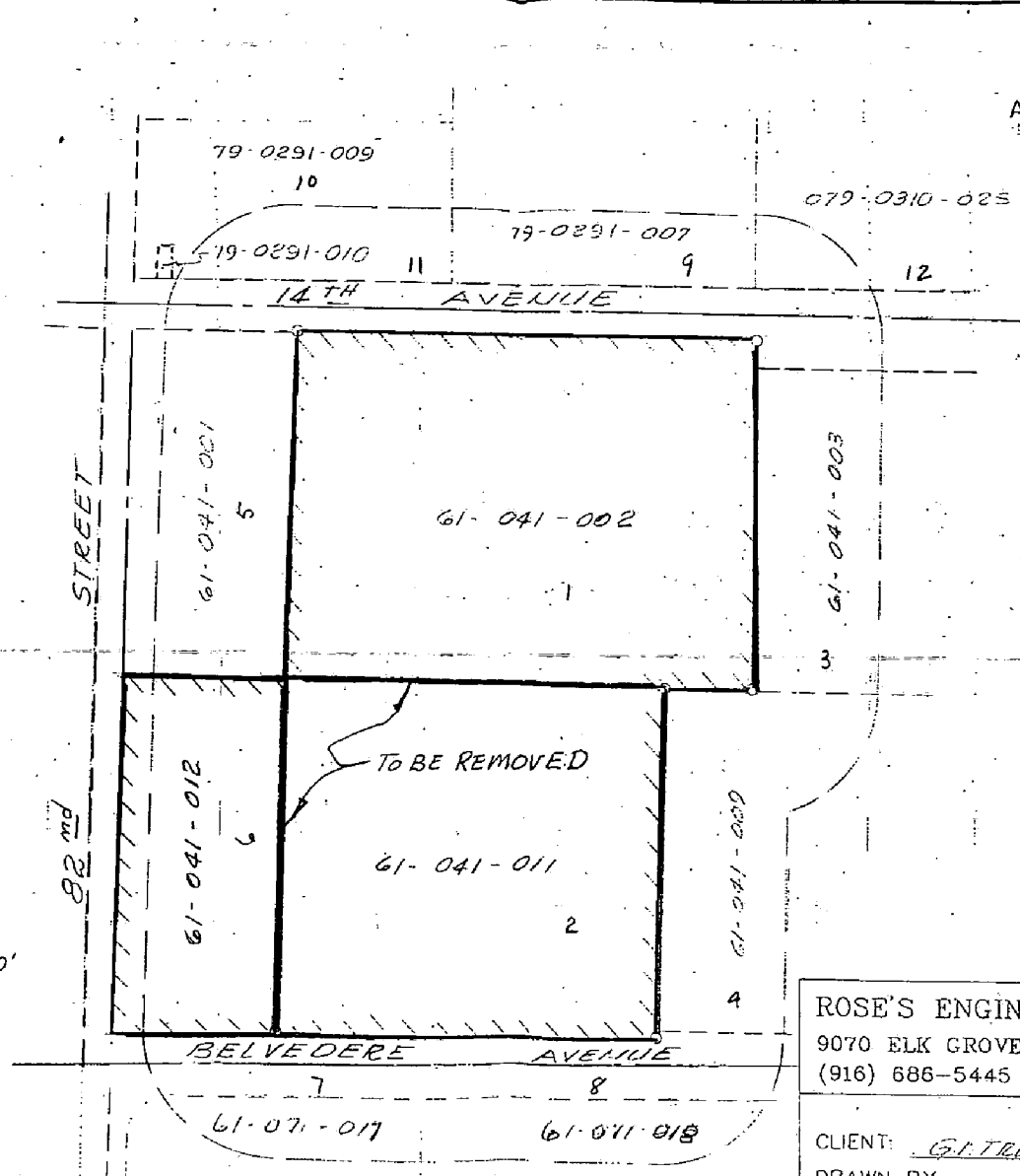
---

CLIENT: G.I. TRUCKING  
 DRAWN BY: D.R.  
 SCALE:

**LAND USE & ZONING MAP**

EXHIBIT A

1"=100'



# TENTATIVE MAP

A.P.N. 61-041-002 & 011 & 012

G.I. TRUCKING COMPANY  
 14727 ALCONDRAS BOULEVARD  
 LA MIRADA, CA. 90638

- OLD PROP. LINES (GREEN)
- NEW PROP. LINES (RED)

## Z 95-082

ROSE'S ENGINEERING-GEOLOGY & SURVEY INC.  
 9070 ELK GROVE BLVD. ELK GROVE, CALIFORNIA  
 (916) 686-5445 95624

CLIENT: G.I. TRUCKING CO.  
 DRAWN BY: D.R.  
 SCALE: 1"=100' DATE: AUGUST 1985

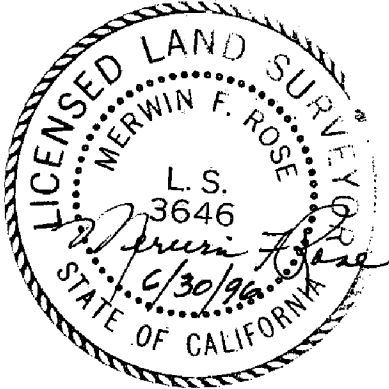
I 7/24/85  
 NOVEMBER 7, 1985  
 245-082

**EXHIBIT B**

**LEGAL DESCRIPTION  
Merged Parcel**

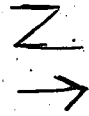
A parcel of land situate in the City of Sacramento, County of Sacramento, State of California being all of Parcels 1 and 2 as said parcels are shown on a parcel map recorded in Book 112 of parcel maps, page 14, records of Sacramento City, plus all of Lot 13 as said lot is shown on that certain subdivision map recorded in Book 8 of maps, at page 11, records of Sacramento City, said parcel is described as follows:

Beginning at the Southwest corner of said Parcel 2; thence North 00°40'45" West 278.85 feet to the Northwest corner of said Parcel 2; thence North 88°54'37" East 128.13 feet to the Northeast corner of said Parcel 2; thence North 00°40'45" West to a point in the southerly right-of-way line of 14th Avenue; thence along the southerly right-of-way line of said 14th Avenue North 88°58'14" East 364.48 feet to the Northeast corner of said Lot 13; thence South 00°40'53" East 279.09 feet; thence South 88°54'37" West 64.21 feet; thence South 00°40'53" East 279.02 feet; thence South 88°56'00" West 428.40 feet to the point of beginning containing 5.078 acres gross more or less.



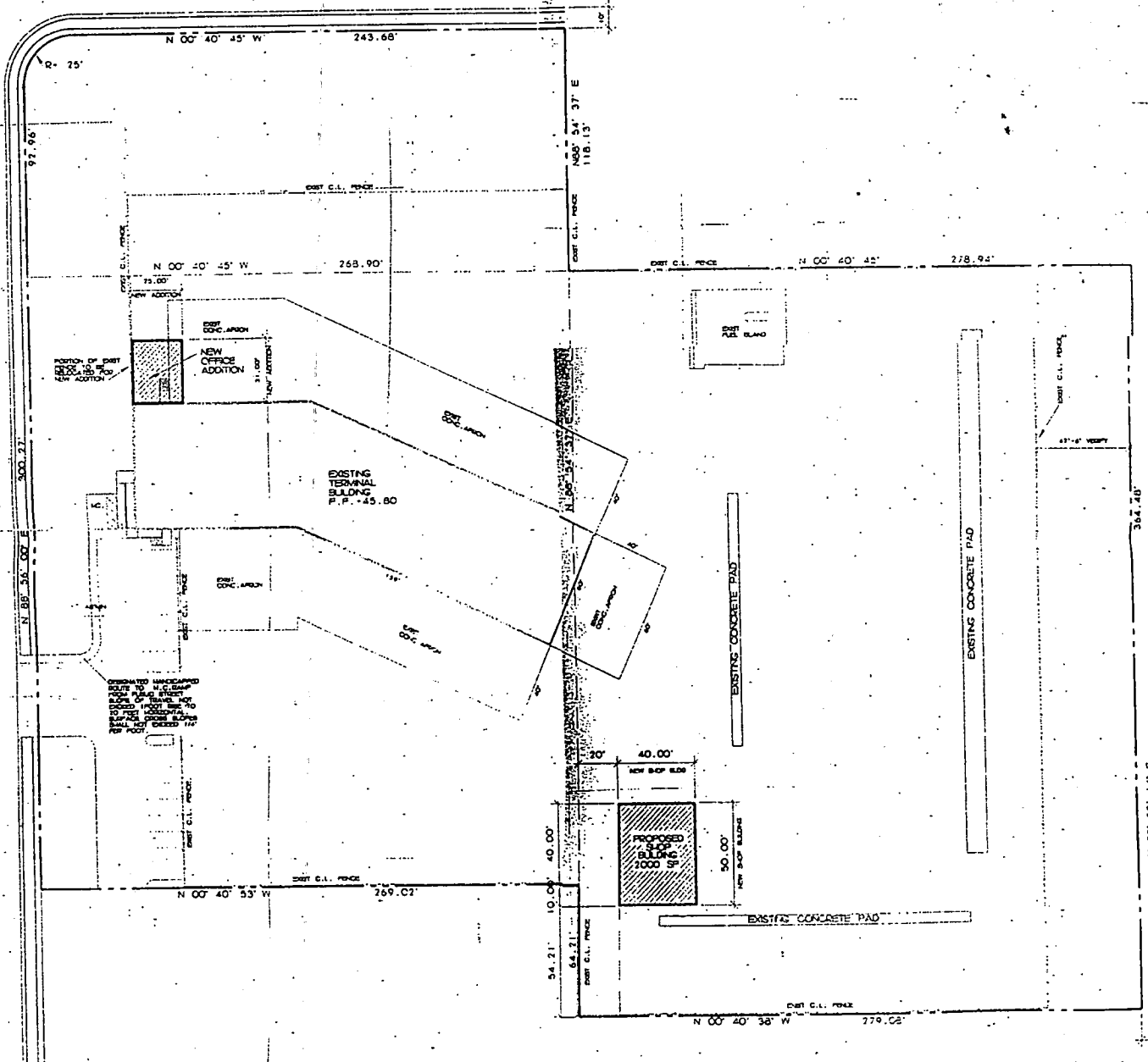
**Z95-082**

# EXHIBIT - C



82 ND STREET

BELVEDERE AVENUE



295-082

NOVEMBER 7, 1995 295-082

ITEM 1