

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday August 23, 1994, the Zoning Administrator approved a lot line adjustment (File Z94-088) by adopting the attached resolution (ZA94-034).

**Project Information**

Request: Lot Line Adjustment to relocate the common property line between two parcels totaling 0.83± partially developed acres in the Office-Building (O-B) zone.

Location: 632 and 648 Northfield Drive

Assessor's Parcel Number: 274-0243-004, 003

Applicant: Roy Larry  
715 Cutting Way  
Sacramento, Ca 95831

Property Owners: Michael J. Henry  
4232 H Street, Ste. 100  
Sacramento, CA 95819

General Plan Designation: Community Neighborhood Commercial and Offices  
South Natomas

Community Plan Designation: Office/Office Park  
Existing Land Use of Site: Office Building and Vacant  
Existing Zoning of Site: Office-Building, O-B

Surrounding Land Use and Zoning:  
North: C-2; Vacant and Commercial  
South: R-3R and C-2; Vacant and Commercial  
East: O-B; Vacant  
West: R-3R; Vacant

Property Dimensions: 236 feet x 155 feet  
Property Area: 0.83± acres

Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Project Plans: See Exhibit A  
Legal Description: See Exhibit B  
Previous Files: None

Additional Information

The applicant proposes to relocate a common property line between two parcels in order to provide on-site parking for a proposed medical office use for the existing vacant office building. The vacant 6,600 square foot single story building is located on the west parcel and the east parcel is vacant. The Zoning Ordinance requires on-site parking for the uses located on the site and medical office requires more parking than general office uses.

Plans for the new parking lot are not a part of this application and have not been provided. The applicant is aware that the new parking lot area needs to meet all applicable Zoning Ordinance requirements.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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)}.



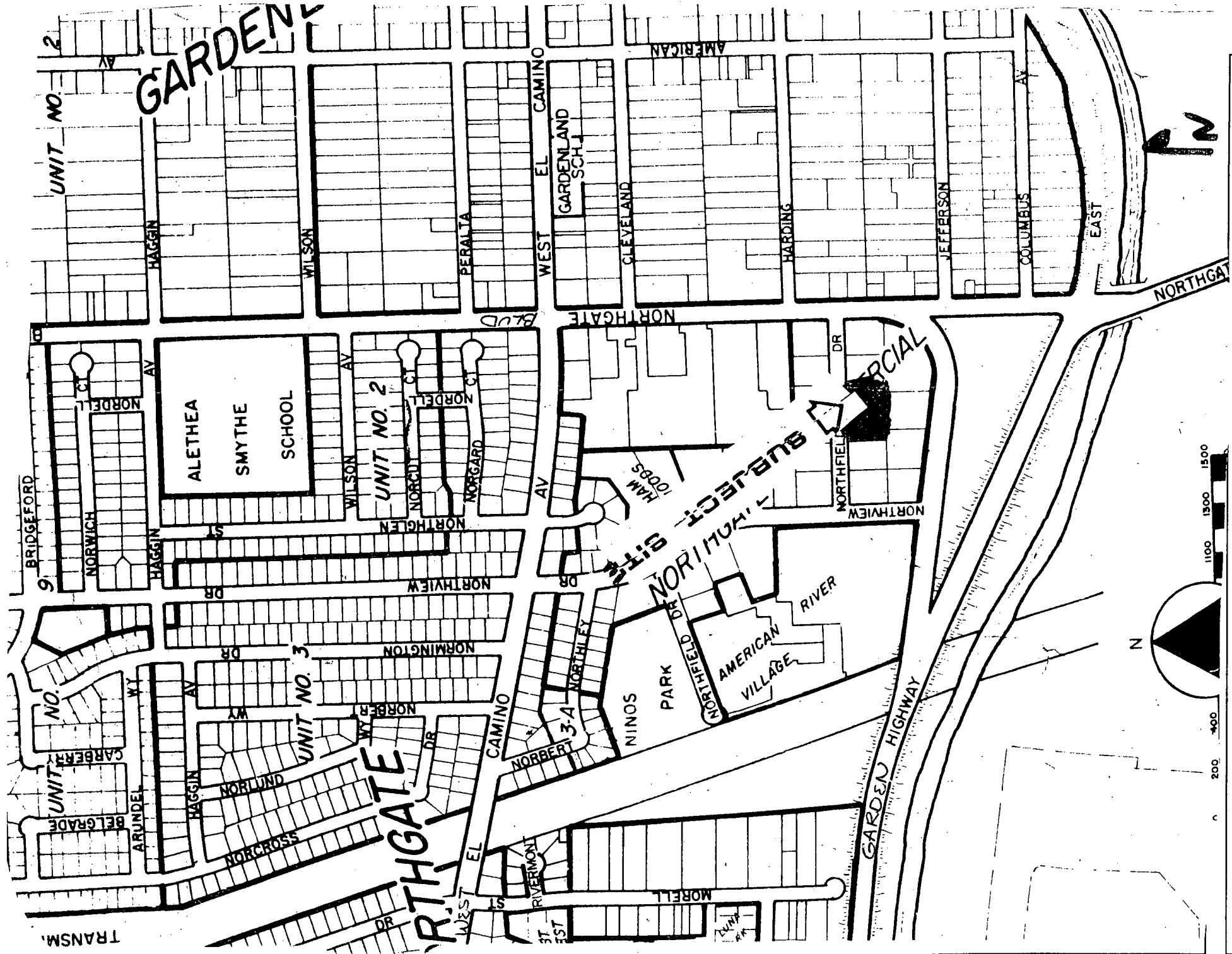
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Joy D. Patterson  
Zoning Administrator

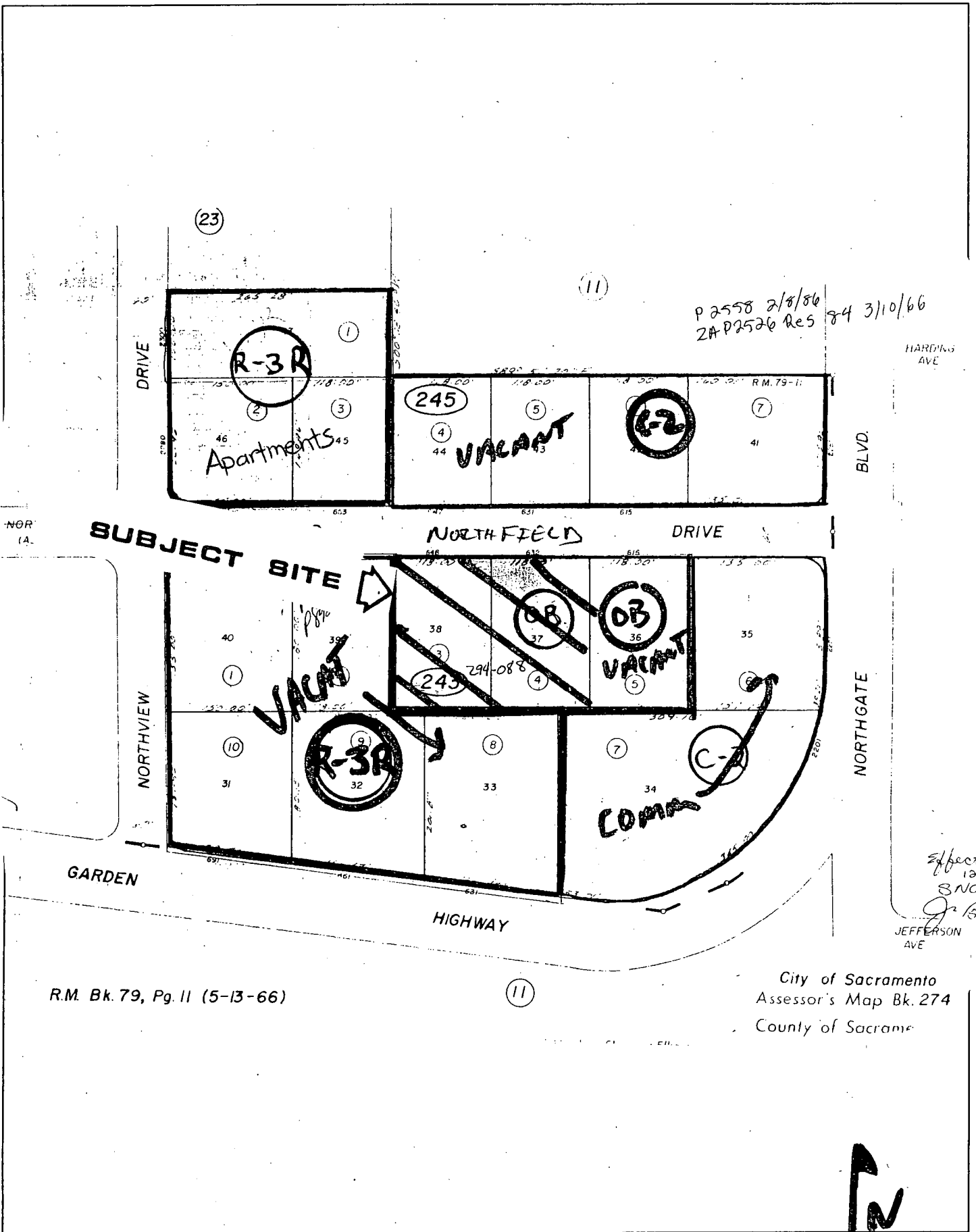
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

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



VICINITY MAP



P 2558 2/1/86  
2A P 2526 Res 84 3/10/66

HARDING AVE

BLVD.

NORTHFIELD DRIVE

SUBJECT SITE

NORTHGATE

NORTHVIEW

GARDEN

HIGHWAY

Effect 12/3/84  
BNA  
JLB  
JEFFERSON AVE

R.M. Bk. 79, Pg. 11 (5-13-66)

City of Sacramento  
Assessor's Map Bk. 274  
County of Sacramento

LAND USE & ZONING MAP

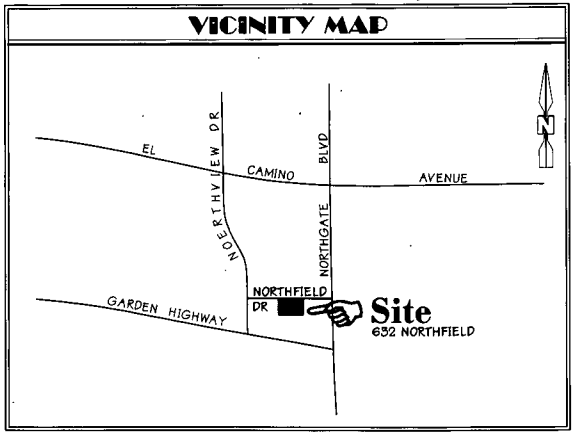
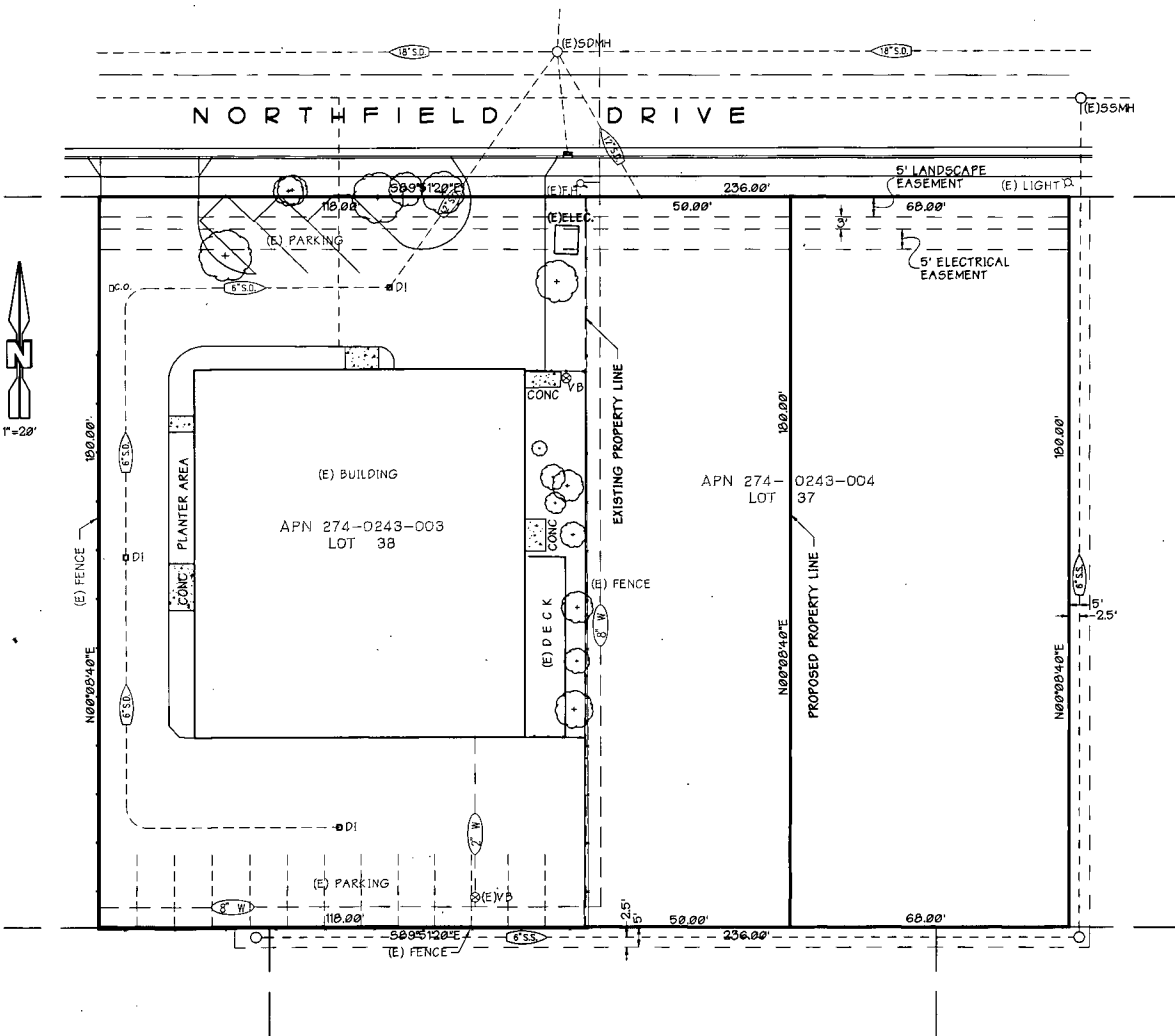
# Boundary Line Adjustment Map

For: Dr. Michael J Henry

BEING LOTS 37 AND 38  
OF NORTHGATE COMMERCIAL

AUGUST, 1994 SCALE: 1"=20'  
CITY of SACRAMENTO STATE of CALIFORNIA

• CARLTON ENGINEERING INC. •



294-088

AUGUST 23, 1994

ITEM 1

EXHIBIT A

Proposed

**EXHIBIT B**

All that real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

All that portion of Lot 37 as shown on that certain subdivision map entitled "Plat of Northgate Commercial Portion of Section 30, Township 9 North, Range 5 East, M.D.B. and M. Said map is filed in Book 79 of Map No. 11 in the County Recorder's office, County of Sacramento, State of California more particularly described as follows:

**BEGINNING** at the Northeast corner of said Lot 37; thence South  $00^{\circ} 08' 40''$  West 180.00 feet along the East line of said Lot 37 to the Southeast corner thereof; thence North  $89^{\circ} 51' 20''$  West 70.00 feet along the South line of said Lot 37; thence North  $00^{\circ} 08' 40''$  East 180.00 feet to a point on the North line of said Lot 37; thence South  $89^{\circ} 51' 20''$  East 70.00 feet to the point of beginning.

Z94-088

Z94-088

AUGUST 23, 1994

ITEM 1