

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, June 25, 1997, the Zoning Administrator approved a parcel merger (File Z97-062) by adopting the attached resolution (ZA97-017).

**Project Information**

**Request:**     Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 1.939± vacant acres in the Heavy Industrial (M-2S) zone.

**Location:**   Northwest corner of Specialty Circle and Florin Perkins Road (D6, Area 3)

**Assessor's Parcel Number:**       064-0120-013 and 014

**Applicant:**   Morton & Pitalo Inc. (Ron Bowman)  
                  1788 Tribute Road #200  
                  Sacramento, CA 95815

**Property Owner:**   Massie and Company  
                          8170 Belvedere Avenue  
                          Sacramento, CA 95826

**General Plan Designation:**       Heavy Commercial or Warehouse  
**South Sacramento**  
**Community Plan:**                Industrial  
**Existing Land Use of Site:**       Vacant  
**Existing Zoning of Site:**         Heavy Industrial (M-2S)

**Surrounding Land Use and Zoning:**  
    **North:**       M-2S; Vacant  
    **South:**      M-2S; Vacant  
    **East:**       County; Vacant  
    **West:**       M-2S; Industrial

**Property Dimensions:**       200 feet x 423 feet  
**Property Area:**            1.94± acres  
**Topography:**               Flat  
**Street Improvements:**    Existing  
**Utilities:**                 Existing

**Project Plans:**             Exhibit A

Legal Description: Exhibit B

Previous Files: None

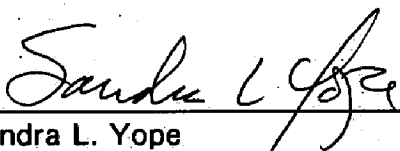
Additional Information The applicant proposes to merge the common property line between two parcels in order to create one large parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

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 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)}.



Sandra L. Yope  
Acting 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) ✓      ZA Resolution Book ✓      ZA Log Book ✓  
Applicant ✓      Public Works ✓

RESOLUTION NO. ZA97-017

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF JUNE 25, 1997

APPROVING A PARCEL MERGER

(APN: 064-0120-013 and 014 )

(Z97-062)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at the northwest corner of Specialty Circle and Florin Perkins Road; and

WHEREAS, the parcel merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the parcel merger is consistent with the General Plan and South Sacramento Community Plan which designate the site for Heavy Commercial or Warehouse and Industrial uses, respectively; and

WHEREAS, the parcel merger will not result in the abandonment of any street or utility easement of record, and that, if the lot line adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record; and

WHEREAS, the parcel merger will not result in the elimination or reduction in size of the access way to any resulting parcel, or that 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; and

WHEREAS, the resulting parcels created by the parcel merger conform to the requirements of the City's Building Code and the City's Zoning Ordinance;

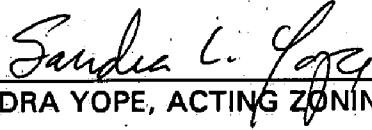
NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

that the parcel merger for property located at the northwest corner of Specialty Circle and Florin Perkins Road, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

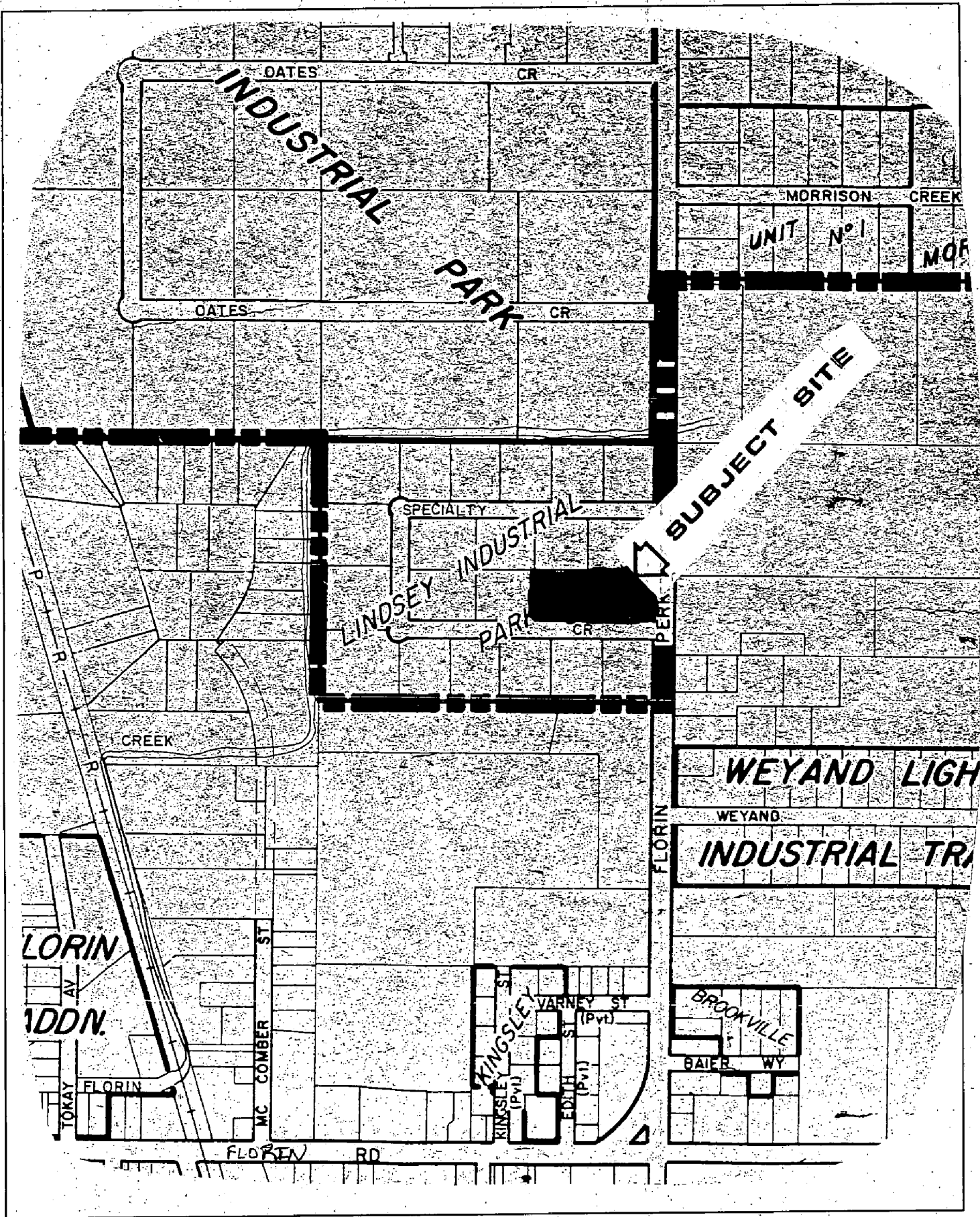
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Only one domestic water service per parcel is allowed. If more than one domestic water service exists on any of these parcels after the lot line adjustment is completed then all of the domestic water services but one must

be abandoned on that parcel. The domestic water services must be abandoned to the satisfaction of the Department of Utilities.

4. Pay or segregate any existing assessments.



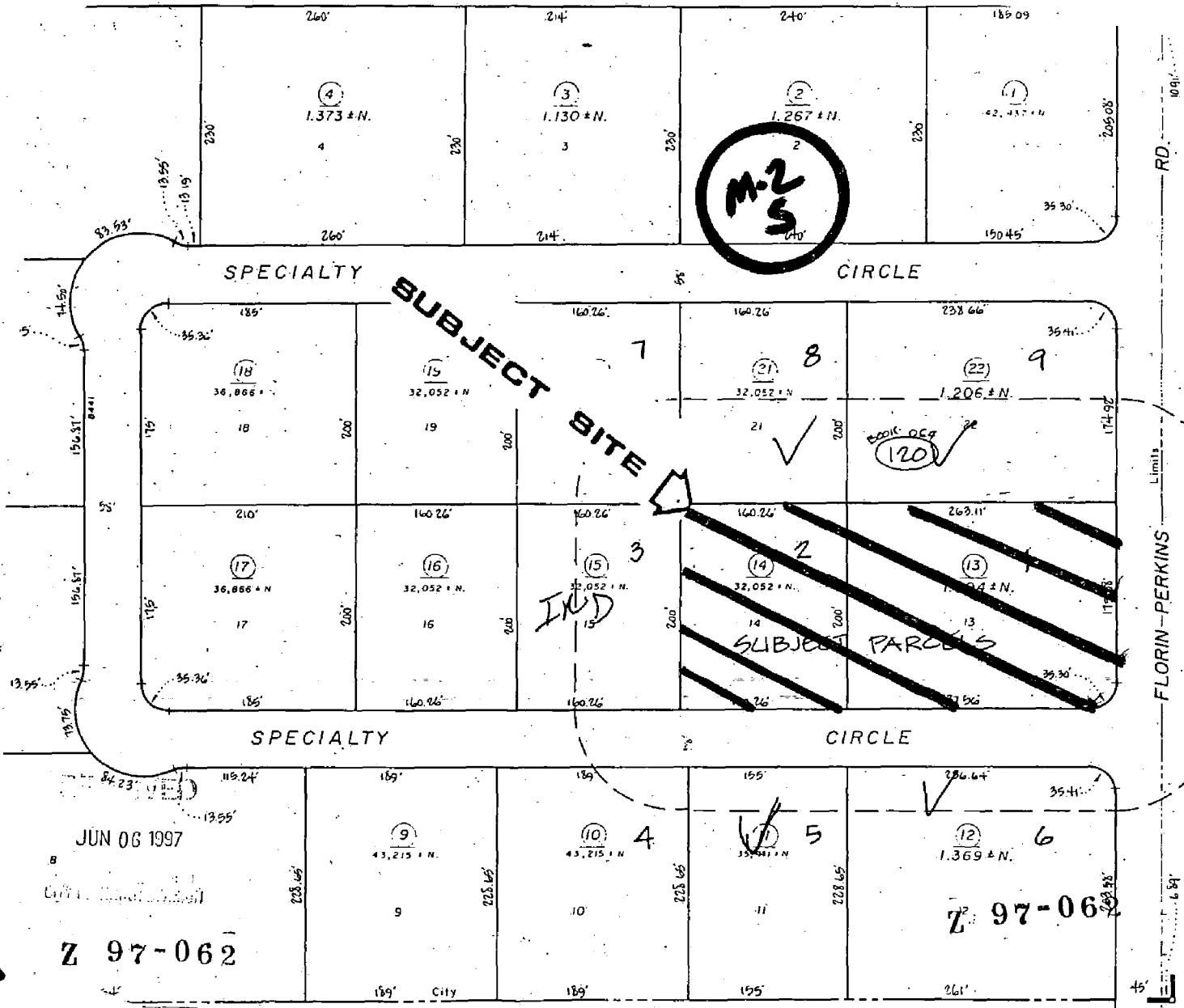
SANDRA YOPE, ACTING ZONING ADMINISTRATOR



**VICINITY MAP**

LAND USE & ZONING MAP

(01) POR. S.E. 1/4 SEC. 35, T.8N., R.5E., M.D.B. & M.



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COUNTY

CITY OF SACRAMENTO  
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ty of Sacramento, Calif.

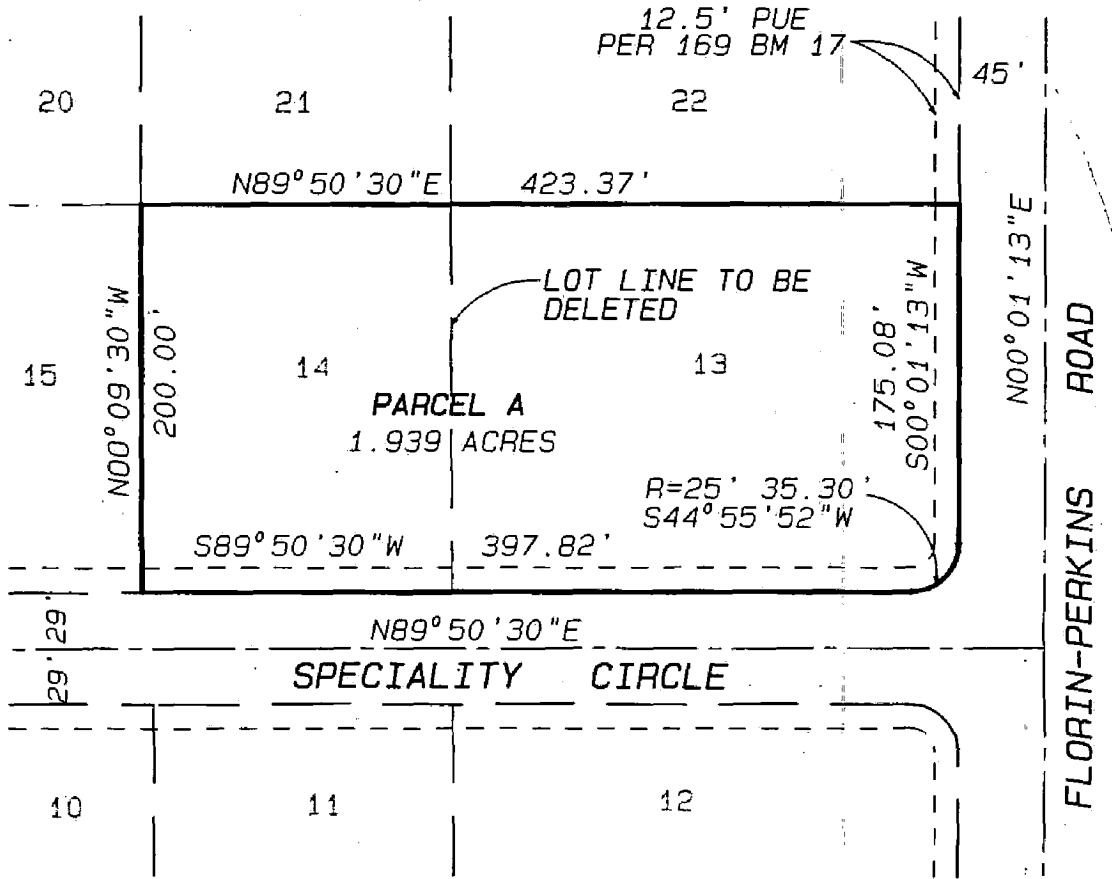
**EXHIBIT A**

**LOT LINE MERGER**

**LOTS 13 AND 14, LINDSEY INDUSTRIAL PARK  
169 BM 17**

**CITY OF SACRAMENTO, CALIFORNIA  
MAY, 1997 SCALE: 1"=100'  
MORTON & PITALO, INC.**

LINDSEY INDUSTRIAL PARK  
169 BM 17



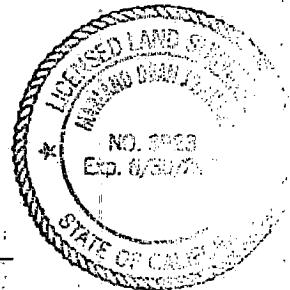
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CITY OF SACRAMENTO  
CITY PLANNING DIVISION

MARLAND D. JOHNSON, L.S. 3923

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JUNE 25, 1997

ITEM 2  
970069

**EXHIBIT B**



May 29, 1997  
97-0069

**MORTON & PITALO, INC.**  
Civil Engineering Planning Surveying  
1788 Tribute Road, Suite 200  
Sacramento, CA 95815  
916/927-2400  
Fax: 916/567-0120

**LEGAL DESCRIPTION**

**LOT LINE MERGER  
PARCEL A**

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

Lots 13 and 14 as shown on the Plat of Lindsey Industrial Park filed in Book 169 of Maps, Map No. 17, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Lot 14; thence from said point of beginning, along the Westerly line of said Lot 14, along the Northerly lines of said Lots 14 and 13, along the Easterly line of said Lot 13 and along the Southerly lines of said Lots 13 and 14 the following five (5) courses: (1) North 00°09'30" West 200.00 feet; (2) North 89°50'30" East 423.37 feet; (3) South 00°01'13" West 175.08 feet; (4) along the arc of a curve to the right, concave Northwesterly, having a radius of 25.00 feet, subtended by a chord bearing South 44°55'52" West 35.30 feet and (5) South 89°50'30" West 397.82 feet to the point of beginning.

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