

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 2, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-119) by adopting the attached resolution (ZA96-020).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 21.71± vacant acres Light Industrial-Review (M-1-R) zone.

**Location:** 1690 Bell Avenue (D2, Area 4)

**Assessor's Parcel Number:** 238-0050-007, 008

**Applicant:** JTS Engineering (Javed Siddiqui)  
1808 J Street  
Sacramento, CA 95814

**Property Owners:** Marvin Oates & Buzz Oates Enterprises II  
8615 Elder Creek Drive  
Sacramento, CA 95838

**General Plan Designation:** Industrial-Employee Intensive  
North Sacramento  
**Community Plan:** Labor Intensive  
**Existing Land Use of Site:** Vacant  
**Existing Zoning of Site:** Light Industrial-Review (M-1-R)

**Surrounding Land Use and Zoning:**  
North: M-1S-R; Industrial  
South: R-1; Single Family Residence  
East: R-1; Mobile Home Park  
West: M-1S-R; Industrial

**Property Dimensions:** Irregular  
**Property Area:** 21.71± acres  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

Legal Description: Exhibit B

Previous Files: P86-423 (Tentative Map), P86-052 (Tentative Map), P90-369 (Lot Line Adjustment)

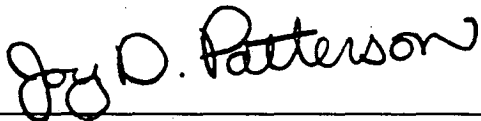
Additional Information The applicant proposes to relocate the common property lines between two parcels in order create parcels suitable for future development. Both parcels are vacant. All parcels will meet all minimum lot size requirements after the proposed adjustment.

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)}.



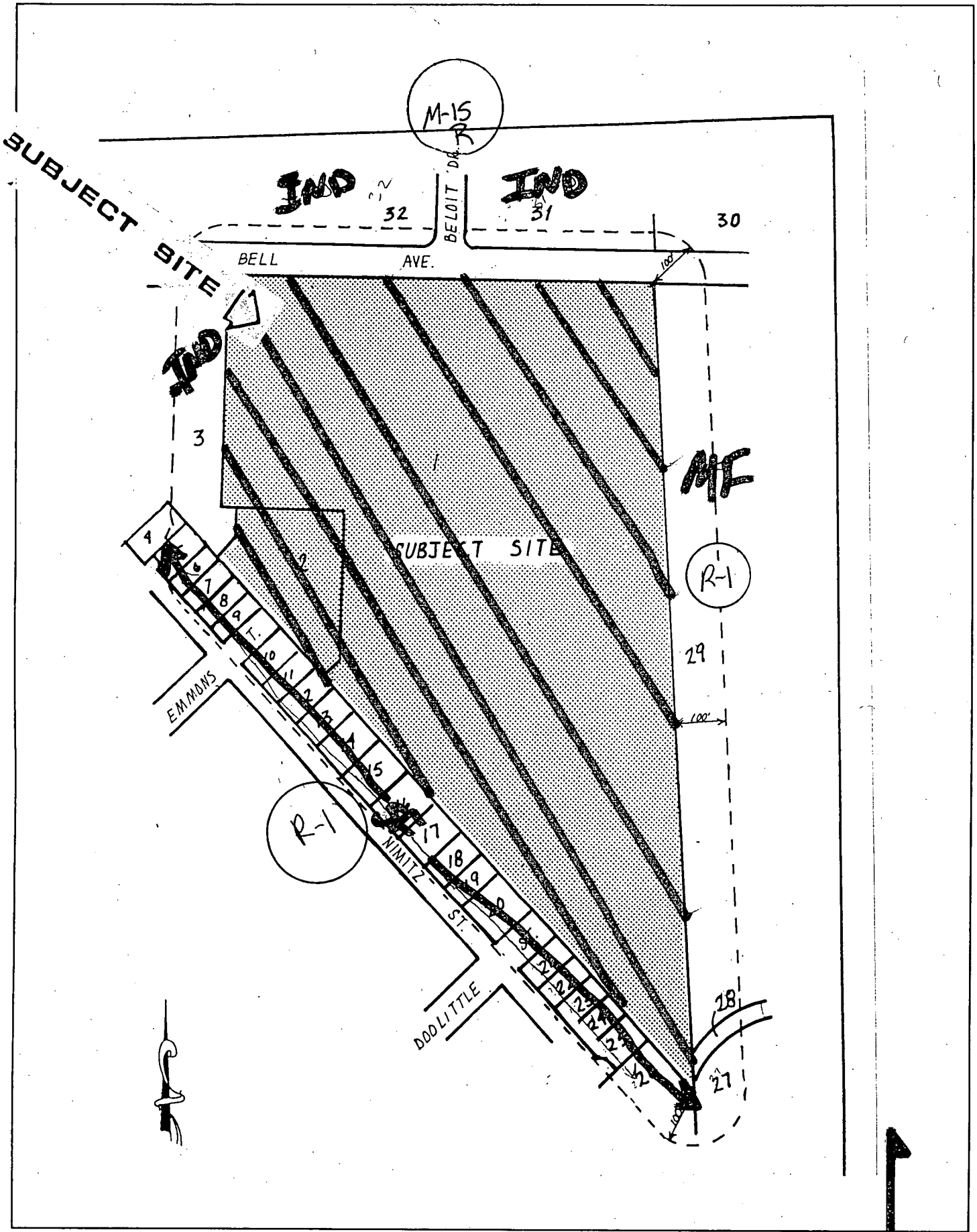
Joy D. Patterson  
Zoning Administrator

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 (Scott Tobey, 264-8307) 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 ✓





**LAND USE & ZONING MAP**

294-119

OCTOBER 2, 1998

IT 294

# LOT LINE ADJUSTMENT EXHIBIT

**OWNER:**

MARVIN L. GATES  
JERRED SHORT  
8615 ELDER CREEK ROAD  
SACRAMENTO, CA 95828  
(916) 381-3600

**APPLICANT / ENGINEER:**

JTS ENGINEERING CONSULTANTS, INC.  
JAVED T. SODOKAN  
1808 J STREET  
SACRAMENTO, CA 95814  
(916) 441-8708

**EXISTING ZONING:**

BOTH PARCELS ZONES M1 K

**EXISTING LAND USE:**

BOTH PARCELS ZONES ARE CURRENTLY VACANT

**EXISTING PARCEL AREA:**

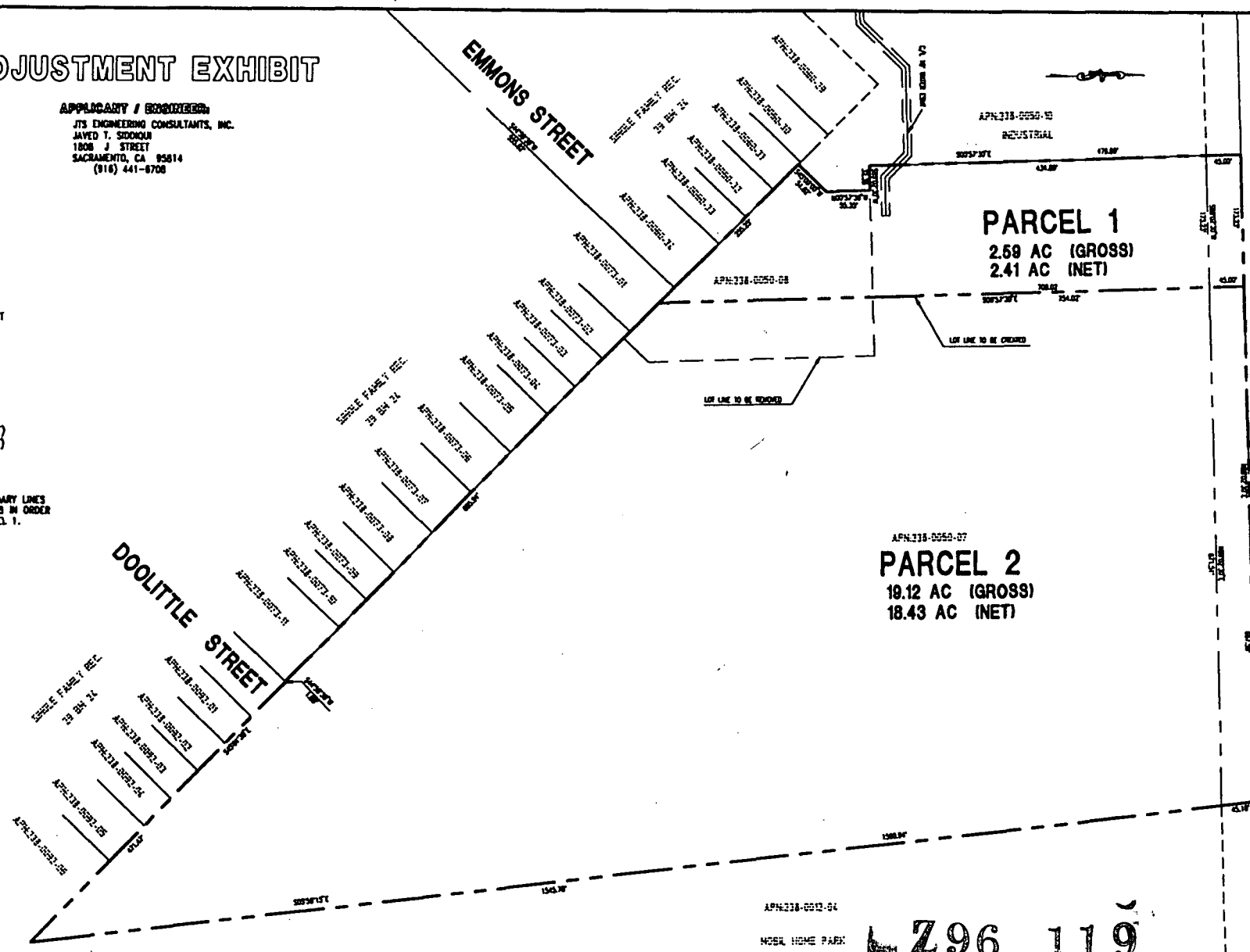
21.71 AC. (GROSS); 20.84 AC. (NET)

**PROPOSED PARCEL AREA:**

PARCEL 1: 2.59 AC. (GROSS); 2.41 AC. (NET)  
PARCEL 2: 19.12 AC. (GROSS); 18.43 AC. (NET)

**APPLICATION REQUEST:**

THE APPLICANT DESIRES TO ADJUST THE BOUNDARY LINES OF A.P.N.'S 238-0050-007 AND 238-0050-008 IN ORDER TO TRANSFER OWNERSHIP OF THE PROPOSED PARCEL 1.



BELL AVENUE EXHIBIT A

296 119  
THIS EXHIBIT HAS BEEN PREPARED FROM RECORD DATA

BENCHMARK ELEV. _____	<b>JTS ENGINEERING CONSULTANTS, INC.</b> 1808 J STREET SACRAMENTO CALIFORNIA 95814 (916) 441-8708	DESIGNED: _____	SCALE: T-60'	<table border="1"> <tr><td>NO</td><td>DATE</td><td>REVISION</td><td>APPROVAL</td><td>BY</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO	DATE	REVISION	APPROVAL	BY																LOT LINE ADJUSTMENT <b>1690 BELL AVENUE</b>  LOT 1 AND PARCEL P (206 PM 0) APN 238-0050-007 AND 008	DATE: 10/2/98
NO		DATE	REVISION		APPROVAL	BY																				
FIELD BOOK NO. _____ PG. _____	DRAWN: JTS	CHECKED: JTS	SHEET 1																							
	SUBMITTED: JAVED T. SODOKAN	RC: JTS	OF 1																							

**EXHIBIT B**

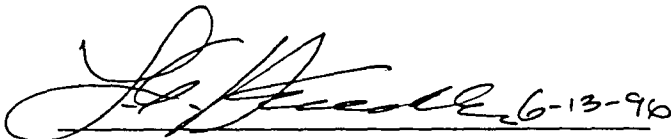
**PARCEL 1**

ALL THAT LAND SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 314 OF "PARKER HOMES TERRACE" AS SHOWN ON THE OFFICIAL PLAT THEREOF FILED IN BOOK 29 OF MAPS, AT PAGE 24, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "SACRAMENTO SECURITY PARK" FILED IN BOOK 96 OF PARCEL MAPS AT PAGE 1 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "SACRAMENTO SECURITY PARK" FILED IN BOOK 96 OF PARCEL MAPS AT PAGE 1 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THENCE ALONG THE NORTHERLY LINE OF LOT 1 (REMAINDER) OF SAID PARCEL MAP, ALSO BEING THE CENTERLINE OF BELL AVENUE, NORTH 89° 02' 30" EAST 173.23 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL C; SOUTH 00° 57' 30" EAST 754.02 FEET TO THE SOUTHWESTERLY LINE OF PARCEL F OF SAID PARCEL MAP; THENCE ALONG SAID SOUTHWESTERLY LINE OF PARCEL F, NORTH 45° 01' 30" WEST 255.25 FEET TO THE WESTERLY LINE OF LOT 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FILED IN BOOK 91-0321, PAGE 46 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- (1) NORTH 45° 00' 00" EAST 51.02 FEET;
- (2) NORTH 00° 57' 30" WEST 55.53 FEET TO THE NORTHERLY LINE OF PARCEL F OF SAID PARCEL MAP; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 02' 30" WEST 32.38 FEET TO THE EASTERLY LINE OF PARCEL C OF SAID PARCEL MAP; THENCE ALONG SAID EASTERLY LINE, NORTH 00° 57' 30" WEST 479.80 FEET TO THE POINT OF BEGINNING.

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.



L.A. KNEEDLER, L.S.4380

Date

License Expires 09-30-97



294-119

October 2, 1996

Item 4


**PARCEL 2**

ALL THAT LAND SITUATED IN THE CITY AND COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING THAT PORTION OF LOT 314 OF "PARKER HOMES TERRACE" AS SHOWN ON THE OFFICIAL PLAT THEREOF FILED IN BOOK 29 OF MAPS, AT PAGE 24, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "SACRAMENTO SECURITY PARK" FILED IN BOOK 96 OF PARCEL MAPS AT PAGE 1 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF LOT 1 (REMAINDER) AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "SACRAMENTO SECURITY PARK" FILED IN BOOK 96 OF PARCEL MAPS AT PAGE 1 IN THE OFFICE OF THE RECORDER OF SAID COUNTY. SAID POINT BEARS NORTH 89° 02' 30" EAST 173.23 FEET FROM THE NORTHEASTERLY CORNER OF PARCEL C OF SAID PARCEL MAP; THENCE FROM SAID POINT OF BEGINNING, PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL C, SOUTH 00° 57' 30" EAST 754.02 FEET TO THE SOUTHWESTERLY LINE OF PARCEL F OF SAID PARCEL MAP; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL F AND THAT OF SAID LOT 1 (REMAINDER), SOUTH 45° 01' 30" EAST 685.91 FEET; THENCE CONTINUING ALONG THE LINES OF SAID LOT 1 (REMAINDER), THE FOLLOWING FOUR (4) COURSES:

- (1) NORTH 44° 58' 30" EAST 1.00 FOOT;
- (2) SOUTH 45° 01' 30" EAST 471.47 FEET;
- (3) NORTH 05° 56' 15" EAST 1590.94 FEET;
- (4) SOUTH 89° 02' 30" WEST 667.59 FEET TO THE POINT OF BEGINNING.

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.

  
L.A. KNEEDLER, L.S.4380      6-13-96      Date  
License Expires 09-30-97

