

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 5, 1997, the Zoning Administrator approved a parcel merger (File Z97-073) by adopting the attached resolution (ZA97-019).

Project Information

Request: Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 4.266± partially developed acres in the Light Industrial (M-1) zone.

Location: East of 4350 Pell Drive (D2, Area 4)

Assessor's Parcel Number: 237-0022-033 and 071

Applicant: USA Real Estate Investment Trust (Gregory Crissman)
One Scripps Drive #201
Sacramento, CA 95825

Property Owner: Gain Corporation
2716 Ocean Park Boulevard #3006
Santa Monica, CA 90405

General Plan Designation: Heavy Commercial or Warehouse
North Sacramento
Community Plan: Industrial
Existing Land Use of Site: Industrial/Warehouse/Vacant
Existing Zoning of Site: Light Industrial (M-1S)

Surrounding Land Use and Zoning:

North: M-1; Industrial/Warehouse
South: M-1; Industrial/Warehouse
East: R-1; Single Family Residential
West: M-1; Industrial/Warehouse

Property Dimensions: Irregular
Property Area: 4.266± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: P96-113 (Converted to this Z file)

Additional Information The applicant proposes to merge the common property line between two parcels in order to construct a parking lot for the adjacent parcel. The west parcel is developed and the east parcel is vacant. 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)}.

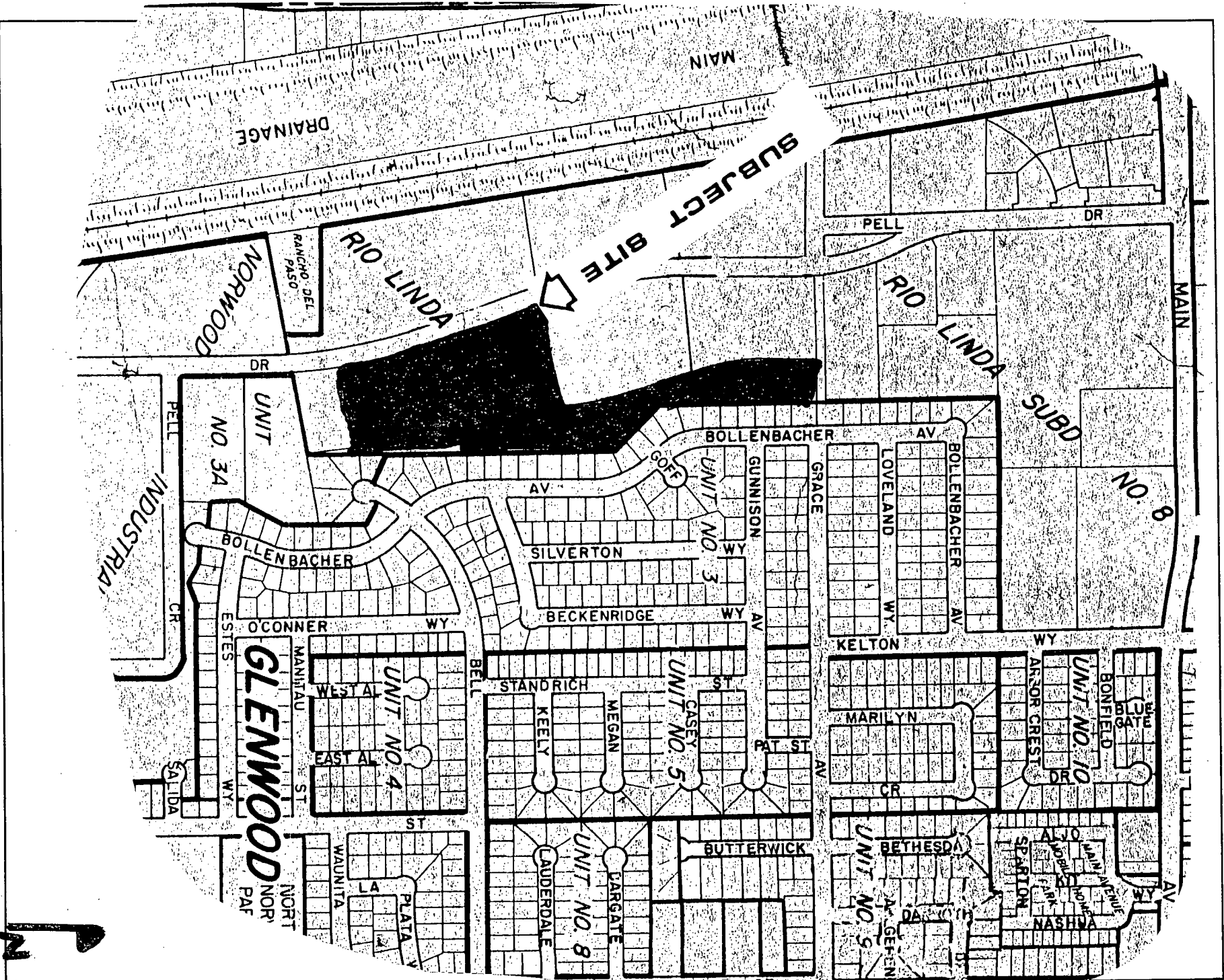


Joy Patterson
Zoning Administrator

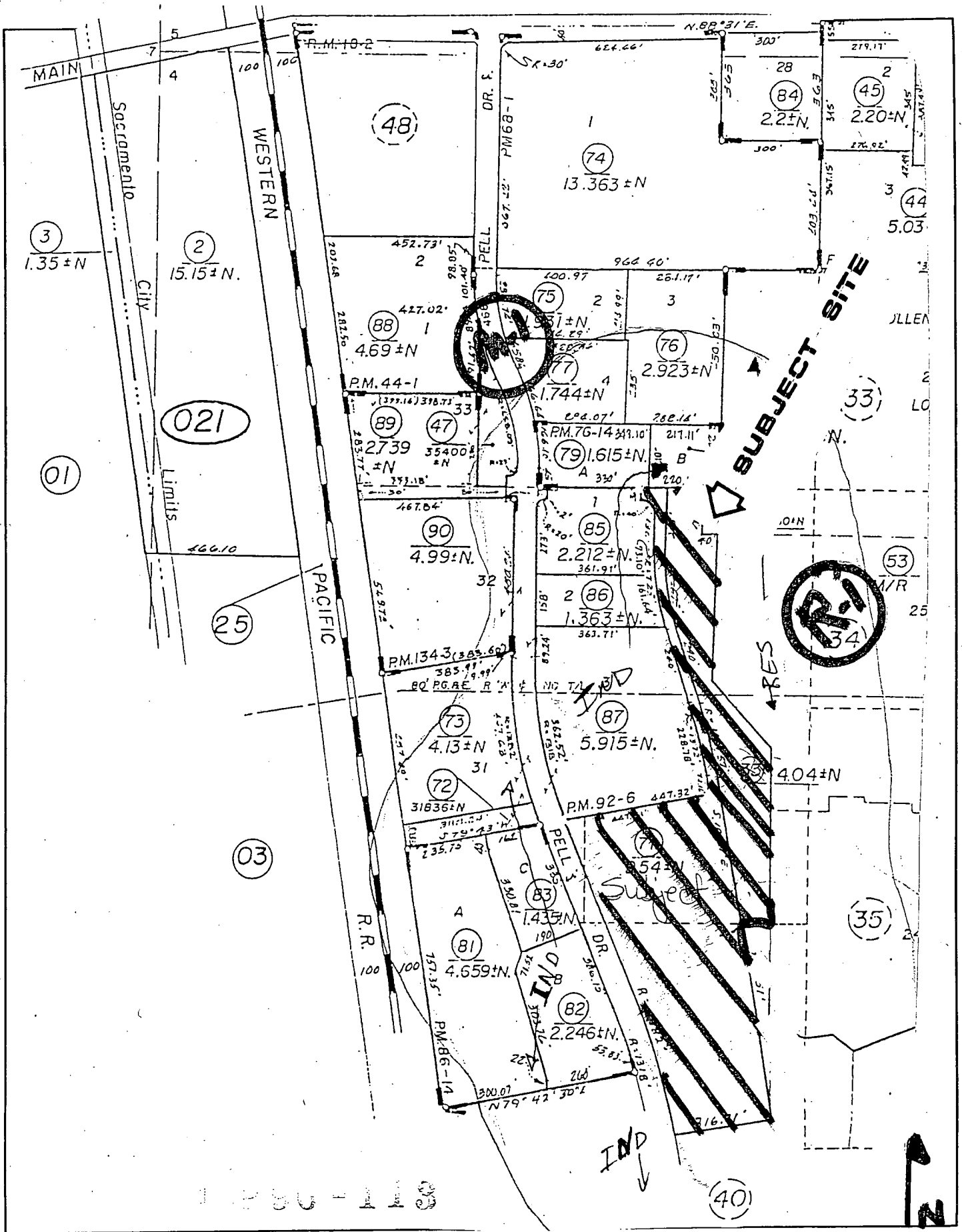
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)
ZA Resolution Book
ZA Log Book
Applicant
Morton & Pitalo Inc. (Ron Bowman); 1788 Tribute Road #200; Sacramento, CA 95815
Public Works (Anwar Ali)

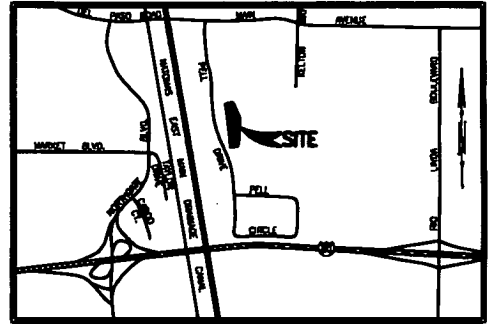


VICINITY MAP

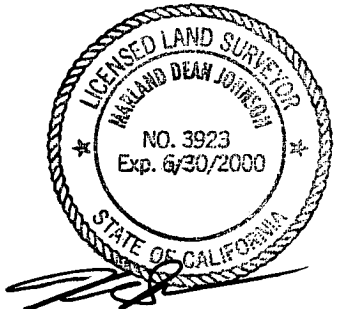
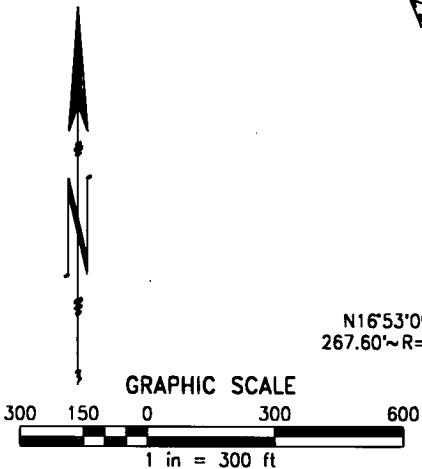
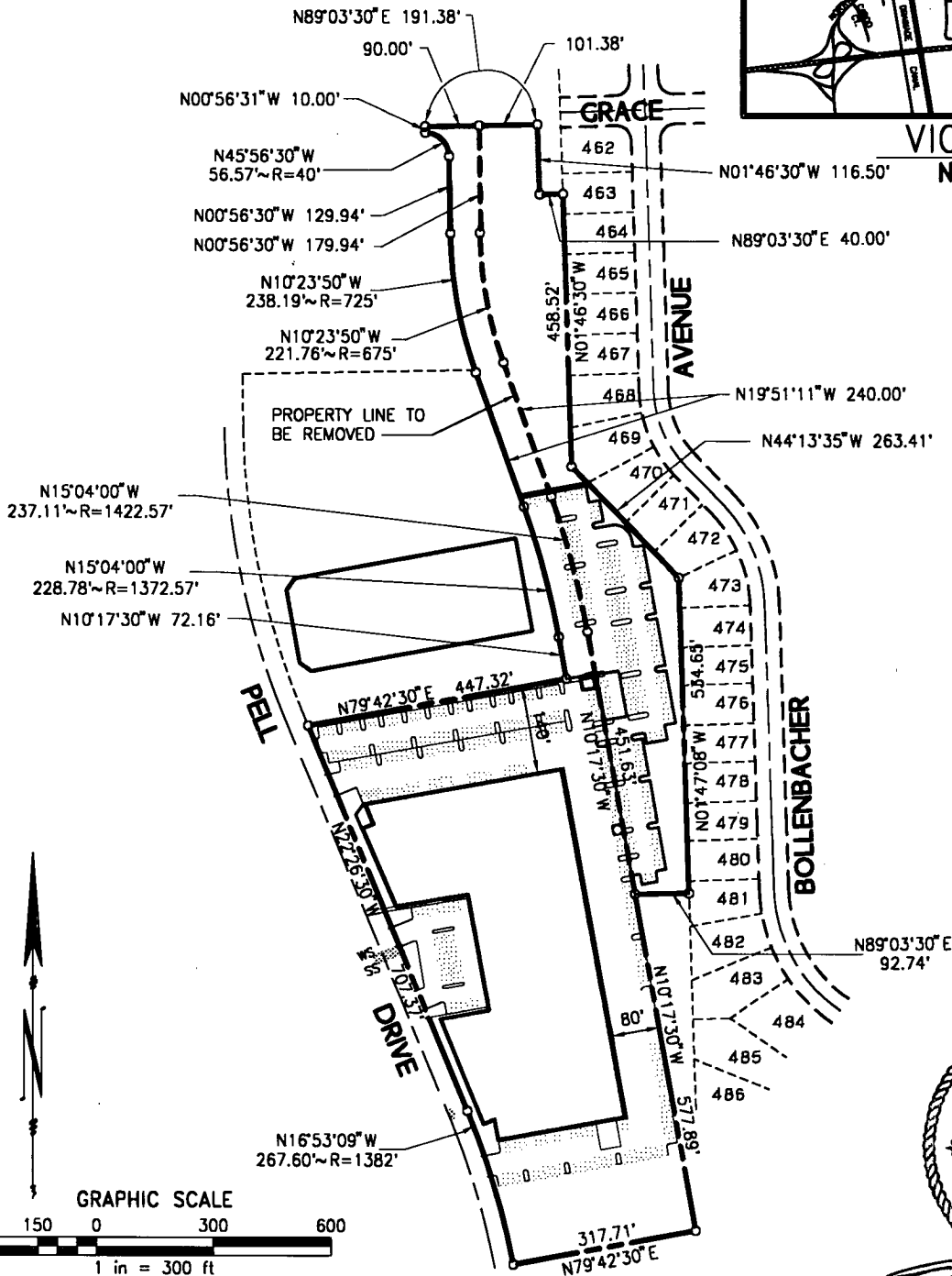


LAND USE & ZONING MAP

EXHIBIT A



VICINITY MAP
NO SCALE



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m p **MORTON & PITALO, INC.**
 CIVIL ENGINEERING * PLANNING * SURVEYING
 1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
 PHONE: 916/927-2400 • FAX: 916/567-0120

DRAWN:	M.L.B.	JOB NO:	930112
CHECKED:	M.D.J.	DATE:	JUNE 1997
SCALE:	1" = 300'	SHEET:	1 of 1

LOT LINE MERGER

4500 & 4550 PELL DRIVE

CITY OF SACRAMENTO, CALIFORNIA

297-073

AUGUST 5, 1997

ITEM 1

EXHIBIT - B

June 24, 1997
93-0112.01



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

DESCRIPTION

LOT LINE MERGER

All that certain real property situate in the State of California, County of Sacramento, City of Sacramento, and being:

All that portion of Lots 23, 30 and 31 of Rio Linda Subdivision No. 8 recorded in the office of the Recorder of Sacramento County in Book 18 of Maps, Map No. 2, and all that portion of Section 4 as said section is shown and so designated on the "Map of Survey and Subdivision of Rancho Del Paso" recorded in the office of the Recorder of Sacramento County in Book A of Surveys, Survey No. 94, described as follows:

BEGINNING at a point on the Westerly line of said Lot 31, said point being located on the Easterly line of the Western Pacific Railroad right-of-way, from which the Southwest corner of said Lot 31 bears South 10°17' East 221.13 feet; thence from said point of beginning North 79°43' East 910.00 feet; thence North 10°17' West 72.16 feet; thence curving to the left on an arc of 1372.57 feet radius, said arc being subtended by a chord bearing North 15°03'50" West 228.77 feet; thence North 19°50'40" West 240.00 feet; thence curving to the right on an arc of 725.00 feet radius, said arc being subtended by a chord bearing North 10°23'20" West 238.21 feet; thence North 00°56' West 130.00 feet; thence curving to the left on an arc of 40.00 feet radius, said arc being subtended by a chord bearing North 45°56' West 56.57 feet; thence North 00°56' West 10.00 feet; thence North 89°04' East 90.00 feet; thence South 00°56' East 180.00 feet; thence curving to the left on an arc of 675.00 feet radius, said arc being subtended by a chord bearing South 10°23'20" East 221.79 feet; thence South 19°50'40" East 240.00 feet; thence curving to the right on an arc of 1422.57 feet radius, said arc being subtended by a chord bearing South 15°03'50" East 237.11 feet; thence South 10°17' East 1029.51 feet; thence South 79°43' West 381.72 feet; thence leaving said Southerly line, along the arc of a tangent curve to the left, concave Southwesterly, having a radius of 1318.00 feet, subtended by a chord bearing North 15°45'06" West 200.91 feet; thence South 79°42'30" West 560.07 feet to a point in the Westerly line of said parcel; thence along said line North 10°15'47" West 757.35 feet to the point of beginning.

EXCEPTING THEREFROM all that portion lying West of the East line of Pell Drive as described in the Deed to the City of Sacramento recorded in Book 76-04-29, at Page 1293.

DESCRIPTION

LOT LINE MERGER

TOGETHER WITH all that portion of Lots 23 and 30 as shown on the plat of Rio Linda Subdivision No. 8 recorded June 6, 1924, in Book 18 of Maps, Map No. 2, described as follows:

BEGINNING at a point in the South line of Grace Avenue, a 40.00 foot public road, from which point the Northeast corner of said Lot 30 bears North 01°46'30" West 20.00 feet and North 89°03'30" East 421.08 feet; thence from said point of beginning and along said South line of Grace Avenue North 89°03'30" East 101.38 feet; thence leaving said South line South 01°46'30" East 116.50 feet; thence North 89°03'30" East 40.00 feet; thence South 01°46'30" East 458.52 feet; thence South 44°18'20" East 263.16 feet; thence South 01°46'30" East 1104.17 feet; thence South 79°42'30" West 7.23 feet to the Southeast corner of that certain parcel of land described in the Deed to the City of Sacramento recorded in the office of the Recorder of Sacramento County in Book 4119 of Official Records, at Page 272; thence along the Easterly line of the aforesaid parcel and the Northerly projection thereof North 10°17'30" West 1029.51 feet; thence along an arc of a curve to the left, having a radius of 1422.57 feet, subtended by a chord bearing North 15°04'00" West 237.11 feet; thence North 19°51'30" West 240.00 feet; thence along an arc of a curve to the right, having a radius of 675.00 feet, subtended by a chord bearing North 10°23'50" West 221.70 feet; thence North 00°56'30" West 180.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within said Lot 23.

