

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 8, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-092) by adopting the attached resolution (ZA97-024).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between five parcels to create three parcels totaling 16.5± vacant acres in the Heavy Industrial (M-2S) zone.

Location: Southwest corner of Rovana Circle (D6, Area 3)

Assessor's Parcel Number: 064-0010-041, 042, 043, 070, and 071

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

Property Owner: Buzz Oates Enterprises
8615 Elder Creek Road
Sacramento, CA 95828

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: County; Industrial
East: M-2S; Warehouse/Industrial
West: M-2S; Railroad/Industrial

Property Dimensions: Irregular
Property Area: 16.5± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A
Legal Description: Exhibit B-1 thru B-3
Previous Files: None

Additional Information The applicant proposes to relocate the common property lines between five parcels to create three parcels for business purposes and future development. The parcels are all vacant. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site. All parcels will meet all minimum lot size requirements after the proposed adjustment; however the southern parcel will be a large flag lot. The Zoning Ordinance and Building Code do not permit structures or required parking to cross property lines.

The Subdivision Ordinance requires that in order to create a flag lot the following findings be made:

- 1) Either the flag lot is required by topographic conditions, or there is no alternative design for the development of the interior portions of excessively deep parcels; and
- 2) The flag lot will not be detrimental to public health, safety, or welfare.

The proposed flag lot will allow a buildable lot to be created and the remaining portion of the lot that is flagged shape will provide access to the parcel from the street.

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)}.

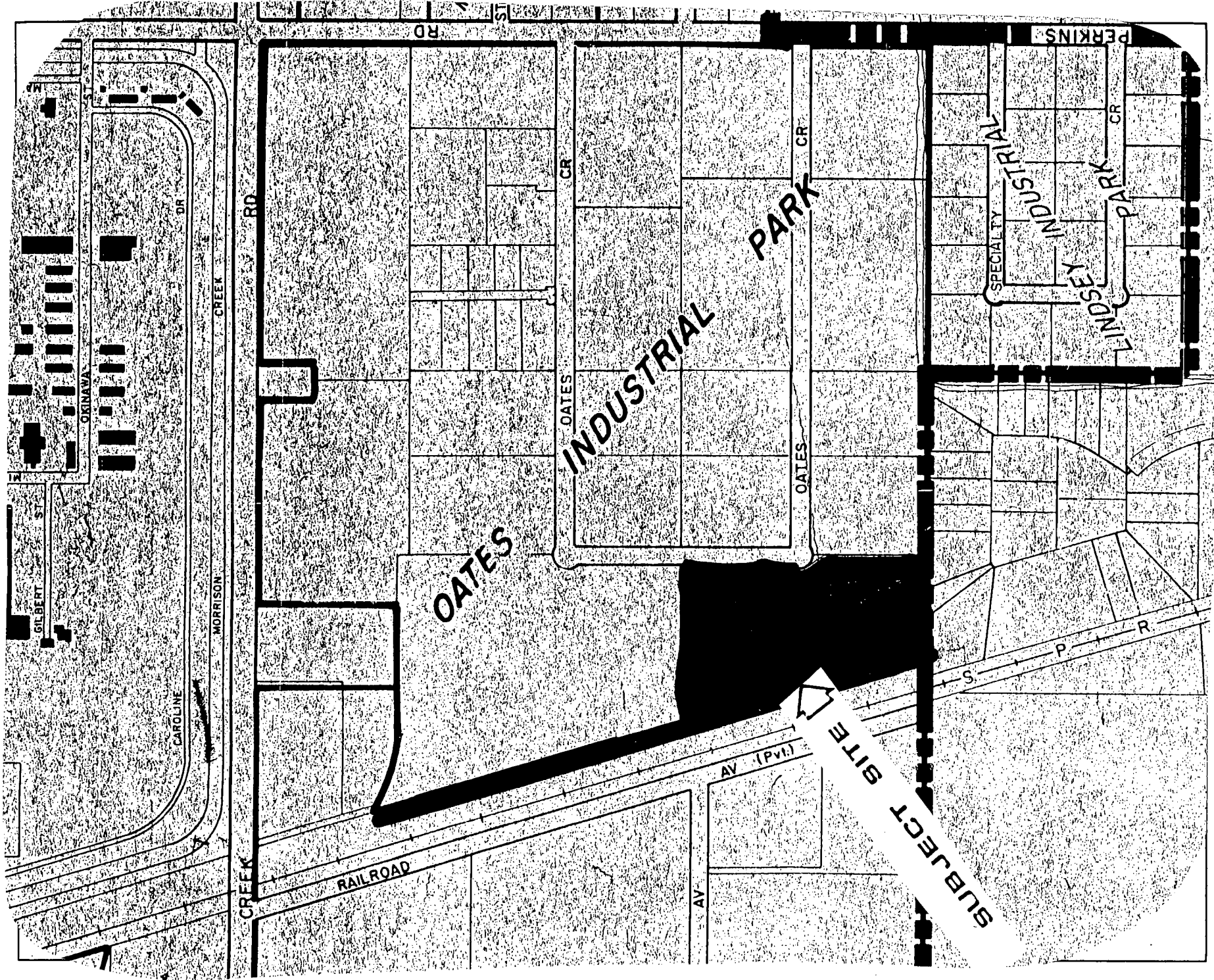


Joy D. Patterson
Zoning Administrator

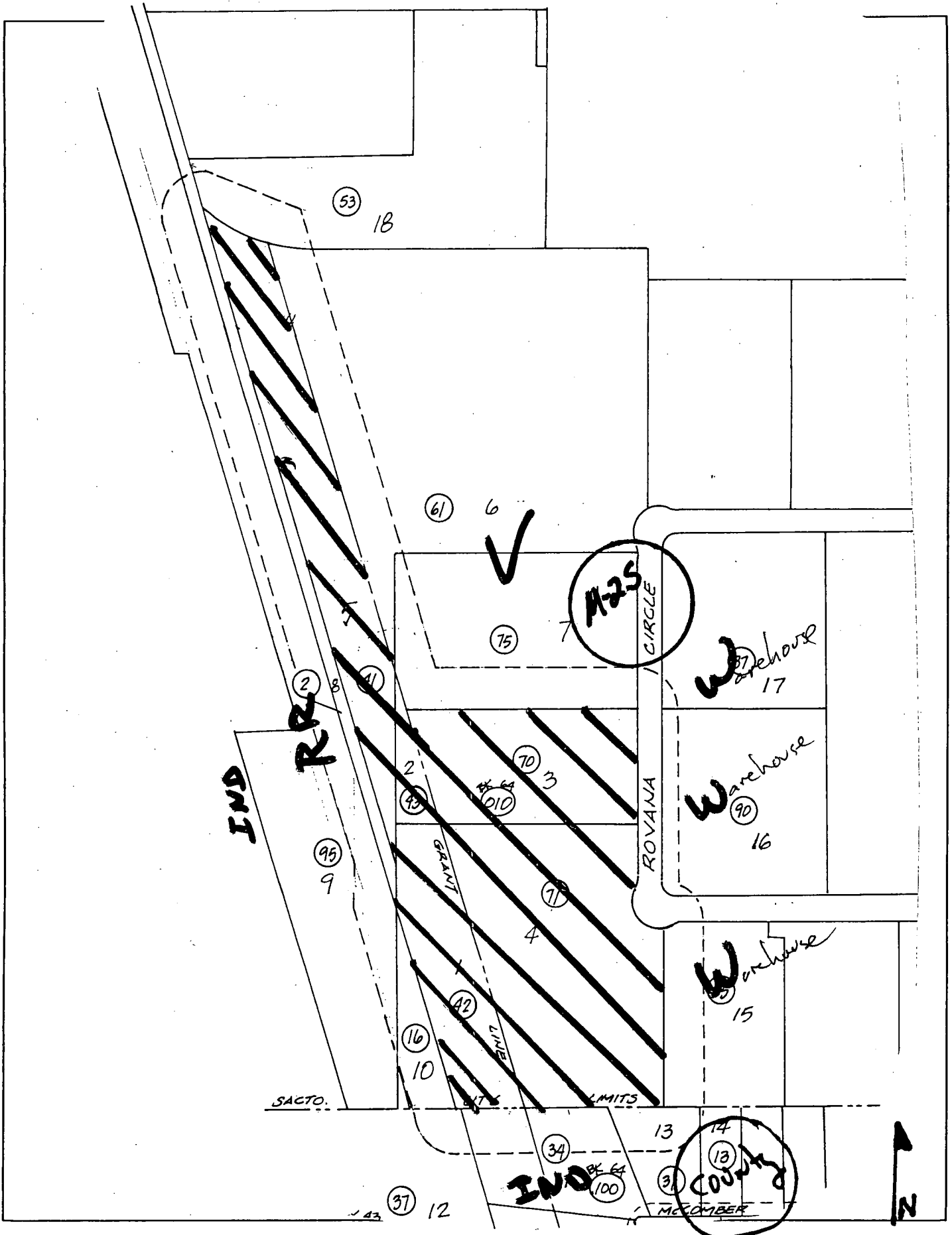
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (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 (Anwar Ali)



VICINITY MAP



LAND USE & ZONING MAP