

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, January 17, 1995, the Zoning Administrator approved a parcel merger (File Z94-140) by adopting the attached resolution (ZA95-001).

**Project Information**

Request: Parcel Merger to merge two parcels into one parcel totaling 4.23± developed acres in the General Commercial (C-2) zone.

Location: 3200 Montgomery Way

Assessor's Parcel Number: 013-0244-025, 026

Applicant: Rainbow Baking Company of Sacramento Valley- (Bradley Vaca)  
P.O. Box 5387  
Sacramento, CA 95817

Property Owner: Same as Applicant

General Plan Designation:	Community Neighborhood Commercial and Offices
Existing Land Use of Site:	Rainbow Bakery
Existing Zoning of Site:	General Commercial (C-2)

**Surrounding Land Use and Zoning:**

North: R-4R and R-1; Multi-Family  
South: R-1 and C-4R; Residential and Vacant  
East: R-1 and C-2; Commercial and Park  
West: R-1; Highway 99

Property Dimensions:	610 feet x 301 feet
Property Area:	4.23± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: M86-075

Background Information: On October 23, 1986, the Planning Commission approved the abandonment of 32nd Street through the Rainbow Bakery site (M86-075). The City Council finalized the abandonment on February 10, 1987.

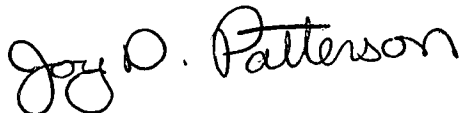
Additional Information: The two parcels to be merged are the previous street segment of 32nd Street that crosses through the west side of the Rainbow Bakery site. The applicant proposes to merge the properties in order to facilitate the construction of environmental equipment. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

Agency Comments

The proposed project has been reviewed by the City Utilities Department and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger 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)}.



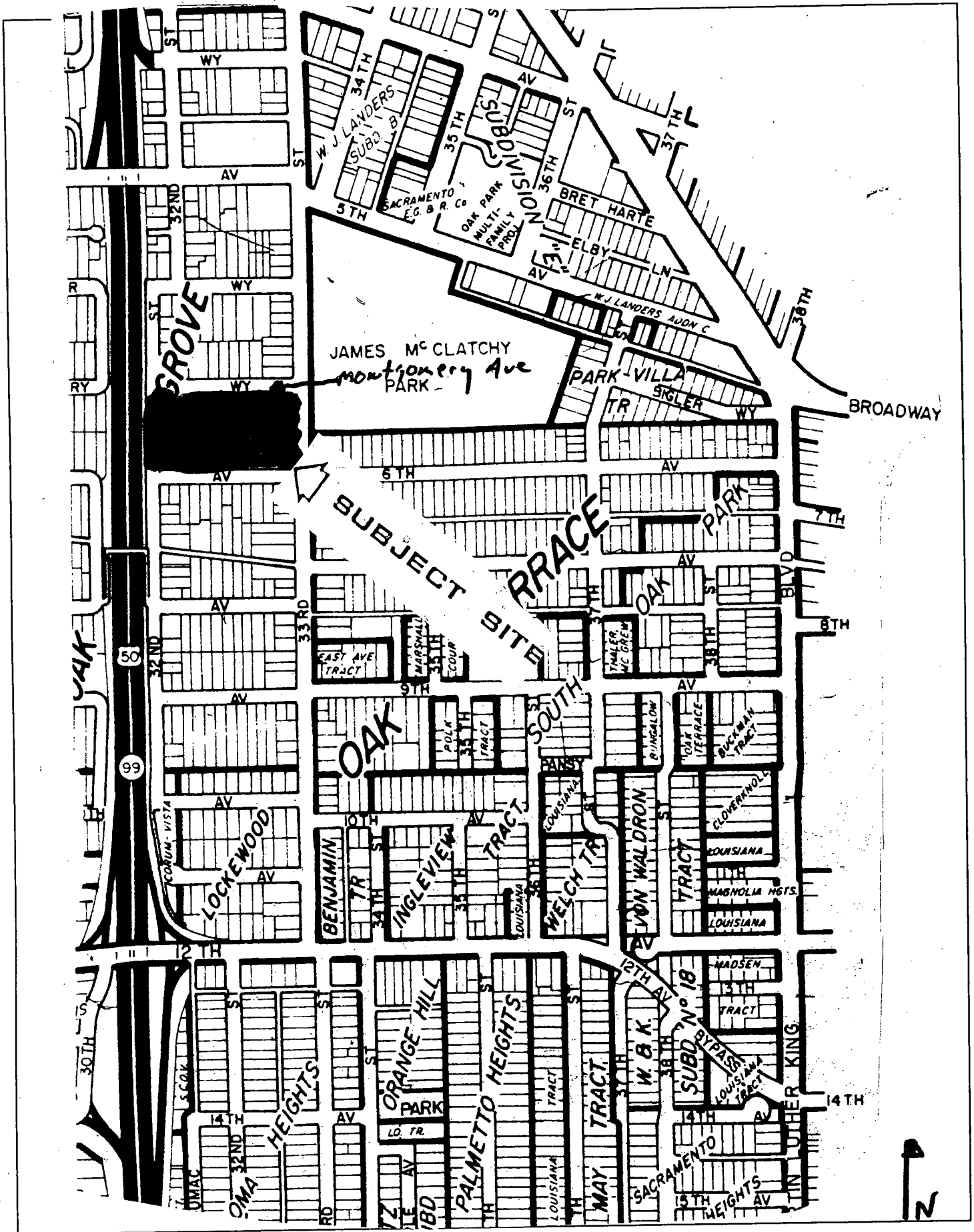
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Joy D. Patterson  
Zoning Administrator

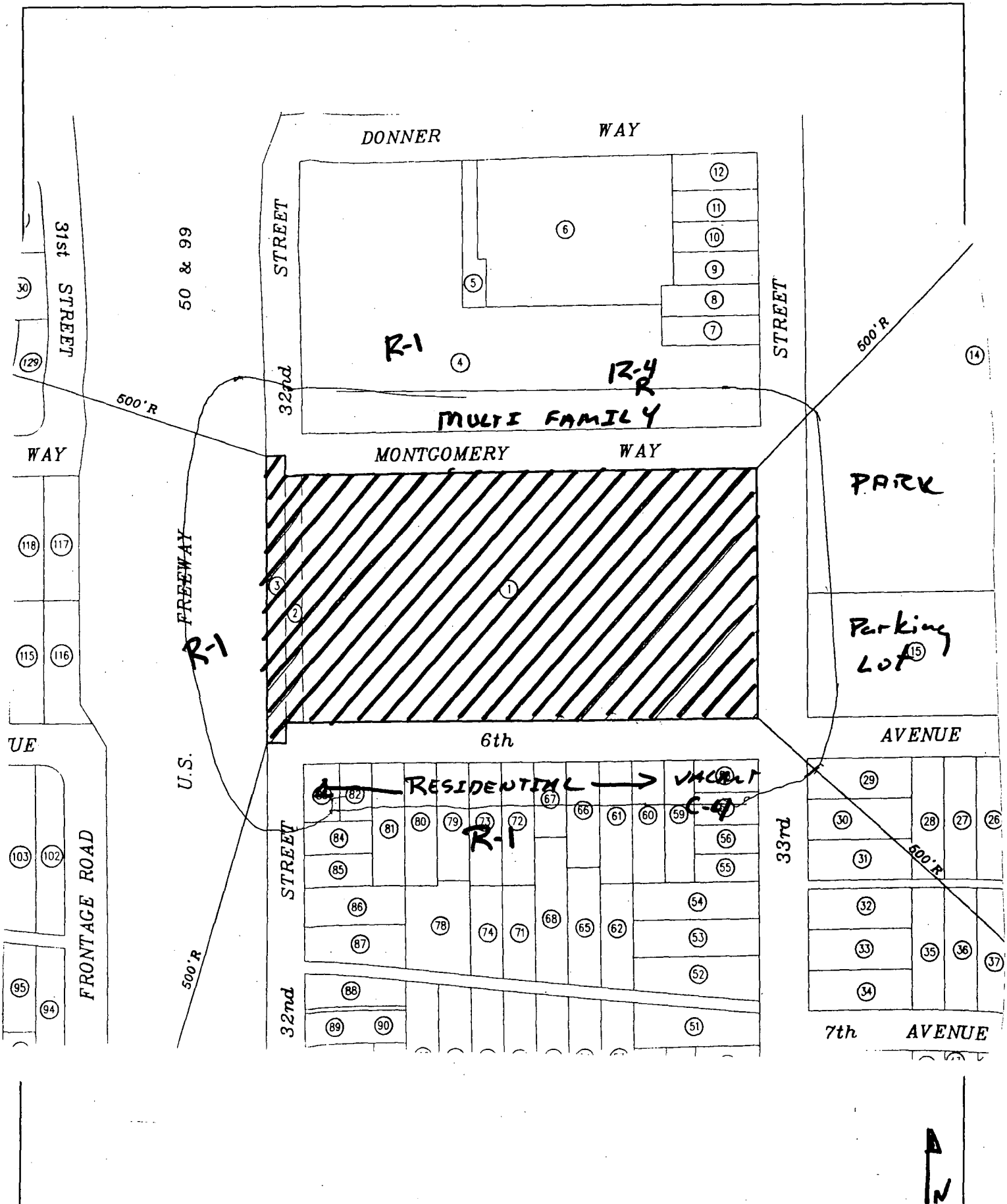
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) 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



VICINITY MAP

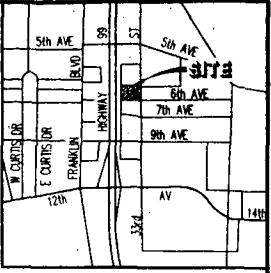
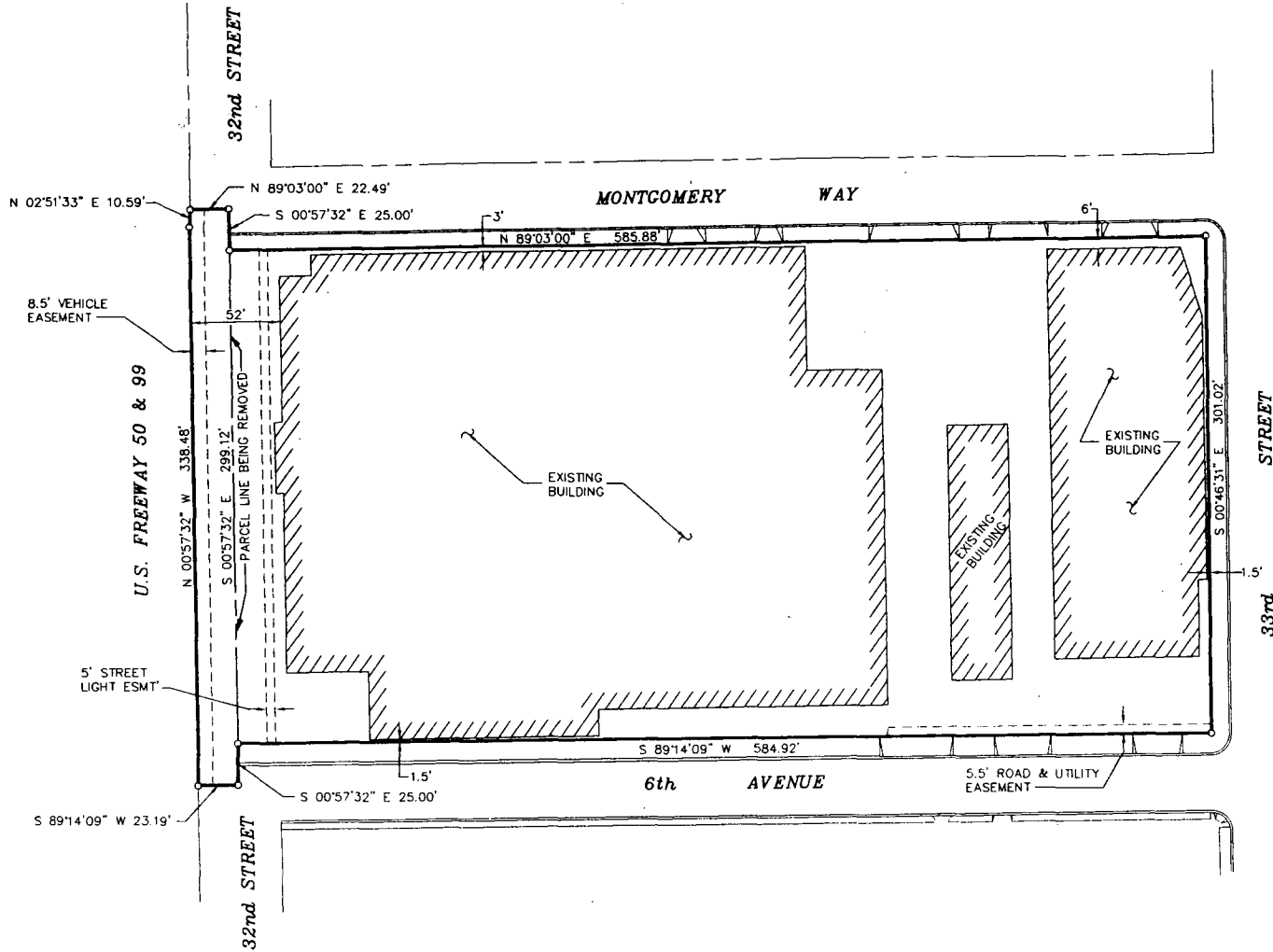


**LAND USE & ZONING MAP**

294-140

JANUARY 17, 1994

ITEM 1



VICINITY MAP

N.T.S.

EXHIBIT A

LOT MERGER EXHIBIT

SCALE: 1" = 50'



**Donald Celli & Associates**  
 ENGINEERING • PLANNING • SURVEYING  
 9980 BUSINESS PARK DRIVE SUITE 140  
 SACRAMENTO, CA. 95827 (916) 368-1050

**EXHIBIT B**

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
AFTER MERGER**

ALL OF THAT PORTION OF LAND LYING WITHIN THE COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 66 THROUGH 79, INCLUSIVE, IN BLOCK C, AND LOTS 80 THROUGH 93, INCLUSIVE, IN BLOCK D, AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THE "CORRECTED AMENDED PLAT OF OAK GROVE", FILED IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, IN BOOK 3 OF MAPS, MAP NO. 15.

**TOGETHER WITH:**

THAT PORTION OF THE WEST 1/2 OF 32ND STREET OF THE CITY OF SACRAMENTO, LYING NORTHERLY FROM THE CENTER LINE OF 6TH AVENUE, SOUTHERLY FROM THE CENTER LINE OF MONTGOMERY WAY AND EASTERLY FROM THE LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF LOT 28 OF "CORRECTED AMENDED PLAT OF OAK GROVE TRACT", FILED OCTOBER 4, 1894, IN BOOK 3 OF MAPS, MAP NO. 15, RECORDS OF SACRAMENTO COUNTY, DISTANCE SOUTH  $25^{\circ}32'16''$  WEST 249.96 FEET FROM A NAIL MARKING THE INTERSECTION OF THE CENTER LINE OF 5TH AVENUE AND 32ND STREET, SAID POINT ALSO BEING DISTANT 125.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE "B4" LINE AT ENGINEER'S STATION "B4"786+88.31 OF THE DEPARTMENT OF PUBLIC WORKS 1953 SURVEY FROM 2 MILES SOUTH OF FLORIN ROAD TO 30TH AND "U" STREETS IN SACRAMENTO, ROAD III-SAC-4-B, SAC; THENCE (1) FROM SAID POINT OF BEGINNING PARALLEL WITH SAID BASE LINE SOUTH  $00^{\circ}57'32''$  EAST 178.31 FEET; THENCE SOUTH  $19^{\circ}24'55''$  WEST 37.33 FEET; THENCE SOUTH  $00^{\circ}37'35''$  EAST 345.01 FEET; THENCE SOUTH  $02^{\circ}51'35''$  WEST 45.10 FEET; THENCE SOUTH  $00^{\circ}57'32''$  EAST 870.00 FEET TO A POINT DISTANT 107.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID "B4" LINE AT ENGINEER'S STATION "B4"772+15.

**TOGETHER WITH:**

ALL THAT PORTION OF THE EAST 1/2 OF 32ND STREET (FORMERLY CENTRAL AVENUE) EAST OF BLOCK M AND LYING BETWEEN THE WESTERLY PROLONGATION OF THE NORTH LINE OF BLOCK C (ALSO BEING THE SOUTH LINE OF MONTGOMERY WAY) AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK D (ALSO BEING THE NORTH LINE OF 8TH AVENUE), AS SAID LOTS AND BLOCKS ARE SHOWN ON THE PLAT OF THE "CORRECTED AMENDED PLAT OF OAK GROVE TRACT", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY OF OCTOBER 4, 1894, IN BOOK 3 OF MAPS, MAP NO. 15.

**RECEIVED**

**DEC 23 1994**

**CITY OF SACRAMENTO  
CITY PLANNING DIVISION**

294-140

JANUARY 17, 1995

**294 140**

**ITEM 1**