

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 7, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-044) by adopting the attached resolution (ZA97-011).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 3.92± developed acres in the Heavy Industrial (M-2S) zone.

Location: 8386 Rovana Circle (D6, Area 3)

Assessor's Parcel Number: 064-0010-100 and 119

Applicant: Morton & Pitalo, Inc. (Ron Bowman)
1787 Tribute Road, Suite 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 and Warehouse

Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:

North: M-2S; Industrial

South: M-2S; Warehouse/Industrial

East: M-2S; Warehouse/Industrial

West: M-2S; Warehouse/Industrial

Property Dimensions: Irregular
Property Area: 3.92± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A
Legal Description: Exhibits B-1 and B-2
Previous Files: None

Additional Information The applicant proposes to relocate the common property line between two parcels in order to accommodate future development or sale of the parcels. The west parcel is vacant and the northeast parcel is being developed with an industrial building. 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)).

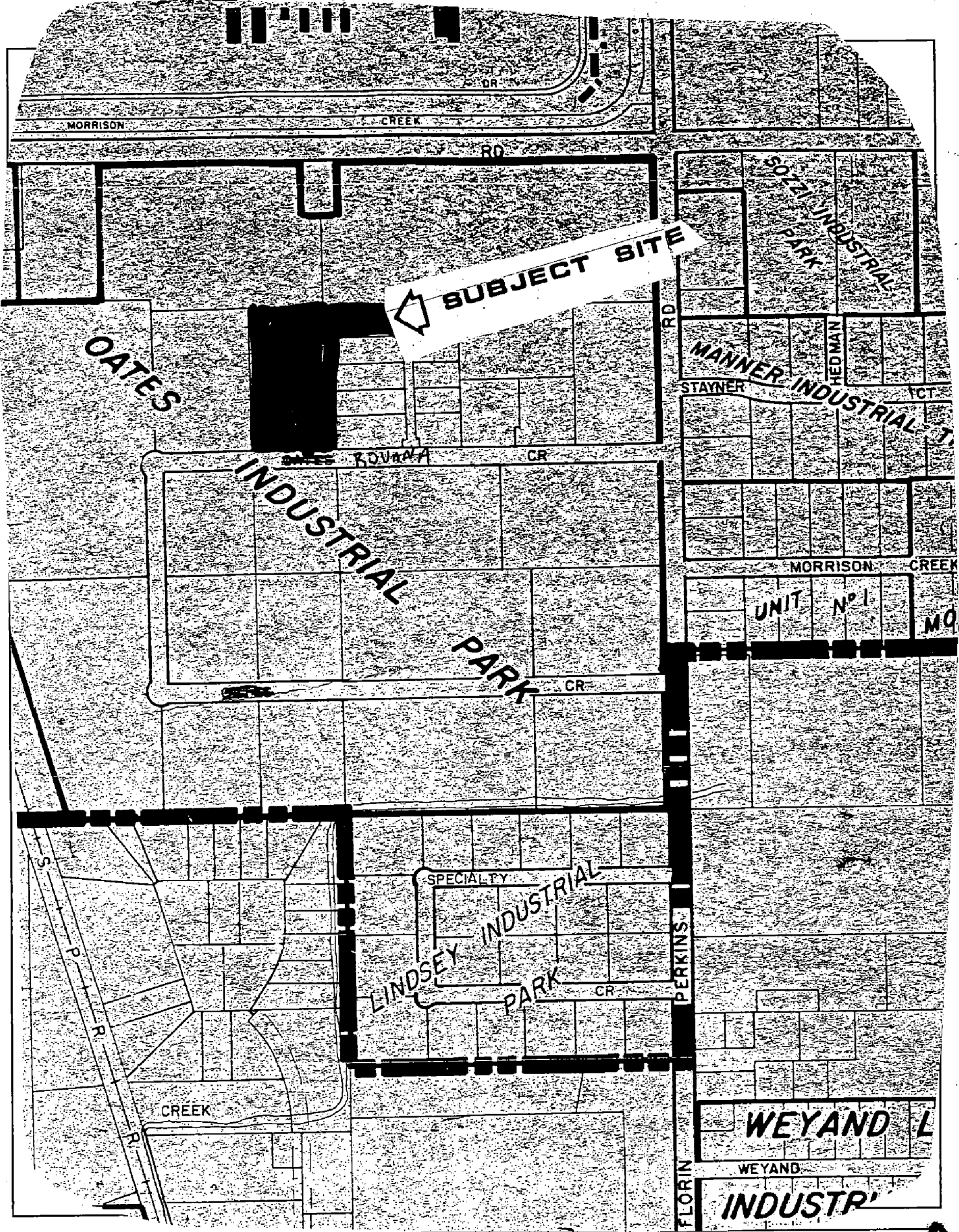


Joy D. Patterson
Zoning Administrator

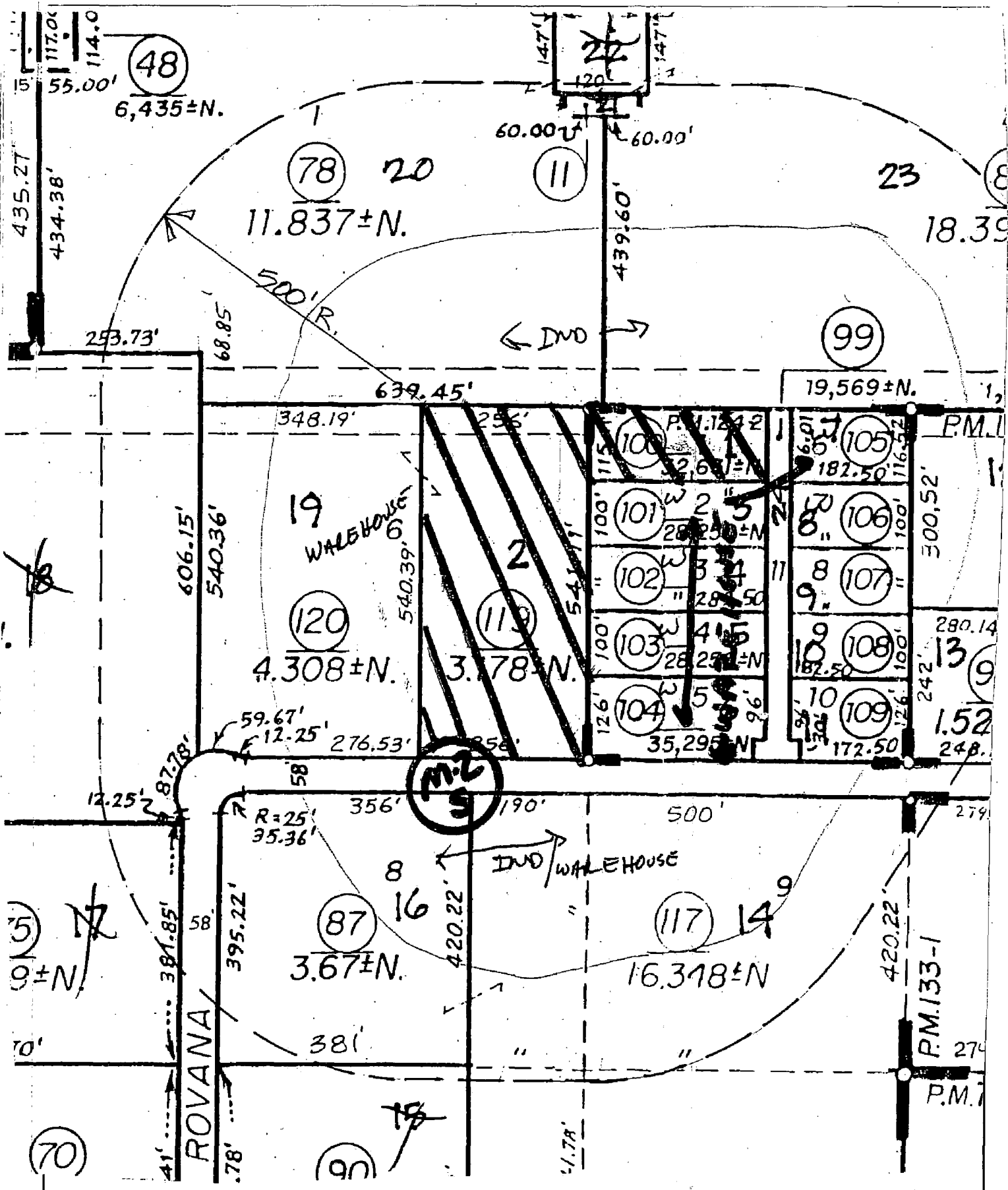
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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

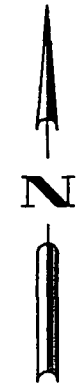
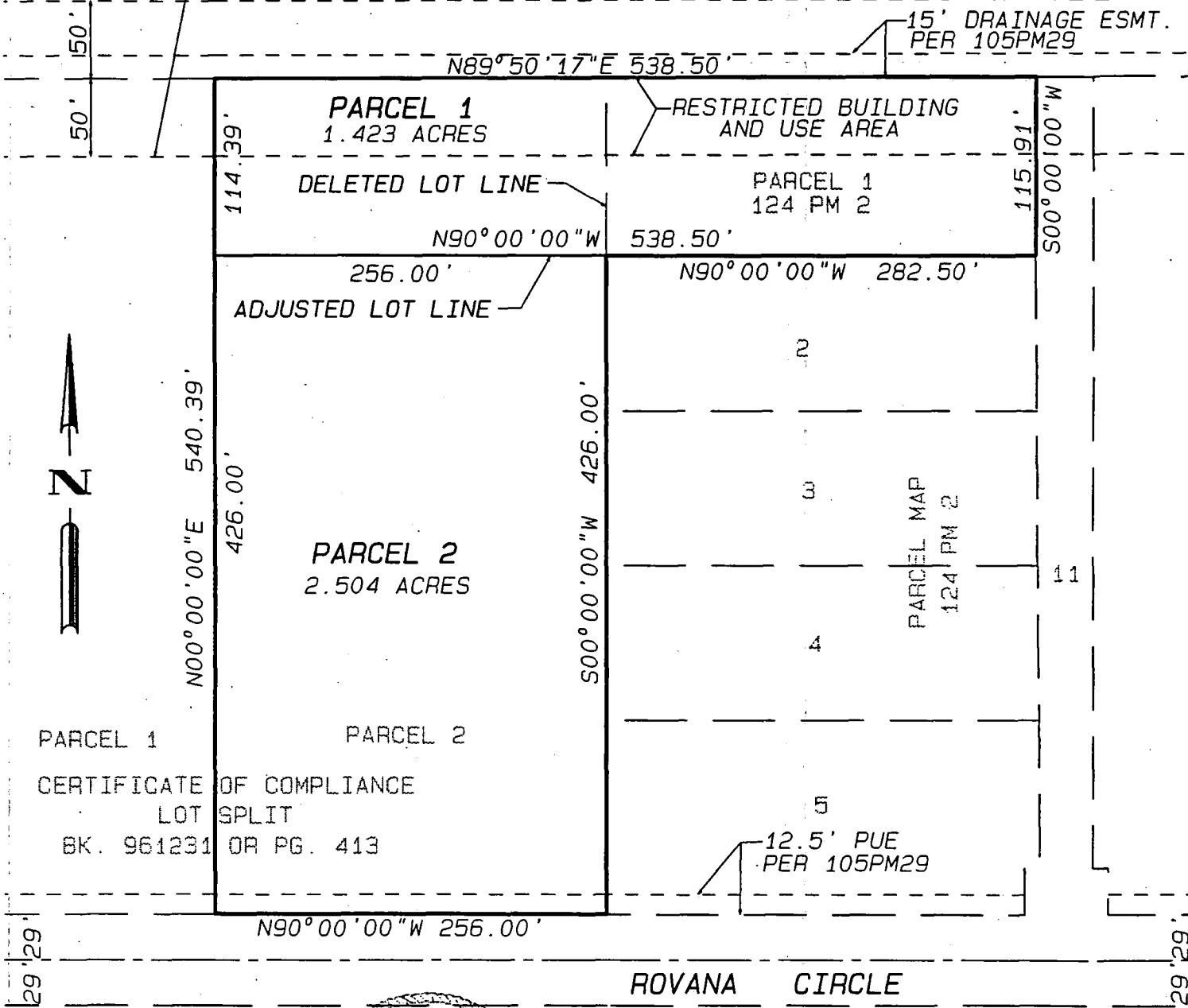
**EXHIBIT MAP
LOT LINE ADJUSTMENT**

EXHIBIT - A

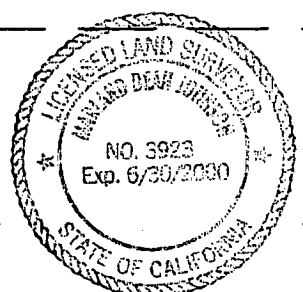
PARCEL 1 OF PARCEL MAP-124 PM 2 &
PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR
LOT SPLIT-BK. 961231 O.R. PG. 413
CITY OF SACRAMENTO, CALIFORNIA
APRIL, 1997 SCALE: 1"=100'
MORTON & PITALO, INC.

100' SMUD ESMT. -2439/518, 2465/597, 2677/406
2785/428, 2898/127, 2908/400, 3118/306

15' DRAINAGE ESMT.
PER 105PM29



PARCEL 1
PARCEL 2
CERTIFICATE OF COMPLIANCE
LOT SPLIT
BK. 961231 OR PG. 413



[Signature]
MARLAND D. JOHNSON, L.S. 3923

797-2411

EXHIBIT B-1



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

April 2, 1997
97-0057


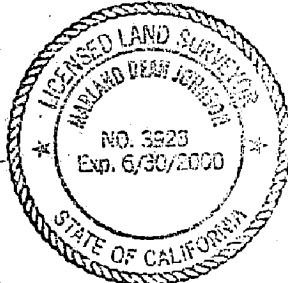
LOT LINE ADJUSTMENT

**ADJUSTED LOTS
PARCEL 1**

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

All of Parcel 1 as shown on that certain Parcel Map filed in Book 124 of Parcel Maps, Page 2, together with all that portion of Parcel 2 as shown and described within that certain Certificate of Compliance for Lot Split filed in Book 961231, Page 413, Official Records of Sacramento County, described as follows:

BEGINNING at the Northeast corner of said Parcel 1; thence from said point of beginning, along the Easterly and Southerly lines of said Parcel 1 the following two (2) courses: (1) South 00°00'00" West 115.91 feet to the Southeast corner of said Parcel 1 and (2) North 90°00'00" West 282.50 feet to the Southwest corner of said Parcel 1; thence leaving said Southeast corner North 90°00'00" West 256.00 feet to a point in the Westerly line of said Parcel 2; thence along said Westerly line North 00°00'00" East 114.39 feet to the Northwest corner of said Parcel 2; thence along the Northerly line of said Parcels 2 and 1 North 89°50'17" East 538.50 feet to the point of beginning.



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
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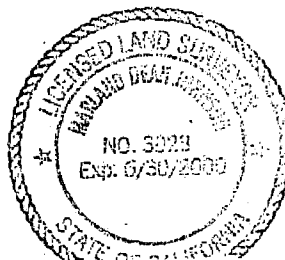
LOT LINE ADJUSTMENT

**ADJUSTED LOTS
PARCEL 2**

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

All that portion of Parcel 2 as shown and described within that certain Certificate of Compliance for Lot Split filed in Book 961231, Page 413, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Parcel 2; thence from said point of beginning, along the Westerly line of said Parcel 2 North 00°00'00" East 426.00 feet; thence leaving said Westerly line South 90°00'00" East 256.00 feet to a point in the Easterly line of said Parcel 2, said point also being the Southwest corner of Parcel 1 as shown on that certain Parcel Map filed in Book 124 of Parcel Maps, Page 2, Official Records of Sacramento County; thence along the Easterly and Southerly lines of said Parcel 2 the following two (2) courses: (1) South 00°00'00" West 426.00 feet to the Southeast corner of said Parcel 2 and (2) North 90°00'00" West 256.00 feet to the point of beginning.



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