

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, April 29, 1999, the Zoning Administrator approved with conditions a Lot Line Adjustment (File Z99-031). Findings of Fact and Conditions of Approval for the project are listed on page 2-3.

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 2.06±, partially developed acres in the Heavy Industrial (M-2S) zone.

Location: N/W Corner of Shank Court & Florin Perkins Road (D6, Area 3)

Assessor's Parcel Number: 061-0173-015, and 016

Applicant: Morton & Pitalo
1788 Tribute Rd., Ste 200
Sacramento, CA 95815

Property Owner: Sylva Family Ltd, Trust
8815 Folsom Blvd., Ste 1
Sacramento, CA 95826

Project Planner: Donna Decker

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Industrial
Existing Zoning of Site: Heavy Industrial (M-2(S))

Surrounding Land Use and Zoning:
North: M-2(S); Heavy Industrial
South: M-2(S); Heavy Industrial
East: M-2(S); Heavy Industrial
West: M-2(S); Heavy Industrial

Property Dimensions: Irregular
Property Area: 2.06± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibits B-1 & B-2

Previous Files: P97-134; Tentative Map

Additional Information: The applicant proposes to relocate the common property line between Parcels "A" and "B" to provide thirty feet between the proposed south property line of Parcel "A" and the existing tilt-up building on Parcel "A". The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

The project was noticed and staff did not receive any comments.

Agency Comments: The proposed project was reviewed by the Building Division, Utilities Department, and Public Works. Any comments received have been included in the following Conditions of Approval.

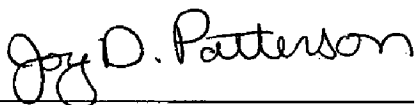
Environmental Determination: This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15305(a).

Conditions of Approval

1. Applicant shall complete the following at the Public Works Department, Engineering Services, prior to a lot line adjustment being recorded:
 - a. File a Certificate of Compliance. Submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map.
 - c. Pay off or segregate any existing assessments.
2. All utility service, gas, electricity, water and sewage lines, if any, shall not cross the proposed property line.
3. The existing building and any future proposed building shall meet the building code for the proposed property line locations to the satisfaction of the Building Division.

Findings of Fact:

1. The proposed project, as conditioned, conforms to the requirements of the Subdivision Ordinance, Chapter 40, the Subdivision Map Act, the Zoning Ordinance of the City of Sacramento, and the currently adopted Building Code.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. The proposed lot line adjustment will not eliminate or reduce ingress or egress to either of the two proposed parcels;
 - b. All existing street and utility easements have been provided.
3. The project is consistent with the General Plan Designation which designates the subject site as Heavy Commercial or Warehouse.

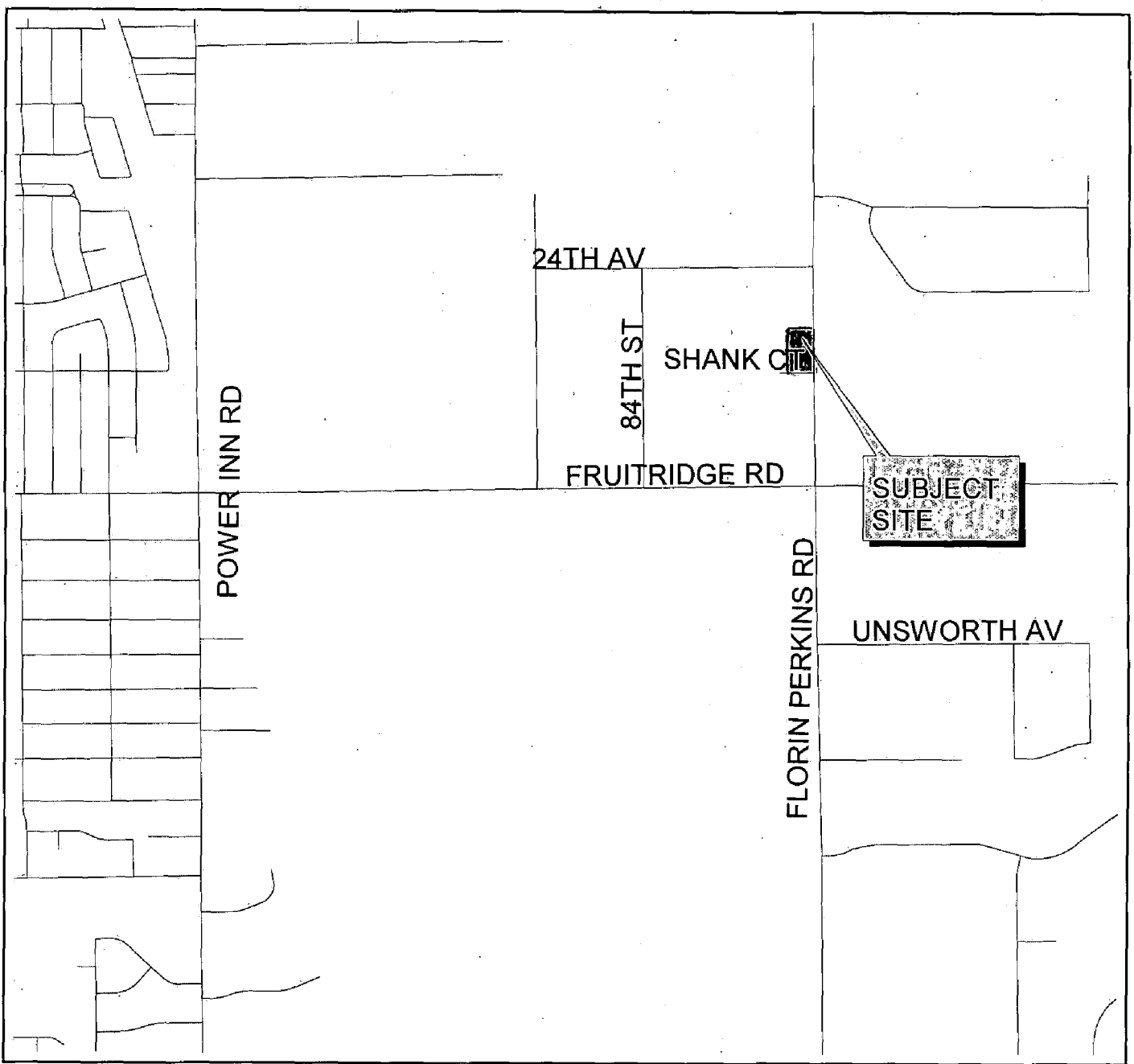


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

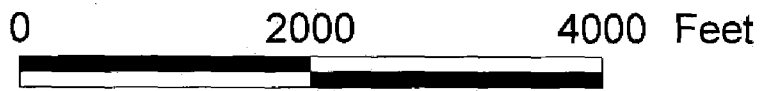
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book
Jerry Lovato, Public Works

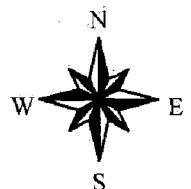


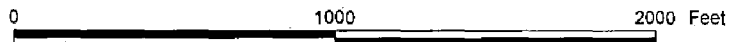
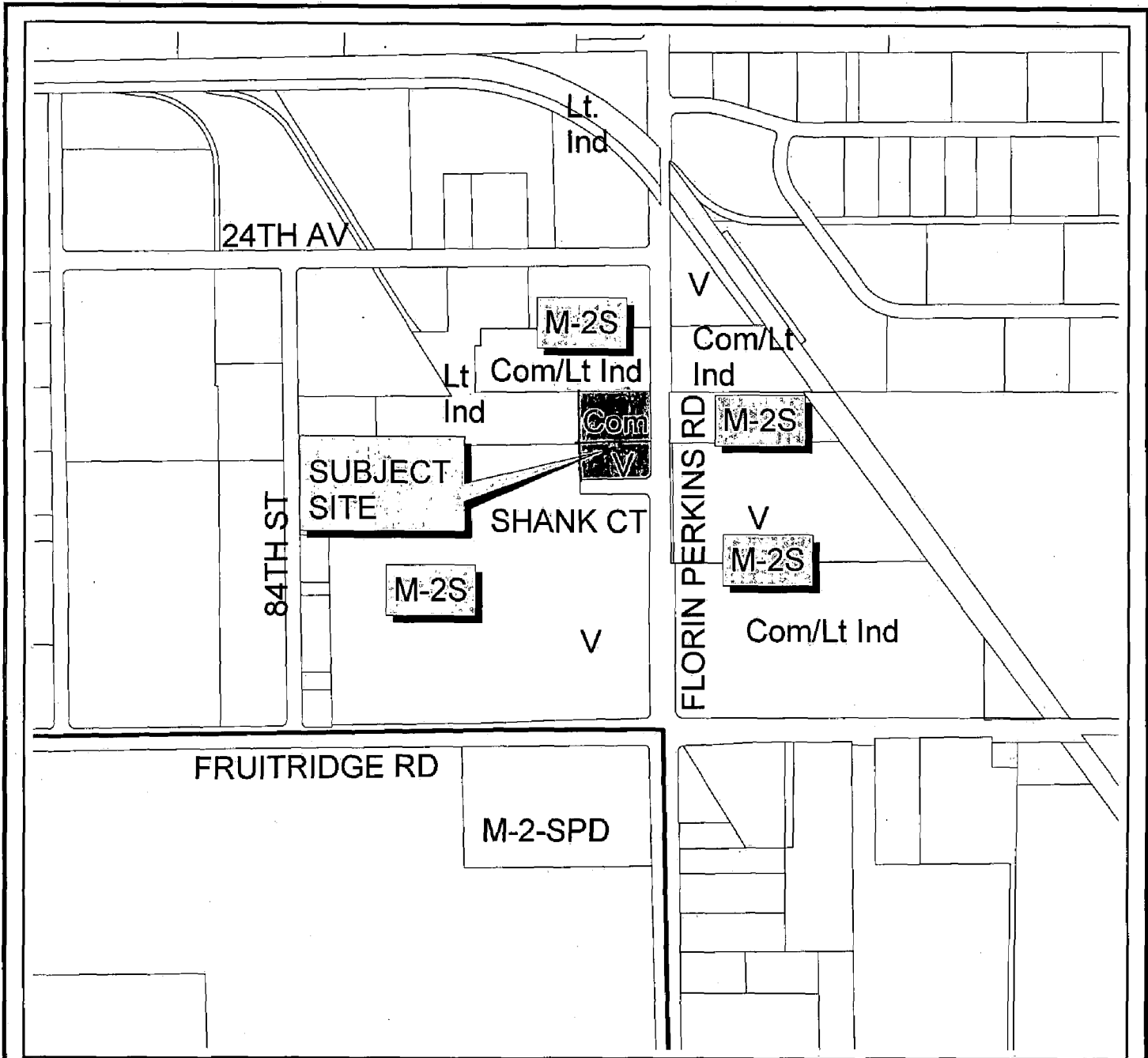
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING

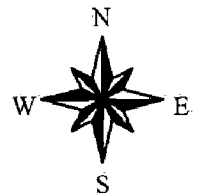


EXHIBIT B-1

March 23, 1999
97-0168.03

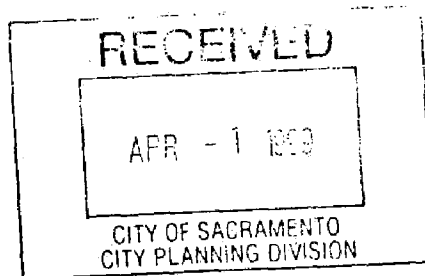
LOT LINE ADJUSTMENT

PARCEL A

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

All of Parcel 1 together with all that portion of Parcel 2 as shown on that certain Parcel Map of BLT filed in Book 152 of Parcel Maps, Page 2, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of said Parcel 1; thence from said point of beginning, along the Northerly and Easterly lines of said Parcel 1 and along the Easterly line of said Parcel 2 the following two (2) courses: (1) North 89°40'10" East 266.23 feet and (2) South 00°00'00" East 157.62 feet; thence leaving said Easterly line South 89°39'52" West 265.32 feet to a point in the Westerly line of said Parcel 2; thence along the Westerly line of said Parcels 2 and 1 North 00°19'50" West 157.65 feet to the point of beginning.



▼ Z99 - 031

EXHIBIT B-2

March 23, 1999
97-0168.03

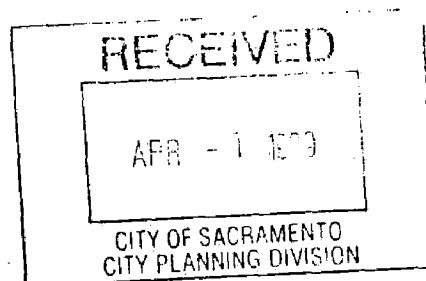
LOT LINE ADJUSTMENT

PARCEL B

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 on that certain Parcel Map of BLT filed in Book 152 of Parcel Maps, Page 2, Official Records of Sacramento County, described as follows:

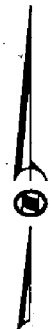
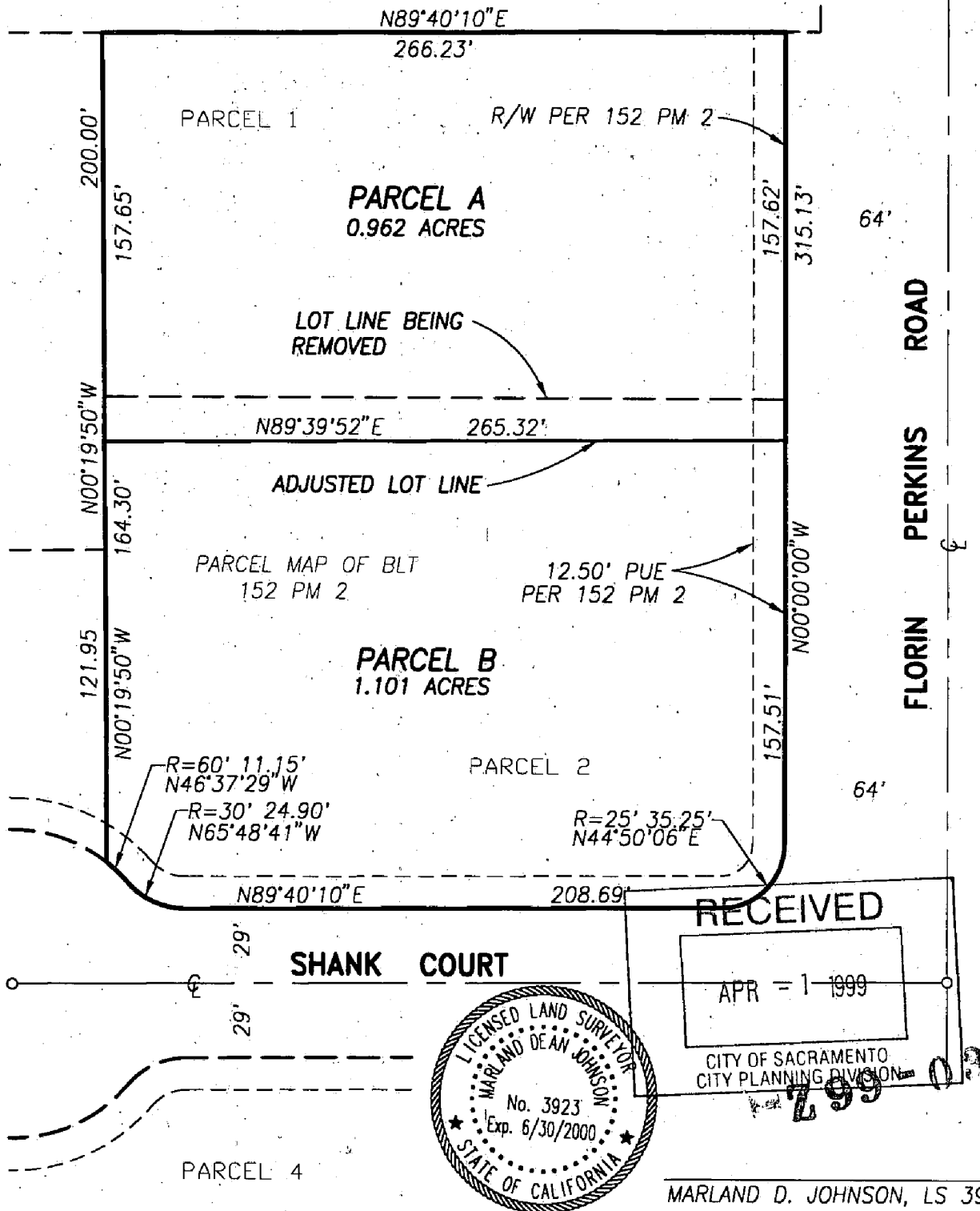
BEGINNING at a point in the Westerly line of said Parcel 2 from which point the Northwest corner of said Parcel 2 bears along said Westerly line North 00°19'50" West 17.65 feet distant; thence from said point of beginning, leaving said Westerly line North 89°39'52" East 265.32 feet to a point in the Easterly line of said Parcel 2; thence along the Easterly, Southerly and Westerly lines of said Parcel 2 the following six (6) courses: (1) South 00°00'00" East 157.51 feet; (2) along the arc of a curve to the right, concave Northwesterly, having a radius of 25.00 feet, subtended by a chord bearing South 44°50'06" West 35.25 feet; (3) South 89°40'10" West 208.69 feet; (4) along the arc of a curve to the right, concave Northeasterly, having a radius of 30.00 feet, subtended by a chord bearing North 65°48'41" West 24.90 feet to a point of reverse curvature; (5) along the arc of a curve to the left, concave Southwesterly, having a radius of 60.00 feet, subtended by a chord bearing North 46°37'29" West 11.15 feet and (6) North 00°19'50" West 164.30 feet to the point of beginning.



97-0168-031

EXHIBIT C

PARCEL D
 CERTIFICATE OF COMPLIANCE
 BK. 900803 OR PG. 1136



RECEIVED
 APR - 1 - 1999
 CITY OF SACRAMENTO
 CITY PLANNING DIVISION

MARLAND D. JOHNSON, LS 3923

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

| | |
|---------------|-------------------|
| DRAWN: RB | JOB NO: 970168.03 |
| CHECKED: RB | DATE: MARCH, 1999 |
| SCALE: 1"=60' | SHEET: 1 of 1 |

EXHIBIT "B"
LOT LINE ADJUSTMENT
 PARCELS 1 AND 2 OF
 PARCEL MAP-152 PM 2
 CITY OF SACRAMENTO, CALIFORNIA