

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, March 28, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-017) by adopting the attached resolution (ZA95-010).

Project Information

Request: Lot Line Adjustment to relocate the common property line between five parcels to create two parcels totaling 1.23± developed acres in the Light Industrial (M-1) zone.

Location: 2429 Harris Avenue and 3904 Winters Street

Assessor's Parcel Number: 252-0042-023, 024, 025, 027, and 033

Applicant: Ourada Land Surveying (Steven Ourada)
5805 Fleet Court
Rocklin, CA 95765

Property Owner: Placer Savings Bank (Kevin Webb)
949 Lincoln Way
Auburn, CA 95603

General Plan Designation: Heavy Commercial or Warehouse
North Sacramento

Community Plan Designation: Industrial
Existing Land Use of Site: Vacant Industrial and Single Family Residence
Existing Zoning of Site: Light Industrial, M-1

Surrounding Land Use and Zoning:

North: M-1; Industrial
South: M-1; Industrial and Single Family Residence
East: M-1; Industrial and Single Family Residence
West: R-1; Vacant and Single Family Residences

Property Dimensions: Irregular
Property Area: 1.23± acres

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: P5988, P86-405, P87-015

Background Information: On December 23, 1986, the City Council approved a rezone of the industrial portion of the site from C-4 to M-1. On November 13, 1986, the Planning Commission approved numerous entitlements including a parcel merger for the four industrial parcels in order to construct a warehouse building {P86-405}. The building was constructed; however, the parcel merger was never recorded. On January 8, 1987, the Planning Commission approved numerous entitlements including a parcel merger for the four industrial parcels and the adjacent single family parcel, but the parcel merger was never recorded {P87-015}.

Additional Information: The applicant proposes to relocate common property line between five parcels and create two parcels. One parcel will be large, irregular in shape, and contain industrial uses and the smaller parcel will contain the existing single family dwelling. There is an existing fence along the proposed adjusted property line. The existing warehouse building was constructed across property lines. The Zoning Ordinance and Building Code do not permit structures to cross property lines. The recordation of this lot line adjustment will remedy this existing violation.

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 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 - Engineering Services Section (Catherine Smith, 264-8307) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original) ✓
Applicant ✓
ZA Log Book ✓
ZA Resolution Book ✓
Public Works ✓

RESOLUTION NO. ZA95-010

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF MARCH 28, 1995

APPROVING A LOT LINE ADJUSTMENT

(APN: 252-0042-023, 024, 025, 027, and 033)

(Z95-017)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at 2429 Harris Avenue and 3904 Winters Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan Designation and the North Sacramento Community Plan which designate the site for heavy commercial and industrial uses;

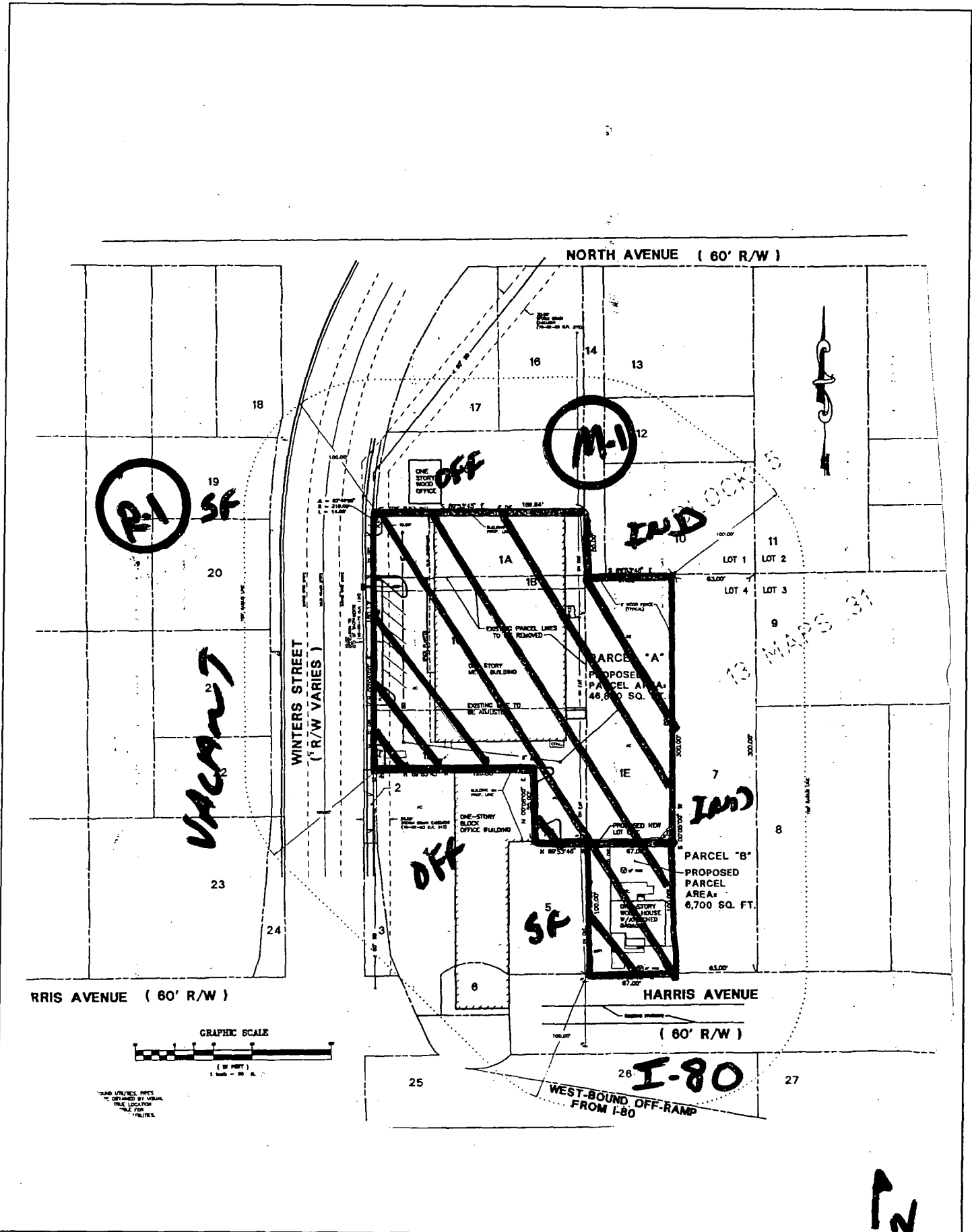
NOW, THEREFORE, BE IT RESOLVED by the Zoning Administrator of the City of Sacramento:

that the lot line adjustment for property located at 2429 Harris Avenue and 3904 Winters Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

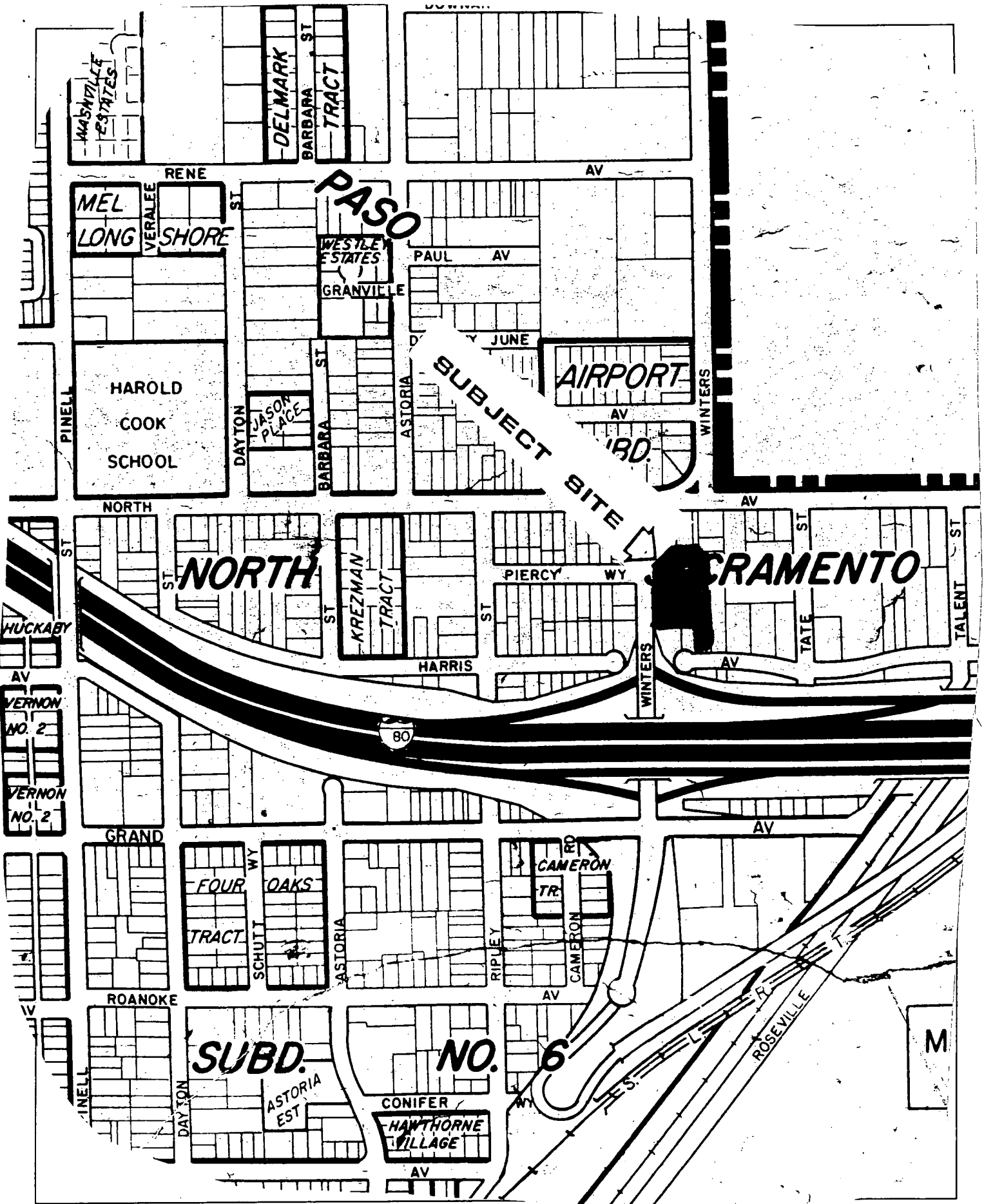
- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Properly abandon any excess water services to the satisfaction of the Water Division (One service per lot is permitted.)
- d. Verify that lot drainage does not cross lot lines or that reciprocal drainage easements are recorded.



JOY PATTERSON, ZONING ADMINISTRATOR



LAND USE & ZONING MAP

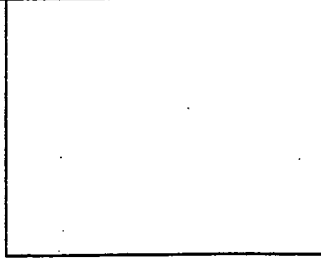
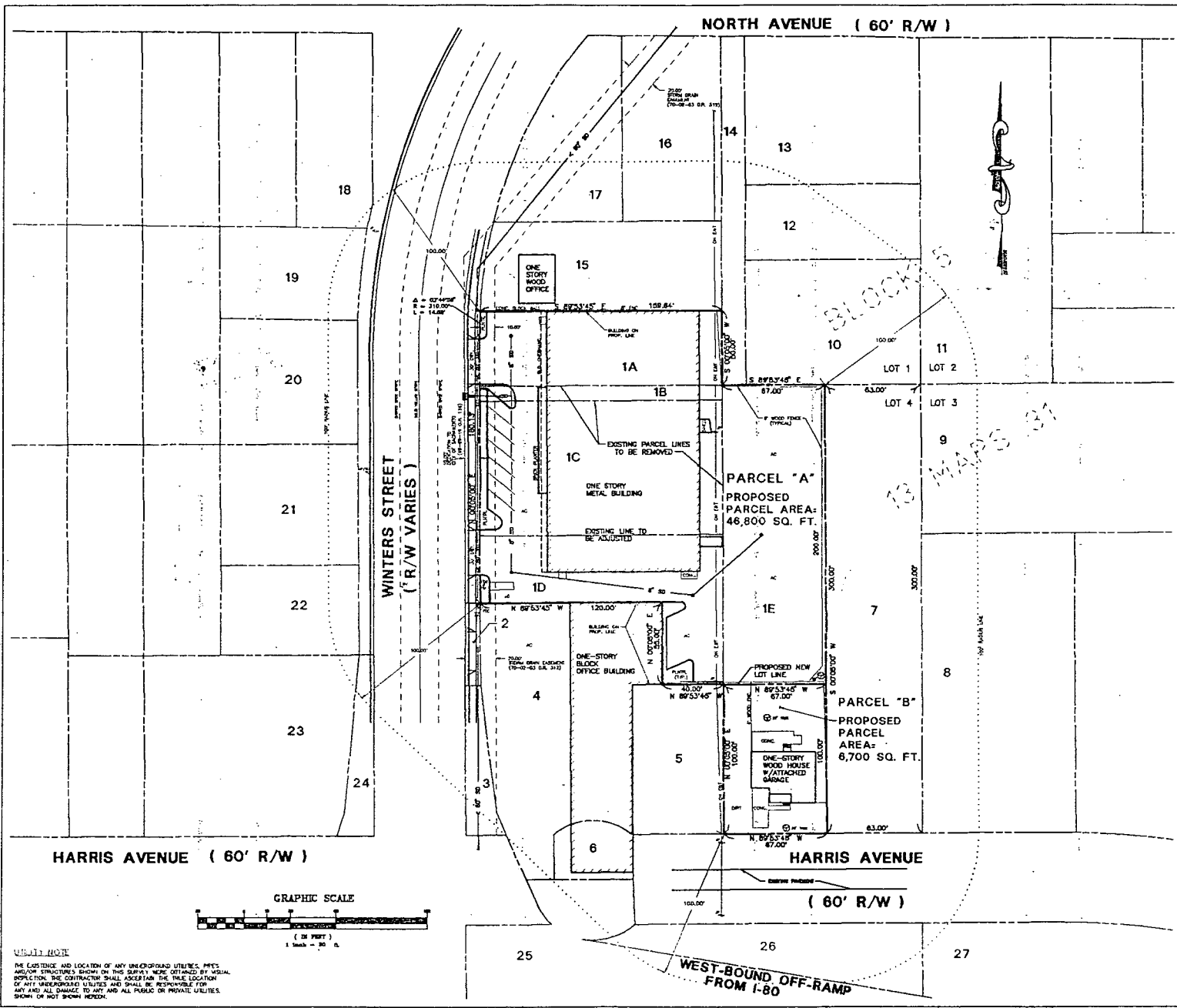


VICINITY MAP

295-017

MARCH 28, 1995

IT 226 3

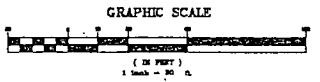


VICINITY MAP
N.T.S.

ASSESSOR PARCEL NUMBERS	
KEY NO.	APN
1	252-042-025
2	252-042-024
3	252-042-023
4	252-042-022
5	252-042-021
6	252-042-020
7	252-042-019
8	252-042-018
9	252-042-017
10	252-042-008
11	252-042-007
12	252-042-006
13	252-042-004
14	252-042-003
15	252-042-028
16	252-042-029
17	252-042-013
18	252-041-012
19	252-041-011
20	252-041-014
21	252-041-023
22	252-041-024
23	252-041-053
24	252-041-051
25	252-043-004
26	252-043-007
27	252-102-014

EXHIBIT A

- ABBREVIATIONS:
- AC - ASPHALT CONCRETE
 - BF - BOLD-FLOW PRECASTOR
 - CAV - CABLE TELEVISION
 - CB - CATCH BASIN
 - CL - CENTER LINE
 - CLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - DWP - DRAINAGE
 - E - ELECTRIC LINE
 - EB - ELECTRIC BOX
 - EM - ELECTRIC METER
 - EY - ELECTRIC YARD
 - FC - FACE OF CURB
 - FL - FLOW LINE
 - FN - FINE FINISH
 - FL - FLOW LINE
 - G - GAS LINE
 - GM - GAS METER
 - GP - GUARD POST
 - GV - GAS VALVE
 - HCA - HAZARDOUS WASTE
 - IMP - IMPROVED
 - JF - JOINT POLE
 - JT - JOINT TRENCH
 - LM - LANDSCAPING MOUND
 - OH - OVERHEAD UTILITY
 - PI - POST INDICATOR W/VALE
 - PL - PAVEMENT LINE
 - PLUM - PLUMBING
 - PP - POWER POLE
 - PAE - PUBLIC UTILITY EXHUMPT
 - RAE - RIGHT OF WAY
 - SD - STORM DRAIN LINE
 - SL - STREET LIGHT
 - SUT - SURFACE POLYMER TRANSFORMING
 - SS - SANITARY SEWER LINE
 - S200 - SANITARY SEWER CLEAN-OUT
 - SW - SIDE WALK
 - T - TELEPHONE LINE
 - TE - TELEPHONE BOX
 - TC - TOP OF CURB
 - TR - TRAFFIC SIGNAL
 - TRB - TRAFFIC SIGNAL CONTROL BOX
 - UG - UNDERGROUND UTILITY
 - VW - VALUED CUTTING
 - W - WATER MAIN
 - WM - WATER METER
 - WV - WATER VALVE
 - YL - YARD LIGHT
- SYMBOLS:
- A - MONUMENT (AS NOTED)
 - - FD PROPERTY CORNER (AS NOTED)
 - - CHAIN LINK FENCE
 - - FIRE HYDRANT
 - - STORM DRAIN MAN HOLE
 - - MAN HOLE
 - - SANITARY SEWER MAN HOLE
 - - TELEPHONE MAN HOLE
 - - TREE
 - - YARD LIGHT



NOTICE
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY VISUAL INSPECTION. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

LOT LINE ADJUSTMENT
3004 WINTERS STREET
APN: 252-042-22, 24, 25, 27, 28

NORTH HIGHLANDS COUNTY OF SACRAMENTO STATE OF CALIFORNIA

Prepared for Placer Savings Bank

OURADA LAND SURVEYING
 2808 FLEET COURT
 ROCKLIN, CALIFORNIA 95765

PHONE (916) 634-0222 FAX (916) 634-0202

SHEET 1 OF 1 SHEETS
 JOB NO. PS-226

EXHIBIT B

PROPOSED LEGAL DESCRIPTIONS

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

PARCEL A:

THE SOUTH 50 FEET OF THE WEST 170 FEET OF LOT 1, TOGETHER WITH THE
NORTH 200 FEET OF THE WEST 237 FEET OF LOT 4 AS SAID LOTS ARE SHOWN
IN BLOCK 5, AS SHOWN ON THE PLAT OF "SUBDIVISION NO. 6 NORTH
SACRAMENTO", RECORDED IN BOOK 13 OF MAPS, MAP NO. 31, RECORDS OF
SAID COUNTY.

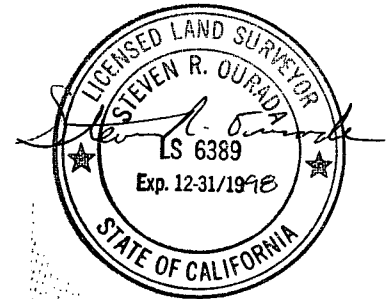
EXCEPTING THEREFROM THE WEST 130 FEET OF THE SOUTH 55 FEET THEREOF.

FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN GRANT
DEED TO THE CITY OF SACRAMENTO, RECORDED SEPTEMBER 19, 1969 IN BOOK
69-09-19, PAGE 136, RECORDS OF SAID COUNTY.

PARCEL B:

THE SOUTH 100 FEET OF THE EAST 130 FEET OF LOT 4, IN BLOCK 5, AS
SHOWN ON THE PLAT OF "SUBDIVISION NO. 6 NORTH SACRAMENTO", RECORDED
IN BOOK 13 OF MAPS, MAP NO. 31, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 63 FEET.



295 017

295-017

MARCH 28, 1995

ITEM 3