

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, February 28, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-008) by adopting the attached resolution (ZA95-005).

**Project Information**

Request: Lot Line Adjustment to relocate the common property line between two parcels totaling 1.61± vacant acres in the Light Industrial, Planned Unit Development (M-1S)(PUD) zone.

Location: 150-188 Harris Avenue

Assessor's Parcel Number: 250-0025-036, 037

Applicant: JTS Engineering- Javed Siddiqui  
1808 J Street  
Sacramento, CA 95814

Property Owner: Marvin L. Oates & O.K. & B.  
8615 Elder Creek Road  
Sacramento, CA 95814-3010

General Plan Designation: Industrial- Employee Intensive  
North Sacramento

Community Plan Designation: Labor Intensive

Existing Land Use of Site: Vacant

Existing Zoning of Site: Light Industrial (M-1S)(PUD)

**Surrounding Land Use and Zoning:**

North: M-1S (PUD); Vacant and Industrial

South: R-1; Residential and vacant

East: M-1S (PUD); Vacant

West: A; Vacant

Property Dimensions: 525 feet x 250 feet

Property Area: 1.61± acres

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: P86-081, P86-101

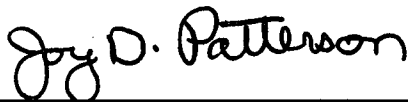
Additional Information The applicant proposes to relocate a common property line between two parcels in order to create a squared off parcel. The applicant is also going through a street abandonment process to acquire remanent right of way from a street curve radius that was never built along the northern border of both parcels. The site is located within the Norwood Tech Planned Unit Development.

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 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)}.



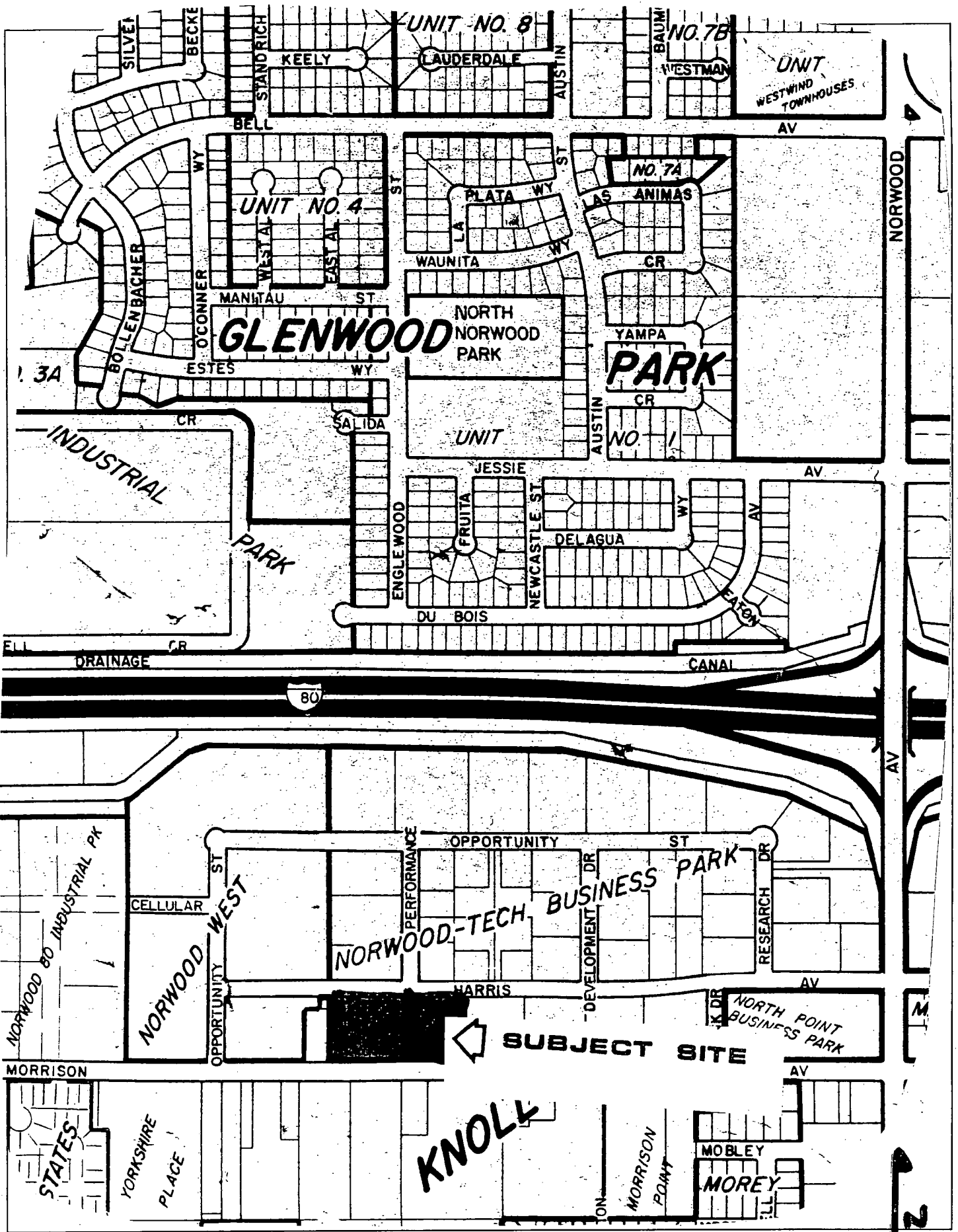

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Joy D. Patterson  
 Zoning Administrator

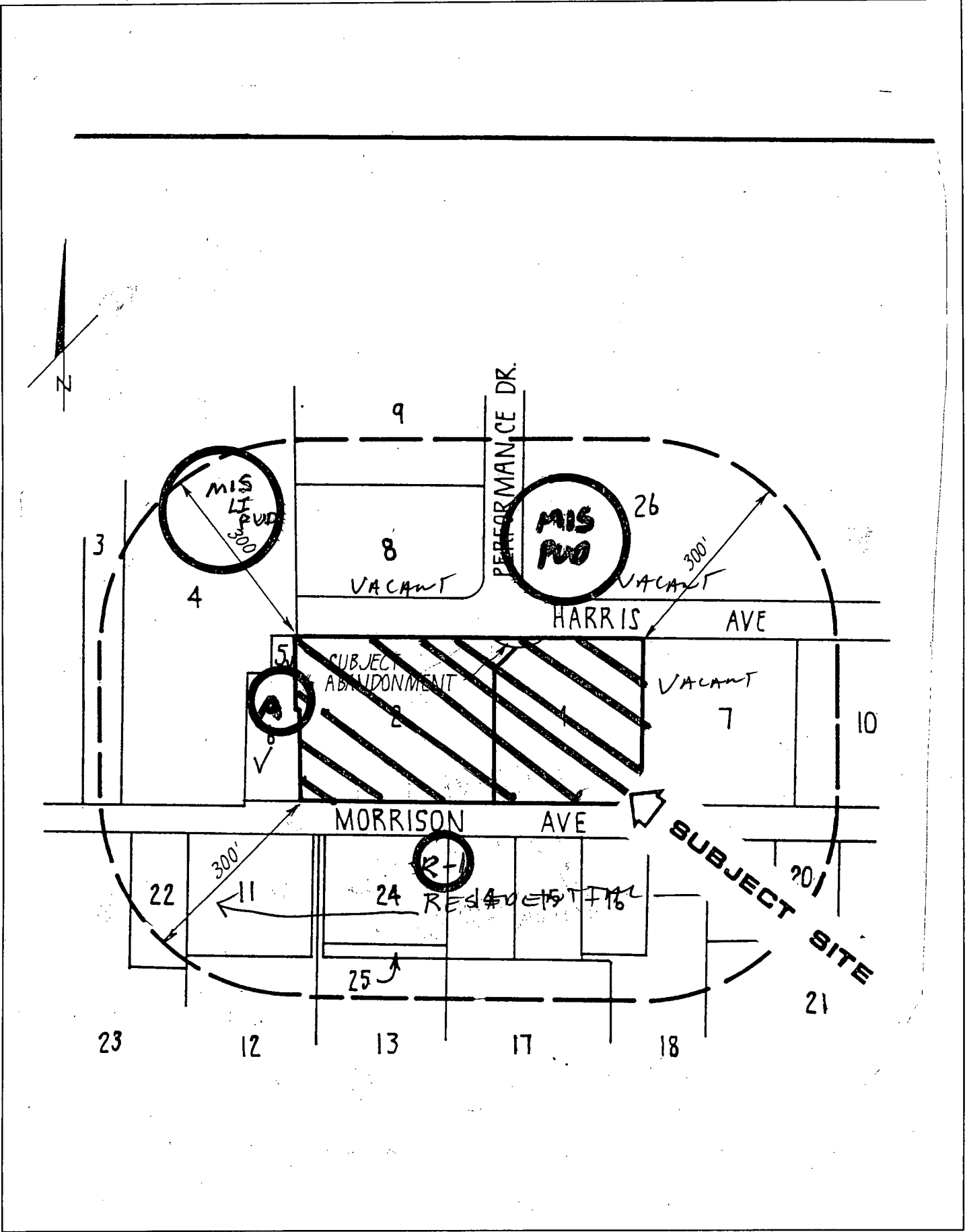
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Engineering Services Section (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  
 Applicant                                  Public Works ✓  
 ZA Log Book

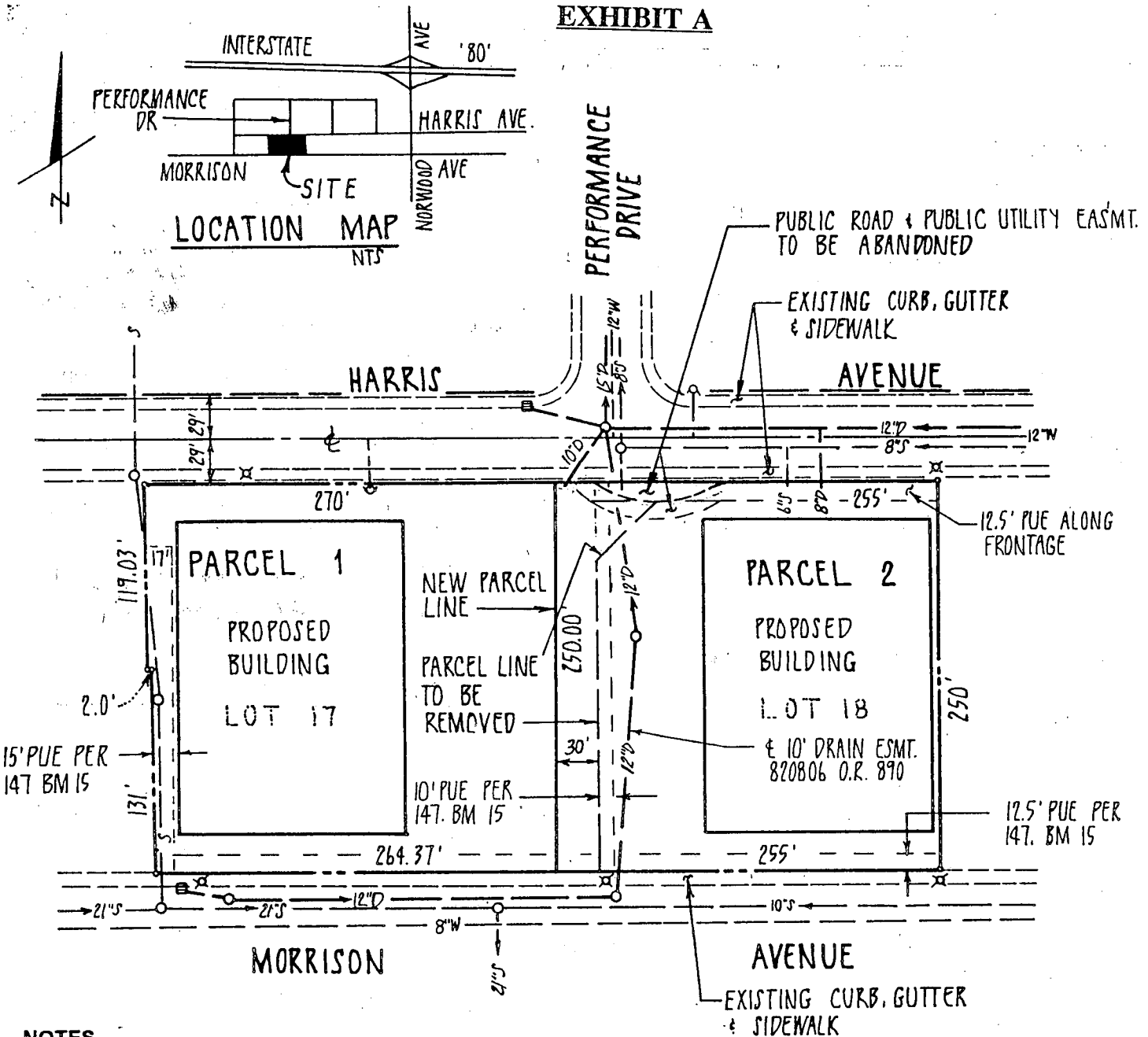


**VICINITY MAP**



**LAND USE & ZONING MAP**

**EXHIBIT A**



**NOTES**

OWNER/DEVELOPER: FDIC-PROP MGT-REO TAXES  
 PO BOX 7549, NEWPORT BEACH, CA 92658

ZONING: M1

LEGAL DESCRIPTION: LOTS 17 AND 18 OF "NORWOOD TECH BUSINESS PARK", 147 BM 15.

REQUEST: TO ADJUST COMMON BOUNDARY BETWEEN LOTS TO ALLOW FOR A PROPOSED DEVELOPMENT.

**295 008**

<b>JTS ENGINEERING CONSULTANTS</b> 1808 J STREET SACRAMENTO, CA 95814 (916) 441-6708	DRAWN	<b>LOT LINE ADJUSTMENT EXHIBIT</b> LOTS 17 & 18, NORWOOD TECH BUSINESS PARK, 147 BM 15 APN: 250 - 0025 - 36 & 37
	SCALE 1" = 100'	
	F.B. Pg.	
	JOB No. 94148	

135169

CITY OF SACRAMENTO

CALIFORNIA

BRUNING 40-5020

295-008

FEBRUARY 28, 1995

ITEM 2

**EXHIBIT B**

**LEGAL DESCRIPTION**

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

**PARCEL 1**

LOT 17, AS SHOWN ON THE "PLAT OF NORWOOD TECH BUSINESS PARK", RECORDED IN BOOK 147 OF MAPS, MAP NO. 15, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 17 LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 17 FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 17 BEARS NORTH 89° 26' 37" WEST, 264.37 FEET, THENCE NORTH 00° 33' 23" EAST, 250.00 FEET TO THE POINT OF ENDING.

**PARCEL 2**

LOT 18, AS SHOWN ON THE "PLAT OF NORWOOD TECH BUSINESS PARK", RECORDED IN BOOK 147 OF MAPS, MAP NO. 15, RECORDS OF SAID COUNTY.

TOGETHER WITH PORTION OF SAID LOT 17 LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 17 FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 17 BEARS NORTH 89° 26' 37" WEST, 264.37 FEET, THENCE NORTH 00° 33' 23" EAST, 250.00 FEET TO THE POINT OF ENDING.

TOGETHER WITH A PORTION OF HARRIS AVENUE AS ABANDONED PER CITY OF SACRAMENTO RESOLUTION NO. \_\_\_\_\_ AND RECORDED IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, AT PAGE \_\_\_\_\_, RECORDS OF SAID COUNTY.

PREPARED BY UTS ENGINEERING CONSULTANTS, INC.  
BASED ON RECORD DATA

FEBRUARY 24, 1995

Z95 008

295-008

ITEM 2