

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 2, 1995, the Zoning Administrator approved a lot line adjustment (File Z95-040) by adopting the attached resolution (ZA95-014).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels (three assessor parcels) in order to create two parcels totaling 7.68 \pm developed acres in the Heavy Industrial (M-2) zone.

Location: 2751 Academy Way

Assessor's Parcel Number: 265-0280-034, 071, 072

Applicant: Morton & Pitalo Inc. (Ron Bowman)
1788 Tribute Road #200
Sacramento, CA 95815

Property Owner: Northgate Partnership % Buzz Oates Enterprises
8615 Elder Creek Road
Sacramento, CA 95828

General Plan Designation: Heavy Commercial or Warehouse
North Sacramento

Community Plan Designation: Industrial

Existing Land Use of Site: Industrial/Warehouse and Vacant

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

Surrounding Land Use and Zoning:

North: M-2; Industrial
South: M-2; Industrial (RT Maintenance Facility)
East: M-2; Industrial
West: M-2; Industrial

Property Dimensions: Irregular
Property Area: 7.674 \pm acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: P87-026, P86-328, P89-228

Additional Information: The applicant proposes to relocate common property line between two parcels (three assessor parcels) in order to create a larger parcel for the existing tenant to expand (Parcel B). The Zoning Ordinance and Building Code do not permit structures or required parking 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)}.

Joy D. Patterson

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 (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 Resolution Book ✓
- Public Works ✓
- ZA Log Book ✓

RESOLUTION NO. ZA95-014

ADOPTED BY THE SACRAMENTO CITY ZONING ADMINISTRATOR

ON DATE OF MAY 2, 1995

APPROVING A LOT LINE ADJUSTMENT

(APN: 265-0280-034, 071, 072)

(Z95-040)

WHEREAS, the Zoning Administrator has held a public hearing concerning the lot line adjustment for property located at 2751 Academy Way; and

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

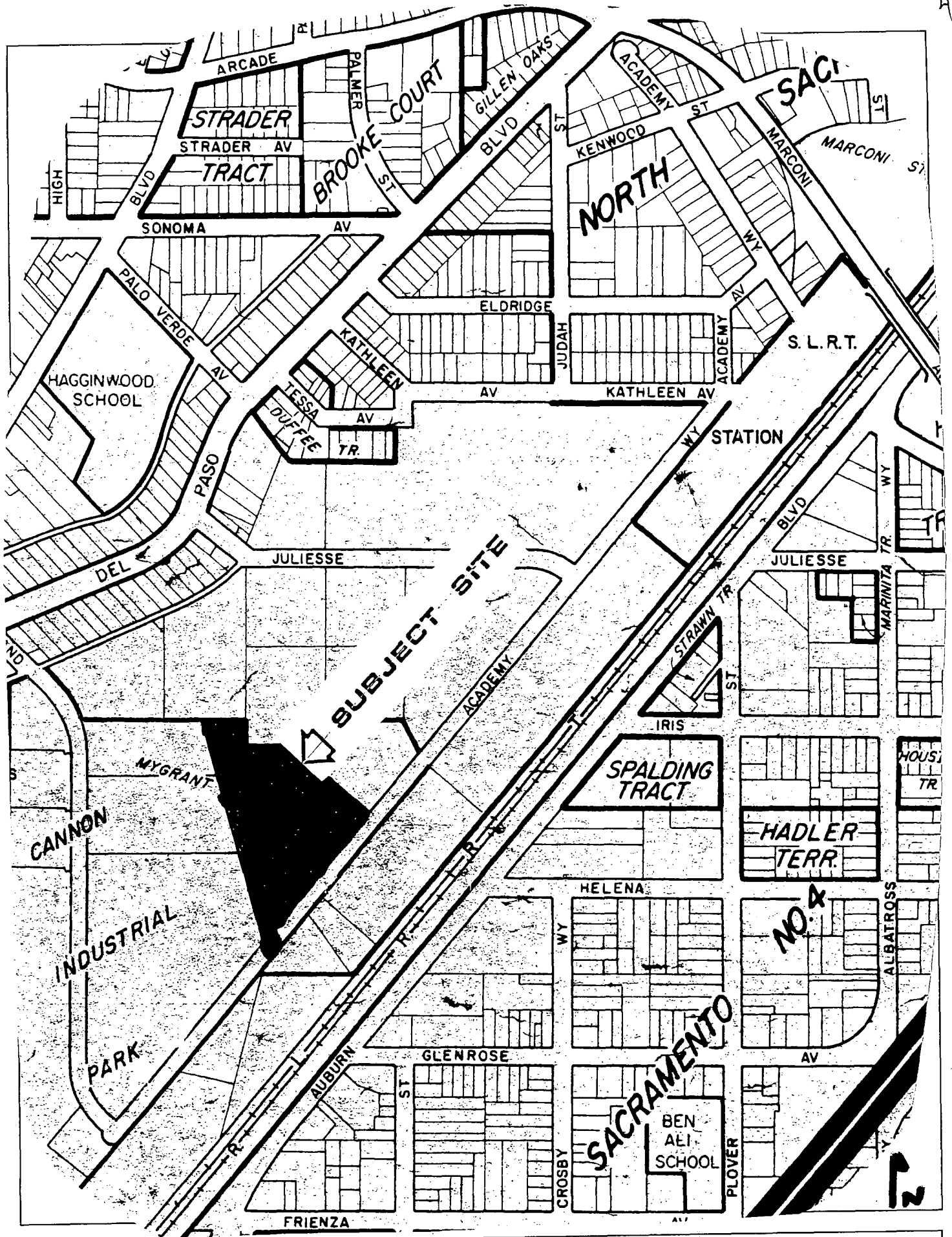
WHEREAS, the lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan which designate the site for industrial uses;

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

that the for property located at 2751 Academy Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

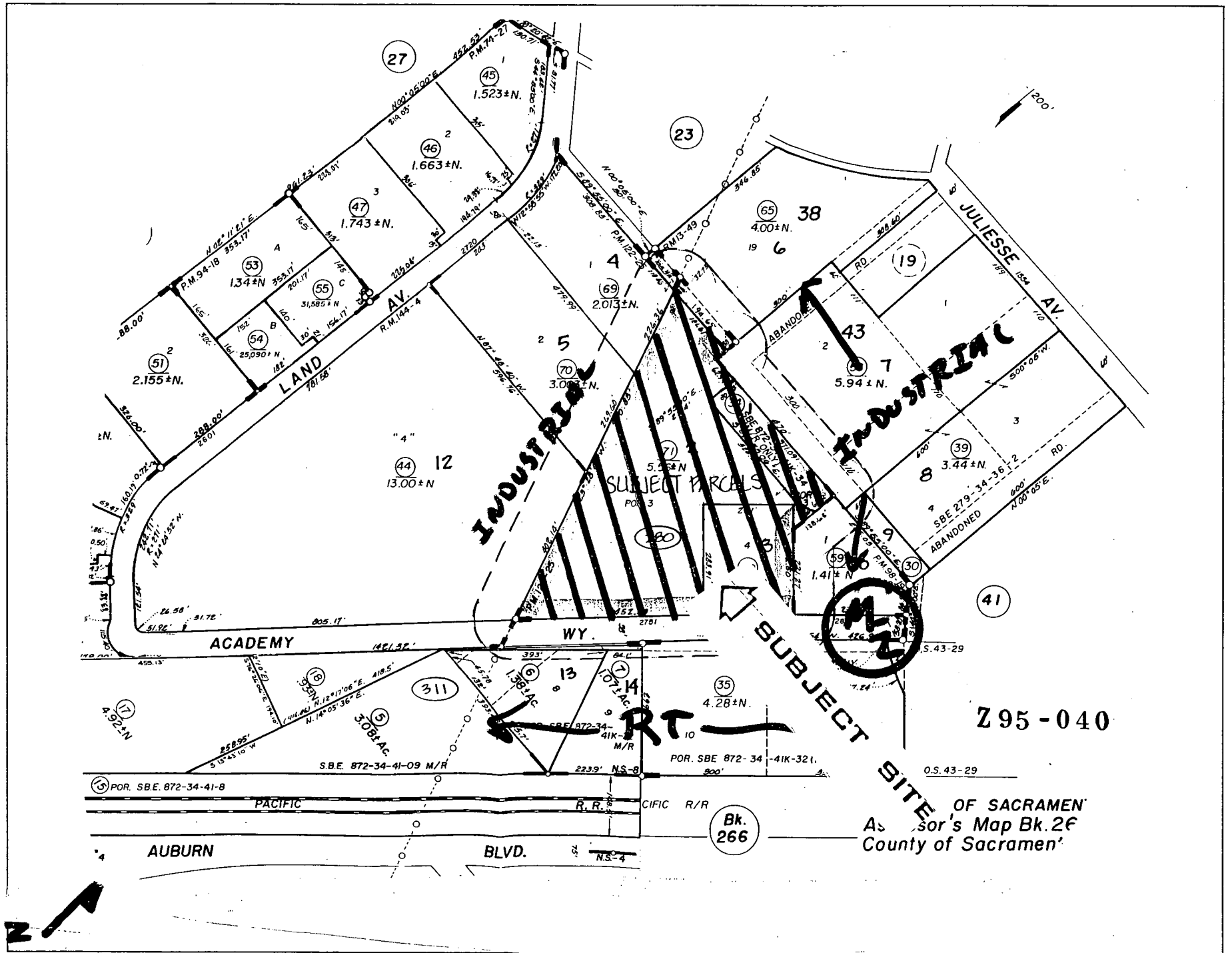
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Properly abandon any excess water services to the satisfaction of the Water Division (One service per lot is permitted.)
4. Drainage across lot lines is not allowed. If drainage does cross lot lines it must either be re-routed so it does not cross lot liens or reciprocal drainage easements must be recorded.

JOY PATTERSON, ZONING ADMINISTRATOR



VICINITY MAP

LAND USE & ZONING MAP



Z95-040

OF SACRAMEN
As sor's Map Bk. 26
County of Sacramen'

Bk.
266

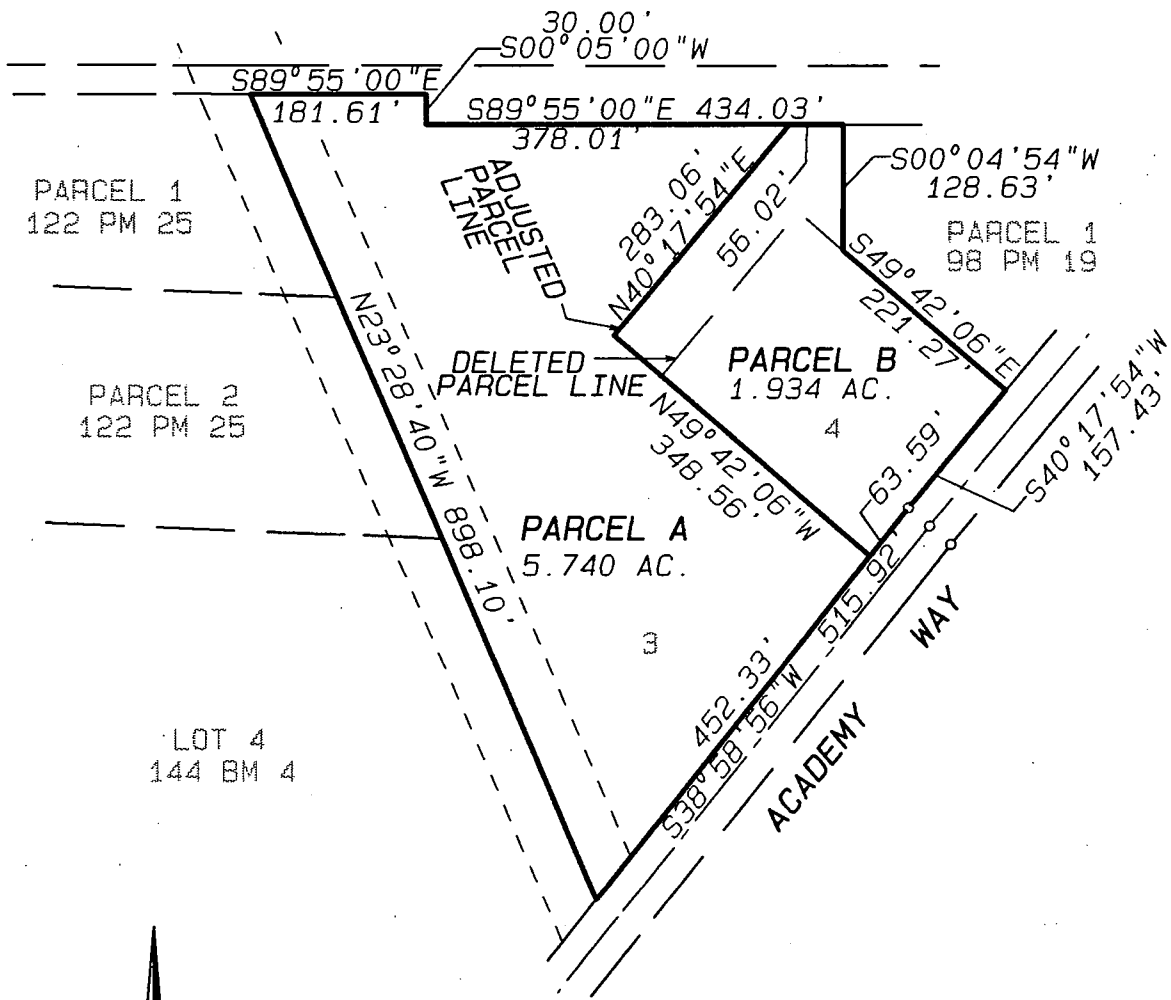
EXHIBIT - A

LOT LINE ADJUSTMENT

PARCELS 3 & 4 OF PARCEL MAP-122 PM 25

CITY OF SACRAMENTO, CALIFORNIA

MORTON & PITALO, INC.



SCALE: 1"=200'

MARLAND D. JOHNSON, LS 3923

Z 95 - 040

295 - 040

MAY 2, 1995

ITEM 2950036

EXHIBIT - B

LEGAL DESCRIPTION LOT LINE ADJUSTMENT

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

PARCEL A

All that portion of Parcel 3, as shown on that certain Parcel Map filed in Book 122 of Parcel Maps, Page 25, Official Records of Sacramento County, described as follows:

BEGINNING at the most Southerly corner of said Parcel 3; thence, from said point of beginning along the Westerly and Northerly lines of said Parcel 3, the following four (4) courses: (1) North 23°28'40" West 898.10 feet; (2) South 89°55'00" East 181.61 feet; (3) South 00°05'00" West 30.00 feet and (4) South 89°55'00" East 378.01 feet; thence, leaving said Northerly line South 40°17'54" West 283.06 feet; thence, along the common parcel line of Parcels 3 and 4, as shown on said Parcel map and the Northerly prolongation thereof South 49°42'06" East 348.56 feet to the most Easterly corner of said Parcel 3; thence, along the Easterly line of said Parcel 3, South 38°58'56" West 452.33 feet to the point of beginning.

PARCEL B

All of Parcel 4, together with all that portion of Parcel 3, as shown on that certain Parcel Map filed in Book 122 of Parcel Maps, Page 25, Official Records of Sacramento County, described as follows:

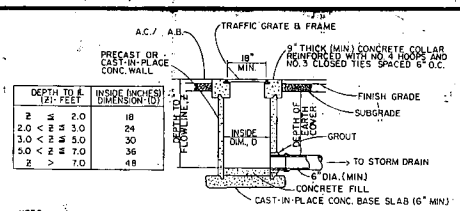
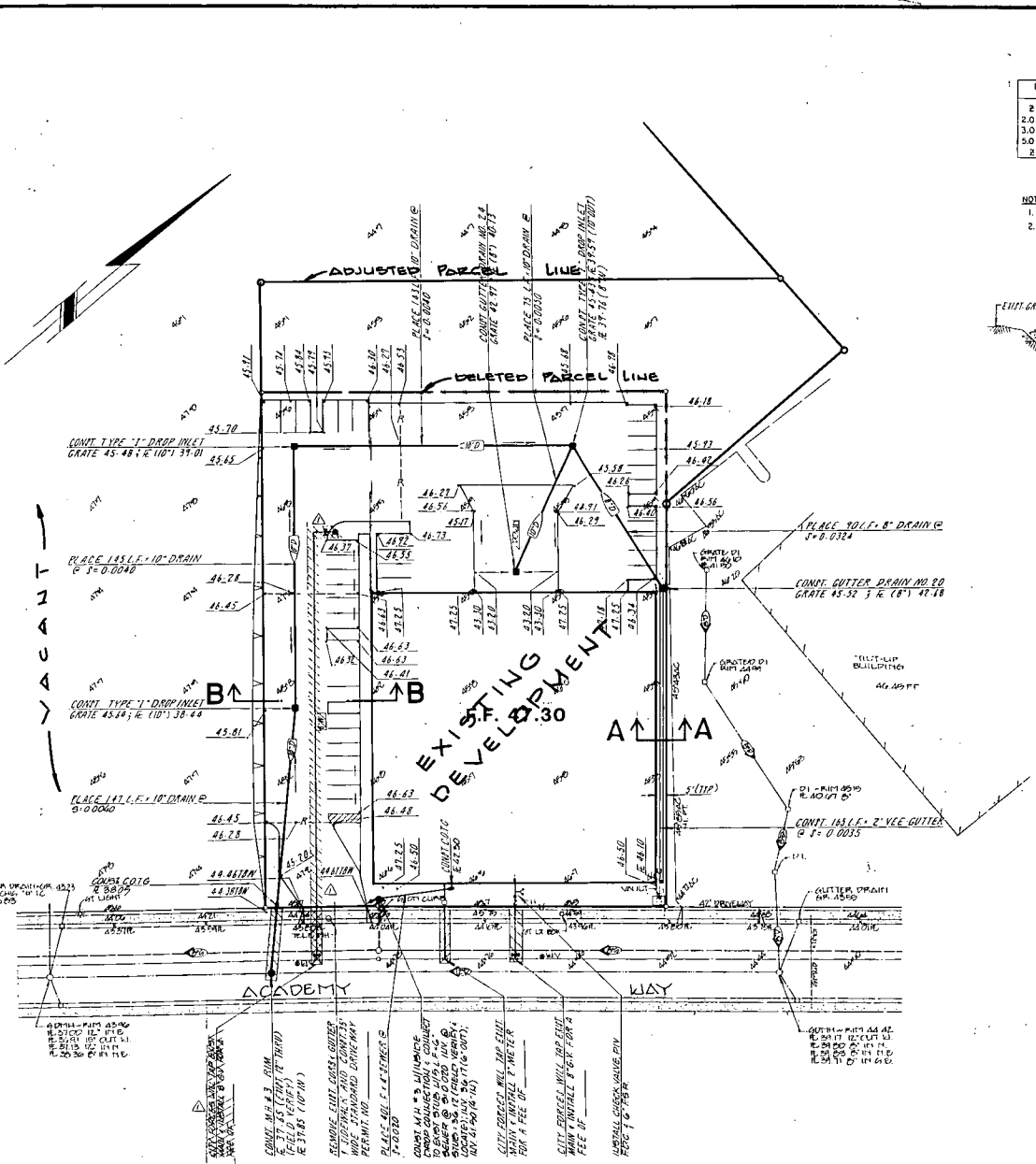
BEGINNING at the most Easterly corner of said Parcel 4; thence, from said point of beginning, along the Easterly and Westerly lines of said Parcel 4, and along the Northwesterly prolongation of said Westerly line, the following three (3) courses: (1) South 40°17'54" West 157.43 feet; (2) South 38°58'56" West 63.59 feet; and (3) North 49°42'06" West 348.56 feet; thence, North 40°17'54" East 283.06 feet to a point in the Northerly line of said Parcel 3; thence, along the Northerly and Easterly lines of said Parcel 3, and along the Easterly line of said Parcel 4, the following three (3) courses: (1) South 89°55'00" East 56.02 feet; (2) South 00°04'54" West 128.63 feet and (3) South 49°42'06" East 221.27 feet to the point of beginning.

295-040

295-040

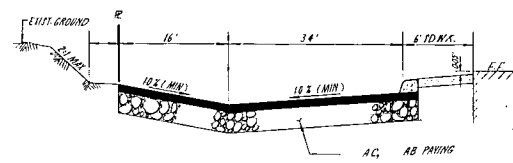
MAY 2, 1995

ITEM 2

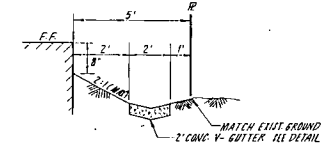


- NOTE:
1. MINIMUM WALL THICKNESS IS 6 INCHES FOR CAST-IN-PLACE CONCRETE.
 2. REINFORCE CAST-IN-PLACE CONCRETE WALLS WITH NO. 4 BARS AT 12" O.C. EACH WAY WITH 2" MIN. COVER FROM INSIDE FACE.

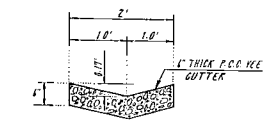
TYPE I DRAINAGE INLET



SECTION B-B
SCALE NO



SECTION A-A
SCALE NO



P.C.C. VEE GUTTER
NO SCALE

A.B.S. SEWER SERVICE

① - SEE 'CONNECTION DETAIL'
 ② - CRUSHED ROCK BEDDING; SEE STD. SPEC. PARAGRAPH 26-2.
 ③ - 4\"/>

A.B.S. MAIN & TEE
 NOT MORE THAN ONE ADAPTER OR BUSHING PERMITTED

P.V.C. MAIN & TEE
 4\"/>

11-95-64

EXHIBIT MAP

LOT LINE ADJUSTMENT

2751 ACADEMY WAY

IMPROVEMENT PLANS FOR MYGRANT GLASS

GRADING & UNDERGROUND UTILITY PLAN.

CITY OF SACRAMENTO CALIFORNIA

NO.	DESCRIPTION	APPROVED	DATE
1	DELETE FIRE HYDRANT	P.B.	7-13-93

DISK NO.	BENCH MARK
SCALE	SEEN COVER SHEET.
HORIZ. 1" = 30'	
VERT. 1" = 4'	

COMPUTED	DESIGNED
DESIGNED TOM P.	DRAWN ANWAR
PROJ. ENGR. E.C.	

mp MORTON & PITALO, INC.
 CIVIL ENGINEERING · PLANNING · SURVEYING

DATE	MAY 1995
SHEET	2
OF	2

FILE NO. 890083
950036

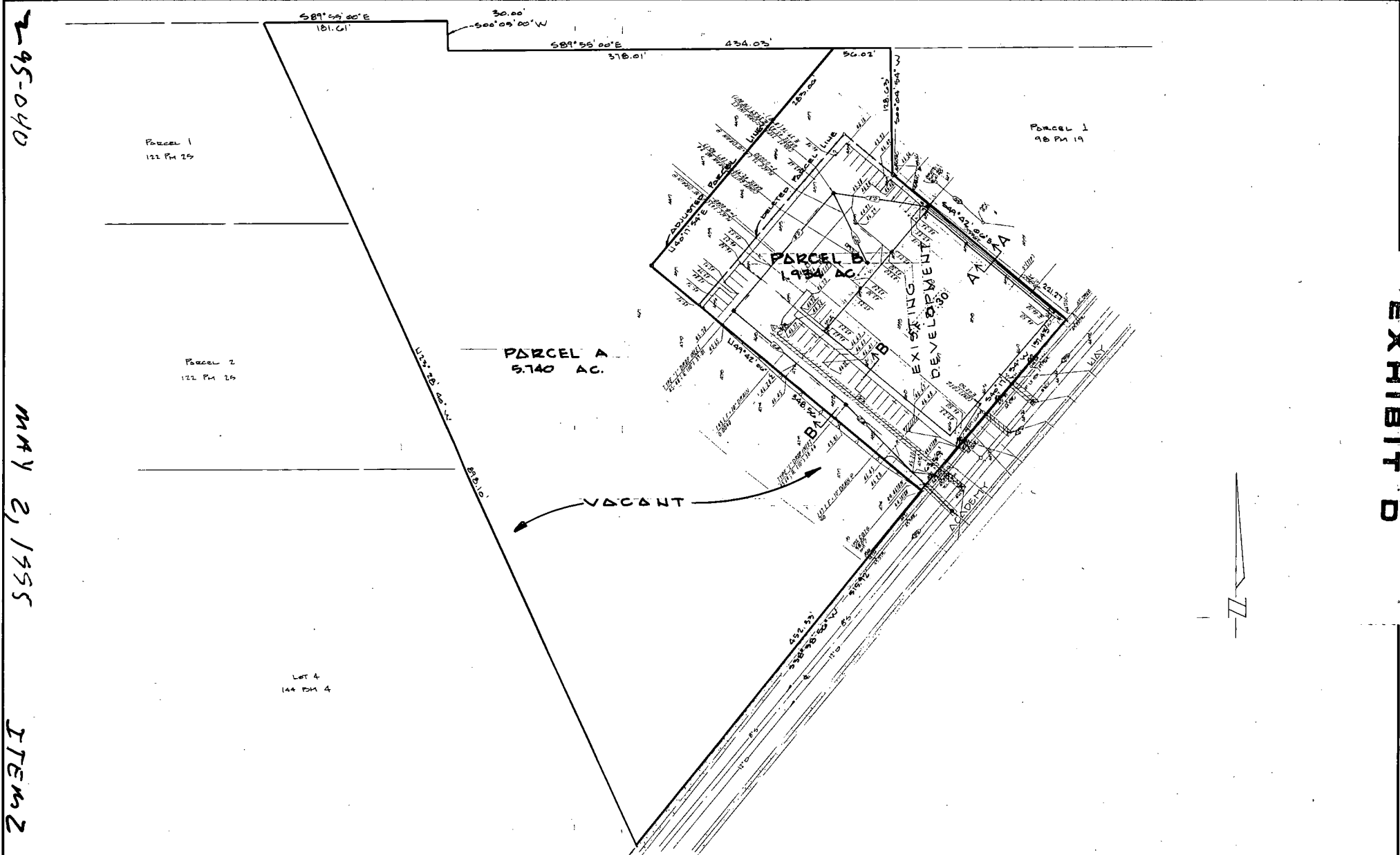
EXHIBIT - C

295-040

MAY 2, 1995

ITEM 2

EXHIBIT D



NO.	DESCRIPTION	APPD.	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 40'	
VERT. 1" = N/A	

COMPUTED	
DESIGNED	
DRAWN	
PROJ. ENGR. 215	

nmp MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

EXHIBIT MAP
LOT LINE ADJUSTMENT
PARCELS 3 & 4 OF 122 PM 25
1751 ACADEMY WAY
MYGRANT GLASS
CITY OF SACRAMENTO CALIFORNIA

DATE: APRIL 95
SHEET: ONE
OF: ONE

JOB NO. 950056