

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 11, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-051) by adopting the attached resolution (ZA97-013).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 1.51± developed acres in the General Commercial-Review (C-2R) zone.

Location: 4200 Norwood Avenue (D2, Area 4)

Assessor's Parcel Number: 237-0100-036 and 037

Applicant: Capital Petroleum Partners, LLC (Larry Engwall)
531 N. Linwood Avenue
Santa Ana, CA 92701

Property Owner: Same as applicant

General Plan Designation: Community Neighborhood Commercial and Offices
North Sacramento

Community Plan: Retail/General Commercial

Existing Land Use of Site: Vacant

Existing Zoning of Site: General Commercial-Review (C-2R)

Surrounding Land Use and Zoning:

North: R-3; Apartments

South: C-2; Commercial

East: R-1A; Townhouses

West: S-C; Shopping Center

Property Dimensions: Irregular

Property Area: 1.51± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: P96-062

Background Information

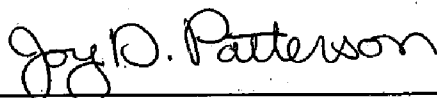
Additional Information The applicant proposes to relocate the common property line between two parcels in order to construct a service station that had been previously reviewed. The proposed canopy crosses the existing property lines. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site. 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)}.

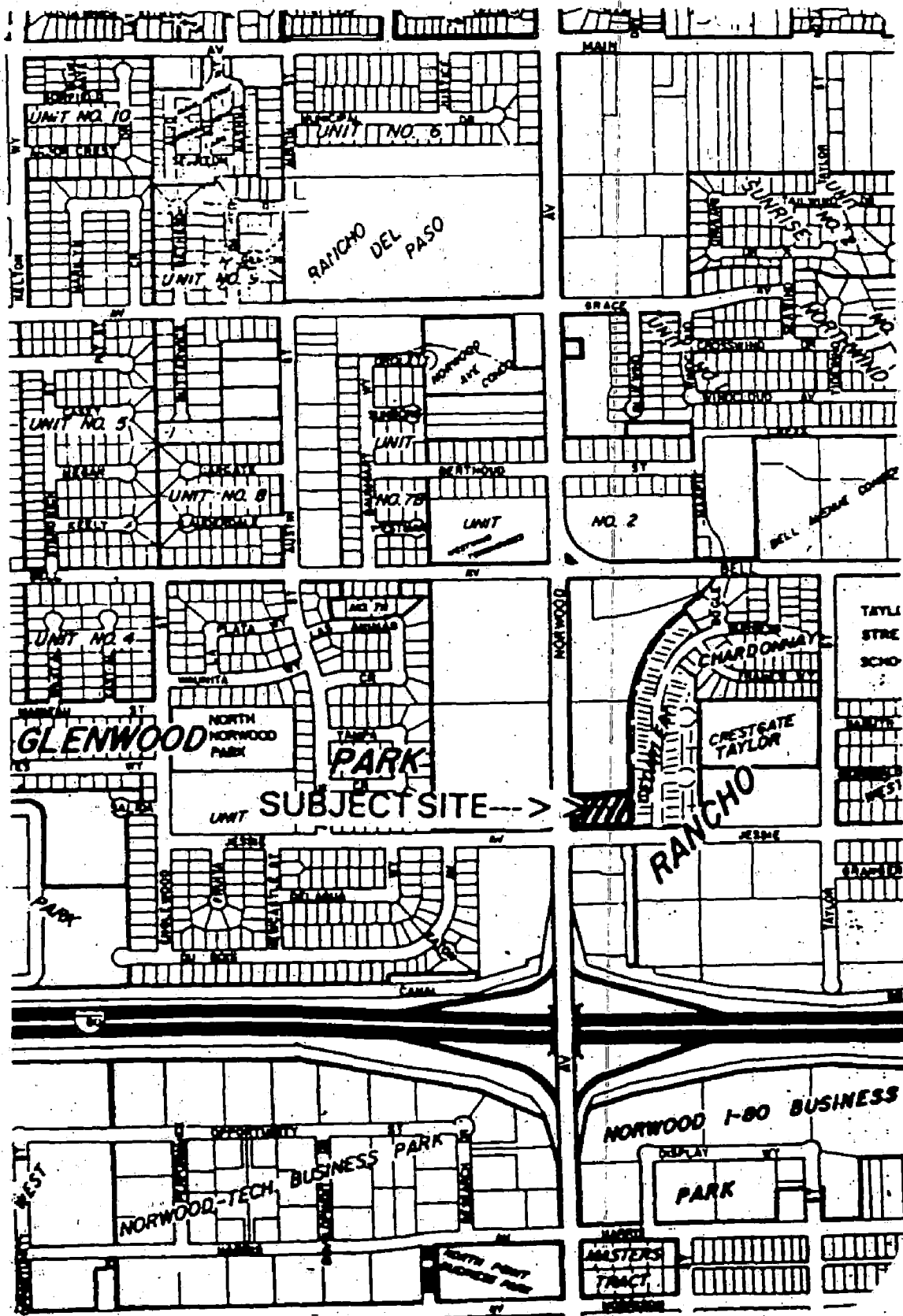


Joy D. Patterson
Zoning Administrator

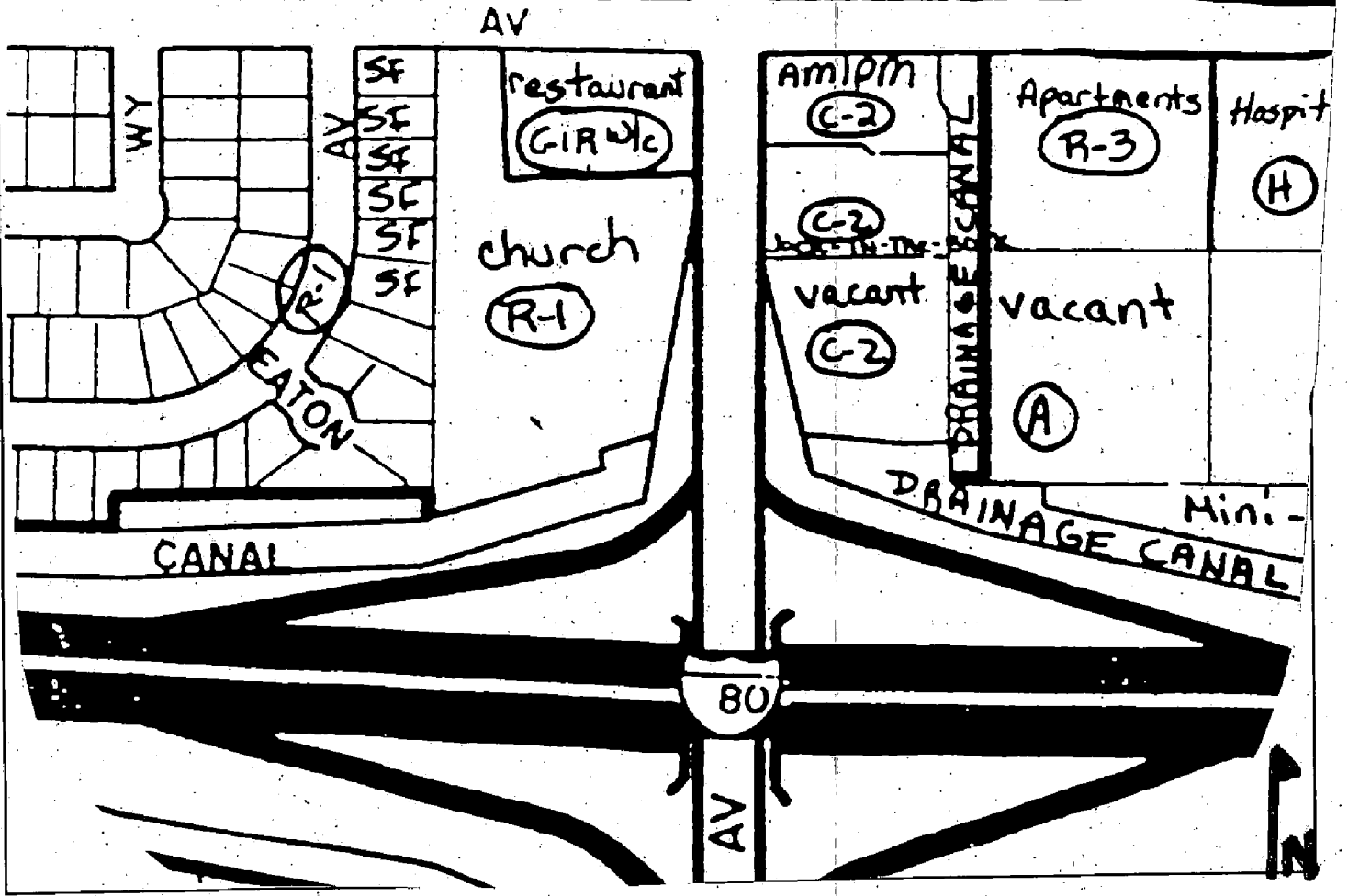
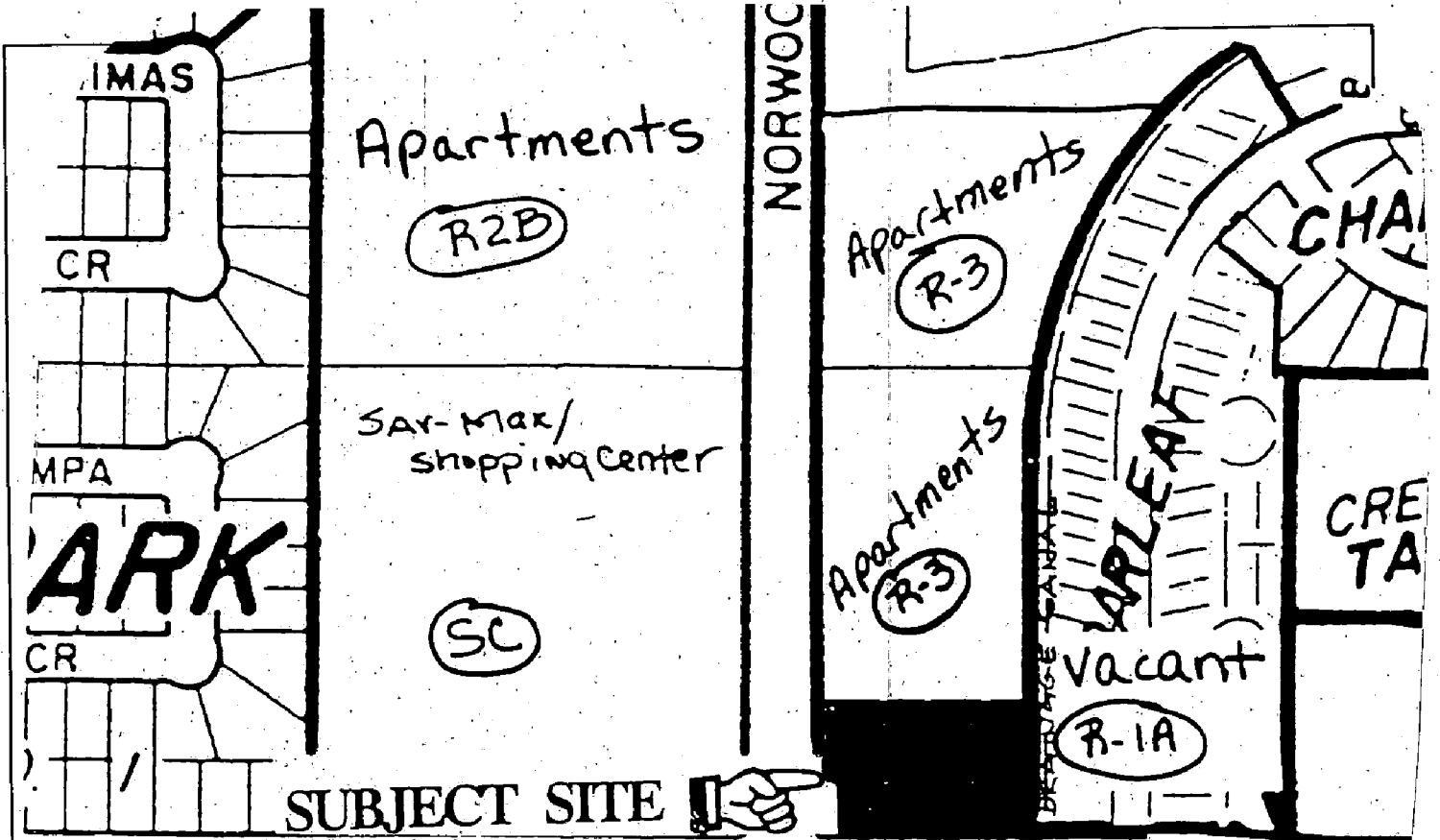
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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
JTS Engineering (Javed Siddiqui); 1808 J Street; Sacramento, CA 95814

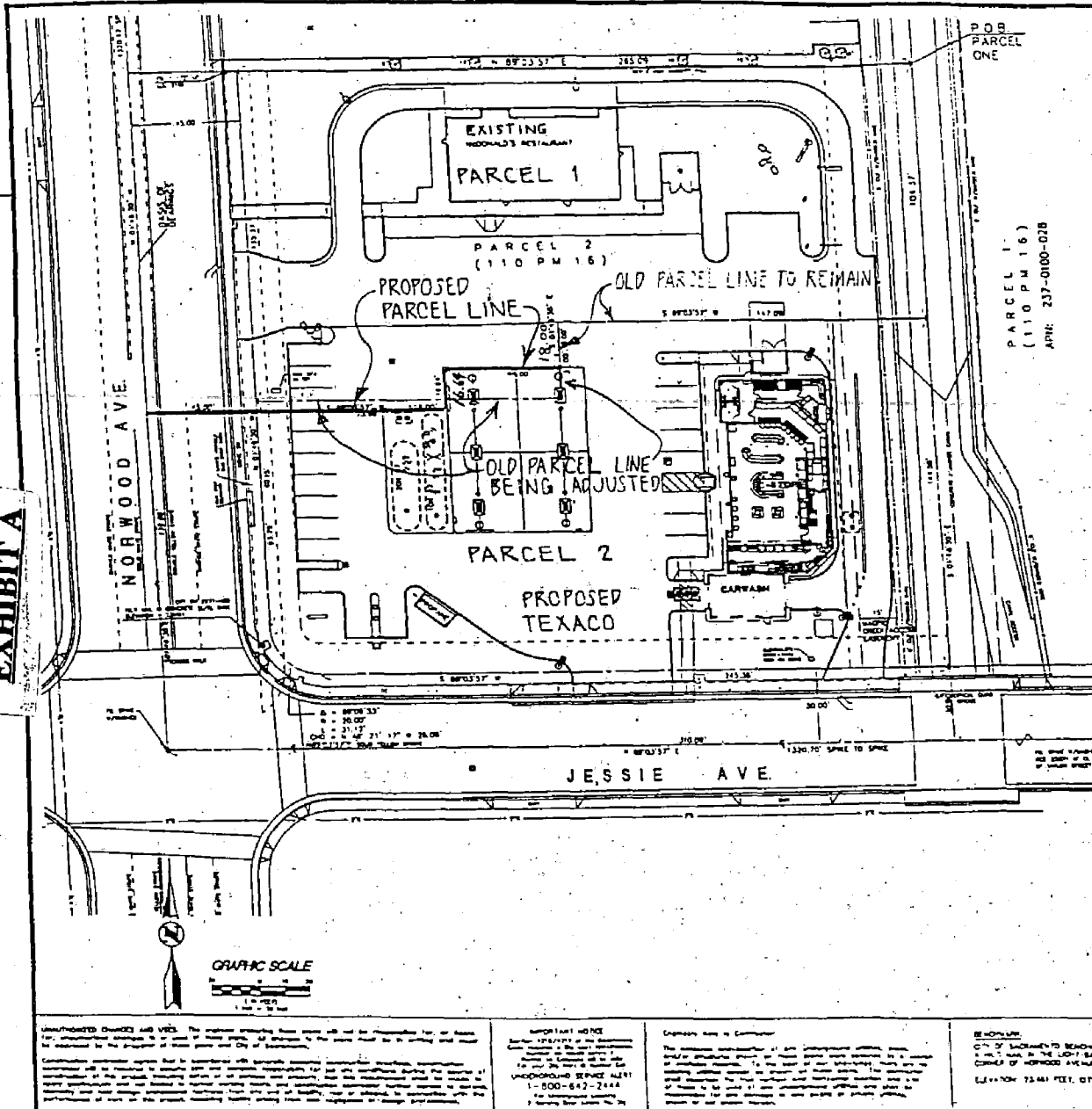


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A



OWNERS:
 APN 237-0100-035 GOLDEN ARCH LIMITED PARTNERSHIP
 1 MCDONALD SOUTH PLAZA
 OAK BROOK, IL 60521

APN 237-0100-036 CAPITAL PETROLEUM PARTNERS LLC
 531 NORTH LINWOOD AVENUE
 SANTA ANA, CA 92701

DEVELOPER CAPITAL PETROLEUM PARTNERS LLC
 531 NORTH LINWOOD AVENUE
 SANTA ANA, CA 92701

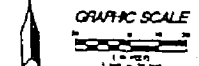
ENGINEER JTS ENGINEERING CONSULTANTS, INC.

REQUEST TO ADJUST COMMON BOUNDARY
 BETWEEN TWO PARCELS.

NOTE BASE SHEET WAS PROVIDED BY TAIT &
 ASSOCIATES. JTS ENGINEERING
 CONSULTANTS, INC. HAS ADDED
 INFORMATION PERTINENT TO LOT LINE
 ADJUSTMENT APPLICATION ONLY.

PARCEL 1
 (110 PM 16)
 APN: 237-0100-028

POB
 PARCEL
 ONE



UNREGISTERED CHANGES AND NOTES:
 The registered drawings have been checked and approved for use by the undersigned. The registered drawings are the only drawings to be used for construction. Any changes to the registered drawings must be made by the registered professional engineer or architect. The undersigned is not responsible for any errors or omissions in the registered drawings or for any consequences arising from the use of the registered drawings.

REGISTERED PROFESSIONAL ENGINEER:
 JTS ENGINEERING CONSULTANTS, INC.
 1-800-642-2444
 1-800-642-2444
 1-800-642-2444

REGISTERED PROFESSIONAL ARCHITECT:
 TAIT & ASSOCIATES
 1-800-642-2444
 1-800-642-2444
 1-800-642-2444

REVISIONS:
 1. CORRECTED DIMENSIONS TO SHOW CORRECT LOT AREA.
 2. CORRECTED DIMENSIONS TO SHOW CORRECT LOT AREA.
 3. CORRECTED DIMENSIONS TO SHOW CORRECT LOT AREA.

ITEM 1

JTS ENGINEERING CONSULTANTS

LOT LINE ADJUSTMENT
 TEXACO FACILITY

PROJECT: 07-00-000000-00

DATE: 01/11/97

OF SHEETS

EXHIBIT B

**LEGAL DESCRIPTION FOR
CERTIFICATE OF COMPLIANCE**

PARCEL 1

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

A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED MARCH 7, 1989, IN BOOK 110 OF PARCEL MAPS, PAGE 16, OFFICIAL RECORDS OF SACRAMENTO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 2, SOUTH 01° 46' 30" EAST 139.01 FEET; THENCE LEAVING THE SAID WESTERLY LINE ALONG THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89° 03' 57" EAST 74.00 FEET; (2) NORTH 01° 46' 30" WEST 16.64 FEET; (3) NORTH 89° 03' 57" EAST 44.00 FEET; (4) NORTH 01° 46' 30" WEST 18.00 FEET; AND (5) NORTH 89° 03' 57" EAST 147.09 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 2; SAID POINT LOCATED NORTH 01° 46' 30" WEST FROM THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 NORTH 01° 46' 30" WEST 104.37 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 2 SOUTH 89° 03' 57" WEST 265.09 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.7121 ± ACRE; ALSO BEING A PORTION OF PARCELS 1 AND 2 AS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 23, 1995 IN BOOK 95-02-23 O.R. PAGE 774.

PARCEL 2

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

A PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED MARCH 7, 1989, IN BOOK 110 OF PARCEL MAPS, PAGE 16, OFFICIAL RECORDS OF SACRAMENTO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 2 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89° 03' 57" WEST 245.38 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; SUBTENDED BY A CHORD BEARING NORTH 46° 21' 17" WEST 28.08 FEET; AND (3) NORTH 01° 46' 30" WEST 90.15 FEET; THENCE LEAVING THE SAID WESTERLY LINE AND ALONG THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89° 03' 57" EAST 74.00 FEET; (2) NORTH 01° 46' 30" WEST 16.64 FEET; (3) NORTH 89° 03' 57" EAST 44.00 FEET; (4) NORTH 01° 46' 30" WEST 18.00 FEET; AND (5) NORTH 89° 03' 57" EAST 147.09 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 2, SAID POINT LOCATED SOUTH 01° 46' 30" EAST 104.37 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE SAID EAST LINE OF SAID PARCEL 2 SOUTH 01° 46' 30" EAST 144.50 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.8003 ± ACRE; ALSO BEING A PORTION OF PARCELS 1 AND 2 DESCRIBED IN THE CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 23, 1995 IN BOOK 95-02-23 O.R. AT PAGE 774.

PREPARED BY JTS ENGINEERING CONSULTANTS, INC. FROM RECORD DATA:

JAVED T. SIDDIQUI, RCE 25924

Z 97-051

297-051

JUNE 11, 1997

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ITM #1