

**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

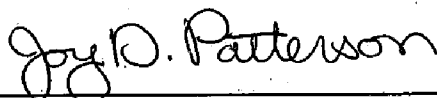
Additional Information The applicant proposes to relocate the common property line between two parcels in order to construct a service station that had been previously reviewed. The proposed canopy crosses the existing property lines. The Zoning Ordinance and Building Code do not permit structures to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

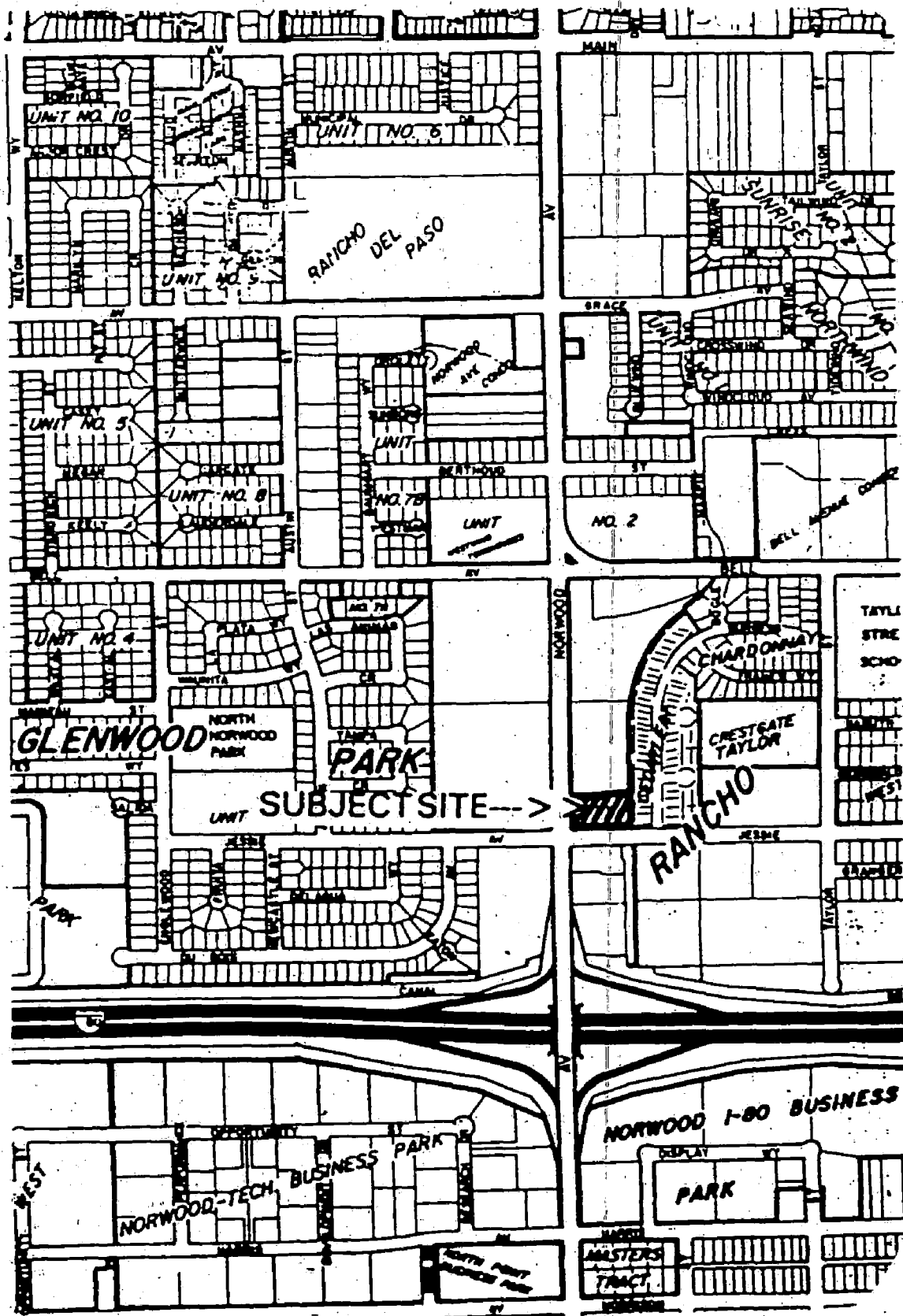


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Joy D. Patterson  
Zoning Administrator

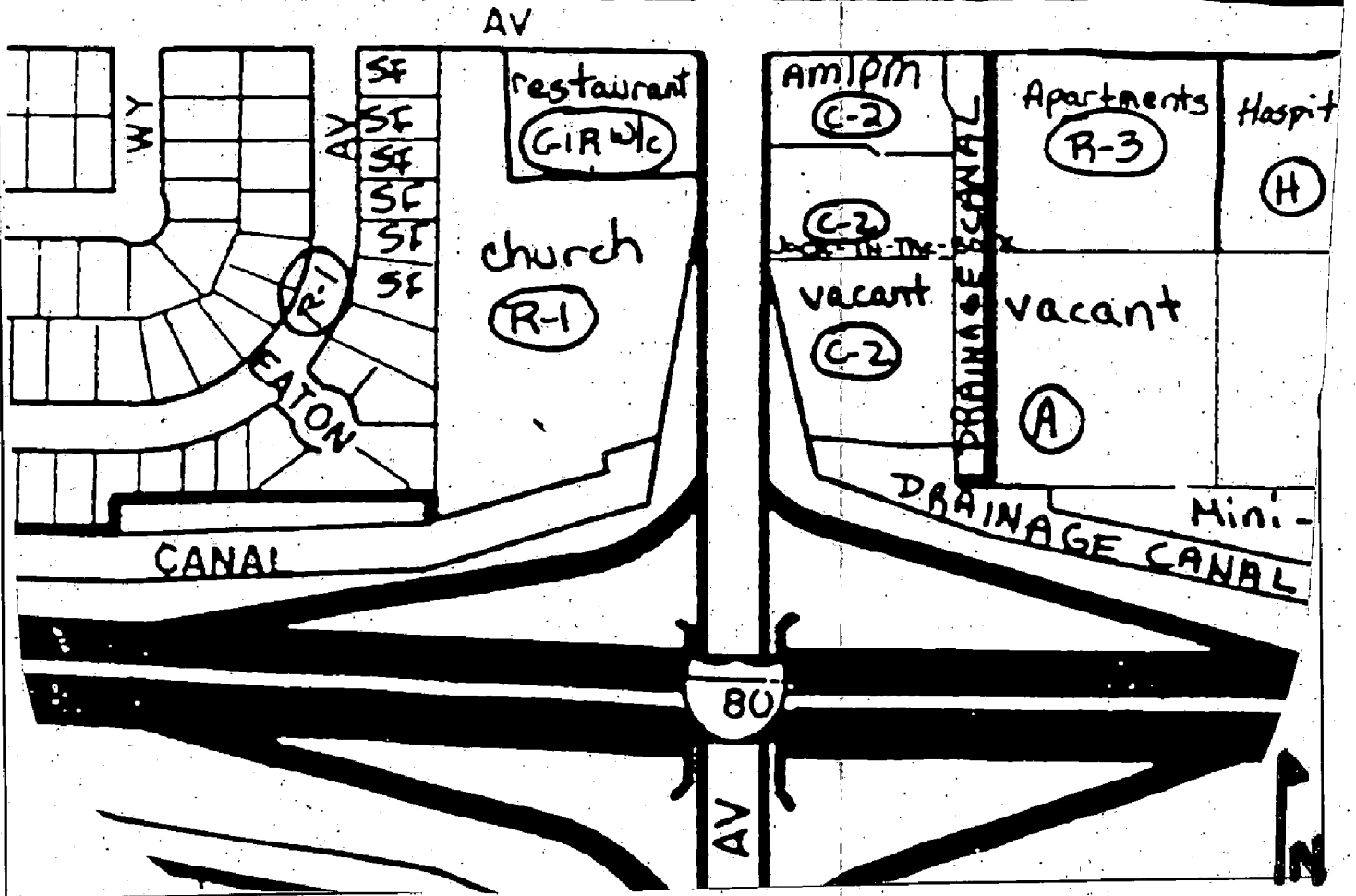
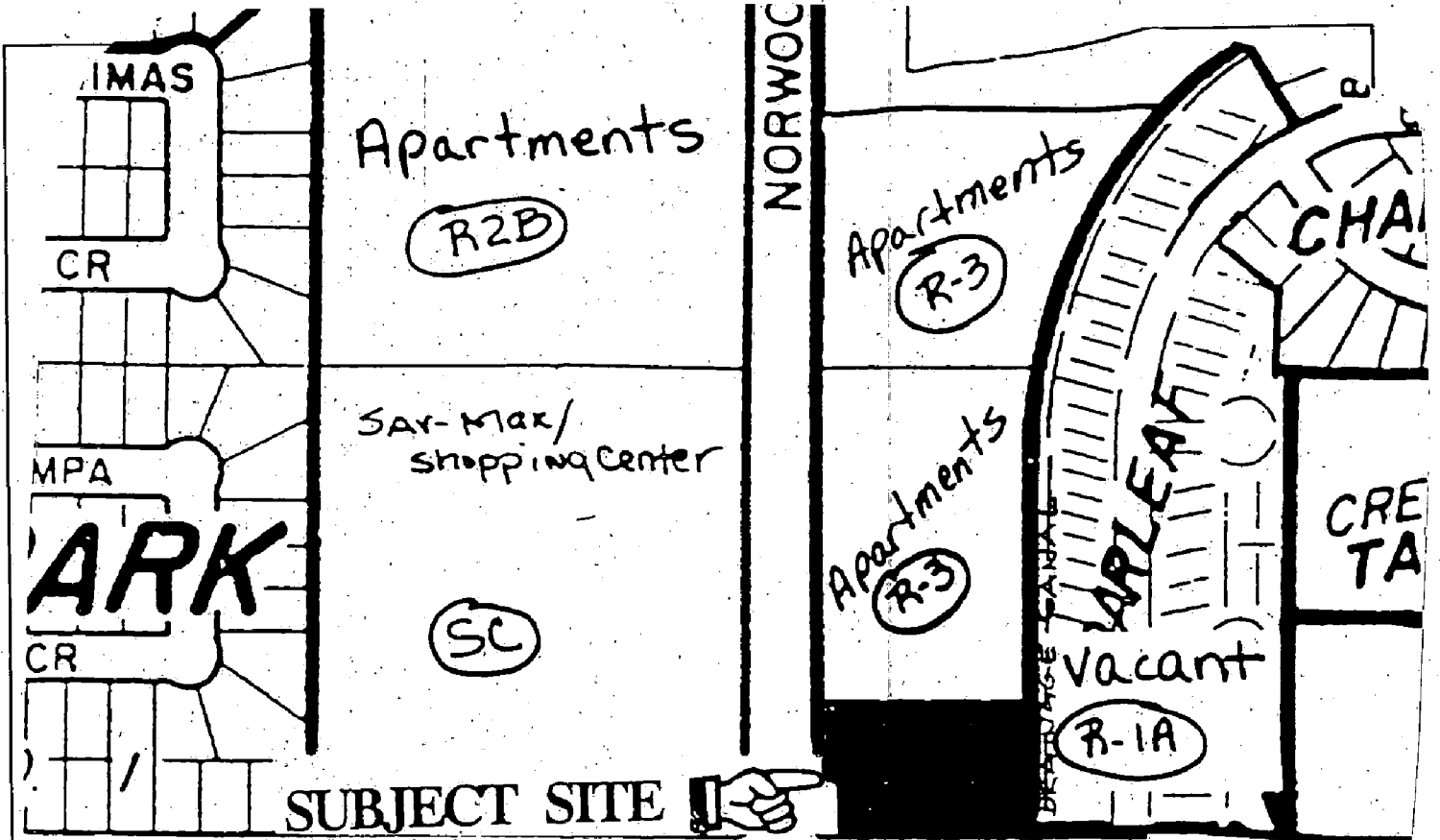
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (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

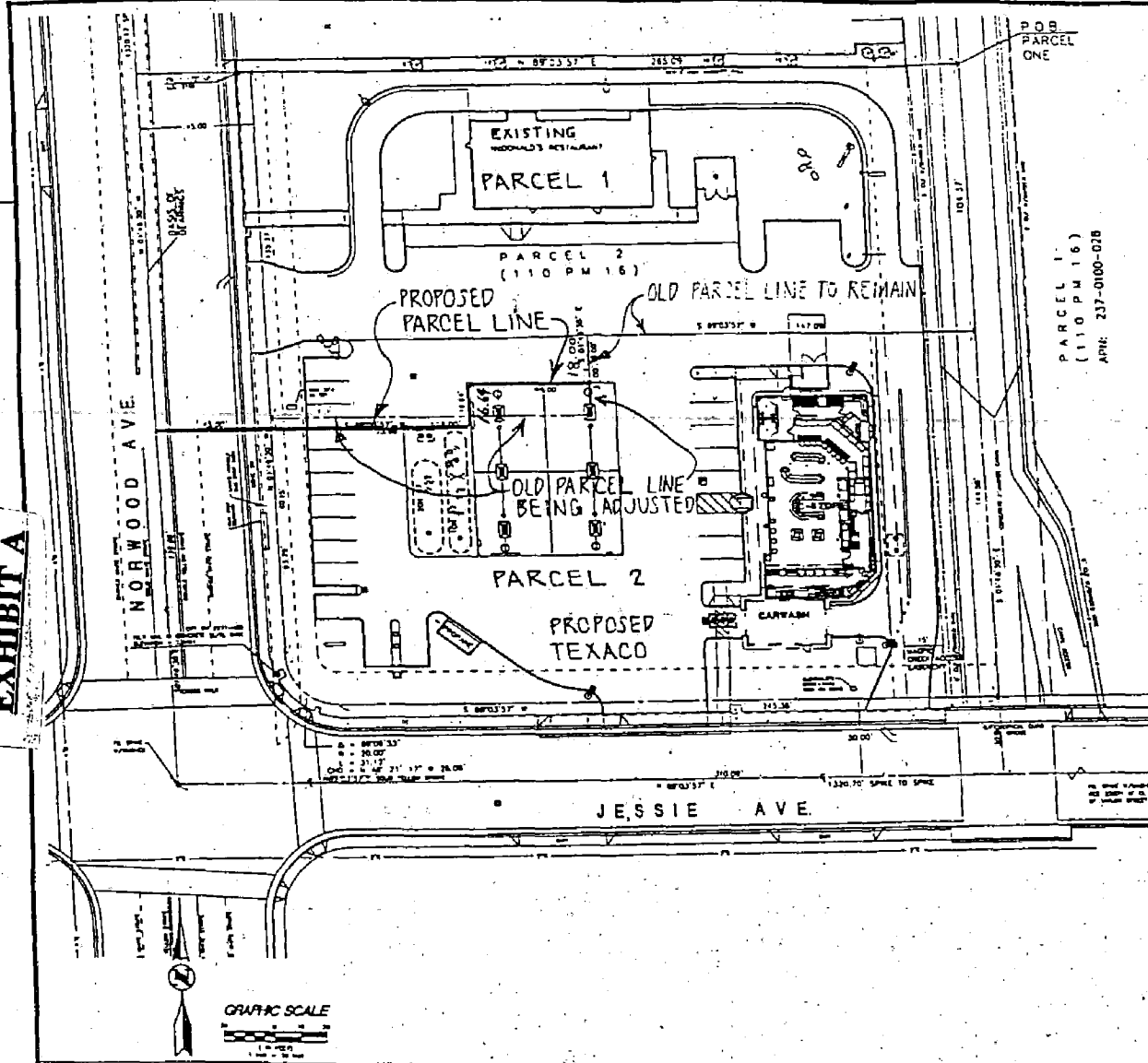


**VICINITY MAP**



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

**UNREGISTERED CHANGES AND NOTES:**  
 The applicant certifies that the information shown on this plan is true and correct to the best of their knowledge and belief, and that they are not aware of any facts which would make this information misleading or deceptive. The applicant also certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations. The applicant further certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations. The applicant further certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations.

**REGISTERED CHANGES AND NOTES:**  
 The applicant certifies that the information shown on this plan is true and correct to the best of their knowledge and belief, and that they are not aware of any facts which would make this information misleading or deceptive. The applicant also certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations. The applicant further certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations. The applicant further certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations.

**CREATED BY:**  
 The information shown on this plan was prepared by the applicant or their authorized representative. The applicant certifies that the information shown on this plan is true and correct to the best of their knowledge and belief, and that they are not aware of any facts which would make this information misleading or deceptive. The applicant also certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations. The applicant further certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations. The applicant further certifies that the information shown on this plan is not in violation of any applicable laws, rules, or regulations.

**REVISIONS:**  
 1. CORRECTED BOUNDARY LINE TO BE SHOWN AS 371'-00" IN PLACE OF THE LOT LINE BASE AT THE NORTHWEST CORNER OF NORWOOD AVENUE AND JESSIE AVENUE.  
 2. CORRECTED BOUNDARY LINE TO BE SHOWN AS 371'-00" IN PLACE OF THE LOT LINE BASE AT THE NORTHWEST CORNER OF NORWOOD AVENUE AND JESSIE AVENUE.

APN: 237-0100-028  
 PROJECT: TEXACO FACILITY  
 SHEETS: 1 OF 1  
 DATE: 01/11/97  
 PROJECT: TEXACO FACILITY  
 SHEETS: 1 OF 1

JTS ENGINEERING CONSULTANTS

LOT LINE ADJUSTMENT

JANUARY 11, 1997

ITEM 1

**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

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297-051

JUNE 11, 1997

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ITM #1