

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 24, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-048) by adopting the attached resolution (ZA94-016).

Project Information

Request: Zoning Administrator Lot Line Adjustment to adjust the common property lines between two parcels*(see Note) totaling 5.65± vacant acres in the Office Building, Planned Unit Development, Executive Airport Overlay-3, (O-B)(PUD){EA-3} zone.

Location: Southwest corner of Corporate Way and Parkcity Drive

Assessor's Parcel Number: 031-0053-003, 006, 017, 018*(see Note)

Applicant: Panattoni-Catlin- Allen Bormuth
3620 Fair Oaks Blvd.
Sacramento, CA 95864

Property Owner: PSLC Limited Partnership I
P.O. Box 980068
West Sacramento, CA 95798-0068

General Plan Designation: Regional Commercial and Offices
Pocket

Community Plan Designation: Business/ Professional Offices
Existing Land Use of Site: Vacant
Existing Zoning of Site: Office-Building,(O-B)(PUD){EA-3}

Surrounding Land Use and Zoning:

North: C-2(PUD){EA-3}; Vacant
South: O-B(PUD){EA-3} and R-3R{EA-3}; Office, Vacant and Apartments
East: O-B(PUD){EA-3}; Vacant
West: O-B(PUD){EA-3}; Vacant and Offices

Property Dimensions: Irregular
Property Area: 5.65± acres

Z94-048

May 24, 1994

Item 1

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibits B-1 and B-2

Additional Information

The applicant proposes to relocate a common property line between two parcels in order to create a smaller parcel that is to be sold for future development. Both parcels are vacant. The site is located in the Greenhaven Executive Park PUD and is designated for office use. The applicant/owner should be aware in designing office uses for the newly created parcels, the requirements of the PUD guidelines and schematic plan will need to be met or appropriate amendments obtained from the Planning Commission/City Council.

* Note There are only two legal parcels; however, the Assessor's office has created three Assessors' Parcel Numbers for Parcel 1.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. 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)}.

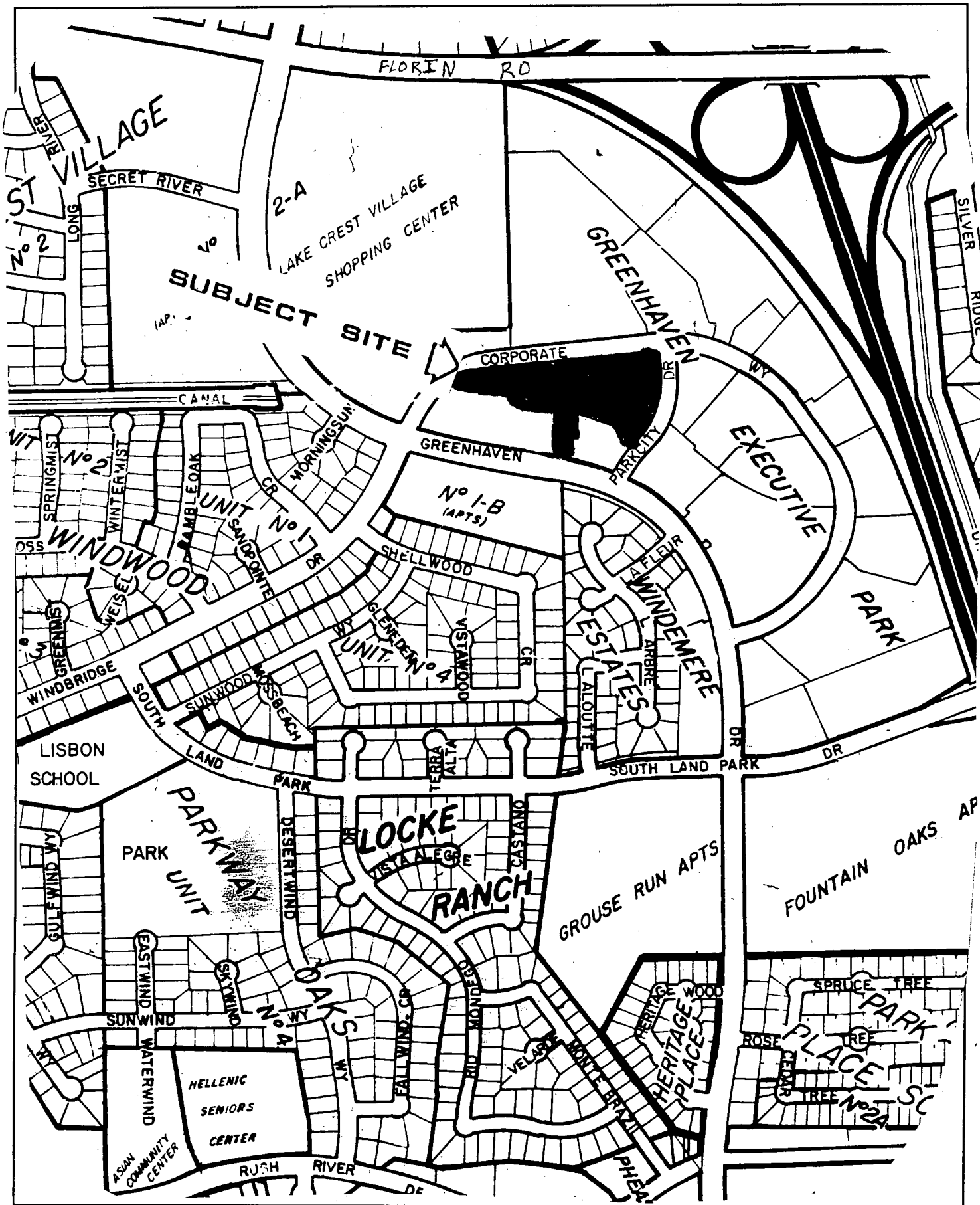


Joy D. Patterson
Zoning Administrator

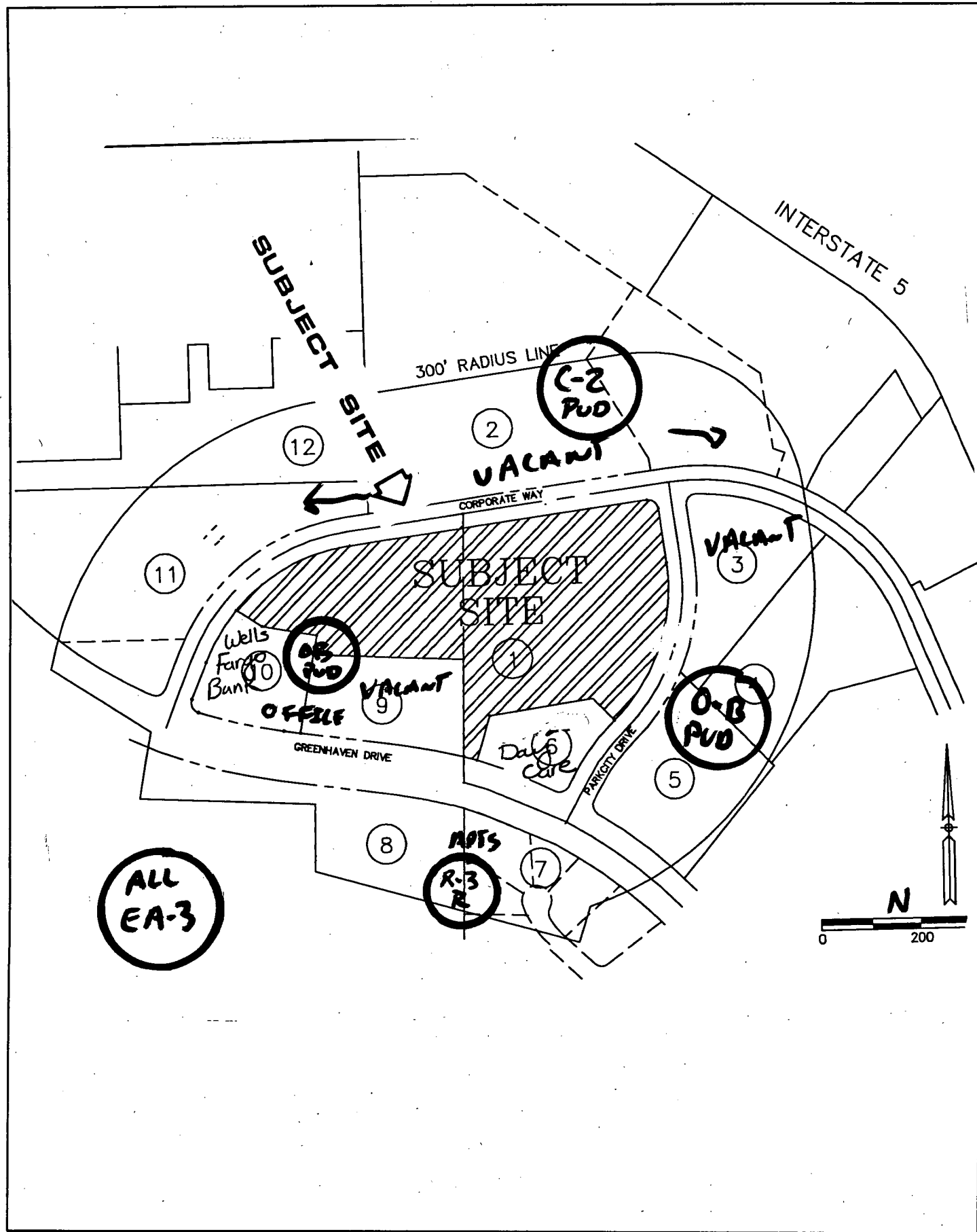
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

cc: File (original) ZA Resolution Book ZA Log Book
Applicant Public Works South Team- Cindy Gnos



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT "B"
RESULTING PARCEL 2

All that real property situated within the City of Sacramento, County of Sacramento, State of California, Described as follows:

A portion of Parcel "2" as shown on Parcel Map entitled "Parcel 'C' Certificate of Compliance Book 830214, Page 790 Official Records", filed in the office of the Recorder of Sacramento County California on August 30, 1990 in Book 120 of Parcel Maps, Map No. 22. and Parcel "A" as shown on that Parcel Map entitled "Parcels 1 & 2, 80 P.M. 14" recorded in the office of the recorder of Sacramento County, California in Book 83 of Parcel Maps Map No. 31. More particularly described as follows:

Beginning at the northwest corner of said Parcel "A"; thence from said Point of Beginning the following twelve courses

1. Along the North line of said Parcel "A" and along the South line of Corporate Way North 82° 45' 00" East, 373.82 feet; to a point of curvature; thence,
2. Along the arc of a tangent curve to the right having a radius of 20.00 feet and a chord bearing South 52° 15' 00" East, 28.28 feet; to a point of tangency; thence,
3. Along the Easterly line of said Parcel "A" and along the West line of Parkcity Drive South 7° 15' 00" East, 111.00 feet; to a point of curvature; thence,
4. Continuing along the Easterly line of said Parcel "A" and along the West line of Parkcity Drive along the arc of a tangent curve to the right having a radius of 371.00 feet and chord bearing South 19° 36' 41" East, 335.26 feet to the southeast corner of said "Parcel A"; thence,
5. Along the line common to said Parcels "A" and "B" of said Parcel Map recorded in the office of the recorder of Sacramento County, California in Book 83 of Parcel Maps Map No. 31. North 43° 31' 38" East, 61.95 feet; thence,
6. Continuing along the line common to said Parcels "A" and "B" South 82° 00' 00" East, 209.09 feet; thence,
7. Continuing along the line common to said Parcels "A" and "B" South 17° 23' 02" West, 93.12 feet to the North line of Greenhaven Drive; thence,
8. Along the South line of Said "Parcel A" and along the North line of Greenhaven Drive, along the arc of a curve to the left having a radius of 765.90 feet and chord bearing North 73° 40' 30" West, 28.31 feet to the Southwest corner of said "Parcel A" and the Southeast corner of Parcel 3 of said Parcel Map filed in the office of the Recorder of Sacramento County California on August 30, 1990 in Book 120 of Parcel Maps, Map No. 22; thence,
9. Along the line common to said "Parcel A" and said "Parcel 3" North 1° 15' 27" West, 196.27 feet to the Northeast corner of said "Parcel 3"; thence,
10. Along the line common to Parcels 2 and 3 of said Parcel Map filed in the office of the Recorder of Sacramento County California on August 30, 1990 in Book 120 of Parcel Maps, Map No. 22. North 86° 49' 53" West, 181.51 feet; thence,
11. North 1° 15' 27" ~~East~~, 231.81 feet to a point on the North line of said "Parcel 2" and the South line of Corporate Way; thence,
12. Along the South line of said Parcel "A" and along the South line of Corporate Way North 82° 45' 00" East, 183.43 to the Point of Beginning.

294-048

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ITEM 1
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