

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 10, 1997, the Zoning Administrator approved a lot line adjustment (File Z97-123) by adopting the attached resolution (ZA97-034).

**Project Information**

**Request:** Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling .11± vacant acres in the Heavy Industrial (M-2) zone.

**Location:** Between Napa Ave. & 19th Ave. 115 feet west of Power Inn Rd. (D6, Area 3)

**Assessor's Parcel Number:** 061-0083-007, & 014

**Applicant:** Allied - Langdon Engineering (Gerald Dishington);  
1650 Silica Ave.  
Sacramento, CA 95815

**Property Owner:** Amirk S. Chima and Shamsheer K. Chima  
2100 El Camino Ave.  
Sacramento, CA 95815

**General Plan Designation:** Heavy Industrial  
East Broadway  
**Community Plan:** Industrial  
**Existing Land Use of Site:** Vacant  
**Existing Zoning of Site:** Industrial (M-2)

**Surrounding Land Use and Zoning:**  
North: M-2; Industrial/office  
South: M-2; Industrial  
East: M-2; Industrial/Residential/Vacant  
West: M-2; Industrial/Vacant

**Property Dimensions:** 45 feet by 109 feet  
**Property Area:** .11± acres  
**Topography:** Flat

Street Improvements: Improved  
Utilities: To be provided

Legal Description: Exhibit A

Project Plans: Exhibit B

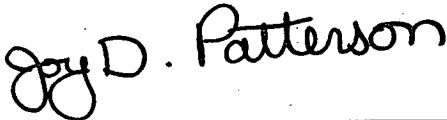
Additional Information The applicant proposes to relocate the common property lines between two properties for the purpose of building a structure and parking. The parcels both have vacant Industrial designated uses. The Zoning Ordinance and Building Code do not permit structures to cross property lines. 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)}.



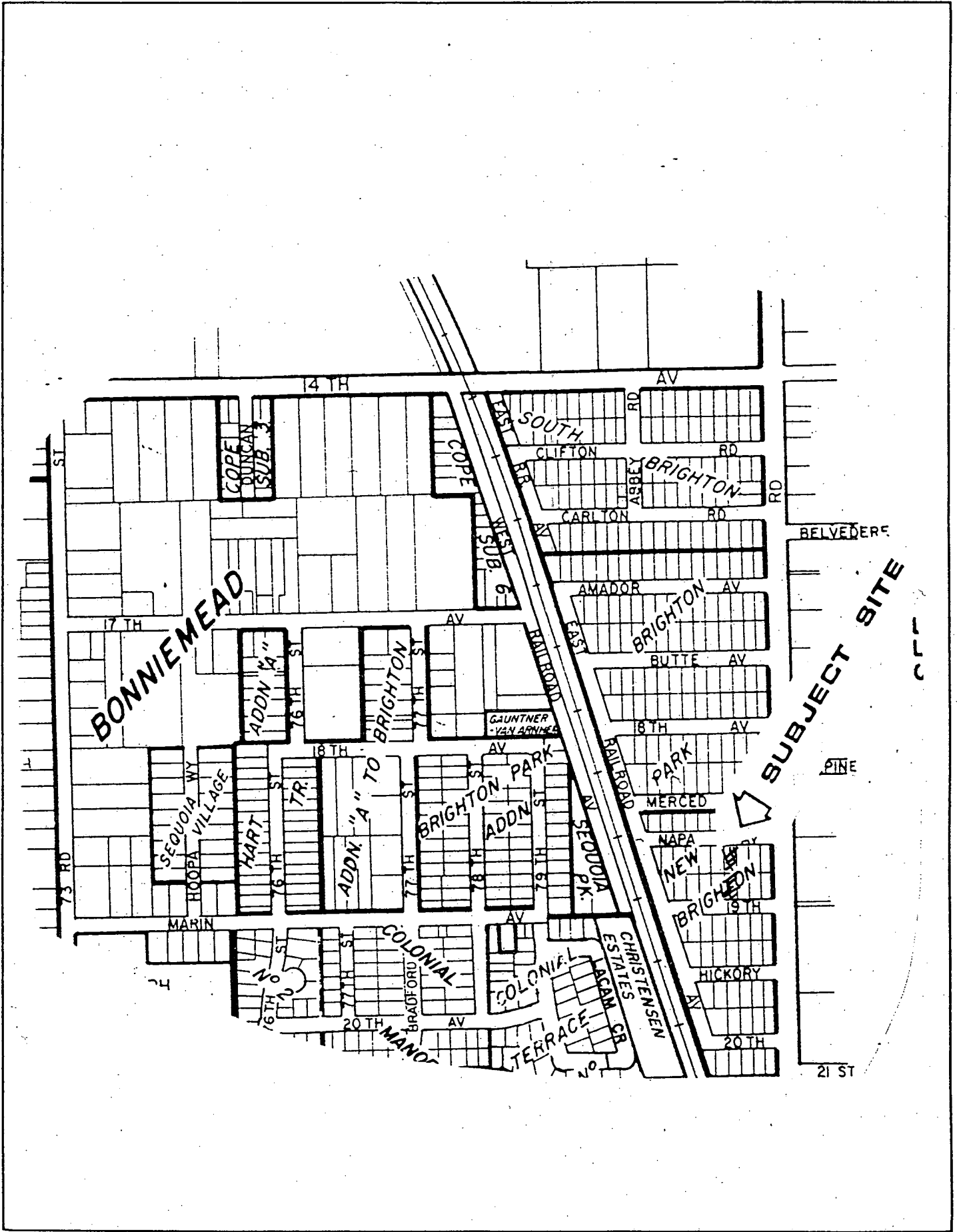
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Joy D. Patterson  
Zoning Administrator

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 Lot Line Adjustment.

cc: File (original)  
ZA Resolution Book  
ZA Log Book  
Applicant  
Public Works (Anwar Ali)



VICINITY MAP

Z97-123

December 10, 1997

ITEM NO. 3

Z97-123

December 10, 1997

Item 3

EXHIBIT "A" 2

New Description  
PARCEL 2

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

Beginning at the Northeast corner of Lot 10415 of New Brighton, as shown on the official plat thereof, filed in the office of the Recorder of Sacramento County in Book 7 of Maps, Map No. 42 on the South right of way line of Napa Avenue (formerly Oak Street), a 40 foot wide avenue, as shown on said plat; thence from said POINT OF BEGINNING, along the East line of said Lot 10415, South 00°33'00" East 102.48 feet to the Northeast corner of the South 7.00 feet of said Lot 10415; thence along the North line of the South 7.00 feet of said Lot 10415, South 89°30'00" West 45.00 feet to the West line of said Lot 10415; thence along the West line of said Lot 10415, North 00°33'00" West 102.48 feet to the Northwest corner of said Lot 10415 and to the South right of way line of said Napa Avenue; thence along the North line of said Lot 10415 and along the South right of way line of said Napa Avenue, North 89°30'00" East 45.00 feet to the point of beginning.

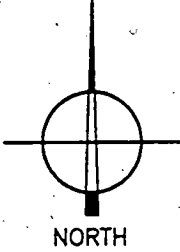
Dated: \_\_\_\_\_

Gerald D. Dishington, P.L.S. 5109  
My Registration Expires 6-30-99

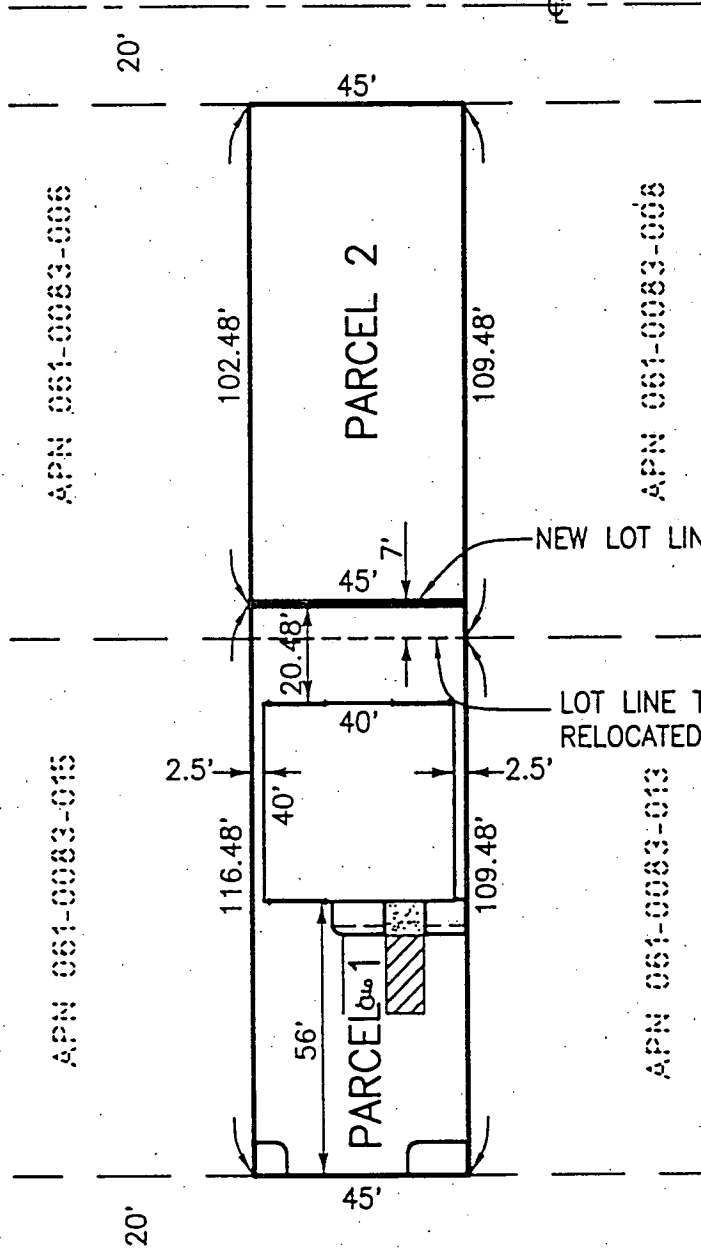
297-123

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Item 3



NAPA AVENUE



19TH AVENUE

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

NOV 2 1997

# EXHIBIT MAP

RECEIVED

APN 061-0083-007 AND 014  
 CITY OF SACRAMENTO, CALIFORNIA  
 NOVEMBER, 1997 SCALE: 1"=40'



1650 SILICA AVENUE, SACRAMENTO, CALIFORNIA 95815  
 PHONE: (916) 649-0177 FAX: (916) 649-2605

297-123

#970025

December 10, 1997

Item 3

97025EX1 XREF:97025SIT

297-123