

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 25, 1998, the Zoning Administrator approved a lot line adjustment (File Z98-014) by adopting the attached resolution (ZA98-008).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two parcels totaling 4.38± developed acres in the General Commercial, Executive Airport Overlay-2 (C-2){EA-2} zone.

Location: 5770 & 5760 Freeport Boulevard (D4, Area 2)

Assessor's Parcel Number: 025-0113-023, 024

Applicant: JTS Engineering Consultants (Javed Siddiqui)
 1808 J Street
 Sacramento, CA 95814

Property Owner: Marvin Oates
 8615 Elder Creek Road
 Sacramento, CA 95828

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Land Use of Site: Office Buildings
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:
 North: C-2 {EA-4}; Commercial
 South: C-2 {EA-2}; Parking Lot
 East: C-2 {EA-2}; Commercial
 West: R-1 {EA-2}; Single Family

Property Dimensions: Irregular
Property Area: 4.38± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B-1 and B-2

Previous Files: P1781, P4036, P4303, P84-242, P87-340

Additional Information The applicant proposes to relocate the common property lines between two parcels to reconfigure the parcels for future development. The south parcel is a small irregular parcel that intersects the existing parking lot and the north parcel has existing office buildings and parking. The proposed adjusted parcel 2 will have adequate parking for the size of the building. 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.

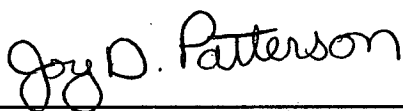
Staff noticed from the submitted exhibit that the parking along the east property line was built partially in the public right-of-way. The applicant may wish to go through an abandonment process to legalize the parking area.

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)}.

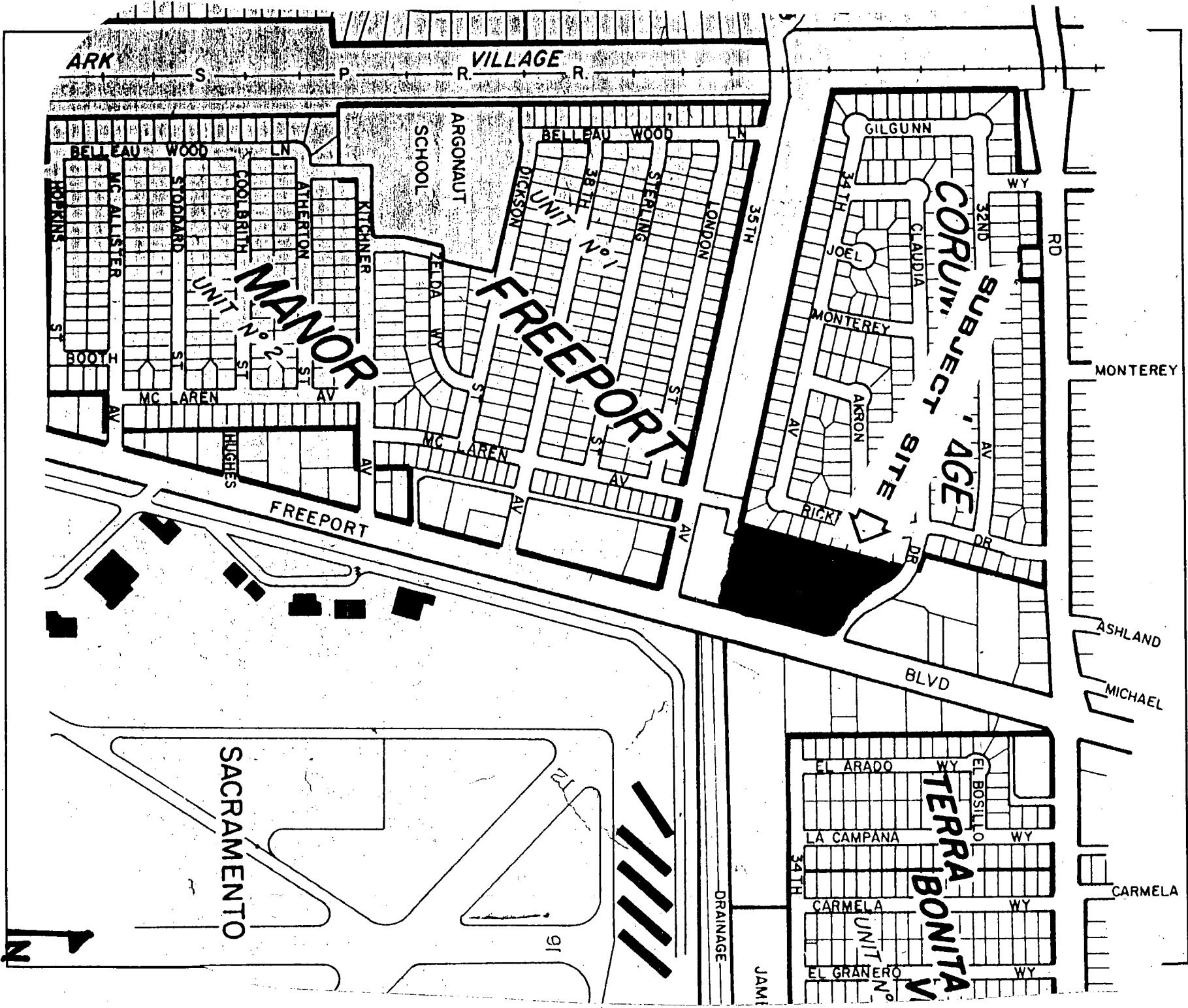


Joy D. Patterson
Zoning Administrator

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 (Anwar Ali)

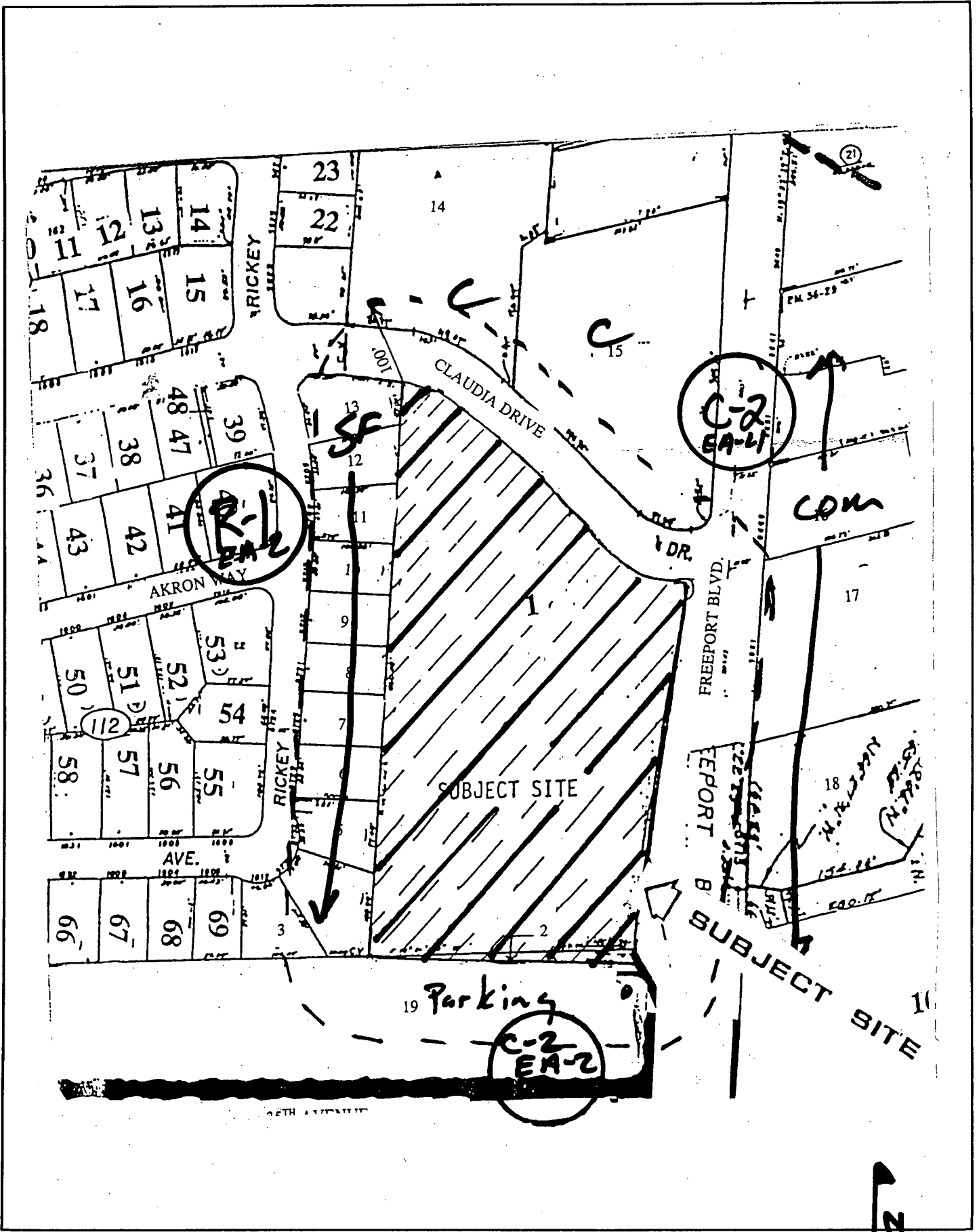


VICINITY MAP

Z98-014

FEBRUARY 25, 1998

ITEM NO. 3



LAND USE & ZONING MAP

LOT LINE ADJUSTMENT EXHIBIT FREEPORT SQUARE

UTILITY PROVIDERS

GAS: _____
 ELECTRICITY: _____
 TELEPHONE: _____
 WATER: _____
 SEWER: _____
 DRAINAGE: _____
 FUEL: _____

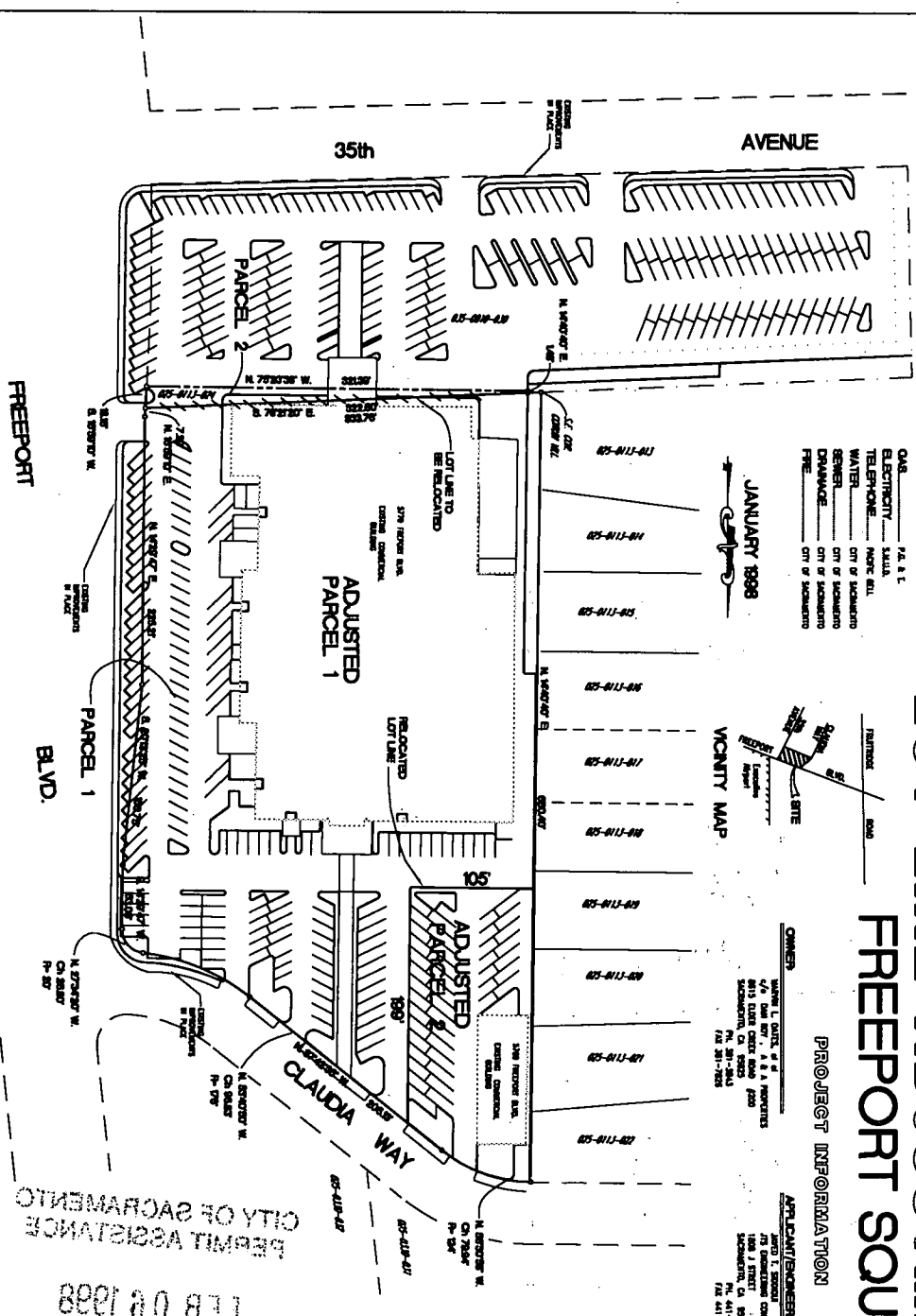
JANUARY 1998

PROJECT INFORMATION

OWNER:
 WALTER L. DAVIS, P.C.
 476 1/2 BAY ST., 11 & 12 FLOORS
 SACRAMENTO, CA 95811
 TEL: 381-3643
 FAX: 381-7255

APPLICANT/ENGINEER:
 JTS ENGINEERING
 175 ENGINEERING CONSULTANTS, INC.
 SACRAMENTO, CA 95811
 TEL: 441-5708
 FAX: 441-5238

PROPOSED REQUIREMENT:
 TO ADJUST THE EXISTING LOT LINE OF
 PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



RECEIVED
 FEB 09 1998
 PERMIT ASSISTANCE
 CITY OF SACRAMENTO

BENCHMARK DATA: _____
 FIELD BOOK NO. _____
JTS ENGINEERING CONSULTANTS, INC.
 1008 J STREET
 SACRAMENTO CALIFORNIA 95811 (916) 441-5708
 RECORD: _____
 DRAWN: _____
 CHECKED: _____
 SUBMITTED: _____
 SCALE: _____
 DATE: _____
 APPROVAL: _____
 CITY OF SACRAMENTO
 5760 AND 5770 FREEPORT BLVD.
 DATE: FEB 1998
 SHEET 1 OF 1

EXHIBIT - B - 1

**PROPOSED LEGAL DESCRIPTION
PARCEL 1**

Z 98 014

ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, BEING THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF CORUM VILLAGE AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 34 OF MAPS, MAP NO. 26, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THENCE FROM SAID POINT OF BEGINNING ALONG THE BOUNDARY OF SAID CORUM VILLAGE NORTH 14° 40' 40" EAST 413.04 FEET; THENCE LEAVING SAID BOUNDARY, SOUTH 75° 19' 20" EAST 105.00 FEET; THENCE NORTH 14° 40' 40" EAST 199.00 FEET TO THE SOUTHERLY LINE OF CLAUDIA DRIVE AS DESCRIBED IN THE DEED RECORDED IN BOOK 2998, PAGE 43, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE OF CLAUDIA DRIVE THE FOLLOWING THREE COURSES: (1) SOUTH 37° 42' 35" EAST 169.12 FEET; (2) ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 176 FEET AND SUBTENDED BY A CHORD THAT BEARS SOUTH 53° 42' 44" EAST 97.04 FEET; (3) ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND SUBTENDED BY A CHORD THAT BEARS SOUTH 27° 36' 33" EAST 26.82 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED EXECUTED BY CURT F. SETZER AND HAZEL H. SETZER, HIS WIFE, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 2545, PAGE 407 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 14° 29' 47" WEST 53.04 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED EXECUTED BY CURT F. SETZER AND HAZEL H. SETZER, HIS WIFE, TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 2933, PAGE 302 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARY OF THE STATE OF CALIFORNIA PROPERTY THE FOLLOWING THREE COURSES: (1) SOUTH 20° 12' 25" WEST 150.75 FEET; (2) SOUTH 14° 29' 47" WEST 225.21 FEET; (3) SOUTH 16° 59' 10" WEST 25.45 FEET; THENCE LEAVING SAID BOUNDARY, NORTH 75° 23' 38" WEST 321.42 FEET; THENCE NORTH 14° 40' 40" EAST 1.48 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESIGNATED "SET-RO, INC., 7.444 ACRES" ON THAT CERTAIN RECORD OF SURVEY ENTITLED "PORTION OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 25, T7N., R.4E., M.D.B & M.," RECORDED IN BOOK 21 OF SURVEYS, PAGE 19 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, FROM WHICH THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING BEARS NORTH 78° 21' 20" WEST 11.16 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 7.444 ACRES, NORTH 78° 21' 20" WEST 11.16 FEET TO THE POINT OF BEGINNING.

PREPARED BY JTS ENGINEERING CONSULTANTS, INC.

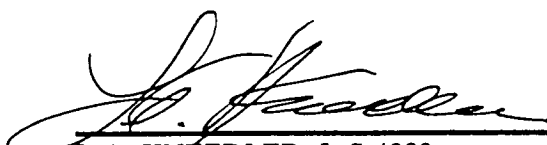

L.A. KNEEDLER, L.S.4380 Date 2/2/98
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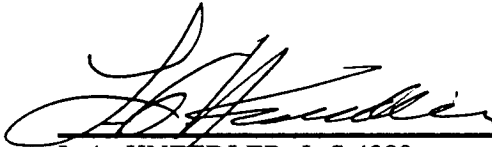
EXHIBIT - B-2

PROPOSED LEGAL DESCRIPTION
PARCEL 2

ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, BEING THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF CORUM VILLAGE AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 34 OF MAPS, MAP NO. 26, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THENCE ALONG THE BOUNDARY OF SAID CORUM VILLAGE NORTH $14^{\circ} 40' 40''$ EAST 413.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH $75^{\circ} 19' 20''$ EAST 105.00 FEET; THENCE NORTH $14^{\circ} 40' 40''$ EAST 199.00 FEET TO THE SOUTHERLY LINE OF CLAUDIA DRIVE AS DESCRIBED IN THE DEED RECORDED IN BOOK 2998, PAGE 43, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTHERLY LINE OF CLAUDIA DRIVE THE FOLLOWING TWO COURSES: (1) NORTH $37^{\circ} 42' 35''$ WEST 37.01 FEET; (2) ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 124.00 FEET SUBTENDED BY A CHORD THAT BEARS NORTH $56^{\circ} 30' 57''$ WEST 79.95 FEET TO THE NORTHEAST CORNER OF LOT 93 OF SAID CORUM VILLAGE; THENCE ALONG THE BOUNDARY OF SAID CORUM VILLAGE, SOUTH $14^{\circ} 40' 40''$ WEST 247.36 FEET TO THE TRUE POINT OF BEGINNING.

PREPARED BY JTS ENGINEERING CONSULTANTS, INC.


L.A. KNEEDLER, L.S.4380 Date 2/2/98
License Expires 9-30-2001

