

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday August 10, 1993 the Zoning Administrator approved a merger of three parcels into one parcel (File Z93-046) by adopting the attached resolution (ZA93-012).

**Project Information**

**Request:** Lot Line Merger of three parcels into one parcel totaling 3.267± partially developed acres in the Light Industrial (M-1) zone.

**Location:** 400 and 420 Broadway

**Assessor's Parcel Number:** 009-0237-012, 014, 016

<b>Applicant:</b>	Great Western Broadcasting P.O. Box 10 Sacto., CA. 95812	<b>Property Owner:</b>	Great Western Broadcasting P.O. Box 10 Sacto., CA. 95812
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**General Plan Designation:** Heavy Commercial & Warehouse  
**Existing Land Use of Site:** Light Industrial - Television Studio  
**Existing Zoning of Site:** Light Industrial (M-1) zone

**Surrounding Land Use and Zoning:**

North: C-4; Commercial  
South: M-1; Industrial/Commercial  
East: M-1; Industrial/Commercial  
West: M-2; Industrial/Commercial

**Property Dimensions:** 722 x 197 sq.ft  
**Property Area:** 3.26± sq.ft.  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

Additional Information:

The subject site consists of three parcels. The studios of KXTV Channel 10 are located on the site. The applicant/owner, as part of a remodeling/expansion project, is proposing to connect two existing buildings located on the site. The buildings are located on two separate parcels; therefore a parcel merger is required. The proposed lot merger will result in the KXTV Channel 10 facility being located on one parcel instead of three parcels.

Project Plans:            See Exhibits A and B.

Agency Comments:

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering - Development Services Division. Comments were received from Engineering - Development Services Division and are included 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)).



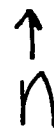
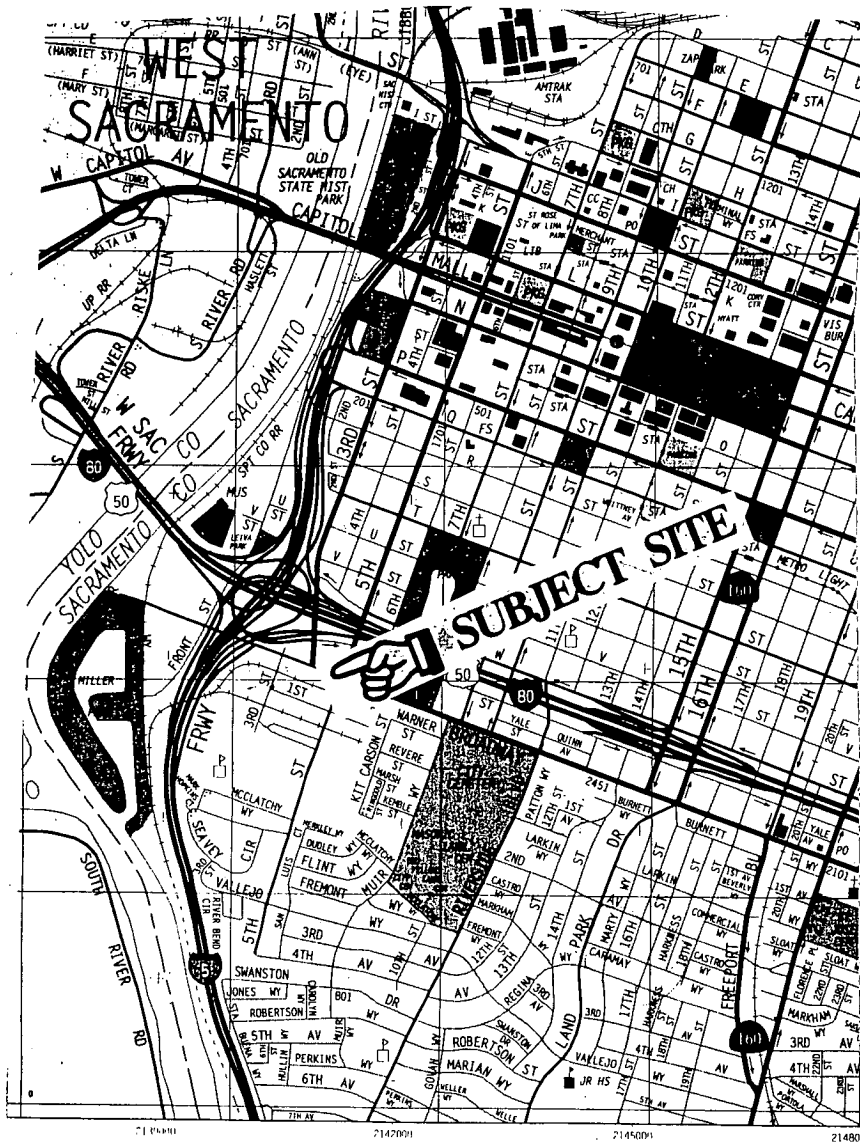
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Joy D. Patterson  
Zoning Administrator

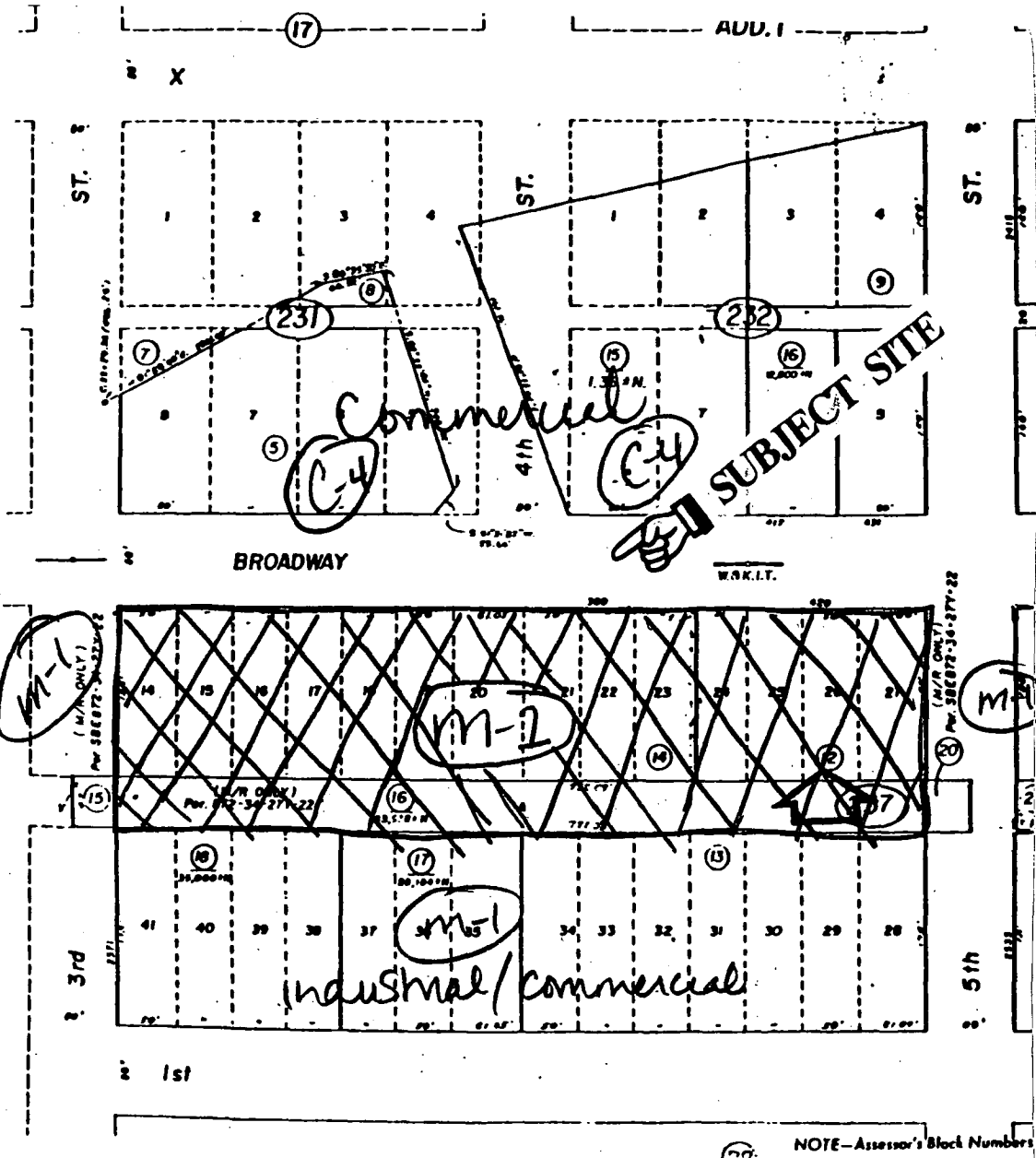
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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

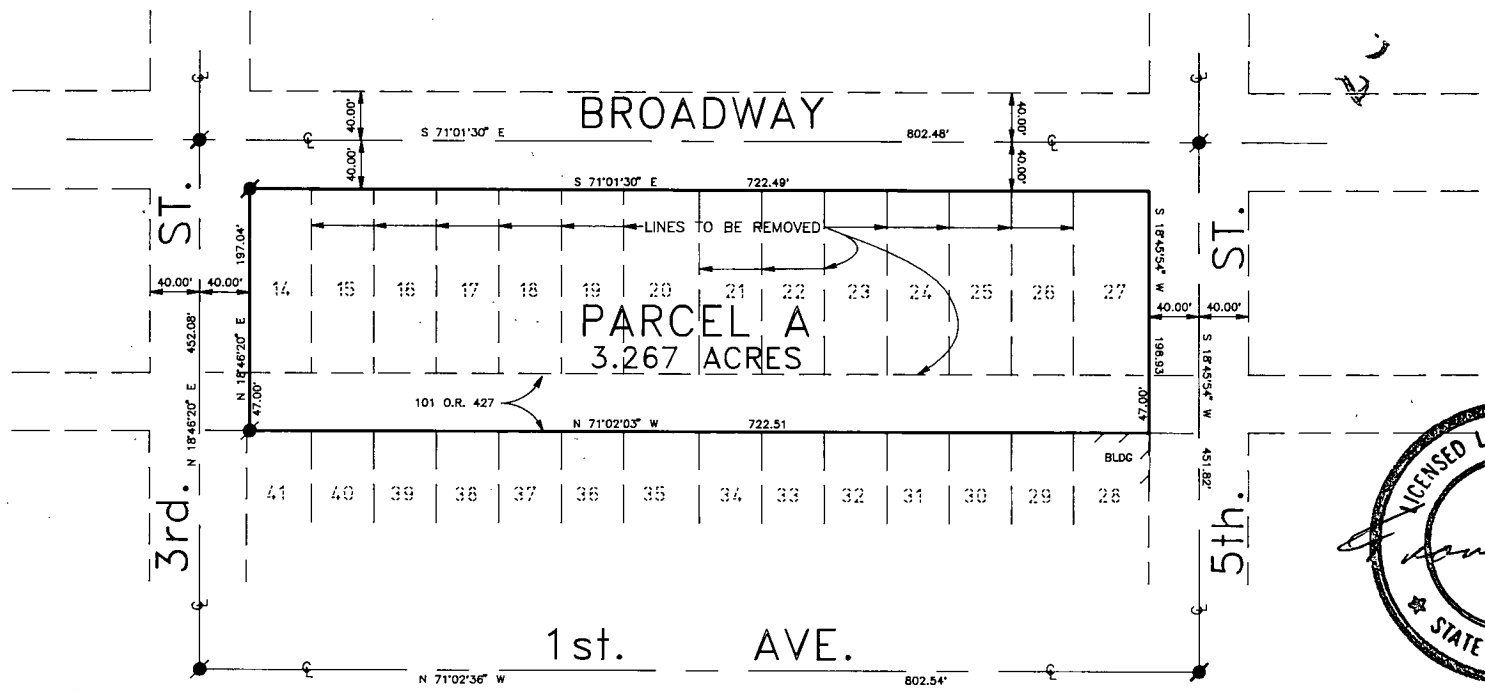
cc:    File (original)  
      Applicant  
      ZA Log Book  
      ZA Resolution Book  
      Public Works  
      Building Division



VICINITY MAP



**LAND USE & ZONING MAP**



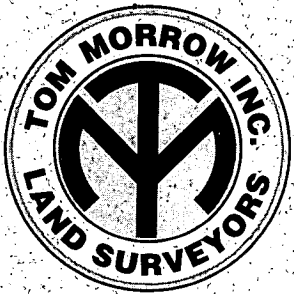
**BASIS OF BEARING:**  
 THE BASIS OF BEARING OF THIS SURVEY IS THE CENTERLINE OF BROADWAY BEARING S 71°01'30" E.

**LEGEND:**  
 ● = FOUND MONUMENT

**NOTE:**  
 THE PURPOSE OF THIS MAP IS TO MERGE THE EXISTING LOTS SHOWN ON THE MAP OF WRIGHT & KIMBROUGH INDUSTRIAL TRACT AND THE LAND FORMERLY OWNED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY LYING WITHIN PARCEL "A" SHOWN HEREON.

**LOT MERGER EXHIBIT**  
 PORTION OF WRIGHT & KIMBROUGH INDUSTRIAL TRACT (19BM17)  
 CITY OF SACRAMENTO, CALIFORNIA  
 SCALE 1" = 100'  
 TOM O. MORROW INC.

**EXHIBIT - B**



1001 TRIANGLE COURT STE. 400 • WEST SACRAMENTO, CA 95605-2350  
OFFICE (916) 372-8124 FAX (916) 372-8538

**GREAT WESTERN  
BROADCASTING CORPORATION  
MERGED PARCELS**

LOTS, 14 THROUGH 27, INCLUSIVE, AS SHOWN ON THE "PLAT OF WRIGHT AND KIMBROUGH INDUSTRIAL TRACT", RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 19 OF MAPS, MAP NO. 17 AND A PORTION OF THAT CERTAIN 2.144 ACRE PARCEL OF LAND DESCRIBED IN DEED RECORDED JANUARY 6, 1927, IN BOOK 101 OF OFFICIAL RECORDS, PAGE 427; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 14; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY LINE OF LOTS 14 THROUGH 27, INCLUSIVE, SOUTH 71° 01' 30" EAST 722.49 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 27; THENCE ALONG THE EASTERLY LINE OF SAID LOT 27 AND THE SOUTHERLY PRODUCTION THERE OF SOUTH 18° 45' 54" WEST 196.93 FEET TO THE NORTHEASTERLY CORNER OF LOT 28, AS SHOWN ON SAID PLAT OF WRIGHT AND KIMBROUGH INDUSTRIAL TRACT; THENCE ALONG THE NORTHERLY LINE OF LOTS 28 THROUGH 41, INCLUSIVE, AS SHOWN ON SAID PLAT; NORTH 71° 02' 03" WEST 722.51 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 41; THENCE NORTH 18° 46' 20" EAST 47.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 14; THENCE ALONG THE WESTERLY LINE OF SAID LOT 14 NORTH 18° 46' 20" EAST 150.04 FEET TO THE POINT OF BEGINNING.

**RECEIVED**

JUL 13 1993

CITY OF SACRAMENTO  
CITY PLANNING DIVISION



**Z 93 - 046**