

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 24, 2004, the Zoning Administrator approved with conditions a lot line adjustment (File Z04-043). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Lot Line Adjustment** to relocate the common property line between three legal parcels (275-0310-027, 028, and 275-0260-067) and two accessor parcels (275-0310-026 and 029) totaling 5.83± partially developed acres in the General Commercial (C-2-LI) zone.

Location: 700 Leisure Lane (D2, Area 4)

Assessor's Parcel Number: 275-0310-026, 027, 028, 029 and 275-0260-067

Applicant: Baker-Williams Engineering Group
6020 Rutland Drive, Suite 19
Carmichael, CA 95815

Property Owner: Lawrence H. Cassidy, et al
700 Leisure Lane
Sacramento, CA 95813

and

Reverse Exchange Properties, Inc. {Contact: Jeff Berger}
C/O Wanland and Bernstein
705 University Ave.
Sacramento, CA 95825

and

Dreyer Expo, LLC, A California Limited Liability Company {Contact: Jeff Berger}
C/O Wanland and Bernstein
705 University Ave.
Sacramento, CA 95825

Project Planner: Lindsey Alagozian

General Plan Designation: Industrial-Employee Intensive
North Sacramento

Community Plan Designation: Labor Intensive

Existing Land Use of Site: Office, Vacant, and Parking Lot

Existing Zoning of Site: General Commercial (C-2-LI)

Project Plans: Exhibit A

Previous Files: P03-138 and DR03-325

Background Information Currently, the city is reviewing entitlements to construct a 100,000 square foot office building and a 5,000 square feet retail building on 5 +/- acres in the General Commercial Labor Intensive (C-2 LI) zone. The applicant proposes to construct a 100,000 square foot, 3-story office building on a site that currently consists of four lots. The lots will be merged to develop the site. In addition to the office building a 5,000+/- square foot, single story commercial/retail building will also be constructed with 346 parking stalls. The retail building will be located on the most westerly portion of the site. The building will be accessed from the south via Exposition Boulevard, and from the north via Leisure Lane.

Additional Information The applicant proposes to relocate the common property line between three legal parcels and two accessor parcels in the General Commercial (C-2-LI) zone. The applicant states that two parcels are not legal and therefore wishes to relocate the lot lines in order to have the parking and landscaping on the one parcel. The proposed lot line adjustment will result in three legal parcels, with the office building and its associated parking on one parcel. The proposed lot line adjustment complies with the Building Code, the Zoning Ordinance, and the Subdivision Map Act.

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.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a). According to the Environmental Services Department this project can be reviewed separately from the current planning file (P03-138) because the proposed lot line adjustment is not necessary in order for the current project to be reviewed.

Conditions of Approval:

Public Works

1. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.


2. The applicant must file for a Waiver of Parcel Map.
3. The applicant shall pay off or segregate existing assessments.
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance.

Utilities

5. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Certificate of Compliance:
 - **“THE PARCELS SHOWN ON EXHIBIT “B” SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)”**

Findings of Fact:

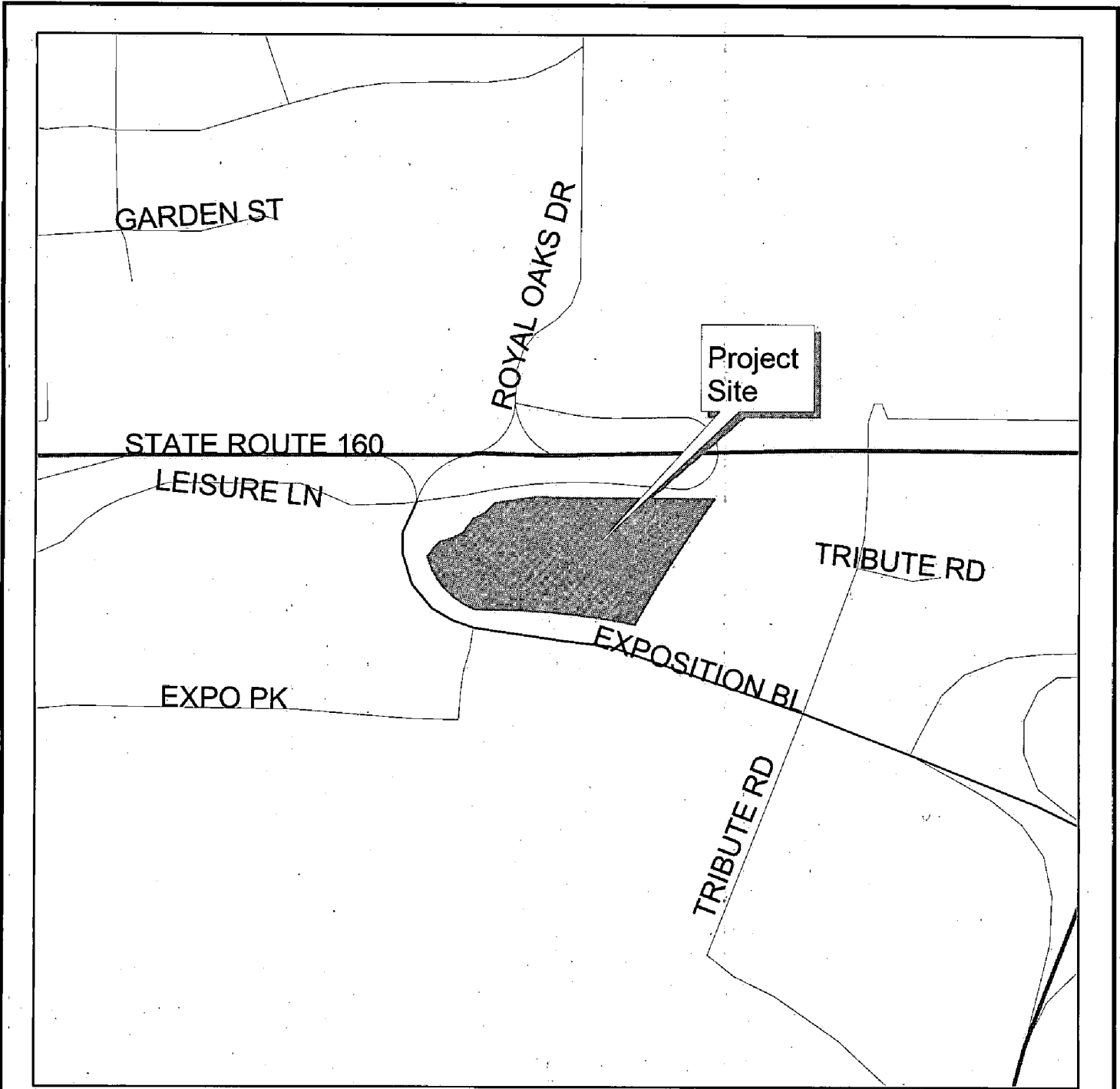
1. The lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Industrial-Employee Intensive and Labor Intensive, respectively.
2. All existing streets and/or utility easements of record are reserved. The lot line adjustment will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Title 16 of the City Code, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.


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 (Jerry Lovato, 808-7918) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

cc: File (original)
ZA Log Book
Applicant
Public Works (Jerry Lovato)

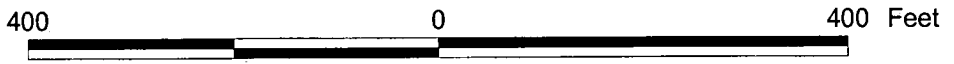
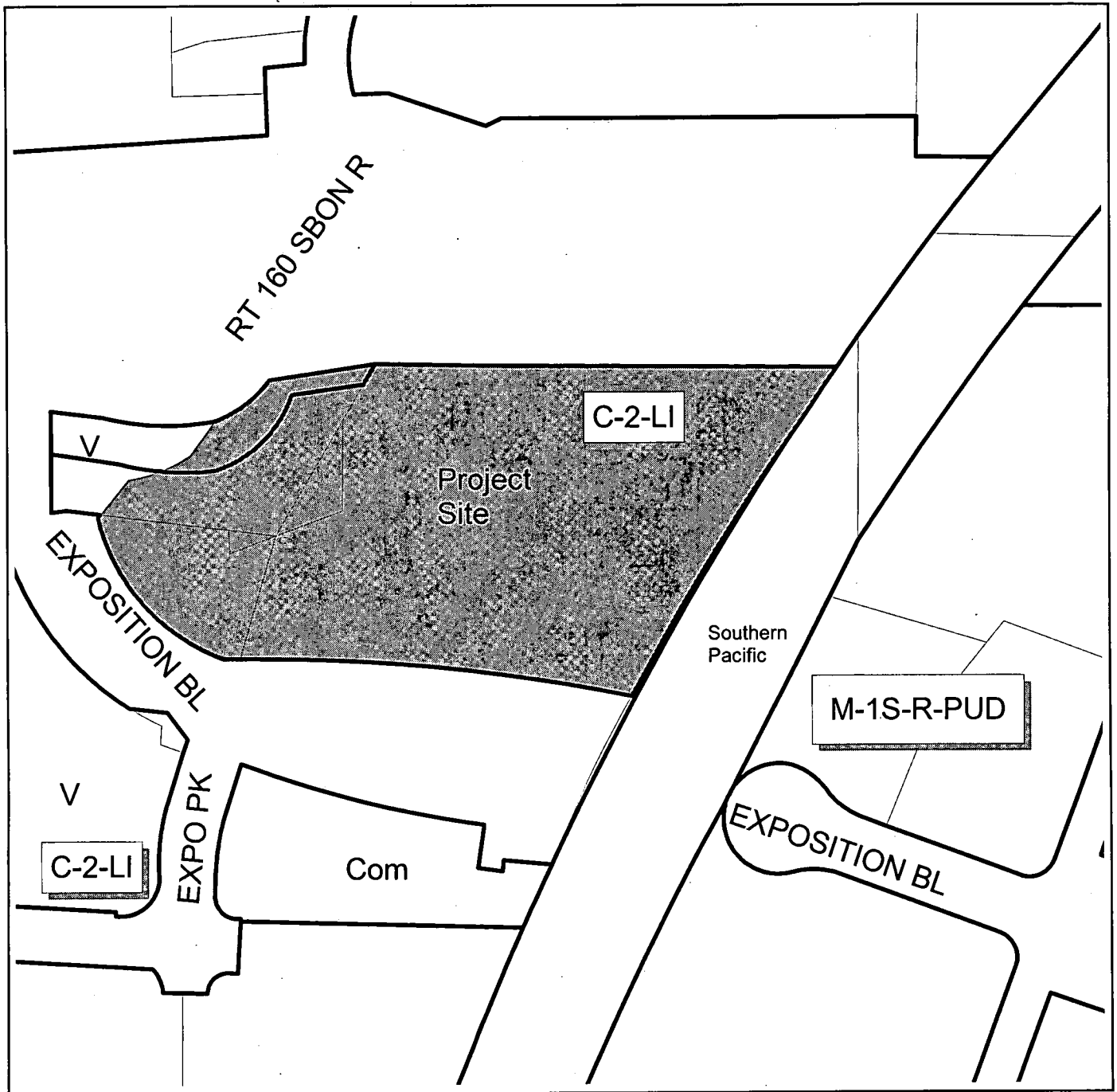


Planning & Building
Department

Geographic
Information
Systems

Vicinity Map





Planning & Building
Department

Geographic
Information
Systems

Land Use & Zoning

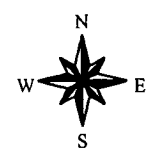
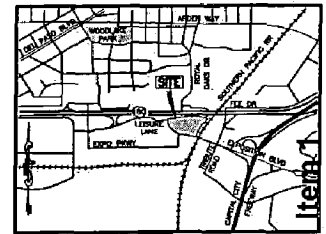
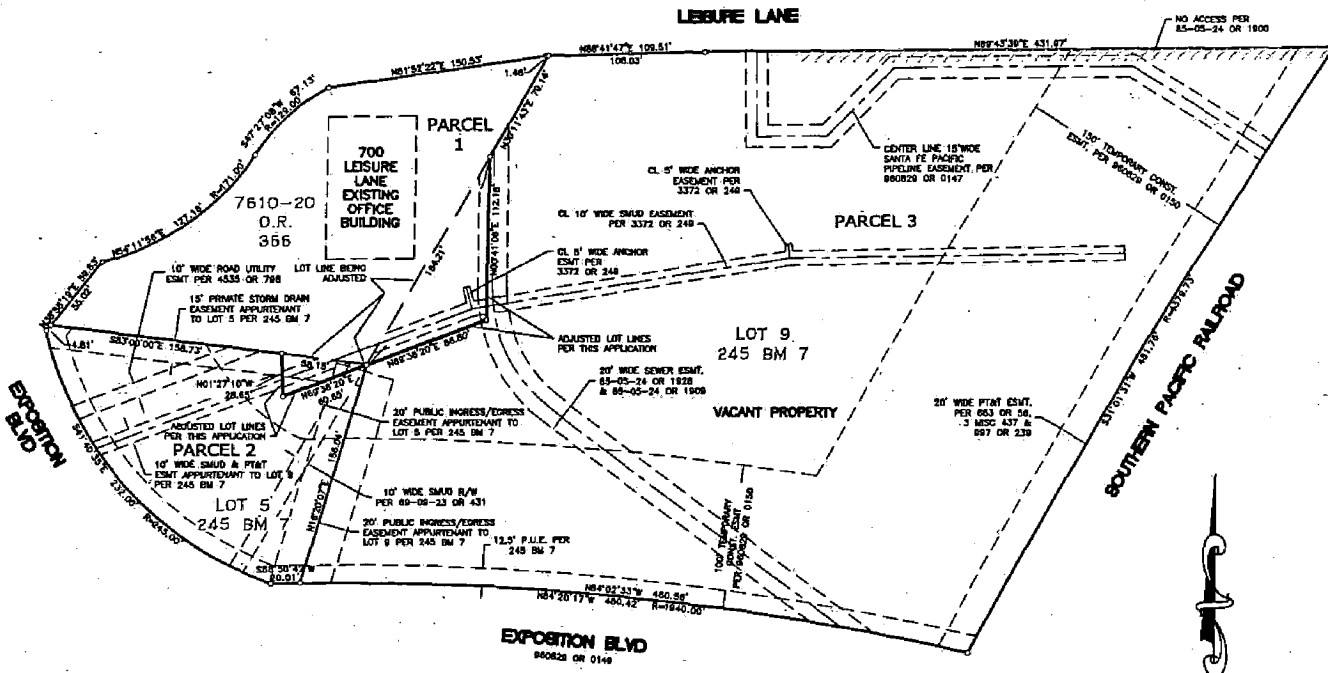


EXHIBIT A



VICINITY MAP
NO SCALE

OWNERS
LAWRENCE H. CASSIDY
700 LEISURE LANE
SACRAMENTO, CA 95813
PH: (916) 828-7811

REVERSE EXCHANGE PROPERTIES, INC.
C/O JEFF BERGER
WALFORD AND BERNSTEIN
705 UNIVERSITY AVE.
SACRAMENTO, CA 95825
PH: (916) 568-8008

DRYER EXPO, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
C/O JEFF BERGER
WALFORD AND BERNSTEIN
705 UNIVERSITY AVE.
SACRAMENTO, CA 95825
PH: (916) 568-8008

APPLICANT/ENGINEER
BAKER-WILLIAMS ENGINEERING GROUP
8000 RUTLAND DR., SUITE 19
CARMICHAEL, CA 95608
PH: (916) 331-4336

ASSESSOR'S PARCEL NUMBER
275-0260-067 &
275-0310-026, 027, 028 & 029
(ALSO SHOWN AS 275-0310-005 & 009)

EXISTING USE
275-0260-067: OFFICE BUILDING
275-0310-026 & 028: PARKING LOT & LANDSCAPING
275-0310-027 & 029: VACANT

EXISTING ZONING
O2-II

PROPOSED ZONING
O2-II

AREA
5.632 ACRES GROSS

SEWER
CITY OF SACRAMENTO

WATER SUPPLY
CITY OF SACRAMENTO

DRAINAGE
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

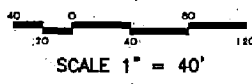
SCHOOL DISTRICT
SACRAMENTO CITY UNIFIED SCHOOL DIST.

PARK DISTRICT
CITY OF SACRAMENTO

ELECTRICITY
S.M.U.D.

GAS
P.G. & E.

FLOOD ZONING
AR



ASSESSOR'S PARCEL NO.
275-0260-067
& 275-0310-026, 027, 028, 029

March 24, 2004

| NO. | DESCRIPTION | DATE | APPROVED BY |
|-----|-------------|------|-------------|
| | | | |
| | | | |

| | | |
|------------|--------------------|---------------|
| SCALE | horizontal: 1"=40' | vertical: N/A |
| DATE | 1/12/04 | |
| checked by | MEW | |
| field book | | |

IBW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
8000 Rutland Drive, Suite 19 - Carmichael, CA, 95608
(916) 331-4225 - fax: (916) 331-4420 - office@bakermw.com

Boundary Line Adjustment Exhibit
700 Leisure Lane
Lots 5 and 9 Woodlake Business Park
CITY OF SACRAMENTO CALIFORNIA

2004-03-24
SHEETS 1
2004-03-24

RESULTANT

PARCEL 1

All that real property situated in the City of Sacramento, County of Sacramento, State of California and being a portion of that certain parcel of land described in a director's deed from the State of California to Lawrence H. Cassidy, filed for record in the Office of the Recorder of Sacramento County on October 20, 1976 in Book 76 10 20, Page 366 and also being a portion of Lot 5 and Lot 9 as shown on the "Plat of Woodlake Business Park", filed for record in the Office of the Recorder of said County on May 14, 1997 in Book 245 of Maps, Map No. 7. More particularly described as follows:

Beginning at the Northwest corner of said Lot 5; thence along the West line thereof, South 30° 11' 43" West 79.14 feet to an existing fence line; thence along said fence line the following four (4) courses and distances:

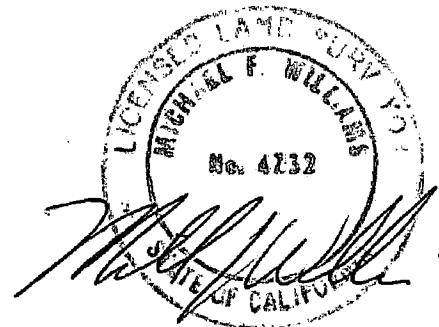
- 1.) South 00° 41' 06" West 112.18 feet;
- 2.) South 69° 38' 20" West 86.80 feet to a point on the East line of said Lot 5;
- 3.) Continuing along said fence line, South 69° 38' 20" West 60.65 feet;
- 4.) North 01° 27' 10" West 28.65 feet to a point on the North line of said Lot 5;

Thence along the North line of said Lot 5, North 83° 00' 00" West 158.73 feet to a point on the East line of Exposition Blvd., a public road; thence along the Easterly right of way of said Exposition Blvd., the following three (3) courses and distances:

- 1.) North 38° 55' 19" East 55.02 feet
- 2.) Along the arc of a non-tangent, 171.00-foot radius curve, concave to the Northwest, from a radius point that bears North 13° 58' 23" West, through a central angle of 43° 39' 22", the chord of which bears North 54° 11' 56" East 127.16 feet;
- 3.) Along the arc of a reversing 129.00-foot radius curve, concave to the Southeast, from a radius point that bears South 57° 37' 45" East, through a central angle of 30° 09' 46", the chord of which bears North 47° 27' 08" East 67.13 feet to a point on the South line of Leisure Lane, a public road;

Thence along said south right of way line the following two (2) courses and distances:

- 1.) North 81° 52' 22" East 150.53 feet
- 2.) North 88° 41' 47" East 1.48 feet to the Point of Beginning



RESULTANT

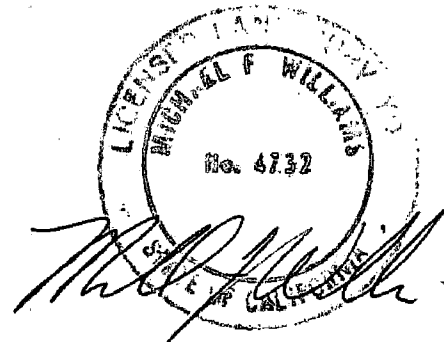
PARCEL 2

All that real property situated in the City of Sacramento, County of Sacramento, State of California and being all of Lot 5, as shown on the "Plat of Woodlake Business Park", filed for record in the Office of the Recorder of Sacramento County on May 14, 1997 in Book 245 of Maps, Map No. 7.

Excepting therefrom:

Beginning at a point on the Northwest line of said Lot 5, from which point the Northwest corner of said Lot 5 bears North 30° 11' 43" East, 79.14 feet; thence from said Point of Beginning, along an existing fence line, the following two (2) courses and distances:

- 1.) South 00° 41' 06" West, 112.18 feet;
- 2.) South 69° 38' 20" West, 86.80 feet to a point on the West line of said Lot 5; thence North 16° 20' 07" East, 0.47 feet to an angle point in the East boundary of said Lot 5; thence North 30° 11' 43" East, 164.21 feet to the Point of Beginning.



RESULTANT

PARCEL 3

All that real property situated in the City of Sacramento, County of Sacramento, State of California and being all of Lot 9, as shown on the "Plat of Woodlake Business Park", filed for record in the Office of the Recorder of Sacramento County on May 14, 1997 in Book 245 of Maps, Map No. 7.

Excepting therefrom:

Beginning at the Easterly corner of said Lot 9; thence South $16^{\circ} 20' 07''$ West, 0.47 feet to a point on an existing fence line' thence along said fence line the following two (2) courses and distances:

- 1.) South $69^{\circ} 38' 20''$ West, 60.65 feet.
- 2.) North $01^{\circ} 27' 10''$ West, 28.65 feet to a point on the North line of said Lot 9; thence South $83^{\circ} 00' 00''$ East, 58.15 feet to the Point of Beginning.

