

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, February 28, 1995, the Zoning Administrator approved a lot line adjustment (File Z94-133) by adopting the attached resolution (ZA95-004).

**Project Information**

Request: Lot Line Adjustment to relocate the common property line between three parcels totaling 11.19± developed acres in the General Commercial (C-2) zone.

Location: 4998, 5050, and 5200 Stockton Boulevard

Assessor's Parcel Number: 022-0280-009, 010, and 011

Applicant: Wong and Associates- Maria Wong  
4111 82nd Street  
Sacramento, CA 95826

Property Owner: Western Investment Real Estate Trust  
P.O. Box 2695  
Roseville, CA 95746

General Plan Designation: Community Neighborhood Commercial and Offices  
Existing Land Use of Site: Commercial  
Existing Zoning of Site: General Commercial, C-2

Surrounding Land Use and Zoning:  
North: C-4; Commercial  
South: C-2; Commercial  
East: C-4; Commercial  
West: R-1; Residential

Property Dimensions: Irregular  
Property Area: 11.19± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: P84-067, P84-129, P88-356

Additional Information: The applicant proposes to relocate common property lines between three parcels in order to bring non-conforming buildings and some signage into conformance with Zoning Ordinance requirements. The existing buildings are built across property lines. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

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.

The proposed new lots lines split parking spaces between Parcels B and C adjacent to Stockton Boulevard. Although property lines are not usually allowed to split parking spaces; this space is not required parking and can be considered eliminated for the lot line adjustment. In reality the parking space exists and will continue to be functional after the recordation of the lot line adjustment.

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)}.



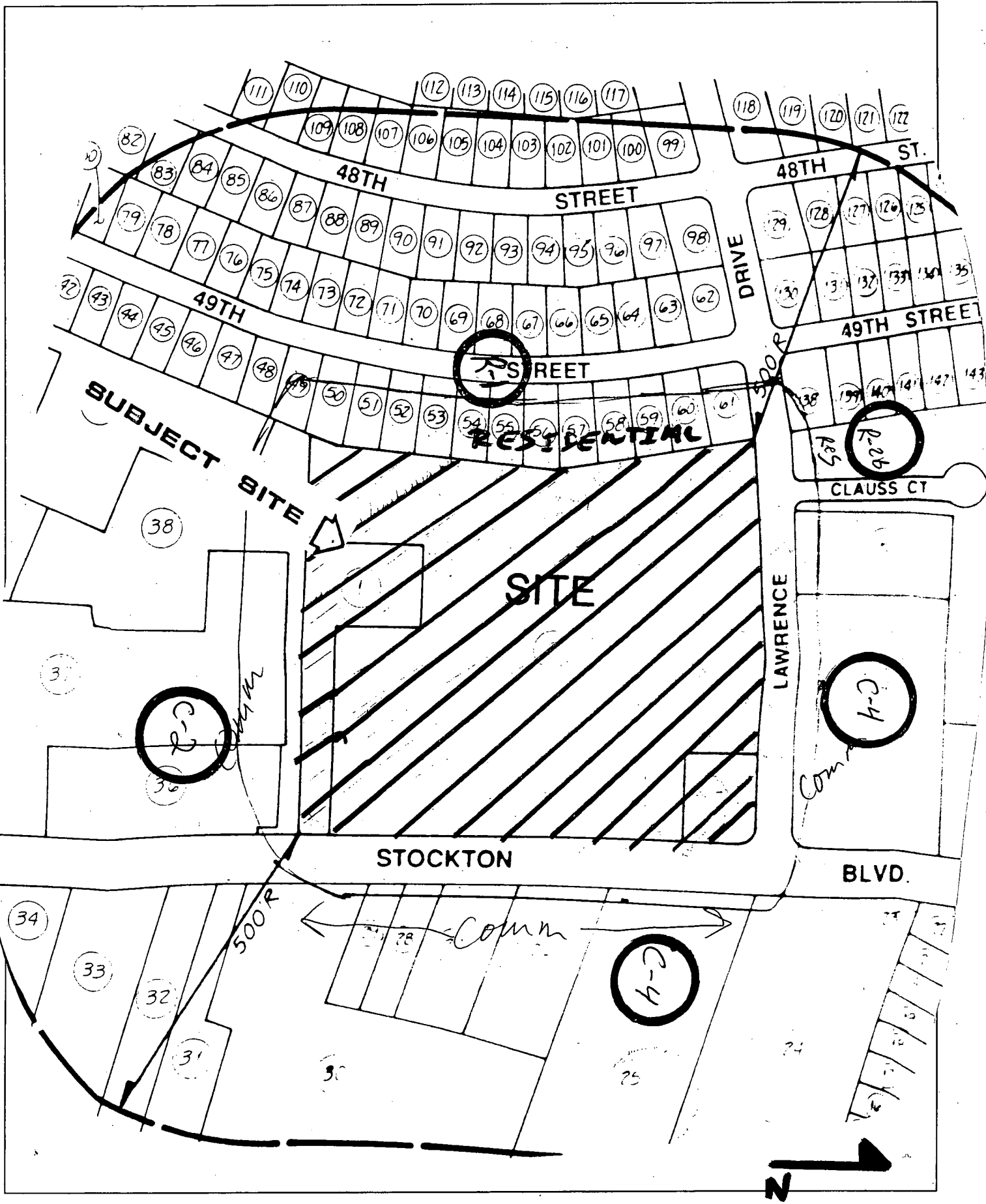
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Joy D. Patterson  
Zoning Administrator

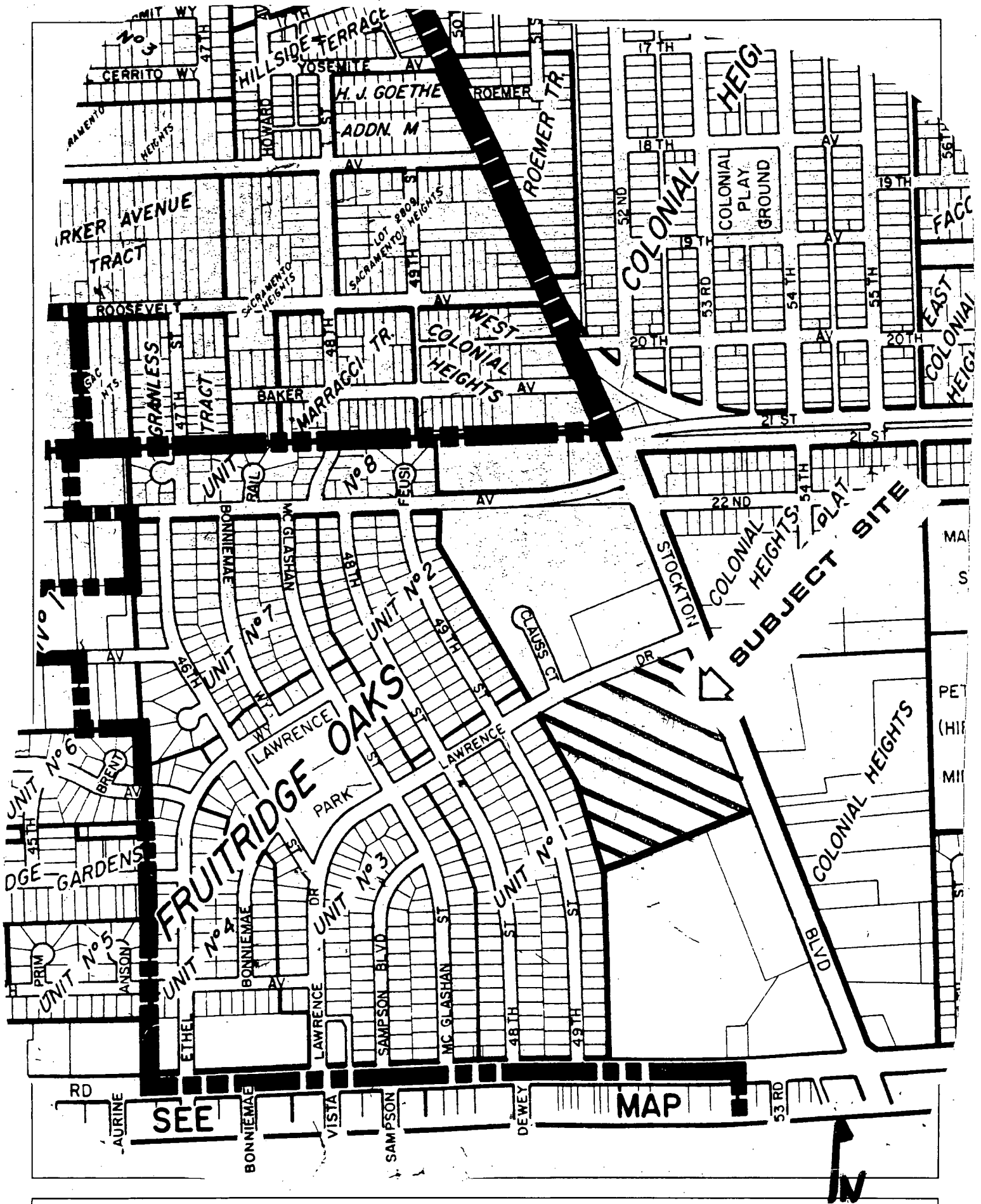
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Engineering Services Section (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  
Applicant              Public Works  
ZA Log Book

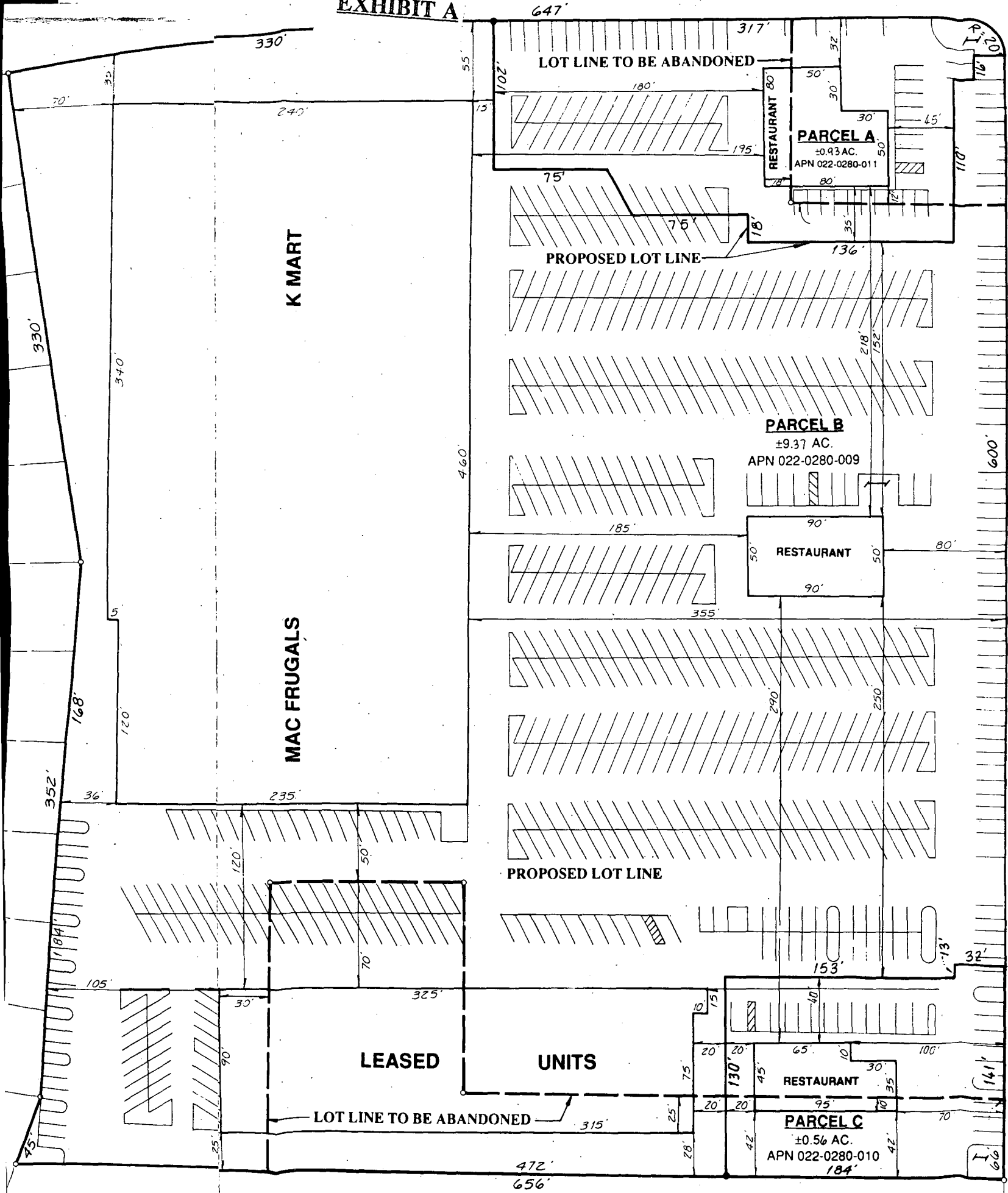


**LAND USE & ZONING MAP**



VICINITY MAP

**EXHIBIT A**



294-133

PARCEL 3  
FEBRUARY 28, 1995

ITEM 1

LEGAL DESCRIPTION

ALL THAT PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

PARCELA

ALL THAT PORTION OF SECTION 20 AND 21, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M. & M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWRENCE DRIVE, A PUBLIC ROAD 60.00 FEET IN WIDTH, FROM WHICH THE MOST NORTHERLY CORNER OF LOT 95, AS SAID LOT IS SHOWN ON THAT CERTAIN PLAT ENTITLED "FRUITRIDGE OAKS UNIT NO. 1", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 28 OF MAPS, MAP NO. 28, BEARS SOUTH 64°42'44" WEST 322.80 FEET; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF LAWRENCE DRIVE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,670.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69°36'00" EAST 132.54 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF LAWRENCE DRIVE NORTH 71°01'20" EAST 183.64 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64°04'05" EAST 28.24 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STOCKTON BOULEVARD, A PUBLIC ROAD 100.00 FEET IN WIDTH; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STOCKTON BOULEVARD SOUTH 70°50'31" WEST 20.00 FEET; THENCE SOUTH 19°09'29" EAST 19.53 FEET; THENCE SOUTH 70°50'31" WEST 16.05 FEET; THENCE SOUTH 19°12'05" EAST 110.00 FEET; THENCE SOUTH 70°47'55" WEST 136.00 FEET; THENCE NORTH 19°12'05" WEST 18.00 FEET; THENCE SOUTH 70°47'55" WEST 76.00 FEET; THENCE NORTH 49°54'04" WEST 37.22 FEET; THENCE SOUTH 70°47'55" WEST 69.00 FEET; THENCE NORTH 19°12'05" WEST 97.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.927 OF AN ACRE MORE OR LESS.

PARCEL B

ALL THAT PORTION OF SECTION 20 AND 21, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M. & M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 95, AS SAID LOT IS SHOWN ON THAT CERTAIN PLAT ENTITLED "FRUITRIDGE OAKS UNIT NO. 1", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 28 OF MAPS, MAP NO. 28; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAWRENCE DRIVE, A PUBLIC ROAD 60.00 FEET IN WIDTH AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,670.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 64°42'44" EAST 322.80 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF LAWRENCE DRIVE SOUTH 19°12'05" EAST 97.46 FEET; THENCE NORTH 70°47'55" EAST 69.00 FEET; THENCE SOUTH 49°54'04" EAST 37.22 FEET; THENCE NORTH 70°47'55" EAST 76.00 FEET; THENCE SOUTH 19°12'05" EAST 18.00 FEET; THENCE NORTH 70°47'55" EAST 136.00 FEET; THENCE NORTH 19°12'05" WEST 110.00 FEET; THENCE NORTH 70°50'31" EAST 16.05 FEET; THENCE NORTH 19°09'29" WEST 19.53 FEET; THENCE NORTH 70°50'31" EAST 20.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STOCKTON BOULEVARD, A PUBLIC ROAD 100.00 FEET IN WIDTH; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STOCKTON BOULEVARD THE FOLLOWING TWO (2) COURSES: 1) SOUTH 19°09'29" EAST 86.85 FEET AND 2) SOUTH 19°12'05" EAST 511.92 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STOCKTON BOULEVARD SOUTH 70°47'55" WEST 32.00 FEET; THENCE SOUTH 19°12'05" EAST 13.00 FEET; THENCE SOUTH 70°47'55" WEST 153.00 FEET; THENCE SOUTH 19°12'05" EAST

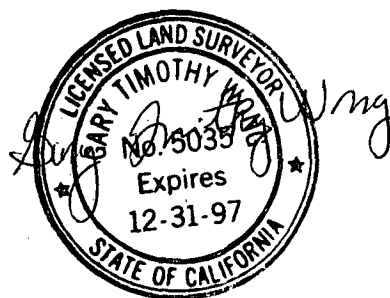
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130.00 FEET; THENCE SOUTH 70°47'55" WEST 466.38 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID "FRUITRIDGE OAKS UNIT NO. 1" FROM WHICH THE SOUTHEAST CORNER OF LOT 84 AS SHOWN ON SAID PLAT OF "FRUITRIDGE OAKS UNIT NO. 1" BEARS SOUTH 00°51'30" WEST 15.09 FEET; THENCE ALONG SAID EASTERLY BOUNDARY LINE OF "FRUITRIDGE OAKS UNIT NO. 1" THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°51'30" EAST 50.47 FEET, 2) NORTH 14°28'25" WEST 353.42 FEET AND 2) NORTH 28°16'30" WEST 330.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.369 ACRES MORE OR LESS.

PARCEL C

ALL THAT PORTION OF SECTION 20 AND 21, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.M. & M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHEAST CORNER OF OF LOT 84, AS SAID LOT 84 IS SHOWN ON THE OFFICIAL "PLAT OF FRUITRIDGE OAKS UNIT NO. 1", RECORDED IN BOOK 28 OF MAPS, MAP NO. 28, RECORDS OF SAID COUNTY BEARS THE FOLLOWING TWO COURSES: 1) SOUTH 70°47'55" WEST 466.38 FEET AND 2) SOUTH 00°51'30" WEST 15.09 FEET; THENCE LEAVING SAID POINT OF BEGINNING NORTH 70°47'55" EAST 185.00 FEET TO THE WESTERLY RIGHT OF WAY OF LINE OF STOCKTON BOULEVARD, A PUBLIC ROAD 100.00 FEET IN WIDTH; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 19°12'05" WEST 143.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE SOUTH 70°47'55" WEST 32.00 FEET; THENCE SOUTH 19°12'05" EAST 13.00 FEET; THENCE SOUTH 70°47'55" WEST 153.00 FEET; THENCE SOUTH 19°12'05" EAST 130.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.562 OF AN ACRE MORE OR LESS.



794 133