

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 25, 2004, the Zoning Administrator approved with conditions a lot line adjustment for the project known as (File Z04-215). 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 four parcels on 4.96 vacant acres in the General Commercial, Parkway Corridor (C-2)(PC), and Multi-Family- Review (R-3-R) zones.

Location: 5408 Garden Highway, South side of Garden Highway at Northview Drive (D1, Area 4)

Assessor's Parcel Number: Portions of 274-0110-011, 058, 060 and 274-0243-008, 009, 010

Applicant: Area West Engineers, (Richard Rozumowicz)
7478 Sandalwood Dr.
Citrus Heights, CA 95621

Property Owner: NSS Northgate Investors, L. P. (Robert Schoff)
535 N. Wichot Road
Tucson, AZ 85711

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices; Medium Density Residential (16-29 du/na)

South Natomas

Community Plan Designation: Community Commercial; Residential (21-29 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: General Commercial, Parkway Corridor (C-2)(PC), and Multi-Family-Review (R-3-R)

Surrounding Land Use and Zoning:

North: R-3R and O-B (SPD); Apartments and Medical

South: ARP-F; Levee

East: O-B and C-2 (SPD); Commercial and Vacant

West: R-3; Residential and Vacant

Property Dimensions: Irregular

Property Area: 4.96± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Previous Files: P84-357, P86-366, P87-067, Z03-206

Additional Information The applicant proposes to relocate the common property line between four parcels in order to facilitate future development and to align with a street abandonment. The parcels are vacant. The Zoning Code and Building Code do not permit structures to cross property lines.

The project has been noticed and staff received one call requesting additional information.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Development Engineering And Finance Division. 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)}.

Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees. (Development Engineering And Finance)
2. File a waiver of Parcel Map. (Development Engineering And Finance)
3. Pay off or segregate any existing assessments. (Development Engineering And Finance)
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance. (Development Engineering And Finance)
5. **Advisory Note:**

Findings of Fact:

1. The lot line adjustment is consistent with the General Plan and the South Natomas Community Plan which designate the site as Community/Neighborhood Commercial & Offices and Medium Density Residential (16-29 du/na) and Community Commercial and Residential (21-29 du/na) respectively.
2. All existing streets and/or utility easements of record are reserved. The lot line 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 the Subdivision Code, Title 16; the City's General Plan; the City's Comprehensive Zoning Code, Title 17 of the City Code, and the City's Building Code.

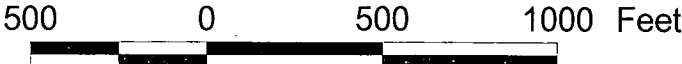
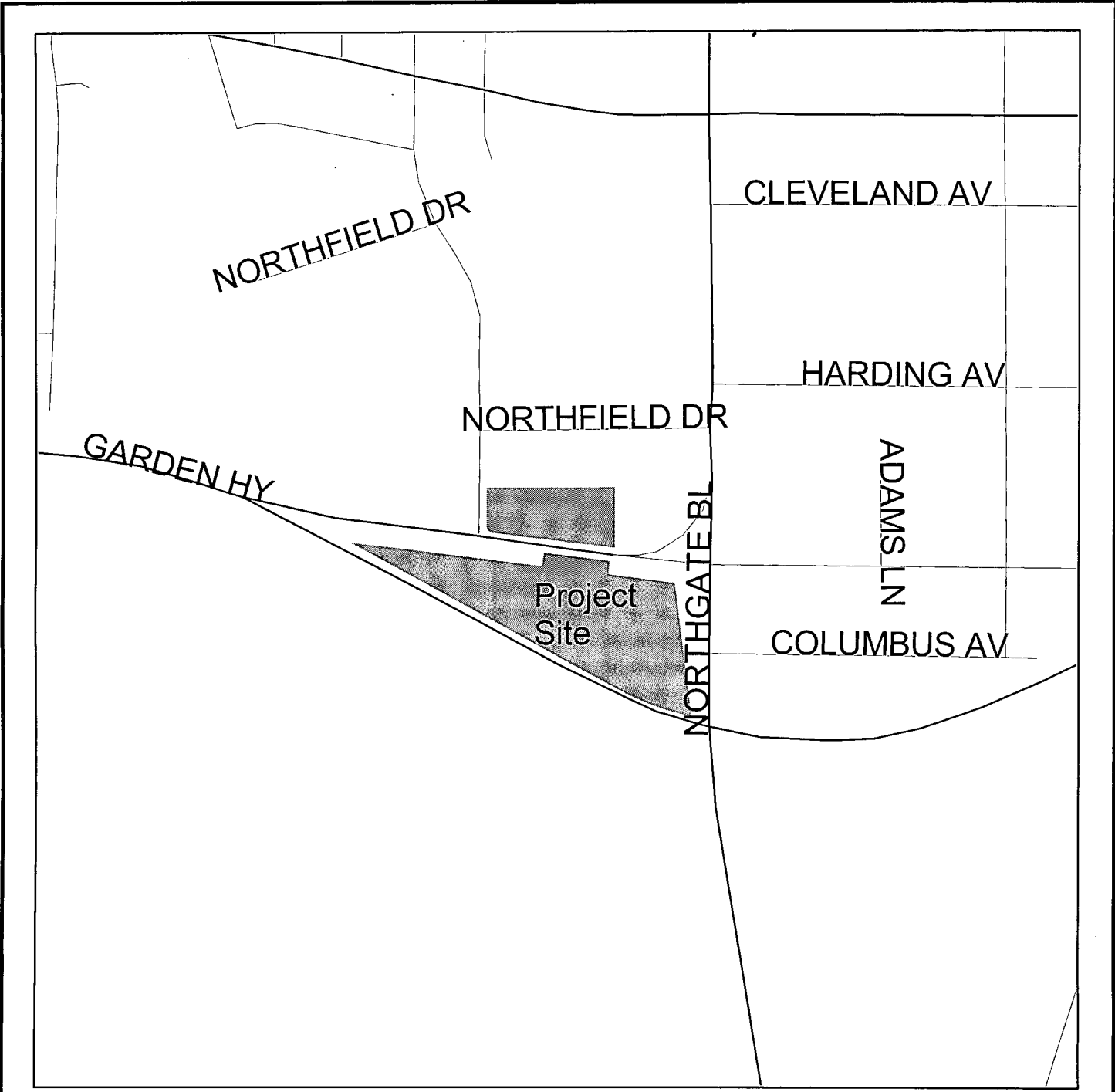


Joy D. Patterson
Zoning Administrator

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 (Eva Bravo, 808-7493) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



Planning & Building
Department

Geographic
Information
Systems

Vicinity Map



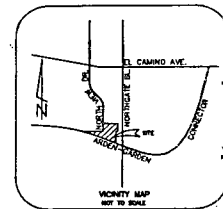
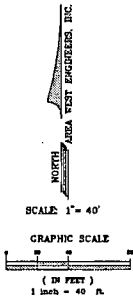


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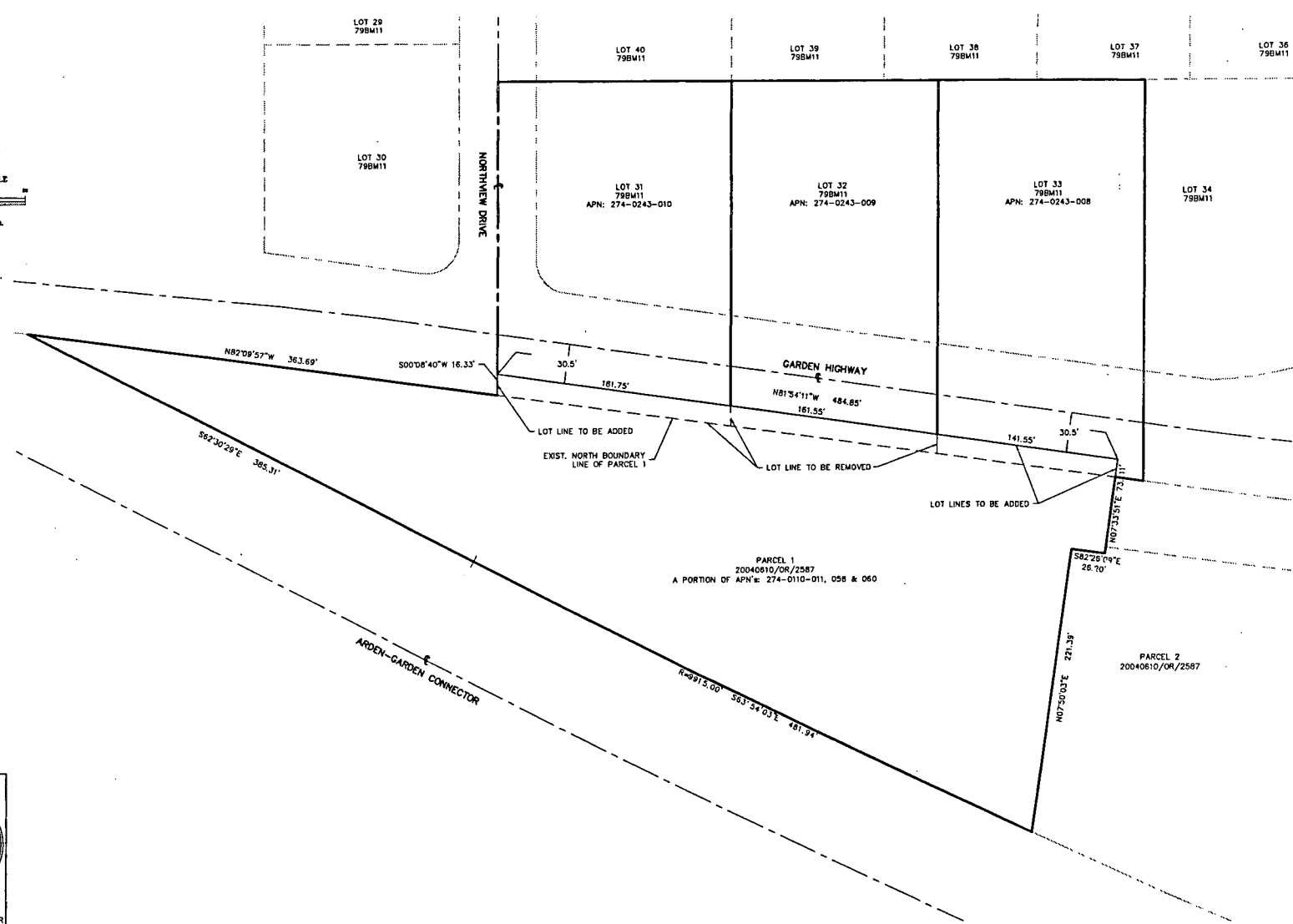
Land Use & Zoning





Item 1

EXHIBIT A



OWNERS:
 NSS NORTHGATE INVESTORS, LP
 535 NORTH WILMOT ROAD
 TUCSON, AZ 85711

SURJIT MAHAL
 P.O. BOX 1082
 SACRAMENTO, CA 95812

LEGAL DESCRIPTION:
 PARCEL 1 AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT FILED IN 20040610 OFFICIAL RECORDS, PAGE 2587 & LOTS 31, 32 & 33 AS SHOWN ON THE MAP FILED IN 79BM11, SACRAMENTO COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBERS:
 274-0243-008, 009 & 010, & A PORTION OF APN's: 274-0110-011, 058 & 060

ZONING:
 PRESENT: C-2 (PC) & R-3-R
 PROPOSED: C-2 (PC) & R-3-R

LOT SIZE: (EXISTING)
 APN: 274-0243-008
 45,597± SF GROSS, 0.105± AC.
 APN: 274-0243-009
 44,204± SF GROSS, 1.01± AC.
 APN: 274-0243-010
 47,661± SF GROSS, 1.09± AC.
 A PORTION OF APN's: 274-0110-011, 058 & 060
 119,883± SF GROSS, 2.75± AC.

LOT SIZE: (PROPOSED)
 APN: 274-0243-008
 42,713± SF GROSS, 0.98± AC.
 APN: 274-0243-009
 41,785± SF GROSS, 0.96± AC.
 APN: 274-0243-010
 45,652± SF GROSS, 1.05± AC.
 A PORTION OF APN's: 274-0110-011, 058 & 060
 127,175± SF GROSS, 2.92± AC.

NUMBER OF LOTS:
 PRESENT: FOUR (4)
 PROPOSED: FOUR (4)

NOTE:
 THE NET ACREAGE FOR ALL LOTS INVOLVED, ARE NOT AFFECT BY THIS LOT LINE ADJUSTMENT.

PREPARED UNDER THE DIRECTION OF:
 REGISTERED PROFESSIONAL ENGINEER
 RICHARD ROZUMOWICZ
 No. 28217
 Exp. 3-31-08
 CIVIL
 STATE OF CALIFORNIA

NOTE: DO NOT USE FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

August 25, 2004

204-215

<p>AREA</p> <p>WEST ENGINEERS, INC. 7478 SANDALWOOD DRIVE, SUITE 500 CITRUS HEIGHTS, CA 95621 (916) 725-5551 • FAX (916) 725-5808</p> <p>CIVIL ENGINEERING - PLANNING - SURVEYING</p>	<p>PREPARED FOR: ROBERT SCHOFF NSS NORTHGATE INVESTMENTS, LP 535 WILMOT ROAD TUCSON, AZ 85711</p>	<p>LOT LINE ADJUSTMENT EXHIBIT FOR APN: 274-0243-008 THRU 010, & A PORTION OF APN's: 274-0110-011, 058 & 060</p> <p>CITY OF SACRAMENTO JULY, 2004 STATE OF CALIFORNIA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">REVISIONS</td> <td style="width: 50%; text-align: center;">SCALE: 1" = 40'</td> </tr> <tr> <td style="width: 50%; text-align: center;">DESIGNED BY: R.R. DRAFTED BY: C.J.C. CHECKED BY: R.R.</td> <td style="width: 50%; text-align: center;">SHEET 1 OF 1</td> </tr> <tr> <td colspan="2" style="text-align: right;">JOB NO. 01057</td> </tr> </table>	REVISIONS	SCALE: 1" = 40'	DESIGNED BY: R.R. DRAFTED BY: C.J.C. CHECKED BY: R.R.	SHEET 1 OF 1	JOB NO. 01057	
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