

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday June 21, 1994, the Zoning Administrator approved a parcel merger (File Z94-064) by adopting the attached resolution (ZA94-021).

**Project Information**

Request: Parcel Merger to merge five parcels into one parcel totaling 0.62± partially developed acres in the Central Business District-Special Planning District (C-3) zone.

Location: 1004 and 1008 9th Street; 814, 818, and 828 J Street

Assessor's Parcel Number: 006-0097-006, 007, 009, 010, 011

Applicant: JTS Engineering- Javed Siddiqui  
1808 J Street  
Sacramento, CA 95814

Property Owner: Siddiqui Family Partnership and Sacramento Housing & Redevelopment Agency (SHRA)  
630 I Street  
Sacramento, CA 95814

General Plan Designation: Community Neighborhood Commercial and Offices  
Central City

Community Plan Designation: Multi- Use

Existing Land Use of Site: Vacant and Vacant Building (currently being demolished)

Existing Zoning of Site: Central Business District- Special Planning District (C-3)

Surrounding Land Use and Zoning:

North: C-3; Commercial and Office

South: C-3; Commercial

East: C-3; Commercial

West: C-3; Commercial

Property Dimensions: Irregular  
Property Area: 0.62± acres

**Z94-064**

**June 21, 1994**

**Item 1**

Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

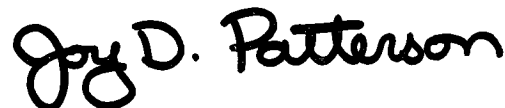
The applicant proposes to merge the properties in order to create a larger commercial parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

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.

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)}.



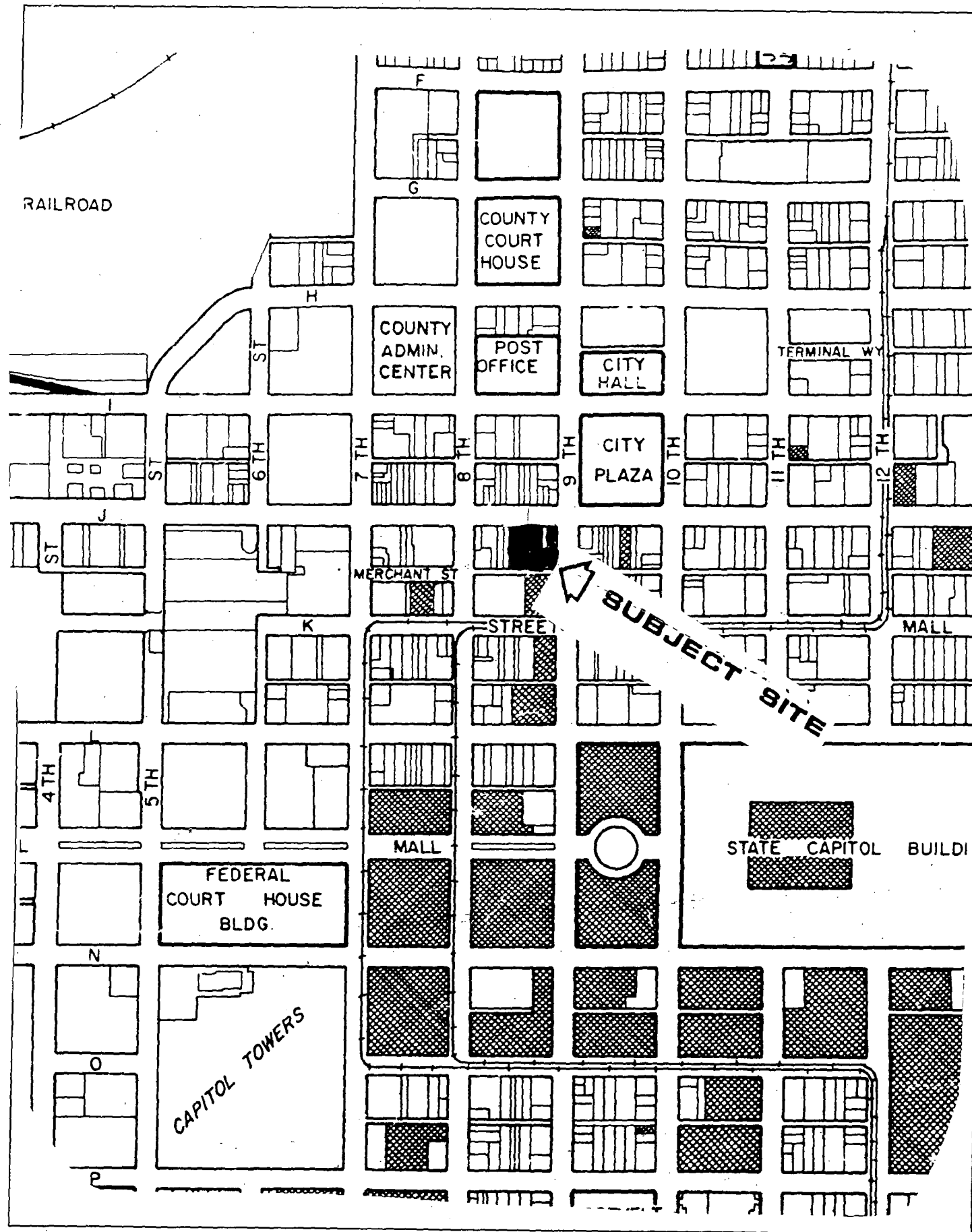
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Joy D. Patterson  
Zoning Administrator

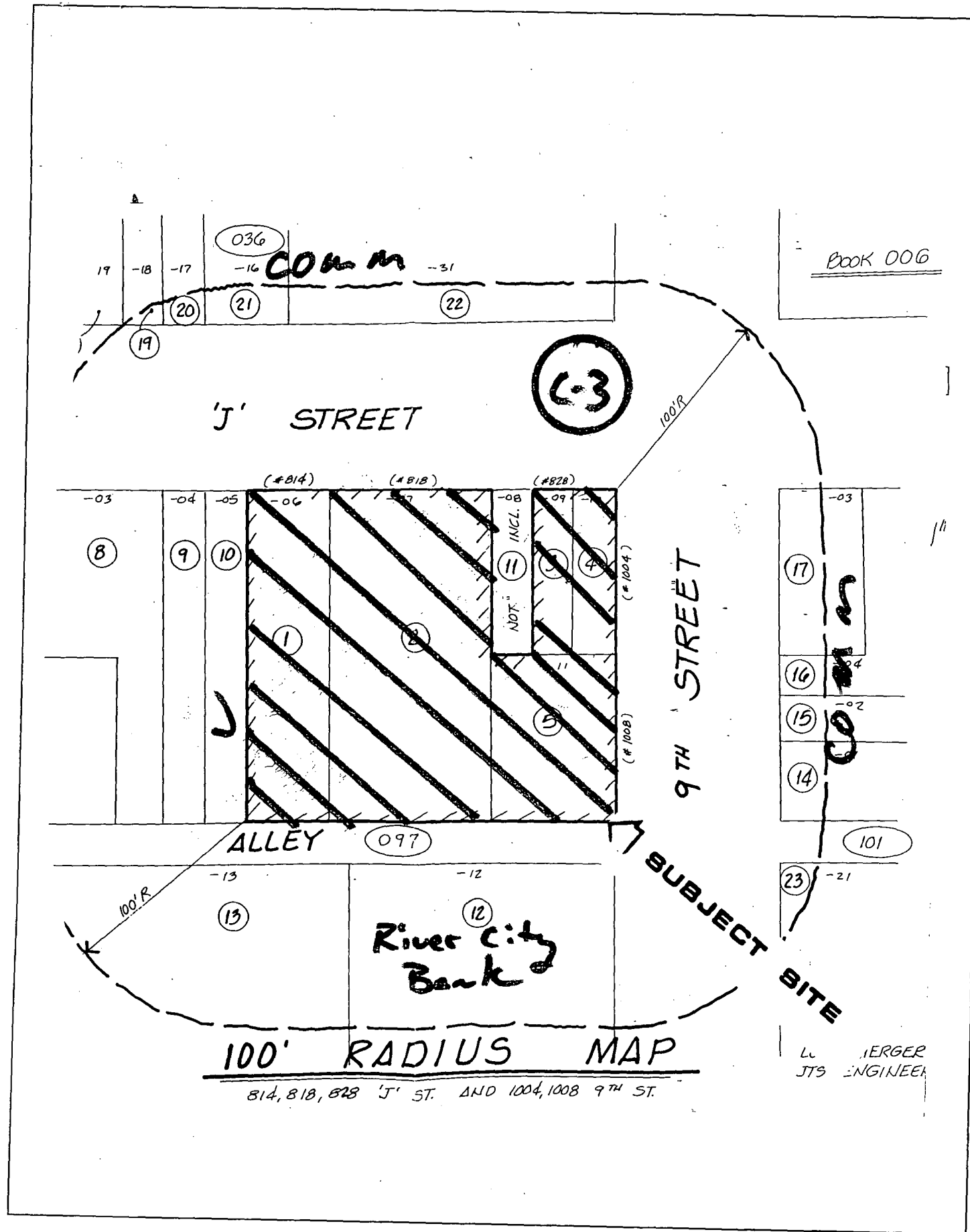
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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)           ZA Resolution Book  
Applicant                   Public Works  
ZA Log Book



VICINITY MAP



LAND USE & ZONING MAP

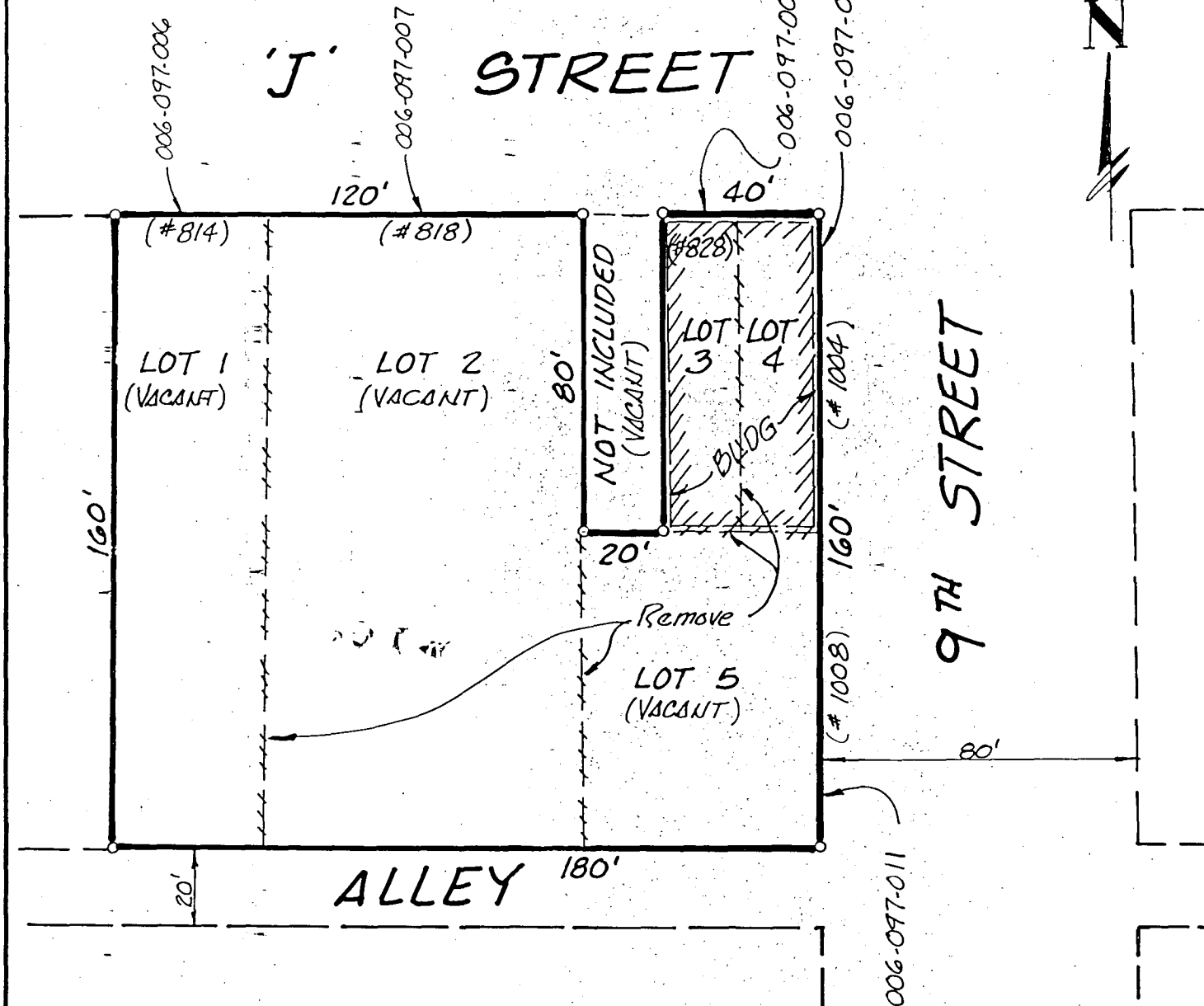
Z94-064

JUNE 21, 1994

ITEM NO. 1

EXHIBIT A

NOTE: EXHIBIT PREPARED FROM RECORD DATA. UPON LOT MERGER APPROVAL, A RECORD OF SURVEY WILL BE FILED SHOWING FIELD SURVEYED DIMENSIONS.



**JTS** ENGINEERING CONSULTANTS

1808 J STREET  
SACRAMENTO, CA 95814  
(916) 441-6708

DRAWN DRL

SCALE 1"=40'

F.B. Pg.

JOB No. 94067

814, 818, 828 'J' STREET &  
1004, 1008 9<sup>TH</sup> STREET

LOT MERGER EXHIBIT APPLICATION

135189

BRUNING 40-5020

294-064

JUNE 21, 1994

ITEM 1

**EXHIBIT B**

**DESCRIPTION OF LOT AFTER MERGER**

THE EASTERLY ONE QUARTER OF LOT NUMBER 2, LOT NUMBER 3 IN ITS ENTIRETY, AND LOT NUMBER 4, EXCEPTING THEREFROM THE EASTERLY ONE HALF OF THE WESTERLY ONE HALF OF THE NORTHERLY ONE HALF OF SAID LOT NUMBER 4.

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CITY OF SACRAMENTO  
CITY PLANNING DIVISION

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JUNE 21, 1994

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