

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday July 19, 1994, the Zoning Administrator approved a parcel merger (File Z94-069) by adopting the attached resolution (ZA94-027).

**Project Information**

Request: Parcel Merger to merge two parcels into one parcel totaling 0.55± developed acres in the General Commercial (C-2) zone.

Location: 1211 Broadway

Assessor's Parcel Number: 009-0252-007, 014

Applicant: Sunny Lee, John Owyang, and Gene Szeto  
7438 Windbridge Drive  
Sacramento, CA 95831

Property Owner: Same as Applicant

General Plan Designation: Community Neighborhood Commercial and Offices  
Central City

Community Plan Designation: General Commercial  
Existing Land Use of Site: Vacant Restaurant Building and Parking Lot  
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:  
North: C-2; Church facilities and Commercial  
South: C-2; Target  
East: C-2; Commercial  
West: C-2; Commercial

Property Dimensions: 120 feet x 160 feet  
Property Area: 0.44± acres  
Topography: Flat  
Street Improvements: Existing

**Z94-069**

**July 19, 1994**

**Item 2**

Utilities: Existing

Project Plans: See Exhibits A, C-E

Legal Description: See Exhibit B

Previous Files: None

Additional Information: The two parcels to be merged are on the north side of Broadway. There is an existing vacant restaurant on the west parcel and a parking lot on the east parcel. The applicant proposes to merge the properties in order to make a larger commercial site that will allow for on-site parking for a future restaurant. The Zoning Ordinance and Building Code do not permit structures to cross property lines. Also the Zoning Ordinance requires a use and the associated parking be contained within the same parcel.

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 City Transportation Division noted the proposed monument sign may block visibility for access to the parking lot. Any proposed signage will be reviewed for visibility requirements during the Sign Permit process.

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.

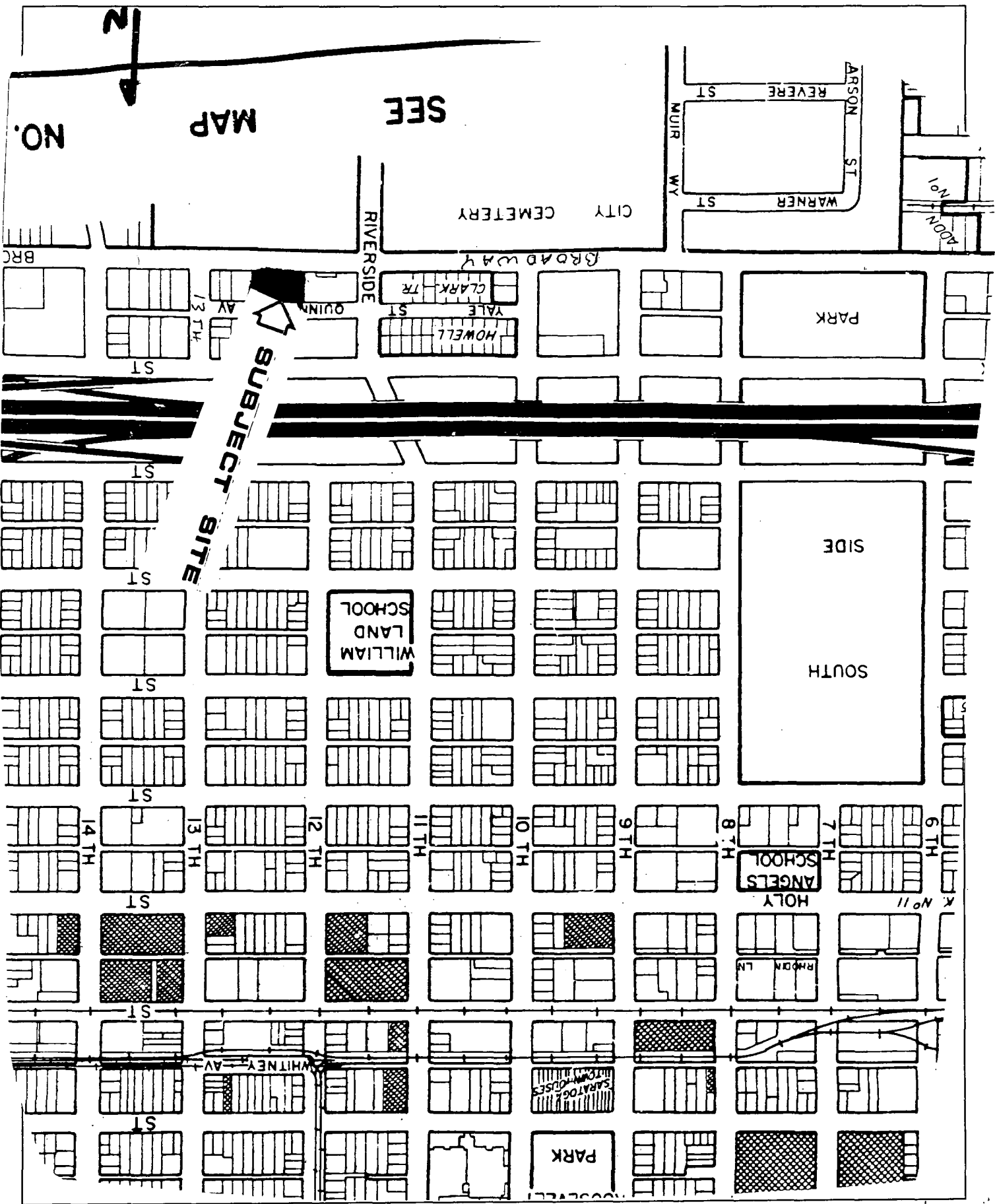
Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

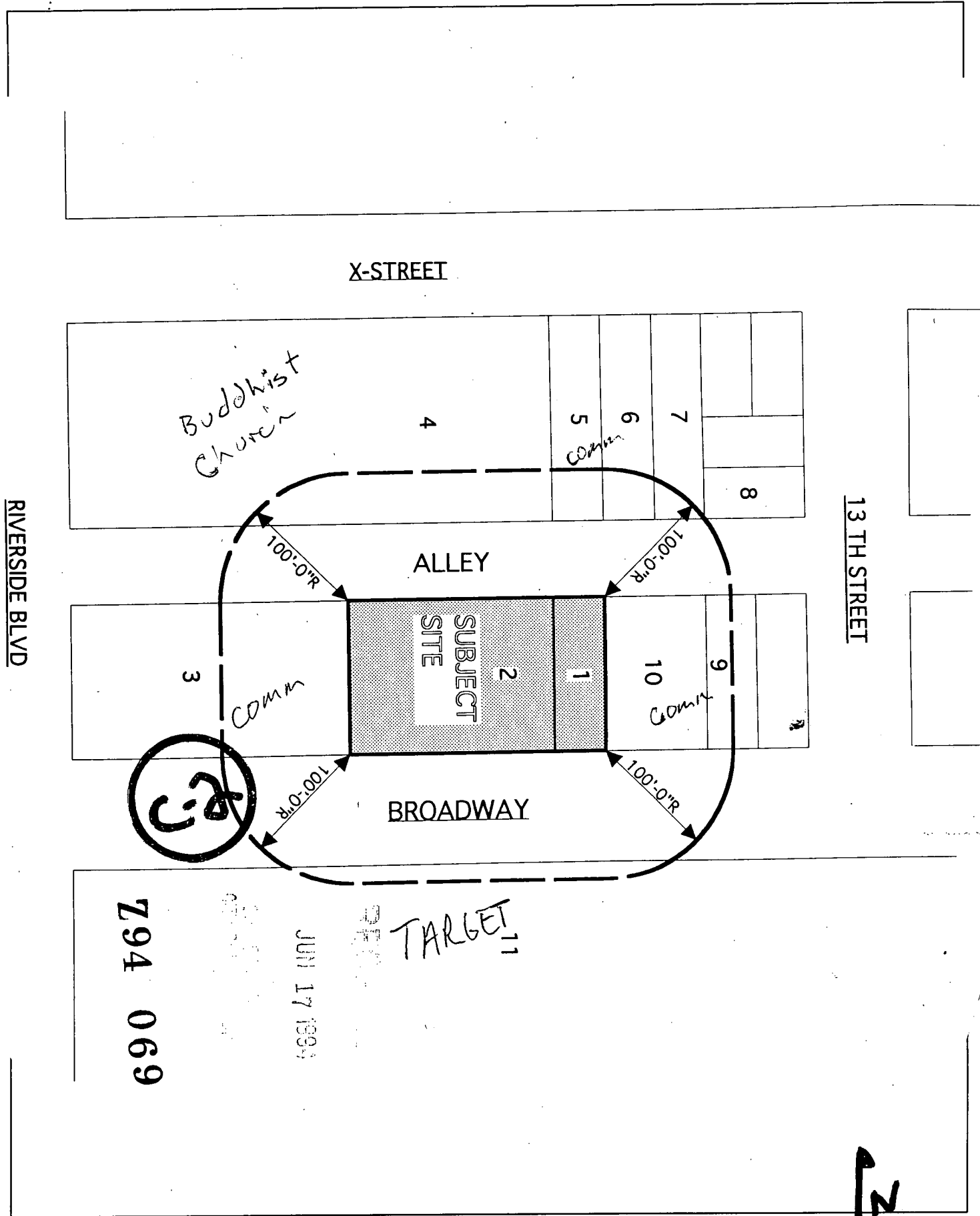
cc: File (original)  
Applicant

ZA Resolution Book  
Public Works

ZA Log Book

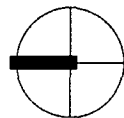
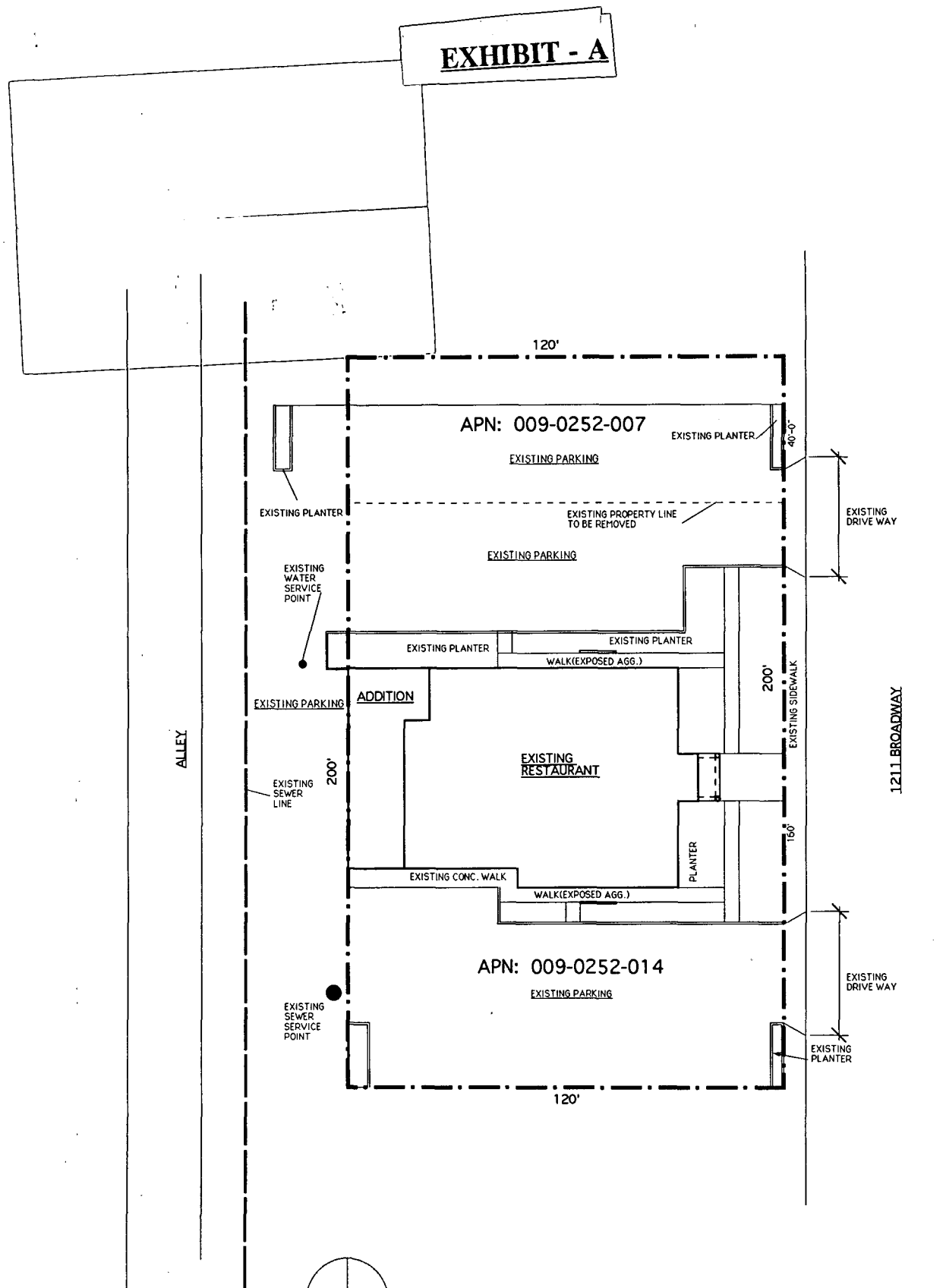
VICINITY MAP





LAND USE & ZONING MAP

**EXHIBIT - A**



**PROPOSED MERGED PLOT PLAN**  
SCALE: 1"=20'-0"

294-069

JULY 19, 1994

ITEM 2

**EXHIBIT - B**

proposed legal description

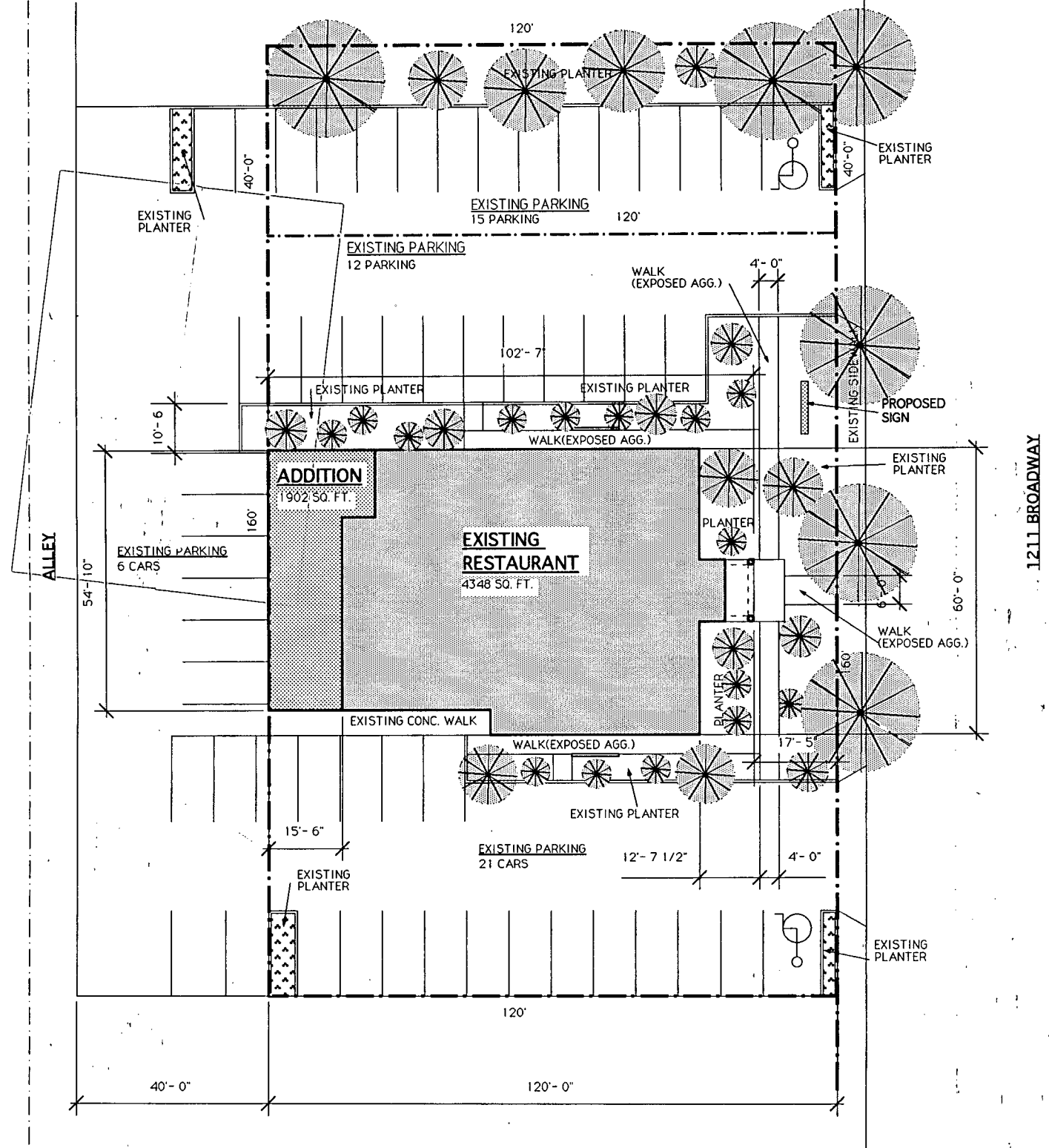
The south 120 feet of Lot 9; the south 120 feet of Lot 8; the south 120 feet of the east one-half of Lot 10, in block bounded by X and Y Streets and 12th and 13th Streets of the City of Sacramento, according to the official plat thereof.

Z94-069

JULY 19, 1994

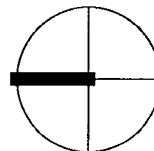
ITEM 2

**EXHIBIT - C**



NOTE: ALL EXISTING TREES TO REMAIN  
THERE ARE NO NEW TREES TO BE ADDED  
OR REMOVED

**SITE PLAN**  
SCALE: 1"=30'-0"



294-069

JULY 12, 1994

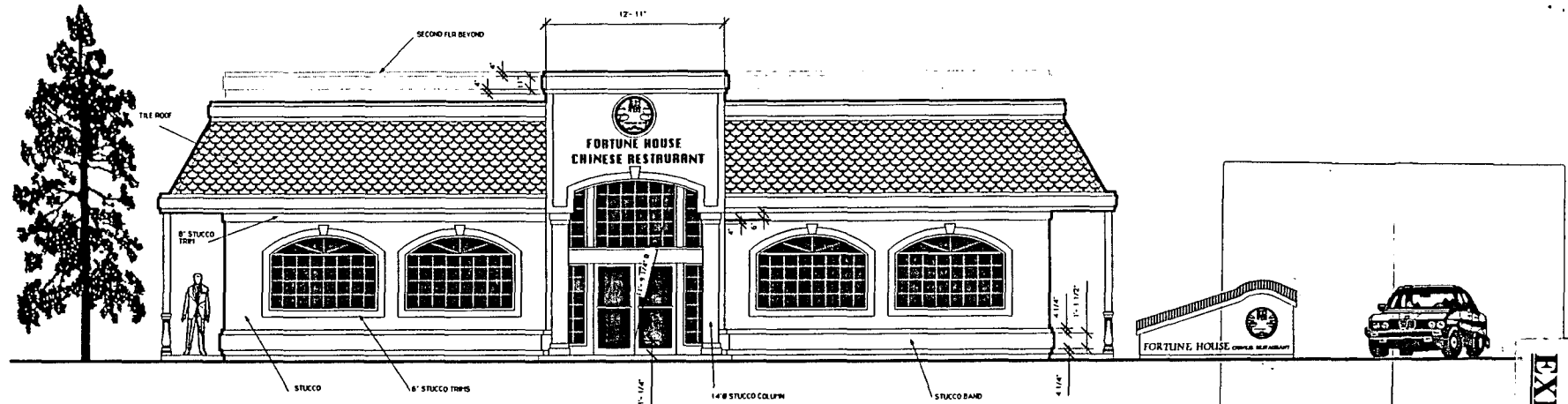
ITEM 2



294-069

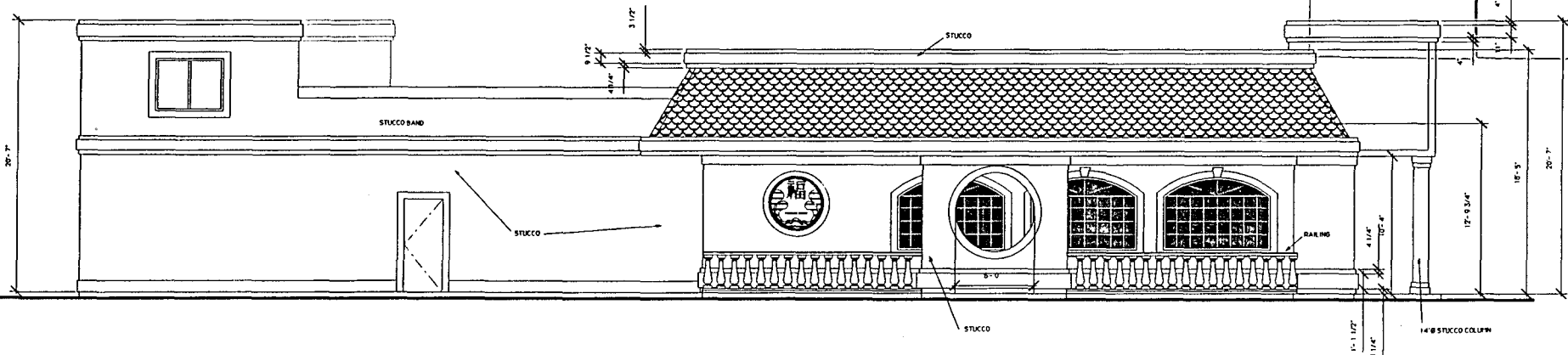
JULY 19, 1994

ITEM 2



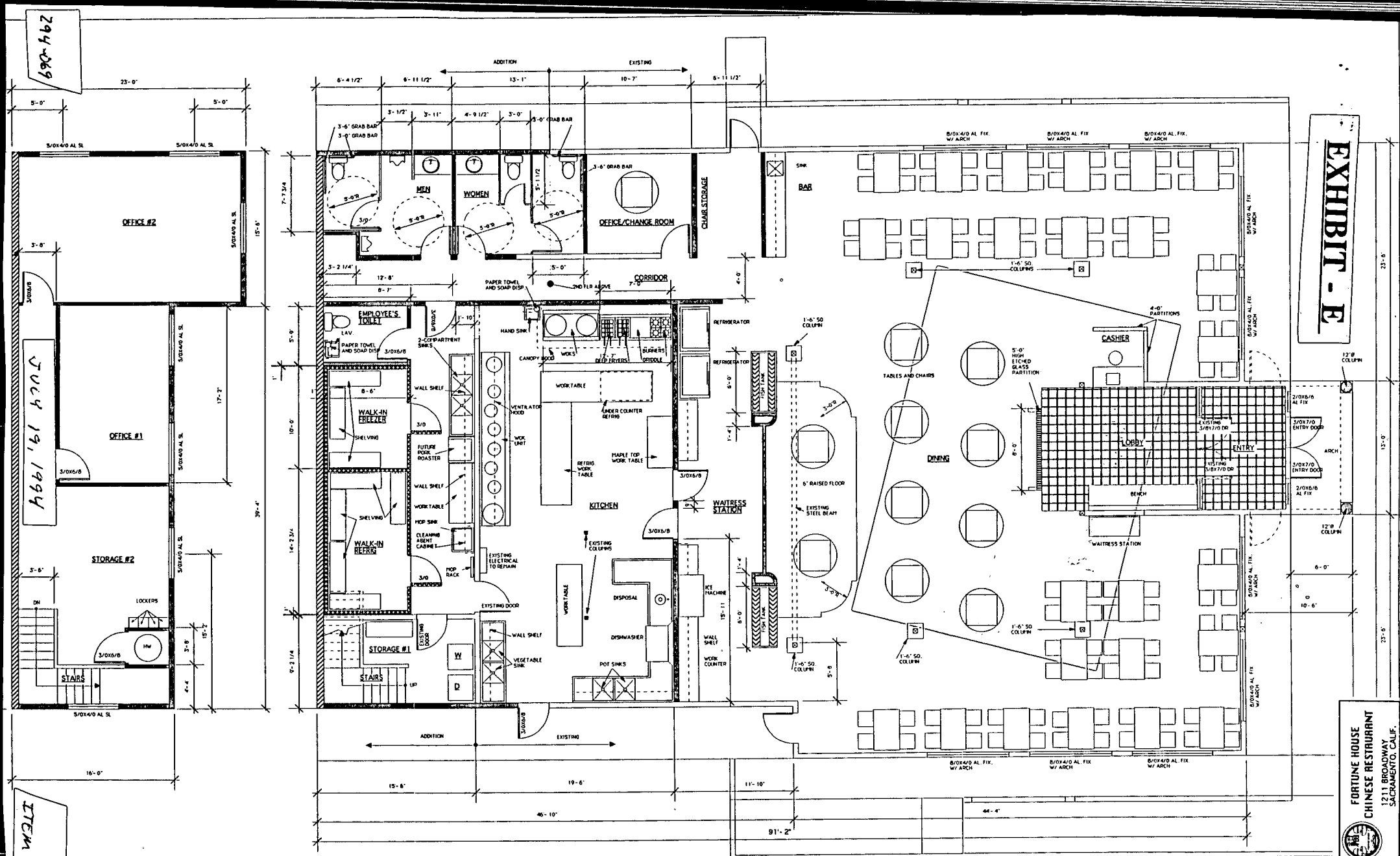
SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

EXHIBIT - D



WEST ELEVATION  
SCALE: 1/4"=1'-0"

FORTUNE HOUSE  
CHINESE RESTAURANT  
DATE  
BY



PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
1002 SQ. FT.

PROPOSED MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
4340 SQ. FT.

LEGEND  
 ——— NEW WALL  
 - - - - - FULL HIGH WALL  
 - - - - - EXISTING WALL TO BE REMOVED

FORTUNE HOUSE  
 CHINESE RESTAURANT  
 1211 BROADWAY  
 SACRAMENTO, CALIF.



DATE: 4/20/94  
 SHEET  
 2  
 OF SHEETS

EXHIBIT - E

690-462

JULY 19, 1994

ITEM 2