

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 12, 1996, the Zoning Administrator approved a parcel merger (File Z96-064) by adopting the attached resolution (ZA96-009).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 0.14± developed acres in the General Commercial (C-2) zone.

Location: 818 16th Street (D1; Area 1)

Assessor's Parcel Number: 006-0061-011, 005

Applicant: Vitiello & Associates (Deborah Collins)
1931 H Street
Sacramento, CA 95814

Property Owner: Schools Excess Liability Fund
1531 I Street
Sacramento, CA 95815

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Motel

Existing Zoning of Site: General Commercial, C-2

Surrounding Land Use and Zoning:

North: C-2, Commercial
South: C-3, Memorial Auditorium
East: C-2, Commercial
West: C-2, Commercial

Property Dimensions: 85 feet x 160 feet

Property Area: 0.13± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibit A and C

Legal Description: See Exhibit B

Previous Files: None

Additional Information: The two parcels to be merged are developed with a motel that is to be demolished and an existing office/retail building. The applicant proposes to merge the properties in order to provide more on-site parking for the existing office/retail space. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

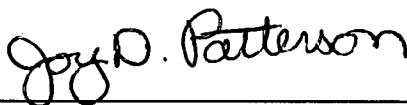
Agency Comments

The proposed project has been reviewed by the City Utilities Department and the Public Works- Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger have been included as conditions in the attached resolution.

NOTE: The proposed parking area shown on the site plan does not meet the Zoning Ordinance requirements for maneuvering. The plan will have to be revised prior to issuance of building permits.

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)}.

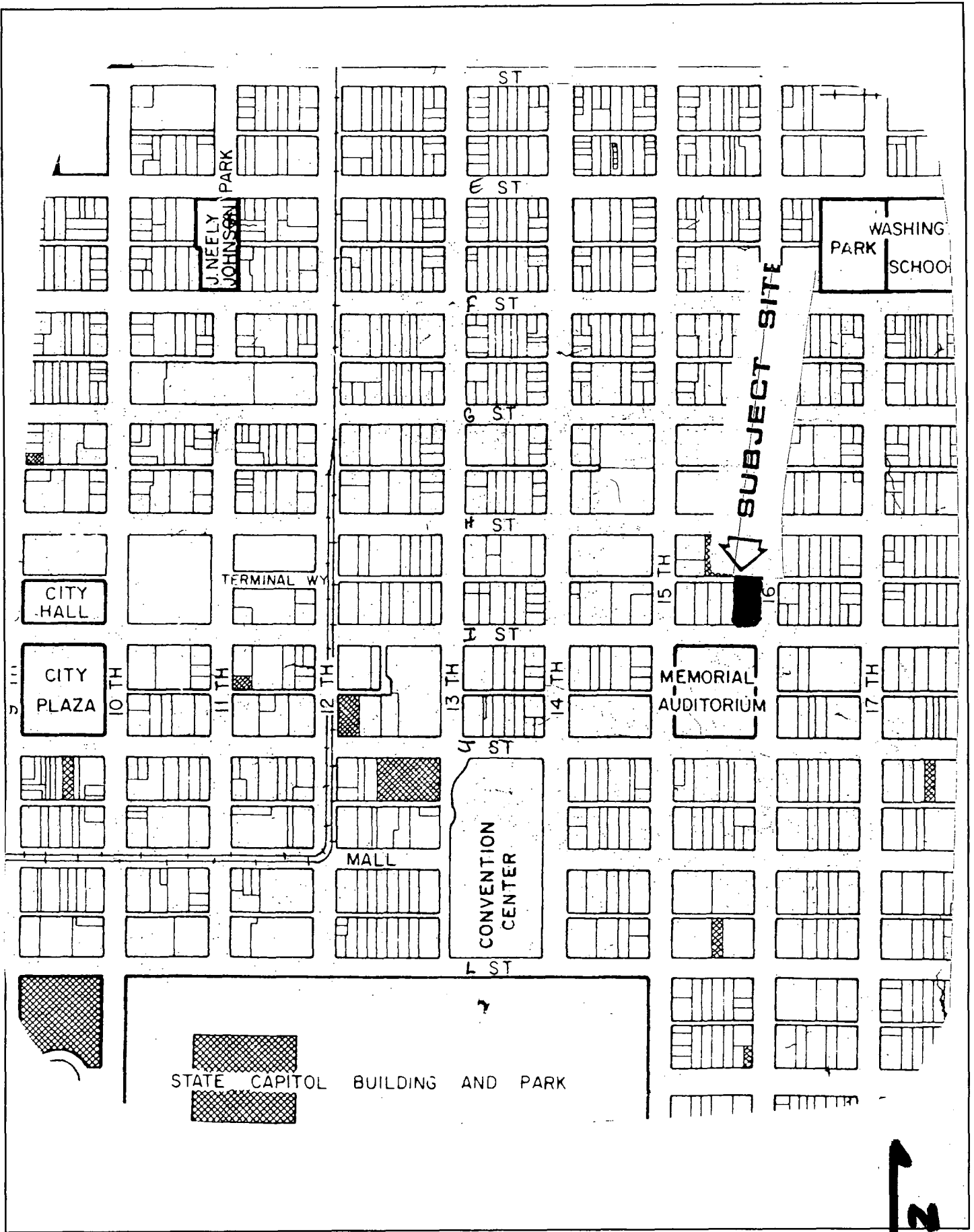


Joy D. Patterson
Zoning Administrator

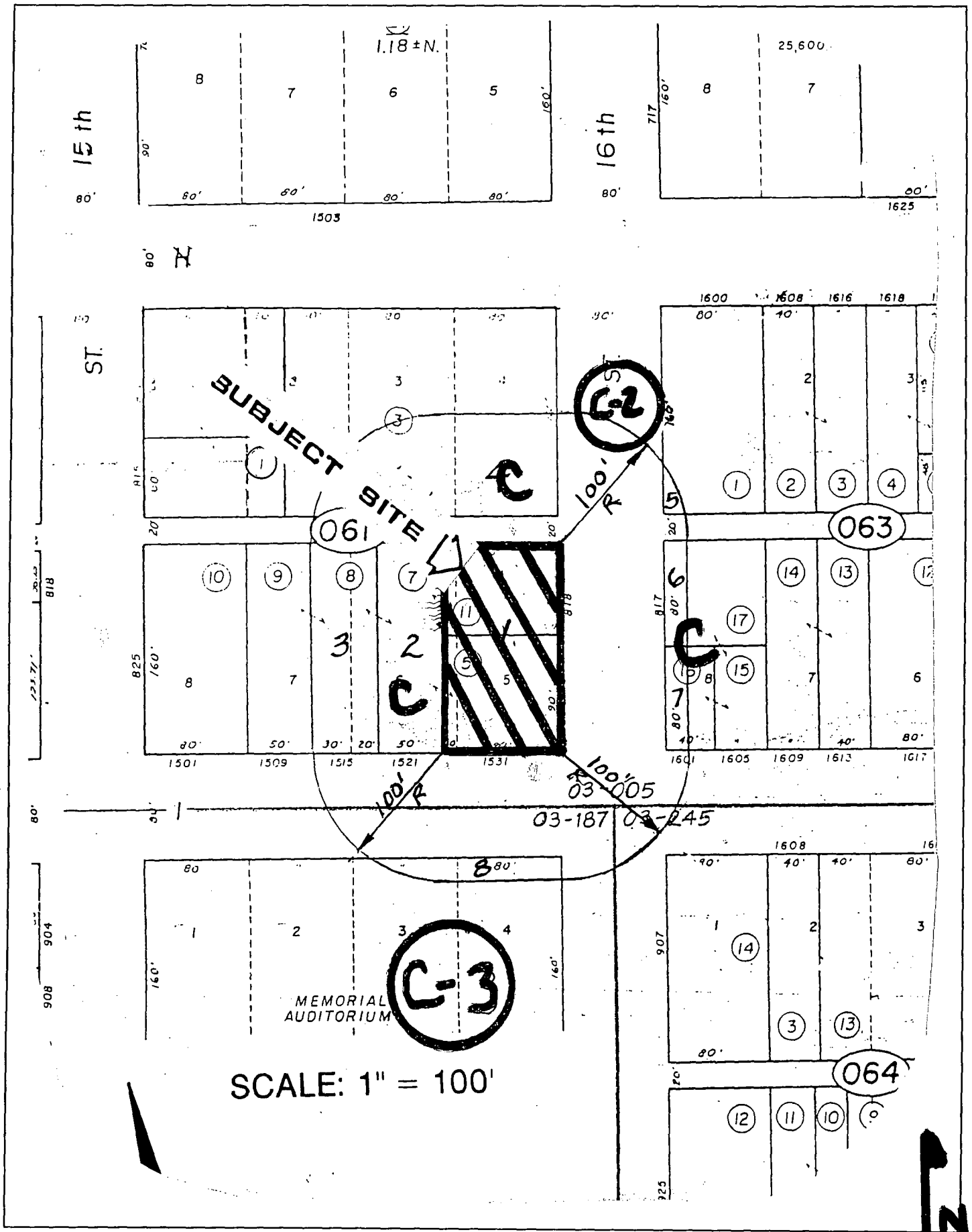
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Scott Tobey, 264-8307) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original) ✓
Applicant ✓ ZA Resolution Book ✓ ZA Log Book ✓
Public Works ✓



VICINITY MAP

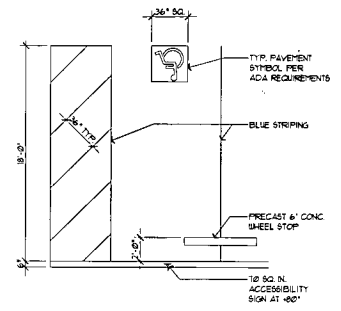
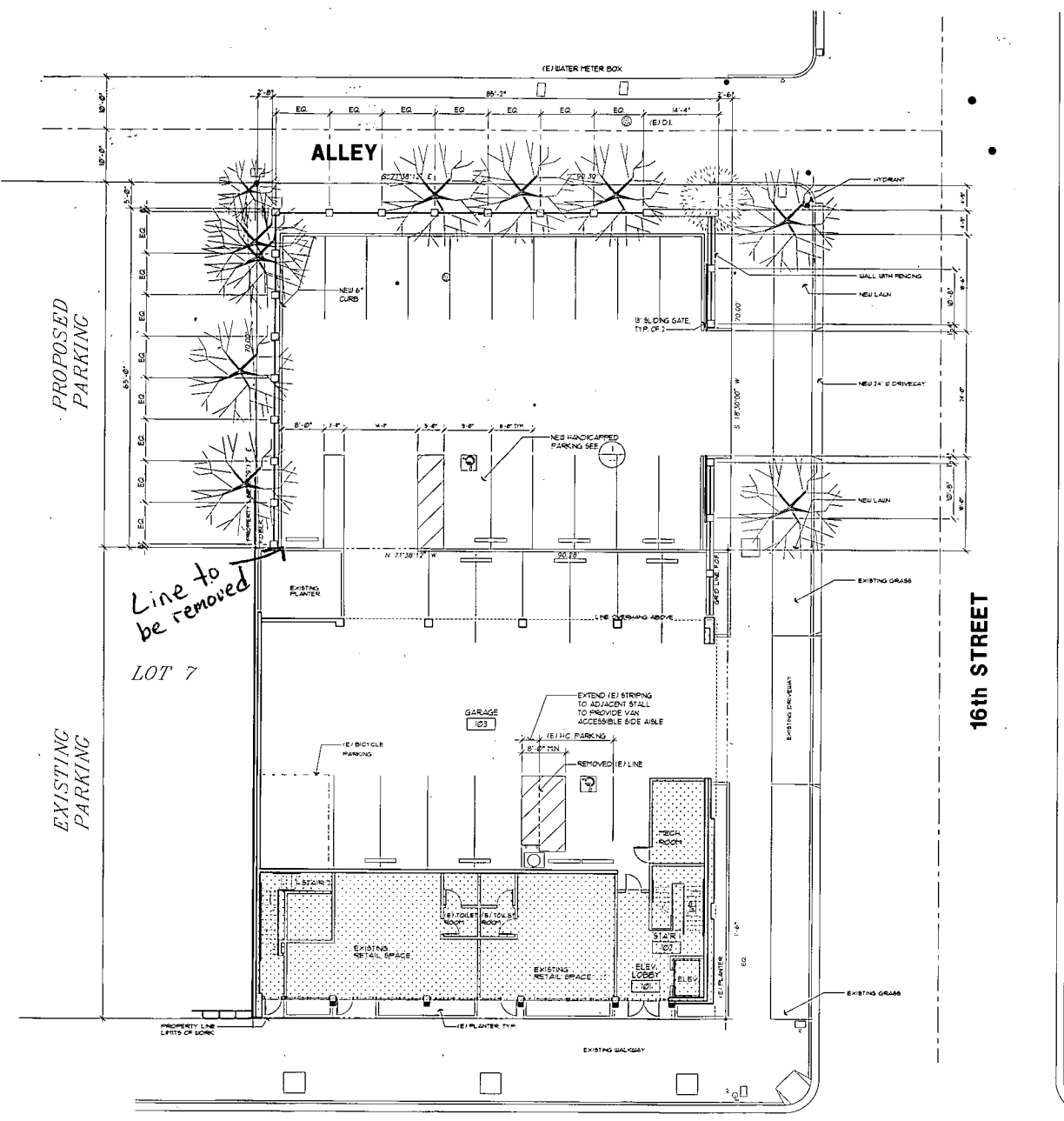


LAND USE & ZONING MAP

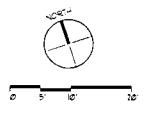
296-064

JUNE 12, 1996

ITEM 1



1 HANDICAPPED PARKING
SCALE: 1" = 10'



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ARCHITECT/CONSULTANT

SELF Schools Excess Liability Fund Parking Lot
Sacramento, California

EXHIBIT A

Issue Date	Issued For
Job No.	Sheet

SITE PLAN

SCALE: 1/4" = 1'-0"
A1.1
SHEET NO.
DATE: MAY 8, 1996

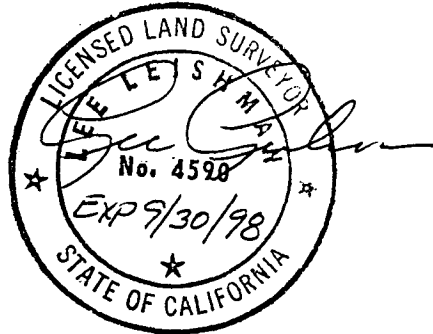
EXHIBIT B

Legal Description
for
SELF

Proposed

Being all that certain real property situate in the City of Sacramento, State of California and being all of Lot 5 and the East 10 feet of Lot 6, in the Block bounded by 15th and 16th and H and I Streets of the City of Sacramento, according to the official plat thereof and being more particularly described as follows:

Beginning at the northeast corner on said Lot 5 and running thence southerly along the easterly line of said Lot 5, S 18° 30' 00" W, 160.53 feet to the southeast corner of said Lot 5 and thence running westerly along the southerly line of Lot 5 and the southerly line of said East 10 feet of Lot 6, N 71° 37' 50" W, 90.26 feet, to the southwest corner of said East 10 feet, thence along the westerly line of said East 10 feet of said Lot 6, N 18° 29' 17" E, 160.52 feet, to the north line of said Lot 6, thence along said north line and the north line of said Lot 5, S 71° 38' 12" E, 90.30 feet, to the Point of Beginning.



5/16/96

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