

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, March 28, 1995, the Zoning Administrator approved a parcel merger (File Z95-001) by adopting the attached resolution (ZA95-008).

**Project Information**

Request: **Zoning Administrator Parcel Merger** to merge two parcels into one parcel totaling 0.12± partially developed acres in the Multi-Family (R-3A) zone.

Location: 805 F Street

Assessor's Parcel Number: 002-0104-023, 020

Applicant: James and Estrella Kincaid  
1623 24th Street  
Sacramento, CA 95816

Property Owner: Same as Applicant

General Plan Designation: High Density Residential (30± du/na)  
Central City

Community Plan Designation: Multi-Family  
Existing Land Use of Site: Vacant and Uninhabited Apartment Building  
Existing Zoning of Site: Multi-Family (R-3)

**Surrounding Land Use and Zoning:**

North: R-O; Vacant  
South: O-B and R-3A; Apartment Building and Parking Lot  
East: R-O; Vacant  
West: R-O; Vacant

Property Dimensions: Irregular  
Property Area: 0.12± acres  
Topography: Flat  
Street Improvements: Existing

Utilities: Existing  
Project Plans: See Exhibit A  
Legal Description: See Exhibit B  
Previous Files: Z93-088

Background Information: On February 15, 1994, the Zoning Administrator approved a lot line adjustment for four parcels and a variance to waive a required wall for a proposed on-site parking lot for residential use (Z93-088). Two of the four parcels are part of the present application. The properties have since been sold and the parking lot use is no long contemplated by the current property owners.

Additional Information: The apartment building located at 805 F Street was originally constructed with six units. In 1980 the property was rezoned from R-4A to R-3A and the apartment became a legal non-conforming use. Subsequently there was a fire in the building and it has been vacant for several years, thus losing its non-conforming status. The applicant proposed to merge the properties in order to provide more land area for the existing apartment building that is to be refurbished. The Zoning Ordinance requires 1200 square feet of land per unit for the R-3A zoning. The existing parcel with the apartment building would only allow two units and merging the additional parcel to the north to the southern parcel allows for four units. The additional area will be used for a backyard.

As noted above, the previous application included development of a parking lot. A parking lot is not proposed as part of this request and is not required (805 F Street has a credit of six parking spaces).

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. 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)}.

*Joy D. Patterson*

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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 (Catherine Smith, 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 ✓  
Public Works ✓

ZA Log Book ✓