

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 2, 1995, the Zoning Administrator approved a parcel merger (File Z95-028) by adopting the attached resolution (ZA95-013).

Project Information

Request: Parcel Merger to merge three parcels into one parcel totaling 0.30± developed acres in the General Commercial, Special Planning District (C-2) (SPD) zone.

Location: 1419 and 1425 Del Paso Blvd

Assessor's Parcel Number: 275-0124-003, 004, 005

Applicant: Frank and Rose Chan
1425 Del Paso Boulevard
Sacramento, CA 95815

Property Owner: Same as Applicant

General Plan Designation: Low Density Residential (4-15 DU/NA)
North Sacramento

Community Plan Designation: Residential (4-8 DU/NA)

Existing Land Use of Site: Commercial

Existing Zoning of Site: General Commercial (C-2)(SPD)

Surrounding Land Use and Zoning:

North: C-2(SPD); Commercial

South: C-2(SPD); Commercial

East: C-2(SPD); Commercial

West: C-2(SPD); Commercial

Property Dimensions: Irregular
Property Area: 0.30± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: None

Additional Information: The three parcels to be merged consist of two commercial buildings with frontage on Del Paso Boulevard and Arden Way. The western structure crosses a property line. The applicant proposes to merge the properties in order to expand a bakery into the additional building. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

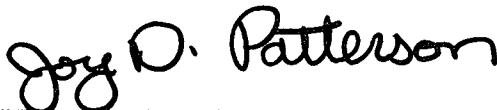
According to the General Plan and the North Sacramento Community Plan, the land use designations of low density residential for the three parcels do not correspond to the current commercial zoning for all the parcels. The lot line merger entitlement does not change the land use designations nor is it a review for proposed development, therefore the proposed merger is consistent with both plans. Subsequent development proposals could trigger the need for both General Plan and North Sacramento Community Plan amendments to change the land use designations for the parcels. The site is located within the Del Paso Boulevard Special Planning District and the proposed project is consistent with SPD guidelines.

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.

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)}.



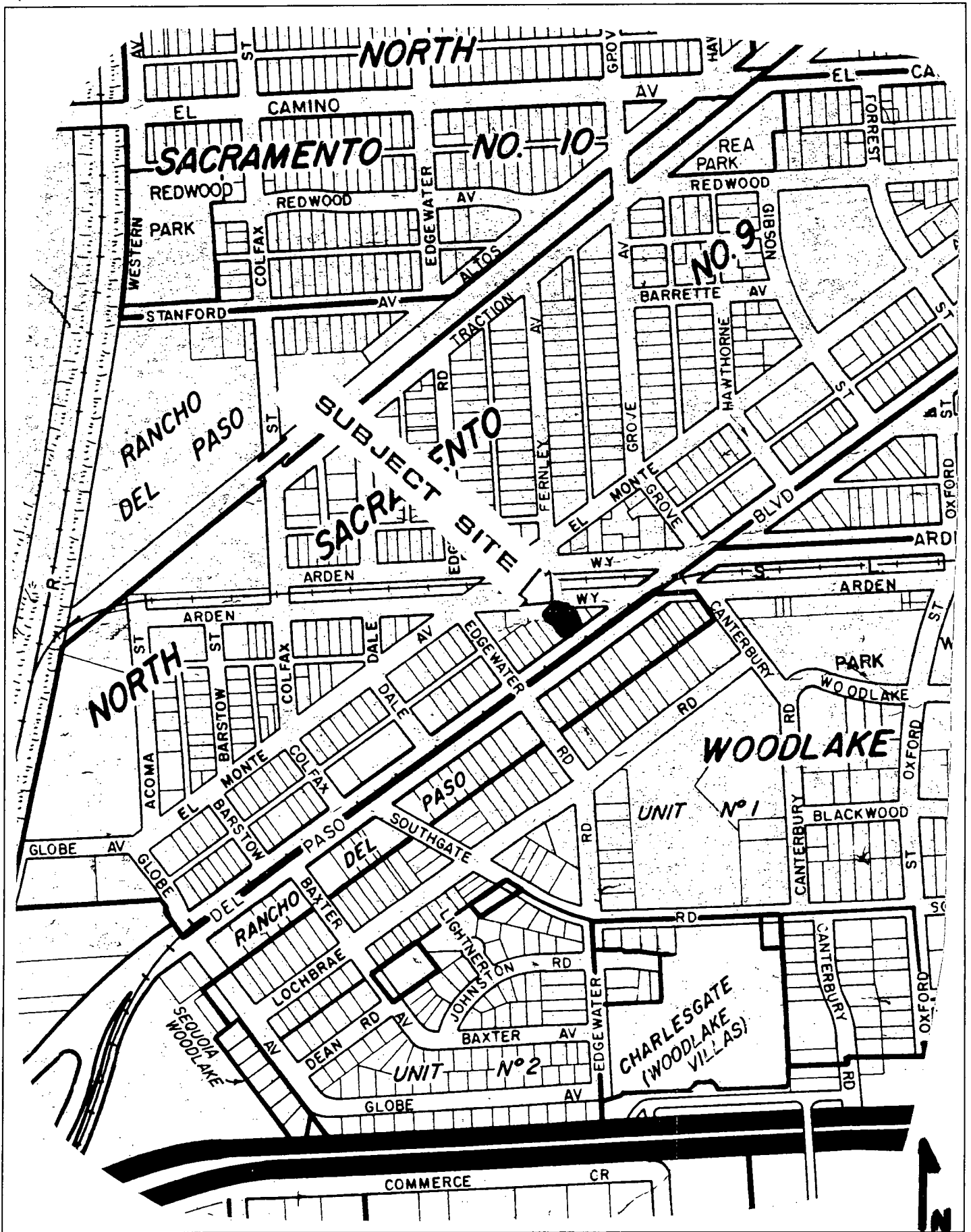
Joy D. Patterson
Zoning Administrator

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 (Catherine Smith, 264-8307) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



VICINITY MAP

ABANDONED SACRAMENTO NORTHERN
RAILROAD RIGHT-OF-WAY

EXHIBIT A

PHOTOGRAPH ORIENTATION
(TYPICAL)

ARDEN WAY

REFRIGERATION EQUIPMENT

OVERHEAD
POWERLINES

CORRUGATED
METAL FENCE

UNPAVED
DELIVERY AREA
APN# 275-124
-04

CANOPY

1419
ANTIQUE ARCADE
DEL PASO BOULEVARD

1425
BAKO PRODUCTS
DEL PASO BOULEVARD

CAFE
MONTREAL

APN# 275-124
-03

ASSOCIATED
SOUND

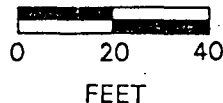
APN# 275-124
-05

DEL PASO BOULEVARD

SIMILAR COMMERCIAL
DEVELOPMENT



APPROXIMATE SCALE



NOTES:

1. PREPARED FROM A COUNTY ASSESSOR'S MAP, AERIAL PHOTOGRAPHY, AND OUR FIELD NOTES.
2. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE ONLY.

PLOT PLAN



P95 028

PROJECT NUMBER: 237-001
DRAWN BY: CA
DATE: 12-23-74
CHECKED BY: Z
DATE:

EXHIBIT B

Page 1

Escrow No. 312099W -PCP

LEGAL DESCRIPTION EXHIBIT

CITY OF SACRAMENTO

LOTS 5 AND 6, BLOCK 13 OF NORTH SACRAMENTO SUBDIVISION NO. 9, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON APRIL 3, 1914, IN THE BOOK 15 OF MAPS, MAP NO. 2.

ASSESSOR'S PARCEL NUMBER 275-0124-003-0000

ASSESSOR'S PARCEL NUMBER 275-0124-004-0000

ASSESSOR'S PARCEL NUMBER 275-0124-005-0000

