

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday May 10, 1994, the Zoning Administrator approved a parcel merger (File Z94-044) by adopting the attached resolution (ZA94-015).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 0.28± developed acres in the General Commercial (C-2) zone.

Location: 1229 and 1235 H Street

Assessor's Parcel Number: 002-0162-012, 018

Applicant: Glenn F. Williams Civil Engineering and Surveying
6020 Rutland Drive #19
Carmichael, CA 95608

Property Owner: A. G Partners, L.P., c/o OPUS Management Co.
801 12th Street #260
Sacramento, CA 95814

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial
Existing Land Use of Site: Vacant commercial building and parking lot
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Apartments

South: C-2; Office

East: C-2; Office

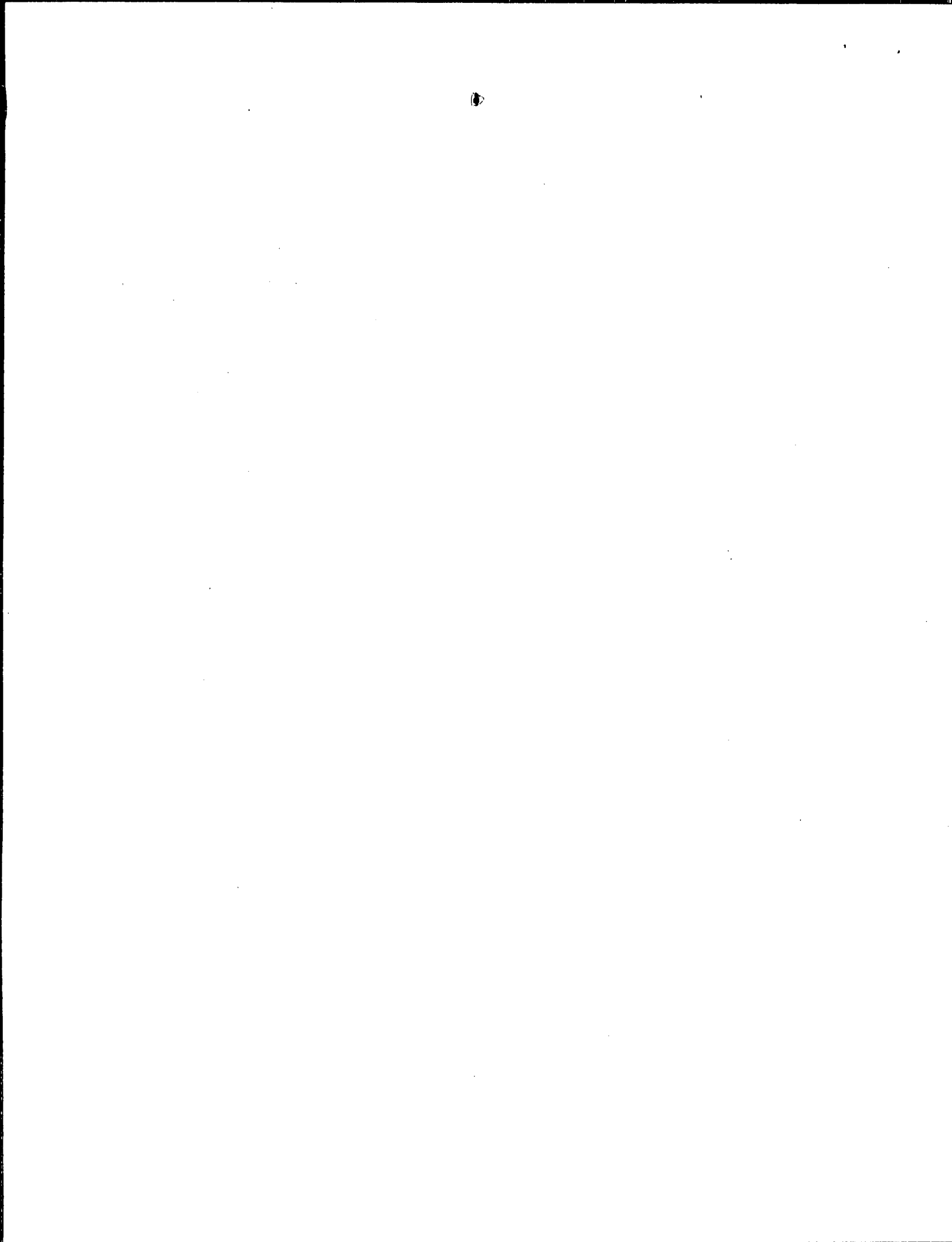
West: C-2; Commercial

Property Dimensions: Irregular
Property Area: 0.28± acres
Topography: Flat

Z94-044

May 10, 1994

Item 2



Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

The two parcels to be merged are on the northwest corner of 13th Street and H Street. 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 child care center. 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.

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)}.

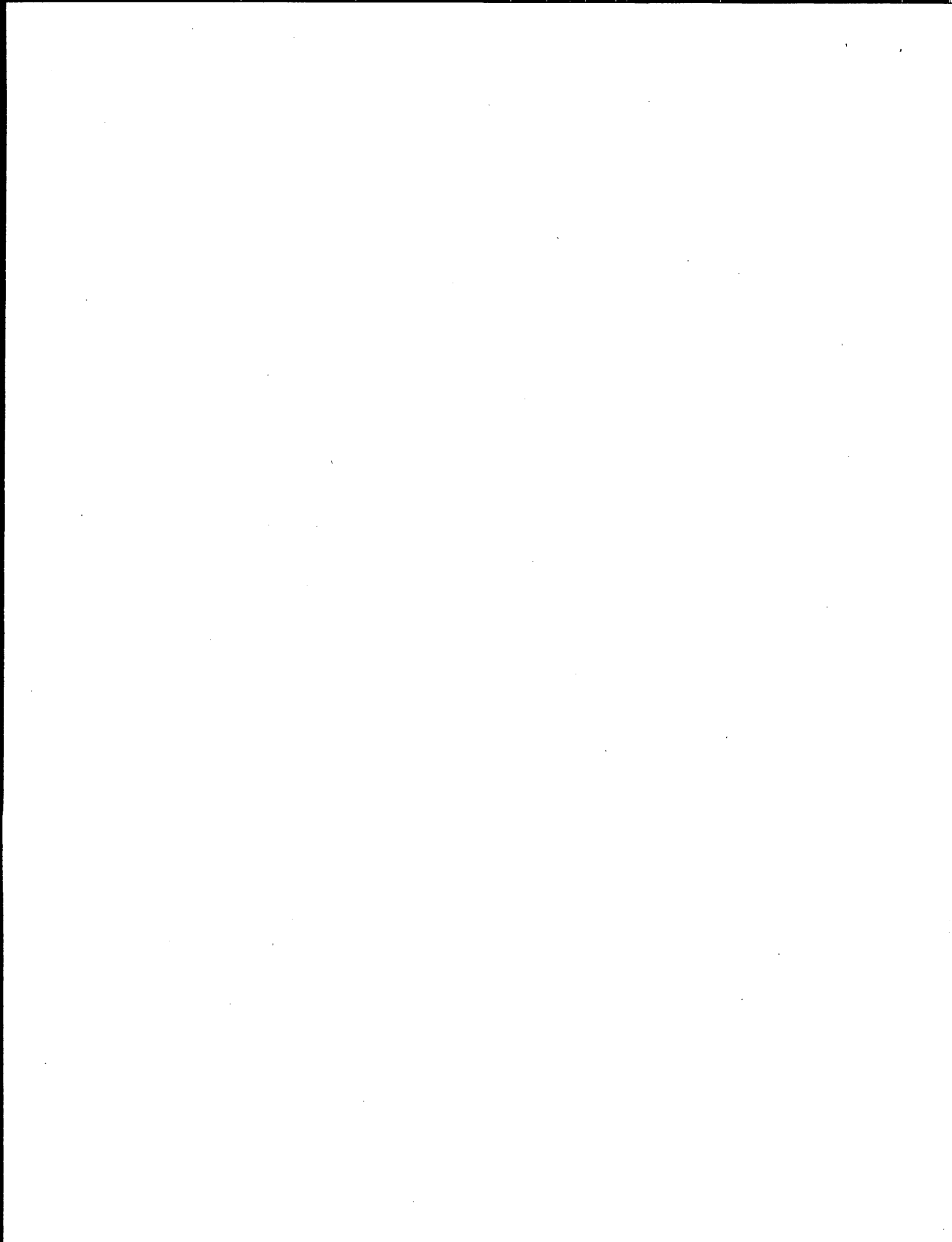


Joy D. Patterson
Zoning Administrator

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 - 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



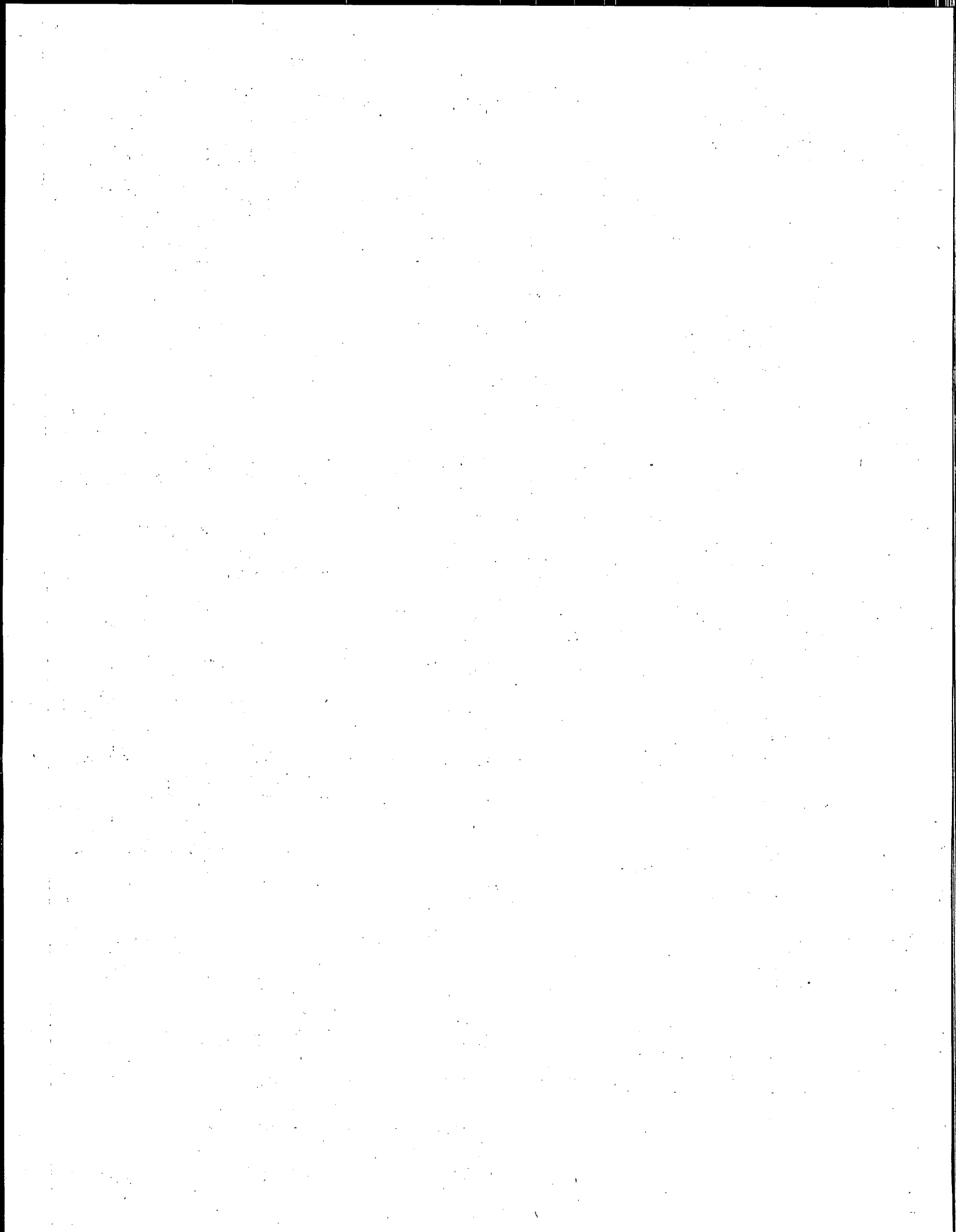


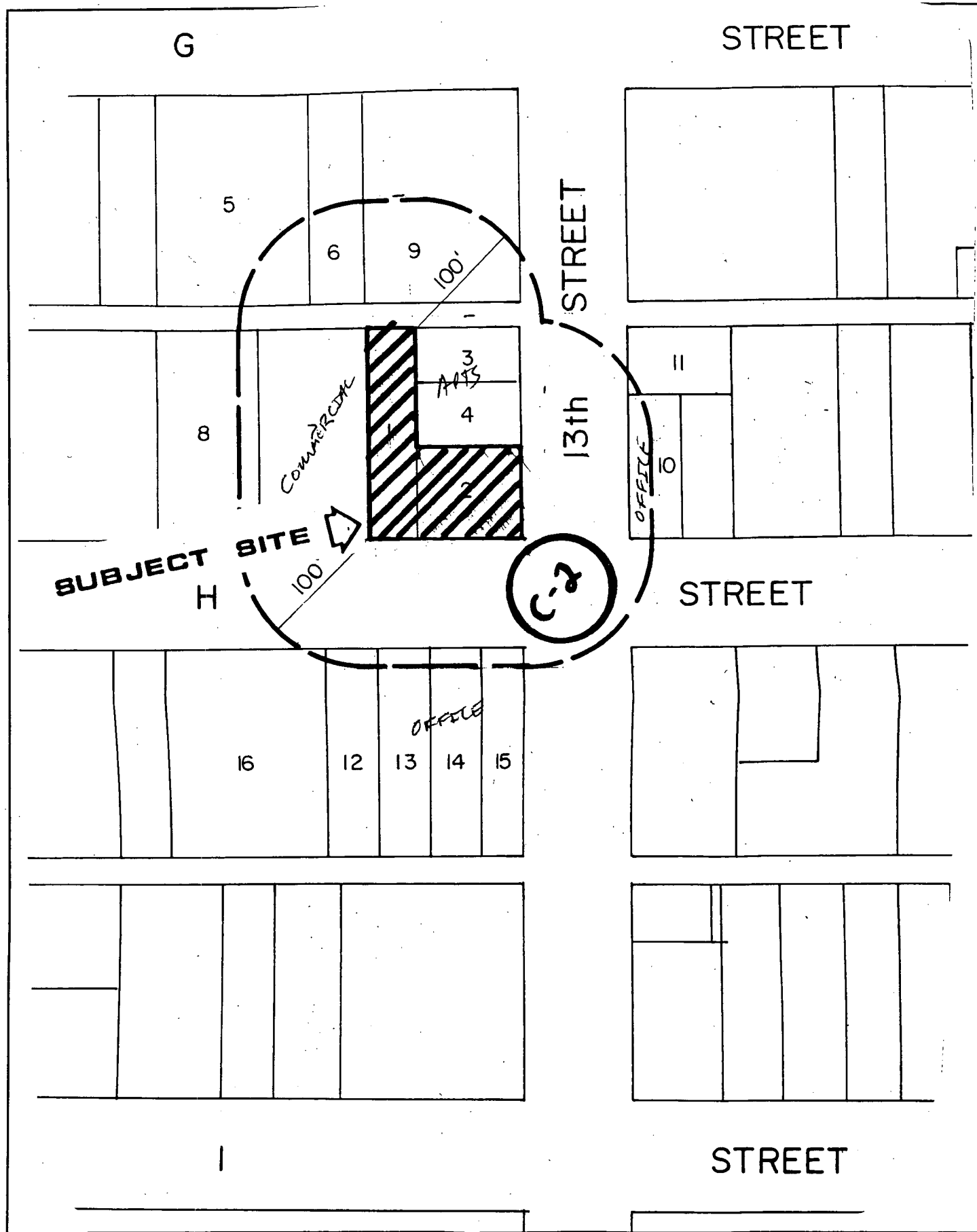
VICINITY MAP

Z94-044

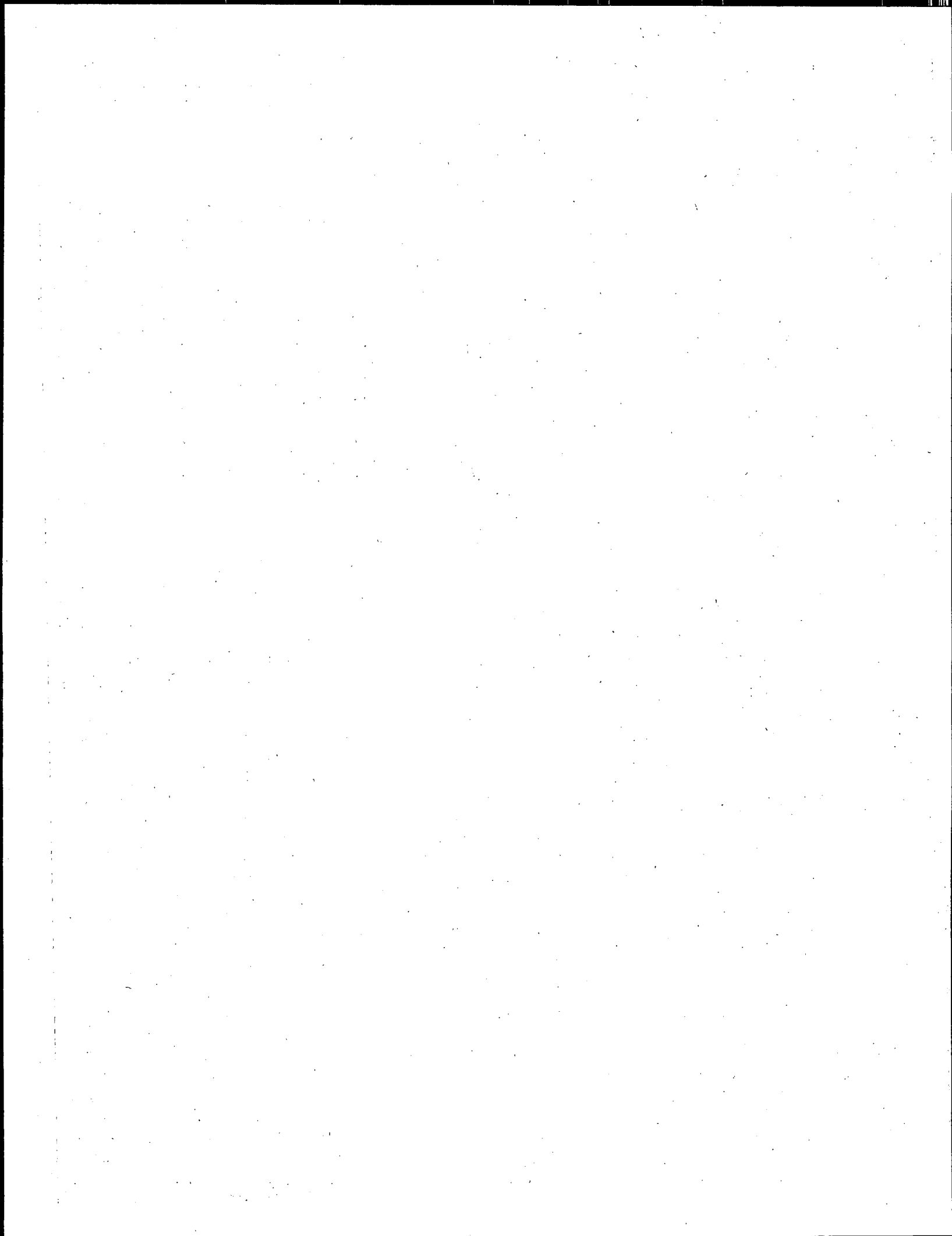
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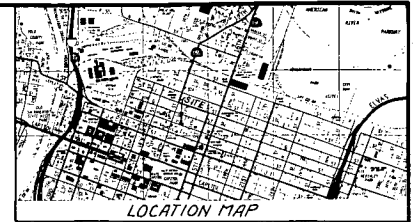
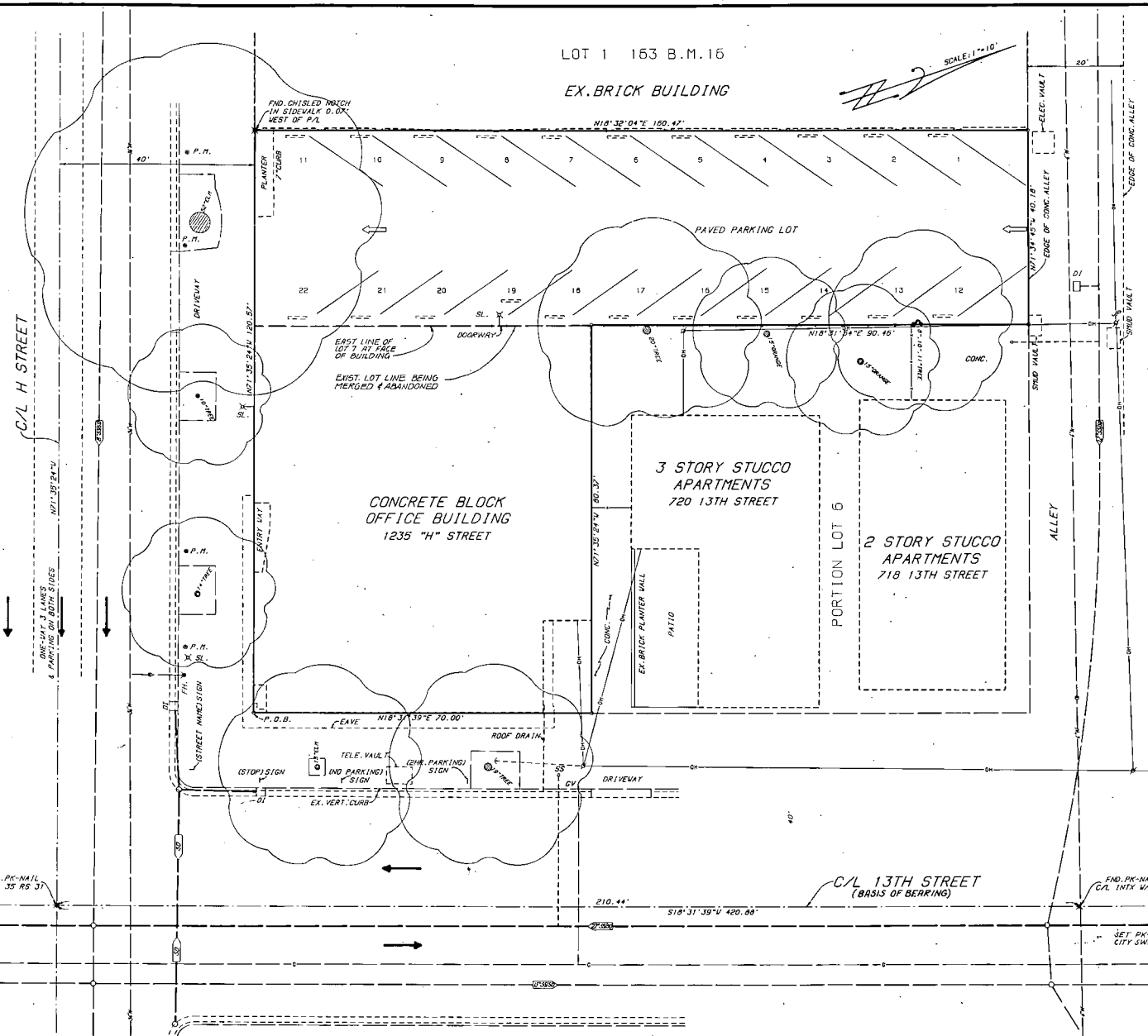
LAND USE & ZONING MAP



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Item 2



NOTE:
1. UNDERGROUND ELECTRIC, WATER, GAS, TELEPHONE, CABLE, SEWER, AND STORM DRAIN FACILITIES ARE INDICATED BY VALVE BOXES, PULLBOXES, HANDHOLES, RISERS, CLEANOUTS AND HAS IN SOME CASES BEEN LOCATED FROM RECORD INFORMATION. THE EXACT LOCATION CAN ONLY BE DETERMINED BY EXCAVATION.

DESCRIPTION:
ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL ONE: THE SOUTH 30 FEET OF LOT 6, IN THE BLOCK BOUNDED BY 12TH AND 13TH AND "G" AND "H" STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.
PARCEL TWO: THE EAST ONE-HALF OF LOT 7 IN THE BLOCK BOUNDED BY "G" AND "H" AND 12TH AND 13TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF 13TH STREET AS SHOWN ON 163 B.M. 16, BEING S10°31'39"W, ESTABLISHED BY MONUMENTS FOUND AS SHOWN.

CERTIFICATE:
TO A.G. PARTNERS A LIMITED PARTNERSHIP AND NORTH AMERICAN TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/MCSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM INC. MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 2, 3, 5, 9, 10, 11, 12 OF TABLE 3 THEREOF.

MICHAEL F. WILLIAMS L.S. #4732

- LEGEND:**
- S—S— EXIST SANITARY SEWER & STORM DRAIN PIPE
 - SD— EXIST STORM DRAIN PIPE
 - DI— EXIST DRAIN INLET
 - W— EXIST WATER MAIN
 - FH— EXIST FIRE HYDRANT
 - V— EXIST WATER VALVE
 - G— EXIST GAS MAIN
 - S— EXIST SEWER SERVICE
 - SL— EXIST STREET LIGHT
 - PH— EXIST PARKING METER
 - S— EXIST SIGN (AS NOTED)
 - J— EXIST JOINT POLE
 - O— EXIST OVER HEAD LINE
 - F— EXIST FENCE
 - P— EXIST PARKING STOP
 - X— FOUND MONUMENT AS NOTED

ASSESSOR'S PARCEL NO.

rev	date	description	by	app	benchmark	elev.

SCALE		drafted by: S.F.L.	
horiz:	1"=10'	designed by:	NA
vert:	N/A	checked by:	U.F.V.
DATE	MARCH 04 323	DATE	93-11-85

GAW GLENNE WILLIAMS CIVIL ENGINEERING & SURVEYING
SITE ENGINEERING, LAND PLANNING, SURVEYING
SPECIAL PROJECTS
6020 RUTLAND DRIVE, SUITE 19 - CARMICHAEL, CA 95608 - PHONE (916) 331-4336
GLENN F. WILLIAMS (1926 - 1982)

LOT MERGER
1229, 1237 H STREET
CITY OF SACRAMENTO CALIFORNIA

SHEET
1
9
1
SHEETS

EXHIBIT A

RECEIVED
APR 21 1994
CITY OF SACRAMENTO
CITY PLANNING DIVISION

Z94-044

EXHIBIT B

DESCRIPTION

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Lots 6 and 7 in the block bounded by 12th Street, 13th Street, "G" Street and "H" Street.

BEGINNING at the Southeast corner of said Lot 6; thence North $71^{\circ} 35' 24''$ West, 120.57 feet; thence North $18^{\circ} 32' 04''$ East, 160.47 feet; thence South $71^{\circ} 34' 45''$ East, 40.18 feet; thence South $18^{\circ} 31' 54''$ West, 90.46 feet; thence South $71^{\circ} 35' 24''$, East, 80.37 feet; thence South $18^{\circ} 31' 39''$ West, 70.00 feet to the point of beginning.

Containing a total of 0.2772 acres.

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APR 21 1994

CITY OF SACRAMENTO
CITY PLANNING DIVISION

Z 94 - 044

294-044

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ITEM 2



