

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 11, 1998, the Zoning Administrator approved a parcel merger (File Z98-013) by adopting the attached resolution (ZA98-009).

Project Information

Request: Zoning Administrator Parcel Merger to merge three parcels into one parcel totaling 0.314± partially developed acres in the General Commercial (C-2) zone.

Location: 3200 Stockton Boulevard (D5, Area 3)

Assessor's Parcel Number: 014-0196-010, 011, 012

Applicant: Cooper, Thorne & Associates (Everett Thorne)
3233 Monier Circle
Rancho Cordova, CA 95742

Property Owner: Richard Fisher
3200 Stockton Boulevard
Sacramento, CA 95820

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Land Use of Site: Commercial
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Commercial and Single Family Residential
South: C-2; Commercial
East: C-2; Vacant
West: R-1; Single Family Residential

Property Dimensions: Irregular
Property Area: 0.314± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: P3858

Additional Information The applicant proposes to merge the common property lines between three parcels in order to construct a new building. The west and southeastern parcel are paved and the northeastern parcel is developed with a commercial building. 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, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment 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)}.

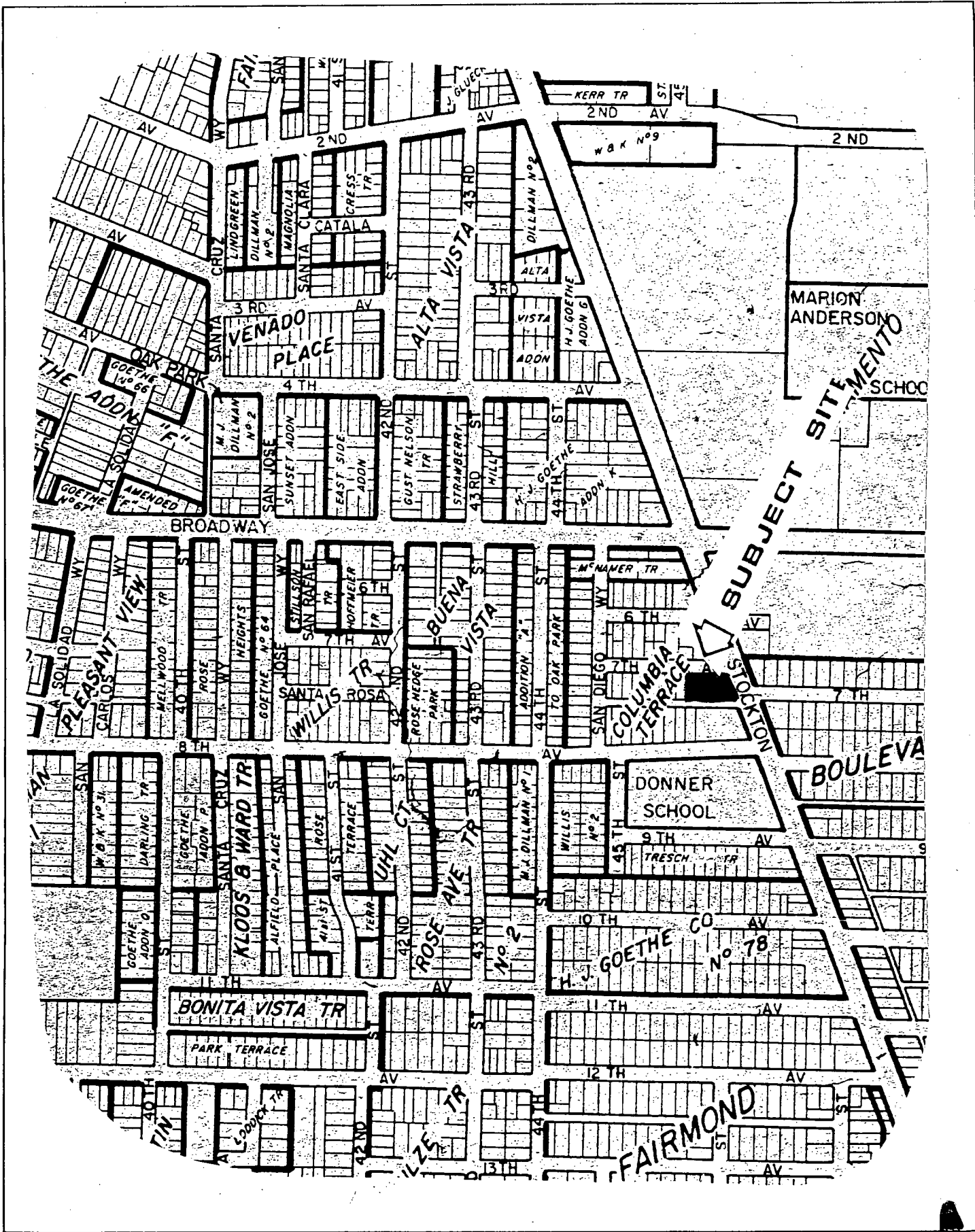


Joy Patterson
Zoning Administrator

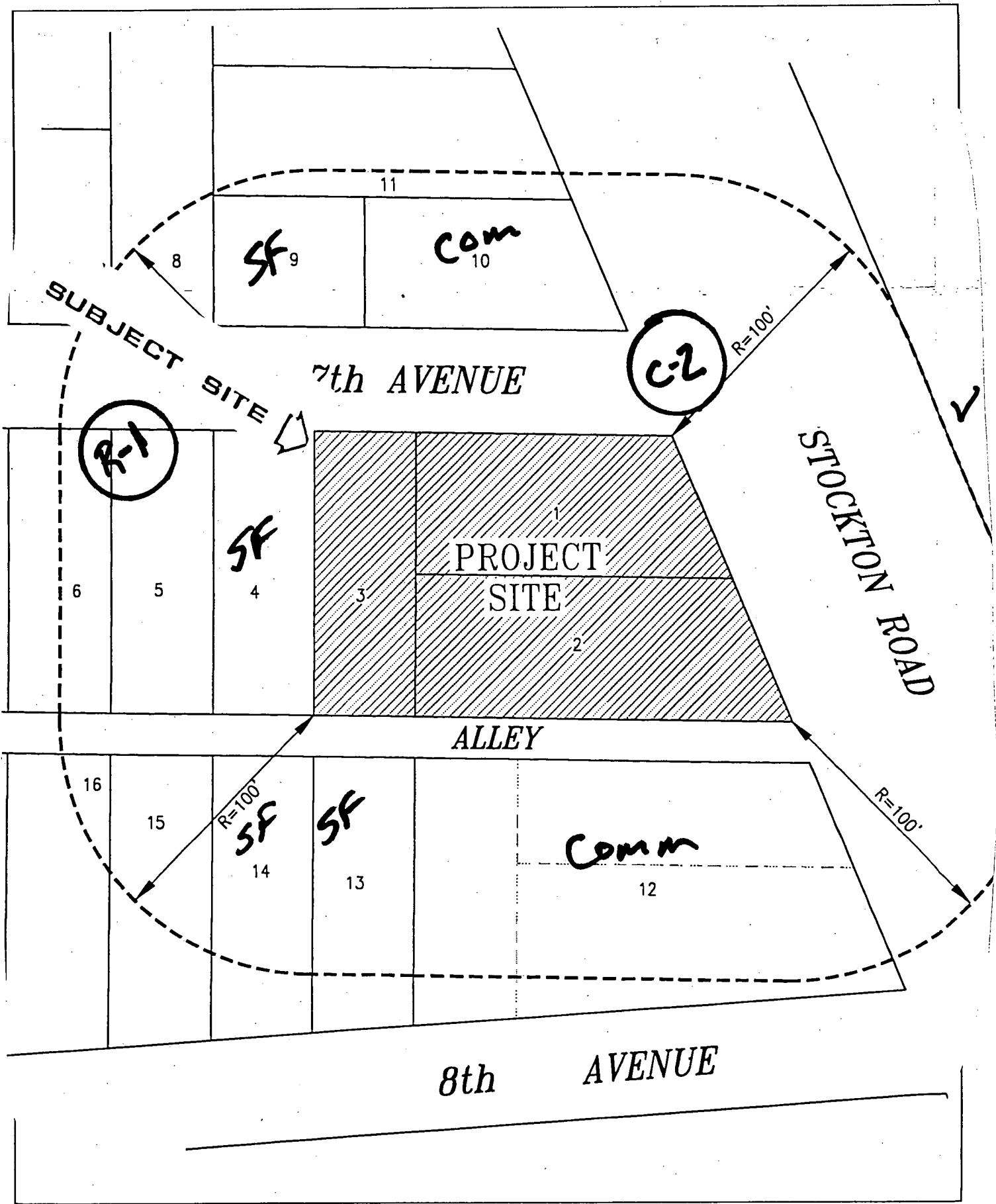
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) 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 (Anwar Ali)



VICINITY MAP



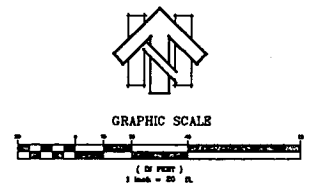
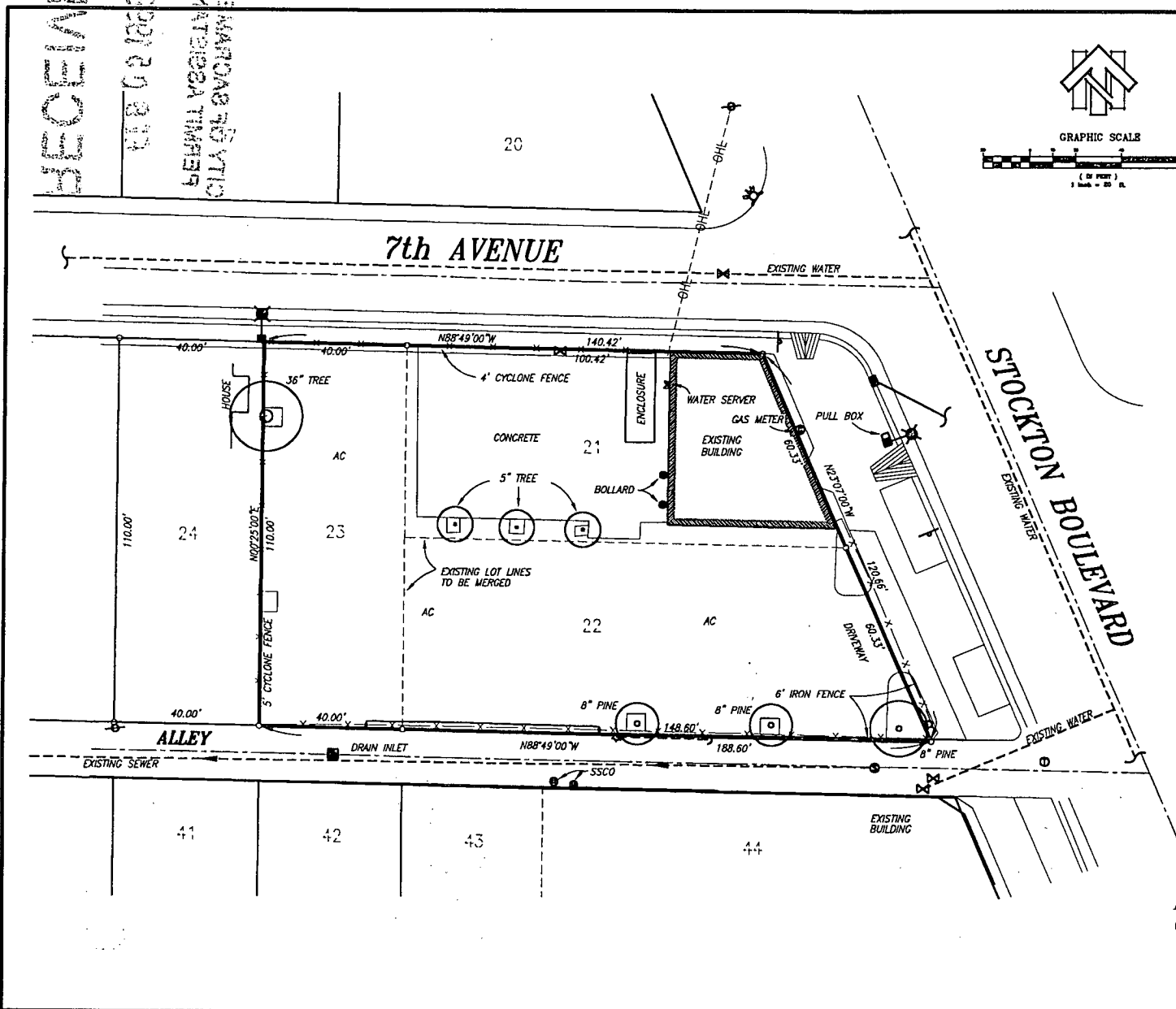
LAND USE & ZONING MAP

298-013

MARCH 11, 1998

298-013
ITEM 1

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PLANNING DEPARTMENT
MARCH 11 1998



VICINITY MAP N.T.S.

- EXISTING A.P.N.'s
- 14-196-10
 - 14-196-11
 - 14-196-12

LOT LINE MERGER
 FOR
FRUITRIDGE PRINTING COMPANY
 LOTS 21, 22 & 23 OF "COLUMBIA TERRACE" 10 BM 14
 CITY OF SACRAMENTO, STATE OF CALIFORNIA

cta COOPER, THORNE & ASSOCIATES, INC.
 Civil Engineering & Land Surveying
 1838 Mosher Circle, Suite 1
 Rancho Cordova, CA 95743
 (916) 638-0919 / FAX 638-3479

EXHIBIT A

EXHIBIT B

Exhibit 'A'

All that real property situate in the City of Sacramento, County of Sacramento, State of California, being all of lots 21, 22 and 23 as shown on the "Plat of Columbia Terrace" Recorded in Book 10 of Maps, Page 14, official Records of Sacramento County, more particularly described as follows:

Commencing at the intersection of the South line of Seventh Avenue, formerly known as Camellia Avenue, and the East line of San Diego Way, formerly known as Ivy Avenue; thence along said South line S 88°49'00" E 360.00 feet to the True Point of Beginning; thence continuing along said line S 88°49'00" E 140.42 feet to the Westerly line of Stockton Boulevard, formerly known as Upper Stockton Road; thence along said Westerly line S 23°07'00" E 120.66 feet to a point on the North line of an Alley; thence along said Northline N 88°49'00" W 188.60 feet to the West line of said lot 23; thence along said West line N 00°25'00" E 110.00 feet the True Point of Beginning, containing 0.415 acres more or less.

END OF DESCRIPTION

This description has been prepared from Record information in connection with a lot merger application with the city of Sacramento.

Kevin A. Heeney L.S. 5914
License expires 12-31-2000

**CITY OF SACRAMENTO
PERMIT ASSISTANCE**

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