

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, May 9, 1995, the Zoning Administrator approved a parcel merger (File Z95-034) by adopting the attached resolution (ZA95-018).

**Project Information**

Request: Parcel Merger to merge two parcels into one parcel totaling 0.17± developed acres in the General Commercial, Special Planning District (C-2)(SPD) zone.

Location: 2475 Cantalier Street & 646 El Camino Avenue

Assessor's Parcel Number: 275-0041-005, 006

Applicant: Chris Zirbel  
P.O. Box 660216  
Sacramento, CA 95866

Property Owner: Robert Clifford  
2475 Cantalier Street  
Sacramento, CA 95815

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: R-2B; Residential  
South: R-1; Commercial  
East: C-2(SPD); Church  
West: R-1; Single Family

Property Dimensions: 50 Feet x 145 Feet

Property Area: 0.17± acres

Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: I&R 95-036

Background Information: Staff determined there was adequate parking for the expansion of the dental office into the adjacent vacant law office building (I&R 95-036).

Additional Information: The two parcels to be merged consist of two commercial office buildings with frontage on Cantalier Street and El Camino Avenue. The applicant proposes to merge the properties in order to expand an existing dental office into the adjacent 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 two parcels do not correspond to the current commercial zoning for 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*

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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 (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







EXHIBIT B

Proposed description

Lot 5, Block 3, North  
Sacramento, Sub. No. 9