

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, May 6, 1998, the Zoning Administrator approved a parcel merger (File Z98-037) by adopting the attached resolution (ZA98-016).

**Project Information**

**Request:** Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 0.36± partially developed acres in the General Commercial (C-2) zone.

**Location:** 5601 & 5607 J Street (D1, Area 3))

**Assessor's Parcel Number:** 008-0122-012, 013

**Applicant:** Murray Smith & Associates (Mike Himmelmann)  
3110 Gold Canal Drive 'A'  
Rancho Cordova, CA 95670

**Property Owner:** Emil & Rosamaria Tanghetti  
5601 J Street  
Sacramento, CA 95819

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

**Surrounding Land Use and Zoning:**

**North:** R-3; Residential  
**South:** C-2 and R-1; Commercial and Residential  
**East:** C-2; Commercial  
**West:** R-1; Residential

**Property Dimensions:** 100 feet x 160 feet  
**Property Area:** 0.36± acres  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: None

Additional Information The applicant proposes to merge the common property lines between two parcels in order for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

Agency Comments

The proposed project has been reviewed by the City 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)}.



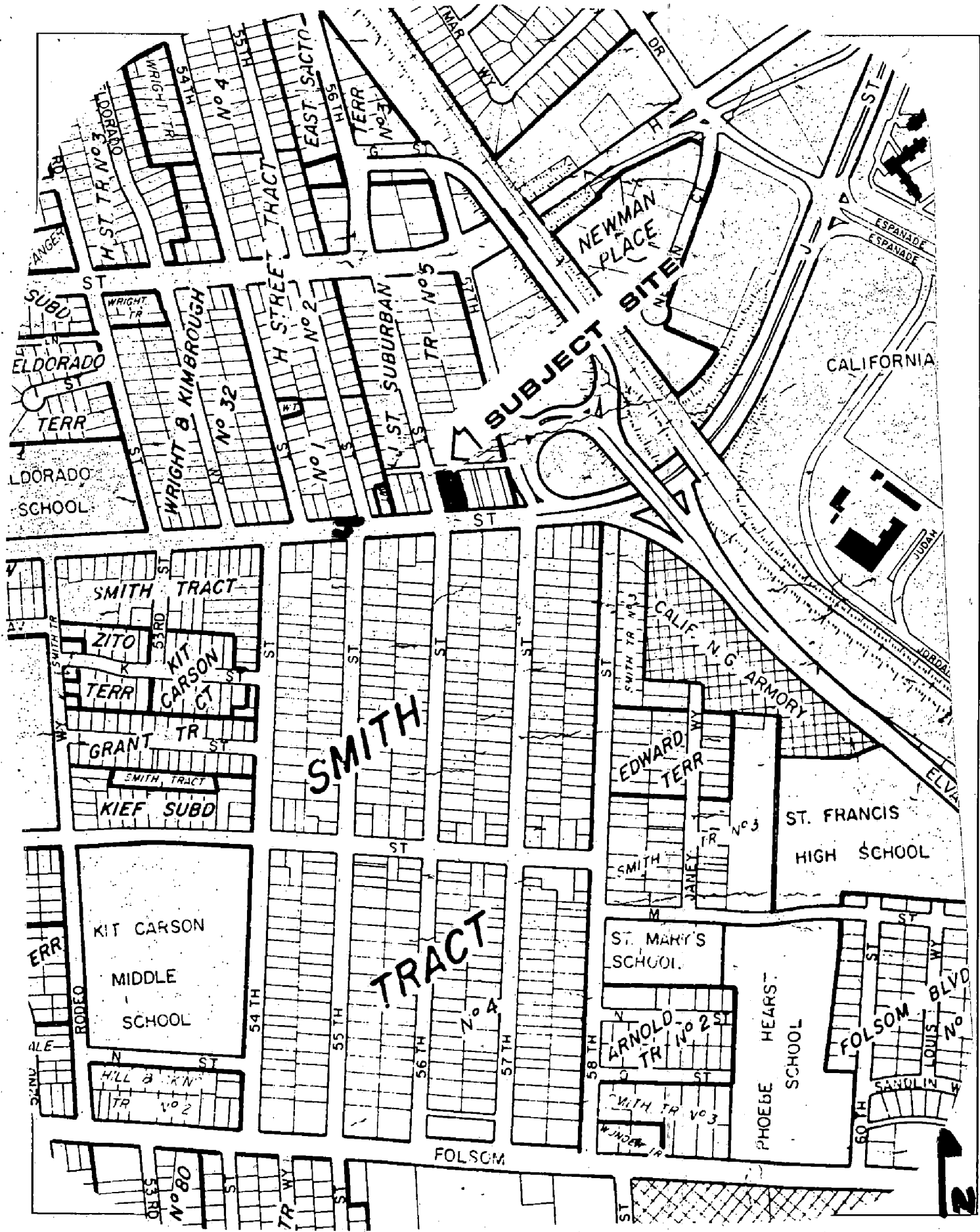
---

Joy Patterson  
Zoning Administrator

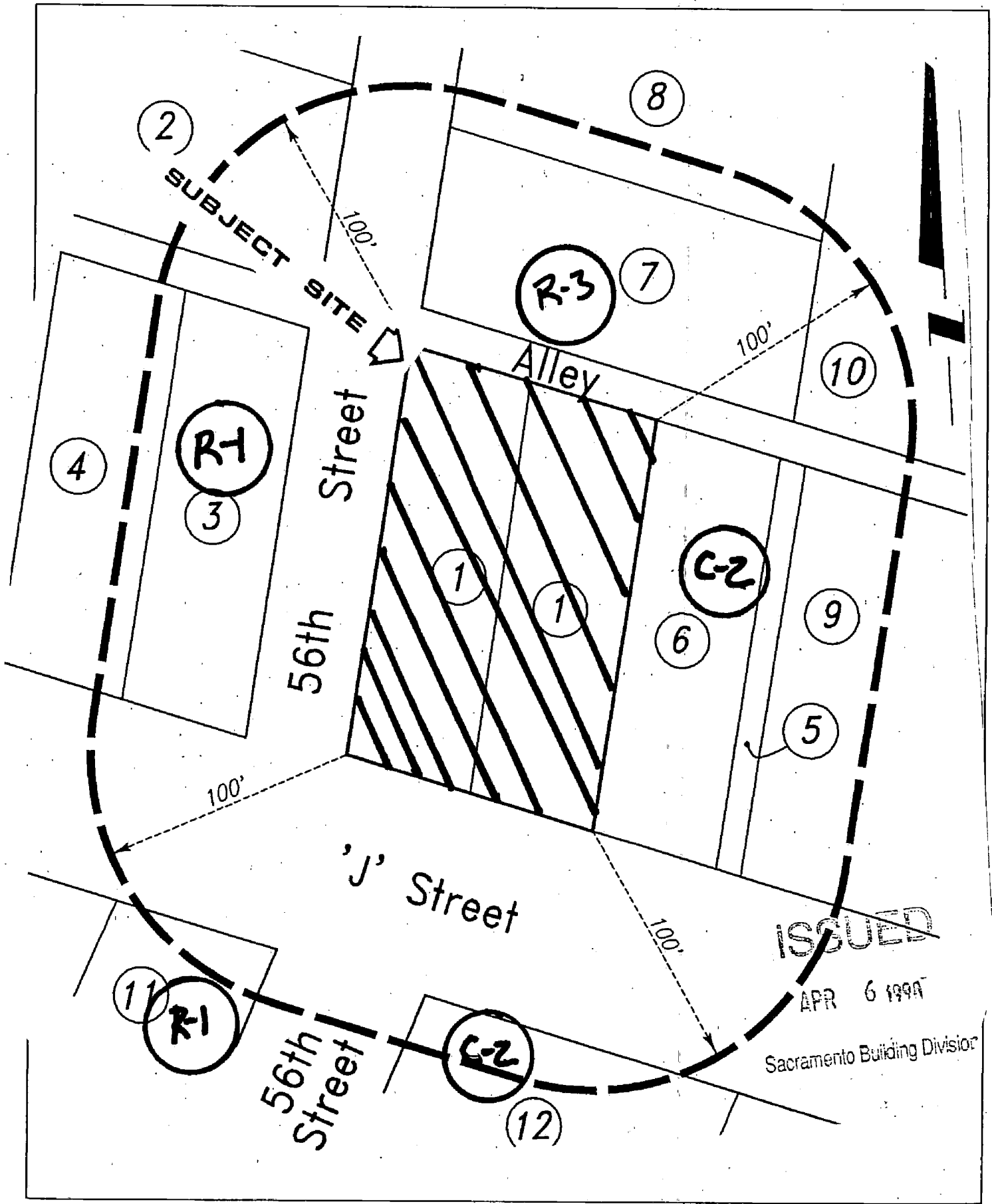
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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  
Owner  
Public Works (Anwar Ali)



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

230862



56th STREET

5607

688-100  
218-013

100% for Merger  
Street, City  
San Francisco, California

298-037

MAY 6, 1998

ITEM 2

**EXHIBIT B**

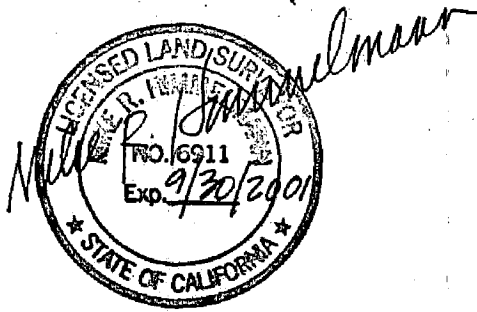
**LEGAL DESCRIPTION FOR PROPOSED  
MERGER APN 018-0122-012 & 013  
CITY OF SACRAMENTO, CALIFORNIA**

Lots 36 and 37 of that certain Plat of "J STREET SUBURBAN TRACT NO. 5" filed in the office of the Recorder, County of Sacramento, State of California in Book 7 of Maps, Map No. 51.

###

Murray Smith & Associates  
Engineering, Inc.

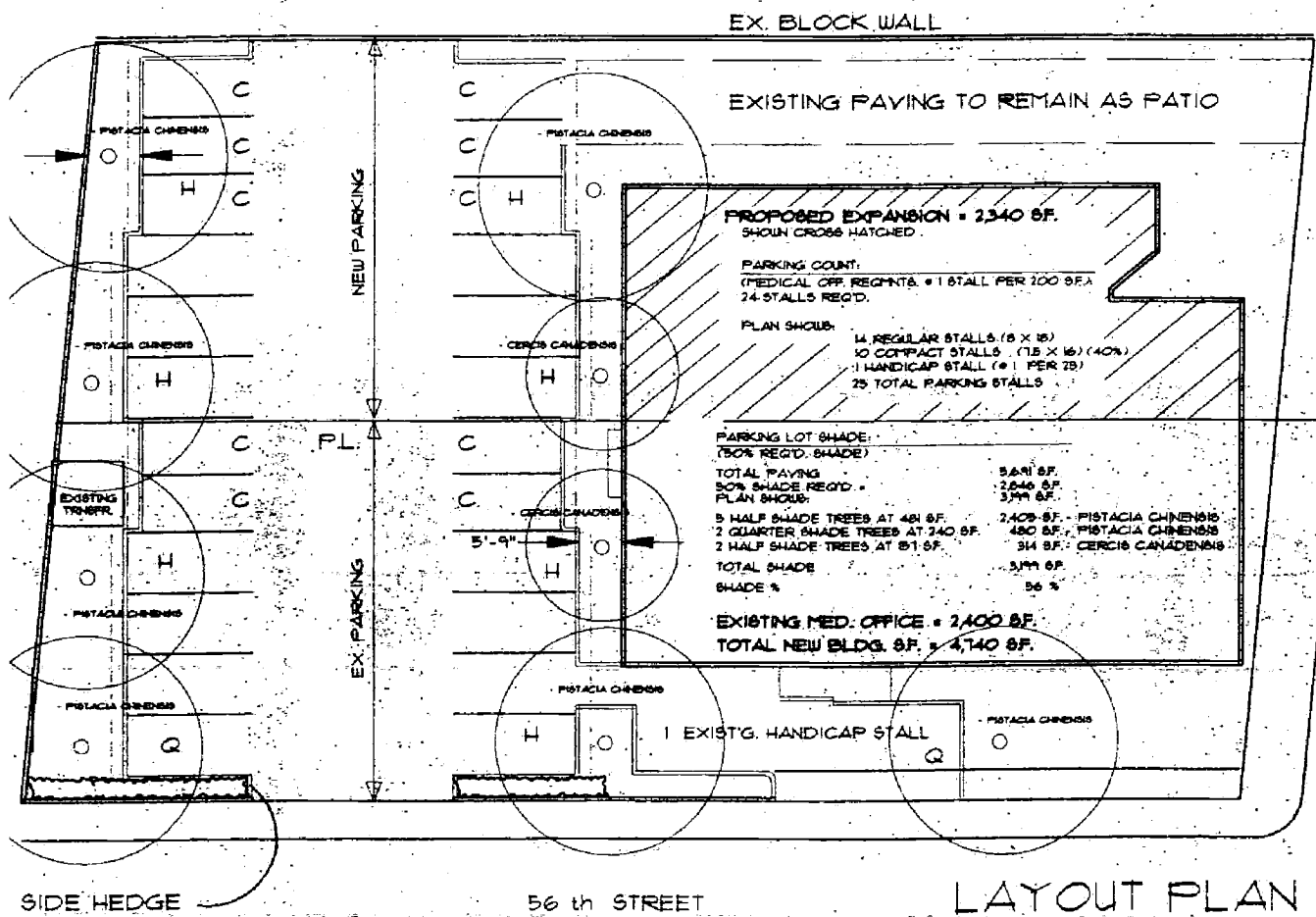
March 16, 1998  
98018



**ISSUED**

**APR 6 1998**

Sacramento Building Division



EX. BLOCK WALL

EXISTING PAVING TO REMAIN AS PATIO

PROPOSED EXPANSION = 2,340 SF.  
SHOWN CROSS HATCHED.

PARKING COUNT:  
(MEDICAL OFF. REGHTA. • 1 STALL PER 100 SF.)  
24 STALLS REQ'D.

PLAN SHOWS:  
14 REGULAR STALLS (8 X 16)  
10 COMPACT STALLS (7.5 X 16) (40%)  
1 HANDICAP STALL (• 1 PER 25)  
25 TOTAL PARKING STALLS

PARKING LOT SHADE:  
(50% REQ'D. SHADE)

TOTAL PAVING 5,641 SF.  
50% SHADE REQ'D. = 2,840 SF.  
PLAN SHOWS 3,999 SF.

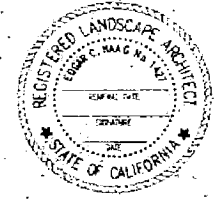
5 HALF SHADE TREES AT 481 SF. 2,405 SF. - PISTACIA CHINENSIS  
2 QUARTER SHADE TREES AT 240 SF. 480 SF. - PISTACIA CHINENSIS  
2 HALF SHADE TREES AT 81 SF. 314 SF. - CERCIS CANADENSIS  
TOTAL SHADE 3,199 SF.  
SHADE % 56 %

EXISTING MED. OFFICE = 2,400 SF.  
TOTAL NEW BLDG. SF. = 4,740 SF.

1 EXIST'G. HANDICAP STALL

PROPOSED MEDICAL OFFICE EXPANSION

EXISTING MEDICAL OFFICE



LANDSCAPE ARCHITECTUR  
4755 J STREET SACRAMENTO  
CALIFORNIA 95816 (916)736-1152 FAX 736-054

PROPOSED EXPANSION  
MEDICAL OFFICE BLDG  
56th and J Street



SCALE: 1" = 1'

SHEET 1

EXHIBIT C

LAYOUT PLAN

56th STREET

J STREET

NEW PARKING

PL

EX. PARKING

SIDE HEDGE