

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, May 29, 1996, the Zoning Administrator approved a parcel merger (File Z96-047) by adopting the attached resolution (ZA96-006).

**Project Information**

Request: Parcel Merger to merge three parcels into one parcel totaling 1.18± developed acres in the Heavy Commercial (C-4) zone.

Location: 1719 24th Street (D3; Area 1)

Assessor's Parcel Number: 007-0332-009, 010, 011

Applicant: Sutter Commercial Properties (Glenn Sorensen)  
7700 College Town #201  
Sacramento, CA 95826

Property 24th & R Street Partnership  
Owner: 550 Rodante Way  
Sacramento, CA 95814

General Plan Designation: Heavy Commercial or Warehouse  
Central City

Community Plan Designation: Heavy Commercial

Existing Land Use of Site: Office

Existing Zoning of Site: Heavy Commercial, C-4

**Surrounding Land Use and Zoning:**

North: R-3A; Residential  
South: C-4; Vehicle Storage  
East: C-4; Industrial  
West: C-4; Office

Property Dimensions: 160 feet x 320 feet

Property Area: 1.18± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: P95-023, I&R 94-039, P8553

Background Information: On November 16, 1995, the Planning Commission approved a Special Permit to allow 83 percent office use for an existing non-conforming office building, a Variance to waive 32 of the required 68 parking spaces, and a Parcel Merger to merge two lots into one (P95-023). The project was appealed and the appeal was withdrawn on March 18, 1996. The parcel merger was never completed and the applicant purchased an additional lot that is to be merged with the other two lots in this application.

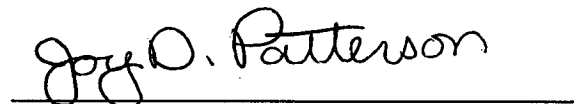
Additional Information: The three parcels to be merged are developed with an office building and a parking lot. The applicant proposes to merge the properties in order to provide on-site parking for the existing office space. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

Agency Comments

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

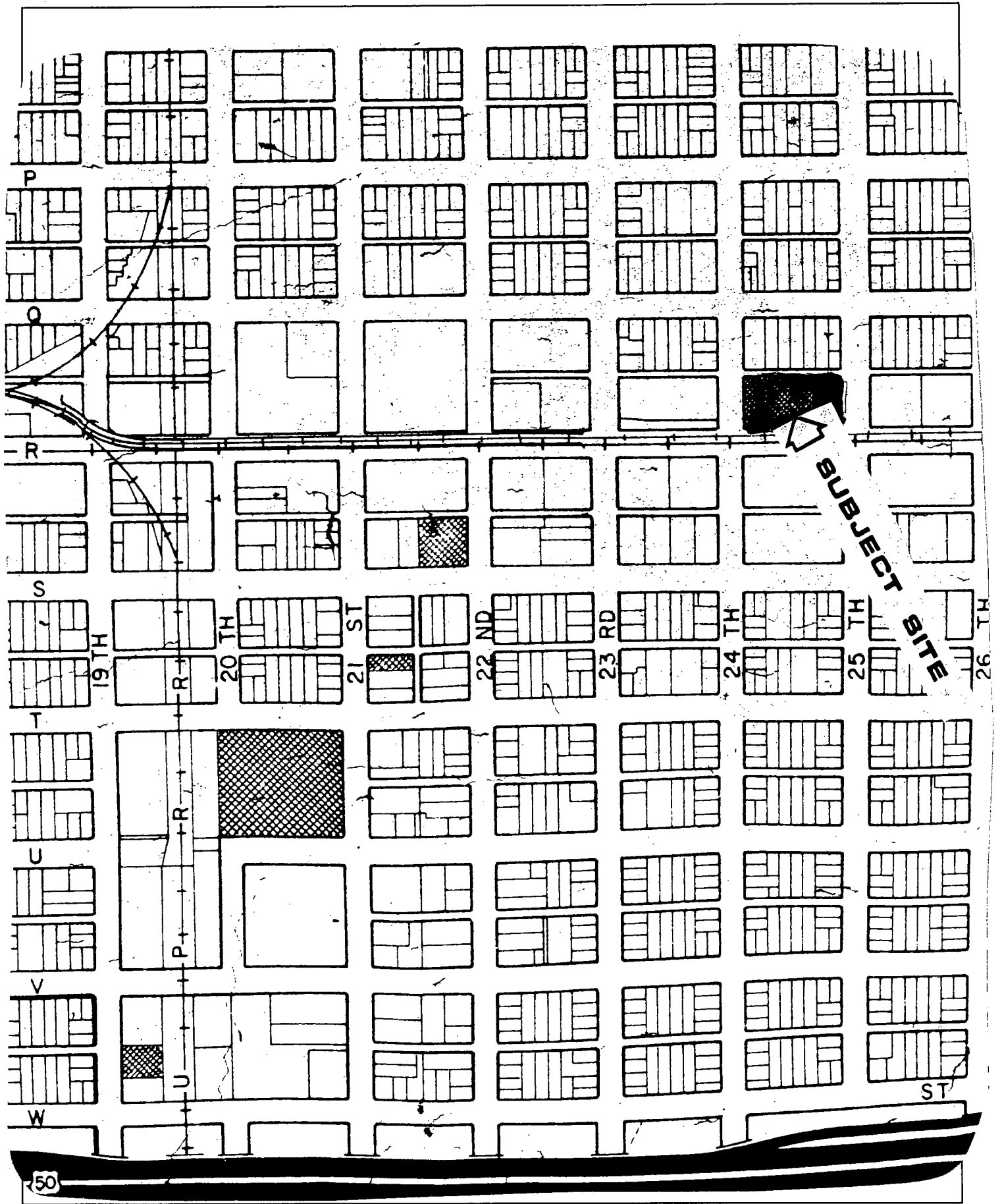


Joy D. Patterson  
Zoning Administrator

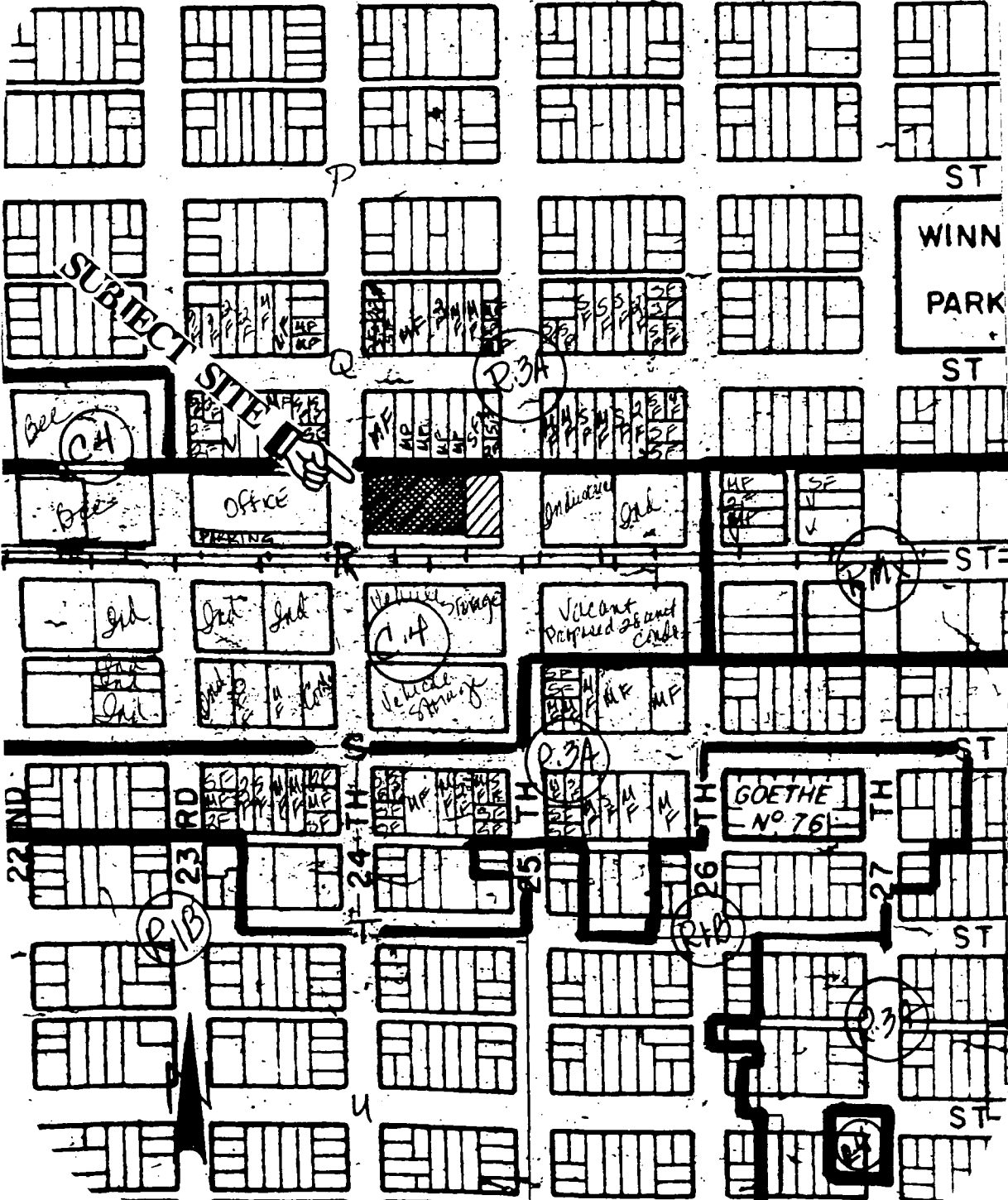
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Scott Tobey, 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



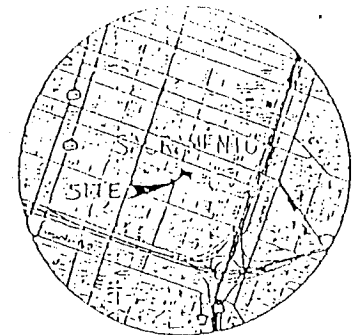
**LAND USE & ZONING MAP**

296-047

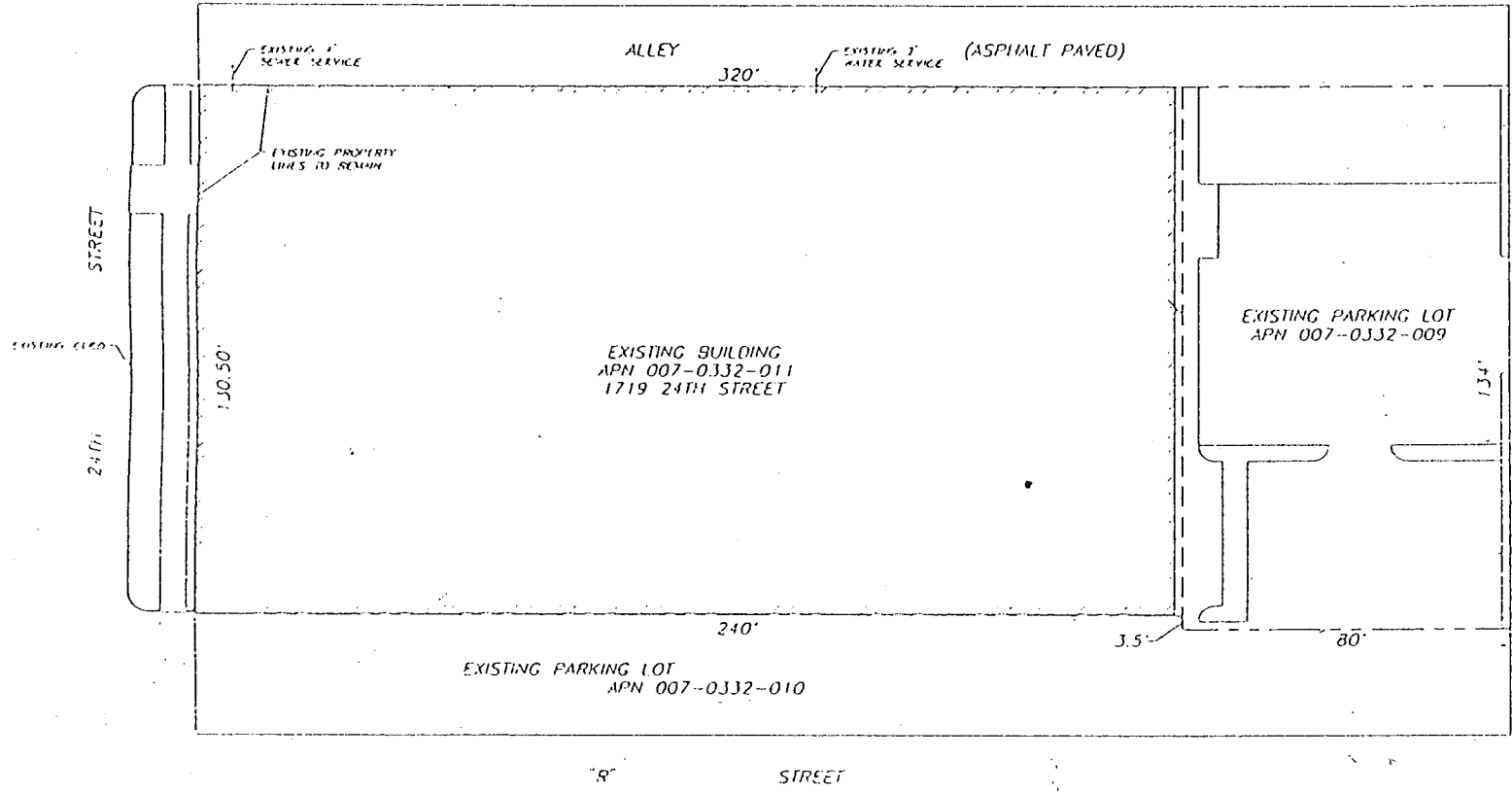
MAY 29, 1996

ITEM 1

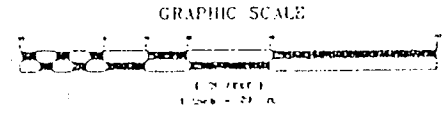
Existing Property Line to be Removed is Highlighted.



VICINITY MAP  
NO SCALE



NOTE  
NO EASEMENTS OF RECORD



005-023

|                                   |                        |     |          |  |            |            |  |
|-----------------------------------|------------------------|-----|----------|--|------------|------------|--|
| PROJECT NO.<br>007-0332-009 - 011 | SCALE<br>1" = 20'      |     |          | SHELDON LAND SURVEYING<br>6060 SUNRISE VISTA DRIVE<br>SUITE 3450<br>CITRUS HEIGHTS, CA 95610<br>(916) 729-1832 | LOT MERGER | SHEET<br>1 |  |
| ENGINEER<br>[Signature]           | DATE<br>5-20-96        |     |          |  |            | OF<br>1    |  |
|                                   | CHECKED<br>[Signature] |     |          |  |            |            |  |
|                                   | DATE<br>5-5            |     |          |  |            |            |  |
|                                   | DATE<br>5-5            | NO. | REVISION |  |            |            |  |
|                                   |                        |     |          | CITY OF SACRAMENTO   | CALIFORNIA |            |  |

EXHIBIT A

240-762

Existing Property Line to be Removed is Highlighted.

