

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, February 7, 1995, the Zoning Administrator approved a parcel merger (File Z95-002) by adopting the attached resolution (ZA95-002).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 0.26± vacant acres in the General Commercial (C-2) zone

Location: 3929 Stockton Boulevard

Assessor's Parcel Number: 021-0021-023, 024

Applicant: Chris Oliveira
75 Natoma Street
Sacramento, CA 95820

Property Owner: D & T Auto Repair
4001 Stockton Boulevard
Sacramento, CA 95820

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

Surrounding Land Use and Zoning:
North: C-2; Commercial
South: C-2; Commercial
East: C-2; Commercial
West: County; Commercial and Single Family

Property Dimensions:	Irregular
Property Area:	0.26± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

The two parcels to be merged are vacant and located at the northeast corner of 15th Avenue and Stockton Boulevard. Previously, there was a structure on the site which has been demolished. The applicant proposes to merge the properties in order to construct a commercial structure. According to the submitted plans this will allow the commercial building and parking to be located on one site.

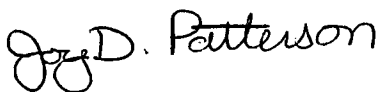
At the public hearing the adjacent property owner to the north was concerned that the owner of the site would place a fence along the north property line, thereby restricting his ability to cross the subject site in order to access his property. The adjacent property owner was informed that any access easement rights that he may be entitled to was a civil matter and could not be addressed as part of this parcel merger.

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)}.

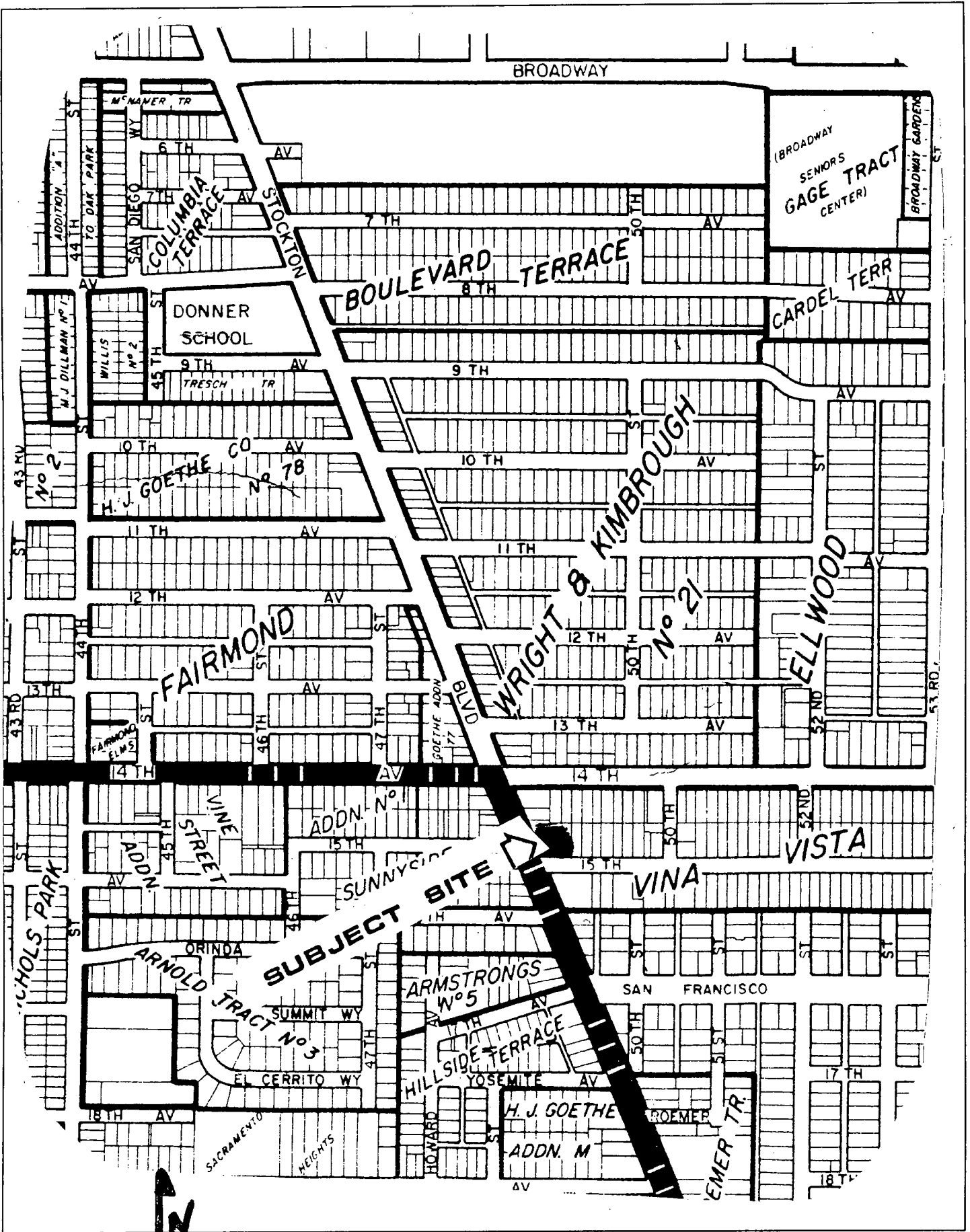


Joy D. Patterson
Zoning Administrator

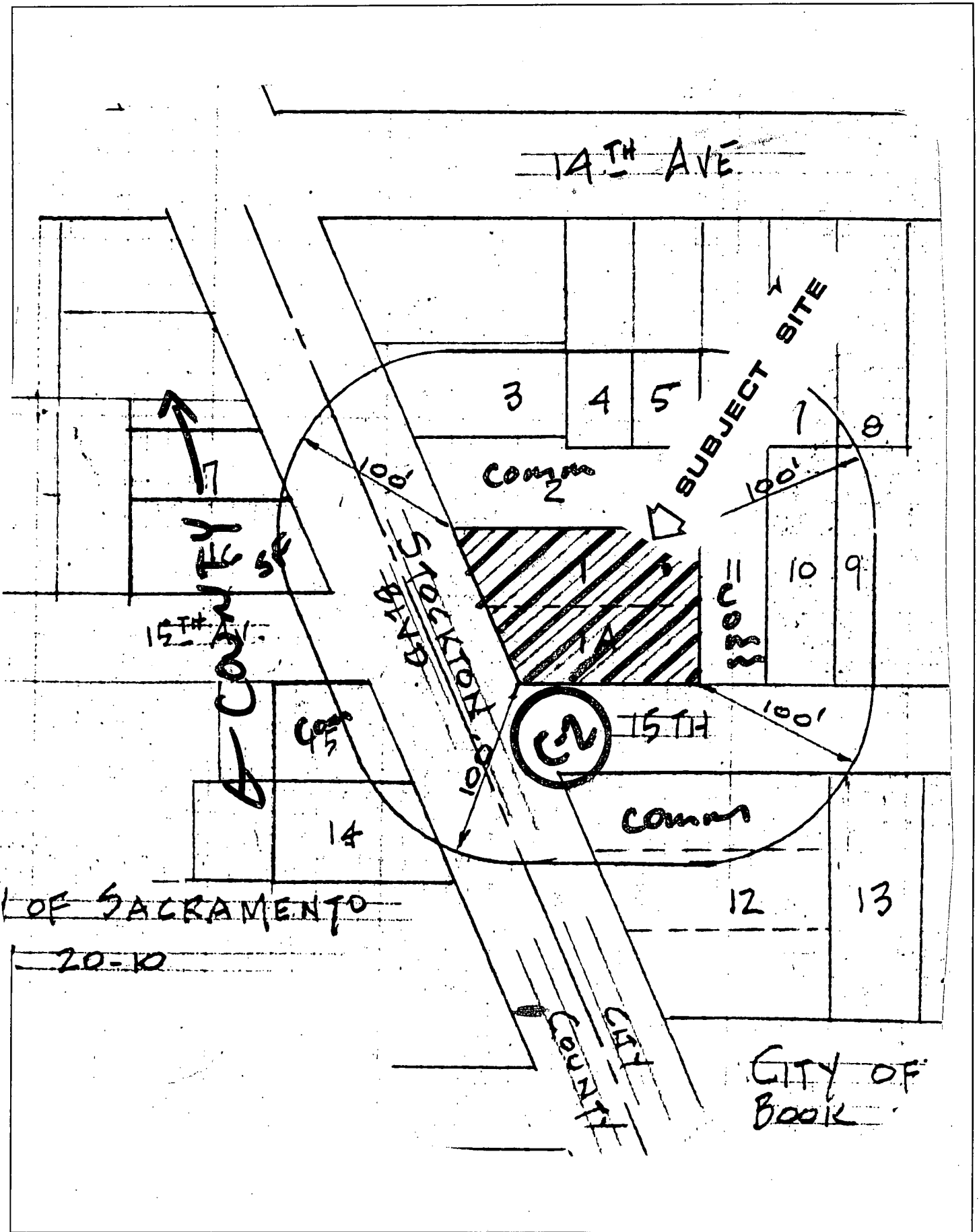
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (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 Johnny Ward



VICINITY MAP

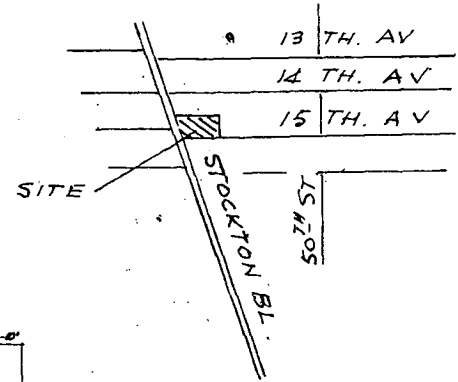


LAND USE & ZONING MAP

295-002

FEBRUARY 7, 1995

ITEM 2



VICINITY MAP
NTS

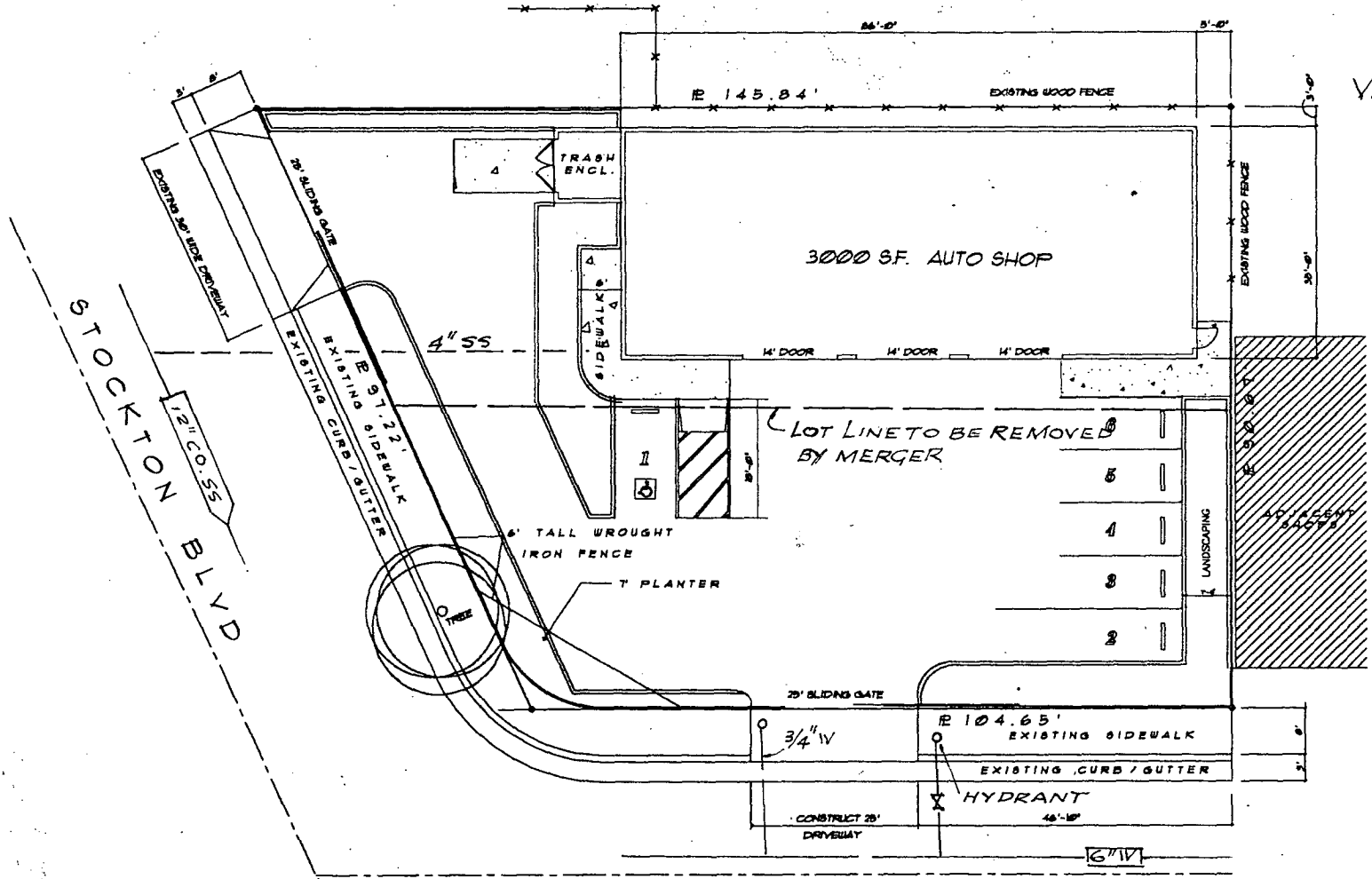


EXHIBIT A

15TH AVENUE

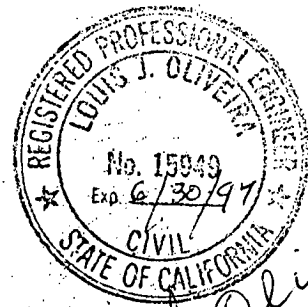
D and T
Auto Repair



EXHIBIT B

LEGAL DESCRIPTION OF 3929 STOCKTON BLVD.
APN 021-0021-023 & 024

Beginning at the intersection of the northeasterly line of Stockton Blvd. (Stockton Road) and the northerly line of 15th. Av (Vina Vista Ave) as shown on the plat of VINA VISTA recorded in Book 7 of Maps Map No. 43, Sacramento County Records; Thence, N24°W 97.22 feet; thence, northeasterly on a line parallel to the northerly line of 15th. Ave 145.84 feet; thence southwesterly 90.67 feet to a point on the northerly line of 15th. Ave. 104.65 feet from the point of beginning; thence, S89°46'W along the northerly line of 15th. Ave. 104.65 feet to the point of beginning.



L. J. Oliveira

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