

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, April 11, 1995, the Zoning Administrator approved a parcel merger (File Z95-026) by adopting the attached resolution (ZA95-011).

**Project Information**

Request: Parcel Merger to merge two parcels into one parcel totaling 0.26± vacant acres in the Limited Commercial (C-1) zone.

Location: 3441 and 3449 Stockton Boulevard

Assessor's Parcel Number: 015-0181-042, 041

Applicant: Sam Brown  
7112 Lemon Hill Avenue  
Sacramento, CA 95824

Property Owner: Same as Applicant

General Plan Designation: Community Neighborhood Commercial and Offices  
Existing Land Use of Site: Vacant and Vacant Single Family Residence  
Existing Zoning of Site: General Commercial (C-1)

**Surrounding Land Use and Zoning:**

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

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

Previous Files: None

Additional Information: The two parcels to be merged consist of a vacant lot and a boarded up single family residence located at the northeast corner of 10th Avenue and Stockton Boulevard. Previously, there was a structure on the vacant site which has been demolished. The applicant proposes to merge the properties in order to locate a commercial business with the required parking on the property.

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)}.

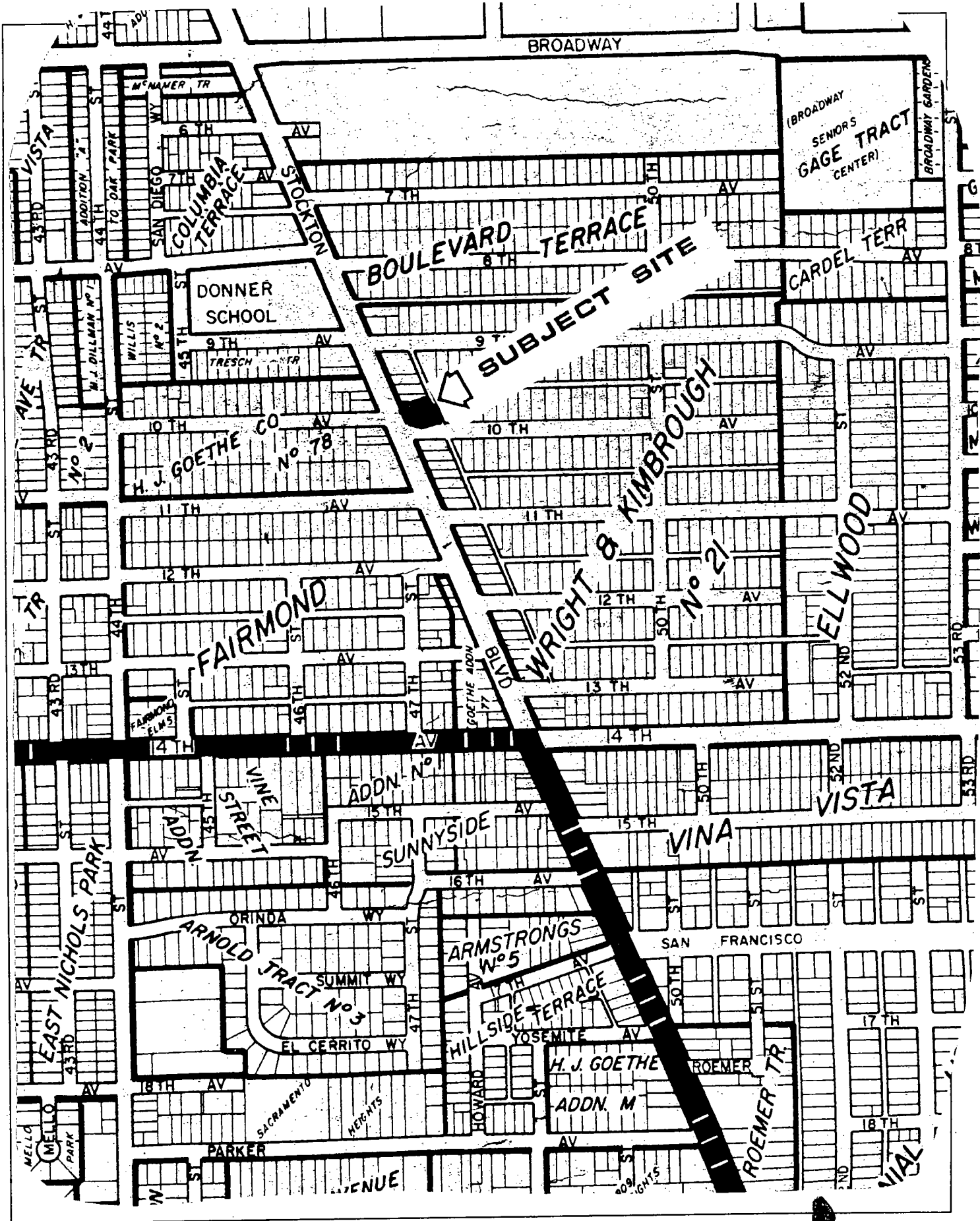


Joy D. Patterson  
Zoning Administrator

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 (Catherine Smith, 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

9TH AVE.

STOCKTON BLVD.

10TH AVE.

SUBJECT SITE

11

10

Vadect

(C-2)

Comp

9

8

12

13

14 SF

15

16

1

2

SF 3

R-1

SF 7

6

R-1

5

LAND USE & ZONING MAP



Z 95-026

APRIL 11, 1995

ITEM 1

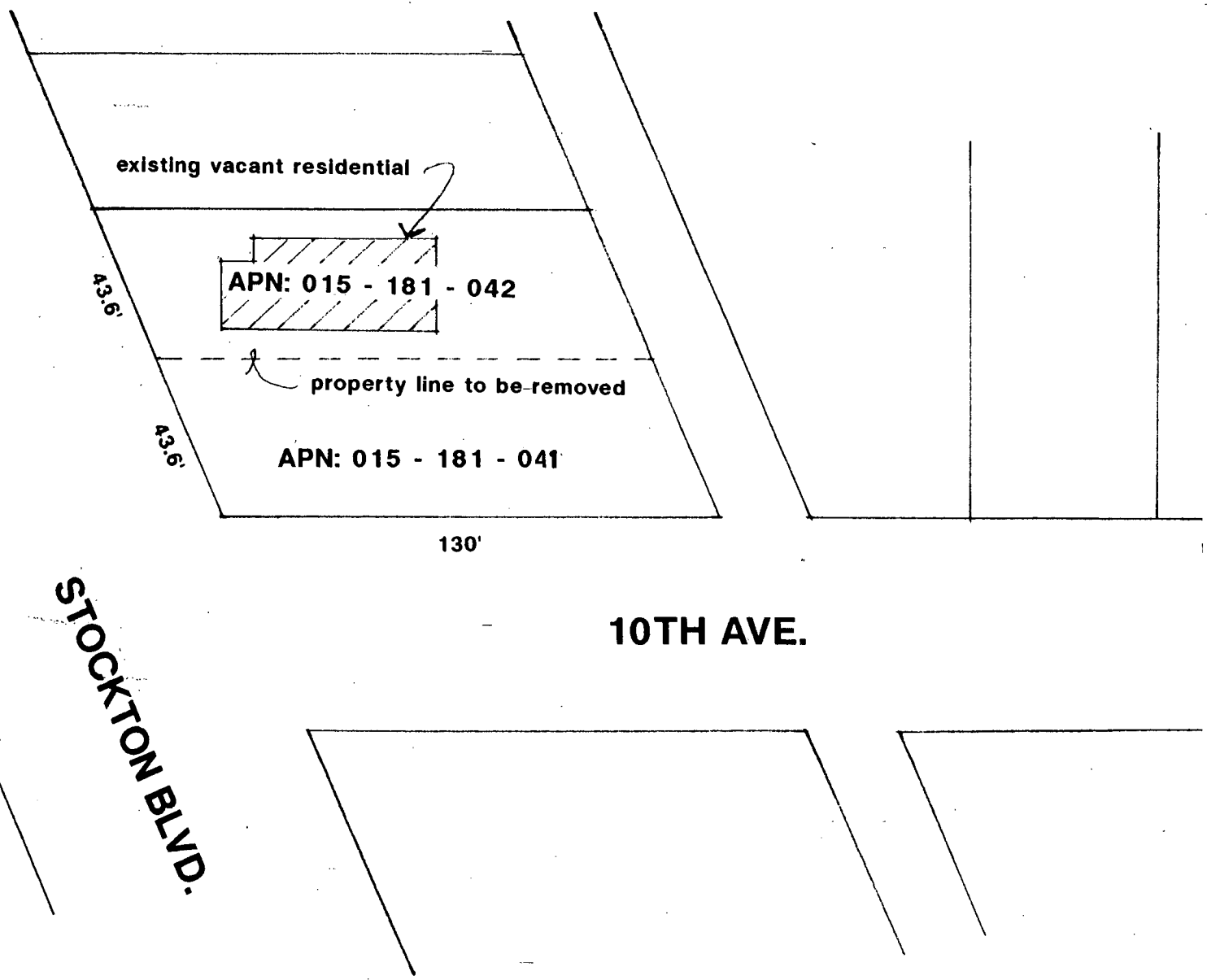
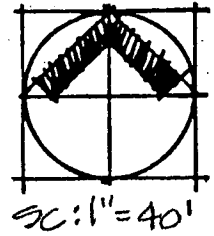


EXHIBIT A



calpo/hom/macaulay/dong

2150 Capitol Avenue, Suite 200  
 Sacramento, California 95816  
 Telephone: 916/446-7741  
 Fax: 916/446-0457



Z 95-026

EXHIBIT B

**Legal Description:**

Lot 973 / 974 as shown on the official "Plat of Wright and Kimbrough Tract No. 21 " Filed in Book 21 of Maps, Map No. 31, Records of Sacramento County.

Assessor's Parcel Number: 015 - 181 - 048

Z95-026

APRIL 11, 1995 Z95-026

ITEM 1