

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 5, 1997, the Zoning Administrator approved a parcel merger (File Z97-015) by adopting the attached resolution (ZA97-005).

Project Information

Request: Zoning Administrator Parcel Merger to merge three parcels into one parcel totaling 0.47 ± developed acres in the General Commercial, Special Planning District (C-2) (SPD) zone.

Location: 1616 and 1620 Del Paso Boulevard (D2, Area 4)

Assessor's Parcel Number: 275-0131-002, 003, 004

Applicant: Acanthus (Andrea Kincaid)
1723 J Street
Sacramento, CA 95814

Property Owner: Charles Miller
1020 10th Street
Sacramento, CA 95814

General Plan Designation: Community Neighborhood Commercial and Offices
North Sacramento

Community Plan: Retail-General Commercial

Existing Land Use of Site: Commercial Building and Parking Lot

Existing Zoning of Site: General Commercial (C-2)(SPD)

Surrounding Land Use and Zoning:

North: C-2(SPD); Commercial

South: C-2(SPD); Commercial

East: C-2(SPD); Commercial

West: C-2(SPD); Commercial

Property Dimensions: Irregular

Property Area: 0.47 ± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Legal Description: None Provided

Previous Files: P96-118 (Variance for parking and parking lot improvements), DR97-101

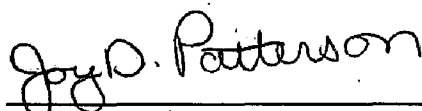
Additional Information The applicant proposes to merge the common property lines between three parcels in order to prevent an existing building from crossing property lines and to provide on-site parking for a proposed arts complex. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment 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)}.



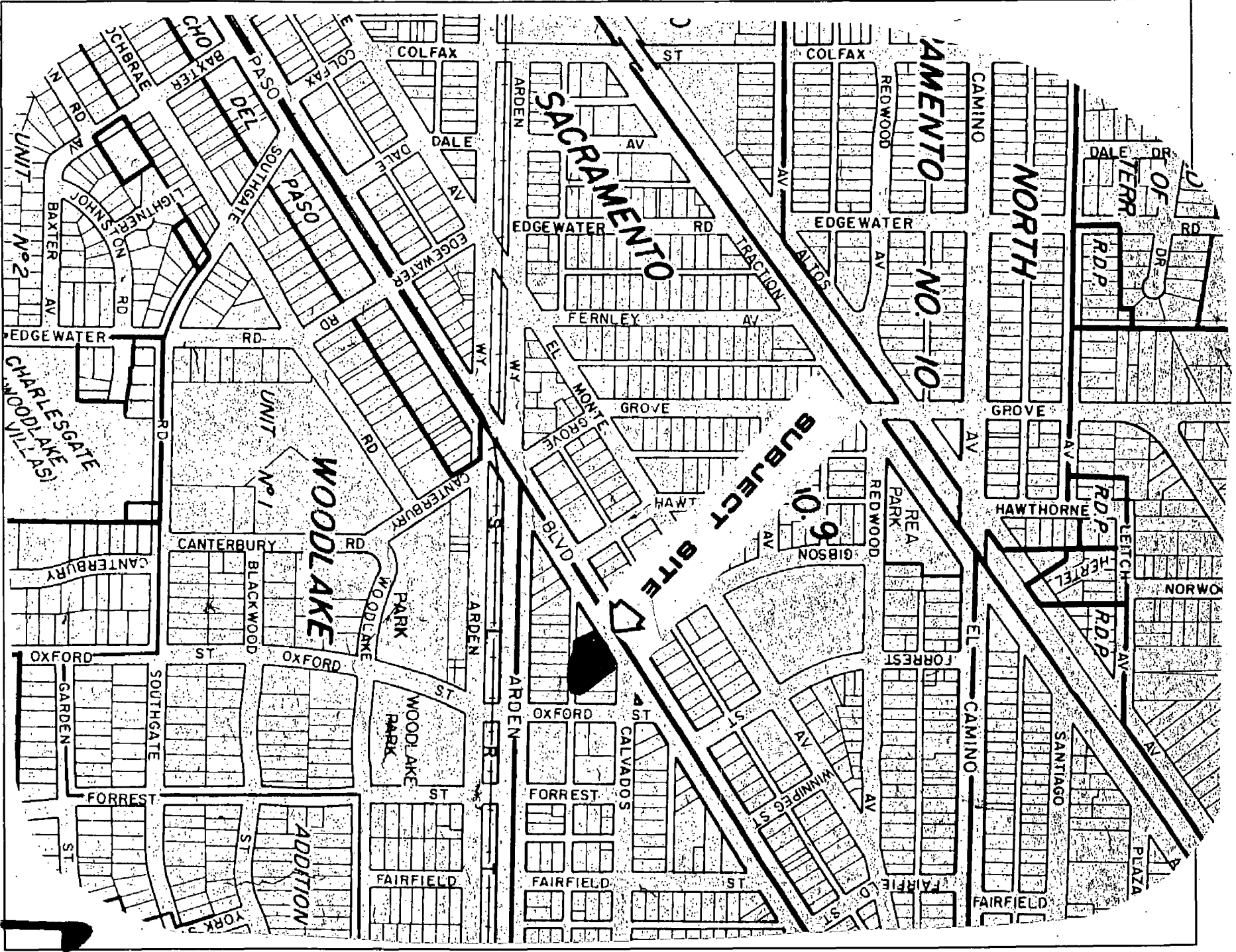
Joy D. Patterson
Zoning Administrator

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.

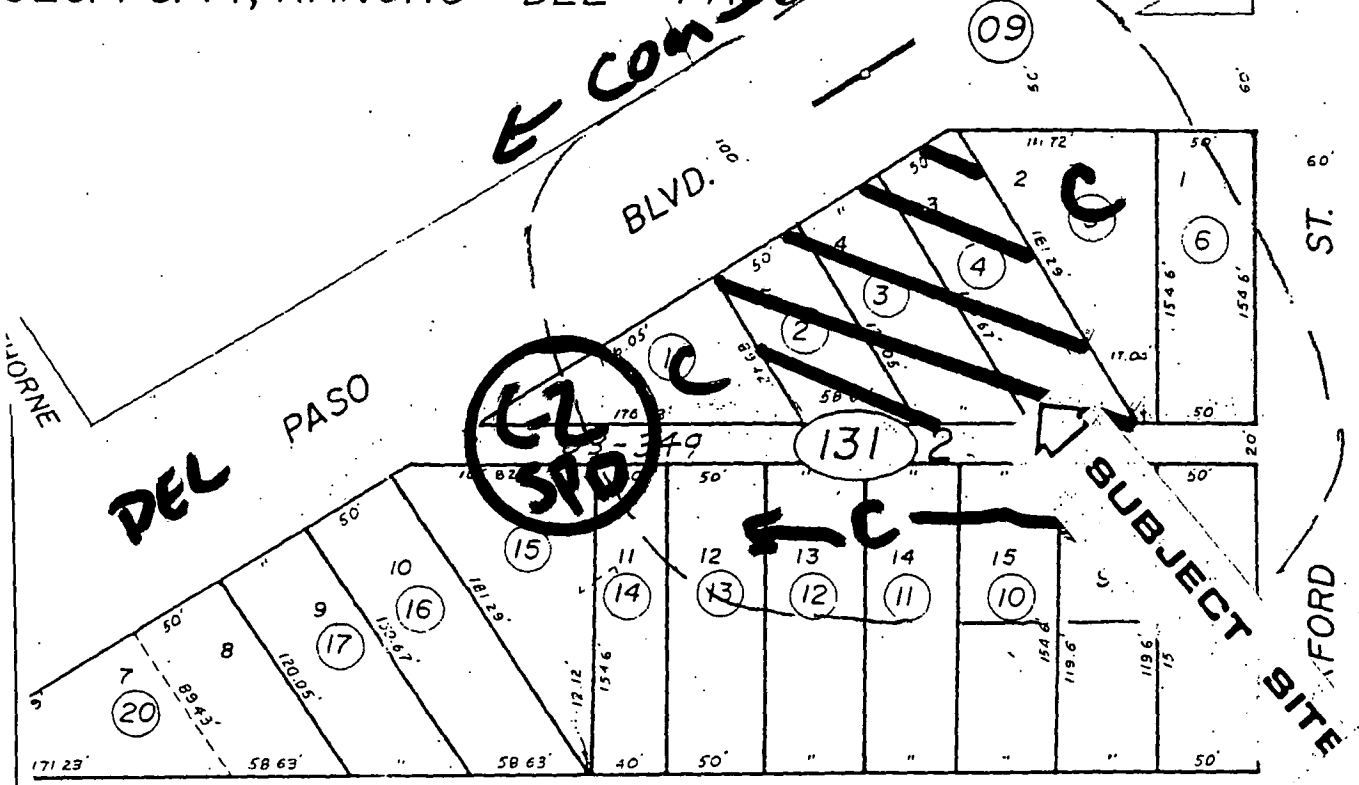
cc: File (original) ✓ Applicant ✓ ZA Resolution Book ✓ Public Works ✓ ZA Log Book ✓

VICINITY MAP



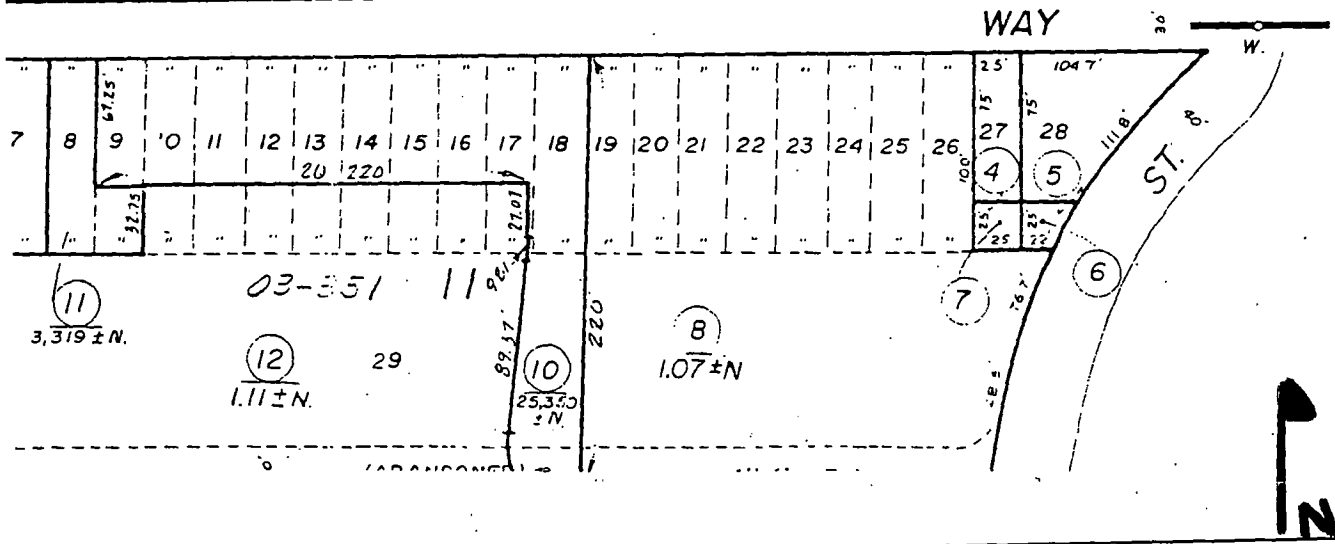
SEC. 1 & 14, RANCHO DEL PASO

03-549 (1993)
03-551 (1993)



RDEN 03-242 WAY N.S.-1
03-257

3 132 NORTHERN R.R. 25
B.E. 862-34-7C-1 2 35



LAND USE & ZONING MAP

HO DEL PASO
S10-26Z

03-349 (1993)

03-351 (1993)

CREATE ONE PARCEL -
150' x 181.29' x 175.94' x
89.42'

EXHIBIT - A

BLVD.

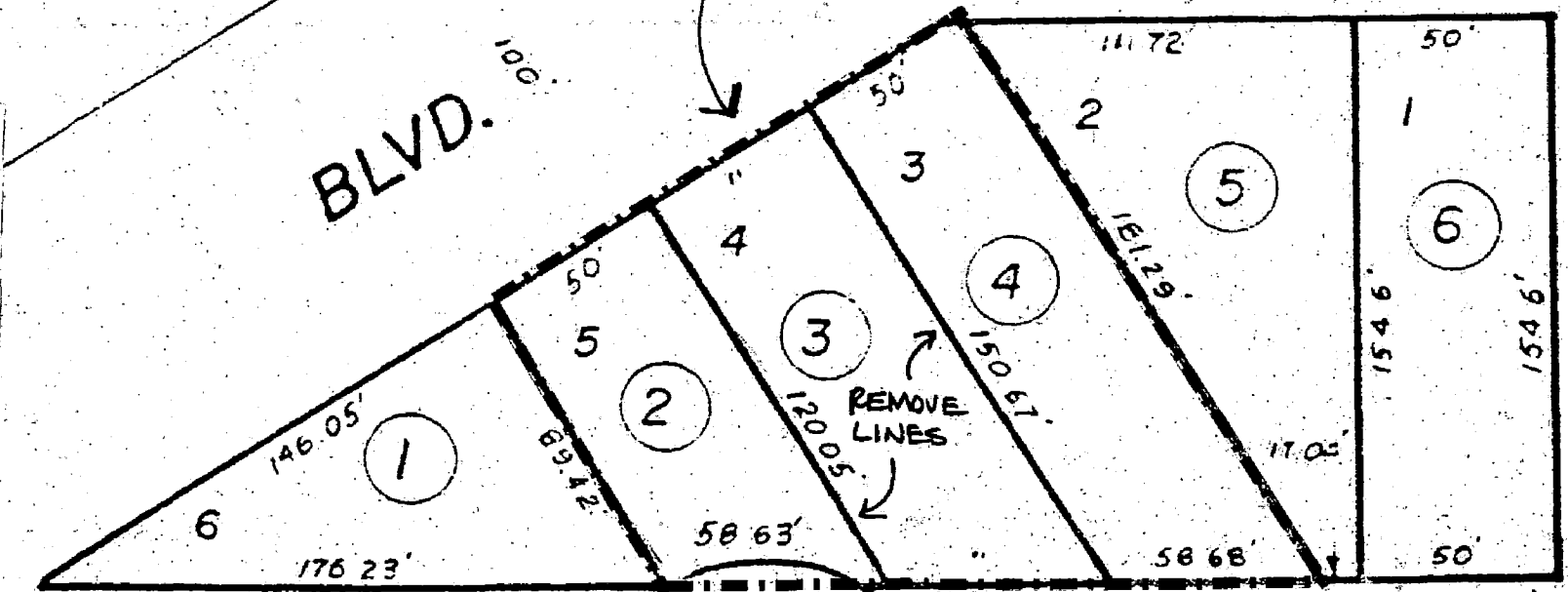
ST.

FORD

ITEM #2

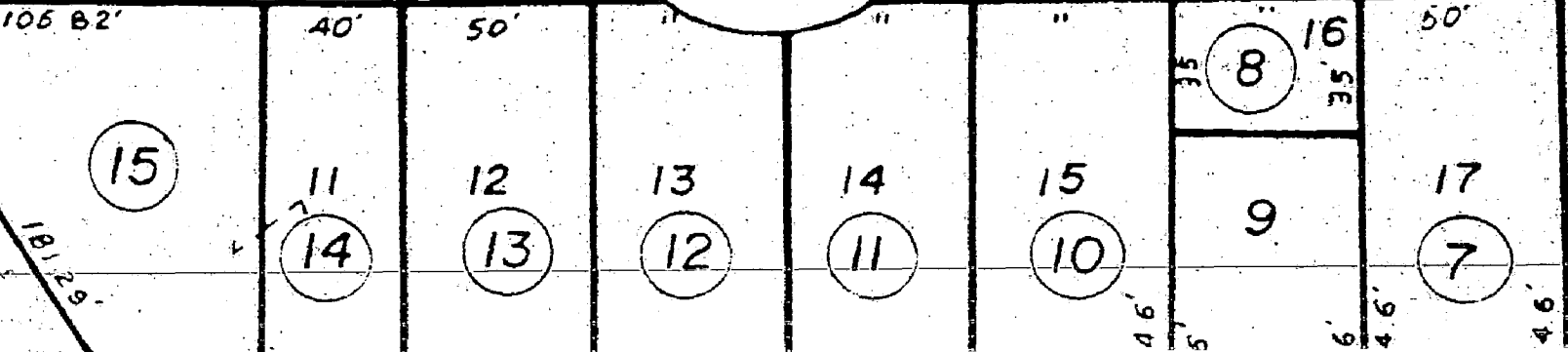
CALI
A

MAY 1992



03-349

131-2



106.82'

40'

50'

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"

"

35'

50'

181.29'

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