

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday May 24, 1994, the Zoning Administrator approved a parcel merger (File Z94-050) by adopting the attached resolution (ZA94-017).

A parking determination for the proposed new use of the building located on the project site is also included in this summary.

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 0.29± vacant acres in the General Commercial (C-2) zone.

Location: 2619 and 2623 J Street

Assessor's Parcel Number: 007-0036-013, 012

Applicant: JTS Engineering- Javed Siddiqui
1808 J Street
Sacramento, CA 95814

Property Owner: Sacramento Musicians Union Hall Association
P.O. Box 161404
Sacramento, CA 95816

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Commercial building and parking lot

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

Surrounding Land Use and Zoning:

North: C-2; Multi-Family

South: C-2; Commercial

East: C-2; Single Family Residence

West: C-2; Commercial

Property Dimensions: 80 feet x 160 feet
Property Area: 0.29± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Exhibits Relating to
Parking Determination: See Exhibits C, D and E

Additional Information

The applicant proposes to merge the properties in order to construct an elevator and stair tower for the existing building. If the parcels were not merged the addition would cross the common property line. The parcel to the west is developed as a parking lot and a commercial building is located on the eastern parcel. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

The 6080 square foot commercial building on the site is the Musicians Union Building. Traditionally the ground floor use of the building has been retail and the Musician's Union Hall has been located on the second floor (Sanborn maps, Planning Division land use cards and a May 1949 blueprint from the project architect verify this use). When the building was constructed on-site parking was not required. Eight parking spaces are located on the site off of the alley. In 1967 the Musician's Union acquired the parking lot on the western parcel (1951 Sanborn records and Planning land use cards show a building that was used for a rug cleaning business on this site and 1966 Sanborn records indicate a parking lot). If the Musician's Union building was constructed today, the uses occupying the building would require 37 parking spaces (seven spaces for the retail at 1:450 and 30 spaces for the second floor assembly hall at 1:100). The building has a parking credit of 29 spaces.

The second floor of the building is going to be converted into a dental office. An additional 400 square feet will be added to the second floor and a 437 square foot stairwell/elevator connecting the two floors will also be constructed on the west side of the structure. Parking required for the dental office would be 18 spaces (3659 square feet at 1:200) and seven spaces for the ground floor retail (3258 square feet at 1:450) for a total of 25 spaces. As the previous assembly use has a higher parking requirement than the proposed dental office use, no additional parking is required. The new owner does intend to provide 24 spaces on the site in the two existing parking areas.

The proposed addition and exterior modifications to the building have been reviewed and approved by City Design Review staff (DR94-103).

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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)}.

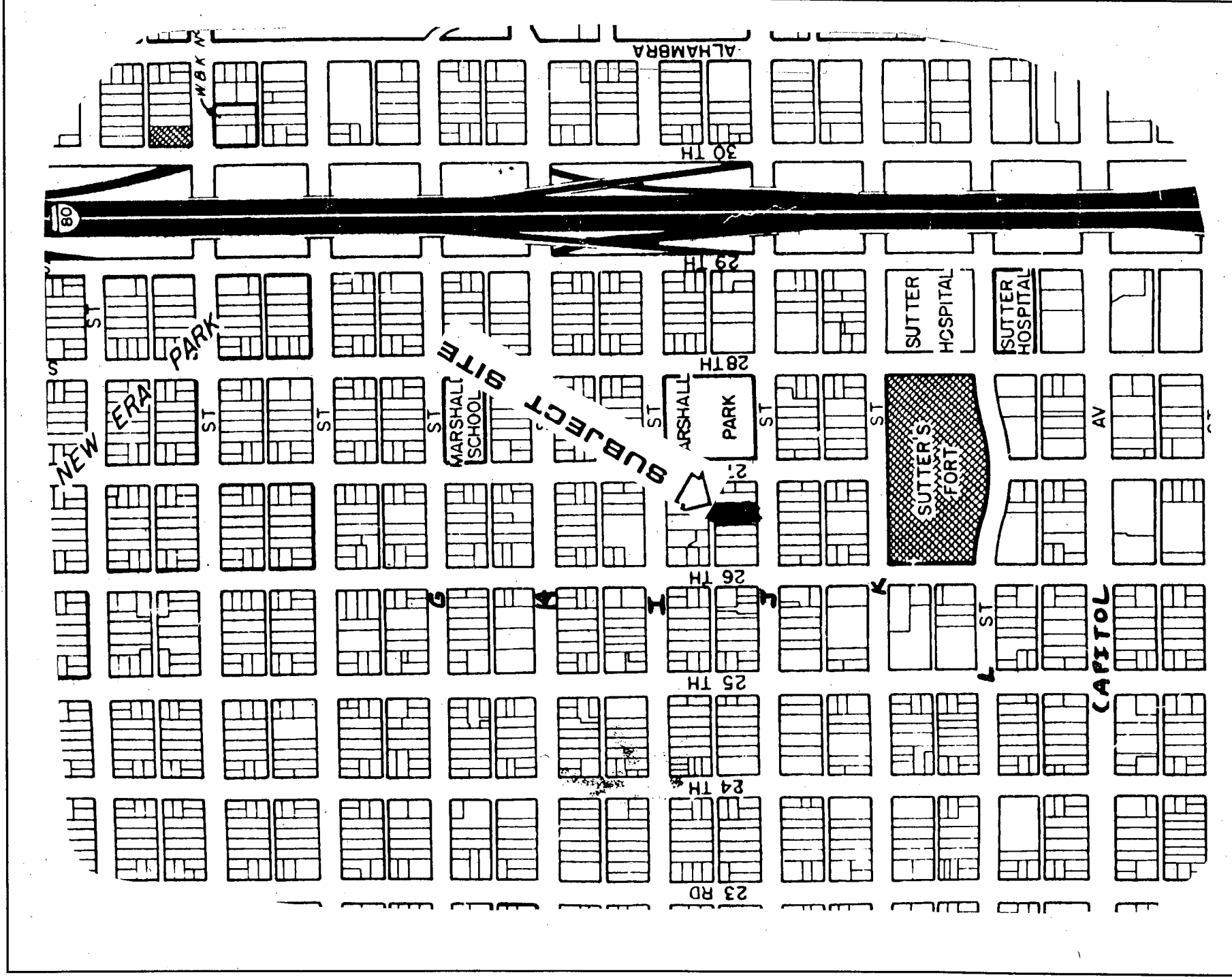
Joy D. Patterson

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 - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original) ZA Resolution Book
 Applicant Public Works
 ZA Log Book James Plumb Associates - Project Architect
 File DR94-103



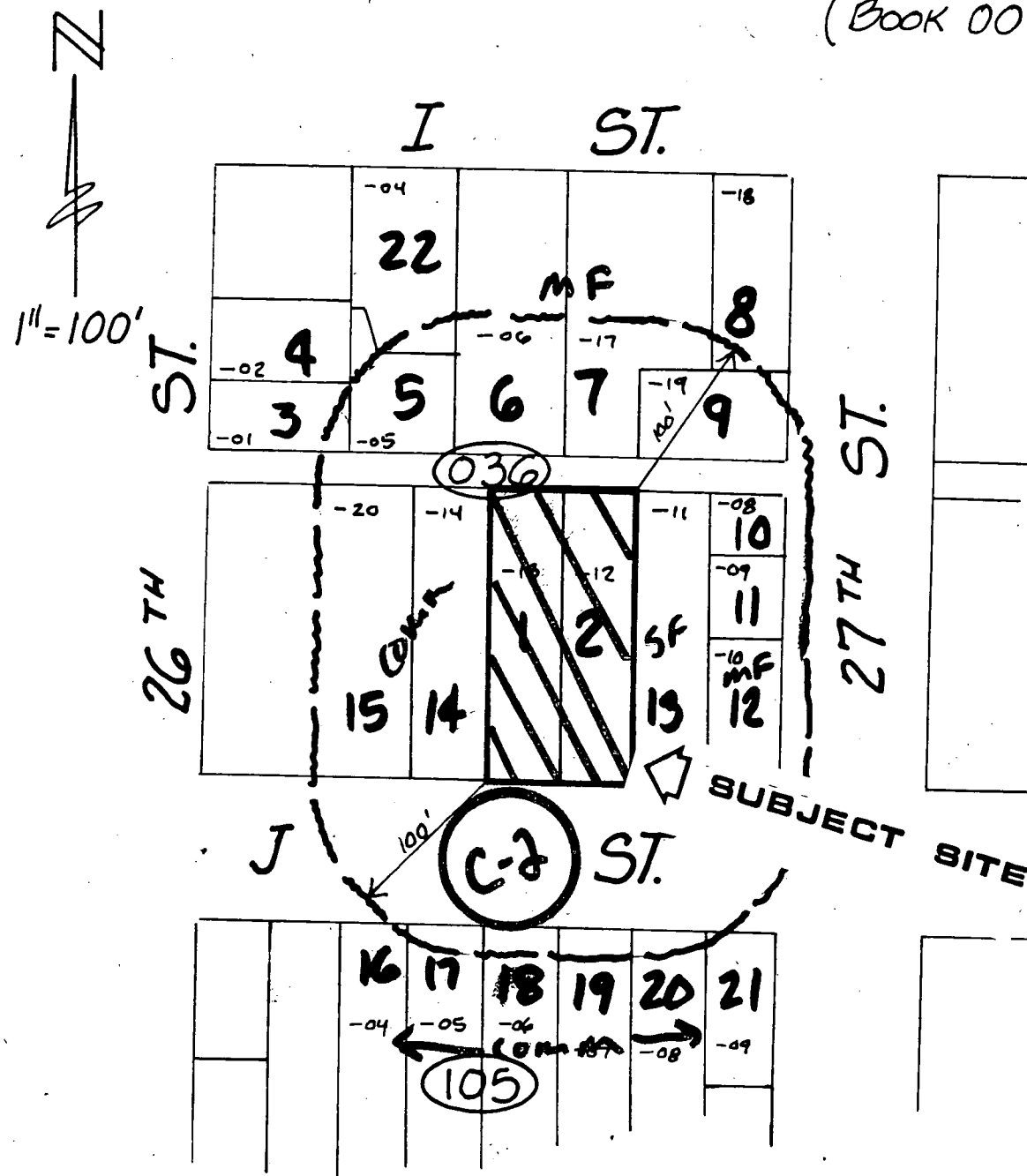
VICINITY MAP

Z94-050

MAY 24, 1994

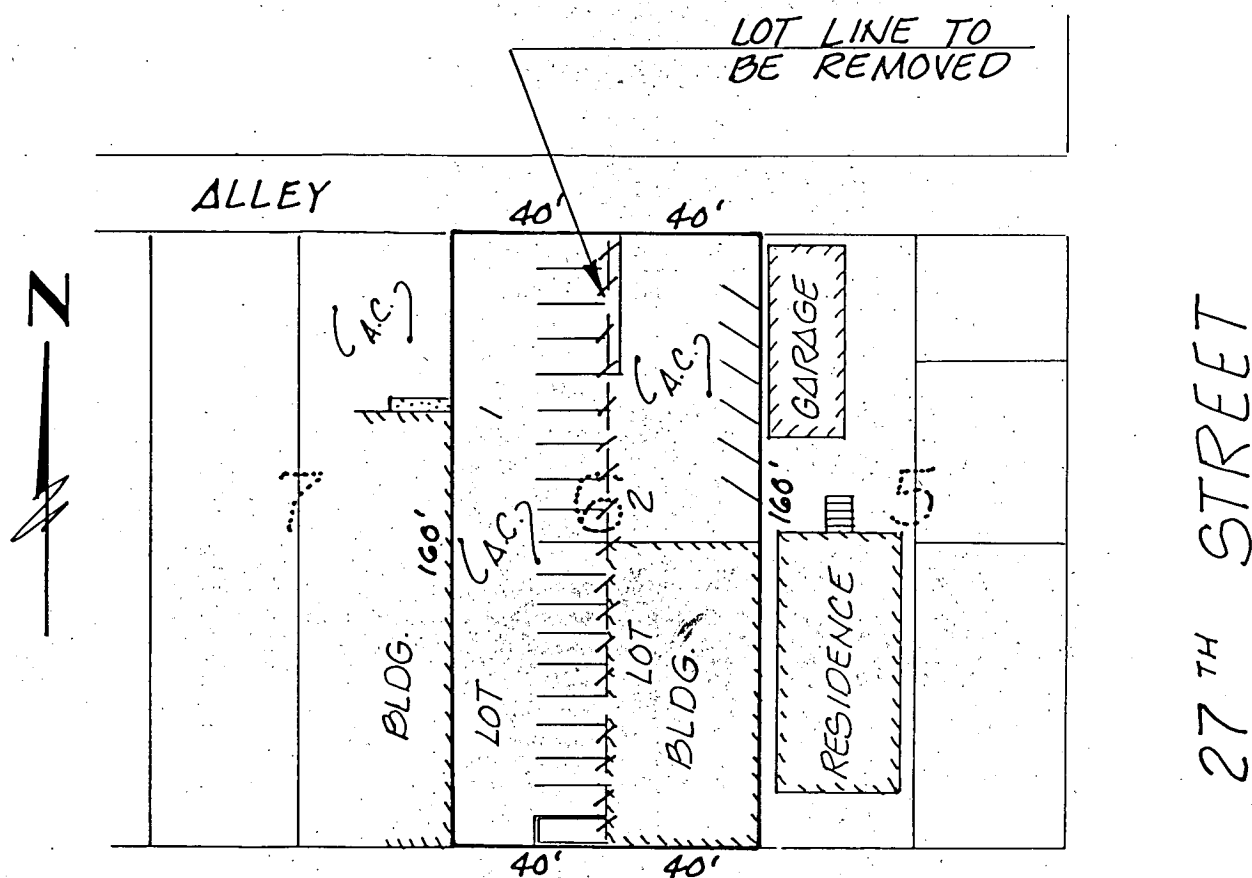
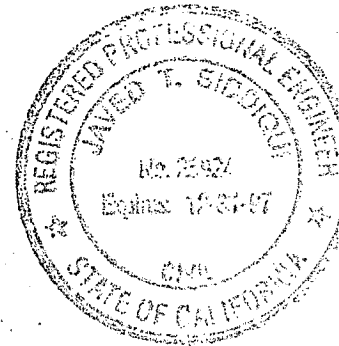
ITEM NO. 2

(BOOK 007)



LAND USE & ZONING MAP

EXHIBIT A



J STREET

Z94-050

JTS ENGINEERING CONSULTANTS 1808 J STREET SACRAMENTO, CA 95814 (916) 441-6708	DRAWN <i>DRL</i>	APN 007-0036-013 (LOT 2)
	SCALE 1" = 50'	2619 J ST.
	F.B. Pg.	&
	JOB No. 94058	APN 007-0036-012 (LOT 1) 2623 J ST.

LOT MERGER APPLICATION EXHIBIT (C-2 ZONE)

135169

BRUNING 40-5020

294-050

MAY 24, 1994

ITEM 2

EXHIBIT B

LEGAL DESCRIPTION OF NEW LOT AFTER ADJUSTMENT:

LOT NUMBER 6 IN THE BLOCK BOUNDED BY 'I' AND 'J' AND TWENTY-SIXTH AND TWENTY-SEVENTH STREETS OF THE CITY OF SACRAMENTO ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

PREPARED BY J.T.S. ENGINEERING CONSULTANTS, INC. FROM RECORD DATA

Javed T. Siddiqui 5-4-94



Z94-050

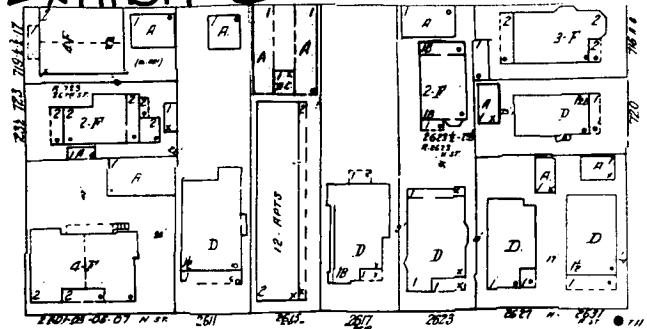
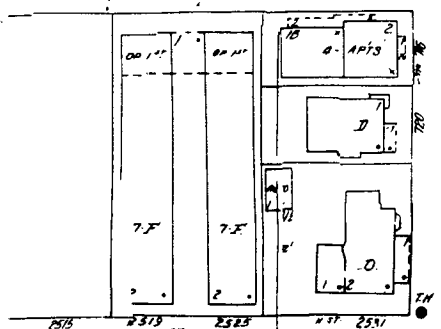
Z94-050

MAY 24, 1994

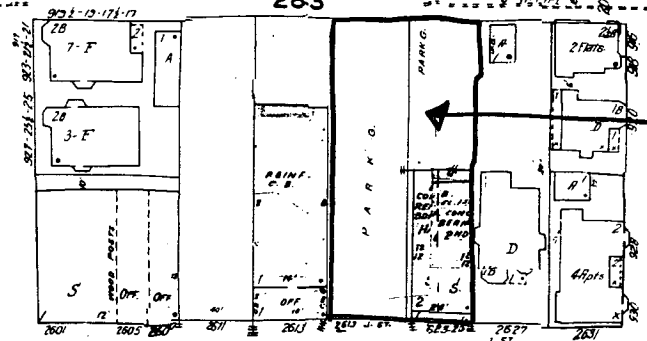
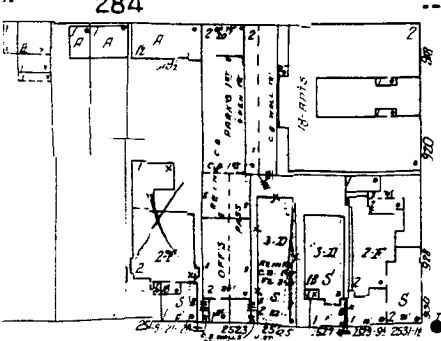
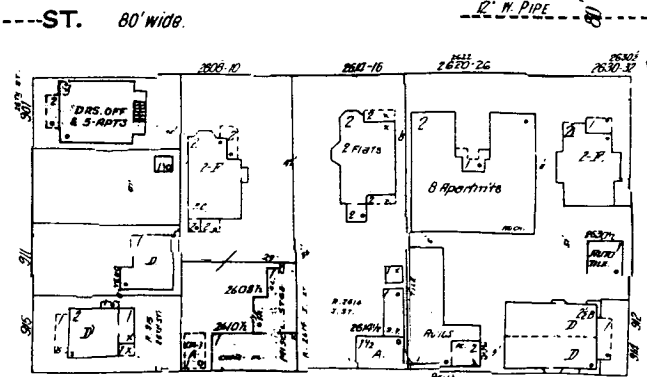
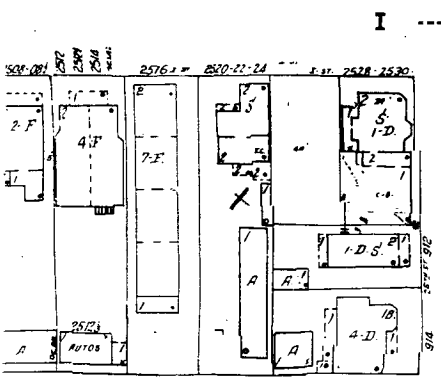
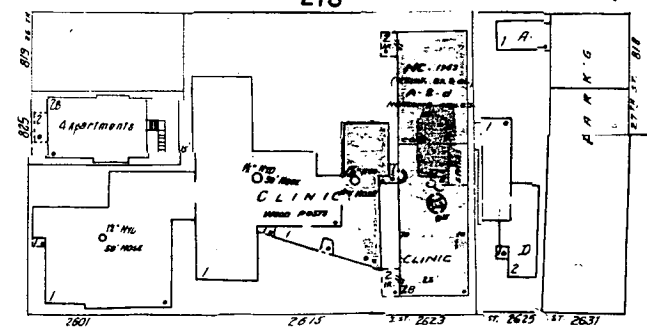
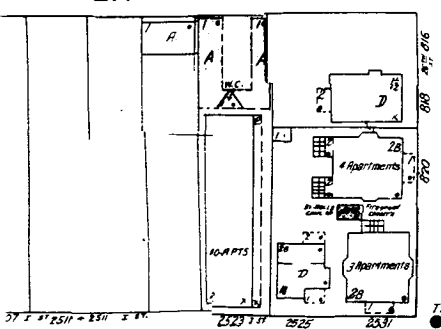
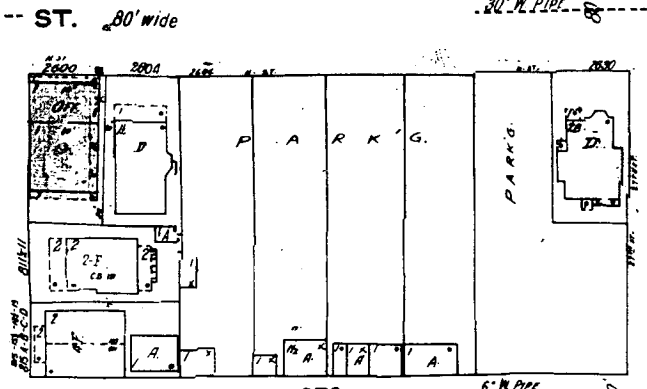
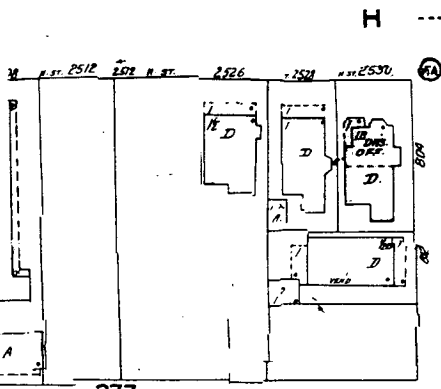
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ITEM 2

Exhibit C



Sanborn
Map
Rev. Nov. 1966



Project
Site



294-050

May 24, 1994

Item 2

Subdivision <u>12 Block 1-D-26-27'</u>		Lot No. <u>e 1/2 #6</u>		
Address <u>2673 - J street</u>		Zoning <u>X B</u>		
Census Tract <u>14</u>	Enum. Dist. <u>90</u>	Community <u>VII</u>	Neighborhood <u>A B</u>	
STRUCTURE	Residential		LAND USE	ZONING
	Vacant Lot	Units	Other	
Erection Date			<u>Retail store</u>	Rezoning _____
	1-Family		<u>Union Hall</u>	Date _____
No. of Stories	2-Family		<u>above</u>	Variance _____
<u>2</u>	Apartment			Date _____
Front Setback	Court			Inv & Rpt _____
	Units on Rear			Date _____
Bldg. Permit No.	Major Use <u>RET</u>			Spec. Pmt _____
<u>27473</u>	Lot Size <u>40' X 160'</u> Sq. Ft. <u>6400</u>			Date _____
Date Bldg. Permit	Lot Coverage _____ (%) Sq. Ft. Bldg. _____			Home Occ _____
	Water Div. Acct. No. <u>38066 - 8544</u>			Date _____
Zoning History _____				GZDA _____
Remarks <u>Parking - Area for 8-cars</u>				Date _____
CPC No. 23 REAL PROPERTY RECORD				

Exhibit D

Planning Division
Land Use Carol
Musicians Union Building
2623 J St.

294-050

May 24, 1994

Item 2

13 Subdivision <u>Block 1-D-26-27</u>		Lot No. <u>W 1/2 #6</u>	
Address <u>2619 J St</u>		Zoning <u>X B</u>	
Census Tract <u>14</u> Enum. Dist. <u>90</u> Community <u>VII</u> Neighborhood <u>A B</u>			
STRUCTURE	Residential	LAND USE	ZONING
Erection Date	Vacant Lot	Units <u>store - 2nd floor</u>	Rezoning
	1-Family	<u>store - 1st floor</u>	Date
No. of Stories	<input checked="" type="checkbox"/> 2-Family	<u>store - rug sales & cleaning</u>	Variance
<u>2</u>	<input checked="" type="checkbox"/> Apartment		Date
Front Setback	Court		Inv & Rpt
	Units on Rear		Date
Bldg. Permit No.	Major Use <u>RET I-MF</u>	<u>2133 sq unit</u>	Spec. Pmt
<u>28480</u>	Lot Size <u>40' x 160'</u>	Sq. Ft. <u>6400</u>	Date
Date Bldg. Permit	Lot Coverage _____ (%) Sq. Ft. Bldg. _____		Home Occ
<u>1950</u>	Water Div. Acct. No. <u>8506</u>		Date
Zoning History	Remarks		GZDA
			Date

CPC No. 23 REAL PROPERTY RECORD

Exhibit E
 Planning Division
 Land Use Carel
 Parking Lot
 2619 J St.