

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday June 7, 1994, the Zoning Administrator approved a parcel merger (File Z94-058) by adopting the attached resolution (ZA94-019).

Project Information

Request: Parcel Merger to merge three parcels into one parcel totaling 0.37± developed acres in the Central Business District-Special Planning District (C-3) zone.

Location: 1009 8th Street; 800 and 804 J Street

Assessor's Parcel Number: 006-0097-001, 002, 003

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

Property Owner: 8th/J Streets Venture
8800 Cal Center Drive, #300
Sacramento, CA 95826

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: Multi- Use

Existing Land Use of Site: Vacant and Vacant Building

Existing Zoning of Site: Central Business District- Special Planning District (C-3)

Surrounding Land Use and Zoning:

North: C-3; Commercial and Office

South: C-3; Commercial

East: C-3; Vacant and Commercial

West: C-3; Commercial

Property Dimensions: 100 feet x 160 feet

Property Area: 0.37± acres

Topography: Flat

Z94-058

June 7, 1994

Item 2

Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

The applicant proposes to merge the properties in order to create a larger commercial parcel for future development. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

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)}.

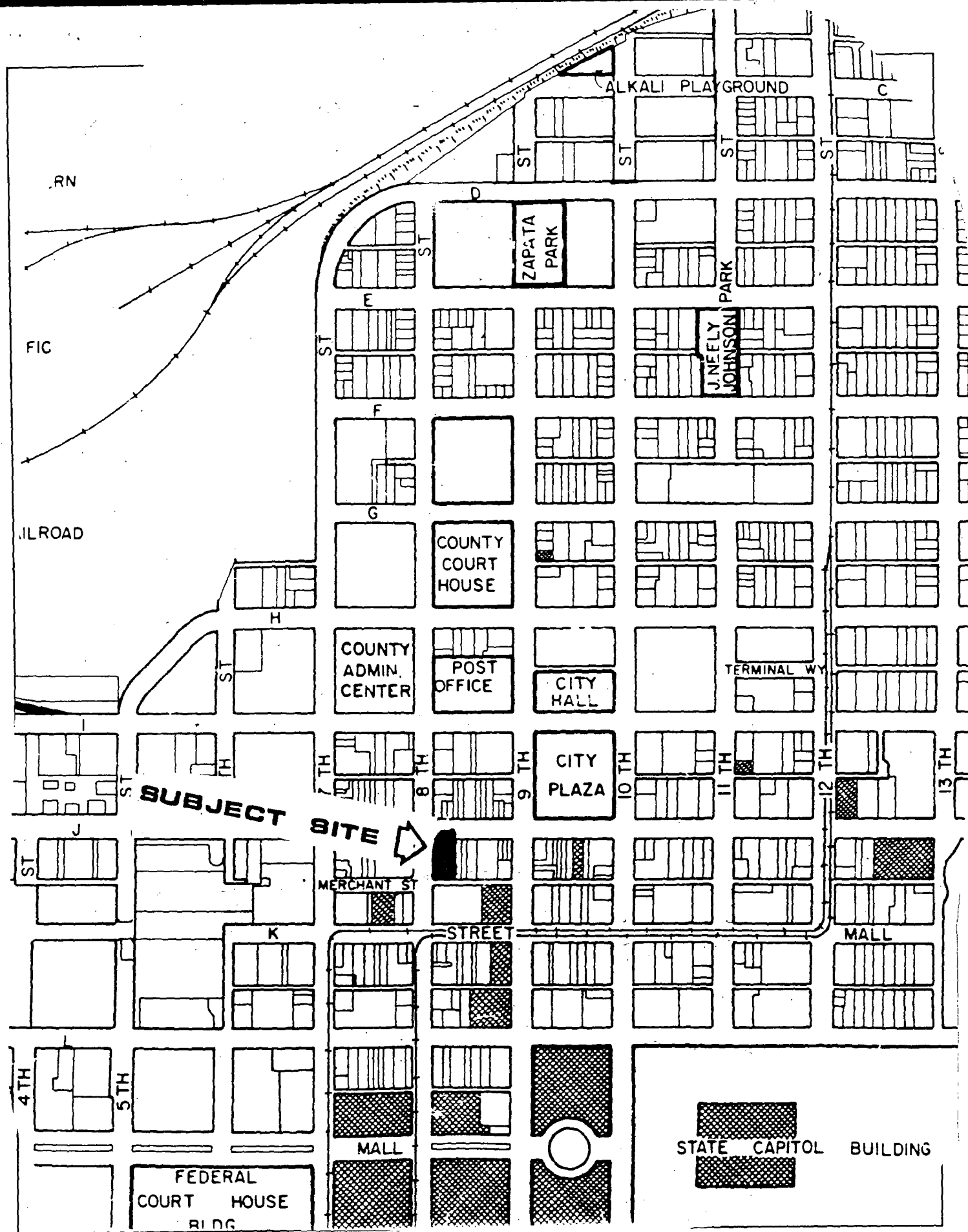


Joy D. Patterson
Zoning Administrator

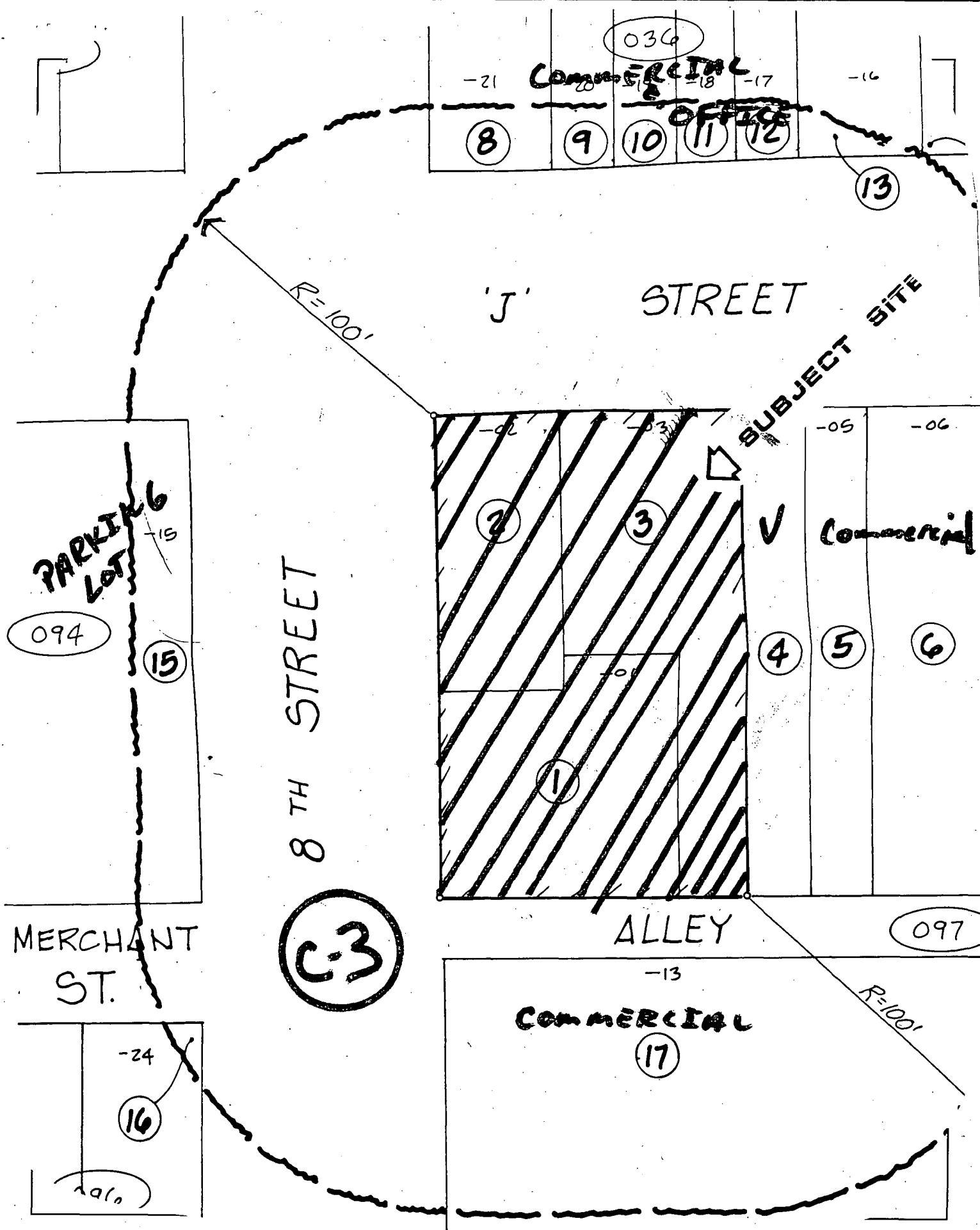
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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

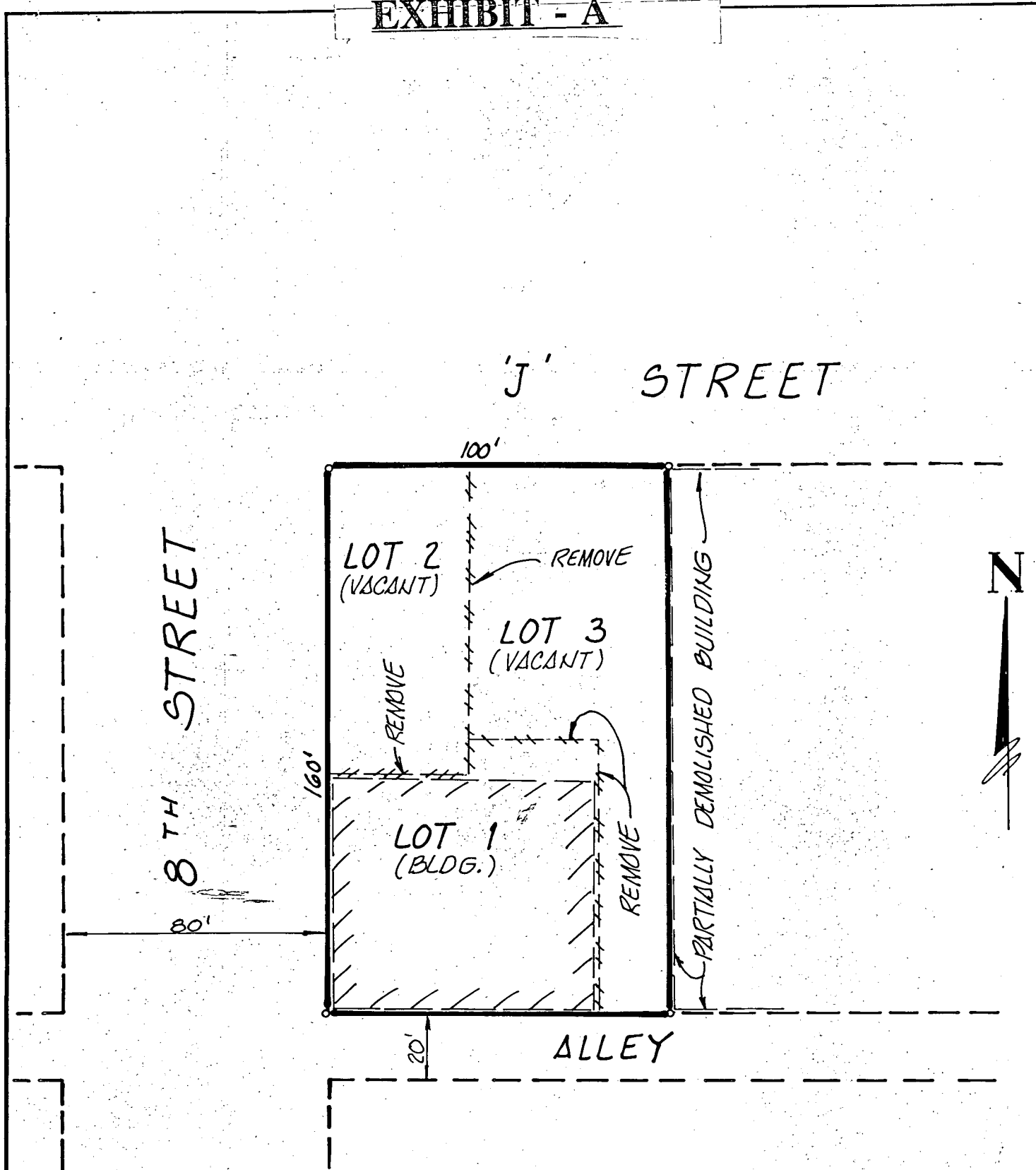


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A



JTS ENGINEERING CONSULTANTS 1808 J STREET SACRAMENTO, CA 95814 (916) 441-6708	DRAWN	DRL	LOT 1 ~ APN 006-0097-001 (1009-8 TH ST.)
	SCALE	1" = 40'	LOT 2 ~ APN 006-0097-002 (800 J ST.)
	F.B.	Pg.	LOT 3 ~ APN 006-0097-003 (804 J ST.)
	JOB No.	94065	

LOT MERGER APPLICATION EXHIBIT

135169

BRUNING 40-5020

294-058

JUNE 7, 1994

ITEM 2

EXHIBIT - B

LEGAL DESCRIPTION OF NEW LOT AFTER MERGER:

LOT NUMBER 1 AND THE WESTERLY ONE-QUARTER OF LOT NUMBER 2 IN THE BLOCK BOUNDED BY 'J' AND 'K' AND EIGHTH AND NINTH 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

Z94-058

Z94-058

JUNE 7, 1994

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ITEM 2