

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 9, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-134) by adopting the attached resolution (ZA98-042).

**Project Information**

Request: Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 0.23± partially developed acres in the General Commercial (C-2) zone.

Location: 2700 & 2704 J Street (D3, Area 1)

Assessor's Parcel Number: 007-0111-002, 003

Applicant: Calpo/Hom/Macaulay/Dong Architects (CHMD) (Andy Kwong)  
2150 Capitol Avenue #270  
Sacramento, CA 95816

Property Owner: 27th & J Street Partners, LC  
2150 River Park Drive # 270  
Sacramento, CA 95833

General Plan Designation: Community/Neighborhood Commercial and Offices  
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Vacant Commercial Building and Parking Lot

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

**Surrounding Land Use and Zoning:**

North: C-2; Senior Community Center

South: C-2; Commercial

East: C-2; Commercial

West: C-2; Commercial

Property Dimensions: Irregular  
Property Area: 0.23± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Additional Information The applicant proposes to remove the common property lines between two parcels to create one parcel. The west parcel has a parking lot and the east parcel has a vacant commercial building with no parking. The applicant proposes the merger to provide on-site parking and to make improvements and openings to the west side of the existing building. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

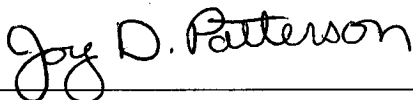
The project was noticed and staff received one call concerned with who the owners of the parcels were and the intended plans for the project.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions, Building Division, and the Neighborhood Department. 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)}.



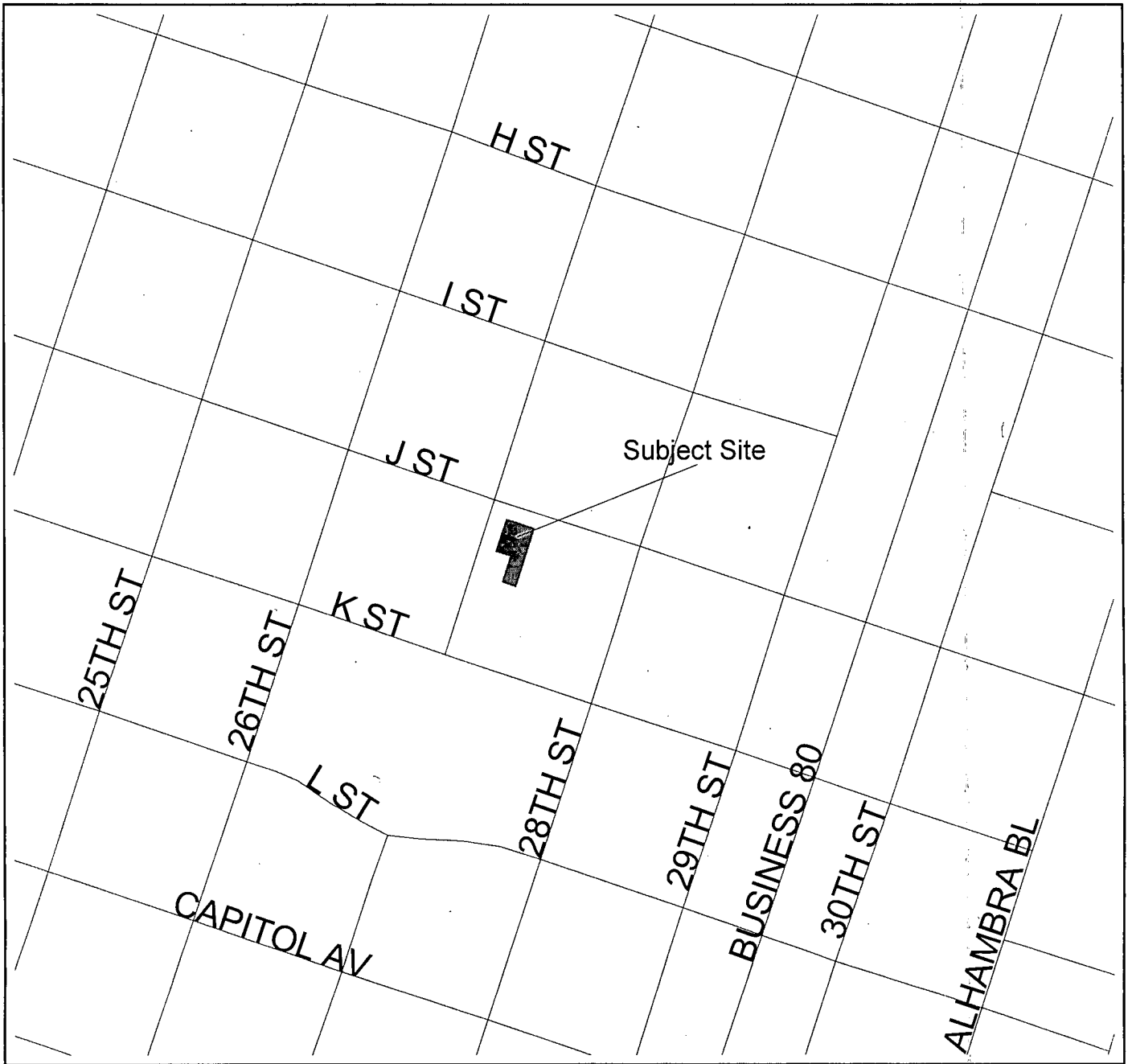
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Joy D. Patterson  
Zoning Administrator

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 (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the Parcel Merger.

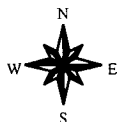
cc: File (original)                      Resolution Book                      Log Book  
    Applicant  
    Public Works (Jerry Lovato)

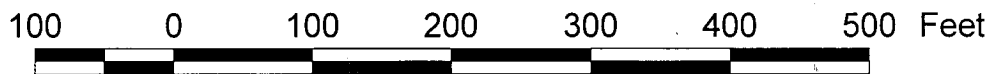
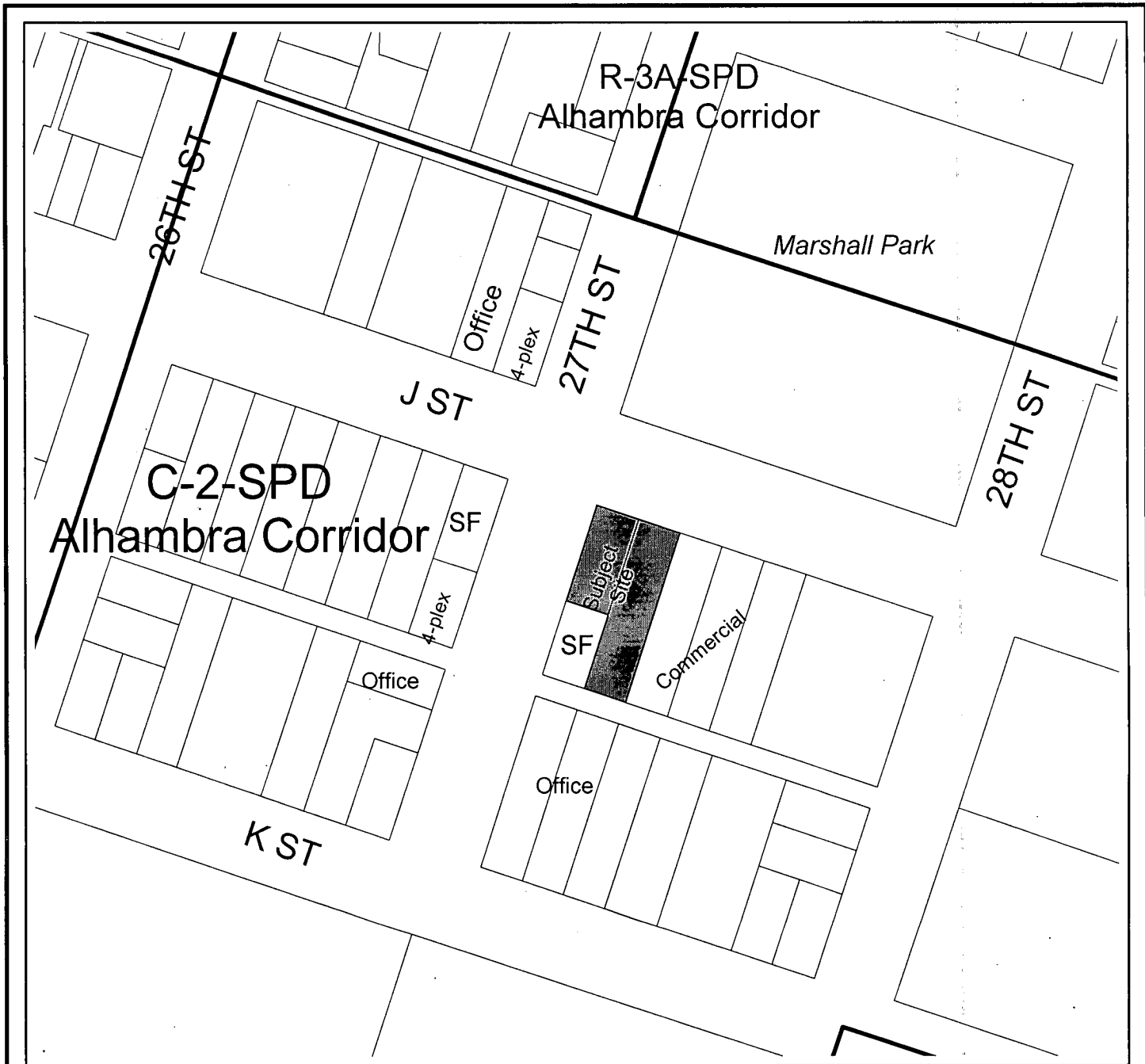


Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# VICINITY MAP





Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING





# EXHIBIT - B

## 2700 "J" Street - Legal Description (proposed)

Beginning at the north-west corner of "J" Street and 27th Street, and running thence easterly along said line of "J" Street 80'-0"; thence at a right angle southerly 160'-0"; thence at a right angle westerly 40'-0"; thence at a right angle northerly 70'-0"; thence at a right angle westerly 40'-0"; thence a a right angle northerly 90'-0" to the point of beginning.

RECEIVED

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CITY OF SACRAMENTO  
CITY PLANNING DIVISION

Z 98 134

298-134

DECEMBER 9, 1998

Item 2