

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday May 25, 1993, the Zoning Administrator approved a parcel merger for two parcels known as Z93-017 by adopting the attached resolution.

Project Information

Request: Merger of two contiguous parcels into one parcel totaling 0.64± vacant acres in the Single Family Residential (R-1) zone.

Location: 2709 21st Ave.

Assessor's Parcel Number: 019-0101-001 & 019-0093-004

Applicant:	Rose's Engineering 9070 Elk Grove Blvd. Elk Grove, CA. 95624	Property Owner:	Bal Soin 2514 21st Ave. Sacramento, CA. 95820
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General Plan Designation: Low Density Residential (4-15 du/net acre)

Existing Zoning of Site: Single Family Residential (R-1) zone
(Property annexed to City in 1958)

Existing Land Use of Site: Vacant (western parcel), two single family residences and accessory structures (eastern parcel)

Surrounding Land Use and Zoning:

North: R-1; Single Family Residential

South: R-1; Single Family Residential

East: R-1; Single Family Residential

West: R-1; Single Family Residential

Property Dimensions: Irregular

Property Area: 28,050± sq. ft.

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Additional Information: A travel trailer is located on the site next to a storage shed (Exhibit C). The Planning Division received telephone calls after the public notices were sent indicating that someone was living in the trailer or the shed. The property owner indicated someone was living in the trailer but he has left. The owner understands that it is violation of Zoning Ordinance regulations for someone to live in the trailer or in the storage shed. The owner can store the travel trailer on the property as long as it is not in any required setback area.

Parcel merger will result in a flag shaped lot. There is no alternative design and the merger will allow for access to a parcel that is presently land locked; therefore the flag shaped lot will not be detrimental to public health, safety or welfare.

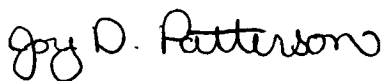
Project Plans: See Attachments A, B and C.

Agency Comments:

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering-Development Services. Comments were received from Development Services and are contained 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)).

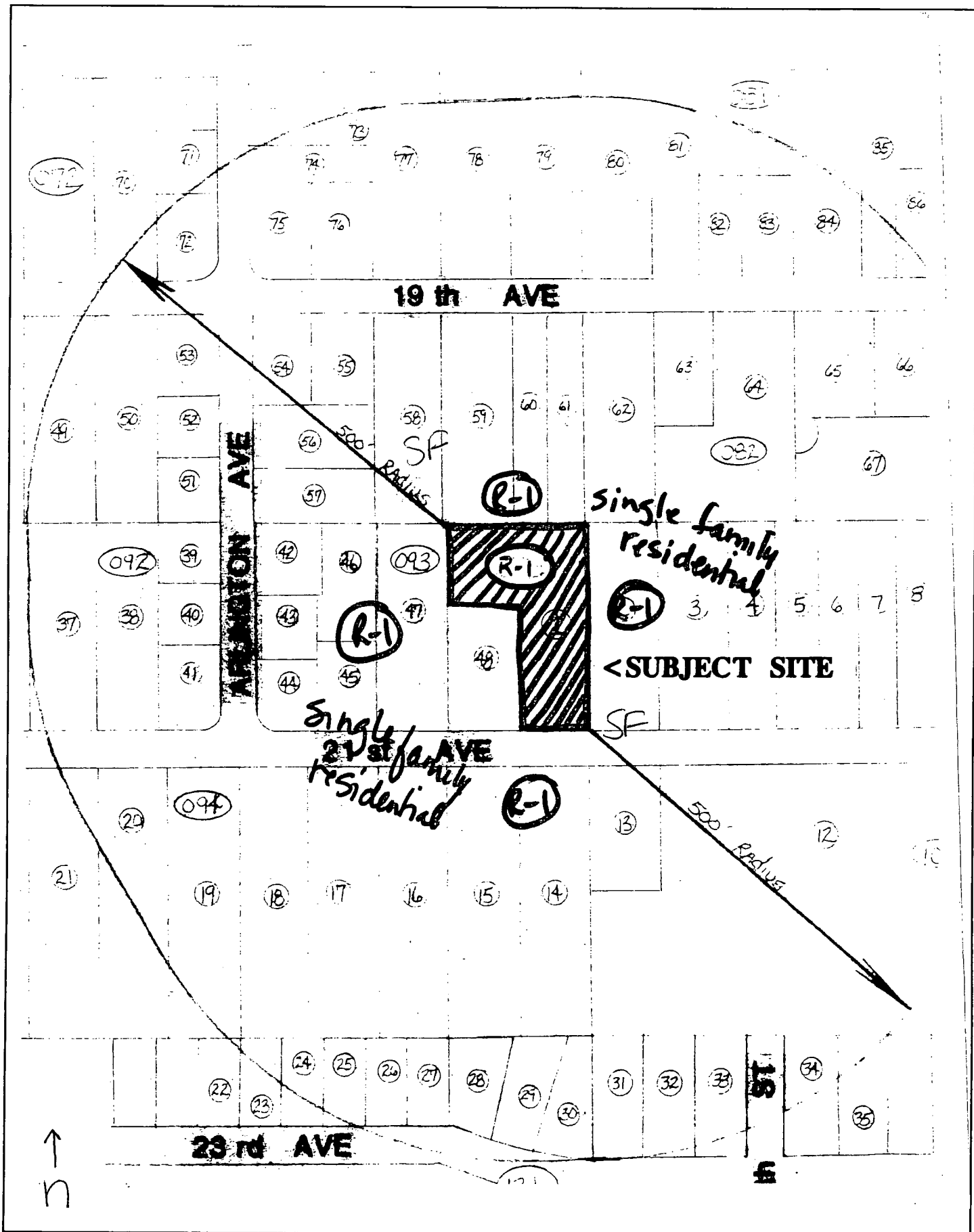


Joy D. Patterson
Zoning Administrator

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 lot line adjustment.

cc: File (original)
Applicant
ZA Log Book
ZA Resolution Book
Public Works-Development Services
Building Division

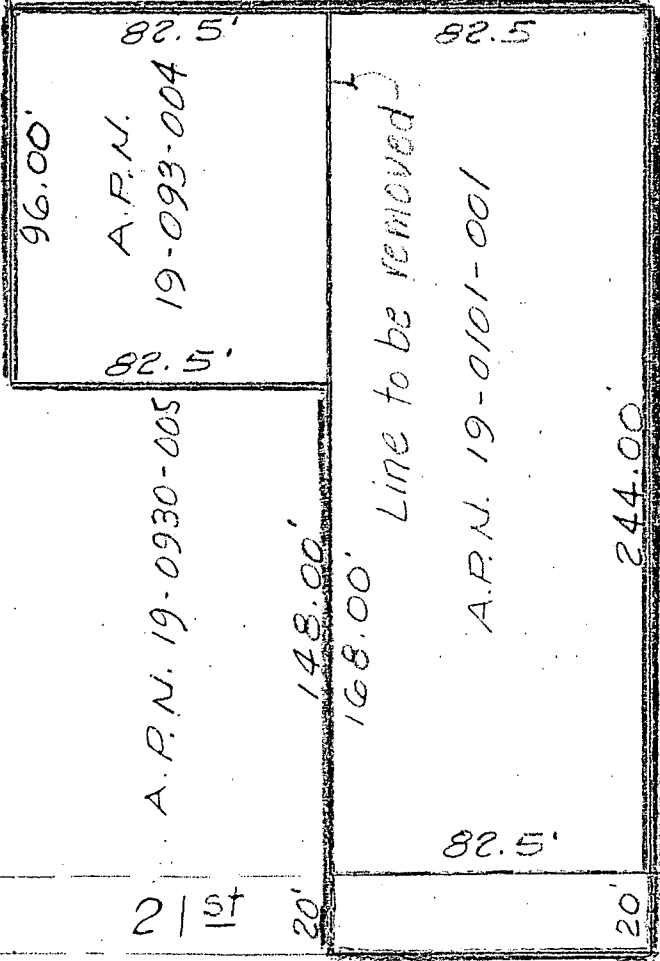


VICINITY, LAND USE & ZONING MAP

EXHIBIT A



19-0810-004
A.P.N. 19-0930-003
19-0810-005
19-0810-025
19-0810-026
19-0810-007



A.P.N. 19-0930-005

A.P.N. 19-0101-001

A.P.N. 19-0101-002

21st

AVENUE

1" = 50'

OWNER: BAL SOIN
2514 21st AVENUE
SACRAMENTO, CA.
95820
MARCH, 1993

Z93-017

RECEIVED

APR 19 1993

CITY OF SACRAMENTO
CITY PLANNING DIVISION

ROSES ENGINEERING
9070 ELK GROVE BLVD.
ELK GROVE, CA 95624
916 686-5445

— original BOUNDARY
— NEW BOUNDARY

May 25, 1993

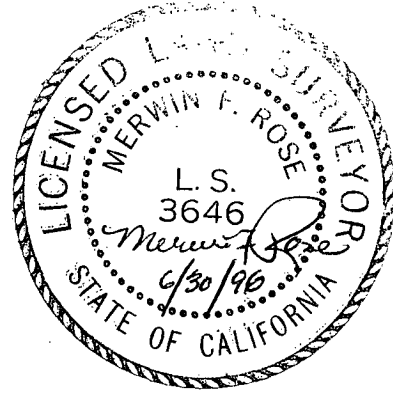
Z93-017

#2

EXHIBIT B

LEGAL DESCRIPTION
New Parcel

The West one-half of Lot 37 and the North 96.00 feet of the East one-half of Lot 38 of the Amended Plat of Edward Coyle Subdivision, according to the Official Plat thereof, filed in the office of the Recorder of the County of Sacramento, California, on September 26, 1924, in Book of Maps, Map No. 13.



Z93-017

RECEIVED

APR 19 1993

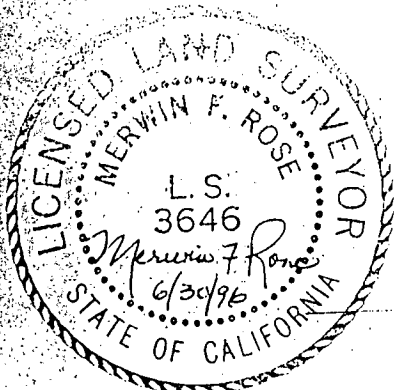
**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

Z93-017

May 25, 1993

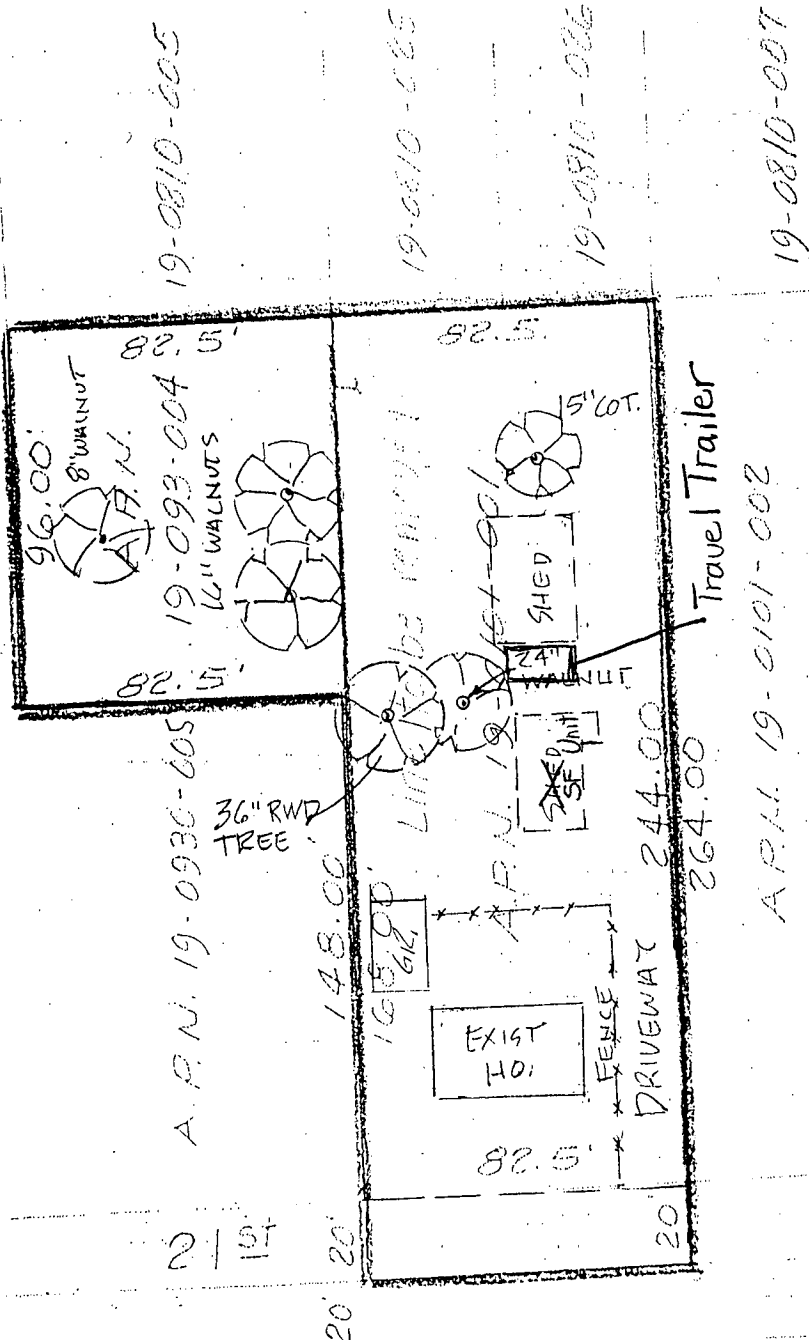
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Exhibit C
Land Uses



19-0810-004

A.P.N. 19-0930-003



OWNER: BAL SOIN
2514 21ST AVENUE
SACRAMENTO, CA
95820
MARCH, 1993

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~~Z93-016~~

ROSE'S ENGINEERING
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ELK GROVE, CA 95624
916 686-5445

Z93-017

1" = 50'

AVENUE

— ORIGINAL BOUNDARY
— NEW BOUNDARY

Z93-017

MAY 25 1993

#2