

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 12, 1997, the Zoning Administrator approved a parcel merger (File Z97-109) by adopting the attached resolution (ZA97-030).

Project Information

Request: Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling .58± partially developed acres in the Single Family (R-1) zone.

Location: 1525 39th Street (D3, Area 1)

Assessor's Parcel Number: 004-0411-024, 023

Applicant: Peter Geremia
1801 I Street #202
Sacramento, Ca. 95814

Property Owner: Gregorary and Betsy Cox
1525 39th Street
Sacramento, Ca. 95816

General Plan Designation: Single Family Low Density Residential

Existing Land Use of Site: Vacant and a single family home

Existing Zoning of Site: Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Single Family
South: R-1; Single Family
East: R-1; Single Family
West: R-1; Single Family Residential

Property Dimensions: Rectangular
Property Area: .58± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Project Plans: Exhibit A

Legal Description: Exhibit B

Previous Files: None

Additional Information The applicant proposes to merge the two property lines between these parcels in order to accommodate Property Tax simplification for the merged properties. The parcels are developed with a single family residence and a pool.

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line merger have been included as conditions in the attached resolution. The project was also reviewed by the East Sacramento Improvement Association, they had no comments.

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 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) ZA Resolution Book ZA Log Book
 Applicant Public Works