

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday March 8, 1994, the Zoning Administrator approved a parcel merger (File Z94-019) by adopting the attached resolution (ZA94-004).

Project Information

Request: Parcel Merger: to merge two parcels into one parcel totaling 0.27± developed acres in the Standard Single Family, Planned Unit Development (R-1)(PUD) zone.

Location: 7791 and 7797 Oak Bay Circle

Assessor's Parcel Number: 031-1420-054, 055

Applicant: Donald Fugina
2555 3rd Street #215
Sacramento, CA 95818

Property Owner: L & P Land Development-Pacific/Teichert
8144 Pocket Road
Sacramento, CA 95831

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket Community Plan Designation:	Low Density Residential (7-15 du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1){PUD}

Surrounding Land Use and Zoning:
North: R-1 (PUD); Vacant
South: R-1 (PUD); Vacant
East: R-1 (PUD); Vacant
West: R-1A (PUD); Vacant

Property Dimensions: Irregular
Property Area: 0.27± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

The applicant proposes to merge the two properties in order to make one large residential lot for a single family dwelling. The lots had been previously approved for halfplex units. The site is in the LPPT PUD.

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)}.



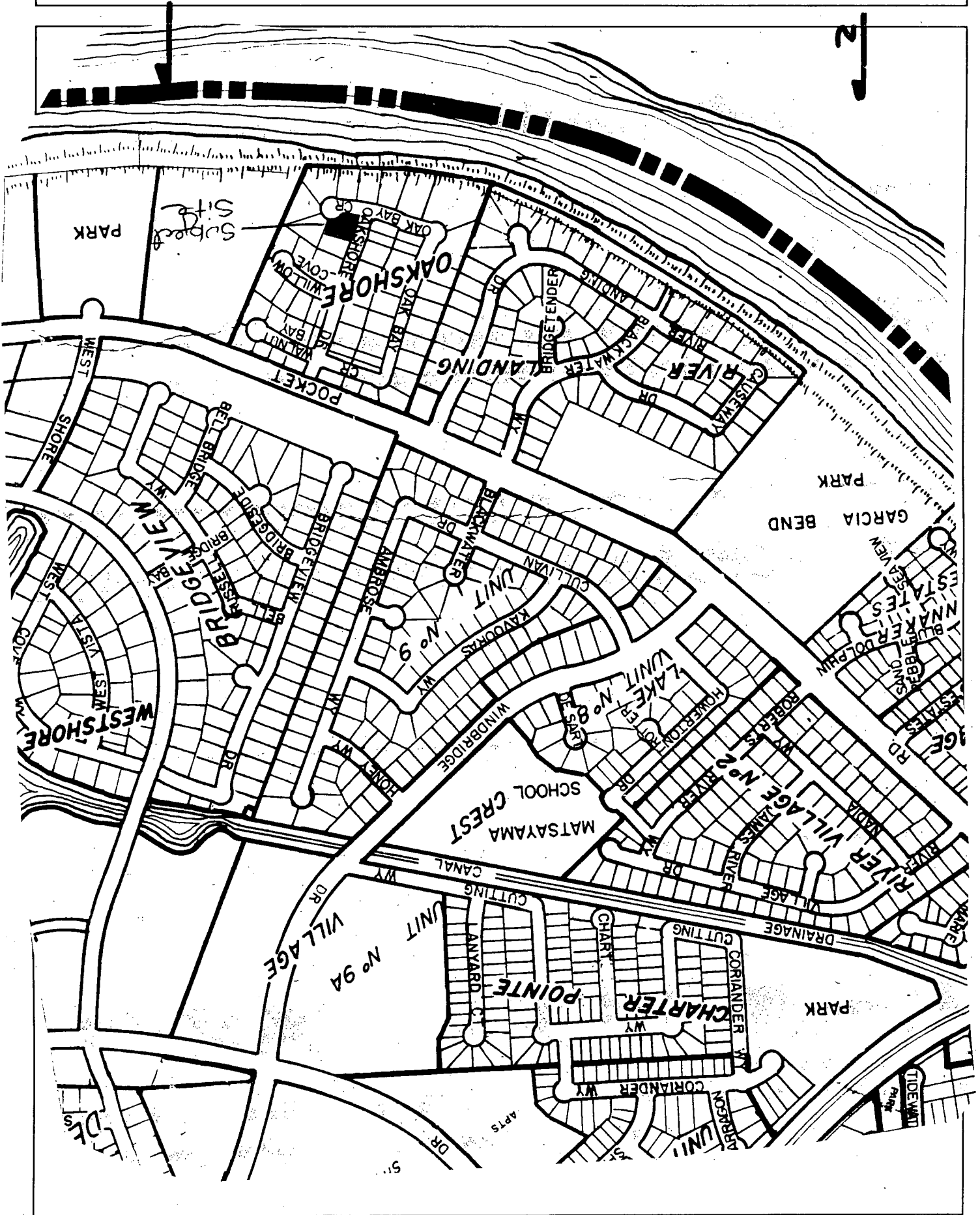
Joy D. Patterson
Zoning Administrator

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.

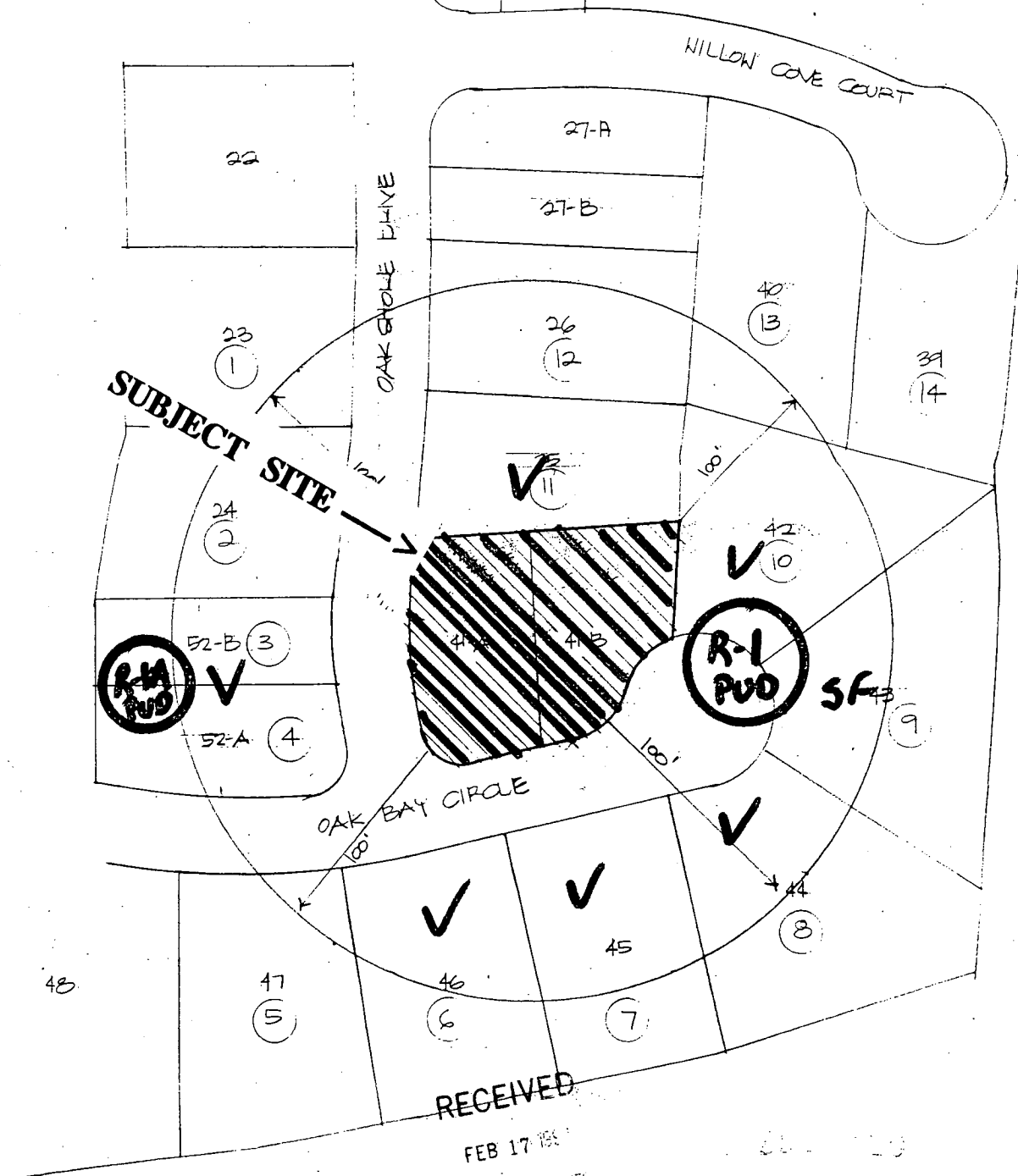
Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

VICINITY MAP



SCALE: 1" = 50.0'



VICINITY MAP