

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
915 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

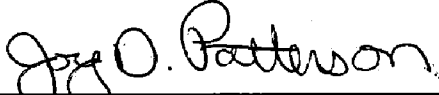
On November 4, 2005, the Zoning Administrator withdrew, a Special Permit for the project known as Z03-027 because the project was revised and no longer required an entitlement.

Project Information

Location: 2728 37th Street

Assessor's Parcel Number: 010-0384-012

Applicant: Ajay Ram Maharaj
2750 Crosby Way
Sacramento, CA 91815



Joy D. Patterson
Zoning Administrator

cc: File
ZA Binder



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

PLANNING
916-808-5656
FAX 916-808-5543

August 8, 2005

Ajay Ram Maharaj
2750 Crosby Way
Sacramento, CA 95815

SUBJECT: 2728 37th Street (Z03-027 and DR 03-010)

Dear Ajay,

You submitted an application for the project noted above on January 23, 2003. We have had several meetings within the last few months regarding this project and have notified you that a duplex is not a permitted use at this site. A letter was sent to you dated February 13, 2004 requesting revised plans in accordance with zoning regulations in order for staff to process the project.

To date this additional information has not been submitted and the Planning Director has determined that your application is not being processed in a timely manner. Chapter 17.196.030 of the City Code (Zoning Ordinance) provides the process for denying an application if the applicant does not respond within thirty days of the mailing date of the written request. The Planning Director has determined that you are not processing your application in a timely manner and will deny your project, unless, within 15 days from the date of this letter you withdraw your application or contest the Planning Director's determination. **If you do not withdraw this application or contest the Planning Director's determination within 15 days (August 23, 2005) your application will be deemed denied.**

Should the Planning Director determine that your project is denied, you may appeal his determination to the Planning Commission within 10 calendar days (September 2, 2005). (If the applicant does not withdraw the project, a letter will need to be sent to the applicant at the end of the 15 day process informing the applicant that the project was denied). An application which is denied for failure to process in a timely manner shall be considered a denial subject to the one year restriction on resubmittal of application pursuant to Division VII of Title 17 of the City Code. If the project is withdrawn, any available fees will be refunded to you.

Sincerely,

Lindsey Alagozian
Associate Planner

Cc: Carol Shearly, Planning Director
Joy Patterson, Senior Planner
Luis Sanchez, Design Review Director



PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 200
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

PLANNING
916.808.5656
916.264.5543

February 13, 2004

Ajay Ram Maharaj
2750 Crosby Way
Sacramento, CA 95815

RE: Z03-027; 2728 37th Street

Dear Mr. Maharaj:

This letter is in response to the application submitted on January 23, 2003 for a duplex at 2728 37th Street (Z03-027 and DR03-010). Upon reviewing your application for completeness, it has been determined that the property can only accommodate one unit based on the density and size of the subject site in the Multi-Family (R-2A) zone. As stated in our previous meetings with you, the project remains incomplete until the following is submitted:

- 8 sets of full size plans (including site, floor, and elevation plans) for one unit. All plans shall be fully dimensioned and to scale.
- 1 set of 8 ½ X 11 reductions of the site, floor, and elevation plans
- Revised application for new project at this site (see attached)

Currently, the project is on hold until the necessary site plan has been revised and resubmitted. Should you have any questions about this matter, please feel free to contact me at (916) 808-2659 or via email at lalagozian@cityofsacramento.org.

Sincerely,

Lindsey Alagozian
Associate Planner

cc. Kelly Lankford

