

## ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 17, 2004, the Zoning Administrator approved with conditions a lot line adjustment (File Z04-045). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

### Project Information

Request: **Zoning Administrator Parcel Merger** to merge two parcels into one parcel totaling 0.26± developed acres in the Standard Single Family (R-1) zone.

Location: 7921 and 7917 34<sup>th</sup> Avenue (D6, Area 3)

Assessor's Parcel Number: 027-0161-027 and 028

Applicant: Mario and Angie Alonso  
7921 34<sup>th</sup> Avenue  
Sacramento, CA 95824

Property Owner: Same as Applicant

Project Planner: Lindsey Alagozian

General Plan Designation: Low Density Residential 4-15 du/na  
South Sacramento

Community Plan Designation: Residential 4-8 du/na

Existing Land Use of Site: Single Family Residence and Vacant

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

#### Surrounding Land Use and Zoning:

North: R-1; Residential

South: R-1; Residential

East: R-1; Residential

West: R-1; Residential

Property Dimensions: Irregular

Property Area: 0.26± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Previous Files: None

Additional Information The applicant proposes to merge two parcels into one in the Standard Single Family (R-1) zone. Currently, a 1,832 square foot single-family residence is located over the property line. Each parcel is 40 feet wide by 140 feet deep. The proposed parcel merger will ensure that the structure does not cross any property lines. The proposed parcel merger complies with the Building Code, the Zoning Ordinance, and the Subdivision Map Act.

#### Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions.

#### Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a).

#### Conditions of Approval:

##### **Public Works**

1. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.
2. The applicant must file for a Waiver of Parcel Map.
3. The applicant shall pay off or segregate existing assessments.
4. A record of survey may be required pursuant to Section 8762 of the Business and Professions Code before issuing the Certificate of Compliance.

##### **Utilities**

5. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.


##### **Advisory Note**

6. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

#### Findings of Fact:

1. The parcel merger is consistent with the General Plan and the South Sacramento Community Plan which designates the site as Low Density Residential 4-15 du/na and Residential 4-8 du/na, respectively.


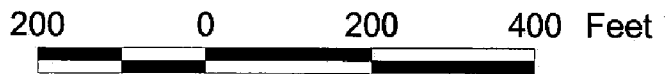
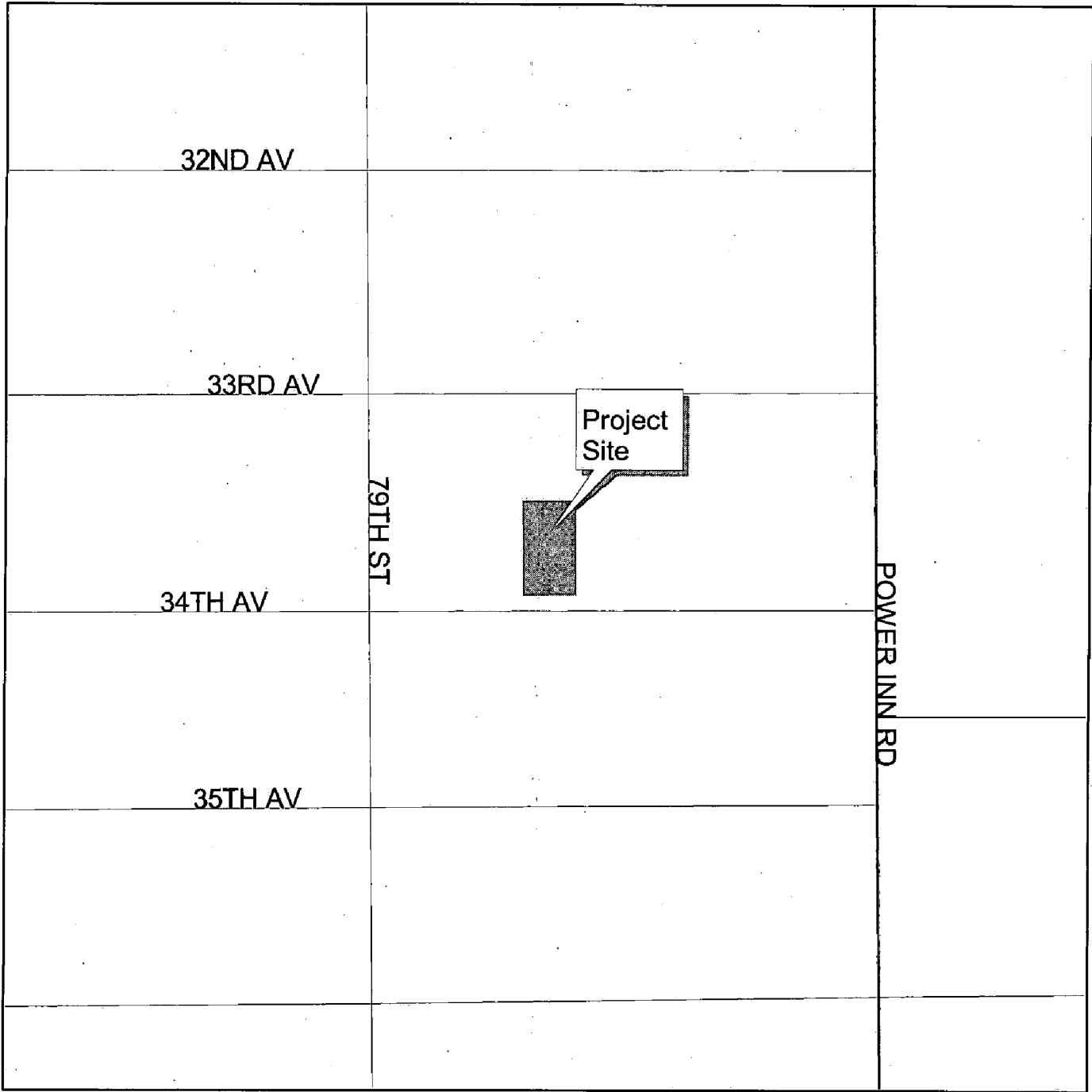
2. All existing streets and/or utility easements of record are reserved. The merger will not result in the abandonment of any street or utility easement of record.
3. The parcel merger will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Title 16 of the City Code, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

  
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, 808-7918) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

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

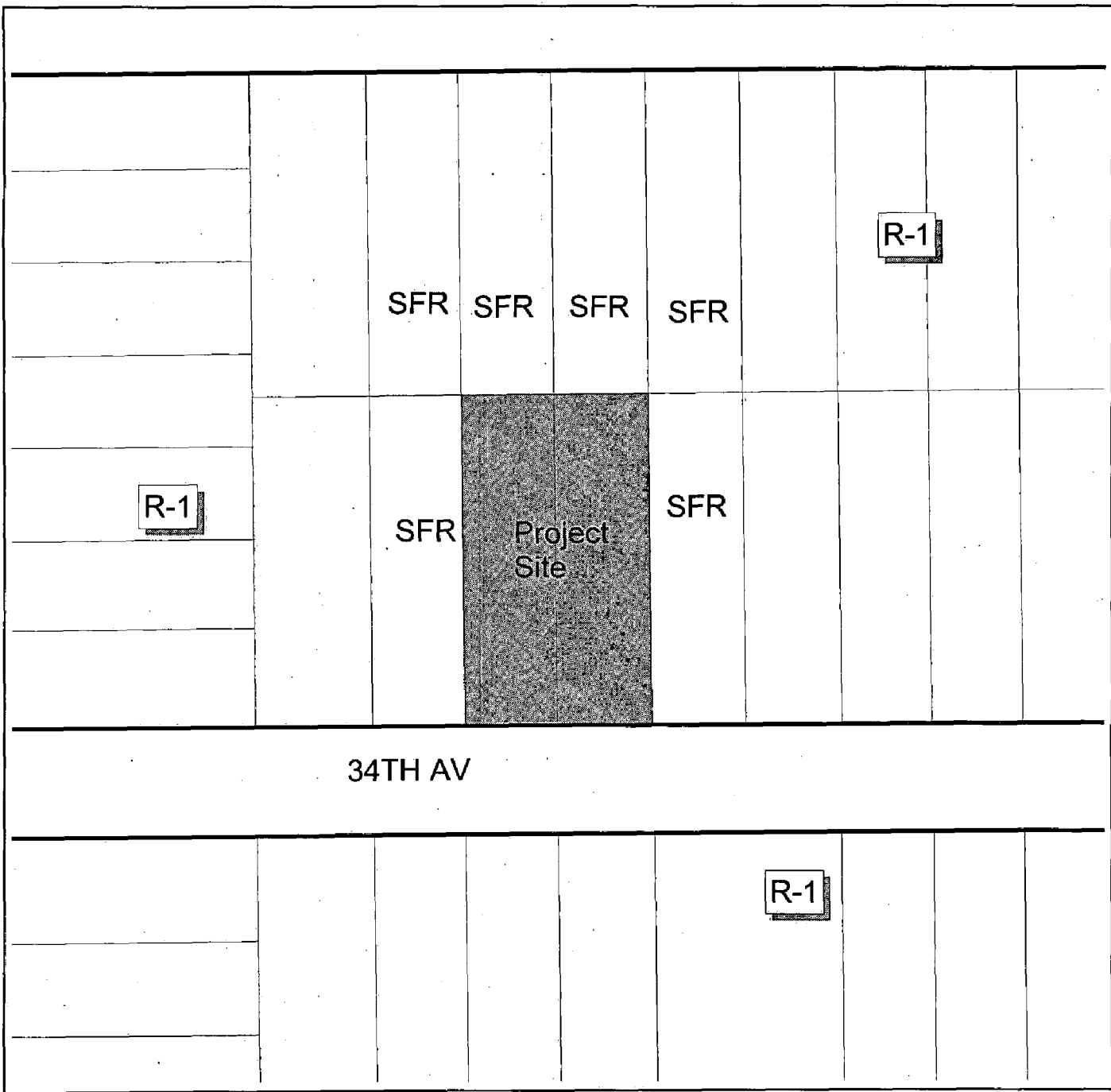


Planning & Building  
Department

Geographic  
Information  
Systems

# Vicinity Map





34TH AV



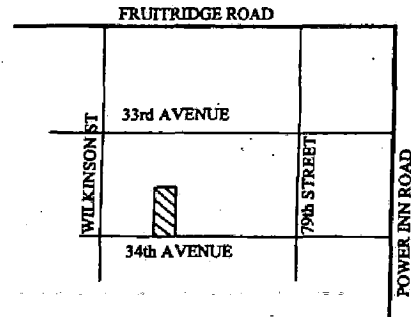
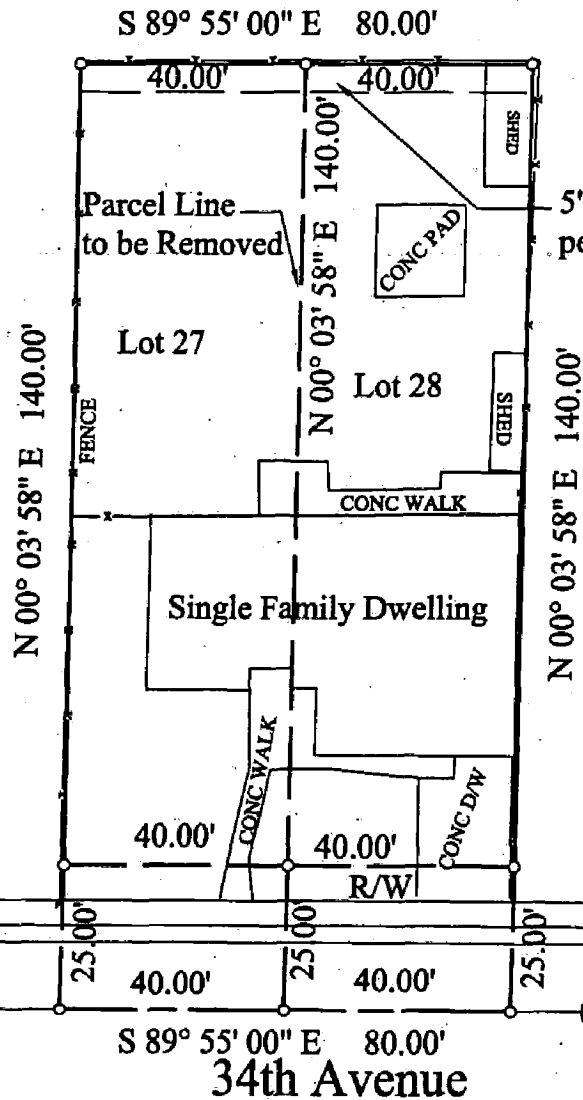
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Geographic  
Information  
Systems

# Land Use & Zoning



EXHIBIT A



VICINITY MAP

**PARCEL MERGER**  
 Lots 28 & 29 of The Plat of Avondale 19 BM 32

APN: 027-0161-027,028

7917 & 7921 34th Avenue, Sacramento, CA

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO STATE OF CALIFORNIA  
 JANUARY 2004

**LEGEND:**

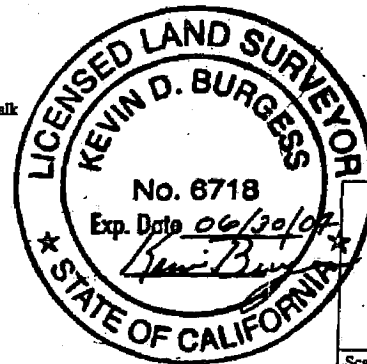
-X- = FENCE LINE

O = DIMENSION POINT

OWNER: MARIO ALONSO  
 P.O. BOX 234461  
 SACRAMENTO, CA 95845  
 (916)-920-3182

SURVEYOR: BURGESS LAND SURVEYS  
 11140 FAIR OAKS BLVD, STE #13  
 FAIR OAKS CA 95628  
 (916) - 965-6421

APN: 027-0161-027,028  
 EXISTING USE: SINGLE FAMILY  
 PROPOSED USE: SINGLE FAMILY



Burgess Land Surveys  
 11140 Fair Oaks Blvd., Suite 3  
 P.O. Box 5142  
 Fair Oaks, Ca. 95628  
 PH: 916-965-6421

Scale: 1" = 10'	Surveyed: Jan., 2004	Job # 04-002
Contour Interval = N/A	Drawn: SF	File: 04002LLM.dwg

Item 2

March 17, 2004

Z04-045