

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 21, 1999, the Zoning Administrator approved with conditions a parcel merger (File Z99-030). 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 1.4± partially developed acres in the Light Industrial-Labor Intensive Overlay (M-1{LI}) zone.

Location: 1000 Arden Way (D2, Area 4)

Assessor's Parcel Number: 277-0144-023, 027

Applicant: Allen Edwards
P.O. Box 834
Loomis, CA 95650

Property Owner: Mike Shattuck
1000 Arden Way
Sacramento, CA 95815

Project Planner: Sandra Yope

General Plan Designation: Industrial-Employee Intensive
Pocket

Community Plan Designation: Labor- Intensive

Existing Land Use of Site: Commercial and Vacant

Existing Zoning of Site: Light Industrial-Labor Intensive Overlay (M-1{LI})

Surrounding Land Use and Zoning:

North: M-1{LI}; Industrial

South: M-1{LI}; Industrial

East: M-1{LI}; Industrial

West: M-1{LI}; Industrial

Property Dimensions: Irregular

Property Area: 1.4± acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: Exhibit A

Legal Description: None Provided

Additional Information The applicant proposes to remove the common property line between two parcels to create a large single parcel for future development. The east parcel is vacant and the west parcel is developed with a commercial structure. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

The project was noticed and staff received no calls.

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

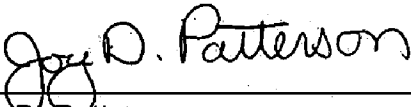
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15305(a).

Conditions of Approval:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. 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.
4. Pay off or segregate any existing assessments.
5. Advisory Note: The proposed project is located in the 100 year flood plain, designated as an AR zone (elevation 19 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rater Map (FIRMS) dated July 6, 1998. Within the AR zone the following regulations will apply:
 - * All new residential and commercial development will be required to be constructed with the lowest floor, including basement, at or above the base flood elevation, or 3 feet above the highest adjacent grade, whichever is lower.
 - * Commercial projects will have the option of flood proofing in lieu of the elevation requirements.

Findings of Fact:

1. The parcel merger is consistent with the General Plan and North Sacramento Community Plan which designate the site for Industrial-Employee Intensive and Labor-Intensive respectively.
2. All existing streets and/or utility easements of record are reserved.
3. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

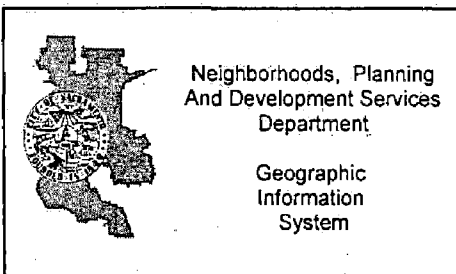
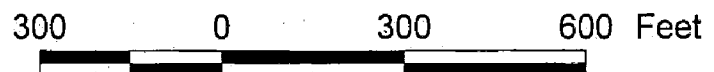
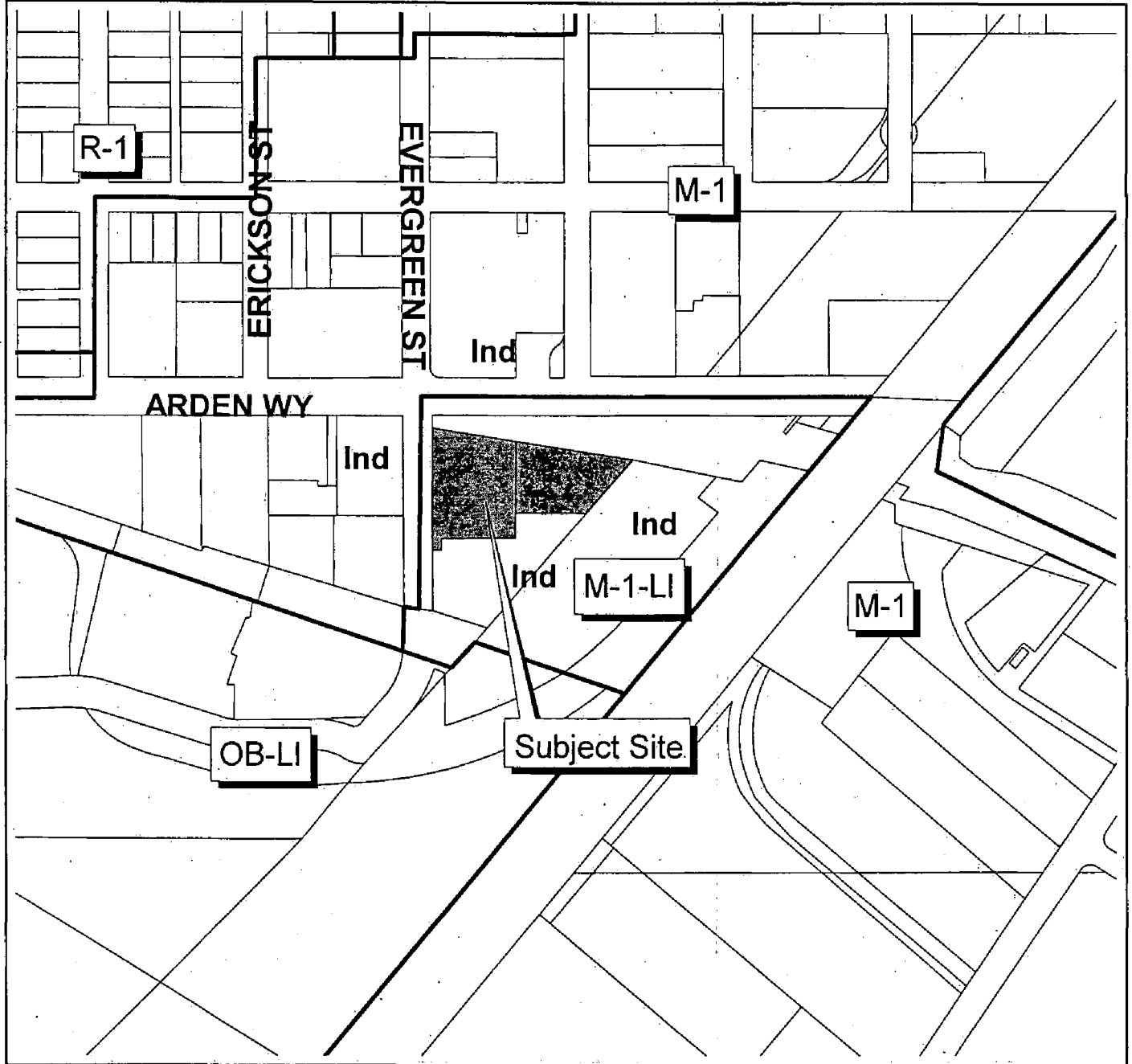


Joy D. Patterson
Zoning Administrator

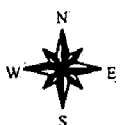
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

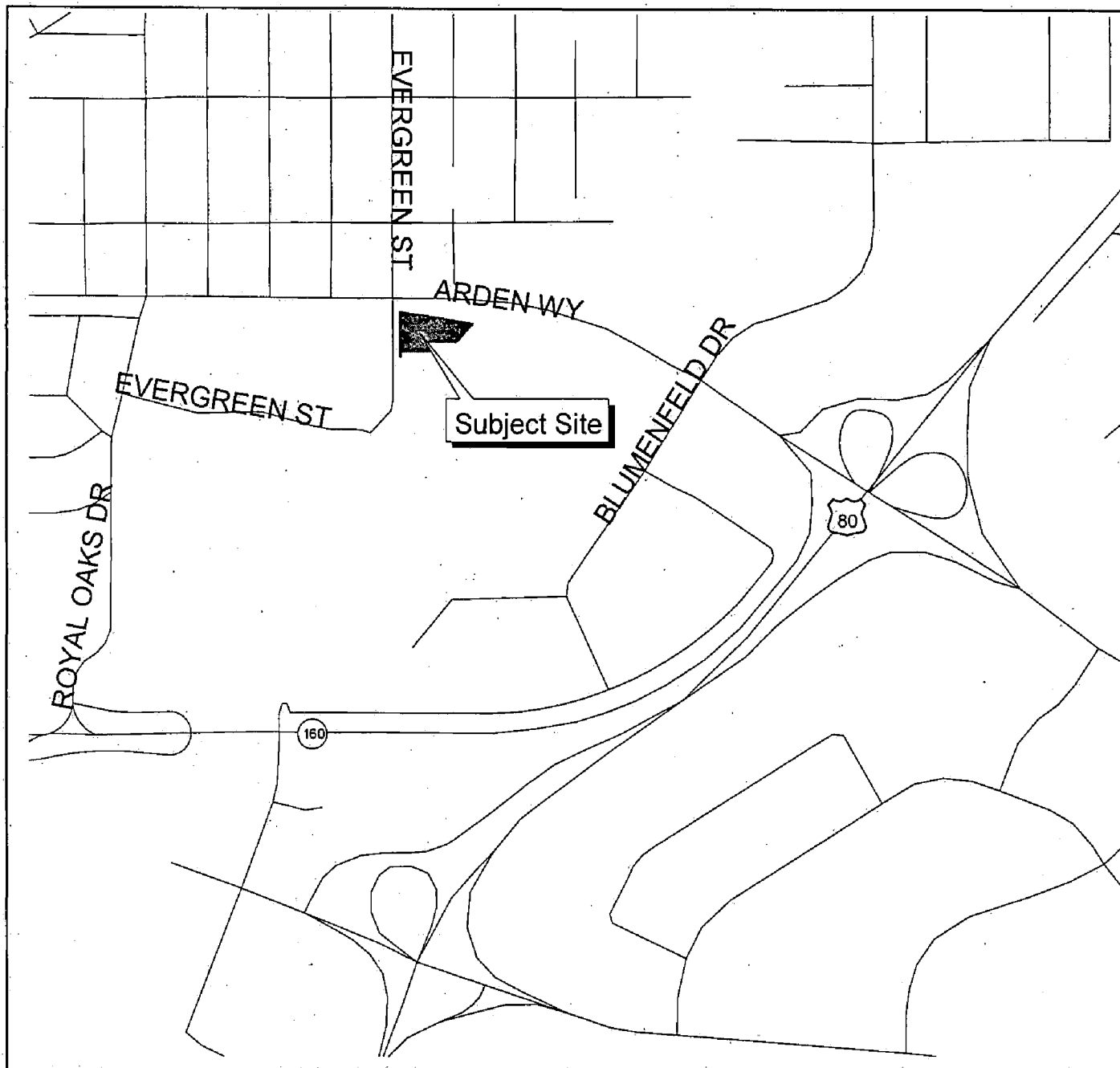
Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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



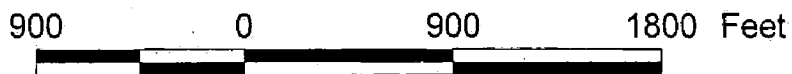
LAND USE AND ZONING





Neighborhoods, Planning
And Development Services
Department

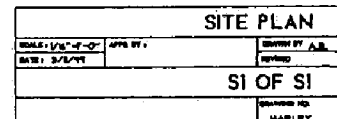
Geographic
Information
System



VICINITY MAP



EVERGREEN STREET



6661-1-1999