

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday March 22, 1994, the Zoning Administrator approved a parcel merger (File Z94-023) by adopting the attached resolution (ZA94-008).

Project Information

Request: Parcel Merger to merge five parcels into one parcel totaling 4.98± developed acres in the Light Industrial (M-1) and Office-Business, Labor Intensive Overlay (O-B){LI} zone.

Location: 936 Arden Way

Assessor's Parcel Number: 277-134-003, 004, 005, 017(portion); and 275-240-074

Applicant: KASL Consulting Engineers
4200 N. Freeway Blvd. #1
Sacramento, CA 95834

Property Owner: Payless Cashways (Lumberjack)
8440 Florin Road
Sacramento, CA 95828

General Plan Designation: Heavy Commercial or Warehouse
North Sacramento

Community Plan Designation: Industrial and Labor Intensive
Existing Land Use of Site: Lumberjack Store (Commercial)
Existing Zoning of Site: Light Industrial (M-1) and Office-Business O-B{LI}

Surrounding Land Use and Zoning:

North: M-1 and C-2; Industrial
South: O-B(LI); Light Rail
East: M-1; Commercial and Office
West: M-1; Office Parking lot and Commercial

Property Dimensions: Irregular
Property Area: 4.98± 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 five properties into one parcel. There is an existing Lumberjack store located on the site. Most of the site is zoned Light Industrial (M-1) except for the southern portion (presently Parcel 74) which is zoned Office Building-Labor Intensive (OB-LI). The merger will result in the creation of one parcel with two zones. The applicant is requesting the merger in order to construct a kiosk on a portion of the property in the M-1 zone and to locate the existing business all on one piece of property (the Zoning Ordinance and Building Code do not permit structures to cross property lines). The applicant and property owner should be aware that any modifications to the portion of the business located in the OB-LI zone may require further Planning Division review.

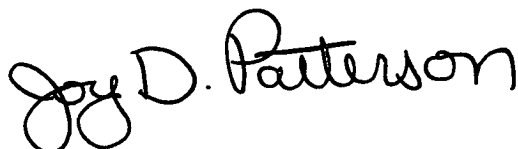
Agency Comments

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.

The Engineering Development Services made an additional comment that a portion of APN 277-134-017 is also being merged. They have a copy of a "Quitclaim Deed" which transferred the railroad strip to the parcels as shown in Exhibit A. The County Assessor's Office is verifying the deed.

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 ZA Log Book
Applicant Public Works