

Exhibit B

All that real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

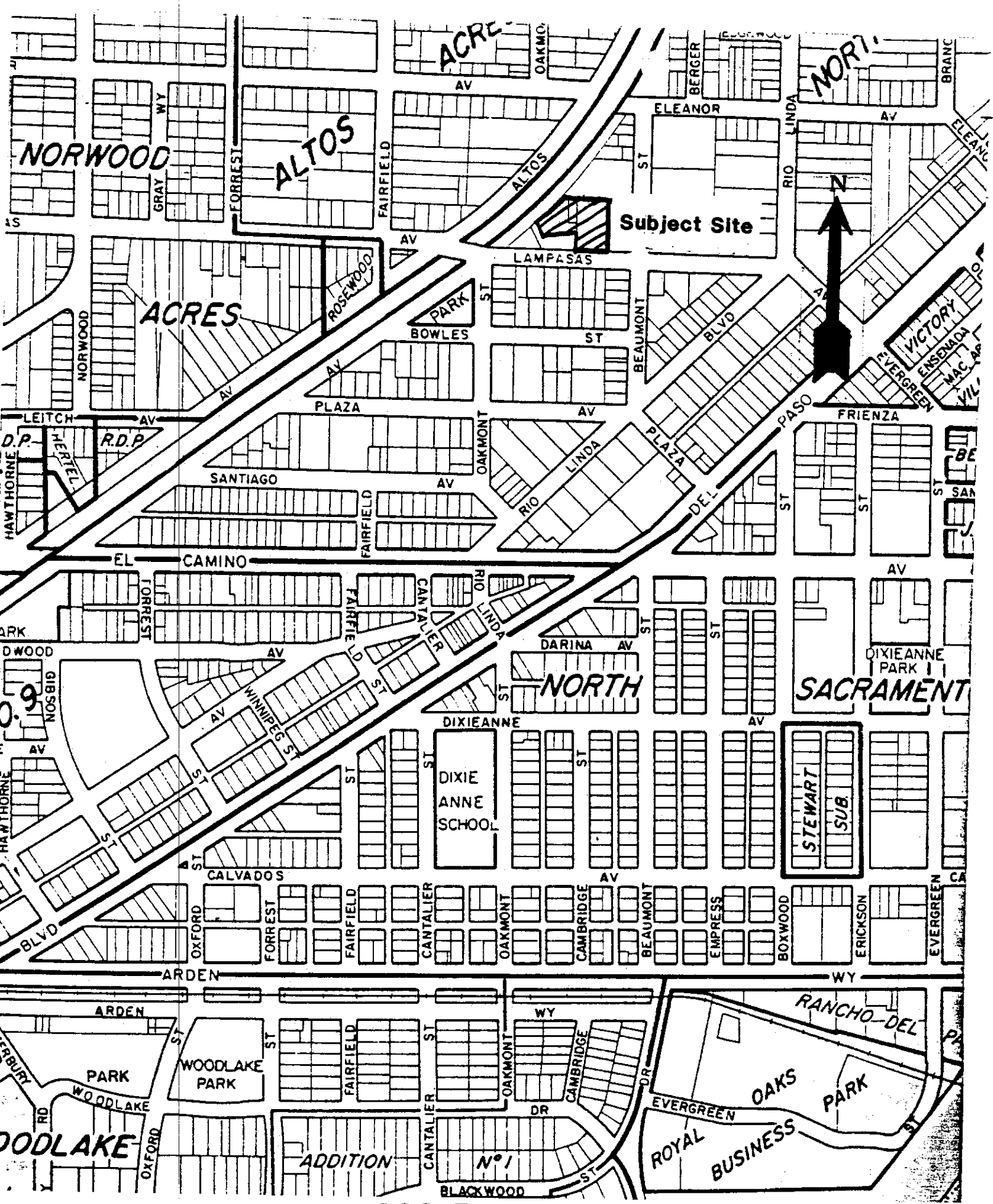
Lot 3 and a portion of Lot 2, Block 4, "North Sacramento Subdivision Number 8," according to the Official Plat thereof, filed in the Office of the Recorder of Sacramento County, on March 26, 1913, Book 13 of Maps, Map Number 49, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence, South $00^{\circ}05'00''$ West 300.00 feet to the North Right-of-Way line of Lampasas Avenue, a public street having a full width of 60.00 feet; thence, North $89^{\circ}55'00''$ West, along said North Right-of-Way line, 132.00 feet to the West line of said Lot 3; thence, North $00^{\circ}05'00''$ East, along the said West line, 134.72 feet; thence, South $78^{\circ}00'00''$ West 146.00 feet; thence, North $22^{\circ}55'00''$ West 50.54 feet to a point on the Northwesterly line of said Lot 2 and the Southeasterly Right-of-Way line of Traction Avenue, a public street having a full width of 40.00 feet; thence, along said Northwesterly line of Lot 2, and said Southeasterly Right-of-Way line, along a curve to the left, said curve having a radius of 2954.90 feet and a central angle of $3^{\circ}50'40''$, the chord of which bears North $41^{\circ}12'23''$ East 198.23 feet to a point on the North line of said Lots 2 and 3; thence, along said North line South $89^{\circ}55'00''$ East 164.14 feet to the point of beginning, containing 1.351 acres, more or less.

P 84169



LAND USE/ZONING



LOCATION MAP

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR
LOT 3 AND PORTION OF LOT 2, BLOCK
4, NORTH SACRAMENTO SUBDIVISION
NO. 8. (P84-169)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located 753 Lampasas Avenue; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305; and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1984 North Sacramento Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at
753 Lampasas Avenue

City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.

ATTEST:

CHAIR

SECRETARY TO CITY PLANNING COMMISSION

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Merger by adopting the attached resolution.

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Cooper, Thorne & Associates, 2011 Arden Way, #10, Sacramento, CA 95825		
OWNER	H. Earl Selvey, et al, 905 Vanderbilt Way, Sacramento, CA 95825		
PLANS BY	Cooper, Thorne & Associates, 2011 Arden Way, #10, Sacramento, CA 95825		
FILING DATE	5-7-84	50 DAY CPC ACTION DATE	
NEGATIVE DEC	EX. 15305	EIR	ASSESSOR'S PCL NO. 263-172-09,10,11
		REPORT BY:	PB:bw

APPLICATION: Lot Line Merger to create a 1± acre parcel

LOCATION: 753 Lampasas Avenue

PROPOSAL: The applicant is requesting the necessary entitlement for future construction of 20 low income housing units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential (4-8 du/ac.)
Existing Zoning: R-2B
Existing Land Use: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-2B
South: IF, Apartments, MF: R-2B
East: Mixed IF & Multi-family; R-2B
West: Apartments, Railroad right-of-way; R-2B

Property Dimensions: Irregular
Property Area: 1.35 acres
Significant Features of Site: Existing large apparently healthy trees; thru lot
Topography: Flat
Street Improvements: Must be provided
Utilities: No street lights

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of three vacant parcels totaling 1.35 acres in the R-2B (Garden Apartment) zone. The site would provide through access from Traction and Lampasas Avenues.
2. The applicant is merging these properties to allow for the future development of low income, handicap housing.
3. The project was reviewed by Traffic, Engineering, Electrical and Sacramento Housing & Redevelopment Authority. There were no objections to the project; however, Electrical stated that street lights should be installed, when they are installed in the neighborhood.
4. A site check of the property showed several large, apparently healthy, Eucalyptus trees. These should be retained as part of any future projects. Any removal should be reviewed and approved by the City Arborist.

