

CITY PLANNING COMMISSION

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

APPLICANT	L.H.T. Land Surveying, 5719 Houston Way, Sacramento, CA 95823				
OWNER	Sacramento Housing & Redevelopment Agency, 630 'I' Street, Sacramento, CA 95814				
PLANS BY	L.H.T. Land Surveying, 5719 Houston Way, Sacramento, CA 95823				
FILING DATE	1-7-83	50 DAY CPC ACTION DATE		REPORT BY:	GM:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	006-071-26,48,49		

APPLICATION: Lot Line Adjustment merging three existing vacant parcels into two parcels on 0.13± acres in the Central Business (C-3) zone (Old Sacramento)

LOCATION: 118 'J' Street

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office
1980 Central City Community Plan Designation: Old Sacramento
Existing Zoning of Site: C-3
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Commercial; C-3
South: Commercial; C-3
East: Commercial; C-3
West: Commercial; C-3

Parking Required: None
Property Dimensions: Irregular
Property Area: 0.13 acres
Street Improvements/Utilities: Existing
Topography: Flat

STAFF EVALUATION: The subject site consists of three separate parcels which are currently vacant. The applicant proposes to readjust the lot lines in order to allow the construction of a staircase to the back of a future building proposed for Parcel 14 and consolidate the service court yard area on Parcel 15.

The proposal was reviewed by the offices of the Traffic Engineering, Water and Sewer Division, Building Inspections, Fire and Planning Departments. There were no objections to the request. The City Engineer recommended the following conditions for this lot line adjustment.

1. The applicant shall submit closure calculations for each parcel and 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.
2. The proposed lot lines are to be monumented.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

STAFF RECOMMENDATION: The staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

002917

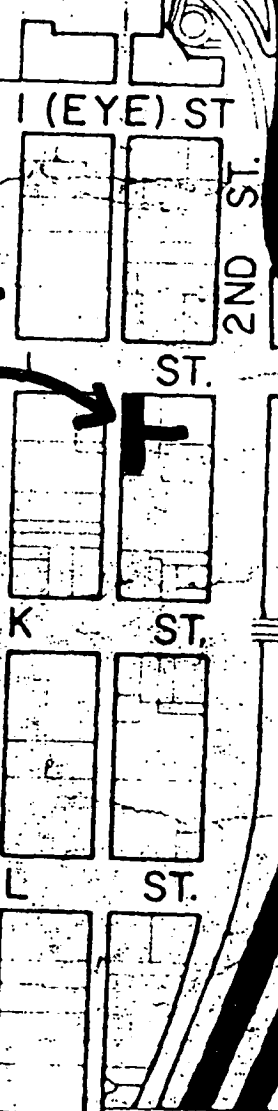
APPLC. NO. P83-018

MEETING DATE February 10, 1983

CPC ITEM NO. 19

SUBJECT SITE

THE EMBARCADERO



3RD ST.

RES.

4TH ST

SACRAMENTO UNION

CAPITAL

S.P.

S.P.

N ST.

OPEN SPACE

2-10-83

VICINITY MAP No. 19

002918

P83-018

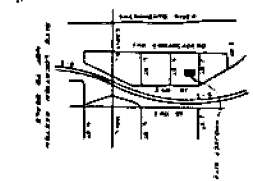
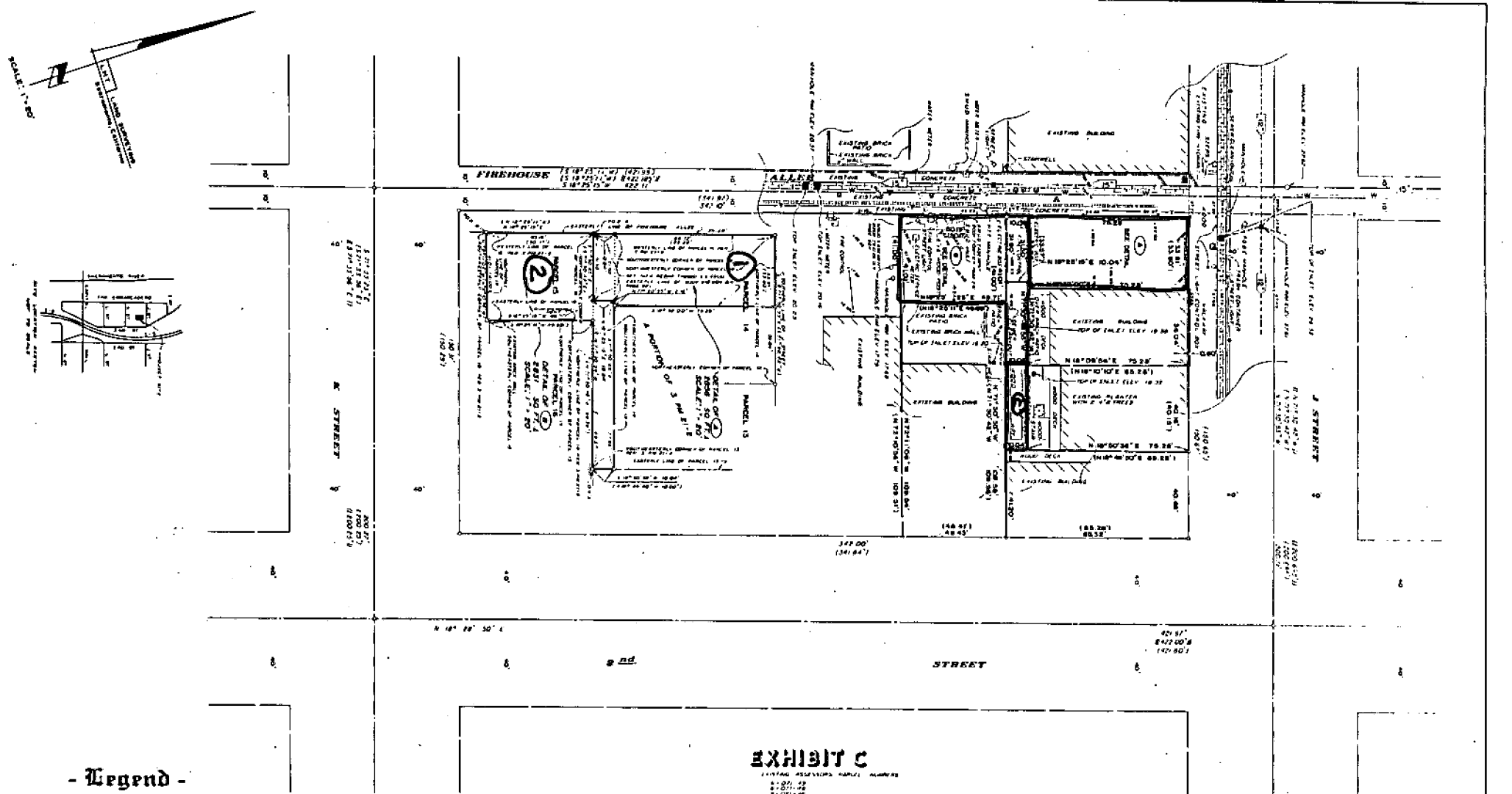


EXHIBIT C

Basia of Bearing

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT SHOWN ON 3 PM 21-1-8, AS RECORDED IN THE RECORDER'S OFFICE OF SACRAMENTO COUNTY, CALIFORNIA, FROM SURVEY MONUMENTS FOUND IN THE CENTER LINE OF E 2ND STREET BETWEEN K AND J STREETS WHICH BEARS N 18° 26' 30" E.

Notes

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY.

BENCH MARK
 BM 5-14 ELEVATION 28.841
 TOP GRANITE STONE AT SOUTHWEST CORNER MORSE BUILDING, SECOND AND K STREETS

- Legend -

- SANITARY SEWER MAN HOLE
- STORM DRAIN MAN HOLE
- SANITARY SEWER MAIN, SIZE, AND DIRECTION OF FLOW
- STORM DRAIN MAIN, SIZE, AND DIRECTION OF FLOW
- WATER MAIN
- EXISTING BUILDING LINE
- EXISTING CORNER
- EXISTING FENCE LINE
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN INLET
- STORM DRAIN INLET
- STREET LIGHT
- ELEVATION
- SPOT ELEVATION
- TELEPHONE
- GAS MAIN
- RECORD DATA PER S.F. 21
- RECORD DATA PER S.F. 18
- PARCEL NO. FOR DESCRIPTION PURPOSES

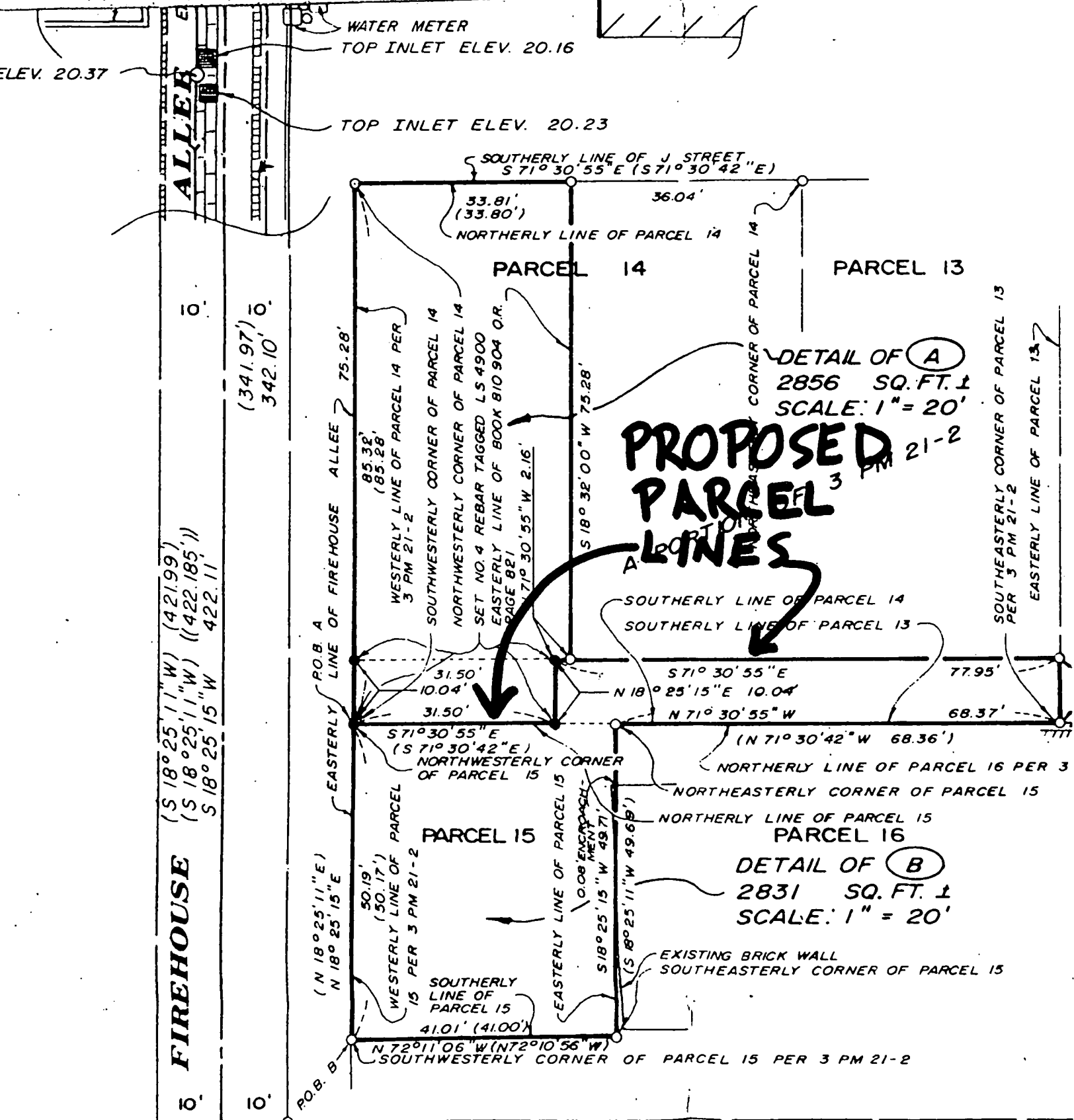
002919

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

LOT LAND SURVEYING
 5719 HOUSTON WAY
 SACRAMENTO, CA.
 916-393-9598

EXHIBITS

PROPOSED PARCELS



PROPOSED
PARCEL
LINES

DETAIL OF (A)
2856 SQ. FT. 1
SCALE: 1" = 20'

DETAIL OF (B)
2831 SQ. FT. 1
SCALE: 1" = 20'

002920

P83-018

2-10-83

EXHIBIT C
EX. B (2)

No. 19