

Amended by staff on March 27, 1991

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: ITS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA 95814
OWNER: c/o Separovich/ Domich, 2929 K Street, #300, Sacramento, CA, 95814
PLANS BY: ITS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA 95814
FILING DATE: January 23, 1991 ENVIR. DEF.: Exempt (15305 (a)) REPORT BY: DIH
ASSESSOR'S PCL. NO. 007-0113-01, 03, 06, 22, 24, 25

APPLICATION: Lot Line Adjustment to adjust the lot line affecting 6 developed parcels consisting of 2.5 acres in the General Commercial (C-2) zone.

LOCATION: 2801- 2829 K Street

PROPOSAL: The applicant is proposing to relocate the common property lines to include the alley right-of-way between 28th and 29th Streets and J and K Streets 20 feet to the north to be in compliance with Resolution #89-473 to vacate the alley.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Office
Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	Vacant alley

Surrounding Land Use and Zoning:

North:	Restaurant, service station, C-2
South:	Medical office, parking structure, C-2
East:	Galleria Shopping Center, TC
West:	Retail store, medical office, C-2

Property Dimensions:	340' x 320'
Property Area:	2.5 acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION:

The subject site consists of an abandoned east-west alley and the six parcels adjacent to the alley in the block bounded by J, K, 28th, and 29th Streets. On December 1, 1983, the City Planning Commission approved a special permit to develop a major project to construct a 5-story medical office/retail building in the Central City consisting of 83,500 square feet and 119,000 square feet of parking area at the northeast corner of 28th and K Streets (2801 K Street, P83-211). On April 10, 1986, the City Planning Commission approved a special permit to develop a major project on an adjacent parcel consisting of an 84,465 square foot office/retail building and parking garage (P85-475). The City Council approved the major project on May 8, 1986. The Commission also granted a lot line adjustment to merge Assessor's Parcels 007-0113-007 and 021. The City Planning Commission approved a Lot Line Adjustment (P86-283)

to adjust the common lot line between APN 007-0113-023 and APN 007-0113-007,021 a distance of 2.20' feet. A Certificate of Compliance was recorded for the lot line merger and lot line adjustment. The proposed entitlement is to satisfy Resolution 89-743 (Exhibit B) which resulted from a request to abandon the east-west alley in the block bounded by J,K, 28th, and 29th Streets (M89-001). A condition of the alley abandonment was that if the former alley was used as maneuvering area for 2801 K Street, the property line must be adjusted.

PROJECT EVALUATION: Staff has the following comments:

The proposed project is to move the existing rear property line for the parcels that front on K Street to the north side of the alley to satisfy the conditions of the Alley Abandonment Resolution (89-743). The lot line adjustment would formalize the alley abandonment which has already occurred and the former alley would become part of the two parcels adjacent to K Street. The egress for the medical office complex parking lot is located on the abandoned alley. The proposed lot line adjustment is consistent with the General and Community Plans which designate the site for commercial and office uses.

The proposed lot line adjustment was reviewed by the City Public Works Department. The following comments were received:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 - A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - B. File a waiver of Parcel Map.
 - C. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
 - D. All sewer and water easements shall be retained.
 - E. *Abandonment of alley shall be recorded prior to recordation of lot line adjustment. This requires meeting the conditions fo City Council Resolution 89-743 prior to the abandonment being recorded. (Added by staff)*

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15303.

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT FOR LOTS 1 AND 2, THE WEST ONE HALF OF LOT 3, THE EAST ONE HALF OF LOT 3, THE SOUTHERLY ONE QUARTER OF LOT 4, LOT 5 AND THE NORTHERLY ONE HALF OF THE ALLEY LYING ADJACENT THERETO IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS; LOT 5 AND THE EAST 2.2 FEET OF LOT 6, AND LOTS 6, 7, AND 8 EXCEPTING THEREFROM THE EAST 2.2 FEET OF LOT 6 TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY LYING ADJACENT THERETO IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF.

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at alley bounded by J, K, 28th, and 29th Streets; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the lot line adjustment is consistent with the General Plan.

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

that the lot line adjustment for property located at the alley bounded by J, K, 28th and 29th Streets, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Notice: Property to be adjusted in accordance with this

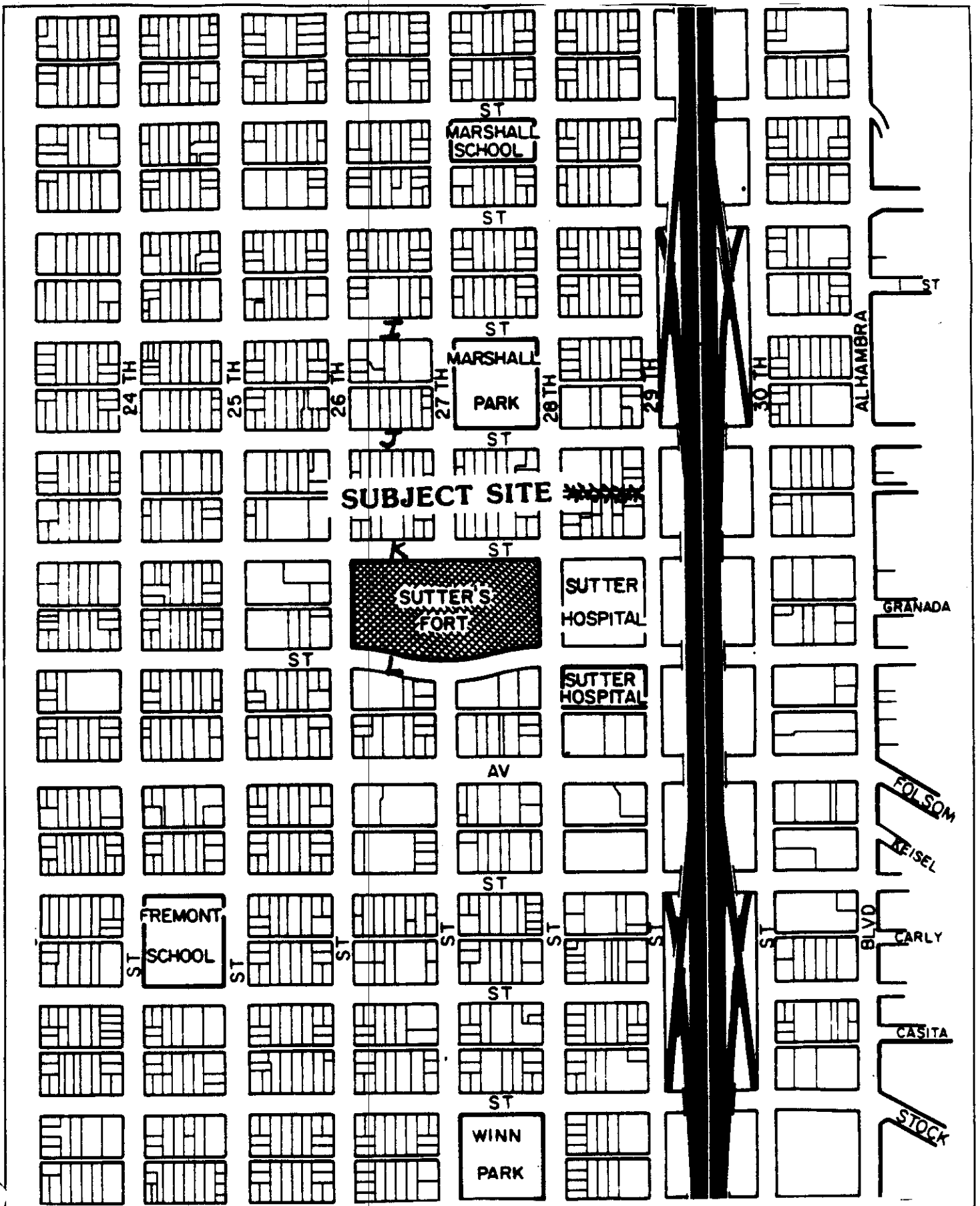
certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

- D. All sewer and water easements shall be retained.
- E. Abandonment of alley shall be recorded prior to recordation of lot line adjustment. This requires meeting the conditions fo City Council Resolution 89-743 prior to the abandonment being recorded. (Added by staff)

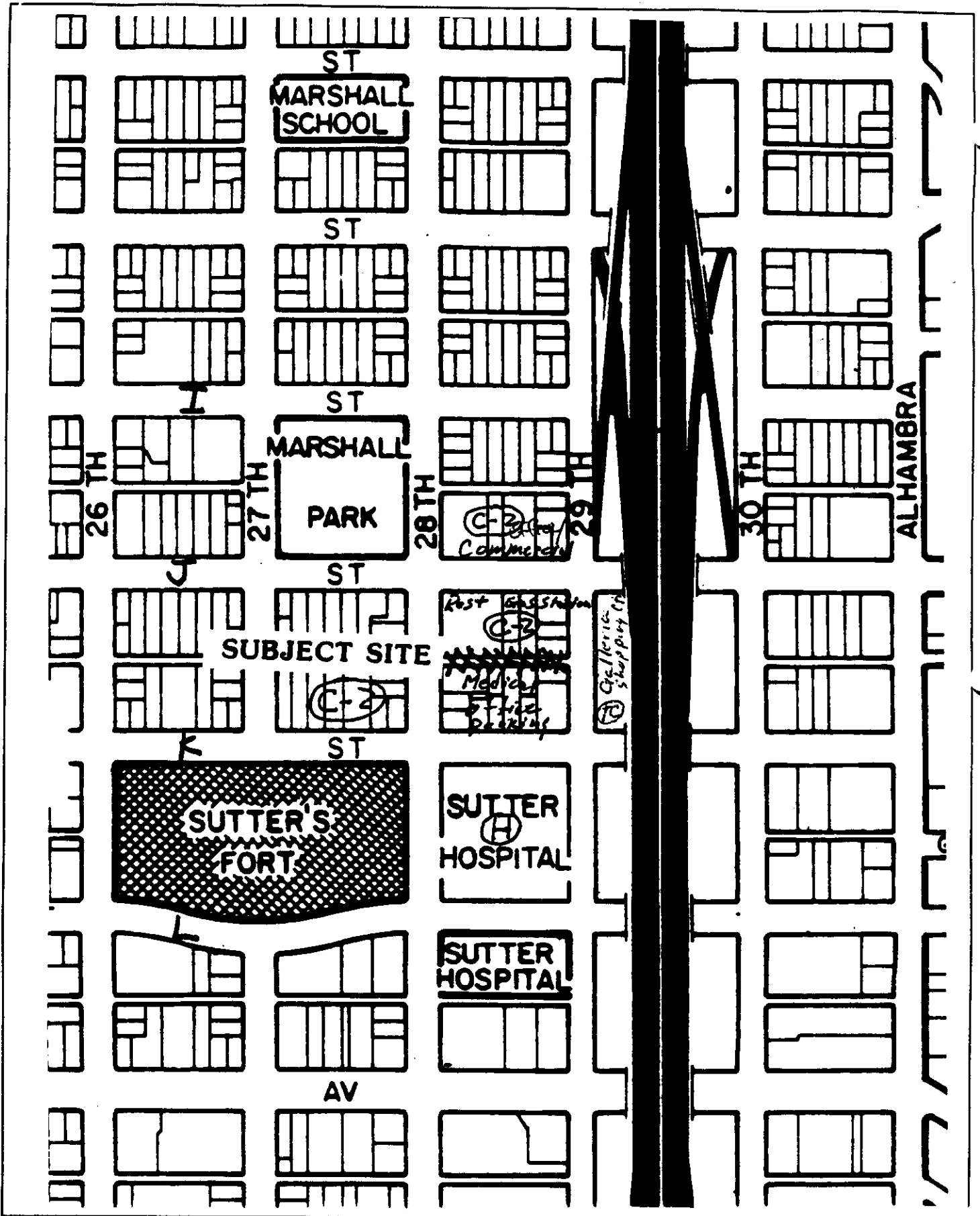
CHAIRPERSON

ATTEST:

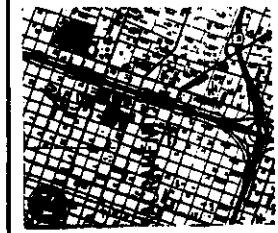
SECRETARY TO CITY PLANNING COMMISSION



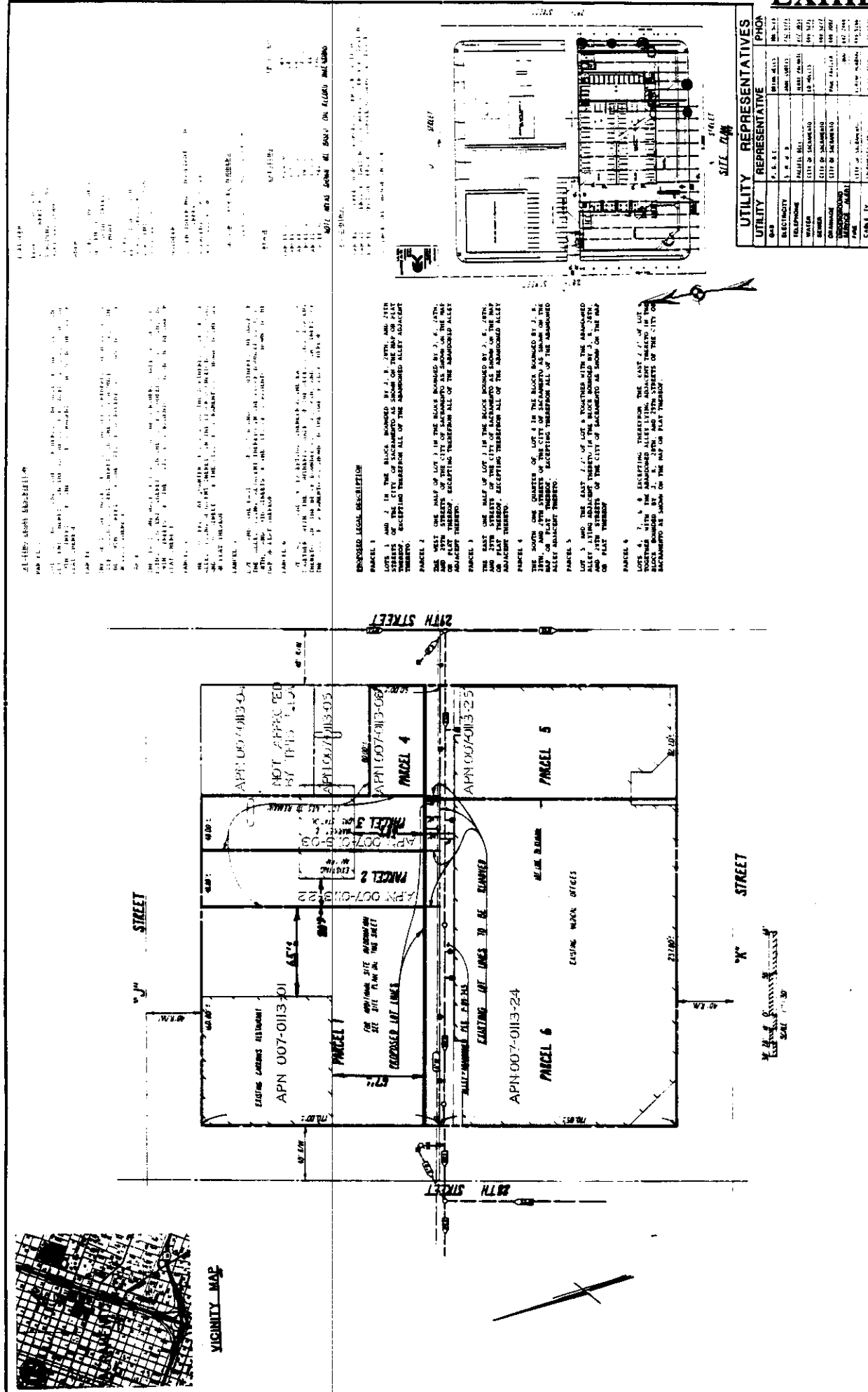
VICINITY MAP



LAND USE & ZONING MAP



VICINITY MAP



PROPOSED LEGAL DESCRIPTION

PARCEL 1
 THE EAST ONE HALF OF LOT 1 IN THE BLOCK BOUNDED BY J. E. 28TH AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP ON PLAT THERETO, EXCEPTING THEREFROM ALL OF THE HANDSOME ALLEY ADJACENT THERETO.

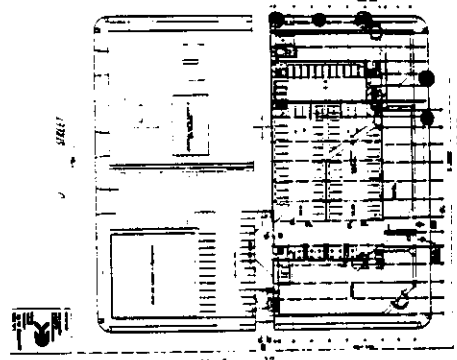
PARCEL 2
 THE WEST ONE HALF OF LOT 1 IN THE BLOCK BOUNDED BY J. E. 28TH AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP ON PLAT THERETO, EXCEPTING THEREFROM ALL OF THE HANDSOME ALLEY ADJACENT THERETO.

PARCEL 3
 THE EAST ONE HALF OF LOT 2 IN THE BLOCK BOUNDED BY J. E. 28TH AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP ON PLAT THERETO, EXCEPTING THEREFROM ALL OF THE HANDSOME ALLEY ADJACENT THERETO.

PARCEL 4
 THE WEST ONE HALF OF LOT 2 IN THE BLOCK BOUNDED BY J. E. 28TH AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP ON PLAT THERETO, EXCEPTING THEREFROM ALL OF THE HANDSOME ALLEY ADJACENT THERETO.

PARCEL 5
 THE EAST ONE HALF OF LOT 3 IN THE BLOCK BOUNDED BY J. E. 28TH AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP ON PLAT THERETO, EXCEPTING THEREFROM ALL OF THE HANDSOME ALLEY ADJACENT THERETO.

PARCEL 6
 THE WEST ONE HALF OF LOT 3 IN THE BLOCK BOUNDED BY J. E. 28TH AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP ON PLAT THERETO, EXCEPTING THEREFROM ALL OF THE HANDSOME ALLEY ADJACENT THERETO.



UTILITY REPRESENTATIVE	PHONE
GAS	888-811-1111
ELECTRICITY	800-451-7272
TELEPHONE	800-451-7272
WATER	916-441-1111
SEWER	916-441-1111
CABLE TV	916-441-1111

ADJUSTMENT
BY
28TH, 29TH & K ST.
BLOCK
APN: 007-0113-1, 3, 6, 22, 24 & 25

DATE: 5-23-91

PROJECT: 29TH STREET

APPLICANT: JTS ENGINEERING CONSULTANTS, INC.

DATE: 5-23-91

SCALE: 1"=30'

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

STAMPED BY: [Signature]

CITY OF SACRAMENTO

PLAT NO. 1

JOB NO. 91-13

P91-013

5-23-91

Item 2

RESOLUTION NO. 89-743

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEP 27 1989

RESOLUTION TO VACATE THE EAST-WEST ALLEY IN THE BLOCK BOUNDED BY J, K, 28TH, 29TH STREETS

ABANDONMENT PROCEEDING NO. AP 89-14

WHEREAS, the City received a Petition to Vacate from owners of property within the City of Sacramento, requesting a public hearing before the City Council to consider abandoning and vacating:

WHEREAS, a notice that the City Council would consider the proposed vacation at a public hearing was given in compliance with California Streets and Highways Code Section 8300 et seq.;

WHEREAS, a public hearing to consider the proposed vacation was held before the City Council at 7:30 P.M. on September 12, 1989, in the Council Chamber, 915 I Street, Sacramento, California and all evidence was heard by any and all parties interested in the proposed vacation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

- 1. The public streets located in the City of Sacramento, County of Sacramento, State of California and specifically described below is hereby ordered vacated:

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

That certain east-west alley located in the block bounded by J and K, 28th, 29th Streets as shown on the official plat of Sacramento City, recorded in the office of the Recorder of Sacramento County on October 9, 1896, in Book 3 of Maps, Map No. 27. RESERVING HOWEVER, the right of entry to repair, maintain and construct sewer, water and gas pipes and aerial or underground power, telephone and other communication facilities now in place in said streets, or which from time to time may be placed therein.

That, after the adoption of said Resolution of Intention, affiant caused to be conspicuously posted along the line of the abandonment described in said Resolution of Intention, at not more than three hundred (300) feet in distance apart, and not less than three on each alley so to be abandoned, notices of the passage of said Resolution;

(A map or plan of the proposed abandonment is on file with the Department of Public Works, Development Services, located at 927-10th Street, Room 100.)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 89-743
DATE ADOPTED: SEP 27 1989

P91-013

5-23-91

Item 2

2. The above-described public street is unnecessary for present or prospective public street use in that:
 - a. It is not necessary for through traffic circulation; and
 - b. The City Engineers have reviewed said abandonment and found that it will not interfere with the traffic flow in the area or affect the aesthetics of the neighborhood; and
 - c. The parcels adjacent to the abandoned street described above have other access and said abandonment will not create any land-locked parcels; and
 - d. The street to be vacated is not necessary or useful as a non-motorized transportation facility as defined in Section 156 of the Streets and Highways Code.

3. The City Council hereby finds that the said vacation has been submitted to and reported on by the City Planning Commission as to conformity with the City General Plan. The Commission recommended that the vacation be approved. The Council, pursuant to Street and Highways Code Section 8300 et seq., has considered this street vacation in connection with the above General and Community Plans and finds the vacation consistent with them, in that:
 - a. The closure of the street identified in paragraph 1 above, does satisfy the City Council's Review Guideline For Street Closures", adopted July 20, 1982, by Resolution No. 82-509.

4. The vacation is subject to the conditions that:
 - a. All domestic water services to be relocated to the satisfaction of the Water Division.
 - b. Remove alley intersection and construct curb gutters and sidewalk. Driveways may be constructed under standard permit procedures where appropriate.
 - c. If the alley is to be claimed as part of 2801 K Street property and a necessary part of its operations. The property line which normally is the center of right-of-way must be legally adjusted northerly to include all necessary maneuvering area.
 - d. Resolve traffic problems, as follows with the Traffic Engineer
 - e. The parking structure needs six cars stacking space between the sidewalk and entrance gates (or 3 cars at each 2 gates.)
 - f. Exit gates, must be no less than one full car length from the sidewalk.
 - g. The existing traffic pattern with the sole entrance on K Street creates a serious bottleneck due to excessive left turns. A second entrance should be established on the alley as entrance only and K Street as exit only. The latter eliminates all waiting left turns on K Street.
 - h. All Fire Department connections be relocated from the north side of the building to the west side of the building.
 - i. Applicant enter into an agreement that will allow the alley to be used for ingress/egress for the Carrow's restaurant and AM/PM market and gas station.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 89-743

DATE ADOPTED: SEP 27 1989

P91-013

5-23-91

#2

- j. Other than parking controls and security devices, there will be no other development on the alley.
- k. If the use is abandoned for purpose of parking ingress/egress, the alley will be deeded back to the City.
- l. No Carrow's restaurant employee parking is authorized in the alley.
- m. Staff shall investigate off-street parking of delivery trucks.
- 5. After all the conditions specified in paragraph 4 of this resolution have been completed, the City Clerk shall cause a certified copy of this resolution, attested by the City Clerk under seal, to be recorded. The vacation shall be effective when the City Clerk records this resolution.

Anne Hudson
MAYOR

ATTEST:

Patricia A. Burrows
CITY CLERK

DS1-01AB.C
08.0889

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 89-743
DATE ADOPTED: SEP 27 1989

EXISTING LEGAL DESCRIPTION

PARCEL 1

LOTS 1 AND 2 AND THE NORTHERLY ONE HALF OF THE ALLEY LYING ADJACENT THERETO IN THE IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF.

PARCEL 2

THE WEST ONE HALF OF LOT 3 AND THE NORTHERLY ONE HALF OF THE ALLEY LYING ADJACENT THERETO IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF.

PARCEL 3

THE EAST ONE HALF OF LOTS 3 AND THE NORTHERLY HALF OF THE ALLEY LYING ADJACENT THERETO IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF.

PARCEL 4

THE SOUTHERLY ONE QUARTER OF LOT 4 AND THE NORTHERLY HALF OF THE ALLEY LYING ADJACENT THERETO IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF.

PARCEL 5

LOT 5 AND THE EAST 2.2' OF LOT 6 AND THE SOUTHERLY ONE HALF OF THE ALLEY LYING ADJACENT THERETO IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF.

PARCEL 6

LOTS 6, 7, AND 8 EXCEPTING THEREFROM THE EAST 2.2' OF LOT 6 TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY LYING ADJACENT THERETO IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF.

P91 013

PROPOSED LEGAL DESCRIPTION

PARCEL 1

LOTS 1 AND 2 IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF, EXCEPTING THEREFROM ALL OF THE ABANDONED ALLEY ADJACENT THERETO.

PARCEL 2

THE WEST ONE HALF OF LOT 3 IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF, EXCEPTING THEREFROM ALL OF THE ABANDONED ALLEY ADJACENT THERETO.

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PARCEL 4

THE SOUTH ONE QUARTER OF LOT 4 IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF, EXCEPTING THEREFROM ALL OF THE ABANDONED ALLEY ADJACENT THERETO.

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LOT 5 AND THE EAST 2.2' OF LOT 6 TOGETHER WITH THE ABANDONED ALLEY LYING ADJACENT THERETO IN THE BLOCK BOUNDED BY J, K, 28TH, AND 29TH STREETS OF THE CITY OF SACRAMENTO AS SHOWN ON THE MAP OR PLAT THEREOF.

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P91-013