

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 'J' Street, Sacramento, CA 95814
OWNER	David L. Butler, 1234 H Street/Theodore Sirlin, 1309 J Street, Sacto., CA 95814
PLANS BY	JTS Engineering, 811 'J' Street, Sacramento, CA 95814
FILING DATE	7-9-82
50 DAY CPC ACTION DATE	
REPORT BY:	PB:bw
NEGATIVE DEC	Exempt 15105(a) EIR
ASSESSOR'S PCL. NO.	006-054-14,17,18

APPLICATION: Lot Line Adjustment

LOCATION: 1303-1309 'J' Street

PROPOSAL: The applicant is requesting the necessary entitlements to adjust a lot line to accommodate existing buildings on .3± acre in C-3, Central Business District, zone.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
 1980 Central City Plan Designation: Central Business District
 Existing Zoning of Site: C-3
 Existing Land Use of Site: Office buildings

Surrounding Land Use and Zoning:

North:	Parking	C-3
South:	Community Center	C-3
East:	Commercial;	C-3
West:	Parking;	C-3

Property Dimensions: 120' x 160'
 Property Area: 19,200 square feet
 Street Improvements/Utilities: Existing

STAFF EVALUATION: The subject site consists of three parcels with two buildings. The applicant proposes to relocate a portion of the easterly property line of parcel No. 1 0.88 feet to the west as indicated in Exhibits B and C. The intent of the lot line adjustment is to allow the westerly property line of Sirlin Studio (parcel 2) building to coincide with the west wall of that building and to eliminate the need for a prior recorded "party wall agreement." Currently there is a 0.88 foot encroachment which would be corrected with this lot line adjustment.

Staff has no objection to the proposal in that the subject properties are zoned commercial and the adjustment would line up with the existing party wall.

This proposal has been routed to the offices of the City Engineer, City Water/Sewers and Building Inspections. There were no objections to the request. The City Engineer requests the following condition: "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.

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

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

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PARCEL 1

LOT 8, AND THE WEST 2 FEET OF THE NORTH 72 FEET OF LOT 7, IN THE BLOCK BOUNDED BY I AND J, 13TH AND 14TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF.

EXCLUDING THEREFROM THE SOUTHERLY 88.28 FEET OF THE EASTERLY 0.88 FEET OF SAID LOT 8. SAID LINE BEING THE WESTERLY FACE OF EXISTING SIRLIN STUDIO BUILDING NOW LOCATED 1309 JAY STREET.

PARCEL 2

THE WEST ONE-HALF OF LOT 7, IN THE BLOCK BOUNDED BY "I" AND "J", 13TH AND 14TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF EXCEPTING THEREFROM THE WEST 2 FEET OF THE NORTH 72 FEET THEREOF.

TOGETHER WITH THE SOUTHERLY 88.28 FEET OF THE EASTERLY 0.88 FEET OF LOT 8, IN THE BLOCK BOUNDED BY "I" AND "J", 13TH AND 14TH STREETS IN THE CITY OF SACRAMENTO, ACCORDING TO THE MAP OR PLAN THEREOF. SAID LINE BEING THE WESTERLY FACE OF EXISTING SIRLIN STUDIO BUILDING NOW LOCATED AT 1309 JAY STREET.

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CITY PLANNING DEPARTMENT

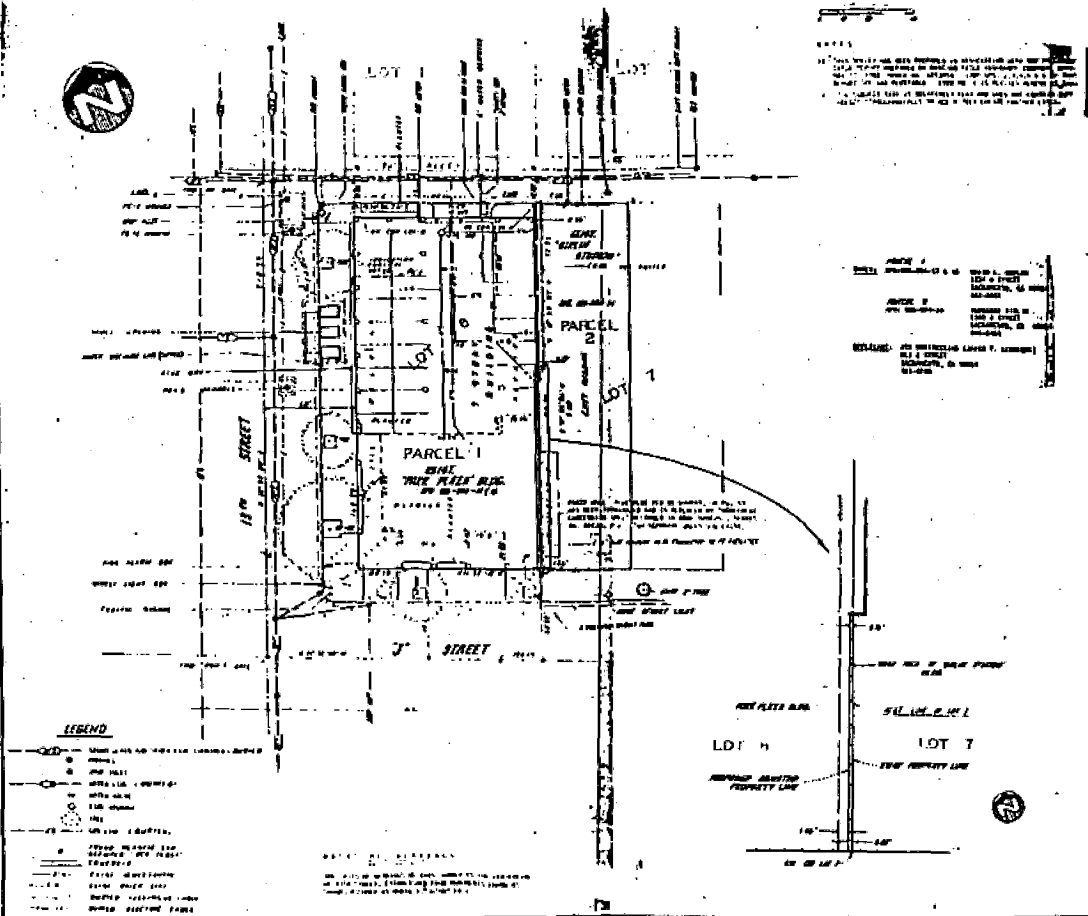
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NOTES

1. THIS PLAN HAS BEEN PREPARED BY THE ENGINEER AND ARCHITECT FOR THE CITY OF SACRAMENTO AND IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND ARCHITECT.

2. THE CITY ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

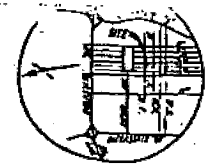
3. THE CITY ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

SECTION 1

SECTION 2

SECTION 3

SECTION 4



VICINITY MAP

LEGAL DESCRIPTION

ALL THE REAL PROPERTY SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE CITY ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

UTILITY	REPRESENTATIVE	PHONE
WATER
SEWER
ELECTRICITY
GAS
CITY OF SACRAMENTO
CITY OF SACRAMENTO
CITY OF SACRAMENTO
CITY OF SACRAMENTO

LEGEND

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JTS ENGINEERING CONSULTANTS, INC.
SACRAMENTO, CALIFORNIA

LIT LINE DOCUMENT SERVICE
"J" STREET

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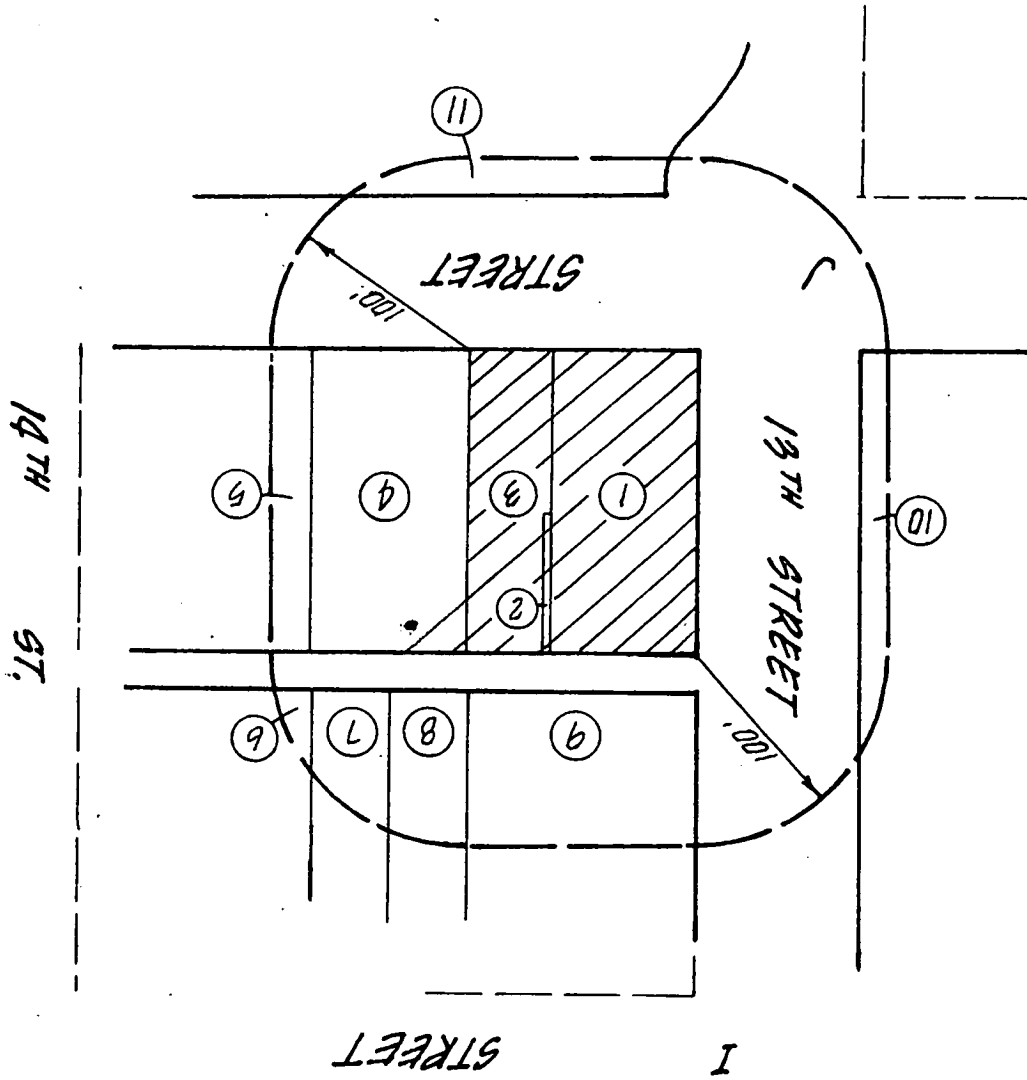
EXHIBIT B

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1303 & 1309 J STREET

100' RADIUS MAP

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