

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

APPLICANT	Morton and Pitalo Inc., 1788 Tribute Rd., Ste. 200, Sacramento, CA 95815				
OWNER	California PERS, 400 P Street, Sacramento, CA 95814				
PLANS BY	Morton and Pitalo Inc., 1788 Tribute Rd., Ste. 200, Sacramento, CA 95815				
FILING DATE	9/10/92	ENVIR DET	Cat Exempt (15305(a))	REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	006-0193-028 and 029				

APPLICATION: Lot Line Adjustment to merge the common property lines between two parcels totaling 2.5± developed acres in the General Commercial (C-2) zone.

LOCATION: Block bounded by 4th, 5th, N and O Streets

PROPOSAL: The applicant is requesting the necessary entitlements to delete the existing common property lines between two parcels in order create one parcel.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Office
Central City Community Plan:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Office Building
Surrounding Land Use and Zoning:	

North:	Office; C-3-SPD
South:	Office; C-2
East:	Multi Family Residential; R-5
West:	Multi Family Residential; R-5

Property Dimensions:	321' X 343'
Property Area:	2.5± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 2.5± developed acres located in the General Commercial (C-2) zone. The General Plan designates the site Community/ Neighborhood Commercial and Office.

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The Central City Community Plan designates the site General Commercial. The site is zoned General Commercial (C-2). Surrounding zoning is Central Business District- Special Planning District (C-3-SPD) to the north; General Commercial (C-2) to the south; and, Multi- Family Residential (R-5) to the east and west. Surrounding land uses are offices to the north and south and multi- family residential to the east and west.

B. Applicant's Proposal

The applicant is requesting a lot line merger that would eliminate the existing common property line between two parcels. By relocating the existing property line the applicant will create one large parcel to accommodate an office building that has been constructed on the site.

C. Staff Analysis

The Public Employees Retirement System has constructed a 435,000 square foot office building on the site. The project was determined to be exempt from City review. The applicant now requests a lot line adjustment to merge the properties into one parcel to accommodate the development. The merger is consistent with City policies and practices for development in that the property lines would not divide the structure.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Section, Building, and Fire Divisions. The following comments have been received from the Engineering Development Division:

We request that the following conditions and comments be made a condition for approval of this lot line merger:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
- 2) File a waiver of Parcel Map;
- 3) Submit drawing showing location of existing water services;
- 4) Properly abandon any excess water services to the satisfaction of the Water Division (one service per lot is permitted);
- 5) Notice: Property to be merged 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, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

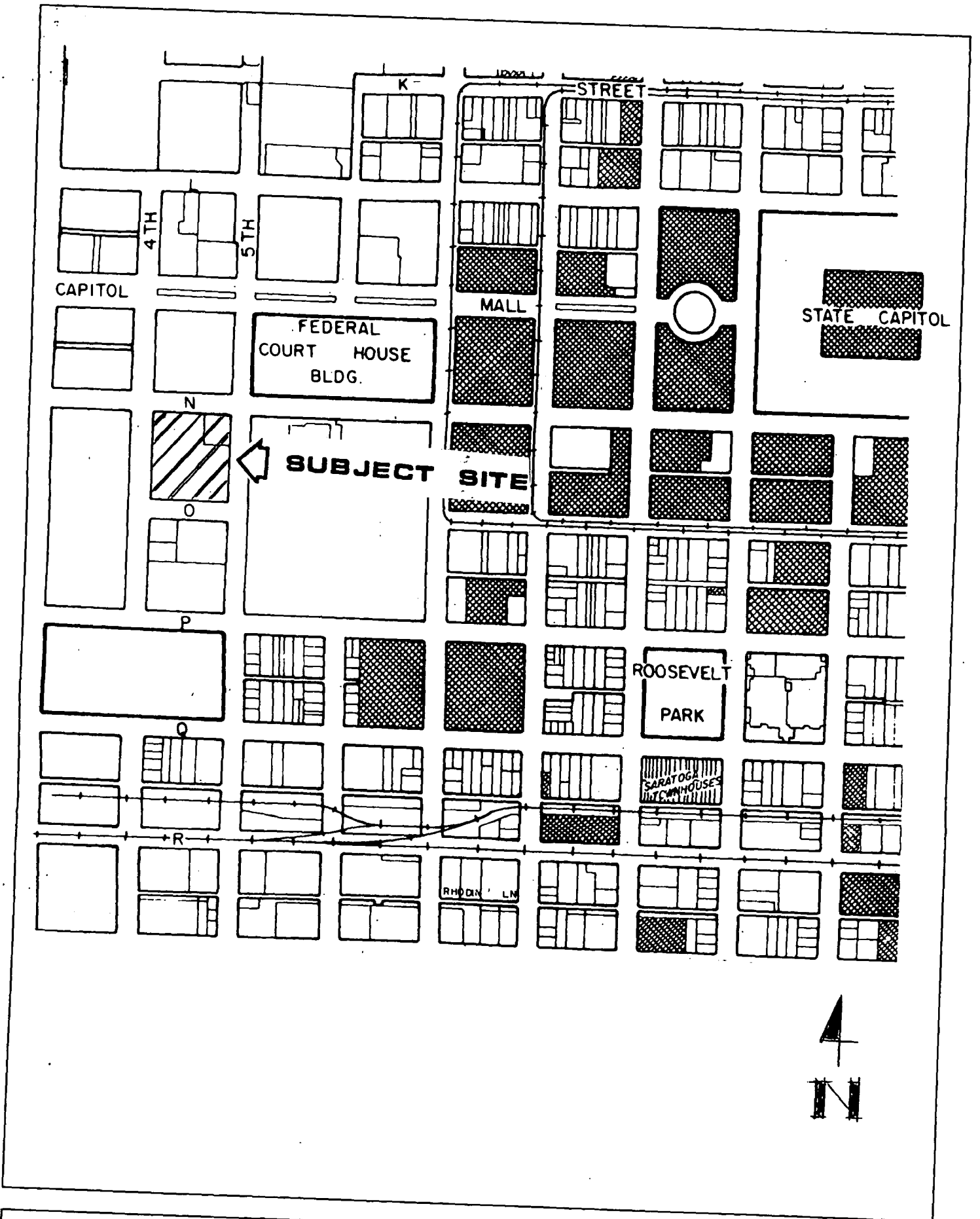
RECOMMENDATION: Staff recommends that the Planning Commission approve the lot line adjustment by adopting the attached resolution.

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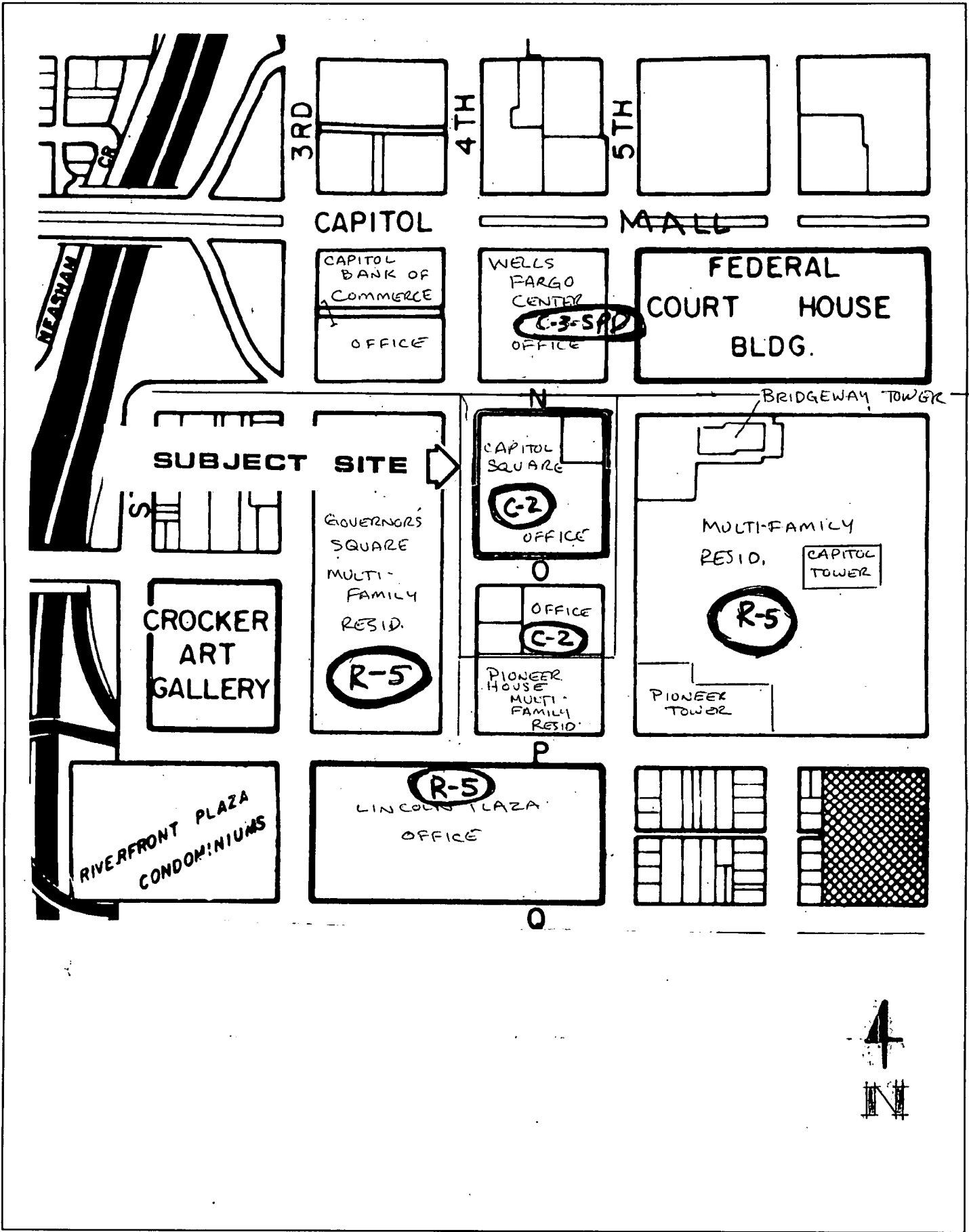
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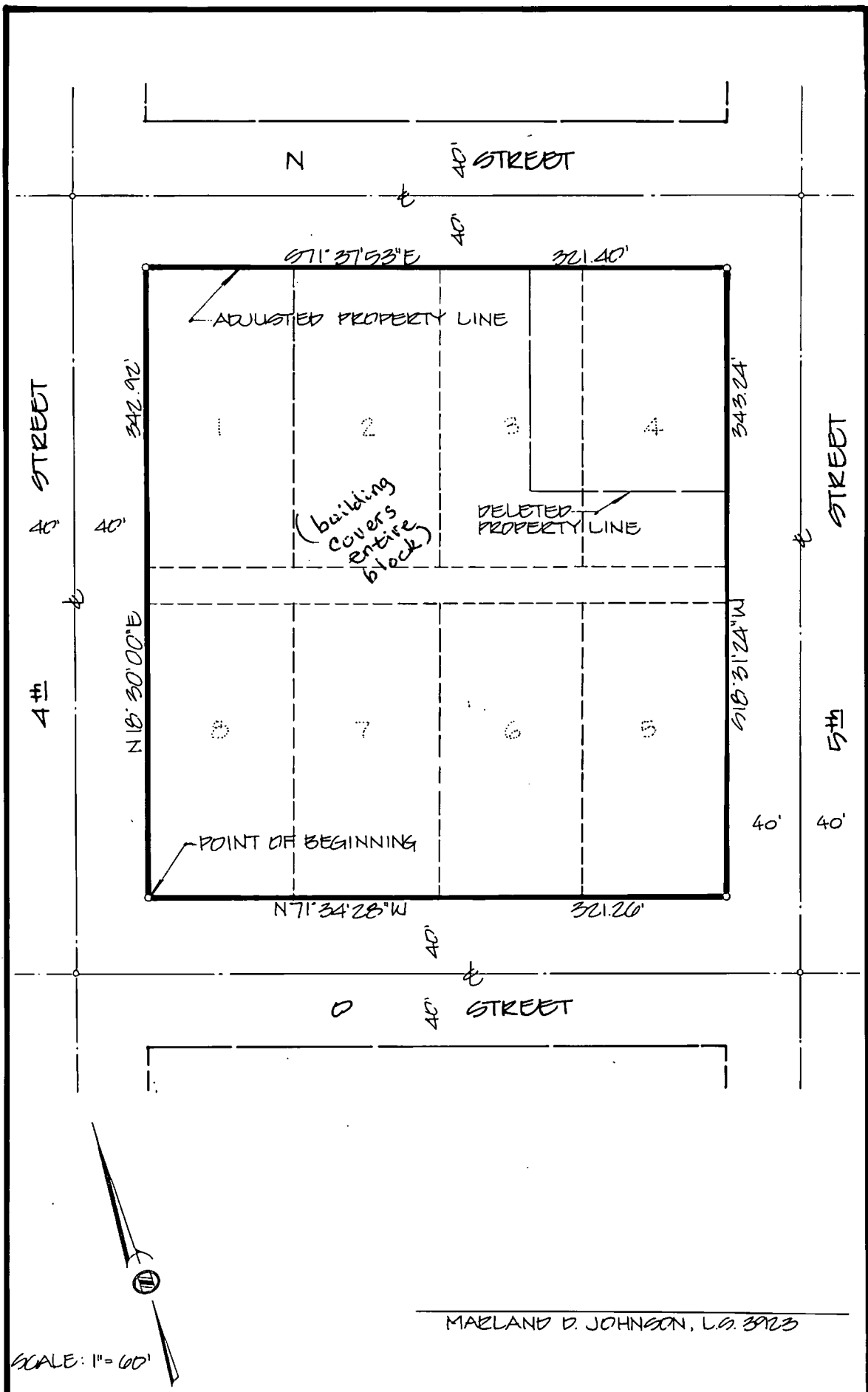
VICINITY MAP

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LAND USE & ZONING MAP

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MARLAND D. JOHNSON, L.S. 3923

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**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

P92 250

RESOLUTION NO. 13886

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF November 12, 1992

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE A COMMON PROPERTY LINE BETWEEN TWO PARCELS AS SHOWN ON THE MAP ENTITLED "BLOCK BOUNDED BY 4TH, 5TH, AND O STREETS, (APN: 006-0193-028 AND 029) (P92-250)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located on the block bounded by 4th, 5th, N and O Streets; and,

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

WHEREAS, the lot line merger is consistent with the General Plan and the proposed lot line adjustment conforms with the Plan Designation;

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

that the lot line adjustment for property located on the block bounded by 4th, 5th, N and O Streets, City of Sacramento, be approved as shown and described in Exhibits A and B 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 merger approval of this lot line adjustment:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
- 2) File a waiver of Parcel Map;
- 3) Submit drawing showing location of existing water services;
- 4) Properly abandon any excess water services to the satisfaction of the Water Division (one service per lot is permitted); and,
- 5) Notice: Property to be merged 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

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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, Room 100, 927 10th Street.



CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION

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