

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Morton & Pitalo, 1430 Alhambra Blvd, Sacramento, CA 95816				
<b>OWNER</b>	Panattoni Development Co., 7728 Wilbur Way, Ste A, Sacramento, CA 95828				
<b>PLANS BY</b>	Morton and Pitalo, 1430 Alhambra Blvd, Sacramento, CA 95816				
<b>FILING DATE</b>	4/19/88	<b>ENVIR. DET.</b>	15305 (a)	<b>REPORT BY</b>	PW:pe
<b>ASSESSOR'S-PCL. NO.</b>	010-0222-001, 002, 003, 004, 008, 019, 020				

**APPLICATION:** Lot line adjustment to merge seven parcels totalling 0.74+ vacant acres in the General Commercial (C-2) zone.

**LOCATION:** Southeast corner of 22nd and X Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge seven parcels in order to develop a commercial site.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial and Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:  
South:  
East:  
West:

Property Dimensions:	201' x 161'
Property Area:	0.74 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**Project Evaluation:** Staff has the following comments:

- A. The subject site consists of seven developed lots totaling 0.74+ located in the General Commercial (C-2) zone. The site is developed with a two-story office building in which tenant improvements and landscaping have not been completed. Both the General Plan and 1980 Central City Plan designate the site for commercial uses. Surrounding land uses are the I-80 Freeway to the north; State offices zoned C-2 to the south; residential and office zoned R-0 to the east; and offices zoned C-2 to the west.
- B. The applicant is requesting a lot line adjustment to merge seven lots into one in order to have all existing development on one lot. Currently, the existing structure lies across all seven lot lines. Normally the building division will

not issue building permits to construct buildings across lot lines. This lot line adjustment will alleviate this problem and bring this site into conformity with existing code that prohibits construction over lot lines. Staff has no objections to the merger request.

- C. The proposed lot line adjustment was reviewed by City Transportation Engineering, Engineering, Fire Marshall and Real Estate Division. The following comments were received.

Engineering

- A. Pay off any existing assessments
- B. File parcel map waiver form and file certificate of compliance prior to recordation

Environmental Determination: The project is exempt from environmental review pursuant to the State EIR Guidelines ( CEQA, Section 15305 (a)).

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 7301, 7302,  
7303, 7304, 7305, 7306, 7307 OF CASA ALAMEDA TRACT RECORDED  
IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 7  
OF MAPS, MAP NO. 6.

(APN. 010-0222-001, 002, 003, 004, 008, 019, 020)  
(P88-188)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the Southeast corner of 22nd and X Streets; and

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

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community 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 at the southeast corner of 22nd and X Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off any existing assessments
2. File parcel map waiver form and file certificate of compliance prior to recordation.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



April 18, 1988  
83-0013

**MORTON & PITALO, INC.**  
Civil Engineering, Planning, Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca. 95816  
916/454-9600

**LOT LINE MERGER  
(PROPOSED)**

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

All of Lots 7301, 7302, 7303, 7304, 7305, 7306 and 7307 as shown on the Plat of Casa Alameda Tract filed in Book 7 of Maps, Map No. 6, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of said Lot 7301; thence, from said point of beginning, along the Northerly line of said Lots 7301, 7305, 7306 and 7307, South  $71^{\circ}40'04''$  East 201.73 feet to the Northeast corner of said Lot 7307; thence, leaving said Northerly line, along the Easterly line of said Lot 7307, South  $18^{\circ}19'15''$  West 161.02 feet to the Southeast corner of said Lot 7307; thence, leaving said Easterly line, along the Southerly line of Lots 7307, 7306, 7305 and 7304, North  $71^{\circ}41'32''$  West 201.74 feet to the Southwest corner of said Lot 7304; thence, leaving said Southerly line, along the Westerly line of Lots 7304, 7303, 7302 and 7301, North  $18^{\circ}19'15''$  East 161.11 feet to the point of beginning.