

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	USAA, c/o Taylor Woodrow of California, One Maritime Plaza, San Francisco, CA94111		
PLANS BY			
FILING DATE	10/4/84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 277-151-16 & 18

APPLICATION: Lot Line Adjustment between two lots totaling 18 acres in the Office Building-Planned Unit Development (OB-PUD) and Light Industrial (M-1) zones.

LOCATION: Northwest cor. of Arden Way & Harvard Street

PROJECT INFORMATION:

1974 General Plan Designation: Office/Industrial
1965 Arden-Arcade Community Plan Designation: Office/Industrial
Existing Zoning of Site: OB(PUD) & M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, Mobile Home Park & Commercial; M-1 & OB(PUD)
South: Industrial; M-1
East: Hotel; C-4-R & M-1
West: Industrial; M-1

Property Dimensions: Irregular
Property Area: 18± acres
Topography: Flat
Street Improvements: Existing

PROJECT EVALUATION: The staff has the following comments:

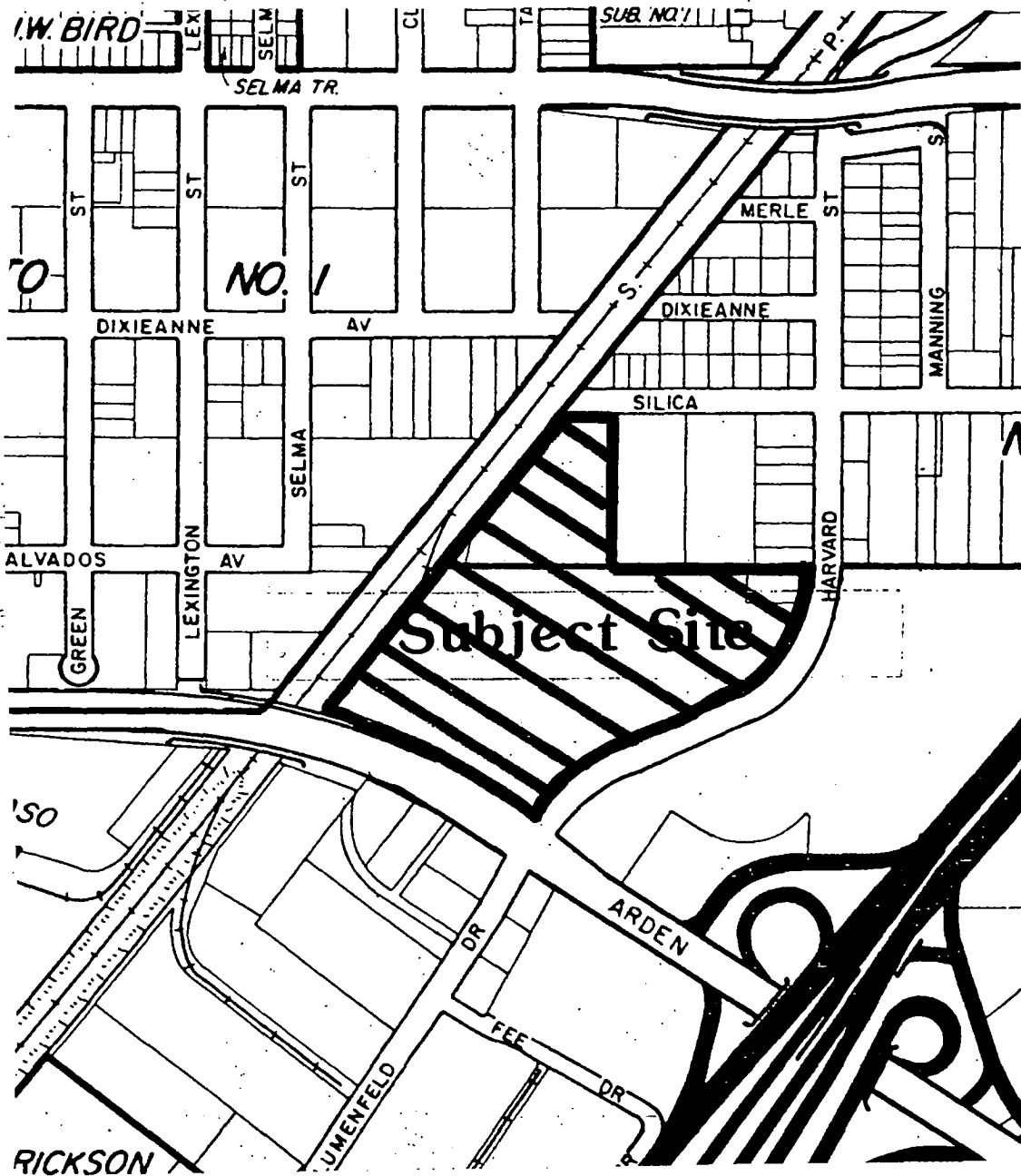
- A. The subject site is vacant land located at the northwest corner of Arden Way and Harvard Street.

On September 18, 1984 the City Council approved the necessary entitlements to develop four major office buildings totaling 697,000 square feet, known as the Capitol West PUD (P84-101). The proposed lot line adjustment will allow the development of Phase I of the PUD, which consists of two six-story office structures.

- B. The proposed lot line adjustment has been reviewed by the City Traffic Engineer, City Engineer and Real Estate. There were no objections to the proposed project.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State CEQA Guidelines (Sec. 15305(a)).

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



003575

VICINITY MAP

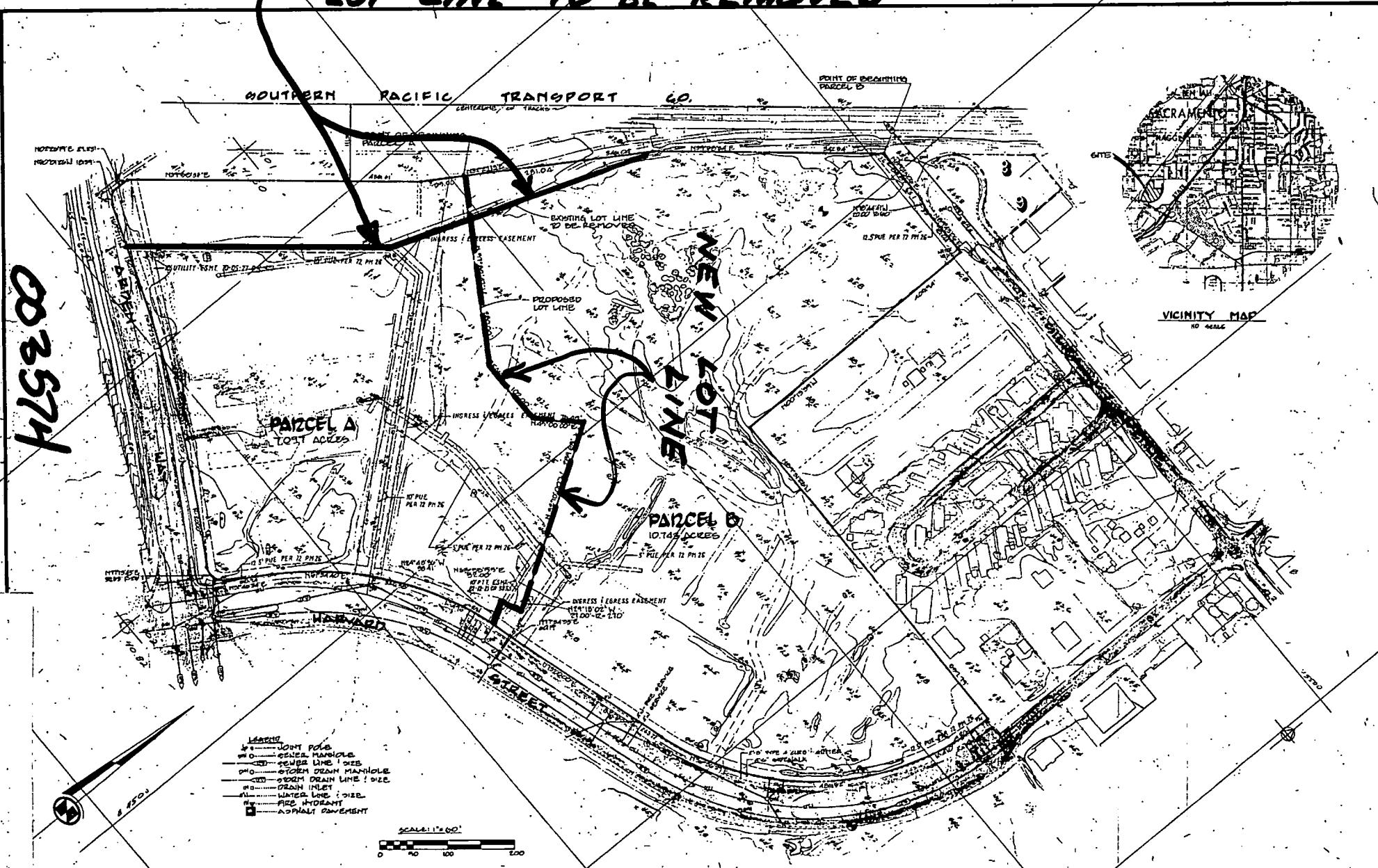
P 84368

11-8-84

EXHIBIT A No. 24

003574

LOT LINE TO BE REMOVED



FIELD BOOK NO.		SCALE: HORIZONTAL 1" = 100'	DRAWN BY: <i>MLC</i>	CHECKED BY: <i>MLC</i>	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	DATE:	LOT LINE ADJUSTMENT APN 277-151-10 & 19		DATE: 10-17-84
APPROVED BY: <i>MLC</i>		VERTICAL 1" = 50'	SUBMITTED:	R.C.E. NO.:		CITY OF SACRAMENTO		CALIFORNIA	FILE NO. 84207	



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca. 95815
916/920-2411

October 3, 1984
84-0007

DESCRIPTION
LOT LINE ADJUSTMENT
PARCEL A
NEW APN 277-151-19

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

All that portion of Parcel 1, as said parcel is shown and so designated on that certain Parcel Map filed in Book 72 of Parcel Maps, at Page 26, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Northwesterly line of said Parcel 1, distant the following two (2) courses from the Northwesterly corner of said Parcel 1: (1) South 39°58'34" West 342.54 feet; and (2) South 32°27'13" West 281.04 feet; thence, from said point of beginning, South 57°32'47" East 280.00 feet; thence, East a distance of 102.00 feet; thence, North 45°00'00" East 76.49 feet; thence, South 32°10'00" East 259.68 feet; thence, Southeasterly along the arc of a tangent curve to the right, concave Southwesterly, having a radius of 270.00 feet and being subtended by a chord bearing South 29°18'02" East 27.00 feet; thence, South 63°33'55" West 32.00 feet; thence, South 24°48'36" East 38.41 feet to a point in the Southeasterly line of said Parcel 1; thence, along the Southeasterly, Southwesterly and Northwesterly lines of said Parcel 1, the following nine (9) courses: (1) along the arc of a curve to the left, concave Southeasterly, having a radius of 495.00 feet and being subtended by a chord bearing South 51°34'40" West 335.38 feet; (2) South 31°46'34" West 68.74 feet; (3) along the arc of a curve to the right, concave Northwesterly, having a radius of 25.00 feet and being subtended by a chord bearing South 77°13'43" West 35.63 feet; (4) along the arc of a curve to the left, concave Southwesterly, having a radius of 2000.00 feet and being subtended by a chord bearing North 63°23'12" West 422.83 feet; (5) North 69°27'17" West 130.15 feet; (6) North 50°01'26" West 18.39 feet; (7) North 02°26'19" East 27.23 feet; (8) North 39°58'34" East 436.41 feet; and (9) North 32°27'13" East 65.00 feet to the point of beginning; containing 7.097 acres, more or less.

003561

P 84368

EXHIBIT B

P84-368

11-8-84

No. 26



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca 95815
916/920-2411

October 3, 1984
84-0007

DESCRIPTION
LOT LINE ADJUSTMENT
PARCEL B
NEW APN 277-151-18

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

All that portion of Parcel 1, as said parcel is shown and so designated on that certain Parcel Map filed in Book 72 of Parcel Maps, at Page 26, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwesterly corner of said Parcel 1; thence, from said point of beginning, along the Northerly and Southeasterly lines of said Parcel 1, the following eight (8) courses: (1) North 89°43'06" East 84.87 feet; (2) Southeasterly along the arc of a curve to the left, concave Northeasterly, having a radius of 50.00 feet and being subtended by a chord bearing South 78°44'41" East 20.00 feet; (3) North 89°43'06" East 78.04 feet; (4) South 00°13'39" East 405.94 feet; (5) South 89°31'26" East 557.79 feet; (6) Southwesterly along the arc of a curve to the right, concave Northwesterly, having a radius of 410.00 feet and being subtended by a chord bearing South 36°36'27" West 486.52 feet; (7) South 73°00'00" West 243.22 feet; and (8) South 77°34'33" West 60.19 feet; thence, North 24°48'36" West 38.41 feet; thence, North 63°33'55" East 32.00 feet; thence, Northwesterly along the arc of a curve to the left, concave Southwesterly, having a radius of 270.00 feet and being subtended by a chord bearing North 29°18'02" West 27.00 feet; thence, North 32°10'00" West 259.68 feet; thence, South 45°00'00" West 76.49 feet; thence, West a distance of 102.00 feet; thence, North 57°32'47" West 280.00 feet to a point in the Northwesterly line of said Parcel 1; thence, along said Northwesterly line, the following two (2) courses: (1) North 32°27'13" East 281.04 feet; and (2) North 39°58'34" East 342.54 feet to the point of beginning; containing 10.743 acres, more or less.

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