

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823		
OWNER	Housing Authority of the City of Sacramento		
PLANS BY	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823		
FILING DATE	4-28-23	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	001-061-25; 001-210-21

APPLICATION: Lot Line Adjustment

LOCATION: West terminus of North B Street, approximately 210 feet west of Bannon Street

PROPOSAL: The applicant is requesting a lot line adjustment to create a parcel large enough to construct a maintenance facility and parking area for the Housing Authority of the City of Sacramento.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 Industrial Park Community
Plan Designation: Industrial
Existing Zoning of Site: M-2
Existing Land Use of Site: 001-061-25: Vacant
001-210-21; Filtration plant; vacant

Surrounding Land Use and Zoning:

North: Single Family and Vacant; M-2
South: Commercial storage (open); M-2
East: Commercial; Group Care Facilities; M-2
West: I-5; Vacant; M-2

Property Dimensions: Irregular
Property Area: 2.8 acres
Topography: Flat
Street Improvements: Unimproved
Utilities: Available to site

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two separate parcels in the M-2 zone which are currently vacant. The applicant proposes to move the existing common property line approximately 50± feet to the west to create a parcel large enough to construct a 18,500± square foot maintenance facility to be used by the Housing Authority of the City of Sacramento. (See Exhibit A.)
2. The proposal was reviewed by City Engineering, Real Estate and Planning Departments. There were no objections to the proposed lot line adjustment. The City Engineer recommended the following condition:

The applicant should provide new deed descriptions for the subject parcels.

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

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

APPLC. NO. P83-092

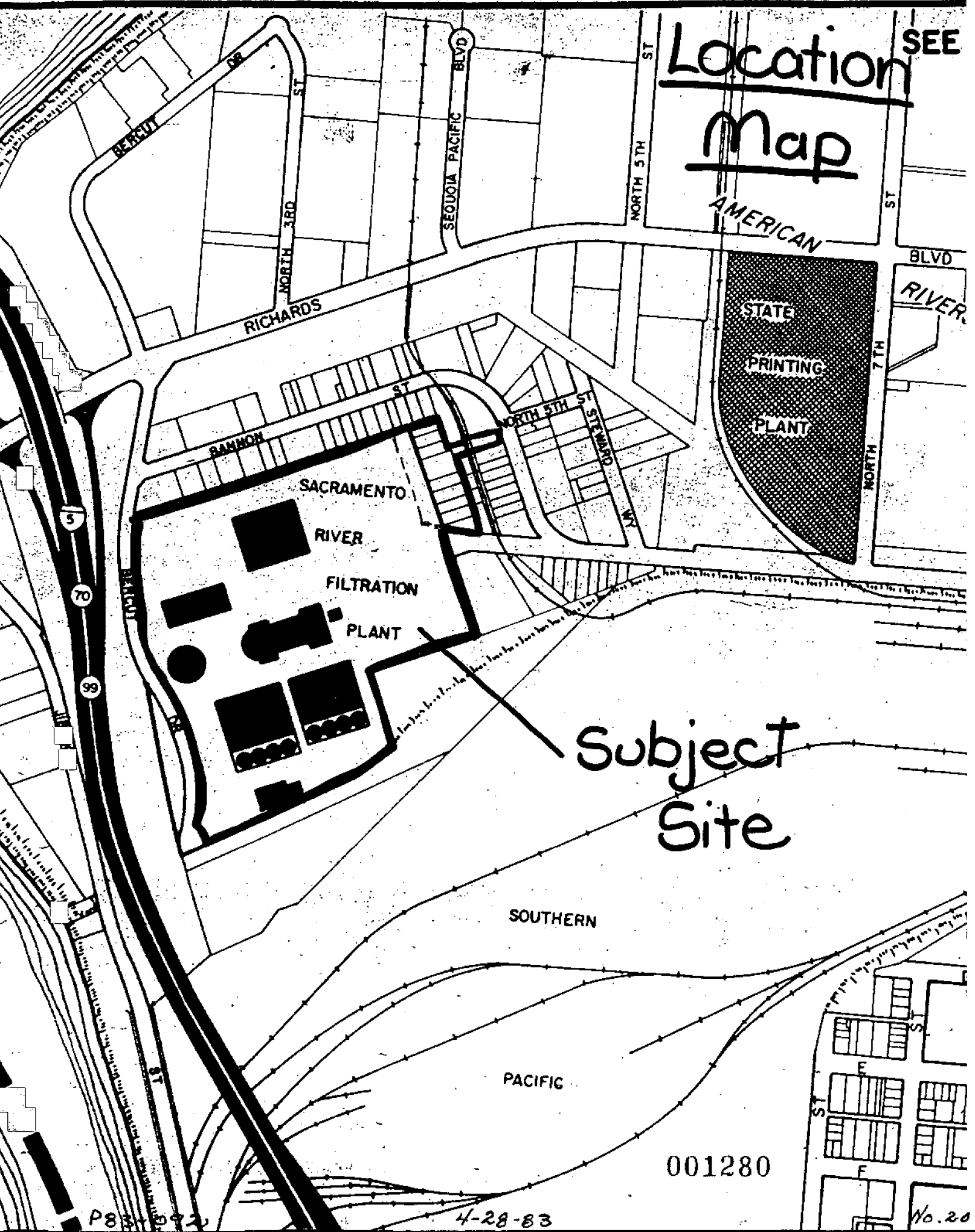
MEETING DATE April 28, 1983

CPC ITEM NO. 20

001279

Location Map

SEE



STATE
PRINTING
PLANT

SACRAMENTO
RIVER
FILTRATION
PLANT

Subject
Site

SOUTHERN

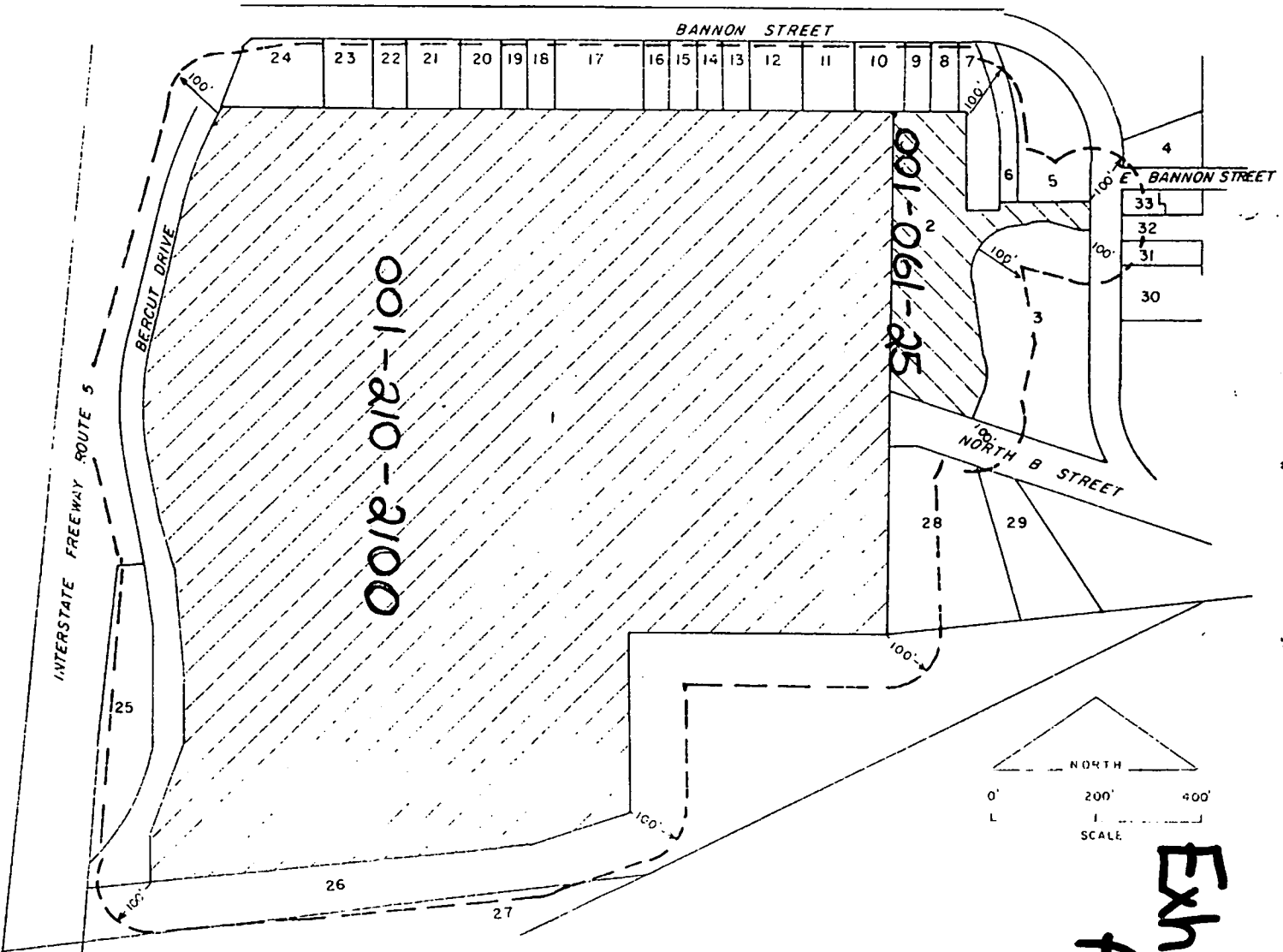
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001280

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P8

No. 20



Subject Site
Existing Parcels

Exhibit
A

001281

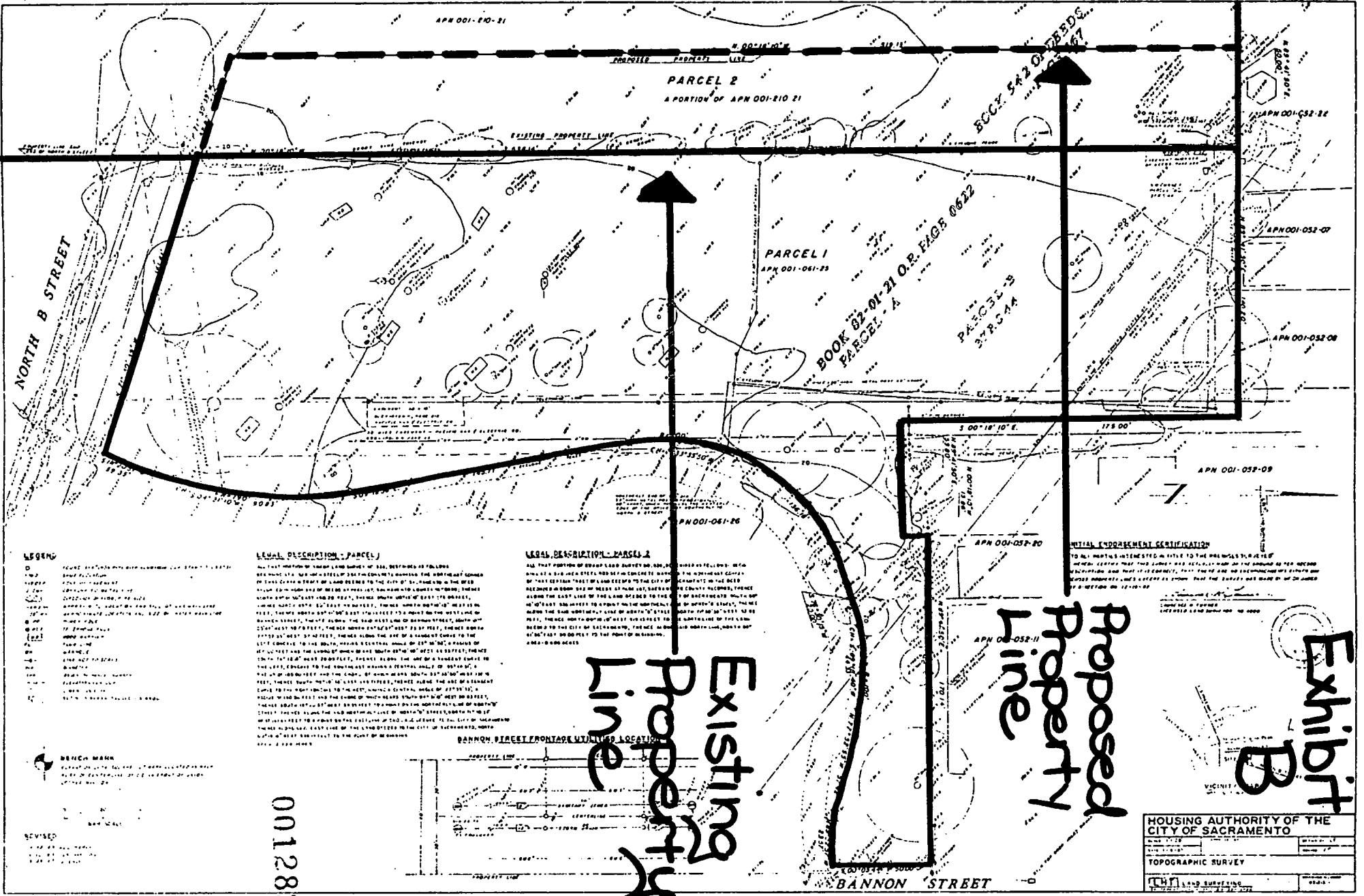
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No. 20

P83-092

4-28-83



Existing
Property
Line

Proposed
Property
Line

Exhibit
B

001282

No. 20

Exhibit C

DESCRIPTION

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

That certain tract of land described in Book 542 of Deeds, at page 167, Sacramento County Records, containing 33.577 acres.

EXCEPTING THEREFROM the following parcel:

Beginning at a 5/8 inch diameter steel rod set in concrete marking the Northeast corner of said 33.577 acre tract of land; thence South 00°18'10" East 536.14 feet along the East line of said 33.577 acre tract; thence North 71°30'39" West 52.82 feet; thence North 00°18'10" West 519.13 feet to the North line of said 33.577 acre tract; thence North 89°41'50" East 50.00 feet along said North line to the point of beginning. Said parcel contains 0.605 acres more or less.

END OF DESCRIPTION

A portion of Assessor Parcel No. 001-210-21

OK E. Flowers Jr 3-24-83



001275

DESCRIPTION

Exhibit D

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

Parcel "E" as shown on the Record of Survey filed for record in the office of the County Recorder on February 14, 1983 and recorded in Book 37 of Surveys, at page 44 and a portion of that certain tract of land deeded to the City of Sacramento in the deed recorded in Book 542 of Deeds at page 167, containing 33.577 Acres; Sacramento County Records, more particularly described as follows:

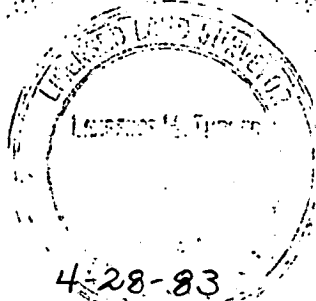
Beginning at a 5/8 inch diameter steel rod set in concrete marking the Northwest corner of said Parcel "E" and the Northeast corner of that tract of land recorded in Book 542 of Deeds at page 167; thence along the perimeter of Parcel "E", North 89°41'50" East 140.20 feet; thence South 00°18'10" East 175.00 feet; thence North 89°41'50" East 59.80 feet; thence North 00°18'10" West 13.86 feet; thence North 89°41'50" East 170.14 feet to a point on the West line of Fannon Street; thence along the said West line of Fannon Street and the perimeter of Parcel "E", South 00°05'44" West 50.00 feet; thence North 89°52'57" West 23.57 feet; thence North 77°52'55" West 57.42 feet; thence along the arc of a tangent curve to the left, concave to the South, having a central angle of 25°36'50", a radius of 100.00 feet and the chord of which bears South 89°18'40" West 44.33 feet; thence South 76°30'15" West 20.00 feet; thence along the arc of a tangent curve to the left, concave to the Southeast having a central angle of 85°48'51", a radius of 100.00 feet and the chord of which bears South 33°35'50" West 136.16 feet; thence South 09°18'36" East 145.71 feet; thence along the arc of a tangent curve to the right, concave to the West, having a central angle of 27°39'33", a radius of 190.00 feet and the chord of which bears South 04°31'10" West 90.83 feet; thence South 18°20'57" West 39.35 feet to a point on the Northerly line of North E Street; thence along the said Northerly line of North E Street and the perimeter of Parcel "E", North 71°30'39" west 161.61 feet to a point on the East line of said land deeded to the City of Sacramento and the West line of said Parcel "E"; thence North 71°30'39" west 52.82 feet; thence North 00°18'10" West 519.13 feet to the North line of said land deeded to the City of Sacramento; thence North 89°41'50" East 50.00 feet along said North line to the point of beginning. Said parcel contains 2.833 acres more or less.

END OF DESCRIPTION

Assessor Parcel No. 001-061-25 and a portion of Assessor Parcel No. 001-210-21

OK Ed Johnson 3-24-83

001276



83-092

4-28-83

No. 20