

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

APPLICANT Morton and Pitalo, Inc. 1430 Alhambra Boulevard, Sacramento, CA 95816

OWNER Watt Investment Properties, Inc. PO Box 2114, Santa Monica, CA 90406

PLANS BY Morton and Pitalo, Inc. 1430 Alhambra Boulevard, Sacramento, CA 95816

FILING DATE 12-5-90 **ENVIR DET** Exempt 15305(c)

REPORT BY CAS

ASSESSOR'S PCL. NO. 277-0153-007 and 011

APPLICATION: Lot Line Adjustment to relocate the common property line between two parcels totaling 8.5± developed acres in the Heavy Commercial-Review (C-4-R) zone

LOCATION: East side of Harvard Street, 850± feet north of Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between two parcels totaling 8.5± developed acres in the Heavy Commercial-Review (C-4-R) zone.

PROJECT INFORMATION:

| | |
|----------------------------|--------------------------------|
| General Plan Designation: | Regional Commercial and Office |
| Existing Zoning of Site: | Heavy Commercial-Review, C-4-R |
| Existing Land Use of Site: | Office and vacant |

Surrounding Land Use and Zoning:

| | |
|--------|------------------------------------|
| North: | Industrial, M-1 |
| South: | Business 80, TC |
| East: | Business 80, TC |
| West: | Office and vacant, OB(PUD) and M-2 |

| | |
|----------------------|------------|
| Property Dimensions: | Irregular |
| Property Area: | 8.5± acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

BACKGROUND INFORMATION: On January 31, 1984, the City Council approved a tentative map to divide 12.87 acres into two parcels (P83-402). On May 1, 1990, the City Council approved a tentative map to divide one of the two parcels in P83-402 into two parcels (P90-060). The subject site consists of Parcel 2 from P90-060 and the Hilton Hotel parcel to the west.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 8.5± partially developed acres in the Heavy Commercial-Review, C-4-R zone. The General Plan designates the subject site as Regional Commercial and Offices. The surrounding land use and zoning for the subject site are industrial, zoned M-1 to the north; Business 80 freeway, zoned TC to the south and east; and office and vacant, zoned OB(PUD) and M-2 to the west.

B. Applicant's Proposal

The applicant is proposing to relocate the common property line between two parcels totaling 8.5± developed acres in the Heavy Commercial-Review (C-4-R) zone to reflect driveway and maneuvering area standards.

C. Staff Analysis

The subject site consists of two parcels, the east parcel of the two California Plaza parcels and the Hilton Hotel parcel (see Exhibit A). The applicant is proposing to relocate the common property line between the two parcels in order to reflect driveway and maneuvering area standards. Staff has no objection to the lot line adjustment.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, and Building Inspections. The following comments were received:

Traffic Engineering staff commented that the new lot line on Harvard Street shall be a minimum of 10 feet from any existing or future driveways.

Engineering staff requested that the following conditions and comments be made a condition for approval of this lot line adjustment.

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines [CEQA, Section 15305(c)].

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE
COMMON PROPERTY LINE OF A PORTION OF PARCEL A,
AS SAID PARCEL IS SHOWN IN BOOK 79 OF PARCEL
MAPS, PAGE 8 AND PARCEL 2, AS SAID PARCEL IS
SHOWN IN BOOK 120 OF PARCEL MAPS, PAGE 7,
OFFICIAL RECORDS OF SACRAMENTO COUNTY
(277-0153-007 and 011) (P90-469)

WHEREAS, the Planning Director has submitted to the Planning
Commission a report and recommendation concerning the lot line
adjustment for property located on the east side of Harvard Street,
850± feet north of Arden Way; and

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

WHEREAS, the lot line adjustment 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 at the
east side of Harvard Street, 850± north of Arden Way,
City of Sacramento, be approved as shown and described in
Exhibits A and B attached hereto, subject to the
following conditions:

The applicant shall complete the following at the Public
Works Department, Development Services Division, prior to
a lot line adjustment being recorded:

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.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT B - 1



September 26, 1990
88-0254

MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca 95816
916/454-9600
Fax: 916/454-0120

DESCRIPTION

LOT LINE ADJUSTMENT
PARCEL A

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

A portion of Parcel A as said parcel is shown and so designated on that certain Parcel Map filed in Book 79 of Parcel Maps, Page 8, Official Records of said County, and a portion of Parcel 2 as said parcel is shown and so designated on that certain Parcel Map filed in Book 120 of Parcel Maps, Page 7, Official Records of said County, described as follows:

BEGINNING at the Northeasterly corner of said Parcel 2; thence, from said point of beginning, along the perimeter boundary line of said Parcel 2 the following nine (9) courses: (1) South 40°37'00" West 605.12 feet; (2) Southwesterly along the arc of a tangent curve to the right, concave to the Northwest, having a radius of 300.00 feet and being subtended by a chord bearing South 55°23'16" West 152.98 feet; (3) Westerly along the arc of a non-tangent curve to the right, concave to the North, having a radius of 250.00 feet and being subtended by a chord bearing South 88°23'20" West 30.19 feet; (4) North 88°08'59" West 51.47 feet; (5) North 49°23'00" West 215.51 feet; (6) North 04°23'00" West 203.54 feet; (7) North 40°37'00" East 125.37 feet; (8) North 49°23'00" West 137.83 feet; and (9) Northeasterly along the arc of a non-tangent curve to the left, concave to the Northwest, having a radius of 490.00 feet and being subtended by a chord bearing North 33°57'19" East 207.62 feet; thence, leaving said boundary line, South 65°00'00" East 34.95 feet to a point on the Westerly line of said Parcel A; thence, along said Westerly line, South 17°00'00" East 225.66 feet; thence, leaving said Westerly line, South 49°23'00" East 90.10 feet to a point on the Southerly line of said Parcel A; thence, along said Southerly line the following two (2) courses: (1) South 88°33'54" East 76.14 feet; and (2) North 73°00'00" East 465.85 feet to the point of beginning.

P90-469

January 24, 1991

Item # 33

P90-469



September 26, 1990
88-0254

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DESCRIPTION

**LOT LINE ADJUSTMENT
PARCEL B**

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

A portion of Parcel A as said parcel is shown and so designated on that certain Parcel Map filed in Book 79 of Parcel Maps, Page 8, Official Records of said County, and a portion of Parcel 2 as said parcel is shown and so designated on that certain Parcel Map filed in Book 120 of Parcel Maps, Page 7, Official Records of said County, described as follows:

BEGINNING at the Northeasterly corner of said Parcel A; thence, from said point of beginning, along the Easterly and Southerly lines of said Parcel A the following three (3) courses: (1) South 40°37'00" West 429.92 feet; (2) South 73°00'00" West 465.85 feet; and (3) North 88°33'54" West 76.14 feet; thence, leaving said Southerly boundary line, North 49°23'00" West 90.10 feet to a point on the Westerly line of said Parcel A; thence, along said Westerly line, North 17°00'00" West 225.66 feet; thence, leaving said Westerly line of Parcel A, North 65°00'00" West 34.95 feet to a point on the Easterly line of Harvard Street; thence, along said Easterly line, Northerly along the arc of a non-tangent curve to the left, concave to the West, having a radius of 490.00 feet and being subtended by a chord bearing North 10°59'27" East 182.51 feet to the Northwesterly corner of said Parcel A; thence, along the Northerly line of said Parcel A, South 89°31'26" East 932.76 feet to the point of beginning.

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January 24, 1991

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