

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO LOTS INTO ONE LOT AT 1101  
AND 1107 E STREET

APN: 002-0115-018 AND 017

P89-028

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1101 and 1107 E Street; 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 merger 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 1101 and 1107 E Street, City of Sacramento, be approved as shown and described in Exhibits A, B, C and D attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments; and
3. Show all existing easements.

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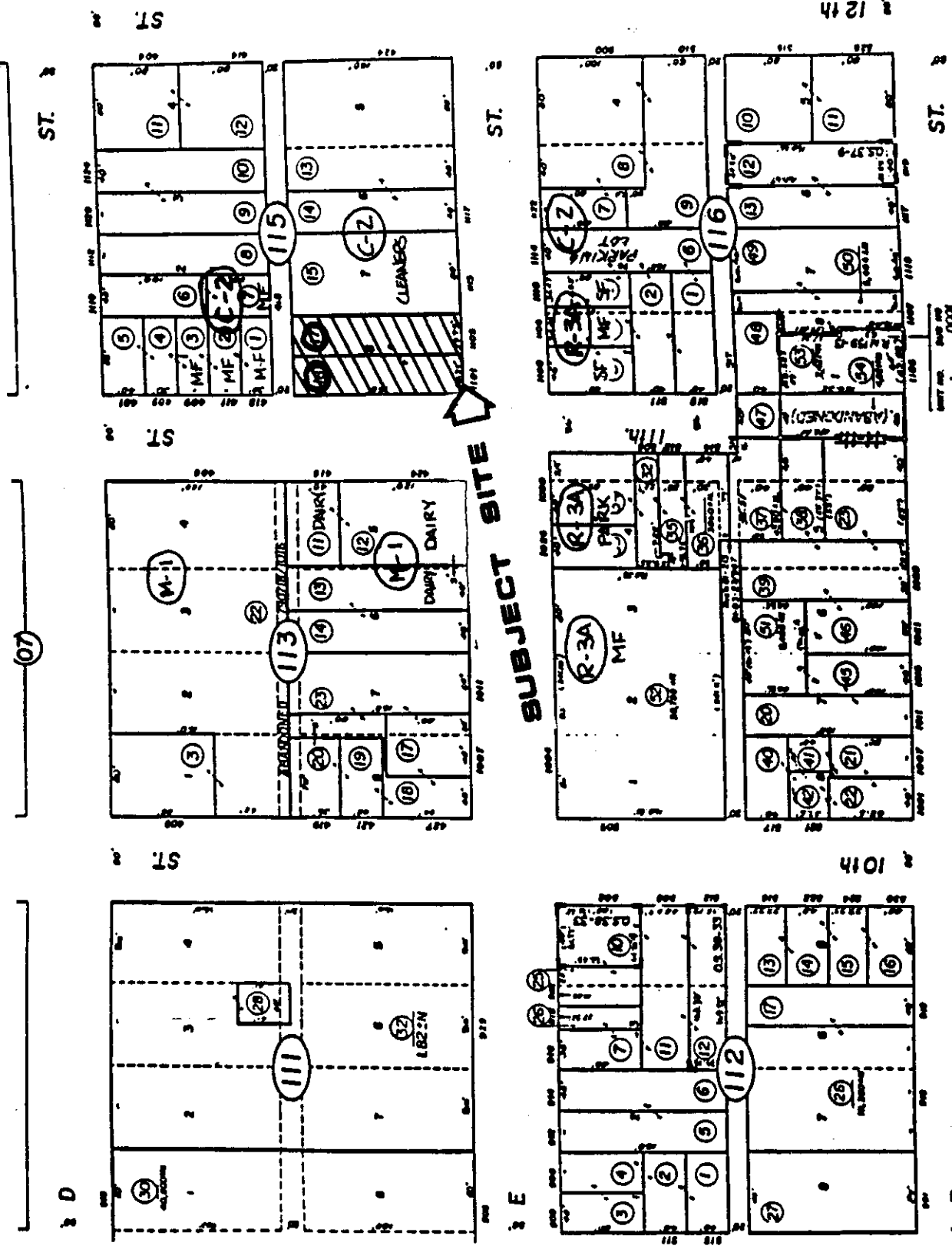
CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

# VICINITY - LAND USE - ZONING



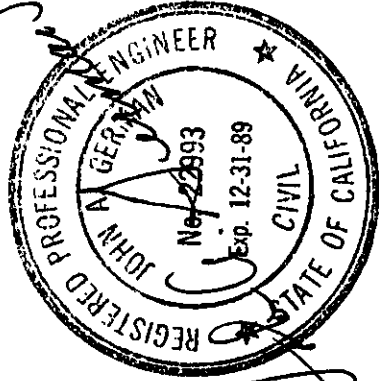
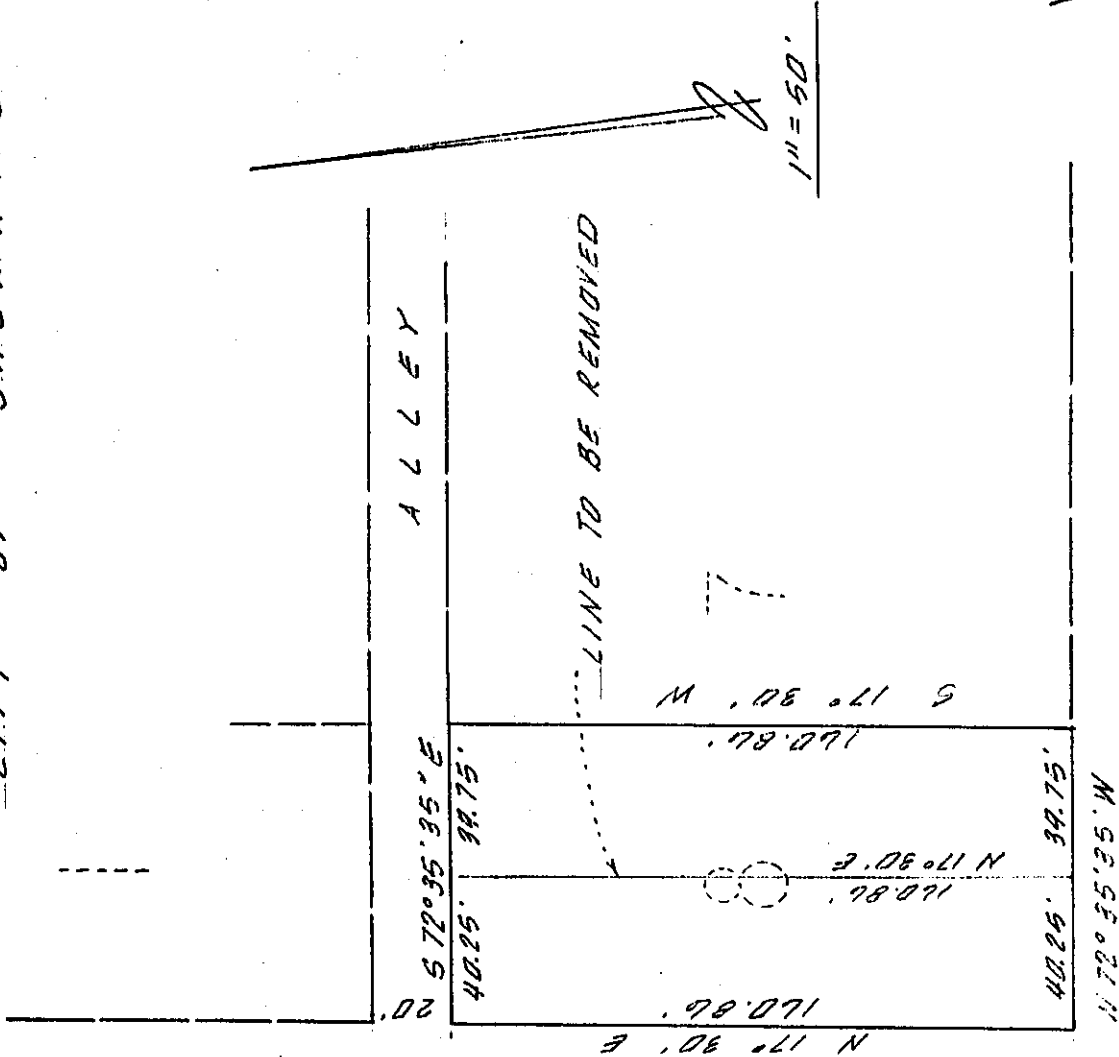
**SUBJECT SITE**

EXHIBIT A

EXHIBIT A

LOT MERGER

CITY OF SACRAMENTO



prepared by: German Eng.

" E " STREET

STREET

11th

**EXHIBIT B**

DESCRIPTION

EXISTING APN 002-0115-017

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

Lot 8 in the block bounded by D and E, 11th and 12th Streets of the City of Sacramento, according to the official plat thereof.

Excepting therefrom the following described parcel:

All that portion of Lot 8 in the block bounded by D and E, and 11th and 12th Streets of the City of Sacramento, according to the official plat thereof, described as follows:

Beginning at the Southwest corner of said Lot 8, said Southwest corner being located North  $62^{\circ} 30'$  East 56.57 feet from the intersection of the center lines of 11th and E Street in the City of Sacramento; thence from said point of beginning and along said 11th Street North  $17^{\circ} 30'$  East 160.86 feet to the Northwest corner of said Lot 8; thence along an alley bounding the North line of said Lot 8 South  $72^{\circ} 35'35''$  East 40.25 feet; thence parallel with the West line of said Lot 8, South  $17^{\circ} 30'$  West to a point in the South line of said Lot 8; thence along said E Street North  $72^{\circ} 34'25''$  West 40.25 feet to the POINT OF BEGINNING.

END OF DESCRIPTION



**EXHIBIT C**

DESCRIPTION

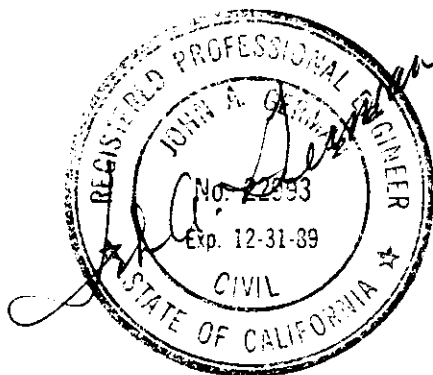
EXISTING APN 002-0115-018

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

All that portion of Lot 8 in the block bounded by "D" and "E" and 11th and 12th Streets of the City of Sacramento, according to the official plat thereof, described as follows:

Beginning at the Southwest corner of said Lot 8, said Southwest corner being located North  $62^{\circ} 30'$  East 56.57 feet from the intersection of the center lines of 11th Street and "E" Street in the City of Sacramento thence from said point of beginning and along said 11th Street, North  $17^{\circ} 30'$  East 160.86 feet to the Northwest corner of said Lot 8; thence along an alley bounding the North line of said Lot 8 South  $72^{\circ} 35'35''$  East 40.25 feet; thence parallel with the West line of said Lot 8 South  $17^{\circ} 30'$  West to a point in the South line of said Lot 8; thence along said "E" Street North  $72^{\circ} 34'25''$  West 40.25 feet to the POINT OF BEGINNING.

END OF DESCRIPTION



**EXHIBIT D**

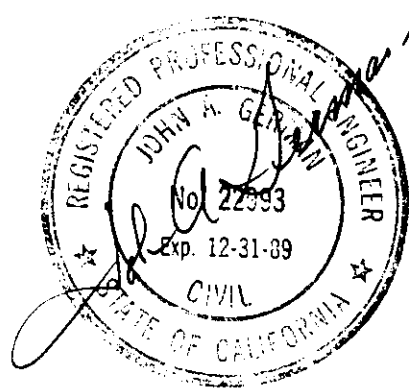
DESCRIPTION

NEW LOT AFTER MERGER

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

Lot 8 in the block bounded by D and E, 11th and 12th streets of the City of Sacramento, according to the official plat thereof.

END OF DESCRIPTION



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

APPLICANT German Engineering, 3000 Franklin Boulevard, Sacramento, CA 95818  
OWNER Christopher Wing, 1101 E Street, Sacramento, CA 95814  
PLANS BY German Engineering, 3000 Franklin Boulevard, Sacramento, CA 95818  
FILING DATE 12/13/88 ENVIR. DET. Exempt 15305a REPORT BY CL:pe  
ASSESSOR'S PCL. NO. 002-0115-018 and 017

APPLICATION: Lot Line Adjustment to merge two developed lots into one lot totaling 0.26+ acres in the General Commercial (C-2) Zone.

LOCATION: 1101 and 1107 E Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one in order to expand an existing office use.

PROJECT INFORMATION:

General Plan Designation:	High Density Residential (30+ du/na)
1980 Central City Community Plan Designation:	Multi-Family
Alkali Flats Redevelopment Area:	Residential
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant office building and occupied office building

Surrounding Land Use and Zoning:

North: Multi-family residential; C-2  
South: Multi-family residential; R-3A  
East: Commercial; C-2  
West: Dairy; M-1

Property Dimensions:	140' x 80'
Property Area:	0.26+ acres
Square Footage of Building:	2,800 and 3,100 sq. ft.
Height of Building:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two developed parcels totaling 0.26+ acres in the General Commercial (C-2) Zone. The General Plan designates the site High Density Residential (30+ du/na). The 1980 Central City Community Plan designates the site Multi-Family. The site is also located within the Alkali Flats Redevelopment Area and is designated Residential. The surrounding zoning and land uses are C-2, multi-family residential to the north; R-3A, multi-family residential to the south; C-2 commercial to the east; and M-1, dairy to the west.

- B. The subject site contains two office buildings of 2,800 and 3,100 square feet. One of these buildings is occupied and the other is vacant. The proposed lot line adjustment is to allow law offices in the 2,800 square foot building to expand into the 3,100 square foot vacant office building. Any exterior work done to the structures that requires a building permit is subject to review of the Design Review Board.
- C. The proposed lot line adjustment was reviewed by City Transportation, Engineering, Water and Sewer and Real Estate Divisions. The following comments have been received:
1. File Certificate of Compliance and waive parcel map prior to recordation;
  2. Pay off or segregate any existing assessments; and
  3. Show all existing easements.

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

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