

CITY PLANNING COMMISSION

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

APPLICANT	Cooper, Thorne & Associates, 2011 Arden Way, #10, Sacramento, CA 95825		
OWNER	H. Earl Selvey, et al, 905 Vanderbilt Way, Sacramento, CA 95825		
PLANS BY	Cooper, Thorne & Associates, 2011 Arden Way, #10, Sacramento, CA 95825		
FILING DATE	5-7-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	EX. 15305	EIR	ASSESSOR'S PCL. NO. 263-172-09,10,11

APPLICATION: Lot Line Merger to create a 1± acre parcel

LOCATION: 753 Lampasas Avenue

PROPOSAL: The applicant is requesting the necessary entitlement for future construction of 20 low income housing units.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential (4-8 du/ac.)
Existing Zoning: R-2B
Existing Land Use: Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-2B
South: IF, Apartments, MF: R-2B
East: Mixed IF & Multi-family; R-2B
West: Apartments, Railroad right-of-way; R-2B

Property Dimensions: Irregular
Property Area: 1.35 acres
Significant Features of Site: Existing large apparently healthy trees; thru lot
Topography: Flat
Street Improvements: Must be provided
Utilities: No street lights

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of three vacant parcels totaling 1.35 acres in the R-2B (Garden Apartment) zone. The site would provide through access from Traction and Lampasas Avenues.
2. The applicant is merging these properties to allow for the future development of low income, handicap housing.
3. The project was reviewed by Traffic, Engineering, Electrical and Sacramento Housing & Redevelopment Authority. There were no objections to the project; however, Electrical stated that street lights should be installed, when they are installed in the neighborhood.
4. A site check of the property showed several large, apparently healthy, Eucalyptus trees. These should be retained as part of any future projects. Any removal should be reviewed and approved by the City Arborist.

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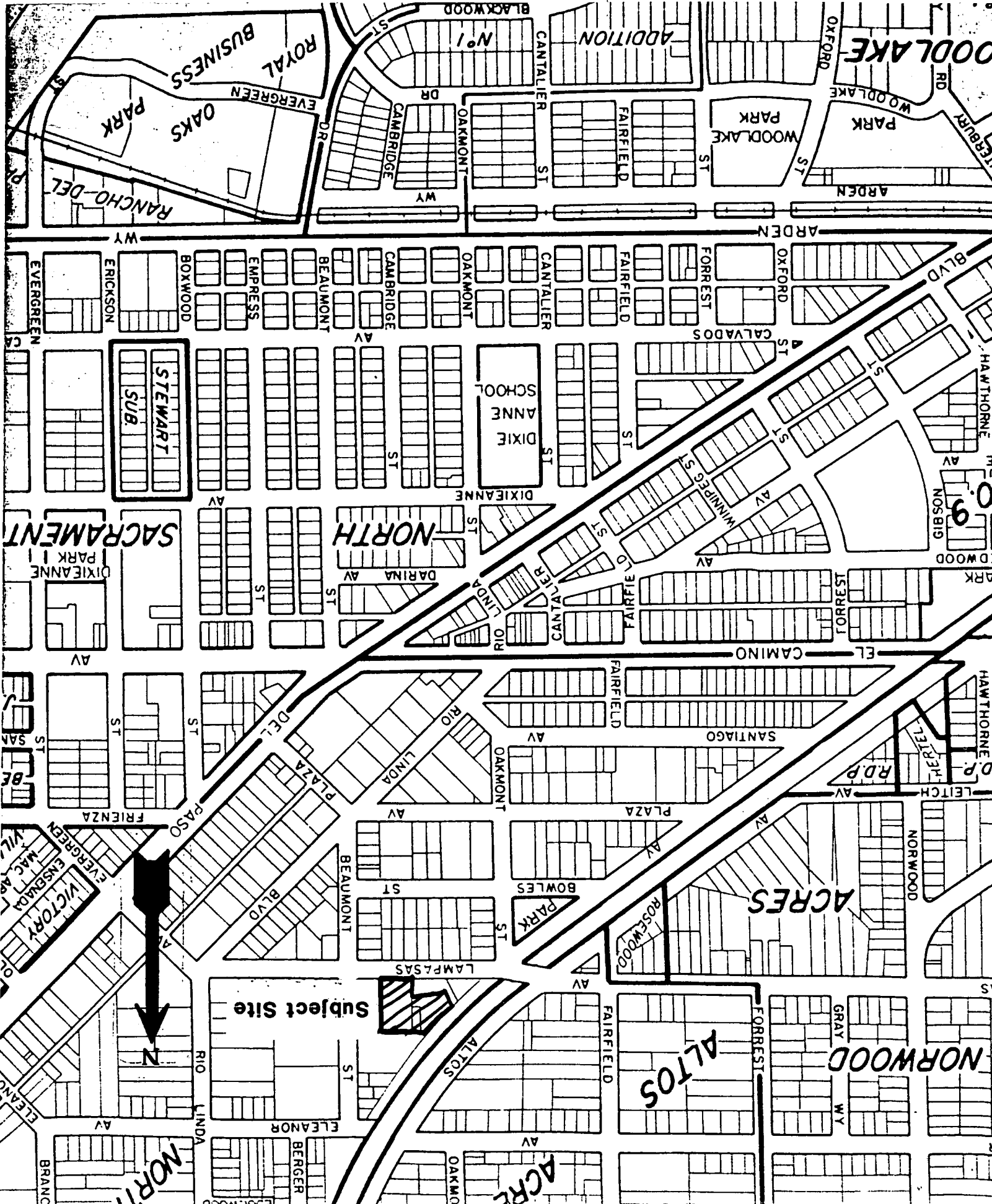
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305).

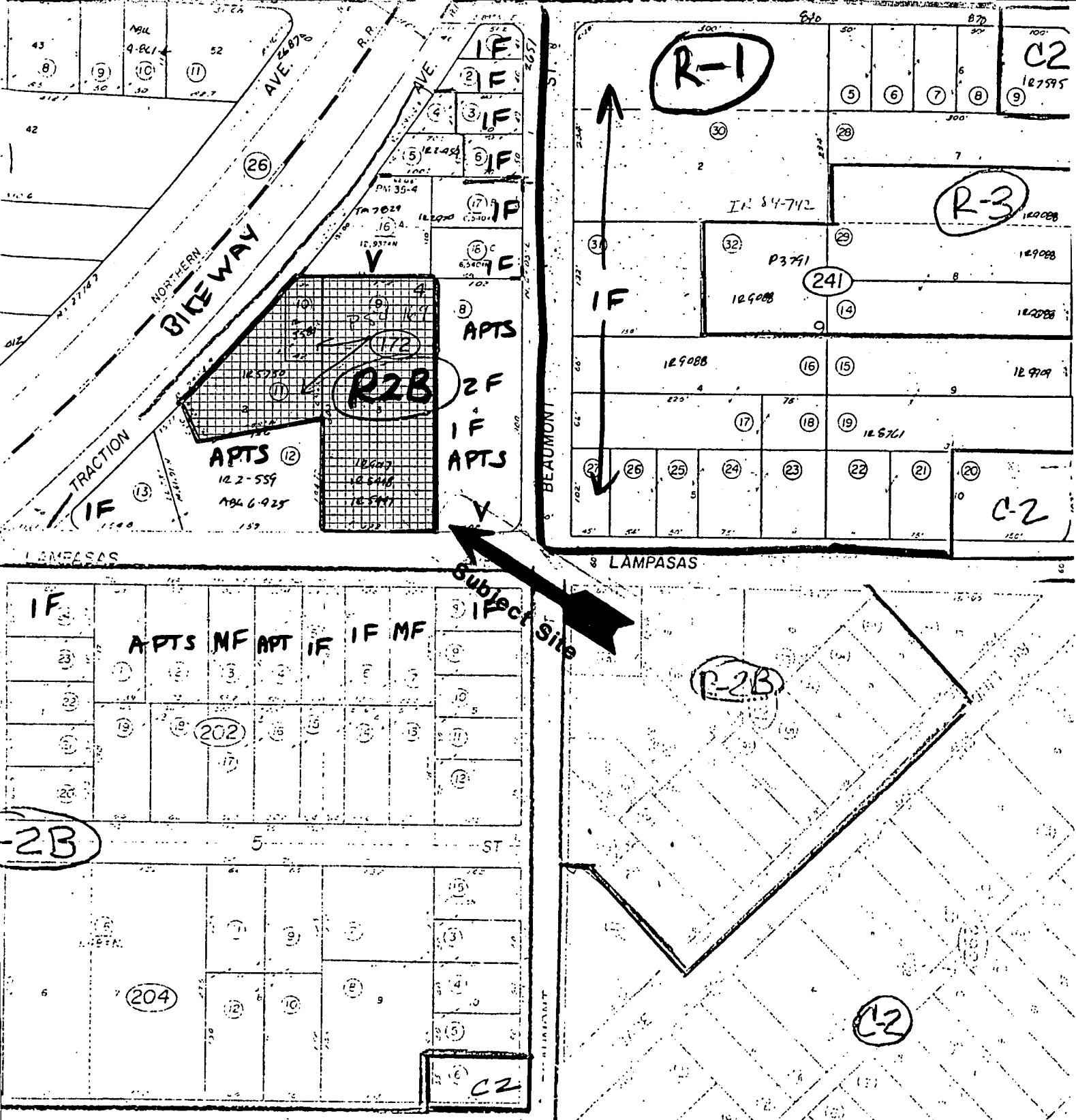
STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Merger by adopting the attached resolution.

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LOCATION MAP





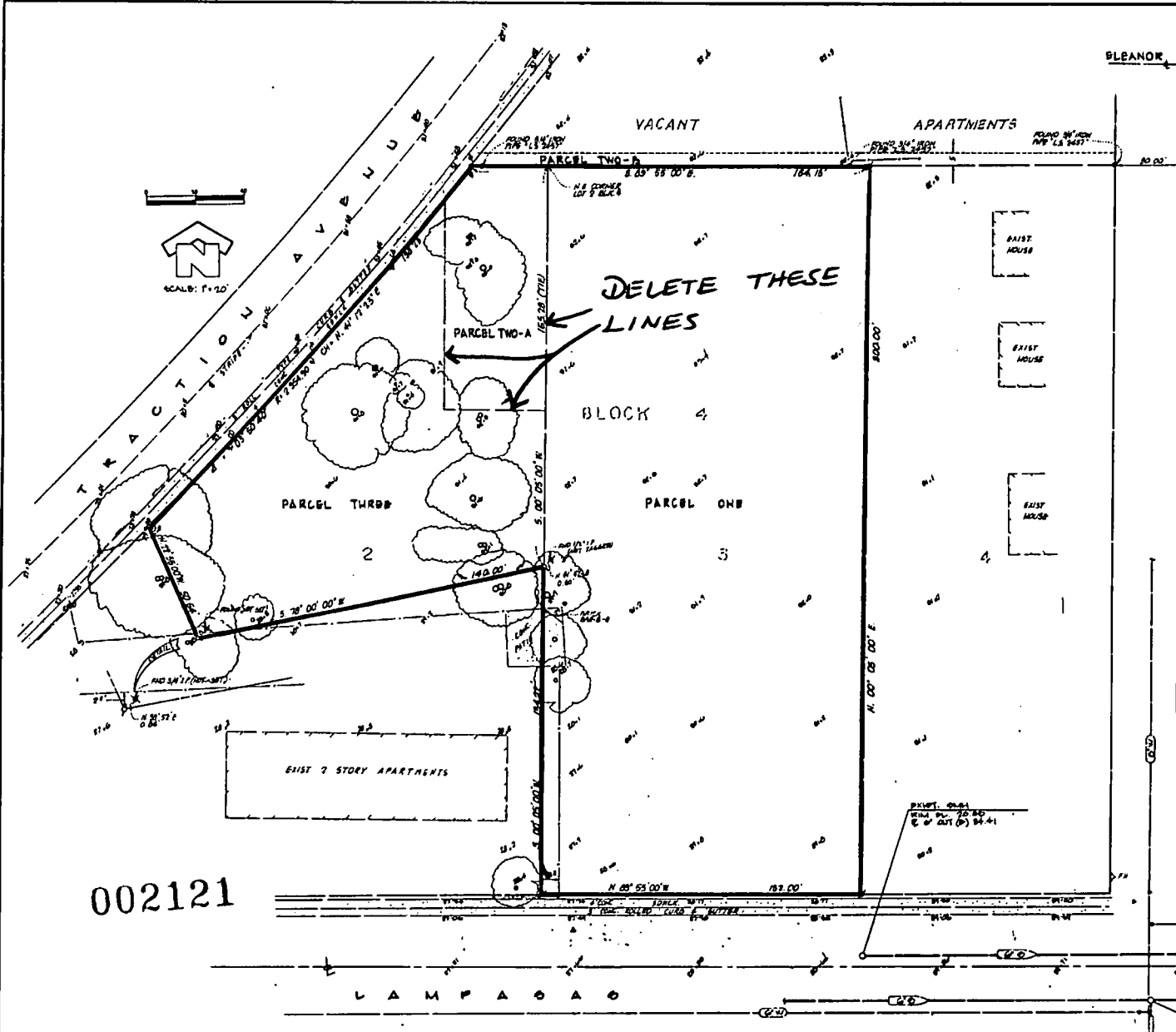
LAND USE/ZONING

002120

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6-14-84

No. 33



CITY OF SACRAMENTO

DESCRIPTION

PLAT NO. 408

Lot 3 Block 4 as shown on the plat of "North Sacramento Subdivision No. 9" according to the official plat thereof, recorded in the office of the Recorder of Sacramento County in Book 13 of Maps, Map No. 40.

PLAT NO. 100

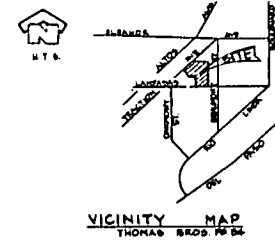
THE LOTS:

Parcel 1:
The North 100 Feet of East 41 Feet, Lot 2, Block 4, North Sacramento Subdivision No. 9, according to the official plat thereof filed in the office of the Recorder of Sacramento County on March 25, 1913, Book 13 of Maps, Map No. 40.

Parcel 2:
An easement for public utility purposes, but not the exclusive use thereof, including, but not limited to, an easement for the installation, maintenance and use of a water pipe line under the across the South 3 Feet of Lot 3, Block 4 of Plat of North Sacramento Subdivision No. 9, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on March 25, 1913, of Maps, Map No. 40 and said easement were particularly described in Instrument No. 14343, Book 746-17, page 953 recorded April 12, 1917.

Parcel 3:
All that portion of Lot 2, Block 4 of North Sacramento Subdivision No. 9, according to the official plat thereof filed in the office of the Recorder of Sacramento County, California, on March 25, 1913, in Book 13, of Maps, Map No. 40 described as follows:
"BEGINNING at the Northwest corner of said Lot 2, thence South 0°00' West 124.00 Feet along the West line of said Lot 2 thence South 77° West 124.00 Feet; thence North 12°15' West 90.0 Feet to a point on the Northwesterly line of said Lot 2; thence Northwesterly along the Northwesterly line of said Lot 2, on a curve to the left, 130.00 Feet to the Northwest corner of said Lot 2; thence South 89°15' West along the West line of said Lot 2, a distance of 11.00 Feet to the point of beginning."

EXCEPTING THEREFROM the North 100.00 Feet of the East 41.00 Feet of said Lot 2.



DATE OF MEASUREMENTS:
THE MEASUREMENTS OF THIS SURVEY WERE MADE BY THE SURVEYOR AT THE CORNERS OF THE PARCELS AS ESTABLISHED FROM FOUND MONUMENTS PER BOOK 25 OF PARCEL MAPS AT PAGE 8, THE BEARING OF WHICH IS N 00° 00' 00" E.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF NATIONAL GUARANTEE ASSURANCE OF SACRAMENTO IN THE YEAR OF 1964.

W. E. THOMAS
WILLIAM E. THOMAS, L.S. 5020

LEGEND:
 - - - - - SET 3/4" IRON PIPE
 ○ FOUND MONUMENT PER 55 P.M.A.
 X FOUND MONUMENT AS NOTED
 △ WATER VALVE

BOUNDARY & TOPOGRAPHIC SURVEY
OF
LOT 3 & A PORTION OF LOT 2, BLOCK 4
NORTH SACRAMENTO SUBDIVISION NUMBER 9
BOOK 13 OF MAPS, MAP NUMBER 40
CITY OF SACRAMENTO, CALIFORNIA

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Exhibit A

002121

DRAWN BY: <i>[Signature]</i> CHECKED BY: U/A DESIGNED BY: P.B.T. SCALE: 1" = 20' DATE: APRIL 1964	SHEET NO.: 04 TOTAL SHEETS: 04 CITY OF SACRAMENTO D.M. 1/4 AC. HA-1, 2" DEGREE CURVE IN SIDEWALK AT THE SOUTH- WEST COR. OF LAMPAGO AVE. & BEAUFONT ST. ELEVATION = 79.00	COOPER, THOMAS & ASSOCIATES, INC. CIVIL ENGINEERING AND LAND SURVEYING 5811 ACHER WAY, SUITE 10 SACRAMENTO, CA 95820 (916) 486-4001	PREPARED UNDER THE DIRECTION OF: <i>[Signature]</i> W. E. THOMAS	BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 3 & A PORTION OF LOT 2, BLOCK 4 NORTH SACRAMENTO SUBDIVISION NUMBER 9 BOOK 13 OF MAPS, MAP NUMBER 40 CITY OF SACRAMENTO, CALIFORNIA
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Exhibit B

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

Lot 3 and a portion of Lot 2, Block 4, "North Sacramento Subdivision Number 8," according to the Official Plat thereof, filed in the Office of the Recorder of Sacramento County, on March 26, 1913, Book 13 of Maps, Map Number 49, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence, South $00^{\circ}05'00''$ West 300.00 feet to the North Right-of-Way line of Lampasas Avenue, a public street having a full width of 60.00 feet; thence, North $89^{\circ}55'00''$ West, along said North Right-of-Way line, 132.00 feet to the West line of said Lot 3; thence, North $00^{\circ}05'00''$ East, along the said West line, 134.72 feet; thence, South $78^{\circ}00'00''$ West 146.00 feet; thence, North $22^{\circ}55'00''$ West 50.54 feet to a point on the Northwesterly line of said Lot 2 and the Southeasterly Right-of-Way line of Traction Avenue, a public street having a full width of 40.00 feet; thence, along said Northwesterly line of Lot 2, and said Southeasterly Right-of-Way line, along a curve to the left, said curve having a radius of 2954.90 feet and a central angle of $3^{\circ}50'40''$, the chord of which bears North $41^{\circ}12'23''$ East 198.23 feet to a point on the North line of said Lots 2 and 3; thence, along said North line South $89^{\circ}55'00''$ East 164.14 feet to the point of beginning, containing 1.351 acres, more or less.

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