

CITY PLANNING COMMISSION

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

APPLICANT	LHT Land Surveying - 5719 Houston Way, Sacramento, CA 95823		
OWNER	Fort Sutter Dev. Group & Milo Hewitt Jr. - 4225 J Street, Sacramento, CA 95814		
PLANS BY			
FILING DATE	7-19-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Ex. 15305(a) EIR	ASSESSOR'S PCL NO.	007-113-11 thru 20

APPLICATION: Lot Line Adjustment to create one parcel totaling 1+ acre in the General Commercial (C-2) zone.

LOCATION: Northeast corner of 28th & 'K' Streets

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office
 1980 Central City Community Plan Designation: General Commercial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Existing structures to be removed

Surrounding Land Use and Zoning:

North: Commercial; C-2
 South: Sutter Hospital; H
 East: Commercial; C-2
 West: Commercial; C-2

Property Dimensions: 160' x 240'
 Property Area: 38,400 sq. ft.
 Topography: Flat
 Street Improvements/Utilities: Existing

PROJECT EVALUATION: Staff has the following comments regarding this request:

1. On December 1, 1983, the Commission approved the necessary entitlements to develop a five-story, 202,640 square foot medical office on the subject site (P83-211). The applicant is requesting to merge 10 parcels to allow development of the subject structure.
2. The proposed lot line adjustment was reviewed by the offices of Engineering, Real Estate, and Water/Sewers. There were no objections to this request.

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

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

CERTIFIED AS TRUE COPY

of Resolution 84-859

10-19-84

DATE CERTIFIED

Jessie Blum
DEPUTY CITY CLERK, CITY OF SACRAMENTO

ASSessor's PARCEL NO.
91-910-01, 99, 90, 60, 70 / 80

RIZONE EXHIBIT AND
TENTATIVE PARCEL MAP...
LOTS 1, 99, 90, 60, 70 AS SHOWN ON THE PLAT OF
ZEPHYR MARCH STRIPS UNIT NO. 1, 198, D.M. 10
CITY OF SACRAMENTO, CALIFORNIA JULY, 1984

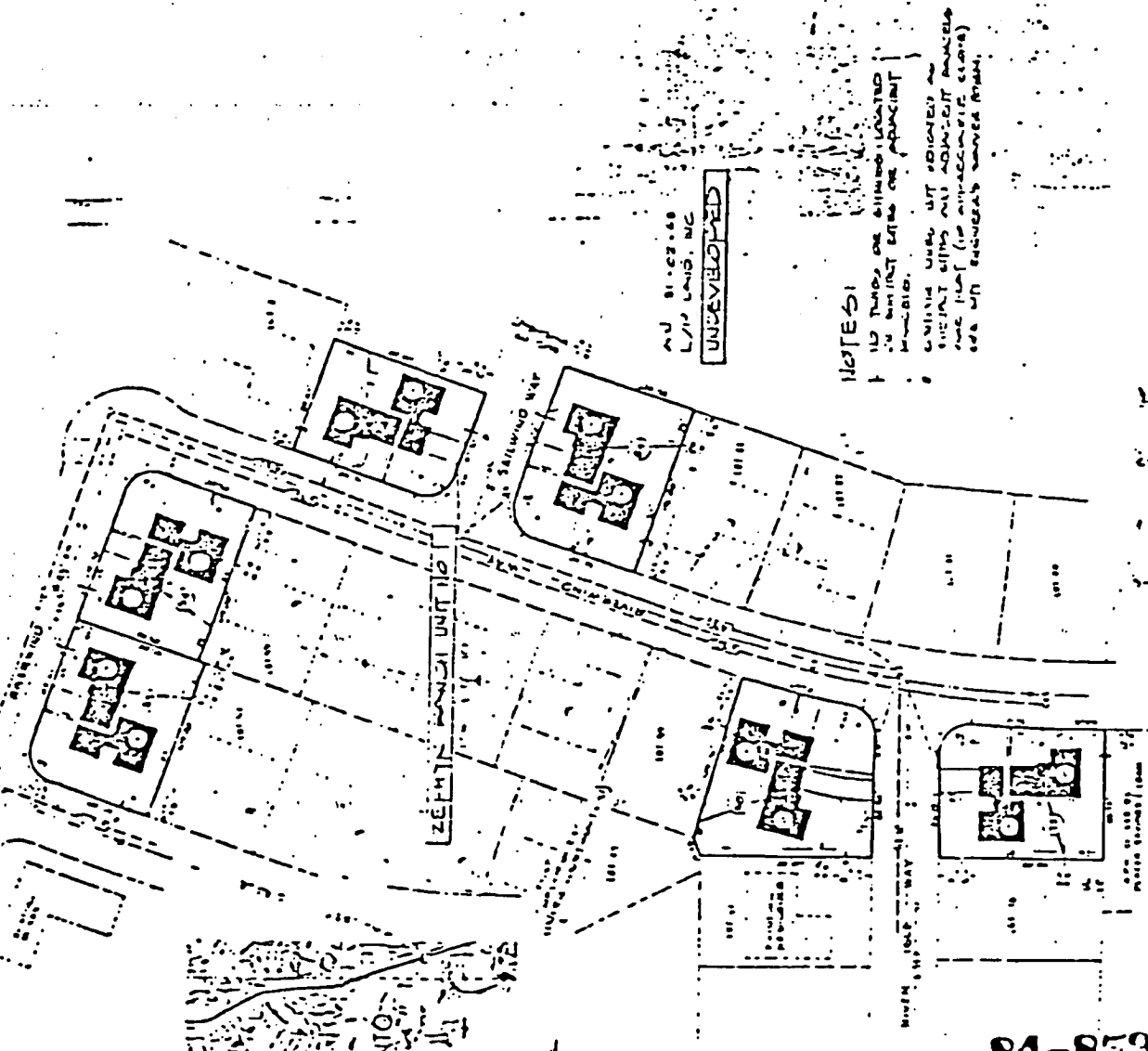
GENERAL NOTES

OWNER/DEVELOPER -
CPI DEVELOPMENT CORP
4400 9TH STREET, SUITE 100
SACRAMENTO, CA 95816
PHONE: 910-1041

ENGINEER -
ALVIN P. WALLACE CIVIL ENGINEERING | Consulting
1010 WILSON DR., SUITE 419
DUNSMITH, CA 95828
PHONE: 910-1855

1. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
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NOTE: ALL UTILITIES (WATER, SEWER, GAS, ETC.) ARE TO BE LOCATED AS SHOWN ON THE PLAT OF ZEPHYR MARCH STRIPS UNIT NO. 1, 198, D.M. 10.

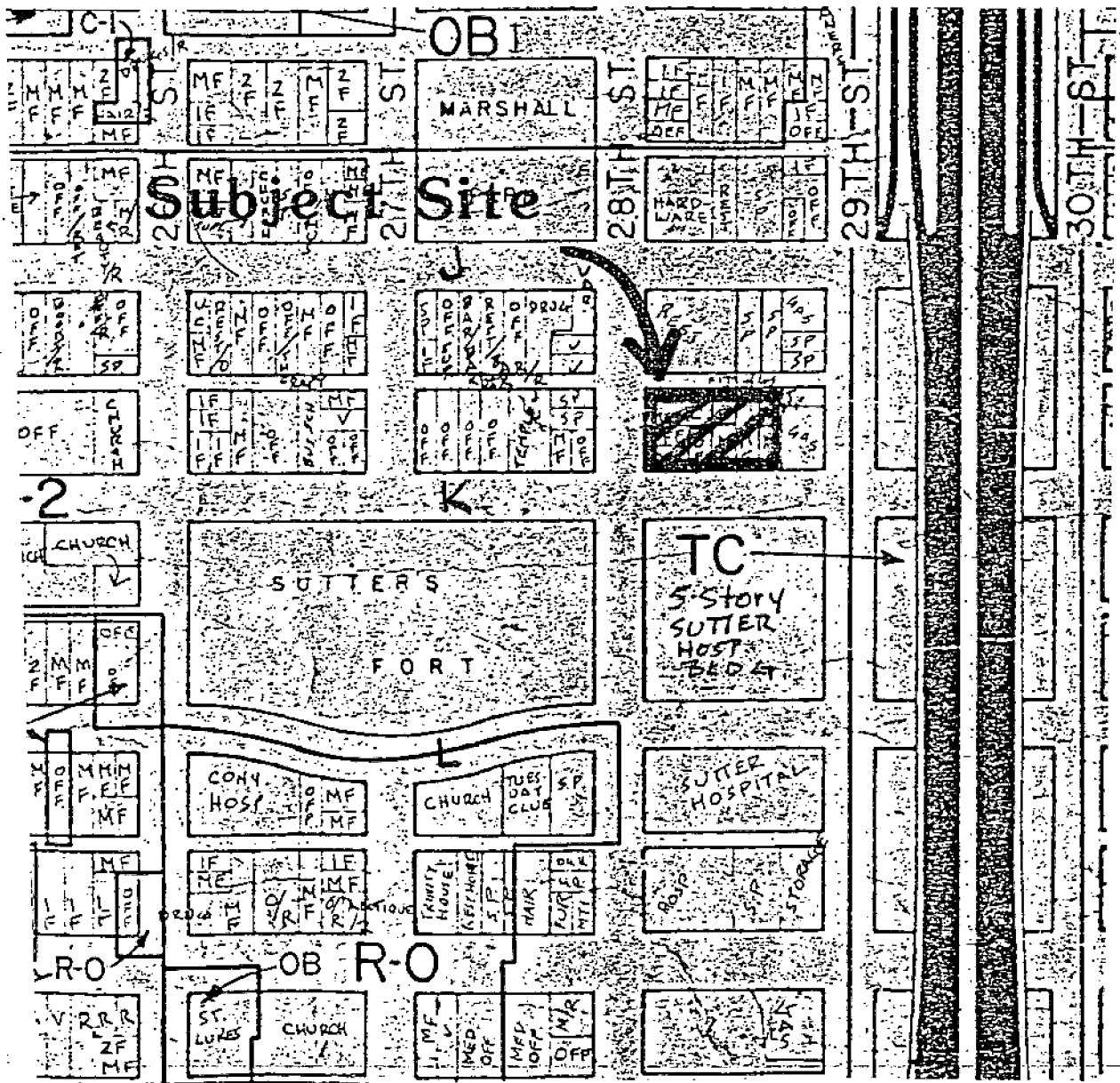


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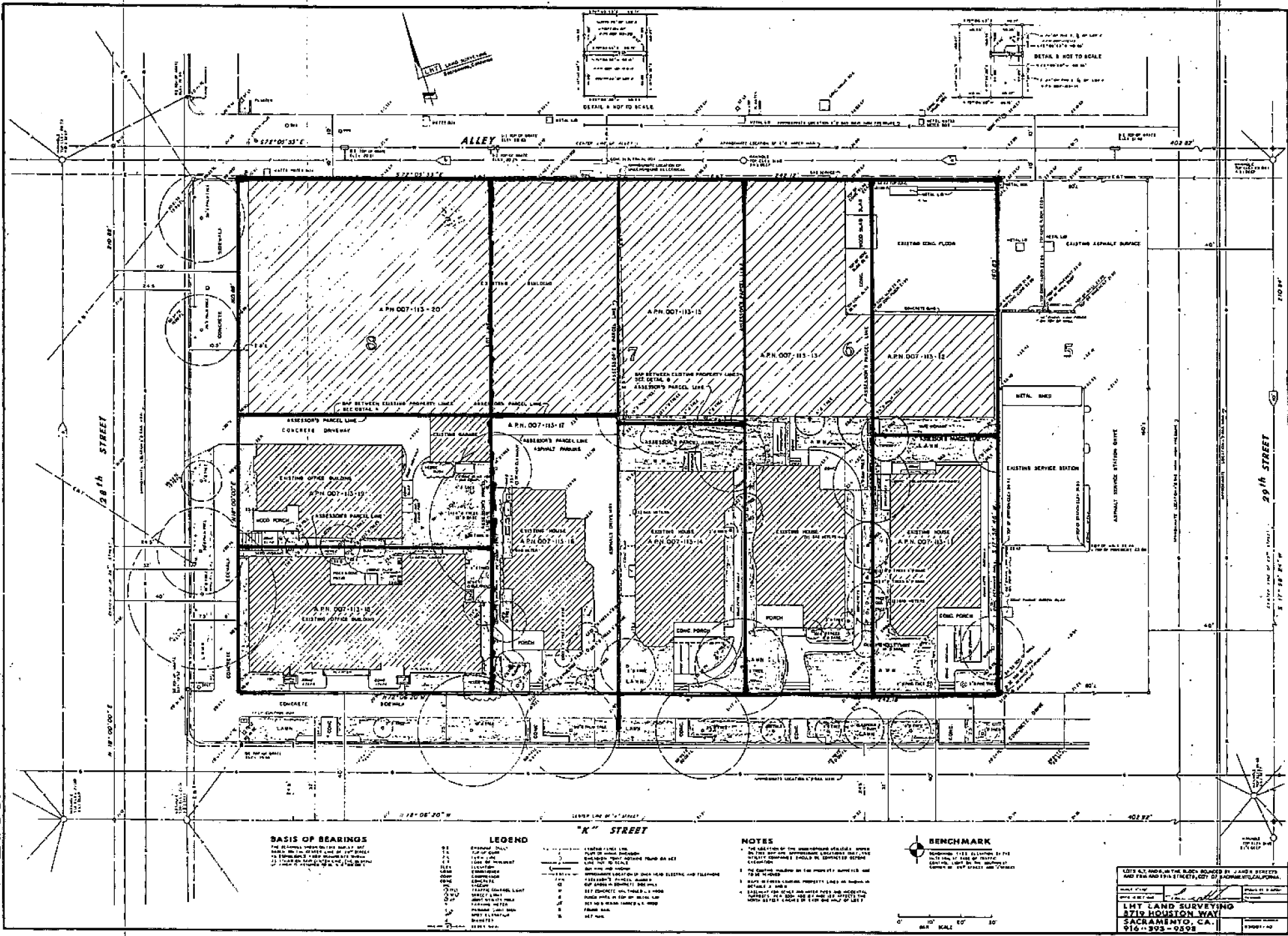
Table with columns for 'Parcel No.', 'Area (sq. ft.)', 'Volume', 'Date', and 'Status'. It contains several rows of data, some with checkboxes.

RESOLUTION No. 84-859
OCT 9 1984

002089



VICINITY MAP



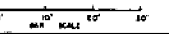
BASIS OF BEARINGS
 THE BEARINGS GIVEN ON THIS MAP ARE THE RESULT OF A TRIP SURVEY MADE BY THE SURVEYOR ON THE GROUND IN THE MONTH OF JANUARY, 1968.

LEGEND

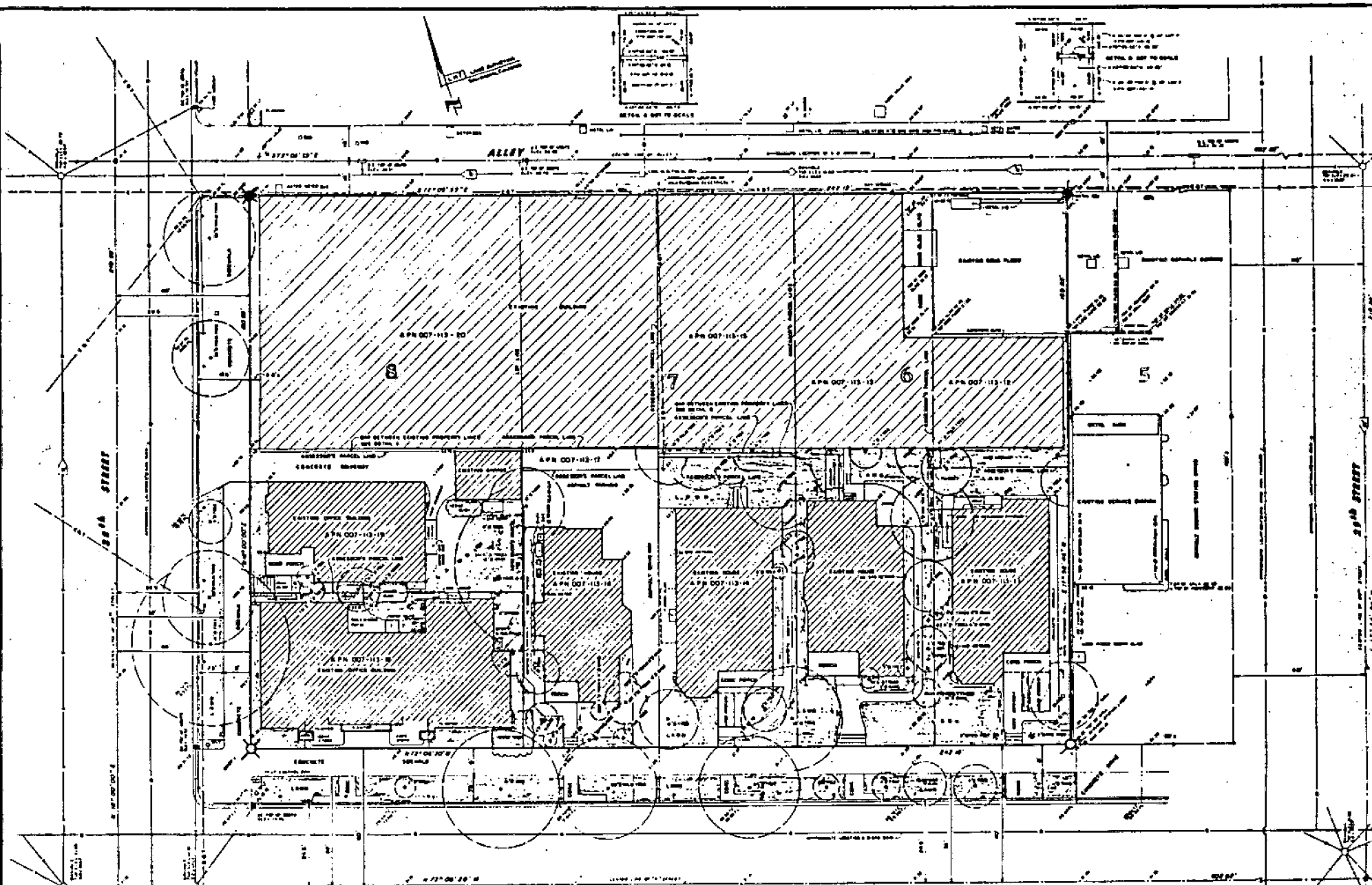
- | | | | |
|-----|------------------------|-----|--------------------------|
| --- | 1/4" CONCRETE | --- | EXISTING HOUSE |
| --- | 1/4" ASPHALT | --- | EXISTING OFFICE BUILDING |
| --- | 1/4" CONCRETE DRIVEWAY | --- | EXISTING SERVICE STATION |
| --- | 1/4" ASPHALT DRIVEWAY | --- | EXISTING ASPHALT SURFACE |
| --- | 1/4" CONCRETE | --- | EXISTING HOUSE |
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| --- | 1/4" CONCRETE DRIVEWAY | --- | EXISTING SERVICE STATION |
| --- | 1/4" ASPHALT DRIVEWAY | --- | EXISTING ASPHALT SURFACE |

NOTES
 1. THE LOCATION OF THE BOUNDARIES OF THESE LOTS IS BASED ON THE SURVEY MADE BY THE SURVEYOR ON THE GROUND IN THE MONTH OF JANUARY, 1968.
 2. THE BOUNDARIES OF THESE LOTS ARE SHOWN ON THIS MAP AS THEY WERE AT THE TIME OF THE SURVEY.
 3. THE BOUNDARIES OF THESE LOTS ARE SHOWN ON THIS MAP AS THEY WERE AT THE TIME OF THE SURVEY.
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BENCHMARK
 THE BENCHMARK IS A 1/4" CONCRETE PIPER BENCH MARK SET IN THE GROUND IN THE MONTH OF JANUARY, 1968.



THIS MAP WAS MADE BY THE SURVEYOR ON THE GROUND IN THE MONTH OF JANUARY, 1968.
 THE SURVEYOR IS A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA.
LMT LAND SURVEYING
 3719 HOUSTON WAY
 SACRAMENTO, CALIF.
 916-393-0998



BASIS OF BEARINGS
 The bearings shown on this plan were obtained from the following sources:
 1. From the Survey of the City of Sacramento, California
 2. From the Survey of the State of California
 3. From the Survey of the County of Sacramento, California

- LEGEND**
- ✱ Set Concrete Nail tagged LS 4900
 - Punch Mark in top of metal lid
 - ✂ Cut Cross in concrete sidewalk
 - ⊗ Set #5 Rebar tagged LS 4900

NOTES

1. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4900.
2. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4901.
3. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4902.
4. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4903.
5. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4904.
6. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4905.
7. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4906.
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9. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4908.
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11. The survey was conducted in accordance with the provisions of the California Land Surveying Act, Chapter 107, Section 4910.

BENCHMARK
 The benchmark shown on this plan was obtained from the following sources:
 1. From the Survey of the City of Sacramento, California
 2. From the Survey of the State of California
 3. From the Survey of the County of Sacramento, California

LET'S ALL HOLD TO THE BENCH MARKS OF A HONEST OFFICER
 AND SPEAK FOR OURSELVES, CITY OF SACRAMENTO, CALIFORNIA

THE LAND SURVEYING
 870 HUNTER WAY
 SACRAMENTO, CA
 916-992-9888

EXHIBIT "A"

ALL THAT LAND SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, BEING LOTS 6, 7 AND 8 IN THE BLOCK BOUNDED BY "J" AND "K", 28TH AND 29TH STREETS OF THE CITY OF SACRAMENTO MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6, MARKED BY A NO.5 REBAR TAGGED L.S. 4900; THENCE ALONG THE SOUTHERLY LINE OF LOTS 6, 7 AND 8, NORTH 72°06'20" WEST 242.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, MARKED BY A CROSS CUT IN CONCRETE; THENCE ALONG THE WEST LINE OF SAID LOT 8, NORTH 18°00'00" EAST 160.88 FEET TO A NAIL TAGGED L.S. 4900, MARKING THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE NORTHERLY LINE OF LOTS 8, 7 AND 6, SOUTH 72°05'53" EAST 242.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, MARKED BY A PUNCH MARK ON THE TOP OF A METAL BOX; THENCE ALONG THE EASTERLY LINE OF LOT 6, SOUTH 17°58'46" WEST 160.85 TO THE POINT OF COMMENCEMENT. CONTAINING 0.887 ACRES MORE OR LESS.

SACRAMENTO COUNTY ASSESSOR PARCELS: 007 - 113 - 11 thru 20 AND THE GAPS WITHIN LOT 8 AND THE WEST ONE-HALF OF LOT 7.

DESCRIPTION PREPARED BY: LAURENCE H. TURNER
LICENSED LAND SURVEYOR

