

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton & Pitalo Inc., 1430 Alhambra Blvd., #200, Sacramento, CA 95816		
OWNER	Capital City Leasing & Dorris Ash c/o Richard Brown, McDonough, Holland, Allen		
PLANS BY	Morton & Pitalo Inc.		
FILING DATE	_____	ENVIR. DET.	_____
ASSESSOR'S-PCL. NO.	237-180-49.50		
		REPORT BY	CV:tc

APPLICATION: Lotline adjustment to relocate common property line ⁹³ 50 ± feet southerly.

LOCATION: 500 Jessie Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the property line to include the ~~convalescent hospital~~ *convalescent hospital's existing parking area* future plans for additional parking and landscaping.

PROJECT-INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential
Existing Zoning Use of Site:	A, R-3
Existing Land Use of Site:	Convalescent Hospital

Surrounding Land Use and Zoning:

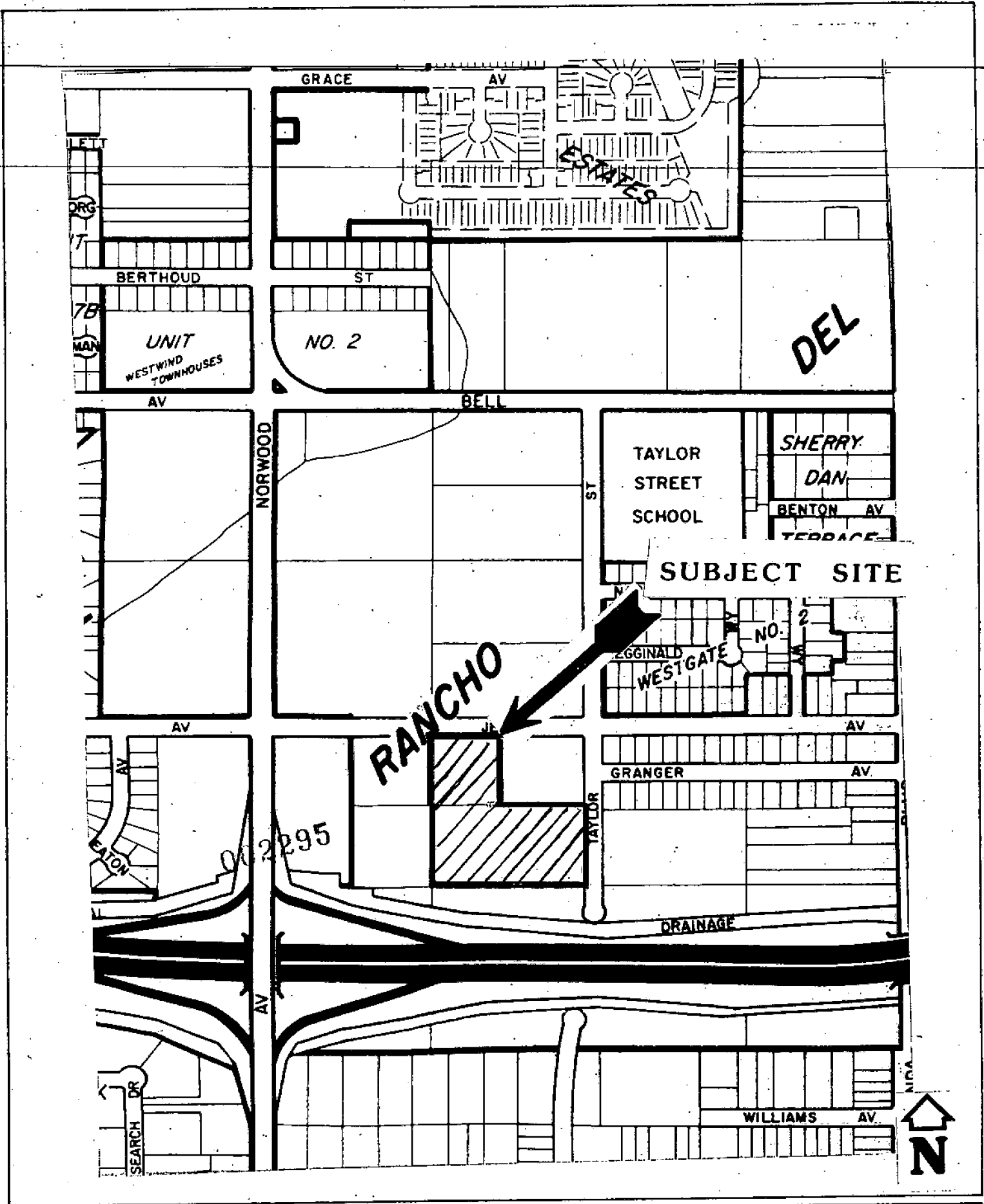
North:	Convalescent Facility; A
South:	Vacant, abandoned house; A
East:	Vacant, single family; A
West:	Vacant; A, R-3

Property Dimensions:	Irregular
Property Area:	7.0 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

002293

PROJECT EVALUATION: Staff has the following comments:

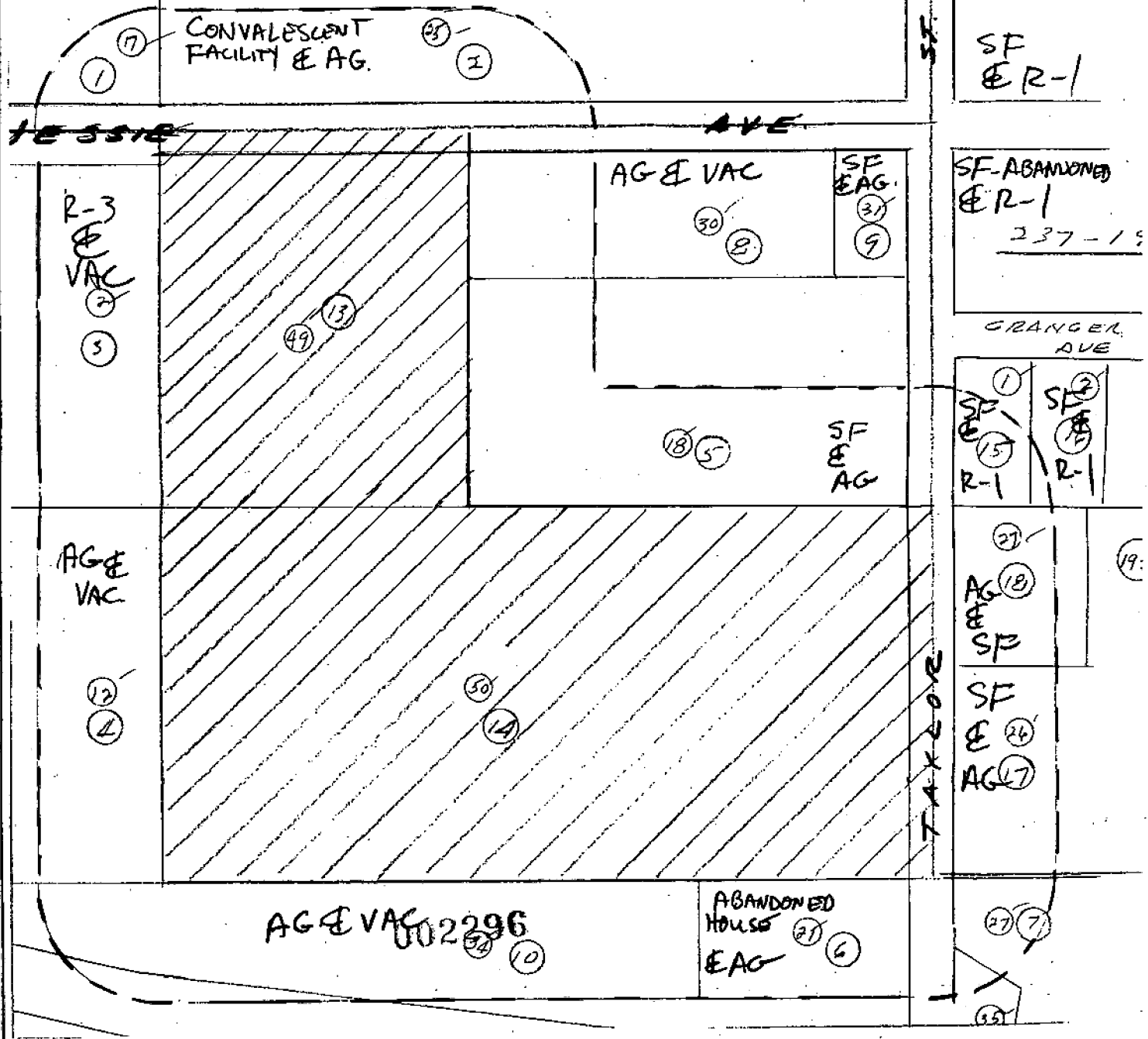
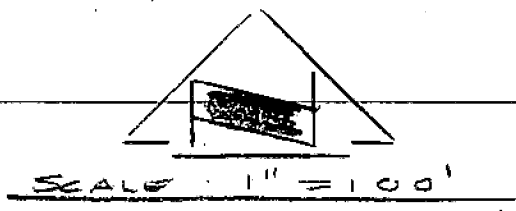
- A. The subject site consists of a 7.0± developed acres located in the Agriculture (A) and Light Density Multiple Family (R-3) zones. Surrounding land uses include a convalescent facility to the north; vacant, abandoned house to the south; vacant, single family residential to the east; and vacant to the west.
- B. The proposed lot⁹³ line adjustment would relocate the existing common property line 50± feet southerly to include the hospital's existing paved parking area presently located on parcel 50. This would allow the hospital and parking lot to be located entirely on parcel 49, and allow for additional parking and landscaping in the future.



VICINITY MAP

SCALE: 1" = 500'

237-10



LAND USE & ZONING MAP

**MORTON & PITALO, INC.**Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600REVISED
September 9, 1985
81-0141**LOT LINE ADJUSTMENT
NEW APN 237-180-49**

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

The West 264 feet of the North one-half of Lot 55, and the North 93.68 feet of the West 264 feet of the South one-half of Lot 55, as said lot is shown and so designated on the map entitled "Subdivision of Section 11 of the Rancho Del Paso," filed in Book 14 of Maps, Page 5, Sacramento County Records.

The map of said subdivision indicates that the areas and distances of said lots are computed to the centerline of adjacent roads.

002287

P 85-338



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

REVISED
September 9, 1985
81-0141

LOT LINE ADJUSTMENT
NEW APN 237-180-50

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

The South one-half of Lot 55, as said lot is shown and so designated on the map entitled "Subdivision of Section 11 of the Rancho Del Paso," filed in Book 14 of Maps, Page 5, Sacramento County Records.

EXCEPTING THEREFROM the North 93.68 feet of the West 264 feet of the South one-half of said Lot 55.

The map of said subdivision indicates that the areas and distances of said lots are computed to the centerline of adjacent roads.

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P85-338



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

September 17, 1985
85-0141

City of Sacramento
Planning Department
1231 "I" Street, Room 200
Sacramento, CA 95814

Attention: Carl Vandergrift

SUBJECT: P85-338

Dear Mr. Vandergrift:

Morton & Pitalo, Inc. recently forwarded to your office a revised map for a proposed lot line adjustment file under the above reference.

We were requested by the owner to change the description to allow for the additional area to be included in the convalescent hospital parcel so that additional parking and landscaping could be incorporated into future plans.

If you have any questions regarding this revision, please do not hesitate to call.

Very truly yours,

MORTON & PITALO, INC.

Kenneth M. James, P.E.

KMJ/rc

CITY PLANNING DIVISION

SEP 19 1985

RECEIVED

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