

CITY PLANNING COMMISSION

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

APPLICANT	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823				
OWNER	Redevelopment Agency, 630 I Street, Sacramento, CA 95814				
PLANS BY	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823				
FILING DATE	3-31-82	50 DAY CPC ACTION DATE		REPORT BY	JIT:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	006-072-44 and 45		

APPLICATION: Lot Line Adjustment

LOCATION: 1124-1126 Second Street

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
1980 Central City Community

Plan Designation: Central Business District
Existing Zoning of Site: C-3
Existing Land Use of Site: Commercial Buildings

Surrounding Land Use and Zoning:

North: Firehouse Restaurant; C-3
South: Commercial Building; C-3
East: Vacant Lots and I-5 Freeway; C-3
West: Commercial Building; C-3

Property Dimensions: 425' x 150.51'
Property Area: 6,396.25 square feet
Significant Feature of Site: Pacific Stables Building
Topography: Flat
Street Improvements/Utilities: Existing

STAFF EVALUATION: The subject site consists of two separate parcels. There is a commercial building on one and the other is vacant. The applicant proposes to adjust the north/south property line one foot to the west and four feet to the east as illustrated on Exhibit C. The purpose of the adjustment is to accommodate utilities. The subject properties are zoned C-3 (Central Business District). The staff has no objections to the proposal.

The proposal was reviewed by the offices of Traffic Engineering, Water and Sewer Division, Building Inspections, Fire and Planning Departments. There were no objections to the request. The City Engineer recommended the following conditions for this lot line adjustment:

1. The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The proposed lot lines are to be monumented.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

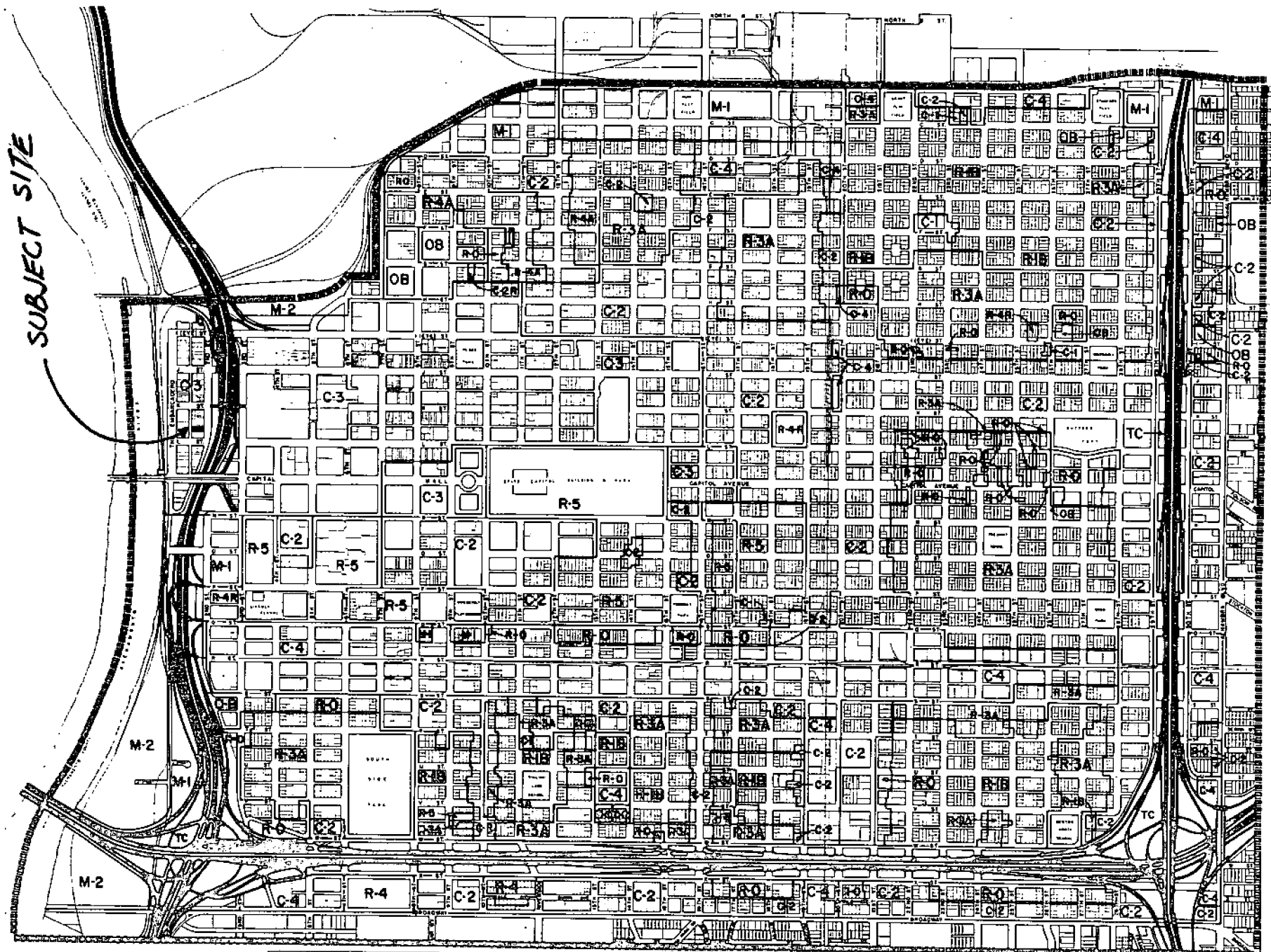
APPLC. NO. P-82-084

MEETING DATE May 13, 1982

CPC ITEM NO. 22

002895

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



SUBJECT SITE

002897

central
Sacramento City California
study

LEGEND

- R-1B SINGLE FAMILY
- R-3A LIGHT DENSITY MULTIPLE FAMILY
- R-4 MEDIUM DENSITY MULTIPLE FAMILY
- R-5 HEAVY DENSITY MULTIPLE FAMILY
- R-0 RESIDENTIAL - OFFICE
- O-B OFFICE BUILDING

ADOPTED ZONING

- C-1 LIMITED COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-3 CENTRAL BUSINESS DISTRICT
- C-4 HEAVY COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- T-C TRANSPORTATION CORRIDOR

ADOPTED: DATE: 9-23-80 (Revised)

Scale in Feet

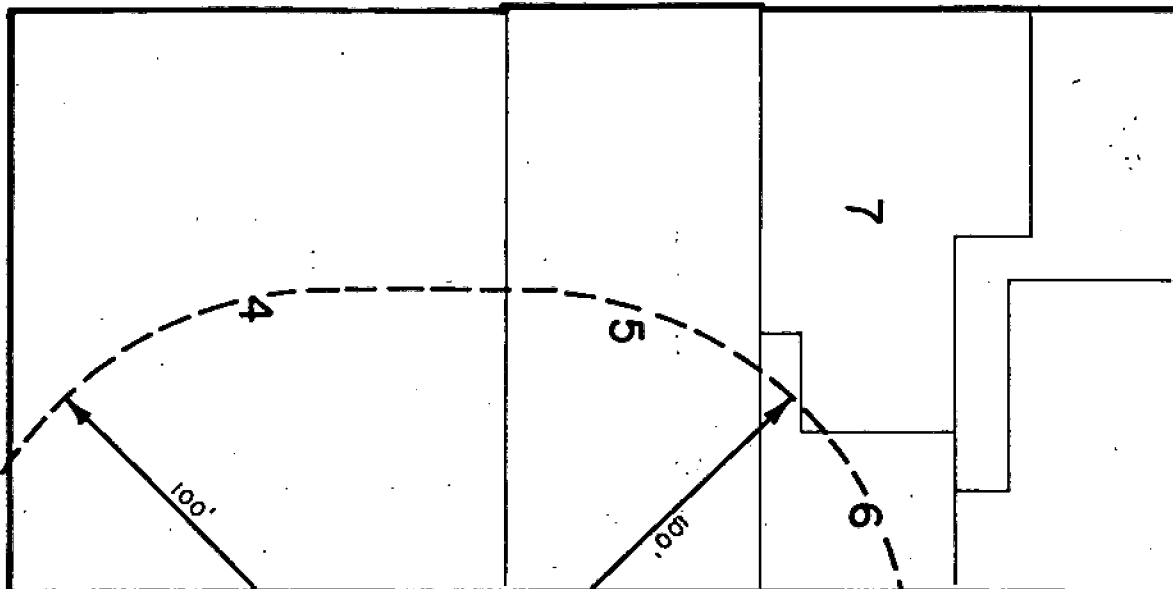
North

5-4-82

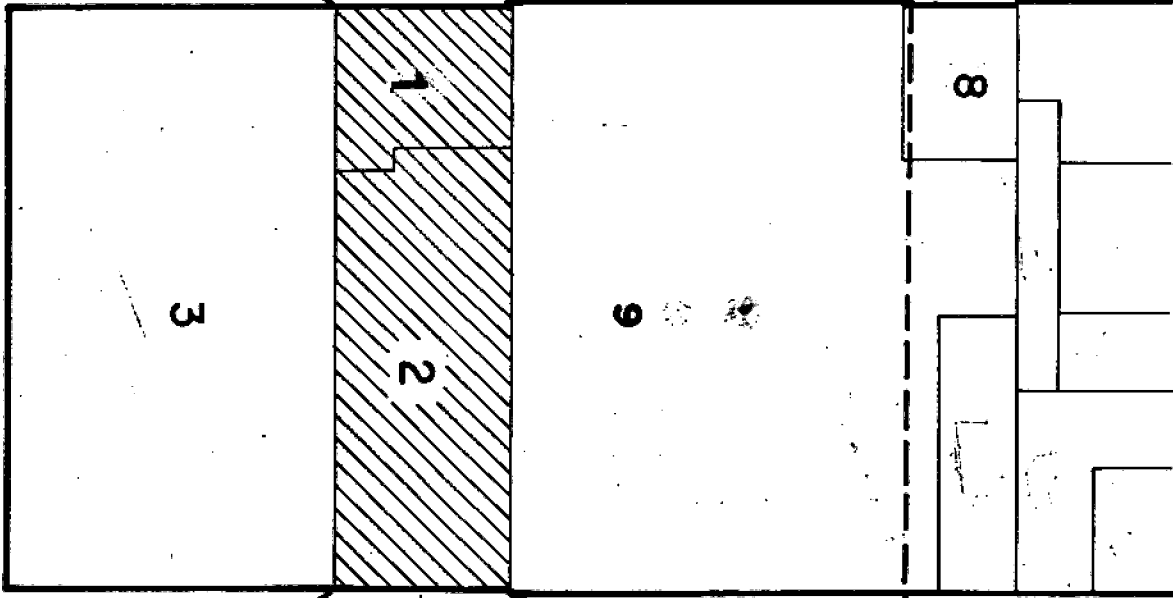
P-82-084

FRONT STREET

"L" STREET



FIREHOUSE ALLEE



2nd STREET



SCALE: 1" = 50'-0"

002898

002898

10

P 82084

INTERSTATE 5

5-4-82

No. 22

EXHIBIT "A"

PARCEL - C

PARCEL "C" AS SHOWN ON EXHIBIT "E" ATTACHED HERETO, BEING A PORTION OF PARCEL 34 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SACRAMENTO, SACRAMENTO, CALIFORNIA, THE 1ST DAY OF APRIL, 1970, IN BOOK 3 OF PARCEL MAPS AT PAGE 21, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 34, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 34 AND AN EXISTING MASONRY WALL SOUTH $71^{\circ} 28' 29''$ EAST 38.50 FEET TO A POINT FROM WHICH THE NORTHEASTERLY CORNER OF SAID PARCEL 34 BEARS SOUTH $71^{\circ} 28' 29''$ EAST 112.01 FEET; THENCE SOUTH $18^{\circ} 29' 01''$ WEST 29.75 FEET; THENCE SOUTH $71^{\circ} 28' 29''$ EAST 5.00 FEET; THENCE SOUTH $18^{\circ} 29' 01''$ WEST 12.75 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 34, ALONG AN EXISTING MASONRY BUILDING WALL NORTH $71^{\circ} 28' 29''$ WEST 43.50 FEET TO THE EASTERLY LINE OF FIREHOUSE ALLEE, SAID POINT ALSO BEING THE WESTERLY LINE OF SAID PARCEL 34, FROM WHICH THE SOUTHWESTERLY CORNER OF SAID PARCEL 34 BEARS SOUTH $18^{\circ} 29' 01''$ WEST 84.18 FEET; THENCE NORTH $18^{\circ} 29' 01''$ EAST 42.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1,700 SQUARE FEET MORE OR LESS.

PARCEL - D

PARCEL "D" AS SHOWN ON EXHIBIT "E" ATTACHED HERETO, BEING A PORTION OF PARCEL 34 AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SACRAMENTO, SACRAMENTO, CALIFORNIA, THE 1ST DAY OF APRIL, 1970 IN BOOK 3 OF PARCEL MAPS AT PAGE 21, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 34; THENCE SOUTH $18^{\circ} 25' 45''$ WEST 42.50 FEET, FROM WHICH THE SOUTHEASTERLY CORNER OF SAID PARCEL 34 BEARS SOUTH $18^{\circ} 25' 45''$ WEST 84.13 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 34, NORTH $71^{\circ} 28' 29''$ WEST 107.05 FEET ALONG AN EXISTING MASONRY BUILDING WALL TO A POINT FROM WHICH THE WESTERLY LINE OF SAID PARCEL 34 BEARS NORTH $71^{\circ} 28' 29''$ WEST 43.50 FEET; THENCE ALONG A LINE PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF FIREHOUSE ALLEE NORTH $18^{\circ} 29' 01''$ EAST 12.75 FEET; THENCE NORTH $71^{\circ} 28' 29''$ WEST 5.00 FEET; THENCE ALONG A LINE PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF FIREHOUSE ALLEE NORTH $18^{\circ} 29' 01''$ EAST 29.75 FEET TO THE NORTHERLY LINE OF SAID PARCEL 34, FROM WHICH THE NORTHWESTERLY CORNER OF SAID PARCEL 34 BEARS NORTH $71^{\circ} 28' 29''$ WEST 38.50 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 34, SOUTH $71^{\circ} 28' 29''$ EAST 112.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4,698 SQUARE FEET MORE OR LESS.

002909

P-82-084

OK
5-4-82
SE 711

No. 22

P 82084

5-4-82

EXHIBIT "B"

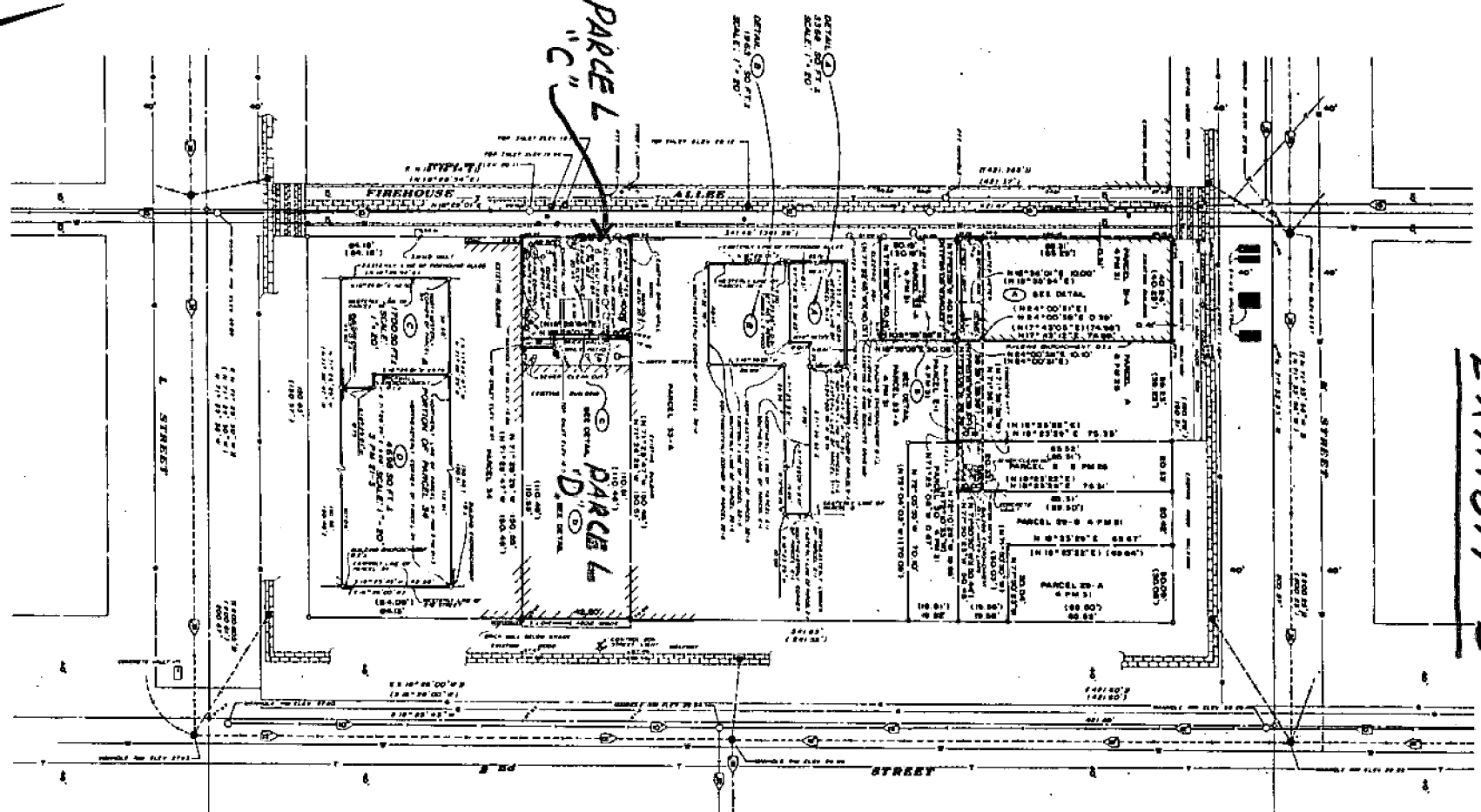


EXHIBIT "E"

EXISTING
 4-072-22
 4-072-20
 4-072-17
 4-072-14
 4-072-12

Basis of Bearing

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT SHOWN ON 5 P.M. 81-2, AS RECORDED IN THE RECORDER'S OFFICE OF SACRAMENTO COUNTY, CALIFORNIA, FROM SURVEY MONUMENTS FOUND IN THE CENTER LINE OF 20TH STREET BETWEEN K AND J STREETS WHICH BEARS N 19° 29' 50" E.

Notes

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ONLY.

BENCH MARK
 BM 6-14 ELEVATION 88.841
 TOP GRANITE STONE AT SOUTHWEST CORNER MORSE BUILDING, SECOND AND K STREETS.

Legend

- SANITARY SEWER MAIN HOLE
- STORM DRAIN MAN HOLE
- SANITARY SEWER MAIN, SIZE, AND DIRECTION OF FLOW
- STORM DRAIN MAIN, SIZE, AND DIRECTION OF FLOW
- WATER MAIN
- EXISTING FENCE LINE
- EXISTING BUILDING LINE
- EXISTING CORNER
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN INLET
- STORM DRAIN INLET
- STREET LIGHT
- ELEVATION
- SPOT ELEVATION
- TELEPHONE
- GAS MAIN
- RECORD DATA PER 3 P.M. 81
- RECORD DATA PER 28 P.M. 81
- PARCEL NO. FOR DESCRIPTION PURPOSES



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

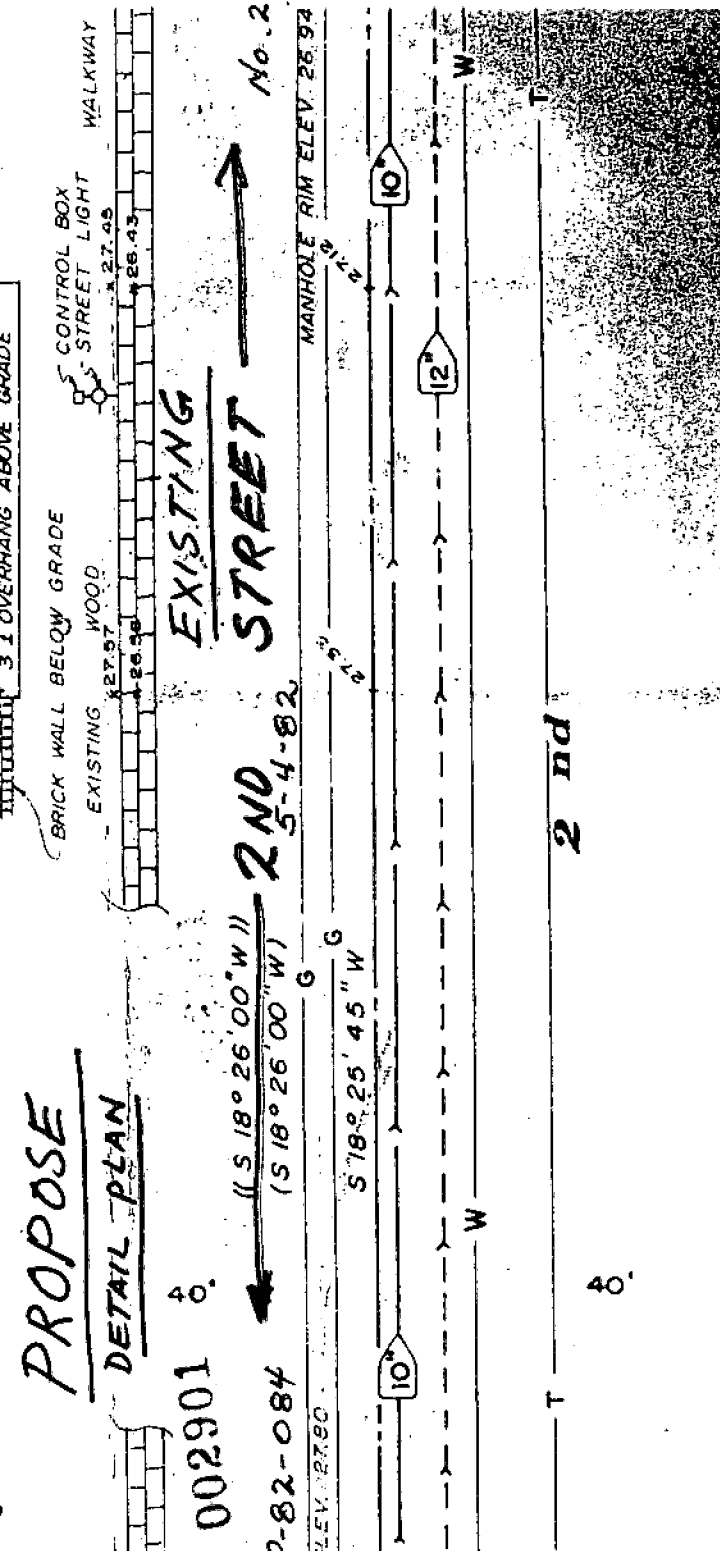
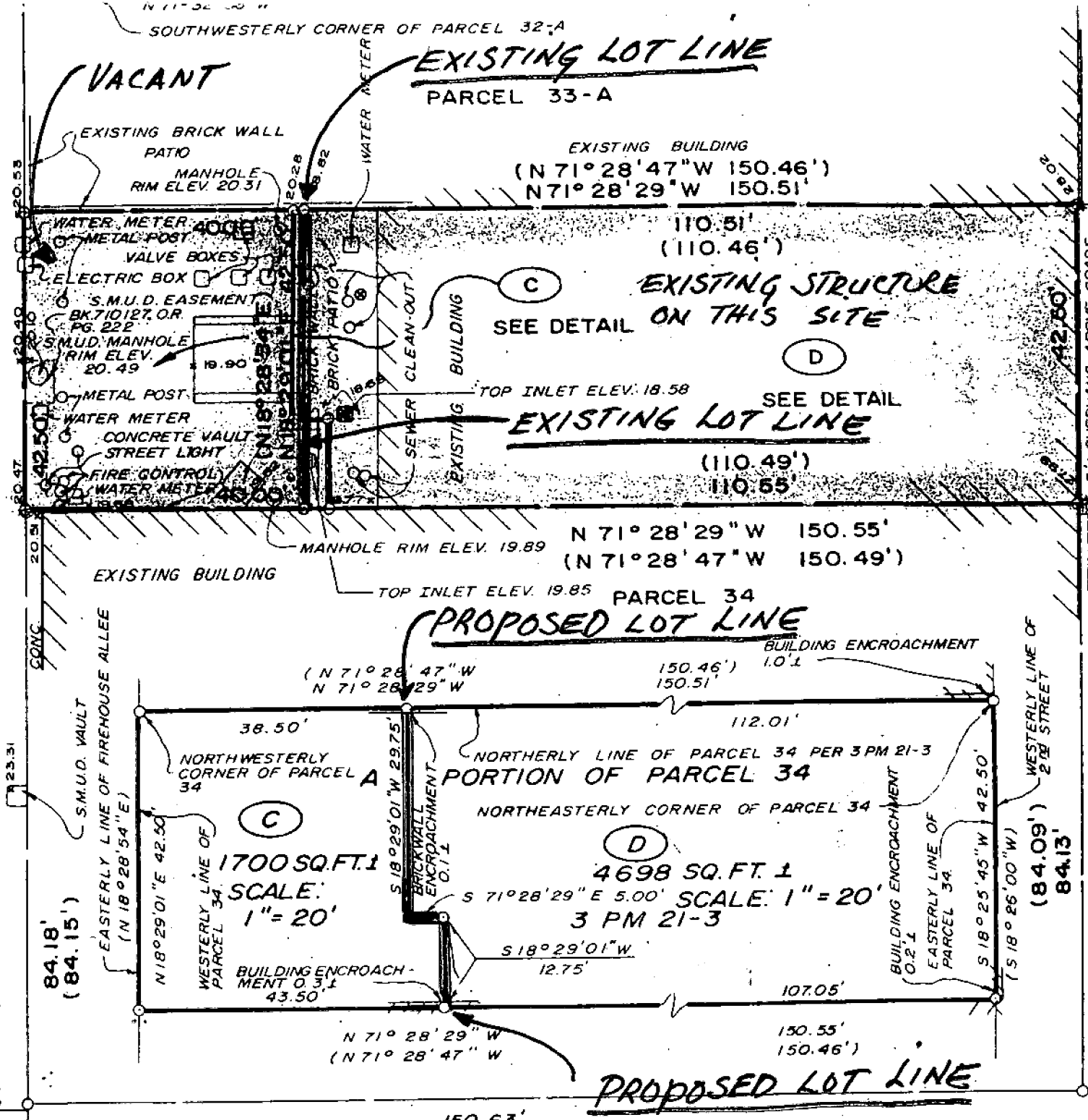
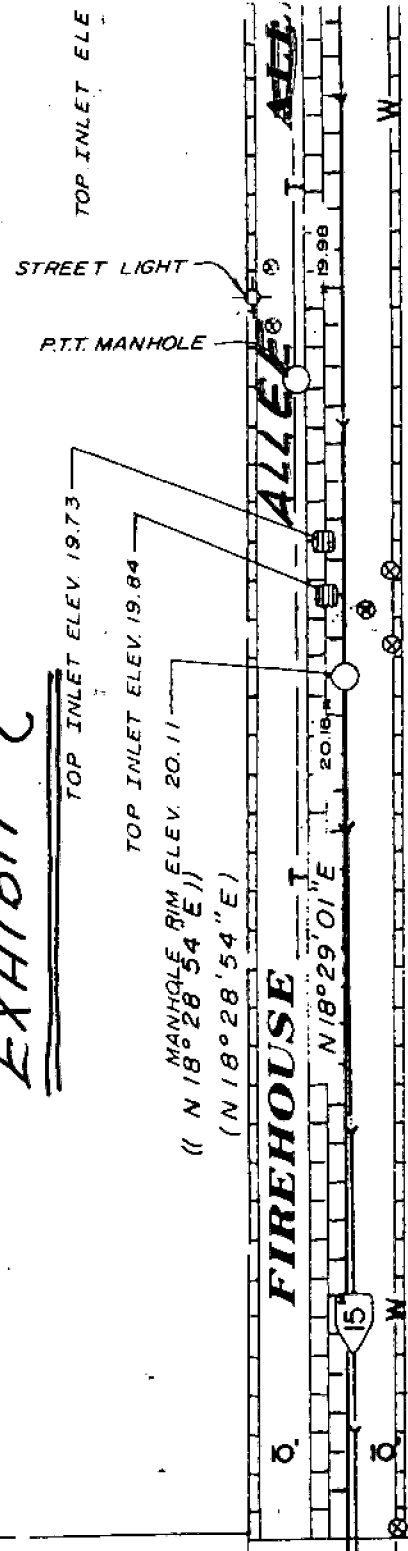
SCALE 1" = 50'
 DATE FEB 1982

LHY LAND SURVEYING
 8719 HOUSTON WAY
 SACRAMENTO, CA.
 916-872-9898

002899

NO. 22

EXHIBIT "C"



2nd

40'