

# CITY PLANNING COMMISSION

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

APPLICANT	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814		
OWNER	Katherine & Constantine Pappadopoulos, 955 University Avenue, Sacto., CA 95825		
PLANS BY	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814		
FILING DATE	10-5-84	50 DAY CPC ACTION DATE	REPORT BY: RLH:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 295-040-07 & 29

APPLICATION: Lot Line Adjustment to relocate common property lines between two parcels totaling ±.832 acres in a C-1(PUD) zone

LOCATION: 955 University Avenue

PROPOSAL: The applicant proposes to adjust the lot lines between two irregularly shaped parcels so that the properties are more salable.

### PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1968 West Arden Community Plan Designation:	Campus Commons PUD
Existing Zoning of Site:	C-1
Existing Land Use of Site:	Office

#### Surrounding Land Use and Zoning:

North:	Offices and Retail; OB-R(PUD), A(PUD), C-1
South:	Apartments; R-3(PUD)
East:	Townhouse; R-1A
West:	American River Parkway; ARP-F

Property Area:	±.832 acres
Topography:	Flat
Street Improvements/Utilities:	Existing

000374

### PROJECT EVALUATION

- The subject site is located in the Campus Commons PUD and consists of two irregularly shaped parcels. The new parcels contain 0.55± acres (Parcel B) and 0.28± (Parcel A) and are zoned C-1.
- On April 28, 1983, the Planning Commission approved the special permit (P83-090) to develop an office building on Parcel A. This building has been completed. The purpose of the lot line adjustment is to eliminate a narrow strip of land and to make the parcels more salable.
- The proposed lot line adjustment was reviewed by the offices of City Traffic, Fire, Engineering and Real Estate. The following comments were received:

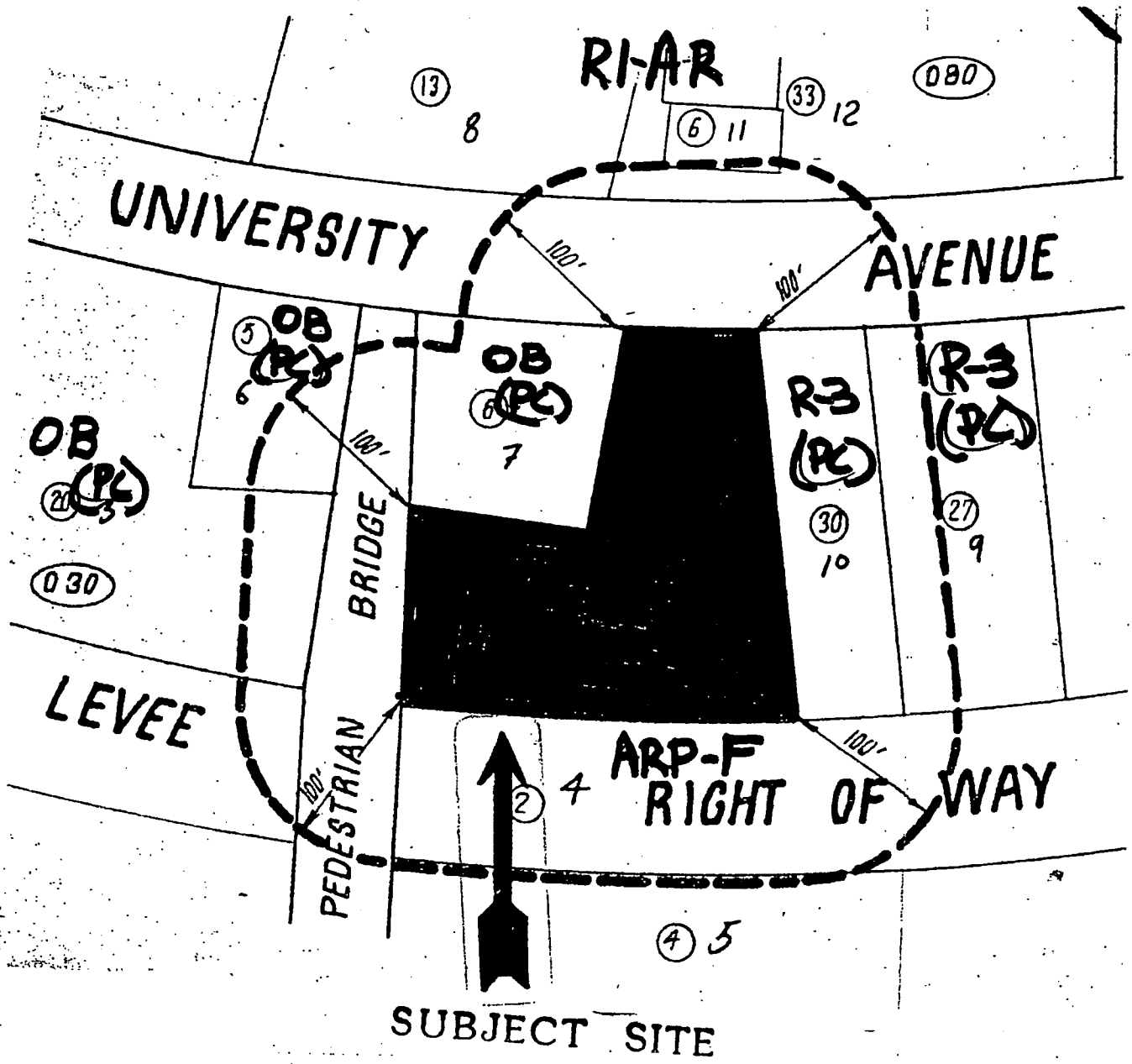
Engineering: The applicant needs to provide ingress/egress easements for Parcel B, and water, sewer and drain easements.

The new lot lines must be monumented.

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

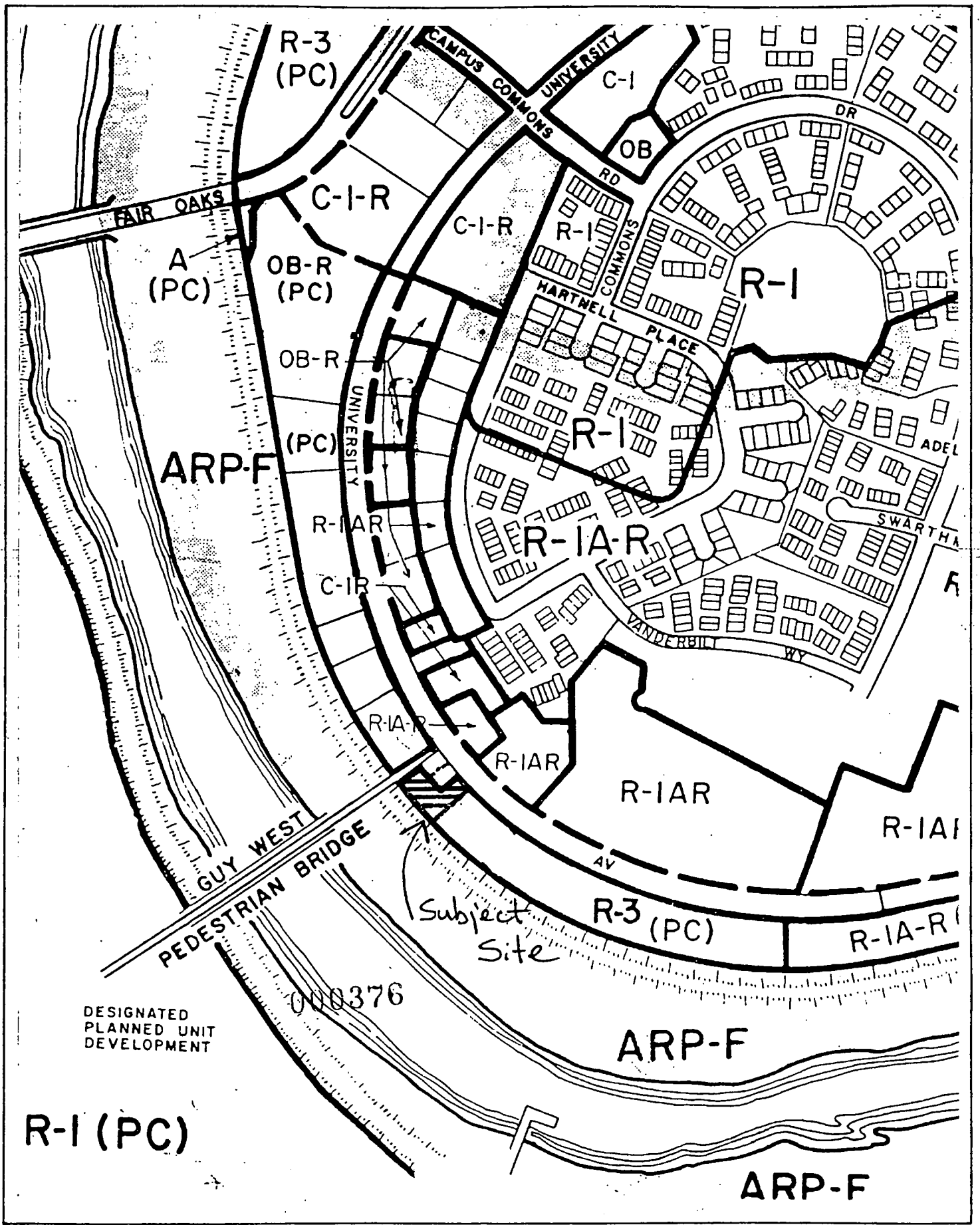
STAFF RECOMMENDATION: The staff recommends the Commission approve the lot line adjustment by adopting the attached resolution with conditions.

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VICINITY - LAND USE - ZONING



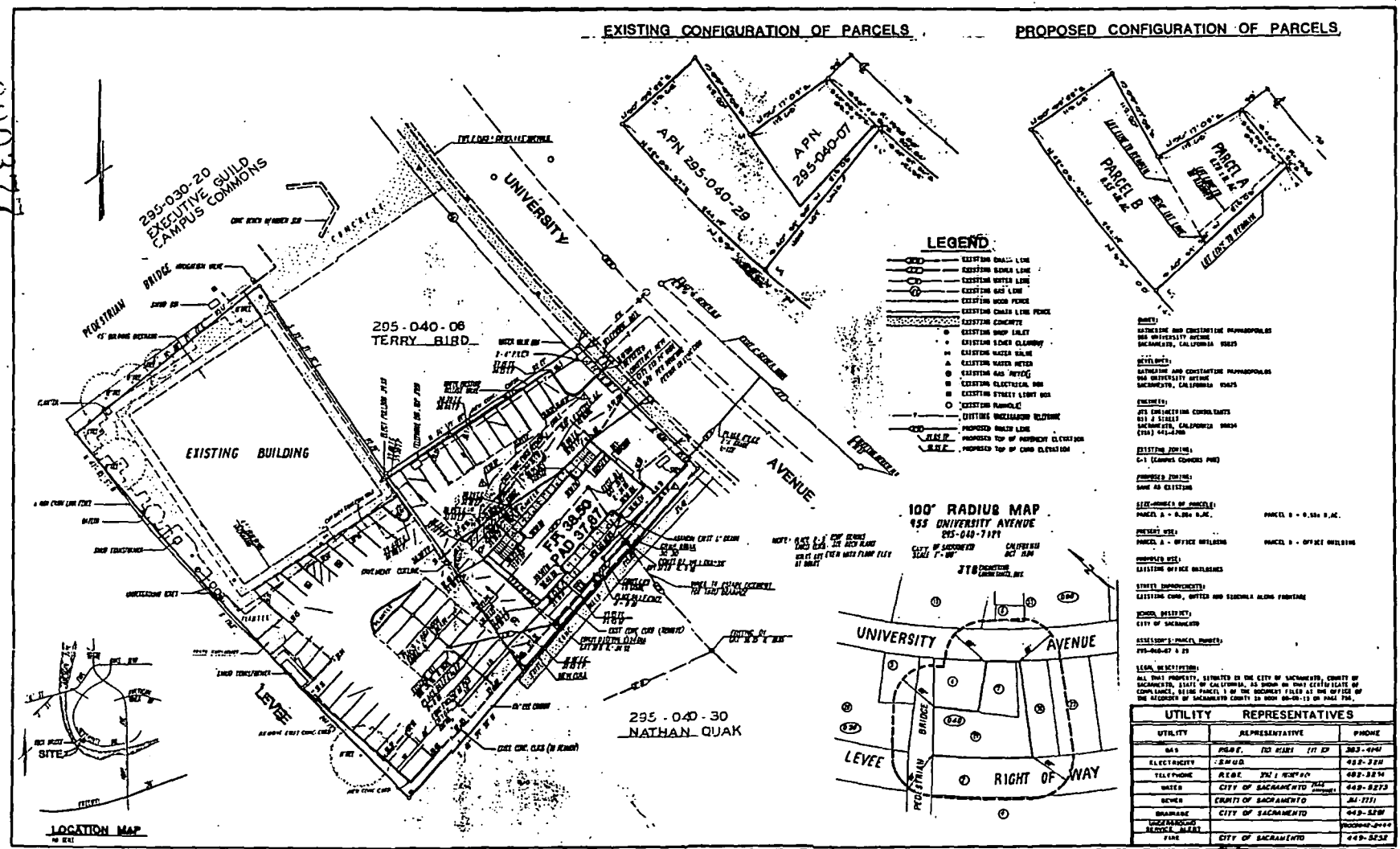
DESIGNATED  
PLANNED UNIT  
DEVELOPMENT

VICINITY MAP

084-377

11-8-84

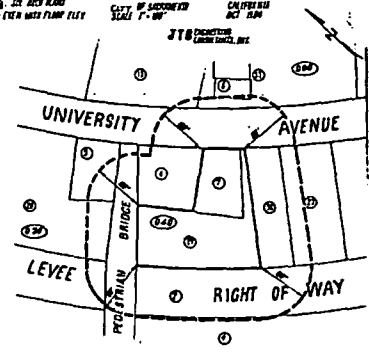
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**LEGEND**

- EXISTING GRADE LINE
- EXISTING BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING HOOD LINE
- EXISTING CHASE LINE
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING EDGED CURB
- EXISTING WALKER WALK
- EXISTING WALKER WALK
- EXISTING GAS SERVICE
- EXISTING ELECTRICAL BOX
- EXISTING STREET LIGHT BOX
- EXISTING MANHOLE
- EXISTING UNDEVELOPED ELEVATION
- PROPOSED GRADE LINE
- PROPOSED TOP OF FLOOR ELEVATION
- PROPOSED TOP OF CURB ELEVATION

**100' RADIUS MAP**  
955 UNIVERSITY AVENUE  
295-040-7191



**NOTES:**  
BATHHOUSE AND CONSTATINE PARAPAPPOULOS  
964 UNIVERSITY AVENUE  
SACRAMENTO, CALIFORNIA 95825

**RECEIVED:**  
BATHHOUSE AND CONSTATINE PARAPAPPOULOS  
964 UNIVERSITY AVENUE  
SACRAMENTO, CALIFORNIA 95825

**ENGINEER:**  
JTS ENGINEERING CONSULTANTS  
811 J STREET  
SACRAMENTO, CALIFORNIA 95811  
(916) 441-2200

**EXISTING ZONING:**  
O-1 (COMMERCIAL OFFICE)

**PROPOSED ZONING:**  
SAME AS EXISTING

**EXISTING USES OF PARCELS:**  
PARCEL A - 0.264 A.C.  
PARCEL B - OFFICE BUILDING  
PARCEL C - OFFICE BUILDING

**PROPOSED USE:**  
EXISTING OFFICE BUILDINGS

**STREET IMPROVEMENTS:**  
EXISTING CURB, OFFSET AND SIDEWALK ALONG FRONTAGE

**SCHOOL DISTRICT:**  
CITY OF SACRAMENTO

**ASSESSOR'S PARCEL NUMBER:**  
295-040-07 & 29

**LEGAL DESCRIPTION:**  
ALL THAT PROPERTY, SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN STATE OF COMPLIANCE, BEING PARCEL 10 OF THE RECORDS FILED AT THE OFFICE OF THE RECORDER BY SACRAMENTO COUNTY IN BOOK 06-00-13 ON PAGE 708.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E, 700 HARRIS ST SF	283-9940
ELECTRICITY	SMUD	488-3828
TELEPHONE	AT&T, 201 N. MARKET	488-3874
WATER	CITY OF SACRAMENTO	448-8273
SEWER	CITY OF SACRAMENTO	441-1731
EMERGENCY	CITY OF SACRAMENTO	448-3200
UNDERGROUND MEDICAL ALERT	WOODWARD-CLOTT	448-8233
FIRE	CITY OF SACRAMENTO	448-8233

**LOCATION MAP**  
NO. 1111

**JTS ENGINEERING CONSULTANTS, INC.**  
811 J STREET  
SACRAMENTO, CALIFORNIA 95811 (916) 441-2200

**REVISIONS:**

DATE: 11/8/84

BY: JTS

SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	11/8/84	PRELIMINARY	JTS

**LOT LINE ADJUSTMENT EXHIBIT**  
**955 UNIVERSITY AVENUE**  
APN 295-040-07&29

CITY OF SACRAMENTO, CALIFORNIA

DATE: 11/8/84

SCALE: 1" = 20'

1/1

No. 27

BOOK PAGE  
82 05 11 1124

EXHIBIT "A"

K212986

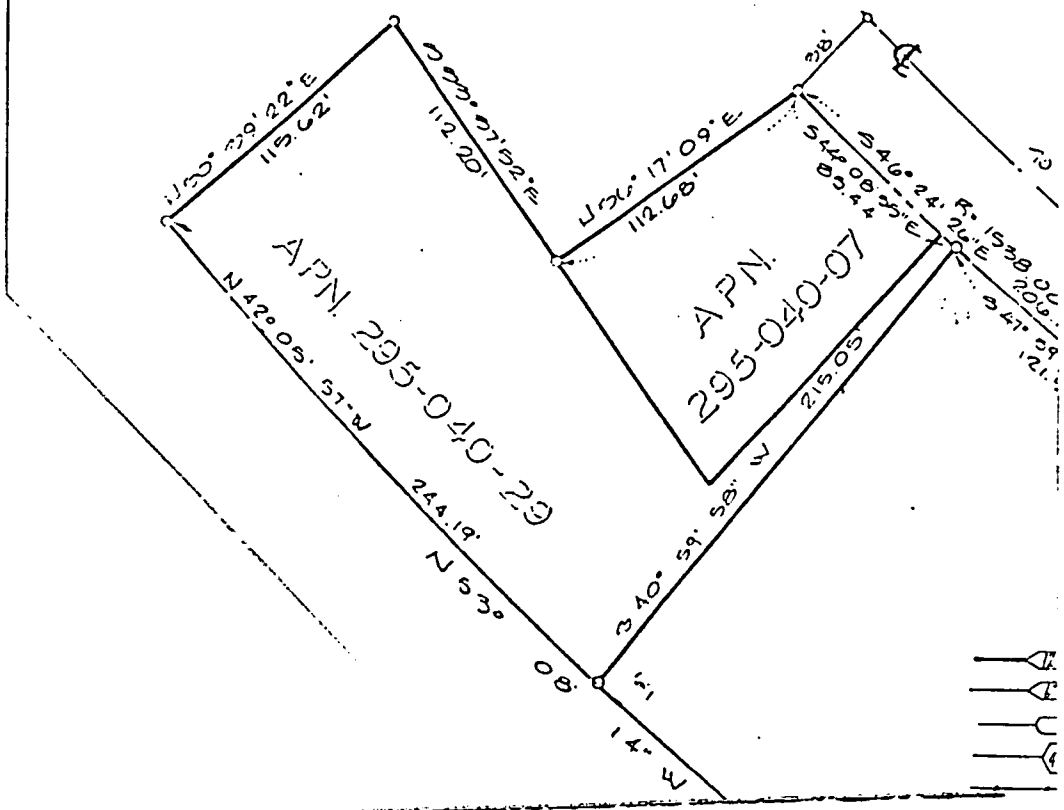
In the State of California, County of Sacramento, City of Sacramento, and being:

All that portion of that certain amended record of survey entitled "Portion of Section 67, 64 and Section A of Rancho Del Paso", recorded in the office of the Recorder of Sacramento County, State of California, in Book 21 of Surveys, Map No. 4, more particularly described as follows:

BEGINNING at a point on the Southwesterly right-of-way line of University Avenue from which the point of intersection of the center-line of University Avenue with the Southwesterly boundary of Campus Commons Unit No. 1, as said point of intersection is shown on the official plat entitled "Campus Commons Unit No. 1", recorded in the Office of the Recorder of Sacramento County, State of California, in Book 78 of Maps, Map No. 3, bears the following six (6) courses and distances: (1) North 44° 15' 55" East, 38.00 feet, (2) North 40° 29' 27" West, 274.20 feet, (3) North 25° 07' 31" West, 695.89 feet, (4) North 4° 46' 40" West, 490.01 feet, (5) North 23° 22' 13" East, 1206.23 feet, (6) North 41° 17' 30" East, 144.46 feet; thence from said point of beginning South 40° 59' 58" West, 215.05 feet to the Northeasterly boundary of that certain right-of-way granted to Sacramento and San Joaquin Drainage District by Deed recorded in Book 4132, page 414, Official Records of Sacramento County, thence along said right-of-way boundary on a curve to the right having a radius of 1960.00 feet and having a chord bearing and distance of North 42° 05' 57" West, 244.19 feet; thence leaving said right-of-way boundary North 50° 39' 22" East, 115.61 feet; thence South 33° 37' 52" East, 112.20 feet; thence North 56° 17' 09" East, 112.69 feet to said Southwesterly right-of-way line of University Avenue; thence along said Southwesterly right-of-way line on a curve to the left having a radius of 1538.00 feet and having a chord bearing and distance of South 44° 08' 35" East, 85.44 feet to the point of beginning, as per Certificate of Compliance, recorded August 13, 1980, in Book 80-08-13, page 756, Sacramento County Records.

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EXISTING CONFIGURATION OF PARCELS



PROPOSED CONFIGURATION OF PARCELS

