



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2020-00054

January 14, 2020

Information Item 21

Title: Notification of Parcel Map Approval for 730 I Street (Z18-224)

Location: District 4

Recommendation: Receive and file.

Contact: Jimmy L Byrum, City Surveyor, (916) 808-7918, Department of Public Works

Presenter: None

Attachments:

1-Memo to City Clerk

2-Parcel Map

CITY OF SACRAMENTO
CALIFORNIA

MEMORANDUM

DATE: 12/27/2019

TO: Mindy Cuppy, City Clerk

FROM: Jimmy Byrum, City Surveyor, Director of Public Works Designee

SUBJECT: Notification of "Parcel Map Approval" in City Council Agenda

In accordance with Section 17.832.090 of the Sacramento City Code, this notice is from the Director of Public Works designee pending decision for the following Parcel Map:

Subdivision Name: 730 I STREET

Project No.: Z18-224

Location: The north half of the block bounded by "I", "J", 7th, & 8th Streets, Downtown Sacramento

Council District: District 4

Community Plan: Central City

Developer: Bay Miry

No. of Lots: 4

Type: Central Business District (C-3-SPD)

Background: The tentative map Z18-224 entitled "730 I Street" was approved on July 15, 2019 to subdivide one 1.18-acre lot into four lots in the Central Business District, (C-3-SPD) zone for an 8-story hotel with ground-level retail.

Proposed Decision: Approve

Contact Person: Jimmy Byrum, City Surveyor, Phone: (916) 808-7918

This notice is to be included in the City Council Agenda for 01/14/2020

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP OF "730 I STREET".

730 I ST. INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: D&S DEVELOPMENT, INC., A CALIFORNIA CORPORATION, ITS MANAGER

BY: [Signature] 12/24/19
BEHROZE MIRY, AUTHORIZED SIGNATORY DATE

PARCEL MAP 730 "I" STREET SUBDIVISION NO. Z18-224 LOTS 1-4 IN THE BLOCK BOUNDED BY "I", "J", 7TH & 8TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL MAP, SACRAMENTO COUNTY RECORDS CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

JANUARY, 2020

SHEET 1 OF 4

WONG & ASSOCIATES

ENGINEERING * SURVEYING * LAND PLANNING
11344 COLOMA ROAD, SUITE 235A
GOLD RIVER, CALIFORNIA 95670
TEL: (916) 283-4800 FAX: (916) 283-4809

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BEHROZE MIRY IN DECEMBER, 2018. I HEREBY STATE THAT ALL MONUMENTS WILL BE SET IN THOSE POSITIONS BEFORE ISSUANCE OF NOTICE OF COMPLETION BY THE CITY FOR CONSTRUCTION OF THE REQUIRED PUBLIC IMPROVEMENTS AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
GARY TIMOTHY WONG, P.L.S. 5035

12-23-2019
DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF SACRAMENTO AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

I HEARBY APPROVE THIS PARCEL MAP OF "730 I STREET"

BY: JIMMY L. BYRUM, P.L.S. 9275 DATE
EXP. 09-30-2020
CITY SURVEYOR
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT

I HEREBY ATTEST TO THE APPROVAL OF THIS PARCEL MAP OF "730 I STREET".

CITY CLERK DATE
CITY OF SACRAMENTO

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2020, AT ____ M., IN BOOK
____ OF PARCEL MAPS, AT PAGE _____, AT THE
REQUEST OF WONG & ASSOCIATES, TITLE TO THE LAND INCLUDED IN THIS
SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON
FILE IN THIS OFFICE.
DOCUMENT NO. _____ FEE: \$ _____

RECORDER OF SACRAMENTO COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Sacramento)

ON December 24, 2019, BEFORE ME, Lynette Rhodes, Notary public

PERSONALLY APPEARED Behroze Miry

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

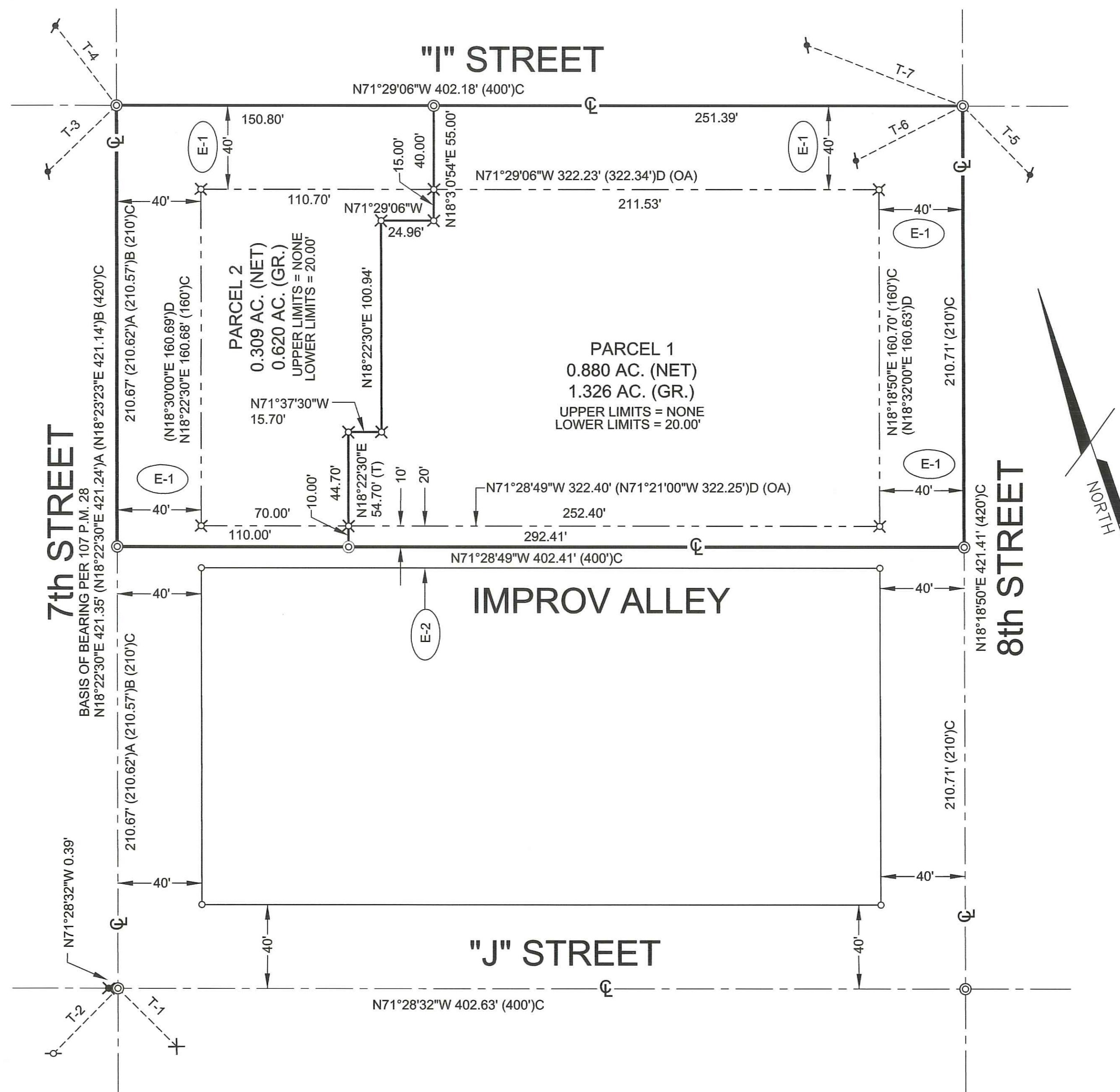
WITNESS MY HAND AND OFFICIAL SEAL:

[Signature] Lynette Rhodes
SIGNATURE PRINT NAME

MY REGISTRATION NUMBER: 2231174

MY COMMISSION EXPIRES: March 13, 2022

MY PRINCIPAL PLACE OF BUSINESS IN THE COUNTY OF Sacramento



PARCEL MAP **730 "I" STREET** SUBDIVISION NO. Z18-224

LOTS 1-4 IN THE BLOCK BOUNDED BY "I", "J", 7TH & 8TH
STREETS OF THE CITY OF SACRAMENTO, ACCORDING
TO THE OFFICIAL MAP, SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
JANUARY, 2020 SCALE: 1"=40'

SHEET 2 OF 4

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INTERSECTION STREET TIES R.P.'S

INTERSECTION 7TH/J STREETS	MONUMENT
T-1 N26°37'23"W 39.31'	FOUND CHISELED X
T-2 N63°05'39"W 43.75'	SET SCRIBED X W/SCREW & TAG, L.S. 5035

INTERSECTION OF 7TH/I STREETS	MONUMENT DESCRIPTION
T-3 N64°21'00"W 44.83'	FOUND 2-1/2" BRASS DISC STAMPED LR-1
T-4 N18°57'34"W 47.78'	FOUND 3-1/4" BRASS DISC

INTERSECTION 8TH/I STREETS	MONUMENT DESCRIPTION
T-5 N25°43'10"E 45.85'	FOUND HUB TACK W/BRASS TAG STAMPED "PSOCON"
T-6 N81°15'53"E 54.31'	FOUND 3-1/4" BRASS DISC STAMPED "L.S. 7382"
T-7 N50°06'06"W 79.45'	FOUND 2" BRASS DISC STAMPED "B.M. 20-11 C.KING 1977". SACRAMENTO COUNTY BENCHMARK

EASEMENT NOTES

E-1 ... 40' ROADWAY EASEMENT PER 3 B.M. 27
E-2 ... 20' ROADWAY EASEMENT PER 3 B.M. 27

LEGEND

○ DIMENSION POINT, NOTHING FOUND OR SET
✕ SET 1" X 18" IRON PIPE W/TAG "L.S. 5035"
⚓ SET MONUMENT AS NOTED
✕ FOUND CITY OF SACRAMENTO CUT/CHISELED "X"
✕ FOUND MAG NAIL WITH WASHER STAMPED "L.S. 4922" PER 226 P.M. 5
P.M. PARCEL MAP
B.M. BOOK OF MAPS
R.P. REFERENCE POINT (CITY OF SACRAMENTO)
(T) TOTAL DISTANCE MEASURED
⊙ SET 1/4" X 2" MAG NAIL TAGGED L.S. 5035 SET FLUSH W/PAVEMENT
⚓ FOUND MONUMENT AS NOTED
(OA) OVERALL BEARING AND DISTANCE

REFERENCES

(A) ... RECORD DATA PER 107 P.M. 28
(B) ... RECORD DATA PER 62 P.M. 14
(C) ... RECORD DATA PER 3 B.M. 27
(D) ... RECORD DATA PER 20170516 O.R. 1564

BASIS OF BEARINGS

THE RE-ESTABLISHMENT OF THE CENTERLINE OF 7TH STREET, BETWEEN
"I" AND "J" STREETS; THAT BEARING BEING N18°22'30"E PER 107 P.M. 28.

VERTICAL DATUM

CITY OF SACRAMENTO BENCHMARK #297-D3E - DISC STAMPED "28.465
SACRAMENTO 1932" LOCATED IN THE CENTER OF PLAZA PARK, IN FRONT
OF CITY HALL, THE BLOCK OF 9TH & 10TH STREETS AND "I" & "J" STREETS,
TOP OF GRANITE CURBING, SOUTH SIDE OF FOUNTAIN, APPROXIMATELY
0.5 FEET ABOVE GROUND.

NAVD88' DATUM ELEVATION=30.638'

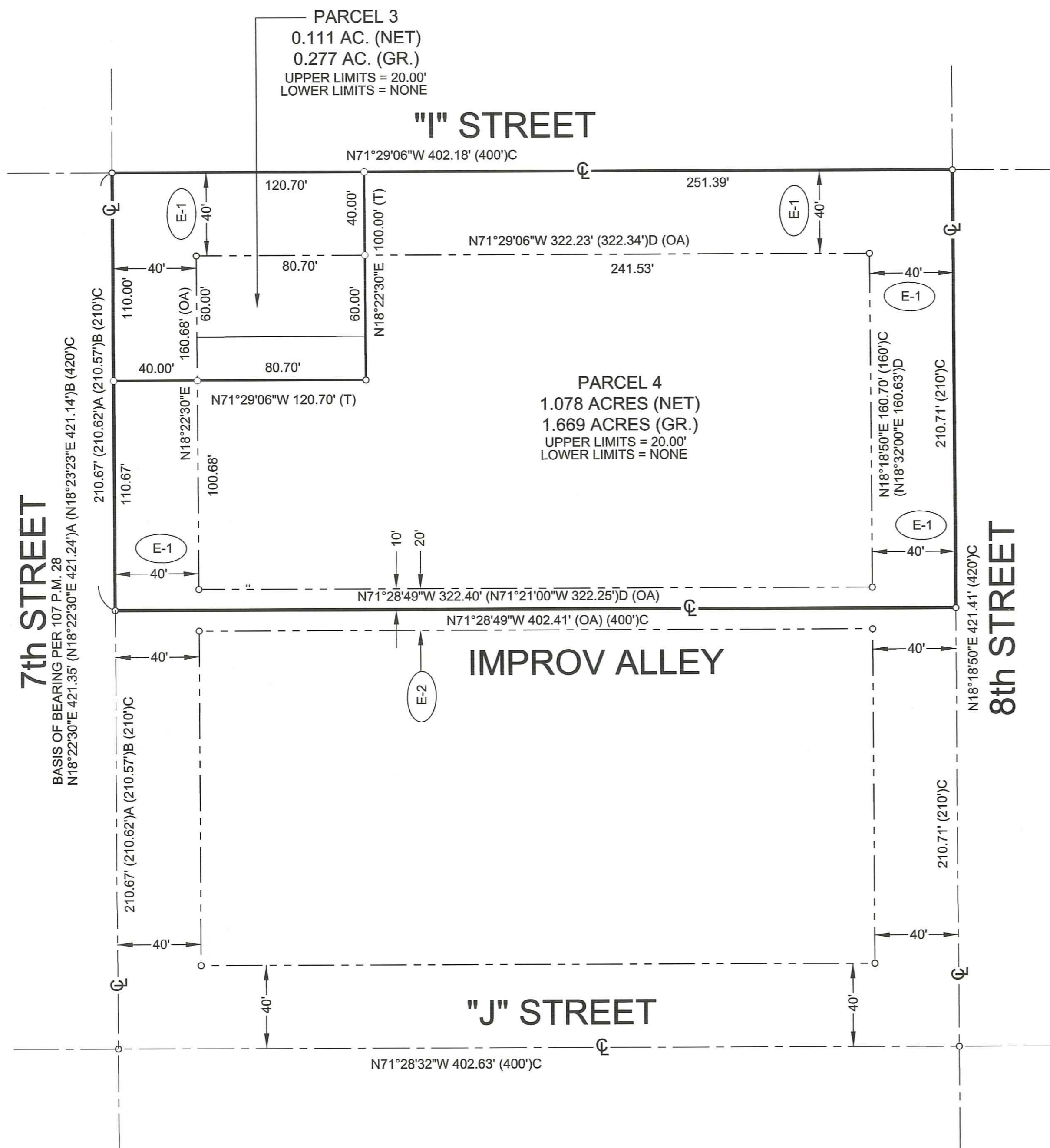
SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2



LOTS 1-4 IN THE BLOCK BOUNDED BY "I", "J", 7TH & 8TH
STREETS OF THE CITY OF SACRAMENTO , ACCORDING TO
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PRELIMINARY

PARCEL MAP

730 "I" STREET

SUBDIVISION NO. Z18-224

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STREETS OF THE CITY OF SACRAMENTO, ACCORDING
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JANUARY, 2020

SHEET 4 OF 4

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ADDITIONAL INFORMATION SHEET

NOTES

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT INTENDED TO AFFECT RECORD TITLE
INTEREST IN ACCORDANCE WITH SECTION 66434.2 OF THE GOVERNMENT
CODE OF THE STATE OF CALIFORNIA.

- A. RECIPROCAL EASEMENTS FOR UTILITIES, DRAINAGE, WATER AND
SANITARY SEWER FACILITIES, AND SURFACE STORM DRAINAGE
SHALL BE GRANTED AND RESERVED AS NECESSARY AND AT NO
COST, AT THE TIME OF SALE OR CONVEYANCE OF ANY PARCEL
SHOWN IN THIS MAP.
- B. THIS MAP IS SUBJECT TO AN "AGREEMENT FOR CONVEYANCE OF
EASEMENTS" FOR PRIVATE RECIPROCAL INGRESS/EGRESS,
MANEUVERING AND SUPPORT RECORDED IN BOOK _____,
AT PAGE _____, OFFICIAL RECORDS OF SACRAMENTO
COUNTY.
- C. THIS MAP IS SUBJECT TO A "DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR 7TH & I STREET" RECORDED IN
BOOK _____, AT PAGE _____, OFFICIAL
RECORDS OF SACRAMENTO COUNTY.