

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday July 27, 1993 the Zoning Administrator approved a lot merger known as Z93-037 by adopting the attached resolution (ZA93-009).

Project Information

Request: Lot Merger of eight parcels into five parcels on 38.6± vacant acres in the Agriculture (A) and Office Building (O-B) zones.

Location: East right-of-way of Bruceville Rd. and west right-of-way of Timberlake Way

Assessor's Parcel Number: 117-0181-012, 013, 014, 015, 032, 039, 040, 042

Applicant:	Morton & Pitalo	Property Owner:	Methodist Hospital of Sacramento
	1788 Tribute Road #200		7500 Timberlake Way
	Sacramento, CA 95815		Sacramento, CA 95823

General Plan Designation: Public/Quasi Public & Community/Neighborhood Commercial & Offices

South Sacramento Community

Plan Designation: Office

Existing Land Use of Site: Vacant

Existing Zoning of Site: Agriculture (A) and Office Building (OB-R, OD-PUD) zones

Surrounding Land Use and Zoning:

North: OB-R; Hospital Building

South: OB; Vacant

East: County; U.S. Highway 99/County Line

West: R-1A; Residential

Property Dimensions: Irregular

Property Area: 1,684,832± sq.ft.

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibits A, B, C, D, E, F and G

Agency Comments:

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering - Development Services Division. Comments were received from Engineering - Development Services and are included in the attached resolution.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(A)).



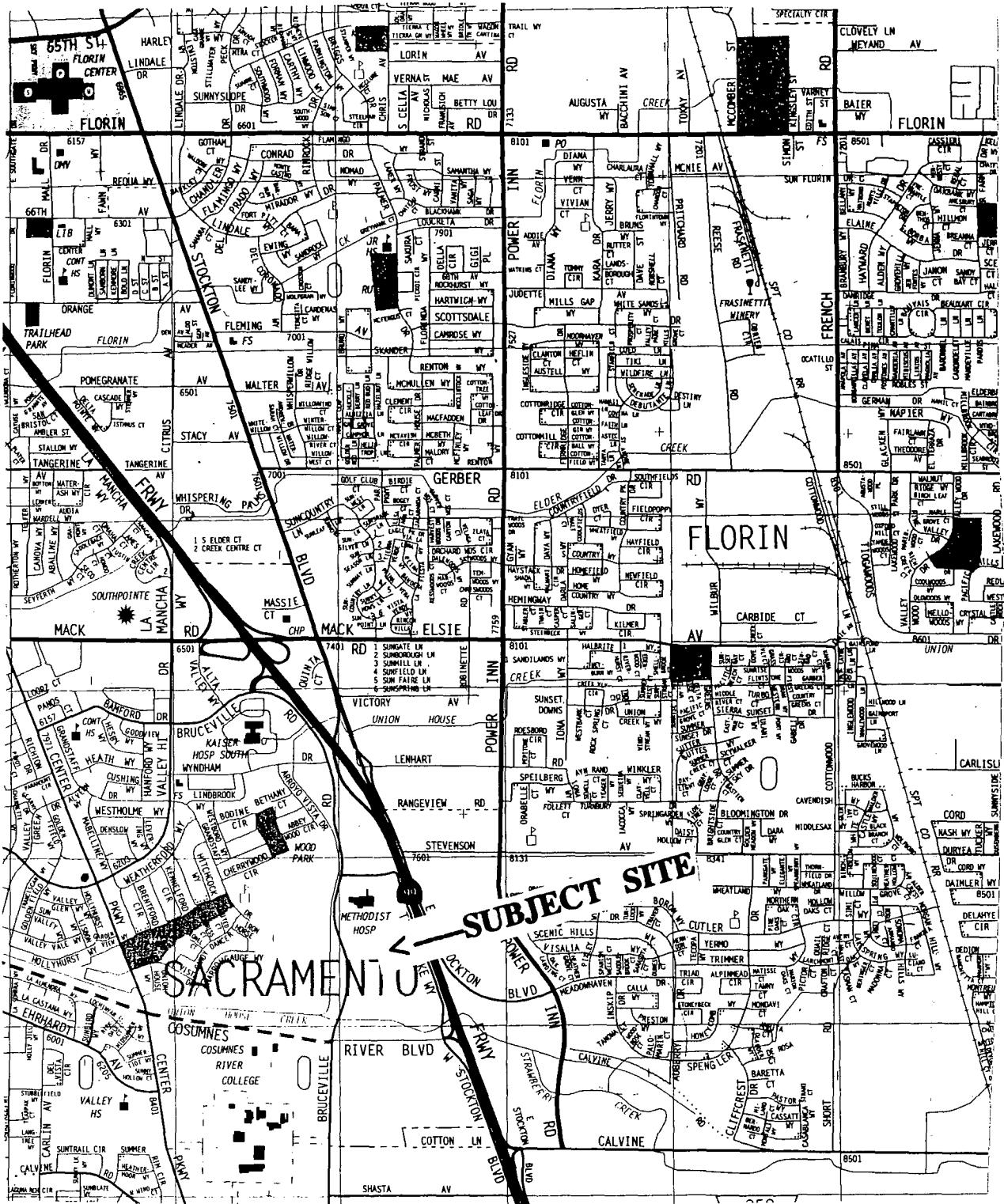
Joy D. Patterson
Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

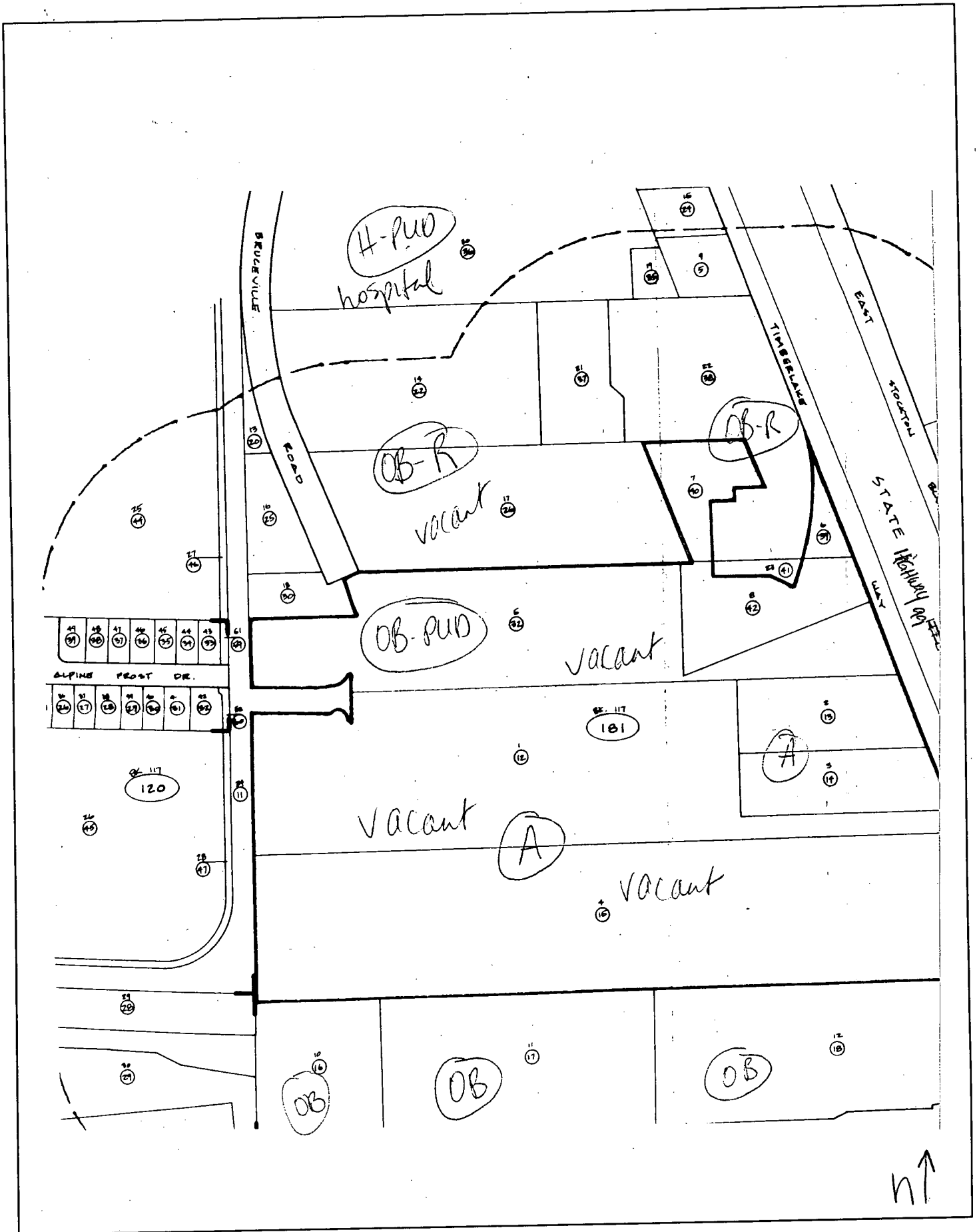
Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the lot merger.

ZAaction.lla
7-27-93

cc: File
Applicant
ZA Log Book
ZA Resolution Book
Public Works
Building Division

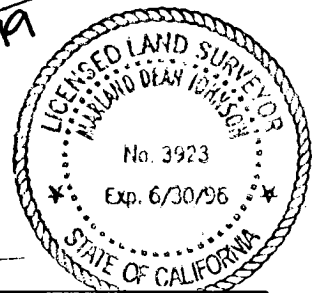
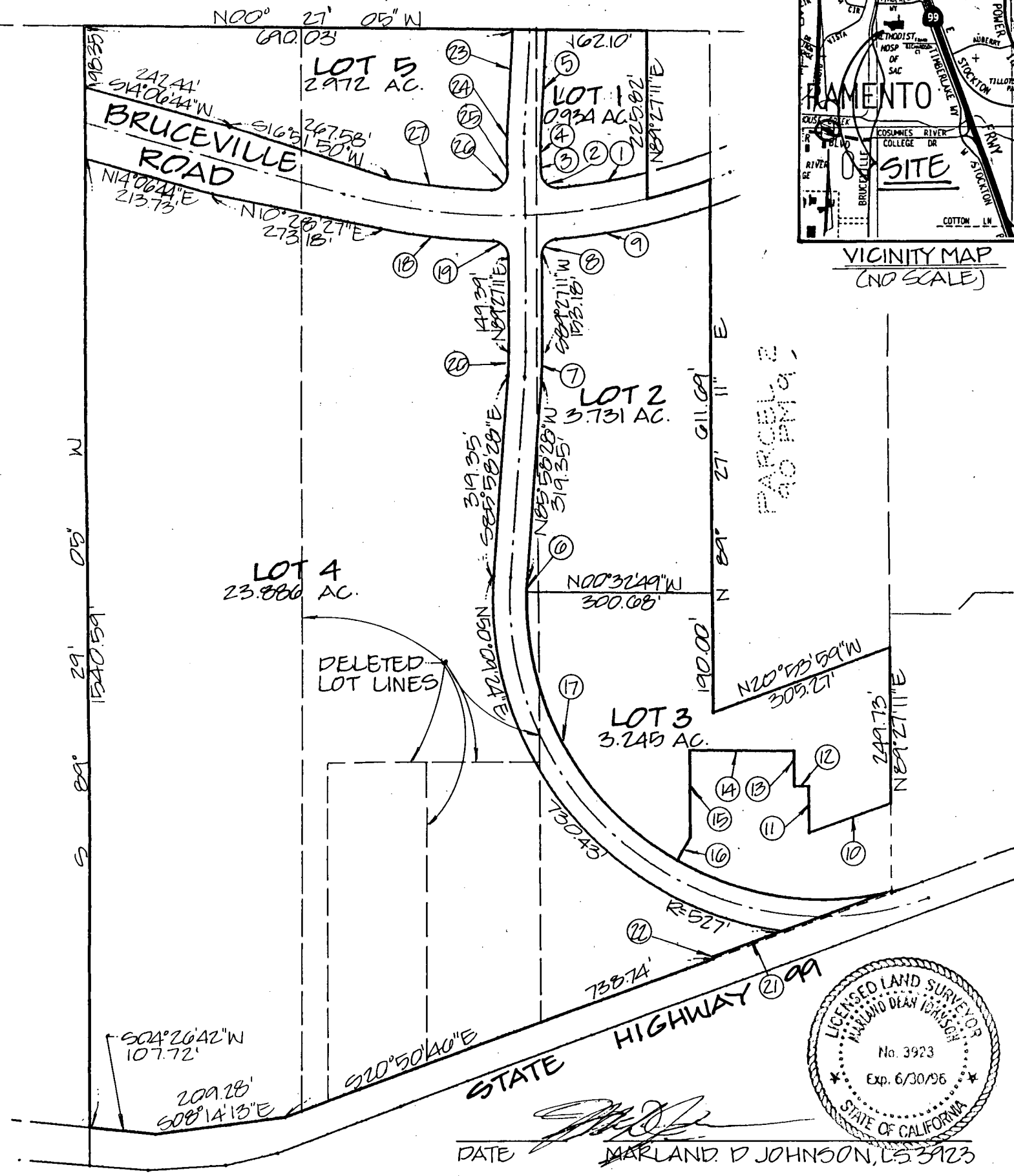
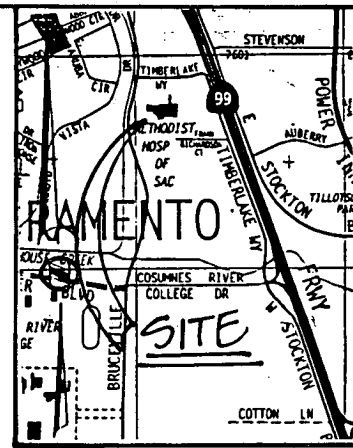


VICINITY MAP

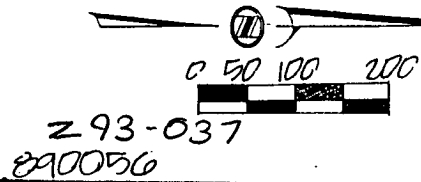


LAND USE & ZONING MAP

EXHIBIT - A



DATE 7-27-93 MARLAND D JOHNSON, L.S. 3923



LOT LINE ADJUSTMENT
METHODIST HOSPITAL OF SACRAMENTO
#2
CITY OF SACRAMENTO CALIFORNIA

EXHIBIT B



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

June 17, 1993
89-0056

1 Z 93 - 037

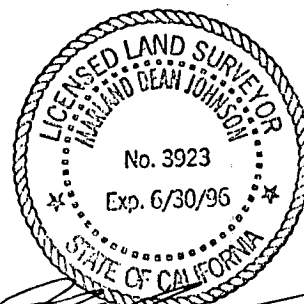
LOT LINE ADJUSTMENT

LOT 1

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

All that portion of Parcel B as described in that certain lot line adjustment filed in Book 911108, Page 76, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of said Parcel B; thence, from said point of beginning, along the Northerly line of said Parcel B, North 89°27'11" East 225.82 feet; thence, along the arc of a curve to the right, concave Westerly, having a radius of 960.00 feet, subtended by a chord bearing South 10°24'29" East 146.65 feet to a point on the Northerly line of that certain easement for public road and public utility purposes recorded in Book 921106, Page 1002, Official Records of Sacramento County; thence, along the Northerly line of said easement the following four (4) courses: (1) along the arc of a curve to the right, concave Northwesterly, having a radius of 25.00 feet, subtended by a chord bearing South 41°06'55" West 36.65 feet; (2) South 88°15'29" West 12.15 feet; (3) along the arc of a curve to the right, concave Northerly, having a radius of 473.00 feet, subtended by a chord bearing South 89°55'15" West 46.57 feet; and (4) North 87°15'50" West 168.40 feet to a point in the Westerly line of said Parcel B; thence, along said Westerly line, North 00°27'05" West 162.10 feet to the point of beginning.



z93-037

7-27-93

#2



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Sacramento, CA 95815
916/927-2400
Fax: 916/567-0120

June 17, 1993
89-0056

LOT LINE ADJUSTMENT

LOT 2

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

All that portion of Parcel B as described in that certain lot line adjustment filed in Book 911108, Page 76, together with all that portion of Lot 5 as shown on the plat of Hewitt Subdivision No. 4 filed in Book 14 of Maps, Map No. 55, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Northerly line of said Parcel B from which point the intersection of the Northerly line of said Parcel B with the centerline of Bruceville Road, all as shown on said lot line adjustment, bears along said Northerly line, South 89°27'11" West 42.40 feet distant; thence, from said point of beginning, along the Northerly line of said Parcel B, North 89°27'11" East 611.69 feet; thence, leaving said Northerly line, South 00°32'49" East 300.68 feet; thence, along the arc of a curve to the right, concave Northerly, having a radius of 473.00 feet, subtended by a chord bearing North 87°13'21" West 20.59 feet; thence, North 85°58'28" West 319.35 feet; thence, along the arc of a tangent curve to the left, concave Southerly, having a radius of 527.00 feet, subtended by a chord bearing North 88°15'39" West 42.05 feet; thence, South 89°27'11" West 153.18 feet; thence, along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 25.00 feet, subtended by a chord bearing North 47°59'25" West 33.82 feet to a point of reverse curvature; thence, along the arc of a tangent curve to the left, concave Westerly, having a radius of 1040.00 feet, subtended by a chord bearing North 12°28'29" West 254.98 feet to the point of beginning.

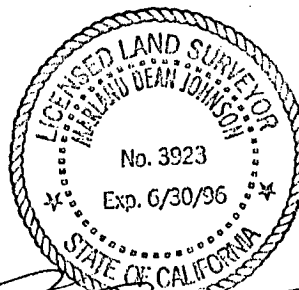


Exhibit D



MORTON & PITALO, INC.
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916/927-2400
Fax: 916/567-0120

June 17, 1993
89-0056

LOT LINE ADJUSTMENT

LOT 3

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

All that portion of Parcel B as described in that certain lot line adjustment filed in Book 911108, Page 76, together with all that portion of Lot 5 as shown on the plat of Hewitt Subdivision No. 4 filed in Book 14 of Maps, Map No. 55, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of Parcel 3 as shown on that certain Parcel Map filed in Book 90 of Parcel Maps, Map No. 9, Official Records of Sacramento County, said point also being the most Northwesterly corner of said Parcel B; thence, from said point of beginning, along the Northerly and Easterly lines of said Parcel B the following eight (8) courses: (1) North $89^{\circ}27'11''$ East 249.73 feet; (2) South $20^{\circ}53'59''$ East 141.55 feet; (3) South $89^{\circ}27'11''$ West 75.78 feet; (4) South $00^{\circ}32'49''$ East 23.33 feet; (5) South $89^{\circ}27'11''$ West 56.30 feet; (6) South $00^{\circ}32'49''$ East 168.65 feet; (7) North $89^{\circ}27'11''$ East 141.38 feet; and (8) South $61^{\circ}47'55''$ East 43.02 feet; thence, along the arc of a curve to the right, concave Northerly, having a radius of 473.00 feet, subtended by a chord bearing South $60^{\circ}07'18''$ West 493.01 feet; thence, North $00^{\circ}32'49''$ West 300.68 feet to a point in the Northerly line of said Parcel B; thence, along said Northerly line the following two (2) courses: (1) North $89^{\circ}27'11''$ East 190.00 feet; and (2) North $20^{\circ}53'59''$ West 305.27 feet to the point of beginning.



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June 17, 1993
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Exhibit E



LOT LINE ADJUSTMENT

LOT 4

MORTON & PITALO, INC.
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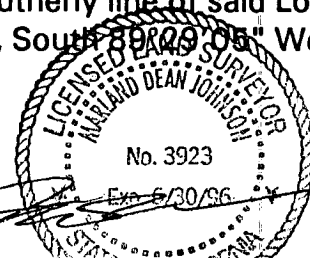
All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Parcel B as described in that certain lot line adjustment filed in Book 911108, Page 76, together with all that portion of Lots 5 and 6 as shown on the plat of Hewitt Subdivision No. 4 filed in Book 14 of Maps, Map No. 55, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Southerly line of said Lot 6 from which point the Southwest corner of said Lot 6 bears along said Southerly line, South 89°29'05" West 212.03 feet distant; thence, from said point of beginning, leaving said Southerly line, North 14°06'44" East 213.73 feet; thence, North 10°28'27" East 273.18 feet; thence, along the arc of a tangent curve to the left, concave Westerly, having a radius of 1040.00 feet, subtended by a chord bearing North 05°13'14" East 183.19 feet to a point of reverse curvature; thence, along the arc of a tangent curve to the right, concave Southeasterly, having a radius of 25.00 feet, subtended by a chord bearing North 44°48'37" East 35.13 feet; thence, North 89°27'11" East 149.39 feet; thence, along the arc of a tangent curve to the right, concave Southerly, having a radius of 473.00 feet, subtended by a chord bearing South 88°15'39" East 37.74 feet; thence, South 85°58'28" East 319.35 feet; thence, along the arc of a tangent curve to the left, concave Northerly, having a radius of 527.00 feet, subtended by a chord bearing North 50°09'24" East 730.43 feet to a point in the Westerly line of Stockton Boulevard, all as shown on that certain Parcel Map filed in Book 90 of Parcel Maps, Page 9, Official Records of Sacramento County; thence, along said Westerly line, South 20°50'46" East 118.13 feet to a point in the Northerly line of Lot 4 as shown on said Hewitt Subdivision No. 4; thence, along said line, North 89°27'11" East 4.26 feet to the Southeast corner of Parcel 3, all as shown on said Parcel Map filed in Book 90 of Parcel Maps, Page 9, Official Records of Sacramento County, said point being a point located in the Westerly line of that certain document of relinquishment of frontage road filed in Book 3327, Page 421, recorded July 2, 1957, Official Records of Sacramento County; thence, along said line, South 20°50'46" East 738.74 feet to a 6-inch by 6-inch concrete monument marking the Westerly right-of-way of said line; thence, South 08°14'13" East 209.28 feet to a 6-inch by 6-inch concrete monument marking the Westerly line of said relinquishment; thence, South 04°26'42" West 107.72 feet to a 6-inch by 6-inch concrete monument marking the Westerly line of said relinquishment, said point also being a point in the Southerly line of said Lot 6 of Hewitt Subdivision No. 4; thence, along said Southerly line, South 89°29'05" West 1540.59 feet to the point of beginning.

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Exhibit F



MORTON & PITALO, INC.
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June 17, 1993
89-0056

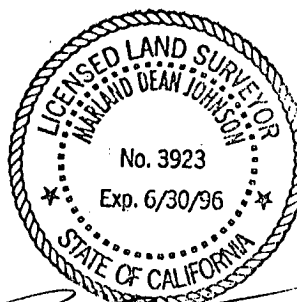
LOT LINE ADJUSTMENT

LOT 5

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

All that portion of Lots 5 and 6 as shown on the plat of Hewitt Subdivision No. 4 filed in Book 14 of Maps, Map No. 55, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Lot 6; thence, from said point of beginning, along the Westerly line of said Lot 6, North $00^{\circ}27'05''$ West 690.03 feet to the Southwest corner of that certain easement for public road and public utility purposes recorded in Book 921106, Page 1002; thence, along said Southerly line the following four (4) courses: (1) South $87^{\circ}15'50''$ East 165.40 feet; (2) along the arc of a tangent curve to the left, concave Northerly, having a radius of 527.00 feet, subtended by a chord bearing North $89^{\circ}58'07''$ East 50.79 feet; (3) North $88^{\circ}15'29''$ East 14.14 feet; and (4) along the arc of a tangent curve to the right, concave Southwesterly, having a radius of 25.00 feet, subtended by a chord bearing South $45^{\circ}41'46''$ East 35.99 feet; thence, along the arc of a tangent curve to the right, concave Westerly, having a radius 960.00 feet, subtended by a chord bearing South $05^{\circ}18'42''$ West 166.06 feet; thence, South $16^{\circ}51'50''$ West 267.58 feet; thence, South $14^{\circ}06'44''$ West 242.44 feet to a point in the Southerly line of Lot 6 as shown on said Hewitt Subdivision No. 4; thence, along said Southerly line, South $89^{\circ}29'05''$ West 98.35 feet to the point of beginning.



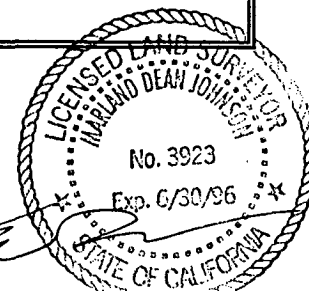
293-037

7-27-93

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EXHIBIT 

NUMBER	TABULATION
1	R=960' S 10°24'29" E 146.65'
2	R=25' S 41°06'55" W 36.65'
3	S 88°15'29" W 12.15'
4	R=473' S 89°55'15" W 46.57'
5	N 87°15'50" W 168.40'
6	R=473' N 87°13'21" W 20.59'
7	R=527' N 88°15'39" W 42.05'
8	R=25' N 47°59'25" W 33.82'
9	R=1040' N 12°28'29" W 254.98'
10	S 20°53'59" E 141.55'
11	S 89°27'11" W 75.78'
12	S 00°32'49" E 23.33'
13	S 89°27'11" W 56.30'
14	S 00°32'49" E 168.65'
15	N 89°27'11" E 141.38'
16	S 61°47'55" E 43.02'
17	R=473' S 60°07'18" W 493.01'
18	R=1040' N 05°13'14" E 183.19'
19	R=25' N 44°48'37" E 35.13'
20	R=473' S 88°15'39" E 37.74'
21	S 20°50'46" E 118.13'
22	N 89°27'11" E 4.26'
23	S 87°15'50" E 165.40'
24	R=527' N 89°58'07" E 50.79'
25	N 88°15'29" E 14.14'
26	R=25' S 45°41'46" E 35.99'
27	R=960' S 05°18'42" W 166.06'

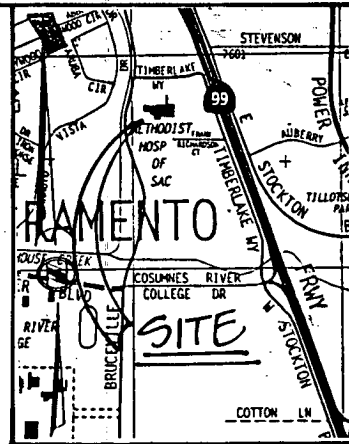


293-037

7-27-93

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EXHIBIT "B"



VICINITY MAP
(NO SCALE)

$N00^{\circ} 21' 05'' W$

690.03

LOT 5
2.972 AC.

LOT 1
0.934 AC.

LOT 2
3.731 AC.

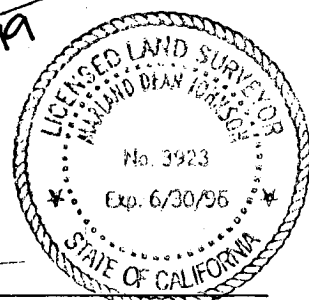
LOT 4
23.880 AC.

LOT 3
3.245 AC.

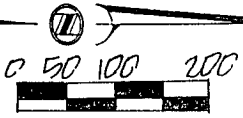
BRUCEVILLE ROAD

PARCELS 2 & 3

STATE HIGHWAY 99



DATE MARLAND D JOHNSON, L.S. 3923



LOT LINE ADJUSTMENT
METHODIST HOSPITAL OF SACRAMENTO
CITY OF SACRAMENTO CALIFORNIA

890056