

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 10, 1998, the Zoning Administrator approved a Lot Line Adjustment (File Z98-054) by adopting the attached resolution (ZA98-024).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the property lines between three parcels totaling 7.07± vacant acres in the Heavy Industrial (M2-S) zone.

Location: 8360 Belvedere Ave. (D6, Area 3)

Assessor's Parcel Number: 061-0140-064, 065 & 066

Applicant: KASL Consulting Engineers Inc.
~~8360 Belvedere Ave.~~ 4200 N. Freeway Blvd #1
Sacramento, CA ~~95826~~ 95834

Property Owner: Sutter Community Hospital
Accts. Payable P.O. Box 160727
Sacramento, CA 95816

General Plan Designation: Industrial
South Sacramento
Community Plan: Heavy Industrial
Existing Land Use of Site: Developed
Existing Zoning of Site: Industrial (M-2S)

Surrounding Land Use and Zoning:

North: M-2S; Industrial
South: M-2S; Industrial
East: M-2S; Industrial
West: M-2S; Industrial

Property Dimensions: Irregular
Property Area: 7.07± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Legal Description: Exhibit A

Lot Line Adjustment: Exhibit B

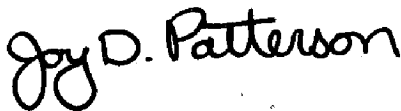
Additional Information The applicant proposes to realign a common property line between three parcels for the purpose of accommodating a parking lot and landscaping for a laundry facility and a parcel merger to realign property lines to conform to the proposed new use.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel lot line adjustment have been included as conditions 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)).

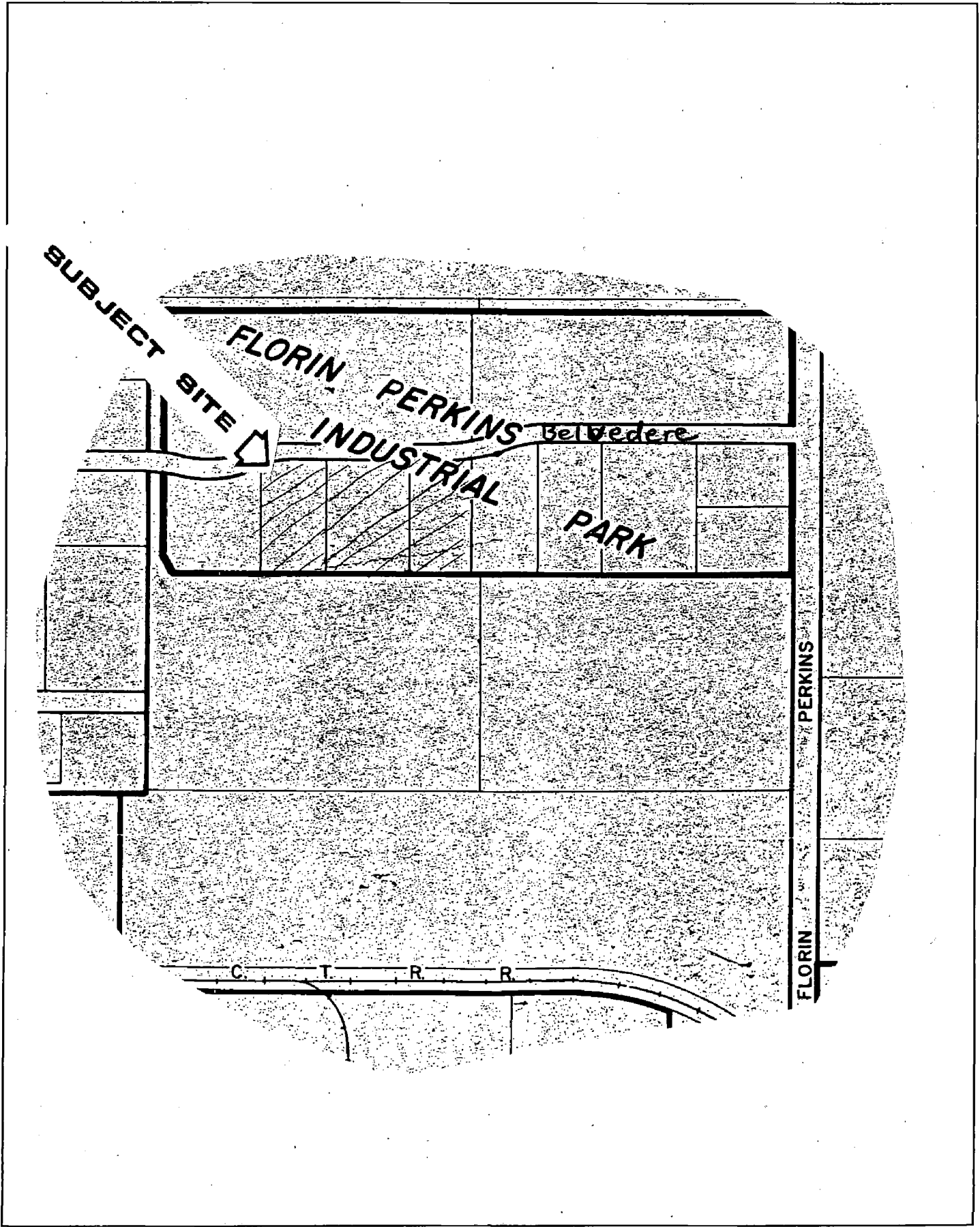


Joy D. Patterson
Zoning Administrator

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 (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the Lot Line Adjustment.

cc: File (original)
A Resolution Book
A Log Book
Applicant
Public Works (Anwar Ali)



VICINITY MAP

EXHIBIT A
PAGE 1 OF 2

PARCEL 1

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF PARCEL 5 AND THE WEST 45.00 FEET OF PARCEL 6, RECORDED IN BOOK 78 OF PARCEL MAPS, AT PAGE 23, RECORDS OF SAID COUNTY AND ALSO BEING A PORTION OF PARCEL E, RECORDED IN BOOK 87 OF PARCEL MAPS, AT PAGE 4, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 5 FROM WHICH THE SOUTHWEST CORNER OF SAID PARCEL E BEARS $S88^{\circ}56'10''W$, 240.00 FEET; THENCE FROM SAID POINT OF BEGINNING $N00^{\circ}39'20''W$, 427.73 FEET ON AND ALONG THE WEST LINE OF SAID PARCEL 5 TO THE NORTHWEST CORNER THEREOF AND BEING A POINT ON THE SOUTH RIGHT OF WAY OF BELVEDERE AVENUE; THENCE $N88^{\circ}56'10''E$, 285.00 FEET ON AND ALONG SAID SOUTH RIGHT OF WAY AND ALSO THE NORTH LINE OF SAID PARCEL 5 AND PARCEL 6 TO A POINT FROM WHICH THE NORTH CORNER COMMON TO SAID PARCEL 5 AND 6 BEARS $S88^{\circ}56'10''W$, 45.00 FEET; THENCE $S00^{\circ}39'20''E$, 427.73 FEET ON A LINE PARALLEL TO THE COMMON NORTH-SOUTH LINE OF PARCEL 5 AND 6 TO A POINT ON THE SOUTH LINE OF SAID PARCEL 6 FROM WHICH THE CORNER COMMON TO SAID PARCEL 5 AND 6 BEARS $S88^{\circ}56'10''W$, 45.00 FEET; THENCE $S88^{\circ}56'10''W$, 285.00 FEET ON AND ALONG THE SOUTH LINES OF PARCEL 5 AND 6 TO THE POINT OF BEGINNING AND CONTAINING 2.798 ACRES OF LAND MORE OR LESS.

RECEIVED

MAY 07 1998

CITY OF SACRAMENTO
CITY PLANNING DIVISION

#4

JUNE 10, 1998

98-054

EXHIBIT A
PAGE 2 OF 2

PARCEL 2

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF PARCEL 7 AND THE EAST 195.00 FEET OF PARCEL 6, RECORDED IN BOOK 78 OF PARCEL MAPS, AT PAGE 23, RECORDS OF SAID COUNTY AND ALSO BEING A PORTION OF PARCEL E, RECORDED IN BOOK 87 OF PARCEL MAPS, AT PAGE 4, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A POINT ON THE SOUTH LINE OF SAID PARCEL 6 FROM WHICH THE SOUTH CORNER OF SAID PARCEL 5 IN PARCEL ONE ABOVE BEARS S88°56'10"W, 45.00 FEET AND THE SOUTHWEST CORNER OF PARCEL E BEARS S88°56'10"W, 525.00 FEET; THENCE FROM SAID POINT OF BEGINNING N00°39'20"W, 427.73 FEET ON A LINE PARALLEL TO THE NORTH-SOUTH COMMON LINE OF SAID PARCEL 5 AND 6 TO A POINT ON THE SOUTH RIGHT OF WAY OF BELVEDERE AVENUE ON THE NORTH LINE OF PARCEL 6, FROM WHICH THE CORNER COMMON TO SAID PARCEL 5 AND 6 BEARS S88°56'10"W, 45.00 FEET; THENCE ON AND ALONG SAID SOUTH RIGHT OF WAY AND THE NORTH LINES OF SAID PARCEL 6 AND 7 THE FOLLOWING COURSES AND DISTANCE; N88°56'10"E, 395.21 FEET; ON A CURVE TO THE LEFT HAVING A RADIUS OF 329.00 FEET, THROUGH A CENTRAL ANGLE OF 06°56'58", AN ARC LENGTH OF 39.91, WITH A CHORD BEARING OF N85°27'41"E, 39.88 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 7 AND ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL E; THENCE S00°39'20"E, 430.15 FEET ON AND ALONG THE COMMON EAST LINE OF PARCEL 7 AND PARCEL E TO THE SOUTHEAST CORNER COMMON TO SAID PARCEL 7 AND PARCEL E; THENCE S88°56'10"W, 435.00 FEET ON AND ALONG THE SOUTH LINE OF SAID PARCEL 7 AND PARCEL 6 TO THE POINT OF BEGINNING AND CONTAINING 4.272 ACRES OF LAND MORE OR LESS.

298- 054

JUNE 10, 1988

Item #4

7 98 054

RECORDED

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CITY OF SACRAMENTO
CITY PLANNING DIVISION

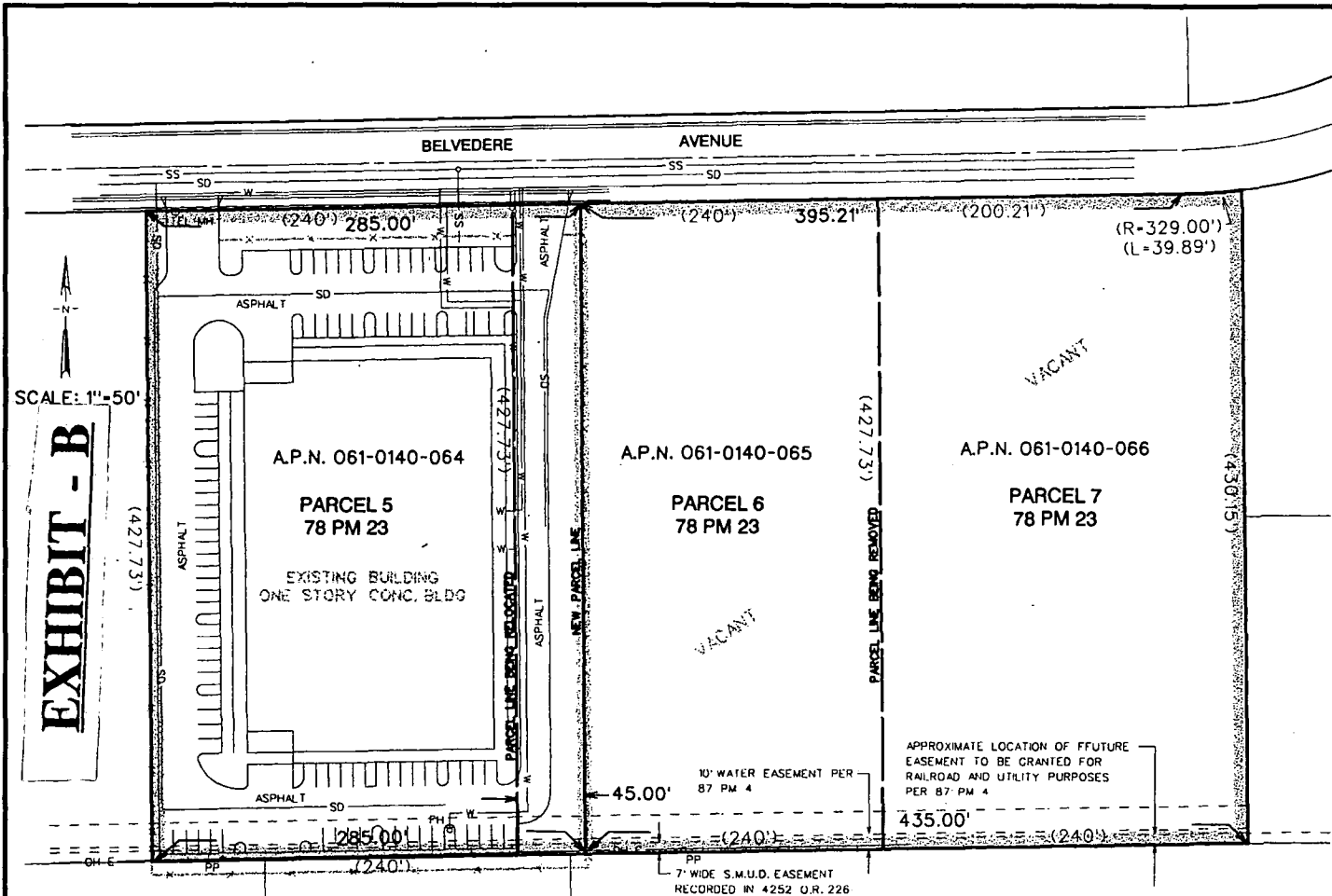


EXHIBIT - B

SCALE: 1"=50'

- LEGEND:**
- BOUNDARY OF ORIGINAL PARCELS
 - ORIGINAL ADJOINING PARCEL LINES
 - PROPOSED NEW PARCEL LINE
 - W WATER
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - OH E OVERHEAD ELECTRIC
 - FH FIRE HYDRANT
 - TEL MH TELEPHONE MANHOLE
 - PP POWER POLE
 - (240') ORIGINAL DIMENSIONS
 - 435.00' PROPOSED DIMENSIONS

**PROPOSED LOT LINE ADJUSTMENT AND MERGER PLAN
FOR
SUTTER COMMUNITY HOSPITAL**

SHOWING A LOT LINE ADJUSTMENT AND MERGER IN
LOTS 5, 6 AND 7, OF "FLORIN PERKINS INDUSTRIAL
PARK, BEING A PORTION OF SECTION 23, T. 8 N., R. 5 E.,
M.D.B. & M", FILED IN THE OFFICE OF THE RECORDER
OF SACRAMENTO COUNTY, CALIFORNIA, IN BOOK 78
OF PARCEL MAPS AT PAGE 23.

APRIL 1998

SHEET 1 OF 1

CONSULTING
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