

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday August 3, 1994, the Zoning Administrator approved a lot line adjustment (File Z94-076) by adopting the attached resolution (ZA94-032).

**Project Information**

**Request:**     Lot Line Adjustment to relocate the common property line between two parcels (three Assessor Parcel numbers) totaling 21.8± developed acres in the Multi-Family Review (R-2AR), the Multi-Family (R-3), and the Office-Building Review (O-BR) zones.

**Location:**     49th Street between V Street and 50th Street

**Assessor's Parcel Number:**   011-0200-045, 046, 058

**Applicant:**     JTS Engineering- Frank Walker  
                  1808 J Street  
                  Sacramento, CA 95814

**Property Owners:**   University of California Davis Medical Center  
                  2315 Stockton Boulevard  
                  Sacramento, CA 95817  
                  630 I Street  
                  Sacramento, CA 95814

**General Plan Designation:**       Public/Quasi-Public-Miscellaneous  
**Existing Land Use of Site:**       Vacant, Road, Parking Lot  
**Existing Zoning of Site:**         Multi-Family Review (R-2AR) and Multi-Family (R-3)

**Surrounding Land Use and Zoning:**  
      North: R-1; Single Family Residential  
      South: O-BR; Vacant and Parking lots  
      East: R-1 and R-2R; Residential  
      West: R-1; Parking lots and Vacant

**Property Dimensions:**       Irregular

**Z94-076**

**August 3, 1994**

**Item 4**

Property Area: 21.8+ acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Previous Files: P93-014

Background Information: On April 2, 1993, the applicant withdrew a 65402(a) Review for General Plan consistency for the abandonment of 49th Street between V Street and 50th Street (P93-014). 49th Street has been realigned and the applicant is in the process of obtaining a Summary Abandonment of the previous street area.

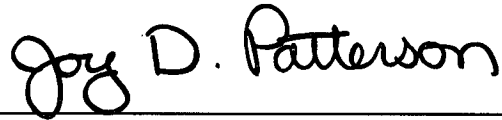
Additional Information: The applicant proposes to relocate a common property line between two parcels in order to realign the common property line to the centerline of the realigned 49th Street.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received 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 - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)      ZA Resolution Book      ZA Log Book

Applicant

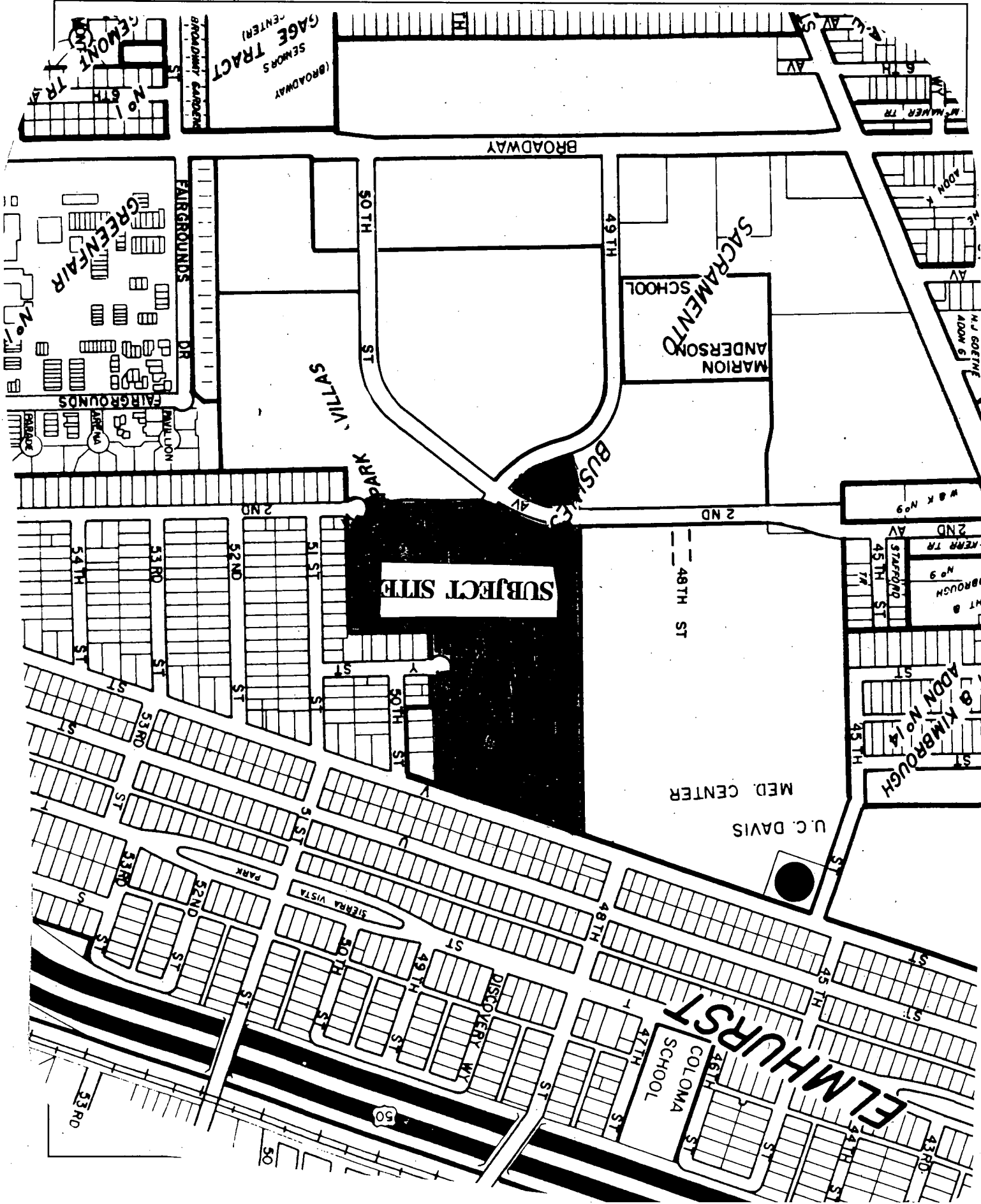
Public Works

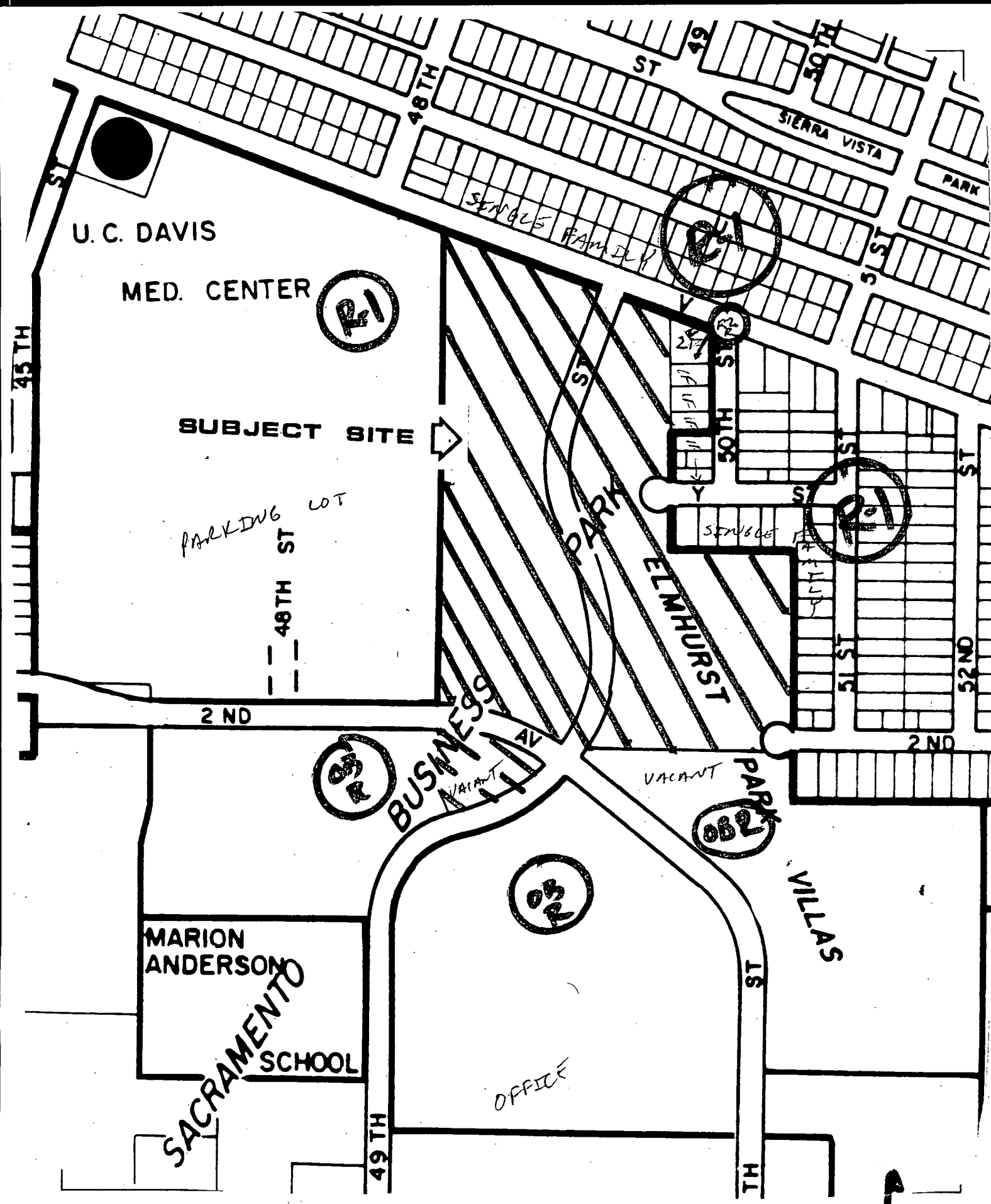
Z94-076

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Item 4

VICINITY MAP





U. C. DAVIS  
MED. CENTER

SUBJECT SITE

PARKING LOT

MARION  
ANDERSON  
SCHOOL

SACRAMENTO  
SCHOOL

OFFICE

LAND USE & ZONING MAP

294-076

AUGUST 2, 1994

ITEM 4

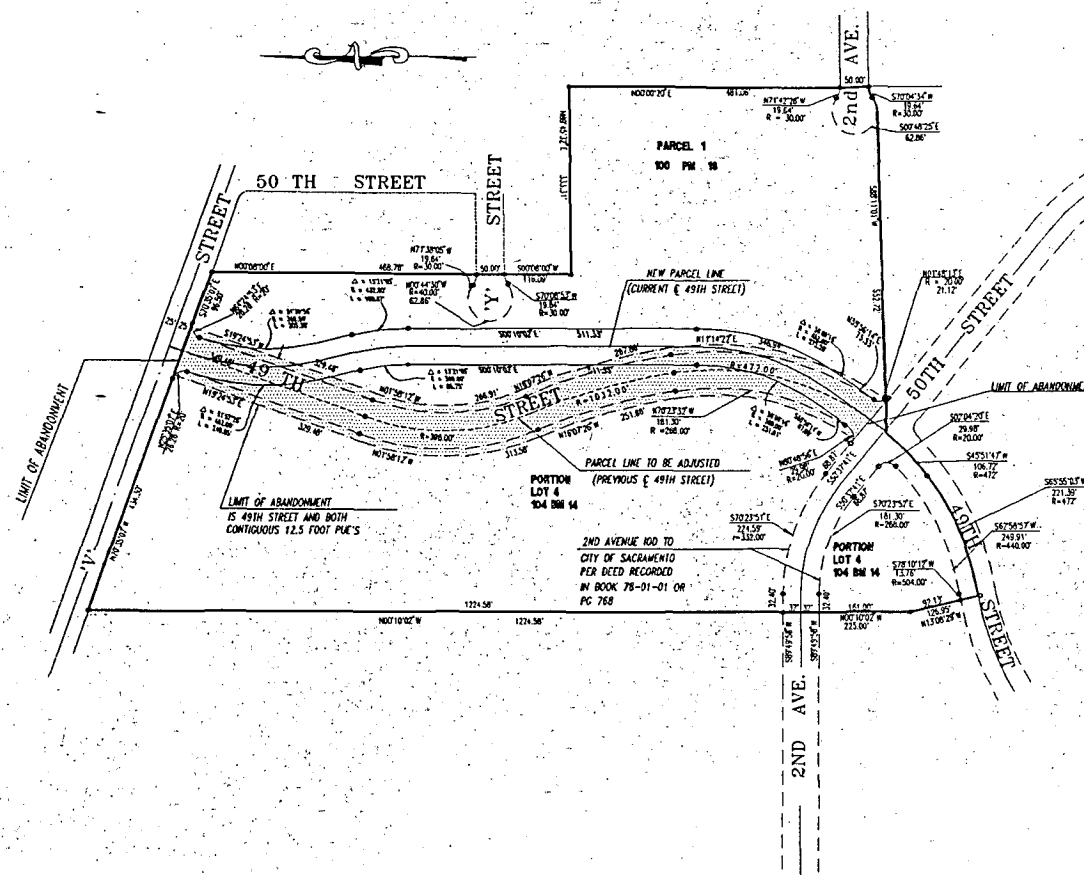
# LOT LINE ADJUSTMENT & STREET ABANDONMENT EXHIBIT

APN : 011-0200-45,46 & 58

CITY OF SACRAMENTO  
JULY 1994

**JTS ENGINEERING CONSULTANTS**  
1808 J STREET  
SACRAMENTO CALIFORNIA 95814  
(916)441-6708 FAX(916)441-5336

CALIFORNIA  
1" = 100'



OWNER: REGENTS OF THE UNIVERSITY OF CALIFORNIA  
ALLEN R. TAYLOR  
FACILITIES DESIGN AND CONSTRUCTION  
2315 STOCKTON BLVD.  
SACRAMENTO CA 95817 (916) 734-8748

APPLICANT: JTS ENGINEERING INC.  
1808 J STREET  
SACRAMENTO, CA 95814  
(916) 441-6708  
CONTACT: FRANK WALKER

REQUEST:  
A) ABANDON 49th STREET BETWEEN Y STREET AND 50th STREET  
B) ADJUST EXISTING LOT LINE TO THE CENTERLINE OF RECONSTRUCTED 49th STREET.

EXHIBIT A

JOB# 93028 FILE: F:\DATA\ACAD11\9302811A

BENCHMARK ELEV. \_\_\_\_\_  
FIELD BOOK NO. \_\_\_\_\_ PG. \_\_\_\_\_

**JTS ENGINEERING CONSULTANTS, INC.**  
1808 J STREET  
SACRAMENTO CALIFORNIA 95814 (916) 441-6708

DESIGNED: FRANK N. WALKER  
DRAWN: FTS/NTS  
CHECKED: FWS/FTS  
SUBMITTED: FRANK N. WALKER

SCALE: 1"=100'

DATE: \_\_\_\_\_

NO.	DATE	REVISION	COUNTY APPROVAL	BY

LLA & STREET ABANDONMENT EXHIBIT  
**UCD MEDICAL CENTER**

CITY OF SACRAMENTO APN:011-0200-45,46 & 58 CALIFORNIA

DATE: JULY 94  
SHEET 1 / 1  
JOB NO: 93028

**EXHIBIT B**

Real Property Description

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

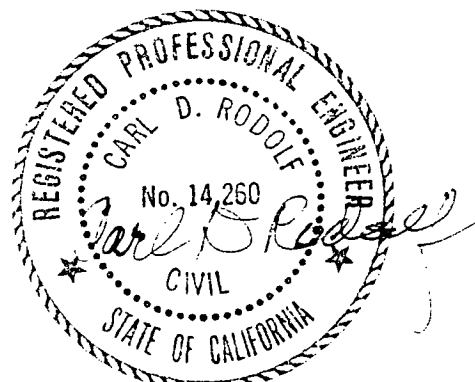
Parcel 1 as shown on the Parcel Map entitled "Parcel 2-38 P M 22", filed in Book 100 of Parcel Maps at Page 16, Records of Sacramento County.

Excepting therefrom all that land lying westerly of the east line of 49th Street as shown on Exhibit B, attached hereto and made a part hereof, more particularly described as follows:

Beginning at the northerly curve return of the south westerly corner of Parcel 1; thence North  $35^{\circ}56'14''$  East 73.33 feet to a point of curvature; thence along a tangent curve to the left having a radius of 432.00 feet subtended by a chord which bears North  $17^{\circ}53'06''$  East 267.74 feet; thence North  $00^{\circ}10'02''$  West 511.33 feet to a point of curvature; thence along a curve to the left having a radius of 432.00 feet subtended by a chord which bears North  $06^{\circ}50'28''$  West 100.41 feet; thence North  $13^{\circ}31'07''$  West 66.80 feet to a point of curvature; thence along a tangent curve to the right having a radius of 368.00 feet subtended by a chord which bears North  $02^{\circ}18'51''$  East 200.80 feet to a point of compound curvature, said point being the southerly curve return of the north western corner of Parcel 1.

End of description.

The meridian of this description is identical with the meridian of the Parcel Map recorded in Book 38 Page 22, Official Records of said County.



EXP. 3-31-97

294-076

~~294-070~~

294-076

AUGUST 2, 1994

ITEM 4