

ORDINANCE NO. **3577**, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING  
ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING CERTAIN TERRITORY FROM  
THE "A" Agriculture ZONE AND PLACING  
SAME IN THE "R-3R" Light Density Multiple-Family ZONE.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit (s) which is in the \_\_\_\_\_  
"A" Agriculture zone, established by Ordinance No. 2550, Fourth Series, as amended, is  
hereby removed from said zone and placed in the "R-3R" Light Density Multiple-Family Zone

This action rezoning the property described in the attached exhibit (s) is adopted subject to the  
following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission August 12, 1975, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- c. As the subject property is a portion of an area designated for Planned Unit Development pursuant to Section 8, Ordinance No. 2550, Fourth Series, as amended, and in order to insure that the future development will relate to characteristics of the site and surrounding area no building permit or other construction permit shall be issued for any development of the subject property until the Planning Commission has issued a special permit for the development of said property.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit (s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

SECTION 4.


This ordinance shall be published once in the official newspaper of the City within ten (10) days after its passage.

PASSED: September 11, 1975

EFFECTIVE: October 11, 1975

ATTEST:

  
MAYOR

  
CITY CLERK

SEP 11 1975  
ORDINANCE No. **3577**

LEGAL DESCRIPTION

SPANOS - POINT WEST

All that certain real property situate in the City of Sacramento State of California

described as follows:

PARCEL A

All that portion of Parcel 1 as said parcel is shown on that certain parcel map entitled: "Parcel D, Point West", recorded in the office of the Recorder of Sacramento County in Book 9 of Maps, Page 29, more particularly described as follows:

Beginning at the most northerly corner of said Parcel 1, said point being on the southeasterly right of way line of Response Road, a public road; thence from said point of beginning, South  $31^{\circ} 51' 10''$  East, 668.58 feet; thence southwesterly along a curve to the left on an arc of 570.00 feet, said arc being subtended by a chord bearing South  $30^{\circ} 09' 30''$  West, 296.72 feet; thence North  $85^{\circ} 10' 21''$  West, 209.08 feet; thence South  $04^{\circ} 49' 39''$  West, 299.46 feet; thence North  $85^{\circ} 10' 21''$  West, 913.39 feet; thence curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North  $40^{\circ} 10' 21''$  West, 35.36 feet; thence North  $04^{\circ} 41' 39''$  East, 113.27 feet; thence curving to the right on an arc of 625.00 feet radius, said arc being subtended by a chord bearing North  $31^{\circ} 29' 14''$  East, 560.87 feet; thence North  $58^{\circ} 08' 50''$  East, 777.31 feet to the point of beginning; containing 20.167 acres, more or less.

PARCEL B

All that portion of Parcel 1 as said parcel is shown on that certain parcel map entitled: "Parcel D, Point West", recorded in the office of the Recorder of Sacramento County in Book 9 of Maps, Page 29, more particularly described as follows:

Beginning at a point on the westerly right of way line of Heritage Lane, a public road, from which the most easterly corner of said Parcel 1 bears North  $30^{\circ} 09' 30''$  East, 296.72 feet; thence from said point of beginning North  $85^{\circ} 10' 21''$  West, 209.08 feet; thence South  $04^{\circ} 49' 39''$  West, 299.46 feet; thence South  $85^{\circ} 10' 21''$  East, 175.00 feet; thence curving to the left on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North  $49^{\circ} 49' 39''$  East, 35.36 feet; thence North  $04^{\circ} 49' 39''$  East, 173.09 feet; thence curving to the right on an arc of 570.00 feet radius, said arc being subtended by a chord bearing North  $09^{\circ} 56' 58''$  East, 101.77 feet to the point of beginning; containing 1.379 acres, more or less.

Northwest corner of Exposition Boulevard and Heritage Lane not included in application.