



**CITY OF SACRAMENTO**

**CITY PLANNING DEPARTMENT**

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF 95814  
TELEPHONE (916) 449-5004

Marty Van Duyn  
Planning Director

January 31, 1980

**City Council  
Sacramento, California**

**Honorable Members in Session:**

**SUBJECT:** Ordinance Amending the Districts Established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as Amended, by Removing Property Located at the East Side of Howe Avenue, between American River and Swarthmore Drive from the R-1A-R Townhouse Review and OB Office Building Zones and Placing Same in the OB Office Building and R-1A-R Townhouse Review Zones. (P-8862) (APN: 295-040-22)

**SUMMARY**

This item is presented at this time for Council's approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

**BACKGROUND INFORMATION**

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

**RECOMMENDATION**

It is recommended the item be passed for publication.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

**FOR TRANSMITTAL TO CITY COUNCIL:**

*Walter J. Slize*  
Walter J. Slize, City Manager

**APPROVED**  
BY THE CITY COUNCIL

FEB 5 1980

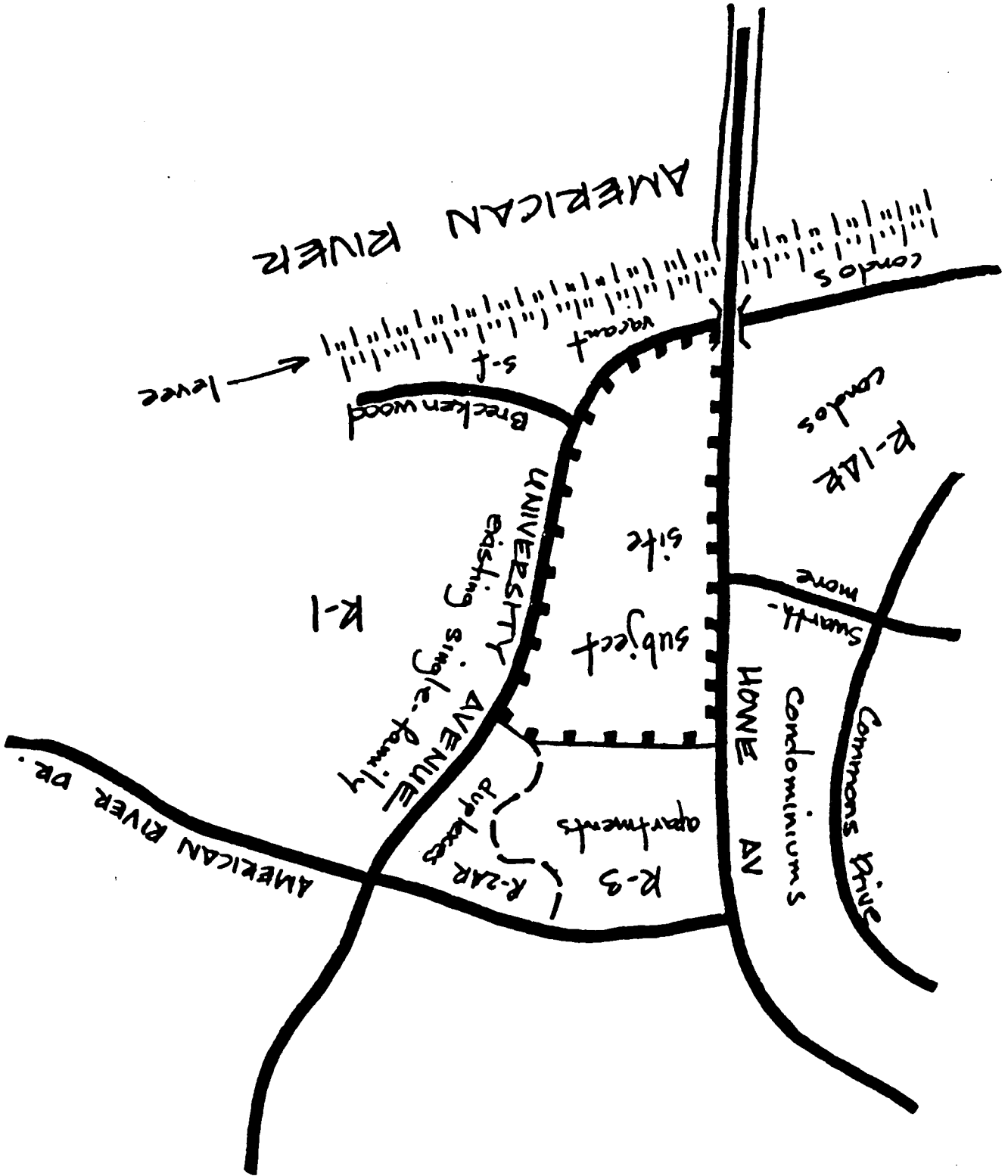
OFFICE OF THE  
CITY CLERK

*PFP 4*  
*CNT. 70*  
*2-12-80*

MVD:jm  
Attachments  
P-8862

February 5, 1980  
District No. 3

# ZONING & LAND USE



5. ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT E si. Howe Ave., between American River & Swarthmore Dr. FROM THE R-1A-R Townhouse Review & OB Office Building ZONE S AND PLACING SAME IN THE OB Office Building & R-1A-R Townhouse Review ZONE S (FILE P- 8862 ) (APN: 295-040-22)

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 R-1A-R Townhouse Review & OB Office Building zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the OB Office Building & R-1A-R Townhouse Review 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 the 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 January 10, 1980 /City Council February 12, 1980, on file in the office of the Planning Department, or any provision or modifications 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 for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



MORTON & PITALO, INC.  
Civil Engineering Planning, Surveying  
1767 J Tribute Rd., Sacramento, Ca 95825  
916/920-2411

January 22, 1980  
790043

UNIVERSITY PARK  
ZONING DESCRIPTION  
(O.B. Zone)

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

All that portion of that certain Amended Record of Survey filed in Book 21 of Surveys, Page 4, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Easterly right-of-way line of Howe Avenue, from which point the intersection of the centerlines of Swarthmore Drive and Howe Avenue, as shown on the Plat of Campus Commons Unit No. 8-A, filed in Book 102 of Maps, Map No. 23, Official Records of Sacramento County, bears North  $88^{\circ}10'30''$  West 64.30 feet distant; thence, from said point of beginning, along said Easterly line, North  $00^{\circ}28'53''$  East 381.51 feet; thence, leaving said Easterly line, South  $89^{\circ}31'07''$  East 287.00 feet; thence, South  $00^{\circ}28'53''$  West 198.00 feet; thence, South  $89^{\circ}31'07''$  East 133.00 feet; thence, North  $00^{\circ}28'53''$  East 16.00 feet; thence, South  $89^{\circ}31'07''$  East 104.00 feet; thence, South  $00^{\circ}28'53''$  West 128.00 feet; thence, South  $89^{\circ}31'07''$  East 69.00 feet; thence, South  $15^{\circ}28'32''$  West 143.50 feet; thence, South  $08^{\circ}24'32''$  East 207.88 feet; thence, North  $89^{\circ}31'07''$  West 156.00 feet; thence, South  $00^{\circ}28'53''$  West 16.00 feet; thence, North  $89^{\circ}31'07''$  West 145.00 feet; thence, South  $00^{\circ}28'53''$  West 428.49 feet; thence, North  $89^{\circ}31'07''$  West 287.00 feet to a point in the aforementioned Easterly right-of-way line of Howe Avenue; thence, along said Easterly line, North  $00^{\circ}28'53''$  East 716.98 feet to the point of beginning.

Refer this description to your title company  
before incorporating it into any document.



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying  
1767 J Tribute Rd., Sacramento, Ca 95815  
916/920-2411

January 22, 1980  
790043

UNIVERSITY PARK  
ZONING DESCRIPTION  
(R-1A Zone - Includes Park Site)

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

All that portion of that certain Amended Record of Survey filed in Book 21 of Surveys, Page 4, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Westerly right-of-way line of University Avenue, from which point the intersection of the centerlines of University Avenue and Santa Maria Way, as shown on the Plat of Sierra Oaks Unit No. 16, filed in Book 83 of Maps, Map No. 26, Official Records of Sacramento County, bears South  $75^{\circ}51'30''$  East 27.00 feet distant; thence, from said point of beginning, along said Westerly line, the following four (4) courses:  
(1) South  $14^{\circ}08'30''$  West 318.49 feet; (2) along the arc of a tangent curve to the right, concave Northwesterly, having a radius of 573.00 feet, subtended by a chord bearing South  $44^{\circ}38'37''$  West 581.67 feet; (3) South  $75^{\circ}08'45''$  West 157.49 feet; and (4) South  $78^{\circ}38'17''$  West 164.30 feet to a point in the Easterly line of Howe Avenue; thence, along said Easterly line, North  $00^{\circ}28'53''$  East 335.44 feet; thence, leaving said Easterly line, South  $89^{\circ}31'07''$  East 287.00 feet; thence, North  $00^{\circ}28'53''$  East 428.49 feet; thence, South  $89^{\circ}31'07''$  East 145.00 feet; thence, North  $00^{\circ}28'53''$  East 16.00 feet; thence, South  $89^{\circ}31'07''$  East 156.00 feet; thence, North  $08^{\circ}24'32''$  West 207.88 feet; thence, North  $15^{\circ}28'32''$  East 143.50 feet; thence, North  $89^{\circ}31'07''$  West 69.00 feet; thence, North  $00^{\circ}28'53''$  East 128.00 feet; thence, North  $89^{\circ}31'07''$  West 104.00 feet; thence, South  $00^{\circ}28'53''$  West 16.00 feet; thence, North  $89^{\circ}31'07''$  West 133.00 feet; thence, North  $00^{\circ}28'53''$  East 198.00 feet; thence, North  $89^{\circ}31'07''$  West 287.00 feet to a point in the aforementioned Easterly right-of-way line of Howe Avenue; thence, along said Easterly line, North  $00^{\circ}28'53''$  East 375.00 feet; thence, South  $89^{\circ}31'07''$  East 894.04 feet; thence, South  $53^{\circ}50'57''$  East 200.00 feet to a point in the aforementioned Westerly right-of-way line of University Avenue; thence, along said Westerly line, the following two (2) courses:  
(1) from a tangent that bears North  $36^{\circ}09'03''$  East, along the arc of a tangent curve to the left, concave Southeasterly, having a radius of 627.00 feet, subtended by a chord bearing South  $25^{\circ}08'46''$  West 239.37 feet; and (2) South  $14^{\circ}08'30''$  West 692.23 feet to the point of beginning.

Refer this description to your title company  
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