

ORDINANCE NO. 3453 , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING CERTAIN TERRITORY FROM THE "R-1" SINGLE-FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE "R-2AR" GARDEN APARTMENT ZONE, "R-3R" LIGHT DENSITY MULTIPLE FAMILY ZONE, "OBR" OFFICE BUILDING ZONE, AND "C-2R" GENERAL COMMERCIAL 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 "R-1" Single-Family Residential zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the "R-2AR" GARDEN APARTMENT, "R-3R" LIGHT DENSITY MULTIPLE FAMILY, "OBR" OFFICE BUILDING and "C-2R" GENERAL COMMERCIAL ZONES. 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 September 10, 1974, 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.

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: October 17, 1974

EFFECTIVE: November 16, 1974


MAYOR

ATTEST:


CITY CLERK

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and (2) North 23° 09' 00" West 27.22 feet; thence from said point of beginning along the southerly right of way line of Broadway South 89° 52' 00" East 456.73 feet; thence South 00° 08' 00" West 382.27 feet to a point on the northerly line of Boulevard Terrace Subdivision No. 1, the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 18 of Maps, Map No. 56; thence along said northerly line North 88° 58' 00" West 214.45 feet; thence North 00° 04' 00" West 150.00 feet; thence North 88° 58' 00" West 157.51 feet; thence curving to the right on an arc of 15.00 feet radius, said arc being subtended by a chord bearing North 56° 03' 30" West 16.30 feet to a point located on the easterly right of way line of said Stockton Boulevard; thence along said easterly right of way line the following two (2) courses and distances: (1) North 23° 09' 00" West 213.84 feet and (2) curving to the right on an arc of 15.00 feet radius, said arc being subtended by a chord bearing North 33° 29' 30" East 25.06 feet to the point of beginning; containing 3.000 acres, more or less.

Parcel Two description was prepared from information obtained from the Sacramento County Assessor's Office and is not the result of a field survey.

PORTION OF THE PROPOSED
SACRAMENTO BUSINESS CENTER DEVELOPMENT
LOCATED AT
THE OLD STATE FAIR GROUNDS
TO BE REZONED C-2

Parcel One

All that portion of that certain "Record of Survey of a Part of Lands of the California State Fair and Exposition in Sections 16 and 17, Township 8 North, Range 5 East, M. D. M. and Lot No. 1 New Helvetia Rancho", recorded in the office of the Recorder of Sacramento County in Book 30 of Surveys at page 5, described as follows:

Beginning at the southeast corner of that certain 17.494 acre tract of land, as said tract of land is shown on said Record of Survey, said point of beginning being also located on the north right of way line of said Broadway; thence from said point of beginning along the southerly and westerly boundary of said 17.494 acre tract of land, said boundary being the north right of way line of said Broadway and the east right of way line of Stockton Boulevard, a public street, the following four (4) courses and distances: (1) South $89^{\circ} 56' 28''$ West 235.40 feet, (2) North $81^{\circ} 34' 50''$ West 114.52 feet, (3) North $23^{\circ} 27' 05''$ West 45.20 feet and (4) North $16^{\circ} 18' 32''$ West 147.53 feet; thence North $89^{\circ} 56' 28''$ East 407.96 feet to the easterly boundary of said 17.494 acre tract of land; thence along said easterly boundary South $00^{\circ} 02' 28''$ East 200.00 feet to the point of beginning; containing 1.713 acres, more or less.

Parcel Two

All that portion of the City of Sacramento located in the block bounded by Broadway, Stockton Boulevard, 53rd Street and 8th Avenue, described as follows:

Beginning at a point located on the southerly right of way line of Broadway, from which the point of intersection of the centerline of Broadway, a public street with centerline of Stockton Boulevard, a public street bears the following two (2) courses and distances: (1) North $89^{\circ} 52' 00''$ West 75.59 feet

DESCRIPTION OF
A PORTION OF THE OLD STATE FAIR PROPERTY
TO BE REZONED OB

All that portion of that certain "Record of Survey of a Part of Lands of the California State Fair and Exposition in Sections 16 and 17, Township 8 North, Range 5 East, M. D. M. and Lot 1 New Helvetia Rancho", recorded in the office of the Recorder of Sacramento County in Book 30 of Surveys at page 5, described as follows:

Parcel One

Beginning at a point located on the southerly line of said Record of Survey, also being located on the northerly right of way line of Broadway, a public street, from which the southeast corner of that certain 17.494 acre tract of land as said tract of land is shown on said Record of Survey bears South $89^{\circ} 56' 28''$ West 669.00 feet; thence from said point of beginning North $00^{\circ} 02' 28''$ West, 370.00 feet; thence North $89^{\circ} 56' 28''$ East, 1208.48 feet; thence South $00^{\circ} 02' 28''$ East, 370.00 feet to a point on said southerly line of said Record of Survey; thence along said southerly line and said northerly right of way line of Broadway, South $89^{\circ} 56' 28''$ West, 1208.48 feet to the point of beginning; containing 10.265 acres, more or less.

Parcel Two

Beginning at the southeast corner of that certain 17.494 acre tract of land, as said tract of land is shown on said Record of Survey Map, said point of beginning being also located on the north right of way line of Broadway, a public street; thence from said point of beginning, North $00^{\circ} 02' 28''$ West, 490.19 feet; thence North $89^{\circ} 57' 32''$ East, 605.00 feet; thence South $00^{\circ} 02' 28''$ East, 490.00 feet to a point located on the south boundary of said Record of Survey, said point being also located on said north right of way line; thence along said south boundary and said north right of way line, South $89^{\circ} 56' 28''$ West, 605.00 feet to the point of beginning; containing 6.807 acres, more or less.

Parcel Three

Beginning at a point on the easterly boundary of that certain 17.494 acre tract of land, as said tract of land is shown on said Record of Survey Map, from which the southeast corner of said tract of land bears, South $00^{\circ} 02' 28''$ East, 925.19 feet; thence from said point of beginning and along said easterly tract of land, North $00^{\circ} 02' 28''$ West, 229.59 feet; thence North $10^{\circ} 27' 01''$ East, 109.84 feet; thence North $00^{\circ} 02' 28''$ West, 267.59 feet to the northeast corner of said tract of land; thence North $00^{\circ} 02' 28''$ West, 20.00 feet; thence North $89^{\circ} 49' 58''$ East, 795.62 feet; thence South $00^{\circ} 10' 02''$ East, 225.00 feet; thence South $13^{\circ} 08' 29''$ East, 92.13 feet; thence southwesterly along a curve to the left with a radius of 300.00 feet, said curve being subtended by a chord bearing South $38^{\circ} 24' 31''$ West, 373.10 feet; thence South $89^{\circ} 57' 32''$ West, 605.00 feet to the point of beginning; containing 10.199 acres, more or less.

REVISED
PORTION OF THE PROPOSED
SACRAMENTO BUSINESS CENTER DEVELOPMENT
LOCATED AT
THE OLD STATE FAIR GROUNDS
TO BE REZONED R-3

All that portion of that certain "Record of Survey of a Part of Lands of the California State Fair and Exposition in Sections 16 and 17, Township 8 North, Range 5 East, M. D. M. and Lot No. 1, New Helvetia Rancho", recorded in the office of the Recorder of Sacramento County in Book 30 of Surveys, at page 5, described as follows:

Beginning at a point located on the northerly boundary of said Record of Survey from which the northwest corner thereof bears North $70^{\circ} 35' 07''$ West, 944.55 feet, said point of beginning being also located on the southerly right of way line of "V" Street, a public street; thence from said point of beginning along said northerly boundary and southerly right of way line, South $70^{\circ} 35' 07''$ East, 454.30 feet; thence South $19^{\circ} 24' 53''$ West 349.48 feet; thence along a curve to the left with a radius of 430.00 feet, said curve being subtended by a chord bearing South $01^{\circ} 58' 12''$ East, 313.58 feet; thence along a curve to the right with a radius of 1000.00 feet, said curve being subtended by a chord bearing South $16^{\circ} 07' 26''$ East, 251.75 feet; thence along a curve to the right with a radius of 440.00 feet, said curve being subtended by a chord bearing South $35^{\circ} 17' 40''$ West, 613.36 feet; thence along a curve to the left with a radius of 300.00 feet, said curve being subtended by a chord bearing South $78^{\circ} 10' 12''$ West, 13.73 feet; thence North $13^{\circ} 08' 29''$ West 92.13 feet; thence North $00^{\circ} 10' 02''$ West, 1449.58 feet to the point of beginning; containina 11.294 acres. more or less.

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REVISED
PORTION OF THE PROPOSED
SACRAMENTO BUSINESS CENTER DEVELOPMENT
LOCATED AT
THE OLD STATE FAIR GROUNDS
TO BE REZONED R-2-A

All that portion of that certain "Record of Survey of a Part of Lands of the California State Fair and Exposition in Sections 16 and 17, Township 8 North, Range 5 East, M. D. M. and Lot No. 1, New Helvetia Rancho", recorded in the office of the Recorder of Sacramento County in Book 30 of Surveys, at page 5, described as follows:

Beginning at a point located on the northerly boundary of said Record of Survey from which the northwest corner thereof bears North $70^{\circ} 35' 07''$ West, 1462.85 feet, said point of beginning being also located on the southerly right of way line of "V" Street, a public street; thence from said point of beginning along said northerly boundary and southerly right of way line, South $70^{\circ} 35' 07''$ East 116.50 feet; thence South $00^{\circ} 08' 00''$ West, 319.05 feet to a point on the easterly boundary of said Record of Survey; thence continuing, South $00^{\circ} 08' 00''$ West, 315.82 feet; thence North $89^{\circ} 45' 32''$ East 333.31 feet; thence South $00^{\circ} 00' 20''$ East, 662.06 feet; thence leaving said easterly line, and continuing South $00^{\circ} 00' 20''$ East, 290.00 feet; thence northwesterly along a curve to the right with a radius of 810.00 feet, said curve being subtended by a chord bearing North $63^{\circ} 53' 58''$ West, 712.86 feet; thence from a tangent which bears North $48^{\circ} 46' 11''$ East, northeasterly along a curve to the left with a radius of 504.00 feet, said curve being subtended by a chord bearing North $19^{\circ} 56' 19''$ East, 486.09 feet; thence along a curve to the left with a radius of 1064.00 feet, said curve being subtended by a chord bearing North $16^{\circ} 07' 25''$ West, 267.86 feet; thence along a curve to the right with a radius of 366.00 feet, said curve being subtended by a chord bearing North $01^{\circ} 58' 13''$ West, 266.91 feet; thence North $19^{\circ} 24' 53''$ East, 349.48 feet to the point of beginning; containing 13.665 acres, more or less.