

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING
ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING CERTAIN TERRITORY FROM
THE "A" Agricultural ZONE AND PLACING
SAME IN THE "R-1AR" Townhouse 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" Agricultural
zone, established by Ordinance No. 2550, Fourth Series, as amended, is
hereby removed from said zone and placed in the "R-1AR" Townhouse 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 November 26, 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.

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.

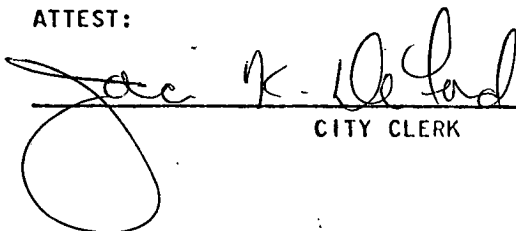
SECTION 4.

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

PASSED: December 26, 1974

EFFECTIVE: January 25, 1975

ATTEST:


CITY CLERK


MAYOR

DEC. 26 1974
ORDINANCE No. 3471

All of Lots 19 through 25, as said lots are shown on the official plat of Campus Commons University Square Unit No. 2, recorded in the office of the Recorder of Sacramento County in Book 88 of Maps, Map No. 4 and all that portion of Section A, as shown on the "Map of Survey and Subdivision of Rancho Del Paso", recorded in the office of said Recorder in Book A of Maps, Map No. 94, described as follows:

Beginning at the most easterly corner of said Lot 25, being located on the westerly right of way line of Hartnell Place, a public street; thence from said point of beginning along said westerly right of way line the following five (5) courses and distances: (1) South 18° 41' 15" West 405.32 feet, (2) curving to the left on an arc of 755.43 feet radius, said arc being subtended by a chord bearing South 09° 39' 23" East 717.30 feet, (3) South 38° 00' 00" East 5.68 feet, (4) curving to the right on an arc of 30.00 feet radius, said arc being subtended by a chord bearing South 27° 28' 51" East 10.95 feet and (5) curving to the left on an arc of 60.00 feet radius, said arc being subtended by a chord bearing South 35° 43' 00" East 38.58 feet to a point located on the northerly boundary of Campus Commons Unit No. 3-B, the official plat of which is recorded in the office of said Recorder in Book 92 of Maps, Map No. 16; thence along said northerly boundary the following two (2) courses and distances: (1) South 52° 00' 00" West 40.33 feet and (2) curving to the right on an arc of 300.00 feet radius, said arc being subtended by a chord bearing South 61° 17' 11" West 96.82 feet; thence North 57° 09' 16" West 35.21 feet; thence North 34° 52' 29" West 140.32 feet; thence South 55° 07' 31" West 42.00 feet; thence North 20° 41' 09" West 182.74 feet; thence North 11° 51' 12" West 204.86 feet; thence North 02° 29' 12" West 198.52 feet; thence North 11° 00' 47" East 200.39 feet; thence North 17° 39' 55" East 415.25 feet; thence South 71° 18' 45" East 200.99 feet to the point of beginning; containing 5.441 acres, more or less.