

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 "OBR" Office Building & "SCR" Shopping Center ZONES.

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 "OBR" Office Building & "SCR" Shopping Center 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 August 27, 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.

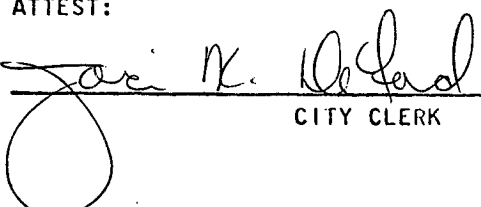
This ordinance shall be published once in the official newspaper of the City within ten (10) days after its passage.

PASSED: September 26, 1974

EFFECTIVE: October 26, 1974

  
VICE MAYOR

ATTEST:

  
CITY CLERK

All that portion of Parcel No. 3, as said parcel is shown on that certain Parcel Map entitled "Parcel A of Portion of Parcel E, Point West", recorded in the office of the Recorder of Sacramento County in Book 14 of Parcel Maps, Map No. 19, described as follows:

Beginning at a point located on the easterly boundary of said Parcel No. 3 from which the most easterly corner thereof bears North  $24^{\circ} 16' 59''$  East 380.52 feet; thence from said point of beginning North  $81^{\circ} 22' 26''$  West 219.52 feet; thence South  $11^{\circ} 43' 23''$  West 190.89 feet to a point located on the southerly boundary of said Parcel No. 3; thence along the boundary of said Parcel No. 3 the following five (5) courses and distances: (1) southeasterly, curving to the left on an arc of 1384.17 feet radius, said arc being subtended by a chord bearing South  $81^{\circ} 43' 29''$  East 166.49 feet, (2) South  $85^{\circ} 10' 21''$  East 49.22 feet, (3) 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, (4) North  $04^{\circ} 49' 39''$  East 113.27 feet and (5) curving to the right on an arc of 705.00 feet radius, said arc being subtended by a chord bearing North  $06^{\circ} 43' 36''$  East 46.73 feet to the point of beginning; containing 1.000 acres, more or less.