

ORDINANCE NO. 86-026

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

FEB 18 1986

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 FRANKLIN BOULE-
VARD, NORTH OF EHRHARDT AVENUE FROM THE
AGRICULTURE, A

ZONE(S) AND PLACING
THE SAME IN THE SINGLE FAMILY, R-1 AND GARDEN
APARTMENT-REVIEW, R-2A-R ZONE(S)
(FILE NO. P 85-482) (APN: 117-131-01)

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 Agricul-
ture, A zone(s),
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
from said zone and placed in the Single Family, R-1 and Garden Apartment-
Review, R-2A-R zone(s).

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 this 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 9, 1986, on file in the office of the
Planning Division, or any provision or modification thereof as subsequently
reviewed and approved by the Planning Commission, no such permit shall be
issued, and the Planning Division shall report the matter to the Planning
Commission as provided for in Ordinance No. 3201, Fourth Series.

- c. The applicant shall dedicate right-of-way for proposed Route 148 to the satisfaction of the Public Works Director.
- d. Density of development shall be restricted to twelve units per acre.
- e. Structures immediately adjacent to single family residences to the south shall be one story in height.

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: FEB 04 1986

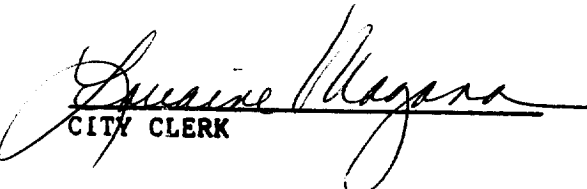
PASSED: FEB 18 1986

EFFECTIVE: MAR 20 1986



MAYOR

ATTEST:



CITY CLERK

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FEB 18 1986

LEGAL DESCRIPTION

RIGHT OF WAY DESCRIPTION
ROUTE 148 @ FRANKLIN

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Being a portion of Lot 53 as said lot is shown upon that Plat entitled "Ehrhardt Acres" recorded in the Office of the Recorder of Sacramento County in Book 12 of Maps, Map No. 24, described as follows:

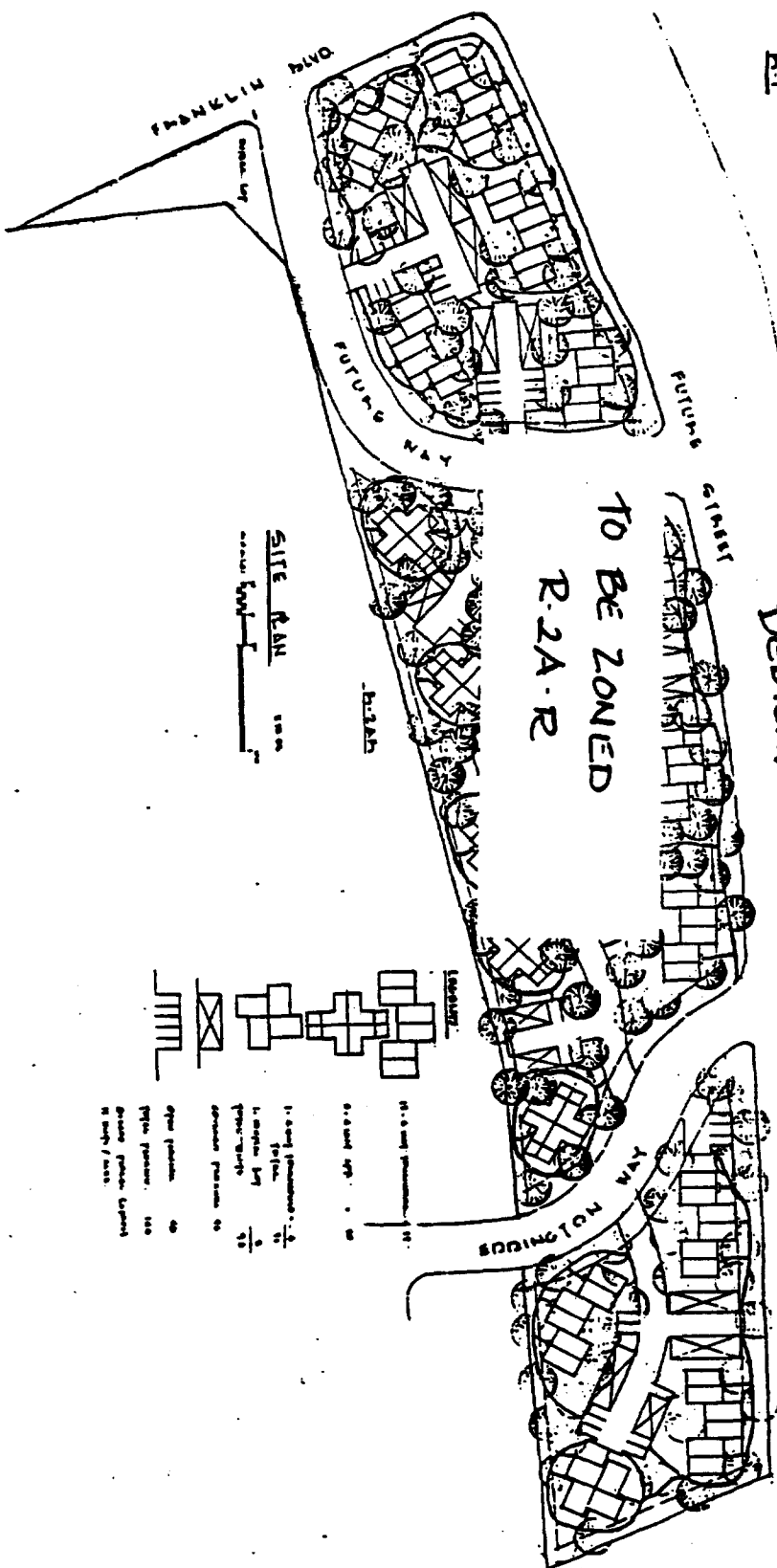
Beginning at a point on the Northerly line of Parcel 1 as said Parcel 1 is described in that Grant Deed to the State of California in Book 67-01-19 Official Records at Page 252 in the office of said Recorder from which the Northwest corner of said Lot 53 bears the following two (2) courses and distances: (1) North 72° 29' 31" West 40.59 feet, and (2) North 03° 42' 31" West 25.45 feet; thence from said point point of beginning South 72° 29' 31" East along said Northerly line of Parcel 1 43.08 feet to a point distant 78.00 feet Easterly from the Westerly line of said Lot 53; thence leaving said line South 03° 42' 31" East and parallel to the westerly line of said Lot 53 182.35 feet; thence Easterly along a curve to the left having an arc of 25.00 feet radius, said arc being subtended by chord bearing South 48° 42' 31" East 35.36 feet; thence North 86° 17' 29" East 126.05 feet; thence Easterly along a curve to the right having an arc of 2065.00 feet radius, said arc being subtended by a chord bearing North 87° 19' 04" East 73.78 feet; thence South 88° 33' 29" East 120.11 feet; thence Easterly along a curve to the right having an arc of 2062.00 feet radius, said arc being subtended by a chord bearing South 83° 32' 33" East 343.58 to a point distant 34.00 feet Southerly measured at right angles from the Northerly line of said Lot 53; thence South 72° 29' 31" East and parallel to said Northerly line of Lot 53 713.05 feet to a point on the Easterly line of said above mentioned Parcel 1; thence South 03° 42' 31" East along said last mentioned Easterly line 113.88 feet; thence North 72° 29' 31" West 529.02 feet; thence Westerly along a curve to the left having an arc of 1943.50 feet, said arc being subtended by a chord bearing North 80° 13' 42" West 523.25 feet; thence South 86° 13' 03" West 120.56 feet; thence Westerly along a curve to the left having an arc of 1935.00 feet, said arc being subtended by a chord bearing South 87° 23' 11" West 73.96 feet; thence South 86° 17' 29" West 126.05 feet; thence Southwesterly along a curve to the left having an arc of 25.00 feet radius, said arc being subtended by a chord bearing South 41° 17' 29" West 35.36 feet; to a point distant 78.00 feet Easterly measured at right angles from the Westerly line of said Lot 53, thence South 03° 42' 31" East and parallel to said Westerly line 464.46 feet to a point on the Southerly line of said Parcel 1; thence South 86° 17' 29" West along said Southerly line 40.16 feet; thence North 03° 42' 31" West 842.40 feet to the point of beginning, containing 4.476 Acres more or less.

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TO BE ZONED
R-1

DEDICATE TO THE CITY

TO BE ZONED
R-2A-R



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FEB 18 1986

APARTMENT PROJECT
FRANKLIN BLVD. & ROUTE 148
SACRAMENTO CALIFORNIA

HENRY F. YEE A.I.A.
& ASSOCIATES
ARCHITECTS AND PLANNERS

11-4-86