

AMENDED
ORDINANCE NO. 88-086

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

DEC 13 1988

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH
SERIES, AS AMENDED BY REMOVING PROPERTY LOCATED
SOUTH OF INTERSTATE 80, WEST OF NORTHGATE BOULEVARD
FROM THE TOWNHOUSE (R-1A) ZONE(S) AND PLACING THE
SAME IN THE OFFICE BUILDING PLANNED UNIT DEVELOPMENT
(OB-PUD) (60± ACRES) AND SINGLE FAMILY RESIDENTIAL
PLANNED UNIT DEVELOPMENT (R-1-PUD) (20± ACRES) ZONE(S)

(FILE NO. P88-006; APN: 225-0160-021, 023,
046; 250-0010-046, 049)

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 Townhouse (R-1A) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Building Planned Unit Development (OB-PUD) (60± acres) and Single Family Residential Planned Unit Development (R-1-PUD) (20± acres) zone(s). The zoning of the 23 acre park site shall remain unchanged (R-1A).

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 City Council on December 13, 1988, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission or the City Council, 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.

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.

PUBLISHED IN FULL: DEC 22 1988

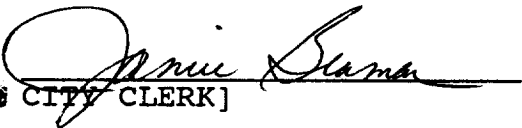
ENACTED: DEC 13 1988

EFFECTIVE: JAN 12 1989


MAYOR

ATTEST:

ACTING


Assistant CITY CLERK]

LEGAL DESCRIPTION FOR
FUTURE R-1 PARCEL IN
SUTTER BUSINESS CENTER WEST
CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, CALIFORNIA

All that portion of the northeast one-quarter of Section 13,
T.9N., R.4E., M.D.B. & M., situate in the County of Sacramento,
State of California more particularly described as follows:

Beginning at the southwest corner of said Northeast one-quarter
of Section 13; thence from said Point of beginning, North
17°33'13" East 219.83 feet; thence along the arc of a curve to
the right having a radius of 620.00 feet, said Arc being
subtended by a chord bearing North 47°13'56" East 613.97 feet;
thence North 76°54'39" East 685.96 feet; thence along the arc
of a curve to the right having a radius of 1500.00 feet, said
Arc being subtended by a chord bearing North 85°18'54" East
438.47 feet; thence South 06°56'38" West 255.00 feet; thence
South 44°49'19" West 787.81 feet to a point on the South line of
said Northeast one-quarter of Section 13; thence along said
South line, South 89°41'00" West 1036.02 feet to the point of
beginning.

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Murray Smith & Associates
Engineering, Inc.

December 11, 1988
84239

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OB area in Sutter West:

Lot B

All that portion of the northeast one-quarter of Section 13, Township 9 North, Range 4 East, M.D.B. & M., situate in the County of Sacramento, State of California more particularly described as follows:

Beginning at the southeast corner of said Northeast one-quarter of Section 13; thence from said Point of beginning along the South line of said Northeast one-quarter of Section 13, South 89°41'00" West 2645.16 feet to the southwest corner of said Northeast one-quarter of Section 13; thence along the West line of said Northeast one-quarter of Section 13, North 00°03'09" West 896.48 feet to a point on the southerly right-of-way line of Interstate Highway 880; thence along said Southerly right-of-way line, the following three (3) courses: (1) North 56°09'59" East 25.95 feet; (2) along the arc of a curve to the right having a radius of 4905.00 feet, said Arc being subtended by a chord bearing North 68°45'14" East 2137.90 feet; and (3) North 81°20'29" East 635.36 feet to a point on the East line of said Northeast one-quarter of Section 13; thence along said East line, South 00°07'08" East 1766.68 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said Northeast one-quarter of Section 13 more particularly described as follows:

Beginning at the southeast corner of said Northeast one-quarter of Section 13; thence from said Point of beginning along the South line of said Northeast one-quarter of Section 13, South 89°41'00" West 2645.16 feet to the southwest corner of said Northeast one-quarter of Section 13; thence along the West line of said Northeast one-quarter of Section 13, North 00°03'09" West 132.24 feet; thence North 17°33'13" East 93.79 feet; thence along the arc of a curve to the right having a radius of 660.00 feet, said Arc being subtended by a chord bearing North 47°13'56" East 653.58 feet; thence North 76°54'39" East 685.96 feet; thence along the arc of a curve to the right having a radius of 1540.00 feet, said Arc being subtended by a chord bearing North 88°11'58" East 602.91 feet; thence South 80°30'43" East 876.99 feet to a point on the East line of said Northeast one-quarter of Section 13; thence along said East line, South 00°07'08" East 680.57 feet to the point of beginning.

TOGETHER WITH all that portion of the North half of the North half of fractional Section 18, Township 9 North, Range 5 East,

Exhibit "A"

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situate in the County of Sacramento, State of California more particularly described as follows:

BEGINNING at the Southwest corner of the North half of the North half of fractional Section 18, Township 9 North, Range 5 East; thence along the West line of said Section 18, North $00^{\circ}07'08''$ West 440.84 feet to a point on the southerly right-of-way line of Interstate Highway 880; thence along said Southerly right-of-way line, the following six (6) courses: (1) North $81^{\circ}20'29''$ East 465.05 feet; (2) North $86^{\circ}10'26''$ East 445.64 feet; (3) South $84^{\circ}43'32''$ East 123.35 feet; (4) along the arc of a curve to the right having a radius of 500.00 feet, said Arc being subtended by a chord bearing South $63^{\circ}54'41''$ East 355.33 feet; (5) South $43^{\circ}05'50''$ East 268.23 feet; and (6) along the arc of a curve to the right having a radius of 800.00 feet, said Arc being subtended by a chord bearing South $35^{\circ}36'29''$ East 208.54 feet to a point on the Northerly line of that certain tract of land described in Book 4624 at Page 317, Official Records of Sacramento County; thence along said Northerly line, South $89^{\circ}44'13''$ West 1650.14 feet to the point of beginning.

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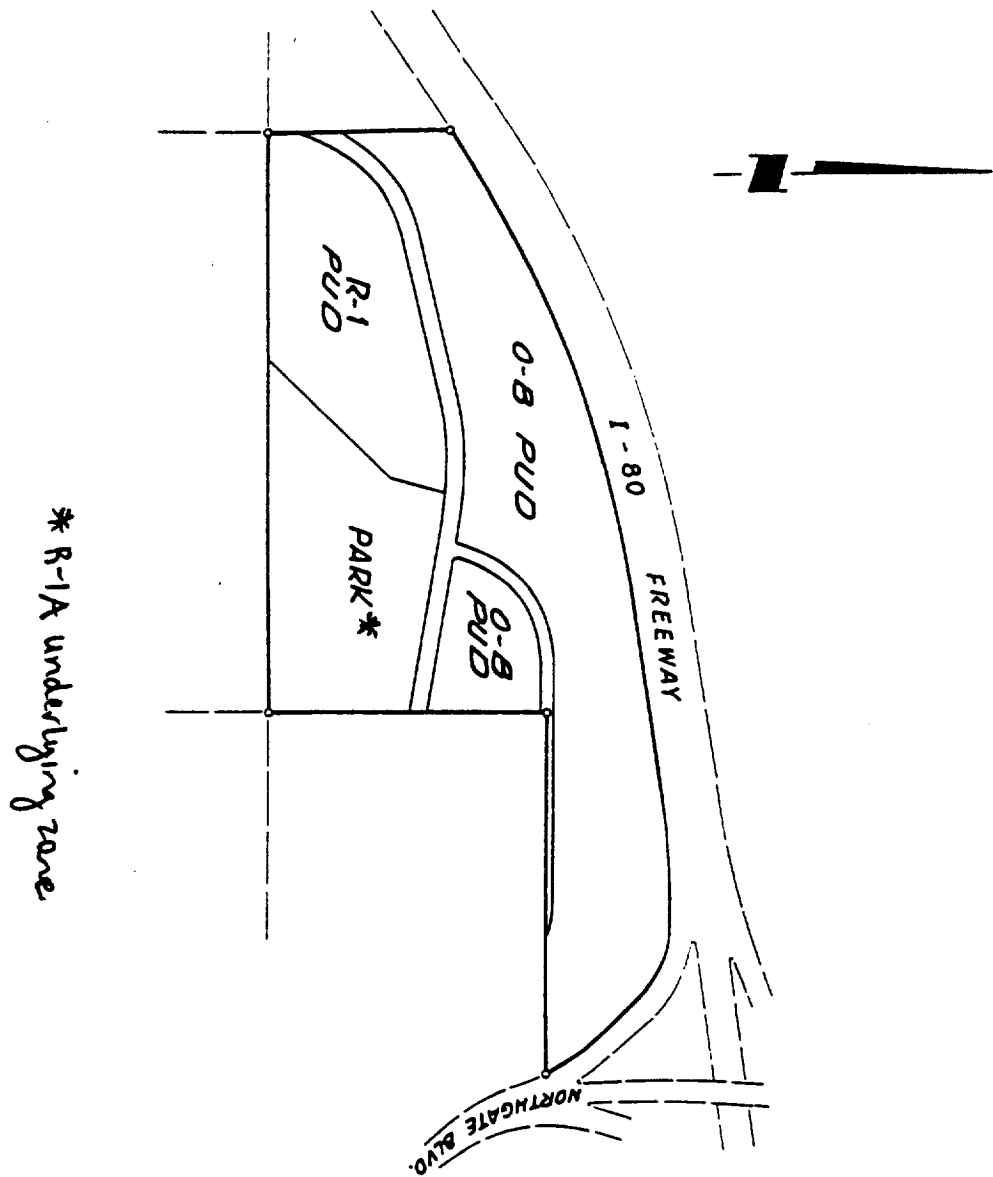
Murray Smith & Associates
Engineering, Inc.

November 8, 1988
84239

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EXHIBIT B



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CALC. _____
DRN. *RT* _____
CKD. D. DeB. _____
APRVD. _____

REZONE EXHIBIT FOR
SUTTER BUSINESS CENTER WEST
CITY OF SACRAMENTO, CALIFORNIA

MURRAY SMITH & ASSOCIATES, ENGINEERING
SACRAMENTO, CALIFORNIA

DATE: 2-11-86
SCALE: 1/25' ±
F.B. _____
W.O. 84239

P-88-006

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