

ORDINANCE NO. 89-011

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

FEB 21 1989

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY ON THE NORTHWEST CORNER OF THE INTERSECTION OF WEST EL CAMINO AVENUE AND ORCHARD LANE FROM THE AGRICULTURE (A) ZONE(S) AND PLACING THE SAME IN THE HIGHWAY COMMERCIAL PLANNED UNIT DEVELOPMENT (HC-PUD) (7.6 + ACRES) AND SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-1-PUD) (11.2 + ACRES) ZONE(S)

(FILE NO. P88-005) APN: 225-0220-040-064-065

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 Agriculture (A) Zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Highway Commercial Planned Unit Development (HC-PUD) (7.6 + acres) and Single Family Residential Planned Unit Development (R-1-PUD) (11.2 + acres) 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 recommended by the Planning Commission on May 5, 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, no such permit shall be issued,

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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 which are a part of said Ordinance No. 2550, Fourth Series, to conform 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 rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: FEB 14 1989

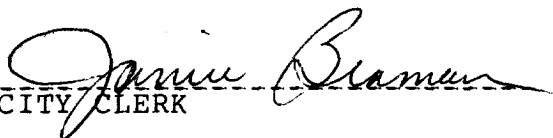
PASSED: FEB 21 1989

EFFECTIVE: MAR 23 1989



MAYOR

ATTEST:

ACTING
Assistant

CITY CLERK

P88-005

Exhibit A

7560-003

PROPOSED HIGHWAY COMMERCIAL ZONE

All that portion of Lots 18 and 30, as shown on the "Plat of Natomas Riverside Subdivision No. 2", recorded in Book 15 of Maps, Map No. 41, records of Sacramento County, California, described as follows:

COMMENCING at a point on the East line of said lot 18, said point being the most Southerly terminus of Course No. 7 shown and designated South $00^{\circ} 57' 12''$ East, on Line 11, Page 4, of that certain Lis Pendens entitled "The People of the State of California, acting through the Department of Public Works, Plaintiff, vs. John L. Silva, Jr., et al, Defendants", recorded January 10, 1969 in Book 690110, Page 457 of Official Records;

thence from said point along the state freeway the following two (2) courses and distances:

(1) leaving said East line of Lot 18, South $55^{\circ} 26' 35''$ West 670.01 feet to a point that is 130.00 feet Southeasterly, measured at right angles from the base line at Engineer's Station "A1" 302+50.00 of the Department of Public Works' Survey on Road 03-SAC-880, Post Mile 0.0 to Post Mile 9.0;

(2) South $51^{\circ} 51' 24''$ West 328.89 feet to the POINT OF BEGINNING;

thence continuing along the state freeway the following three (3) courses and distances:

(1) South $51^{\circ} 51' 24''$ West 57.33 feet;

(2) from a tangent that bears South $51^{\circ} 29' 16''$ West along a curve to the left with a radius of 340.00 feet, through an angle of $115^{\circ} 43' 20''$, and arc length of 686.71 feet;

(3) South $64^{\circ} 14' 04''$ East 181.22 feet;

thence leaving said state freeway, South $83^{\circ} 39' 43''$ East a distance of 140.66 feet;

thence North $89^{\circ} 45' 05''$ East a distance of 444.79 feet;

thence Easterly and Northerly along the arc of a curve to the left having a radius of 25.00 feet, the chord subtended by said arc bears North $44^{\circ} 23' 46''$ East a distance of 35.57 feet;

thence North $00^{\circ} 57' 32''$ West a distance of 35.57 feet;

thence North $00^{\circ} 57' 32''$ West a distance of 237.69 feet;

thence Northerly and Westerly along the arc of a curve to the left having a radius of 25.00 feet, the chord subtended by said arc bears North $45^{\circ} 57' 32''$ West a distance of 35.36 feet;

thence South $89^{\circ} 02' 28''$ West a distance of 59.00 feet;

thence South $87^{\circ} 29' 39''$ West a distance of 49.87 feet;

thence Westerly along the arc of a curve to the left having a radius of 373.00 feet, the chord subtended by said arc bears South $75^{\circ} 15' 23''$ West a distance of 39.89 feet;

thence Westerly along the arc of a curve to the right having a radius of 427.00 feet, the chord subtended by said arc bears North $84^{\circ} 23' 52''$ West a distance of 380.39 feet;

thence Westerly, Northerly and Easterly along the arc of a curve to the right having a radius of 54.00 feet, the chord subtended by said arc bears North $22^{\circ} 49' 26''$ a distance of 106.60 feet;

thence North $05^{\circ} 40' 03''$ East a distance of 155.14 feet;

thence North $53^{\circ} 36' 04''$ West a distance of 269.95 feet to the POINT OF BEGINNING, containing 7.6 Acres more or less.

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Exhibit A (cont.)

PROPOSED RESIDENTIAL ZONE

All that portion of Lots 18 and 30, as shown on the "Plat of Natomas Riverside Subdivision No. 2", recorded in Book 15 of Maps, Map No. 41, records of Sacramento County, California, described as follows:

BEGINNING at a point on the East line of said lot 18, said point being the most Southerly terminus of Course No. 7 shown and designated South $00^{\circ} 57' 12''$ East, on Line 11, Page 4, of that certain Lis Pendens entitled "The People of the State of California, acting through the Department of Public Works, Plaintiff, vs. John L. Silva, Jr., et al, Defendants", recorded January 10, 1969 in Book 690110, Page 457 of Official Records;

thence from said point of beginning and along the state freeway the following two (2) courses and distances:

(1) leaving said East line of Lot 18, South $55^{\circ} 26' 35''$ West 670.01 feet to a point that is 130.00 feet Southeasterly, measured at right angles from the base line at Engineer's Station "A1" 302+50.00 of the Department of Public Works' Survey on Road 03-SAC-880, Post Mile 0.0 to Post Mile 9.0;

(2) South $51^{\circ} 51' 24''$ West 328.89 feet;

thence leaving said state freeway South $53^{\circ} 36' 04''$ East a distance of 269.95 feet;

thence South $05^{\circ} 40' 03''$ West a distance of 155.14 feet;

thence Easterly and Southerly along the arc of a curve to the right having a radius of 54.00 feet, the chord subtended by said arc bears South $35^{\circ} 43' 14''$ East a distance of 70.40 feet;

thence Southerly and Easterly along the arc of a curve to the left having a radius of 30.00 feet, the chord subtended by said arc bears South $32^{\circ} 47' 21''$ East a distance of 36.73 feet;

thence Easterly along the arc of a curve to the left having a radius of 373.00 feet, the chord subtended by said arc bears North $89^{\circ} 18' 19''$ East a distance of 257.02 feet;

thence North $69^{\circ} 09' 06''$ East a distance of 40.01 feet;

thence Easterly along the arc of a curve to the right having a radius of 427.00 feet, the chord subtended by said arc bears North $75^{\circ} 44' 31''$ East a distance of 98.01 feet;

thence North $83^{\circ} 24' 14''$ East a distance of 50.13 feet;

thence North $89^{\circ} 02' 28''$ East a distance of 61.20 feet;

thence Northeasterly along the arc of a curve to the left having a radius of 25.00 feet, the chord subtended by said arc bears North $46^{\circ} 22' 12''$ East a distance of 33.89 feet

thence Northerly along the arc of a curve to the right having a radius of 640.00 feet, the chord subtended by said arc bears North $11^{\circ} 33' 07''$ East a distance of 174.89 feet to a point on the East line of said Lot 30;

thence North $00^{\circ} 57' 32''$ West, along said East line and the East line of said Lot 18, a distance of 742.89 feet to the POINT OF BEGINNING, containing 11.3 acres more or less.

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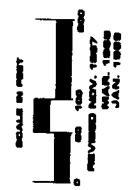
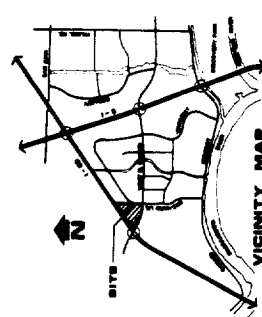
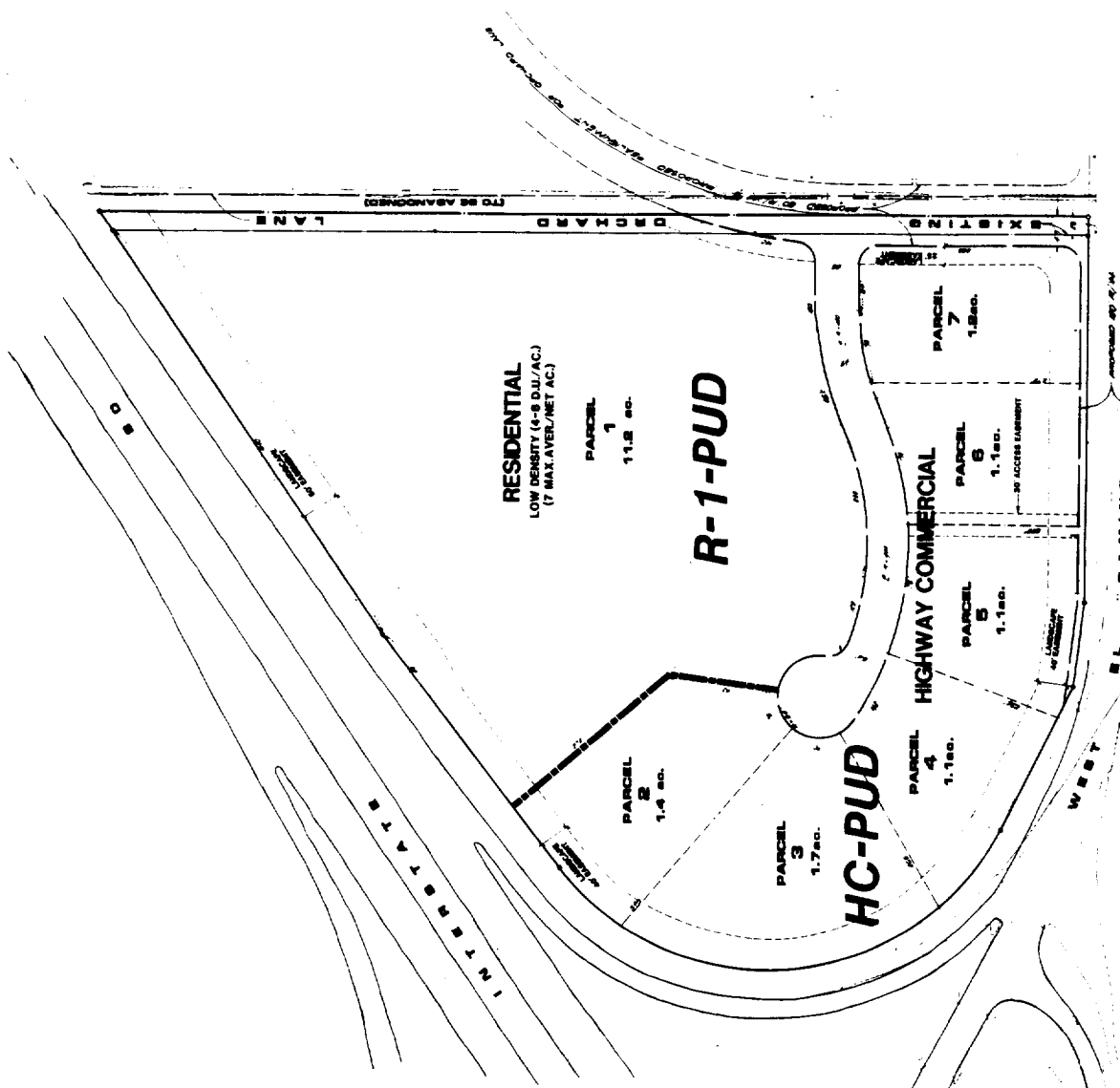
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Exhibit B

ZONING EXHIBIT

RESIDENTIAL R1-PUD	11.2 ± AC.
HIGHWAY COMMERCIAL HC-PUD	7.6 ± AC.
PUBLIC ROADS	1.6 ± AC.
TOTAL	20.4 ± AC.



WEST EL CAMINO TRAVEL PARK

CITY OF SACRAMENTO, CALIFORNIA

