

ORDINANCE NO. 89-016

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

MAR 1 4 1989

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROSIN COURT FROM THE AGRICULTURE (A) ZONE(S) AND PLACING THE SAME IN THE HIGHWAY COMMERCIAL - PLANNED UNIT DEVELOPMENT (HC-PUD) ZONE(S)

(FILE NO. P86-143) (APN: 250-010-47,48)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The territory described in the attached exhibit(s) which is in 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) 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 on February 23, 1989, 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.

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- c. Notice is given that the property on which construction is authorized by this permit may be subject to flooding. It is the applicant and property owners responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January, 1989; and all preliminary flood maps available at the City of Sacramento's Planning Department.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, there is a statistical one percent chance that such flooding could occur in any given year.)

The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect your proposed development. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants and other interested parties, receive notice, as required under applicable law, of the flooding risk to which your property may be subject.

This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents or employees for any damages to persons or property caused by flooding.

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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: MAR 7 1989

PASSED: MAR 1 4 1989

EFFECTIVE: APR 1 3 1989



MAYOR

ATTEST:

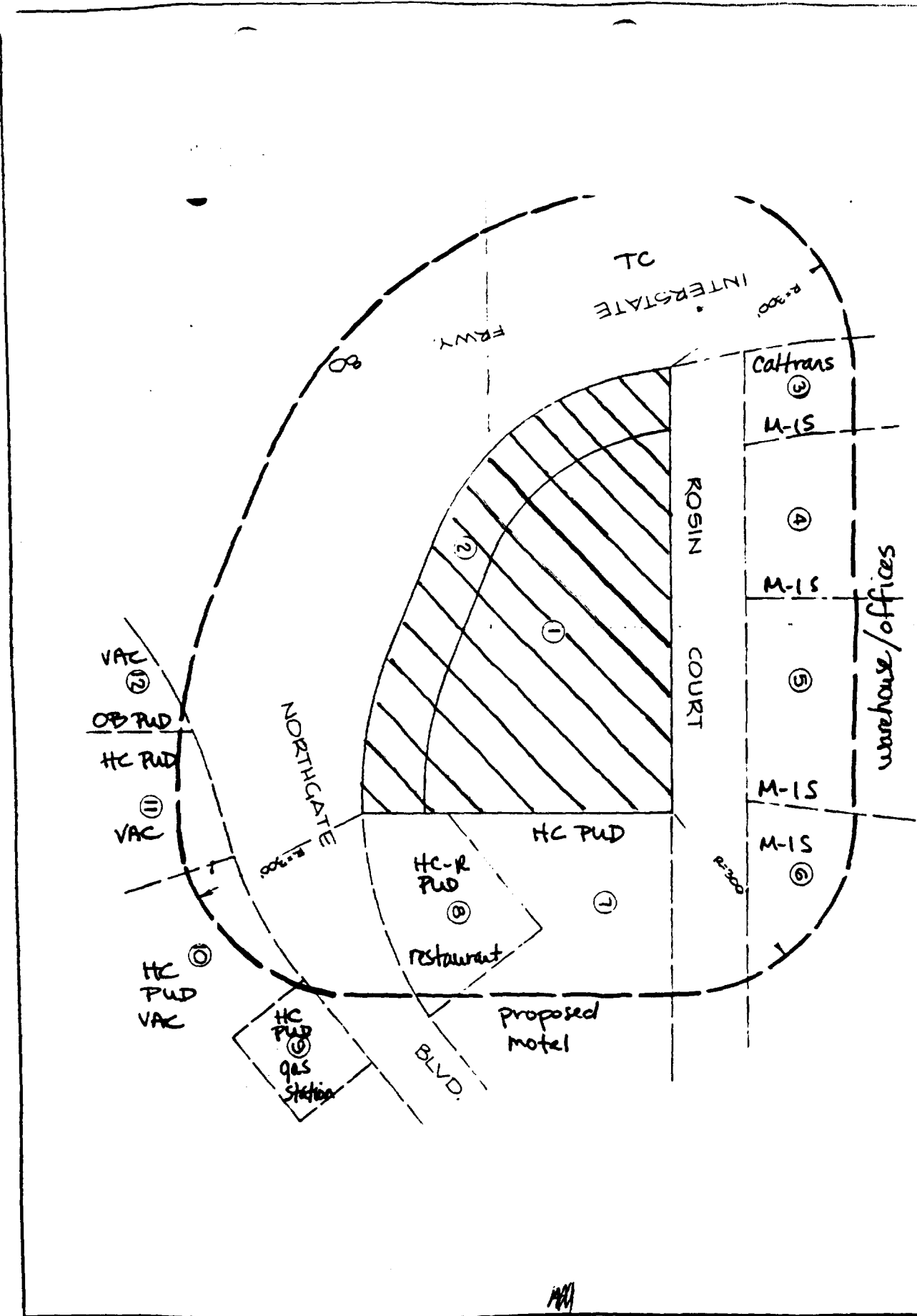


ACTING CITY CLERK

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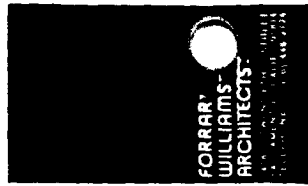
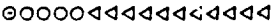


LAND USE & ZONING MAP

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ADA 5-22-86
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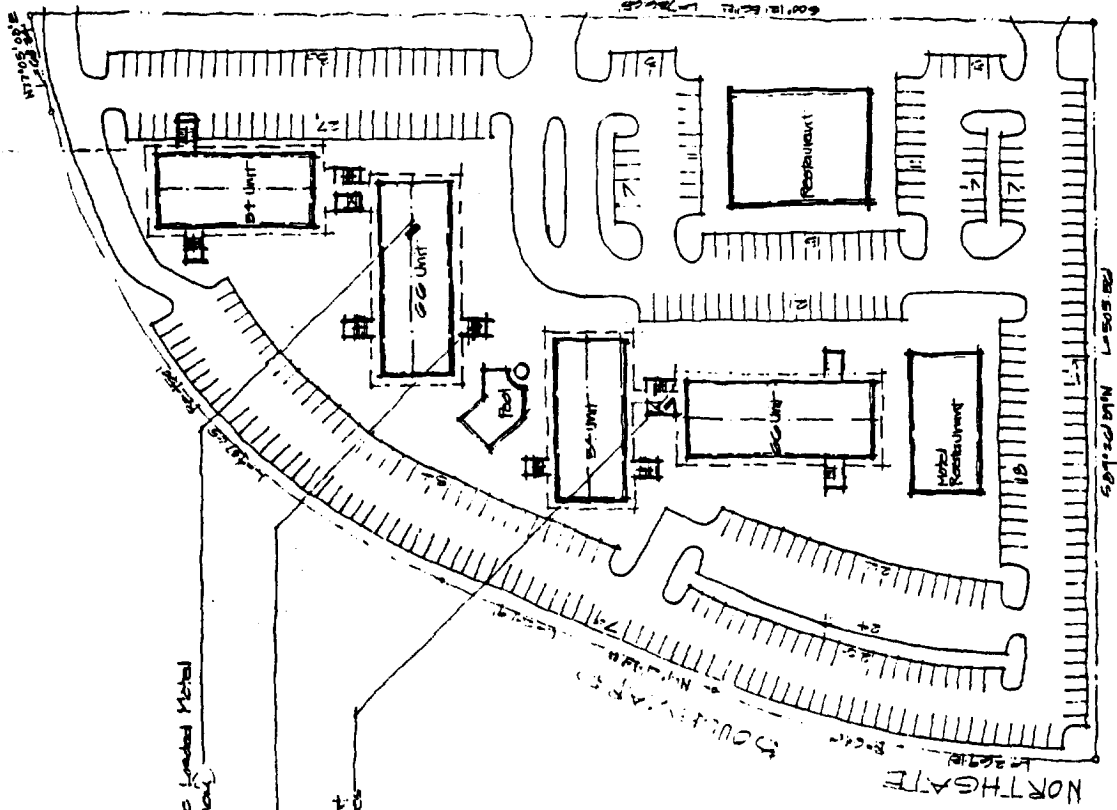
Item 9



SITE RESUME

MOTEL (240 UNITS)	240
RESTAURANTS (215 AREA)	14
TOTAL PARKING SPACES	241 SPACES
SPACES PROVIDED	242 SPACES
SITE AREA	2.55 ACRES

FOOT CROWN



3 story, Double Loaded Metal
(4 Buildings Typical)

Typical Stair

Elevator Stair at
Connective Balconies

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W 5-22-86

Item 9

CITY PLANNING DEPARTMENT

APR 8 1986

RECEIVED

08 24 1379

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JAN 17 1989

RECEIVED

EXHIBIT "A"

THOSE PORTIONS OF SECTIONS 13, TOWNSHIP 9 NORTH, RANGE 4 EAST, M. D. B. & M., AND A FRACTIONAL SECTION 18, TOWNSHIP 9 NORTH, RANGE 5 EAST, M. D. B. & M., SACRAMENTO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 4624 OF OFFICIAL RECORDS AT PAGE 317, SACRAMENTO COUNTY RECORDS SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 880 AS DESCRIBED IN BOOK 68-02-27 OF OFFICIAL RECORDS AT PAGE 554, SACRAMENTO COUNTY RECORDS WHICH BEARS NORTH 89 DEGREES 26' 39" EAST 230.61 FEET FROM SAID POINT "A". THENCE FROM SAID POINT OF BEGINNING LEAVING SAID NORTHERLY LINE AND RUNNING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING (4) COURSES: (1) NORTHEASTERLY ALONG A CURVE TO THE RIGHT THE TANGENT OF WHICH BEARS NORTH 02 DEGREES 21' 41" WEST, SAID CURVE HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 23 DEGREES 43' 24" AND AN ARC LENGTH OF 269.13 FEET, (2) NORTH 21 DEGREES 21' 43" EAST 201.90 FEET, (3) NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THROUGH A CENTRAL ANGLE OF 55 DEGREES 43' 24" AND AN ARC LENGTH OF 437.65 FEET AND (4) NORTH 77 DEGREES 05' 07" EAST 121.64 FEET TO THE EASTERLY LINE OF SAID FRACTIONAL SECTION 18; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE AND RUNNING ALONG SAID EASTERLY LINE OF FRACTIONAL SECTION 18, SOUTH 00 DEGREES 12' 56" EAST 102.51 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 77 DEGREES 05' 07" WEST 99.10 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 55 DEGREES 43' 24" AND AN ARC LENGTH OF 340.39 FEET; THENCE SOUTH 21 DEGREES 21' 43" WEST 201.90 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 03' 06" AND AN ARC LENGTH OF 230.88 FEET TO A POINT ON SAID NORTHERLY LINE OF THAT TRACT OF LAND; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 26' 39" WEST 100.60 FEET TO THE POINT OF BEGINNING.

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