

3.

ORDINANCE NO. 4179, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the NW corner Franklin Blvd. & Meadowview Rd. FROM THE A Agricultural ZONE AND PLACING SAME IN THE R-2A-R Garden Apartment Review ZONE (FILE P-8792) (APN: 049-100-05)

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(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-2A-R Garden Apartment Review 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 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 October 11, 1979, 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.

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: NOV-7 1979

PASSED: NOV 13 1979

EFFECTIVE: DEC 13 1979

ATTEST:

Juanita Magana
CITY CLERK

Shep P. Conkey
MAYOR

DESCRIPTION

All that certain real property, situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

PARCEL NO. 1:

All that portion of Lots "Y" and "Z" of Meadow View Colony, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on May 26, 1910, in Book 10 of Maps, Map No. 36, described as follows:

BEGINNING at a point located in the centerline of Franklin Boulevard from which the most easterly corner of Franklin Villa Estates Unit No. 2, the official plat of which is recorded in the office of said Recorder in Book 85 of Maps, Map No. 4, bears the following two (2) courses and distances: (1) North $73^{\circ} 37' 53''$ East 7.58 feet and (2) North $16^{\circ} 22' 07''$ West 12.00 feet; thence from said point of beginning along the centerline of said Franklin Boulevard, South $15^{\circ} 08' 48''$ East 633.15 feet; thence South $80^{\circ} 41' 59''$ West 577.32 feet; thence North $05^{\circ} 00' 10''$ West 31.78 feet; thence curving to the right on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North $13^{\circ} 34' 12''$ East 254.81 feet; thence curving to the left on an arc of 400.00 feet radius, said arc being subtended by a chord bearing North $07^{\circ} 46' 29''$ East 330.07 feet; thence North $16^{\circ} 35' 35''$ West 5.67 feet; thence North $73^{\circ} 24' 25''$ East 27.00 feet; thence North $16^{\circ} 35' 35''$ West 5.67 feet; thence North $73^{\circ} 24' 25''$ East 27.00 feet; thence North $16^{\circ} 35' 35''$ West 7.15 feet; thence curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing North $28^{\circ} 24' 25''$ East 28.28 feet; thence North $73^{\circ} 24' 25''$ East 203. feet; thence curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing South $61^{\circ} 28' 51''$ East 35.42 feet; thence North $73^{\circ} 37' 53''$ East 42.42 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot "Z" of Meadow View Colony, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 26, 1910, in Book 10 of Maps, Map No. 36, described as follows:

BEGINNING at a point located in said Lot "Z", from which the most easterly corner of Franklin Villa Estates Unit No. 2, the official plat of which is recorded in the office of said Recorder in Book 85 of Maps, Map No. 4, bears the following four (4) courses and distances: (1) North $80^{\circ} 41' 59''$ East 29.14 feet, (2) North $15^{\circ} 08' 48''$ West 633.15 feet, (3) North $73^{\circ} 37' 53''$ East 7.58 feet and (4) North $16^{\circ} 22' 07''$ West 12.00 feet; thence from said point of beginning South $16^{\circ} 22' 07''$ East 15.59 feet; thence curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing South $30^{\circ} 49' 30''$ West 36.68 feet; thence curving to the right on an arc of 1450.00 feet radius, said arc being subtended by a chord bearing South $79^{\circ} 02' 41''$ West 51.94 feet; thence curving to the right

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ORDINANCE No. 2712

NOV. 13 1915

DESCRIPTION CONTINUED:

on an arc of 5550.00 feet radius, said arc being subtended by a chord bearing South 80° 33' 49" West 95.40 feet; thence South 76° 52' 06" West 119.46 feet; thence curving to the right on an arc of 5560.00 feet radius, said arc being subtended by a chord bearing South 83° 38' 26" West 263.29 feet; thence North 05° 00' 10" West 39.83 feet; thence North 80° 41' 59" East 548.18 feet to the point of beginning.

PARCEL NO. 3

All that portion of lots "Y" and "Z", as said lots are shown on the official plat of Meadow View Colony, recorded in the office of the Recorder of Sacramento County in Book 10 of Maps, Map No. 36, described as follows: BEGINNING at a point located in the centerline of Franklin Boulevard, from which the most easterly corner of Franklin Villages Estates Unit No. 2, the official plat of which is recorded in the office of said Recorder in Book 85 of Maps, Map No. 4, bears the following two (2) courses and distances: (1) North 73° 37' 53" East 7.58 and (2) North 16° 22' 07" West 12.00 feet; thence from said point of beginning South 73° 37' 53" West 42.42 feet; thence curving to the left on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North 61° 28' 51" West 35.42 feet; thence South 73° 24' 25" West 203.61 feet; thence curving to the left on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 28° 24' 25" West 28.28 feet; thence North 16° 35' 35" West 12.00 feet; thence curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing North 28° 24' 25" East 28 feet; thence North 73° 24' 25" East 203.66 feet; thence curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing South 61° 28' 51" East 35.42 feet; thence North 73° 37' 53" East 42.67 feet to a point on the centerline of Franklin Boulevard; thence South 15° 08' 48" East 12.00 feet to the point of beginning.

HJ:hm

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