

# ORDINANCE NO. ~~93~~-010

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 0 2 1993

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT 4921 & 4923 FOLSOM BLVD. BY REMOVING 0.73± VACANT ACRES FROM THE STANDARD SINGLE FAMILY (R-1) AND GENERAL COMMERCIAL (C-2) ZONES AND PLACING THE SAME IN THE MULTI-FAMILY RESIDENTIAL (R-2A) ZONE(S) OR A MORE RESTRICTIVE ZONE

(P92-203) (APN: 008-0341-023, 024, 040, 041)

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 Standard Single Family (R-1) and the General Commercial (C-2) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the Multi-Family Residential (R-2A) 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.

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- 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 December 10, 1992, 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. On site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit. Drainage shall be designed to convey 0.3 cfs/ acre six inches below the gutter flowline and pass a 100 year storm without damage to structures.
- d. Comply with City's Cross Connection Control Policy.
- e. Note: This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system.
- f. Prior to the issuance of a building permit, applicant shall negotiate with the Sacramento Unified School District, a written agreement in satisfaction of the proposed impacts on the District, as mutually agreed to by applicant and the District.
- g. The site shall be remediated of toxic substances to the satisfaction of the County Environmental Health Department prior to the issuance of any final building permit.
- h. The applicant shall provide a masonry, or similar quality, wall along the west property line to the satisfaction of the Planning Director prior to the issuance of a final building permit.

**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.

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DATE ADOPTED: FEB 0 2 1993

E X H I B I T **D**

REAL PROPERTY DESCRIPTION FOR THE MERGER OF  
ASSESSOR'S PARCEL NOS.  
008-0341-023, 024, 040, AND 041

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF  
SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND  
BEING A PORTION OF LOT 5, AS SAID LOT IS SHOWN AND SO  
DESIGNATED ON THAT CERTAIN MAP ENTITLED "PORTION OF TULLAR  
HOMESTEAD TRACT OWNED BY PHILIP WOLF, JR., SACRAMENTO,  
CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF  
SACRAMENTO COUNTY ON 07 JUNE 1898, IN BOOK "A" OF SURVEYS,  
MAP NO. 57, AND A PORTION OF LAND SOUTHERLY OF AND ADJACENT  
TO THE SOUTH LINE OF SAID LOT 5, MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT AN IRON PIPE MARKING THE NORTHWEST  
CORNER OF SAID LOT 5, AND THE SOUTHWEST CORNER OF  
LOT 7, AS SAID LOT IS SHOWN AND SO DESIGNATED ON  
THAT CERTAIN MAP ENTITLED "LOVE TRACT", FILED IN  
THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON  
24 JUNE 1947, IN BOOK 28 OF MAPS, MAP NO. 22;  
THENCE FROM SAID POINT OF BEGINNING, EASTERLY  
ALONG THE NORTH LINE OF LOT 5,  
QSOUTH 70°35'00" EAST 119.33 FEET TO THE WEST LINE  
OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE  
DEED FROM CHESTER A. MOORE, ET UX, TO MARTINE P.  
CUPICH, ET UX, FILED IN THE OFFICE OF THE RECORDER  
OF SACRAMENTO COUNTY IN BOOK 713 OF DEEDS,  
PAGE 522; THENCE SOUTHERLY ALONG SAID WEST LINE  
SOUTH 19°53'00" WEST 273.43 FEET, MORE OR LESS, TO  
THE SOUTH LINE OF SAID LOT 5 AND THE NORTHEASTERLY  
LINE OF FOLSOM BOULEVARD, A PUBLIC ROAD; THENCE  
NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF  
FOLSOM BOULEVARD NORTH 63°00'00" WEST  
39.28 FEET TO A POINT ON THE EAST LINE OF THAT  
CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM  
CHESTER A. MOORE, ET UX, TO W.L. YOUNG, ET UX,  
FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO  
COUNTY IN BOOK 58 OF OFFICIAL RECORDS, PAGE 19,  
SAID POINT LOCATED SOUTH 63°00'00" EAST, ALONG THE  
NORTHEASTERLY LINE OF FOLSOM BOULEVARD, 80.6 FEET  
FROM THE PROJECTED WEST LINE OF LOT 5; THENCE  
CONTINUING ALONG THE NORTHEASTERLY LINE OF FOLSOM  
BOULEVARD NORTH 63°0'00" WEST 80.60 FEET TO A  
POINT ON THE SOUTHERLY PROJECTION OF SAID LOT 5,  
LOCATED SOUTH 19°35'00" WEST 1.30 FEET FROM THE  
ORIGINAL SOUTHWEST CORNER OF LOT 5; THENCE,  
NORTH 19°35'00" EAST 1.30 FEET TO THE SOUTHWEST  
CORNER OF SAID LOT 5; THENCE, NORTHERLY ALONG  
THE WEST LINE OF LOT 5 NORTH 19°48'10" EAST  
256.31 FEET TO THE POINT OF BEGINNING, CONTAINING  
0.728 ACRES, MORE OR LESS.

end of description

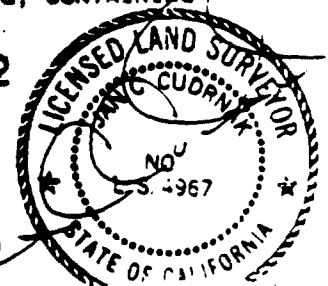
SEP 02 1992

FEB 02 1993

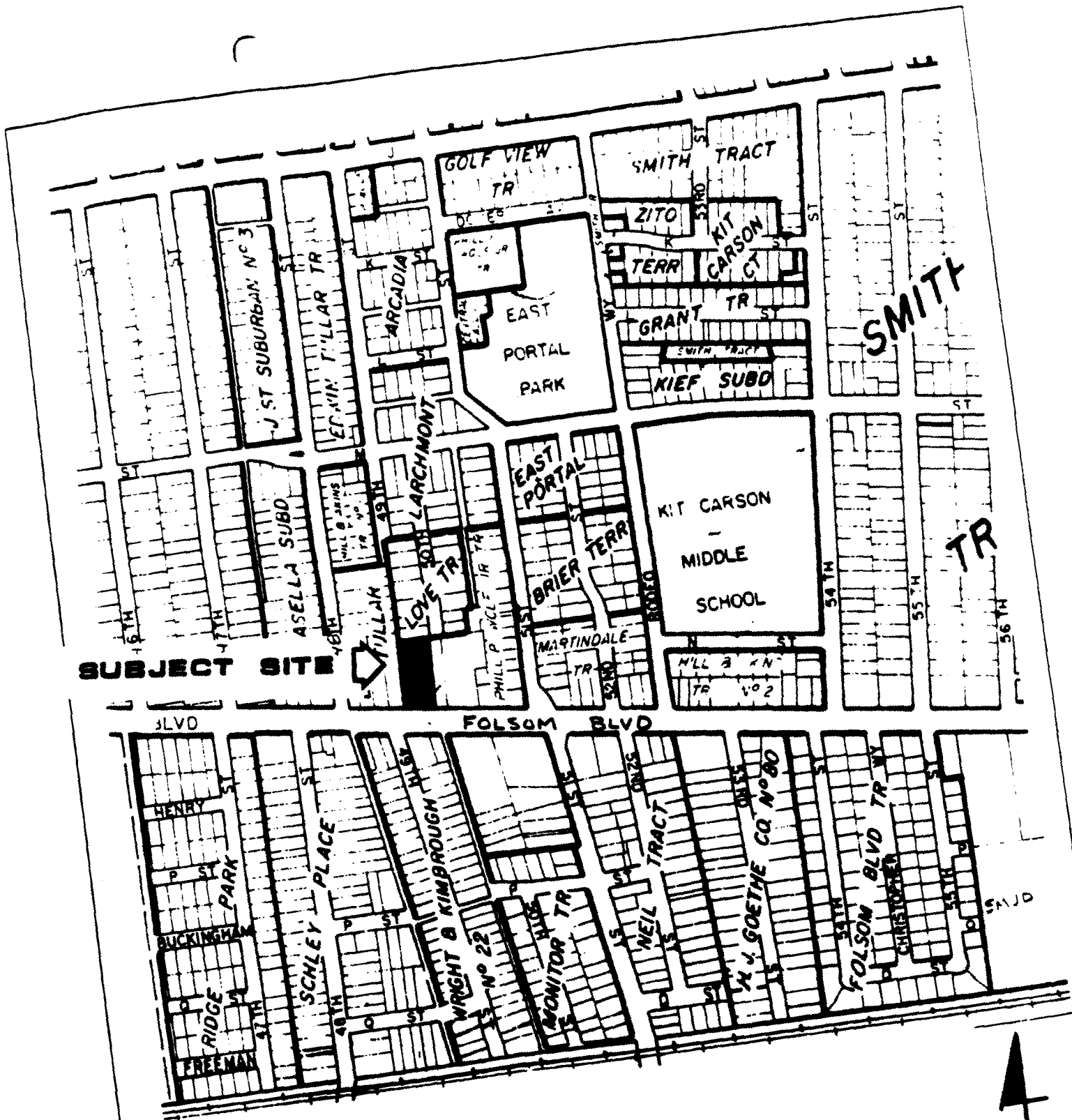
ORDINANCE No. 93-010

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THIS DESCRIPTION WAS PREPARED BY  
JAN C. CUDRNAK, L.S. 4967



002-203



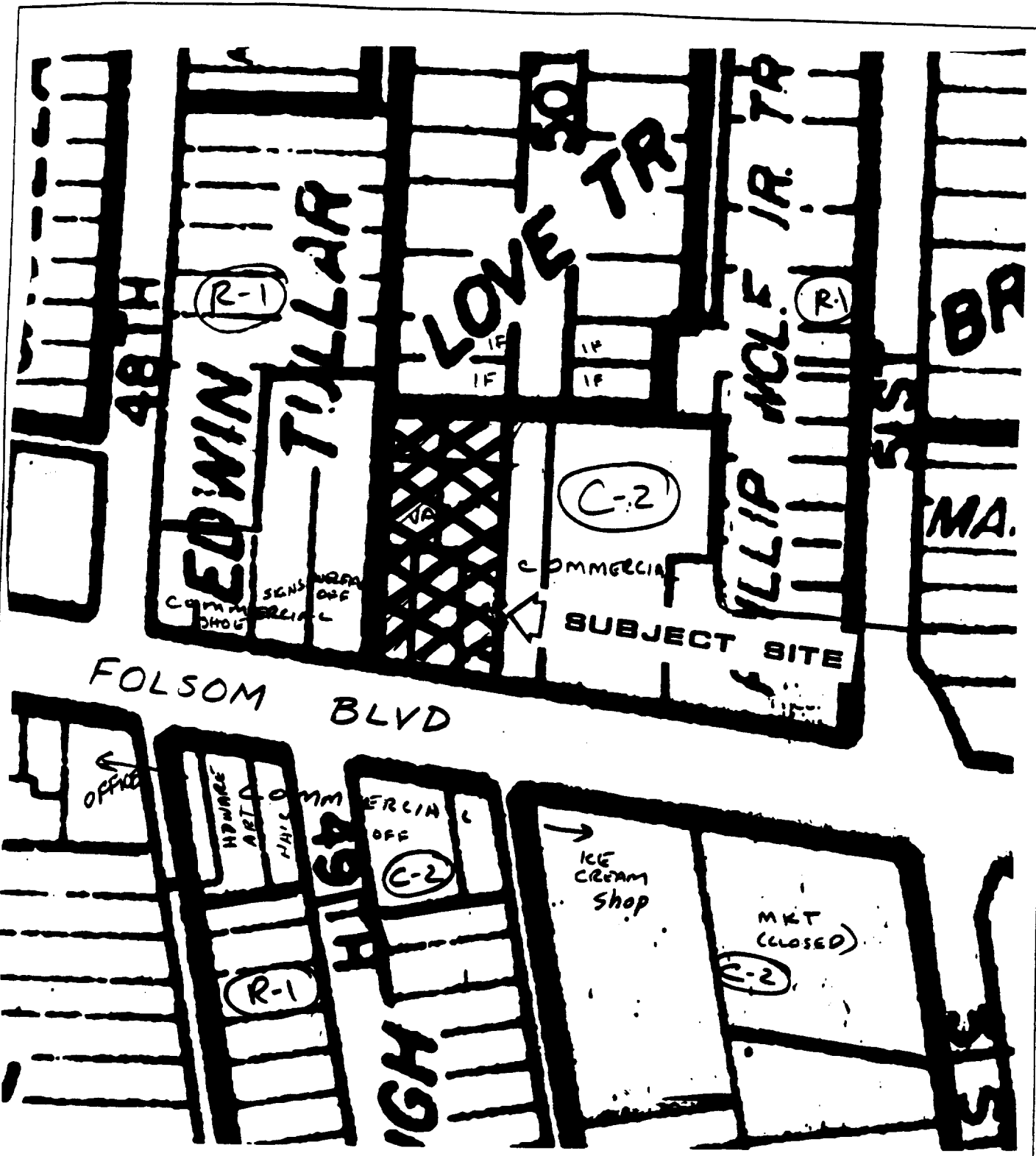
**SUBJECT SITE**

FEB 0 2 1993 ORDINANCE No. 93-010

**VICINITY MAP**

December 10, 1992

Item No. 8

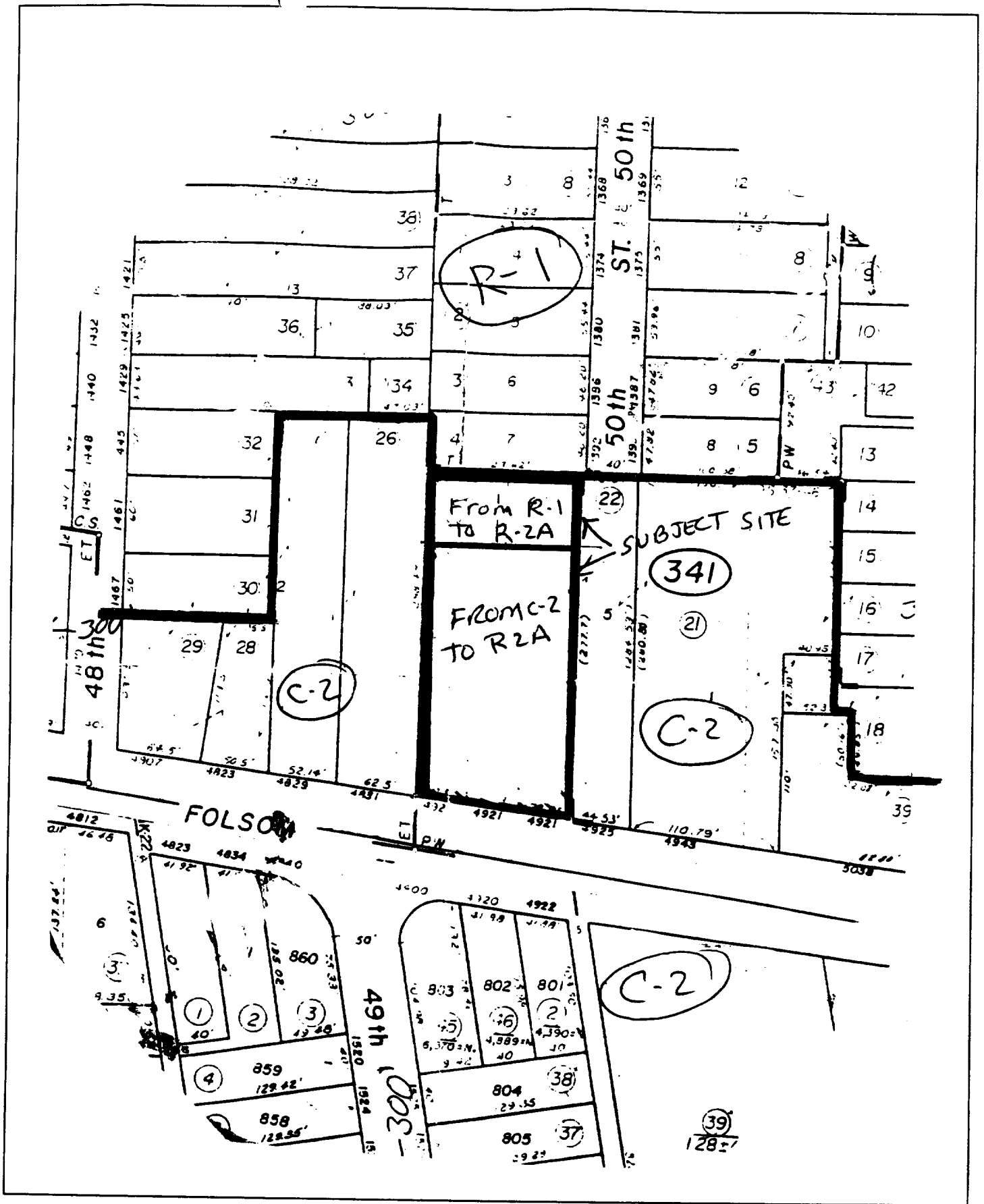


FOLSOM BLVD

FEB 0 2 1993 ORDINANCE No. 93-010

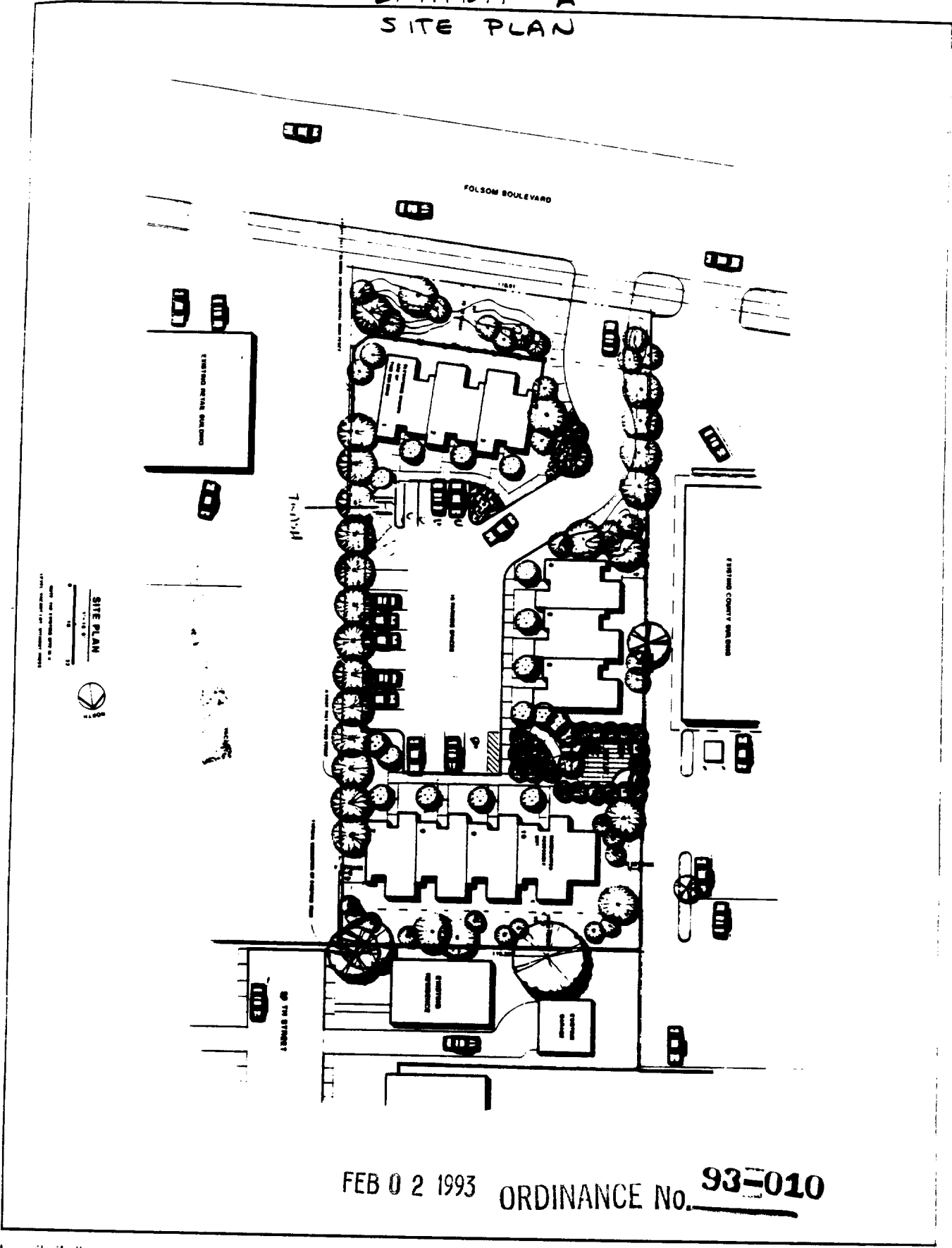
4  
N

**LAND USE & ZONING MAP**



**NEW ZONING MAP**

EXHIBIT A  
SITE PLAN



FEB 02 1993 ORDINANCE No. 93-010

DATE: 1/21/93  
SCALE: 1/8" = 10'-0"  
SHEET: A1

City of Sacramento  
Department of Planning  
400 Capitol Mall  
Sacramento, CA 95833  
Tel: (916) 498-2000  
Fax: (916) 498-2001

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
FOLSOM BOULEVARD APARTMENTS  
4721 FOLSOM BLVD  
SACRAMENTO, CALIFORNIA

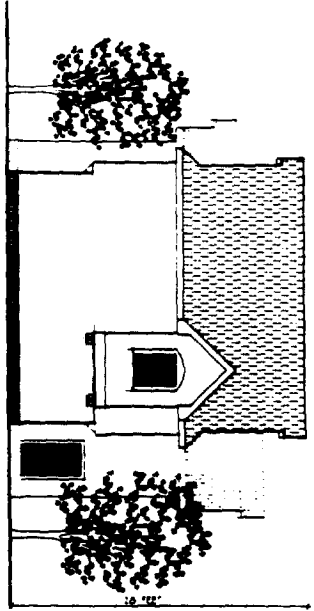
Architect: F. J. ...  
Engineer: ...  
City of Sacramento  
Department of Planning  
400 Capitol Mall  
Sacramento, CA 95833  
Tel: (916) 498-2000  
Fax: (916) 498-2001

D92-208

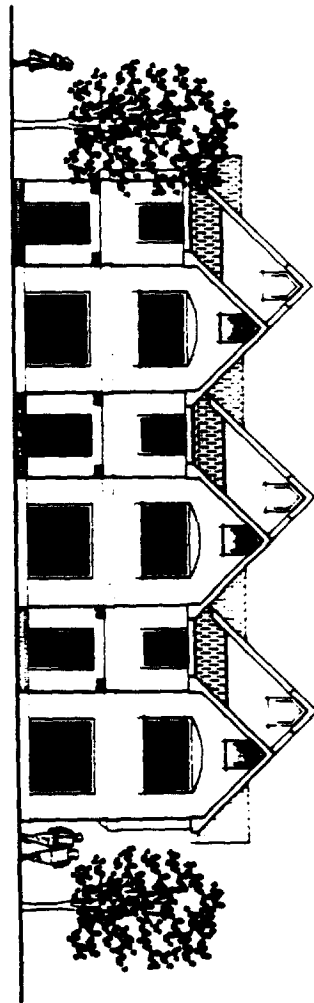
DECEMBER 10, 1992

# 80

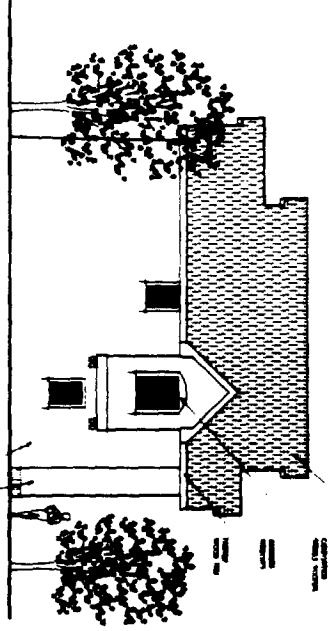
# EXHIBIT 3-1 ELEVATIONS



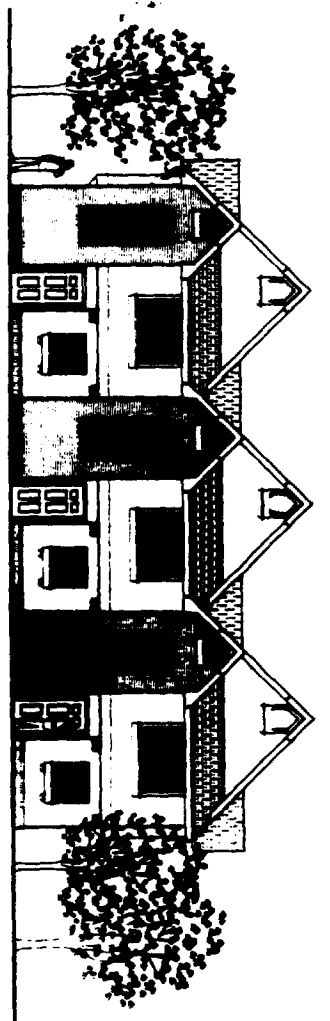
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



STREET SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



COURTYARD SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

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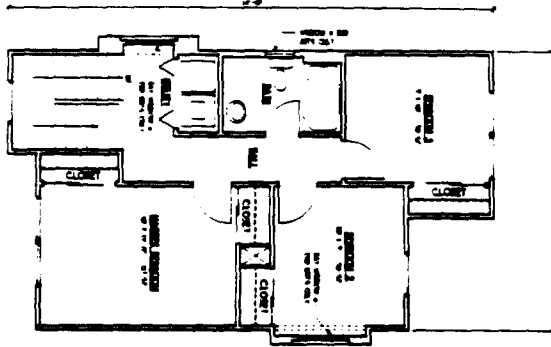
City of Sacramento  
Department of Planning & Community Development

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
FOLSOM BOULEVARD APARTMENTS  
4721 FOLSOM BLVD  
SACRAMENTO, CALIFORNIA

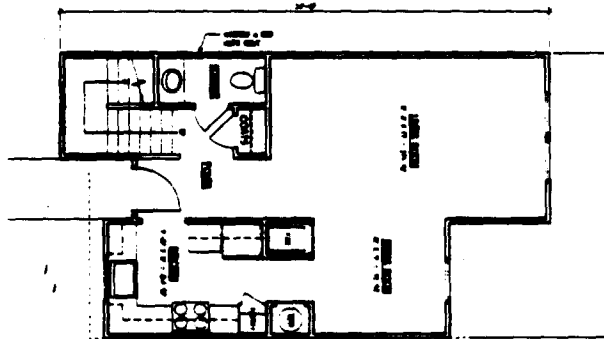
A2

EXHIBIT B-2  
FLOOR PLANS

SECOND FLOOR PLAN  
DATE: 11/17/93



FIRST FLOOR PLAN  
DATE: 11/17/93



1st FLOOR  
2nd FLOOR  
TOTAL

FEB 0 2 1993 ORDINANCE No. 93-010

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FLOOR PLANS

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY  
FOLSOM BOULEVARD APARTMENTS  
4721 FOLSOM BLVD.  
SACRAMENTO, CALIFORNIA

DATE: 11/17/93  
DRAWN BY: [illegible]

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DECEMBER 1993

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: January 26, 1993

PASSED: February 2, 1993

EFFECTIVE: March 4, 1993

  
MAYOR

ATTEST:

  
Valerie A. Burrows  
CITY CLERK

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