

ORDINANCE NO. 89-020

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

MAR 21 1989

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 1721 POTRERO WAY FROM THE R-1 (EA-4) ZONE(S) AND PLACING THE SAME IN THE R-1A (EA-4) ZONE(S)

(FILE NO. P88-457) (APN: 017-0161-020)

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 R-1 (EA-4) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A (EA-4) 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 January 26, 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.

ORDINANCE NO. 89-020
MAR 21 1989

- c. The project shall be developed as shown on plans and exhibits submitted to and approved by the Planning Commission. In addition, the structure on Parcel 1 (westerly parcel) shall be developed in a manner consistent with the revised plans submitted to the City Council on March 21, 1989. Specifically, the revisions include deletion of the bedroom at the northwest corner and utilizing most of that area for open yard space.

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.

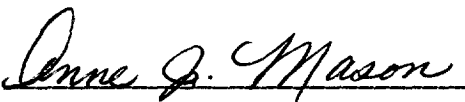
PASSED FOR PUBLICATION: FEB 28 1989

PASSED: MAR 21 1989

EFFECTIVE: APR 20 1989


MAYOR

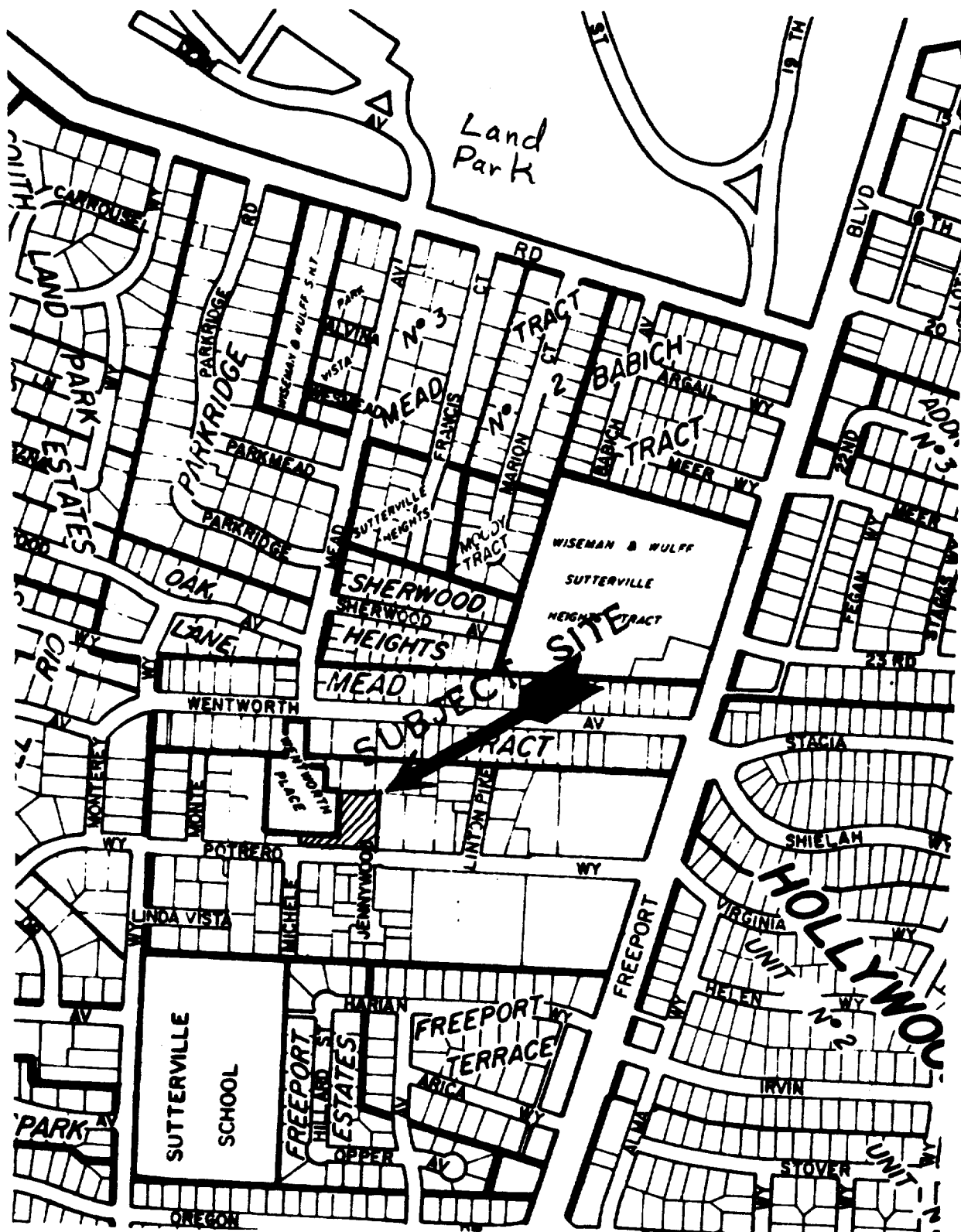
ATTEST:


ACTING CITY CLERK

P88-457

ORDINANCE No. 89-020

MAR 21 1989



Scale: 1" = 500'

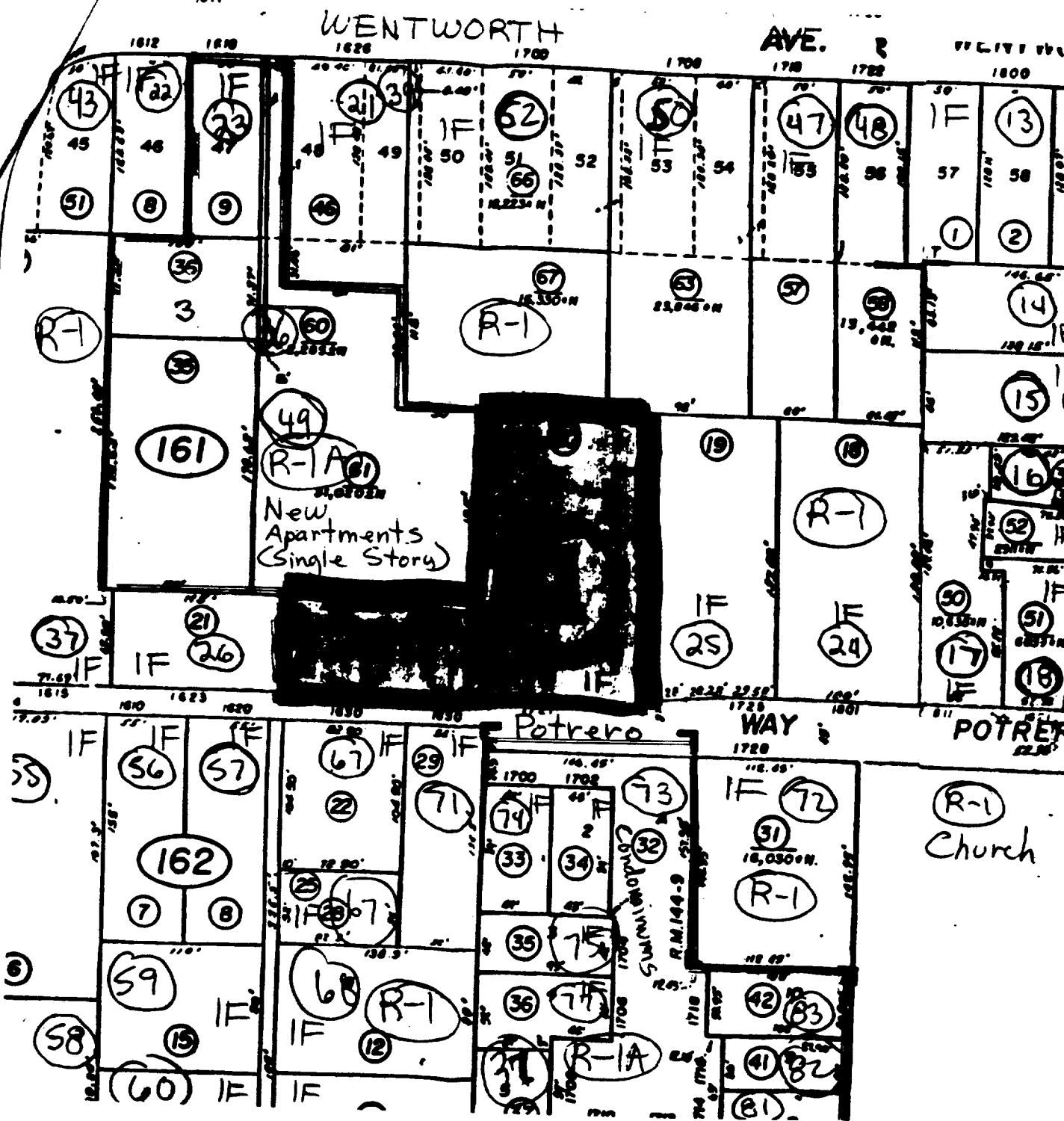
VICINITY MAP

P-88-457

1-26-89

MAR 2 1 1989

ORDINANCE NO. 89-020 item 2



LAND USE & ZONING MAP

P-88-457

1-26-89 ORDINANCE No. 89-020 item 2

MAR 21 1989

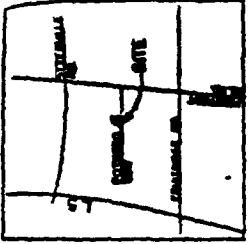
REVISED MAP

REZONE EXHIBIT

JOHN SCHAEFFER
721 POTRERO WAY
SACRAMENTO, CA 95822
CITY ENGINEER

JOHN SCHAEFFER
721 POTRERO WAY
SACRAMENTO, CA 95822
CITY ENGINEER

DATE
BY
CHECKED
APPROVED



VICINITY MAP
NO SCALE

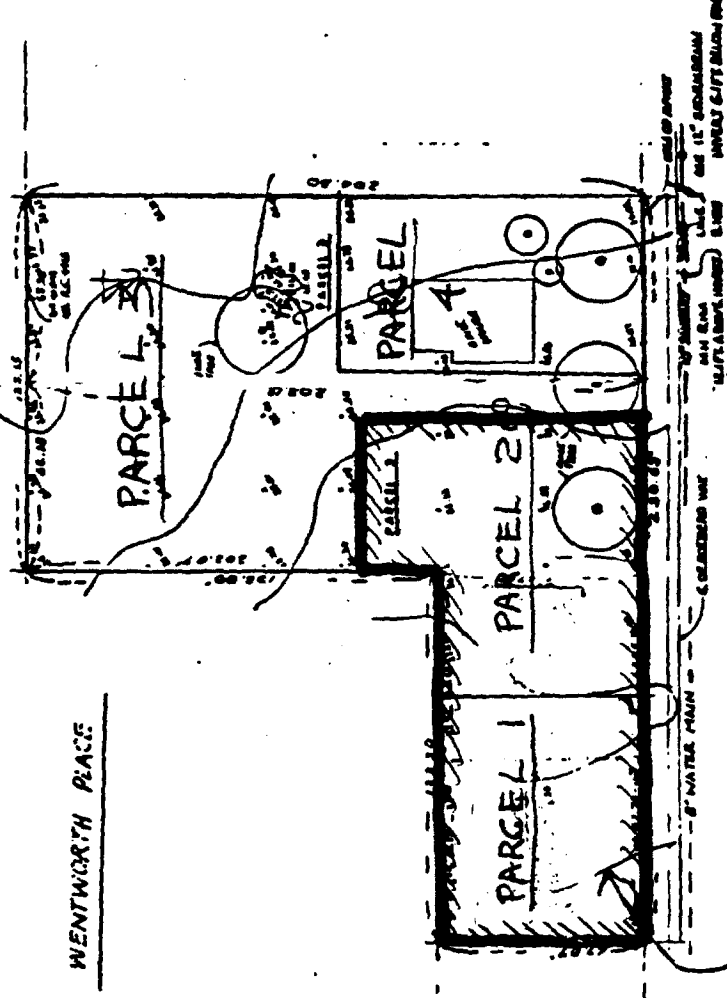
TENTATIVE PARCEL MAP

ALL THAT PORTION OF THE SOUTHWEST ONE QUARTER (SW1/4)
OF SECTION 24 TOWNSHIP 8 NORTH, RANGE 4 EAST
M.D.B. 2 M. DECEMBER 1989 IN SACRAMENTO COUNTY
RECORDS OFFICE IN OR. B 8006 26 P 11

OWNER:
JOHN AND CARLA SCHAEFFER
721 POTRERO WAY
SACRAMENTO, CA 95822
(916) 461 8468

ENGINEER:
JOHN SCHAEFFER
721 POTRERO WAY
SACRAMENTO, CA 95822
(916) 461 8468

- GENERAL NOTES:
- EXISTING TOWNSHIP IS R1
 - EXISTING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Area to be Rezoned
from R-1 to R-1A

JENNY WOOD

ASSESSOR'S PARCEL NO.
17-16-80

ORDINANCE No. 89-020

1-26-89

MAR 21 1989

800626

SACRAMENTO COUNTY

EXHIBIT "A"

B8006-26P777

ESTATE OF HILDA MATHILDA JOHNSON, DECEASED

Legal Description for Schedule "B" No. 1

DESCRIPTION

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

All that portion of the Southwest 1/4 of Section 24 in Township 8 North, Range 4 East, M. D. B. & M. described as: Beginning at the Southeast corner of Lot No. 50 Mead Tract, as said lot is shown and delineated on the map of Mead Tract filed for record in the office of the Recorder of Sacramento County on October 14, 1908 in book 2 of Maps, Map 18 thence North 89° 50' East along the South line of said Mead Tract, 311.15 feet, to the Northwest corner of a tract of land now or formerly owned by Richard Cunningham, as said corner was established by a decree entered October 25, 1921 in a quiet title action entitled William A. Burke, et al vs. John A. Sutter, et al, Suite No. 37555, Decree No. 22441; thence South, along the West line of the land now or formerly owned by said Richard Cunningham 120.88 feet; thence West 436.65 feet; thence North along the East line of Tract of land now or formerly owned by Andrew Johnson 67.07 feet to the South line of a tract of land conveyed by Charlotte E. Burke, to J. T. Connors, by deed dated March 1, 1921 and recorded in book 562 of Deeds, page 14, Sacramento County Records; thence East along the South line of the land of Connors, 125.50 feet, more or less, to the Southeast corner of land of said Connors; thence North, along the East line of the land of said Connors, 250 feet to the place of beginning.

EXCEPTING THEREFROM the following 3 parcels of land:

A) That portion conveyed by deed from Hilda Johnson, a widow to Wesley C. Andrews, et ux, recorded May 6, 1941, in book 981 page 278 of Official Records described as follows:

EXHIBIT "A"

ORDINANCE No. 89-020

MAR 2 1 1989

SACRAMENTO COUNTY

80006-20770

DESCRIPTION CONTINUED
Page Two

All that portion of the Southwest one-quarter (SW1/4) of Section 24, Township 8 North, Range 4, East, M. D. S. & M., described as follows: Beginning at the Southeast corner of Lot 50, as said lot is shown and so designated on the official map of Mead tract, filed in the office of the County Recorder of Sacramento County, California, in Book 9 of Maps, Map No. 18, thence from said point of beginning, North 89° 30' East 311.15 feet along the South line of said Mead Tract to the Northwest corner of Tract of land formerly owned by Richard Cunningham, as said corner was established by a decree entered October 25, 1927, in a quiet title action entitled William A. Burke, et al. vs. Richard A. Sutter, et al, Suite No. 337555, Docket No. 22411, thence North 115° 00' East 115.00 feet along the West line of said land of Cunningham, thence parallel with the South line of said land North 111.15 feet to a point on the East line of a tract of land owned by Burke to S. T. Connors by deed dated March 1, 1911, and recorded in Book 367 of Deeds, at Page 14, Sacramento County Records, thence North 115° 00' East along the said East line to the point of beginning.

B) That portion conveyed by deed from Mildred Johnson, et al. to L. Calkins, et al, recorded October 31, 1949, in Book 3718 of Deeds, Sacramento County Records, described as follows:

All that portion of Section 24 in Township 8 North, Range 4, East, M. D. S. & M., described as follows:

Beginning at a point located North 201.5 feet and East 971.15 feet from the Southwest corner of said Section 24, thence from said point of beginning, North 89° 30' East 311.15 feet to the Northwest corner of said Mead Tract, the official plat of which was recorded in the office of the County Recorder of Sacramento County, California, in Book 9 of Maps, Map No. 18, thence North 89° 30' East 311.15 feet to a point 201.00 feet thence West 15.00 feet to the point of beginning.

C) That portion conveyed by deed from Mildred Johnson, et al. to Edmund H. Humphill, et al, recorded July 3, 1954, in Book 1828 of Deeds, Sacramento County Records, described as follows:

All that portion of Section 24 in Township 8 North, Range 4, East, M. D. S. & M., described as follows: