

Ord 1036  
End of Manuel T Freitas Parkway

CHARTER ORDINANCE NO. 1036

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SAN RAFAEL, CALIFORNIA, ADOPTED BY REFERENCE BY SECTION 14.15.020 OF THE MUNICIPAL CODE OF SAN RAFAEL, CALIFORNIA, SO AS TO RECLASSIFY CERTAIN REAL PROPERTY FROM "U" (UNCLASSIFIED) DISTRICT TO PUD-RI (PLANNED UNIT DEVELOPMENT - SINGLE FAMILY RESIDENTIAL) DISTRICT

THE COUNCIL OF THE CITY OF SAN RAFAEL DO ORDAINS AS

FOLLOWS:

DIVISION 1: The Zoning Map of the City of San Rafael, California, adopted by reference by Section 14.15.020 of the Municipal Code, is amended by reclassifying the following described real property from "U" (Unclassified) District to PUD-RI (Planned Unit Development - Single Family Residential) District located at the end of Manuel T. Freitas Parkway, a portion of County Assessor's Parcel 175-010-87 which is more particularly described as follows:

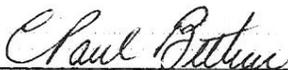
Beginning at a point at the most southerly corner of Lot 25 as shown on that certain map entitled "Map of Terra Linda Unit 23" recorded in Book 13 of Maps at page 24 of Marin County Records, said point being the most easterly corner of Lot 26 as shown on that certain map entitled "Map of Terra Linda Unit 24" recorded in Book 13 of Maps at page 59 of Marin County Records; running thence along the boundary of said Terra Linda Unit 23 (13 Maps 24) the following courses and distances: South 41°25'08" East 80.79 feet; thence on a curve to the right whose radius point bears South 30°20'30" East, having a radius of 90.00 feet, through a central angle of 17°10'30", and an arc length of 26.98 feet; thence North 76°50'00" East 5.00 feet to a point on the west boundary of Terra Linda Meadows, recorded in Book 14 of Maps at page 46 of Marin County Records; thence leaving said boundary of Terra Linda Unit 23 (13 Maps 24) and running thence along the boundary of said Terra Linda Meadows (14 Maps 46) the following courses and distances: South 13°54'12" East 507.01 feet; thence South 38°00'00" East 289.70 feet to a point on the west boundary of Terra Linda Unit 21, recorded in Book 13 of Maps at page 89 of Marin County records; thence leaving said boundary of Terra Linda Meadows (14 Maps 46) and running thence along the boundary of said Terra Linda Unit 21 (13 Maps 89) the following courses and distances: South 11°00'00" West 580.00 feet; thence South 5°00'00" West 190.00 feet; thence South 70°00'00" East 103.82 feet; thence leaving said boundary of Terra Linda Unit 21 (13 Maps 89) South 27°40'00" West 305.90 feet; thence North 55°12'29" West 358.15 feet; thence North 62°35'00" West 250.00 feet; thence North 43°45'00" West 330.00 feet; thence North 73°55'00" West 240.00 feet; thence North 32°45'30" West 230.00 feet; thence North 42°00'00" East 218.32 feet to a point at the most southerly corner of Lot 14 of said Terra Linda Unit 24 (13 Maps 59); running thence along the southeasterly boundary of said Terra Linda Unit 24 (13 Maps 59) the following courses and distances: North 42°00'00" East 268.20 feet; thence on a curve to the left, tangent to

the preceding course, having a radius of 900.00 feet, through a central angle of 12°00'00", and an arc length of 188.50 feet; thence on a curve to the right, tangent to the preceding curve, having a radius of 1000.00 feet, through a central angle of 7°30'00", and an arc length of 130.90 feet; thence North 37°30'00" East 163.48 feet; thence on a curve to the right tangent to the preceding course, having a radius of 1200.00 feet, through a central angle of 15°30'00", and an arc length of 324.63 feet; thence North 53°00'00" East 57.57 feet; thence on a curve to the right, tangent to the preceding course, having a radius of 170.00 feet, through a central angle of 1°25'09", and an arc length of 4.21 feet to the point of beginning.

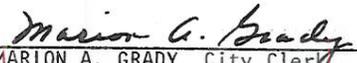
EXCEPTING THEREFROM the parcel of land belonging to the Marin Municipal Water District entitled "Santa Margarita Tank Lot" containing 1.52 acres more or less as shown on Drawing 2760 N 9-1-33, "Pipeline Rights-of-Way-Santa Margarita Tank to Terra Linda", Marin Municipal Water District, July 13, 1959, and recorded in Book 944 of Official Records at page 177 of Marin County Records. Containing 27.00 acres more or less Net.

DIVISION 2: Any development of this property shall be subject to the conditions outlined in Exhibit "A" which is attached hereto and made a part hereof.

DIVISION 3: This Ordinance shall be published once in full before its final passage, in the INDEPENDENT-JOURNAL, a newspaper of general circulation, printed, published and circulated in the City of San Rafael, and shall be in full force and effect thirty (30) days after its final passage.

  
C. PAUL BETTINI, Mayor

ATTEST:

  
MARION A. GRADY, City Clerk

The above and foregoing Charter Ordinance No. 1036 was read and introduced at a regular meeting of the City Council of the City of San Rafael held on the 18th day of October, 1971, and ordered passed to print by the following vote, to-wit:

AYES: COUNCILMEN: Barbier, Jensen, Mulryan and Mayor Bettini

NOES: COUNCILMEN: Miskimen

ABSENT: COUNCILMEN: None

and will come up for adoption as an ordinance of the City of San Rafael  
at a Regular meeting of the Council to be held on the 15th day  
of November, 1971.

*Marion A. Grady*  
MARTIN A. GRADY, City Clerk

EXHIBIT "A"

Conditions which were included as part of the zoning (Z71-17b) action by the Planning Commission September 14, 1971.

- (1) All statements and graphics labeled as part of this application are conditions of this zoning and form the criteria for development of the property affected by this zoning.
- (2) Engineered working drawings and legal documents covering all aspects of this development, including but not limited to, improvement and dedication of Manuel Freitas Parkway; grading plan; utility details; street grades, widths and sections; street names; landscaping; walkways; lighting; fencing; all structures; conditions, covenants and restrictions, shall be submitted to and approved by the San Rafael Planning Commission prior to the commencement of any development of the property. However, the submission and approval of the engineered working drawings and legal documents may be phased to allow the improvement and dedication of the extension of the Manuel Freitas Parkway to precede the balance of the development.
- (3) A final condominium map incorporating the dedication and improvement of Manuel Freitas Parkway shall be submitted and no development may occur until said map is approved and recorded.
- (4) A detailed plan of the roadway berm, curb and barricade be submitted for the public hearing before the City Council.

Conditions which were included as part of the zoning (Z71-17b) action by the City Council October 4, 1971.

There shall be constructed by the developer in accordance with plans approved by the City Engineer:

- (1) A 10" barrier curbing the full length of the roadway.
- (2) A standard highway metal barrier railing.
- (3) A dirt berm back of the railing and to the height of the railing wherever possible.
- (4) Planting of shrubs and bushes for screening purposes, planting of trees spaced closely together and planting, as soon as possible, of raw areas for erosion control.