

# ORDINANCE NO. 2002-007

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAR 07 2002

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REMOVING 46.3± ACRES OF AGRICULTURE-OPEN SPACE (A-PUD), 0.1± ACRES OF MANUFACTURING, RESEARCH & DEVELOPMENT (MRD PUD) AND 196.2± ACRES MANUFACTURING, RESEARCH & DEVELOPMENT (MRD-20 PUD) ZONES AND PLACING 52.1± ACRES IN SINGLE FAMILY (R-1-PUD), 70.8± ACRES IN SINGLE FAMILY ALTERNATIVE (R-1A-PUD), 9.5± ACRES IN MULTI-FAMILY RESIDENTIAL (R-2A-PUD), 20.1± ACRES IN MULTI-FAMILY RESIDENTIAL (R-3 PUD), 22.4± ACRES IN ACRES IN AGRICULTURE OPEN SPACE (A-OS PUD), 64.6± ACRES IN EMPLOYMENT CENTER -50 (EC-50 PUD) AND 3.1± ACRES IN THE TRANSPORTATION CORRIDOR ZONES FOR PROPERTY LOCATED IN NORTH NATOMAS WEST OF I-5 BETWEEN ARENA BOULEVARD AND SAN JUAN ROAD. (APNs: 225-0140-0031, 032, 033, a portion of 225-0140-051; 225-0180-005, 006, 037, 044, 046, & 047, 052) (P00-022/023)

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

## SECTION 1

The properties generally described, known and referred to as APN: 225-0140-0031, 032, 033, 040; a portion of 225-0140-051; 225-0180-005, 006, 044, 045, 046, & 047 and which is shown on attached Exhibit 1, consisting of 46.3± acres of Agriculture-Open Space (A-PUD), 0.1± acres of Manufacturing, Research and Development (MRD PUD) and 196.2± acres of Manufacturing, Research & Development (MRD-20 PUD) zones, are hereby removed from said zones and placed in the following zones: 52.1± acres in the Single Family (R-1-PUD), 70.8± acres in the Single Family Alternative (R-1A-PUD), 9.5± acres in the Multi-Family Residential (R-2A-PUD), 20.1± acres in the Multi-Family Residential (R-3 PUD), 22.4± acres in the Agriculture Open Space (A-OS PUD), 64.6± acres in the Employment Center-50 (EC-50 PUD) and 3.1± acres in the Transportation Corridor. This action, rezoning the property described in the attached exhibit 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

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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 parcels 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 24, 2002 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 the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended.
- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning Division offices.

**SECTION 2**

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of the Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

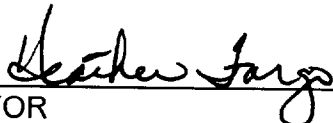
**SECTION 3**


Rezoning of the property described in the attached Exhibit 1 by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: **FEB 26 2002**

PASSED: **MAR 07 2002**

EFFECTIVE: **APR - 6 2002**

  
\_\_\_\_\_  
MAYOR

ATTEST  
  
\_\_\_\_\_  
CITY CLERK

P00-022/023

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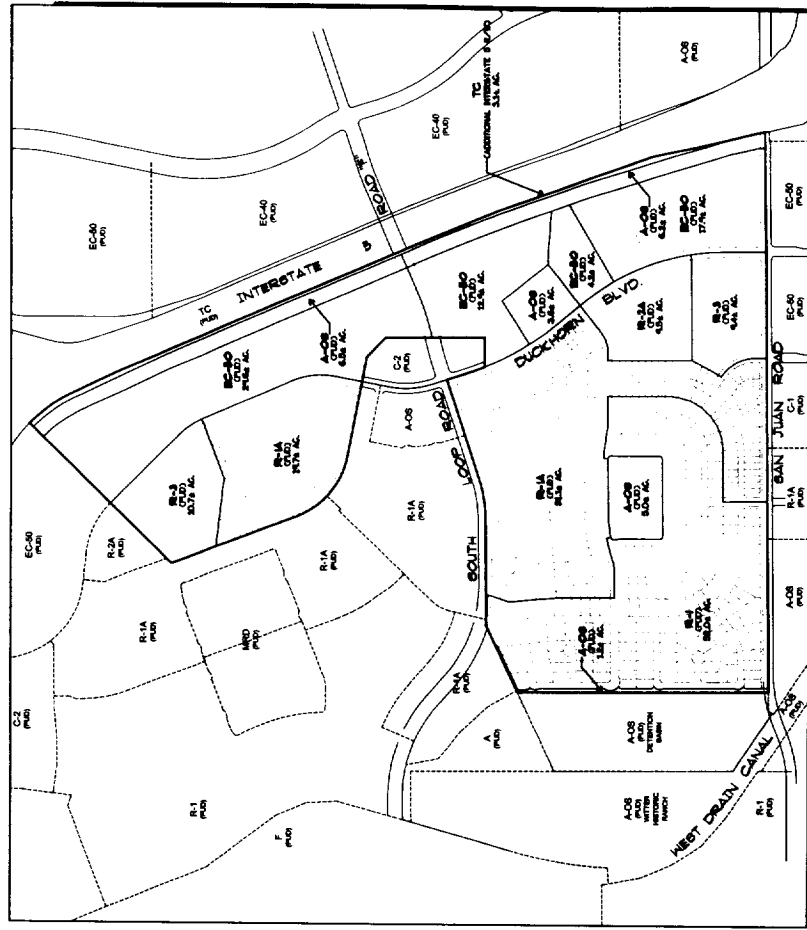
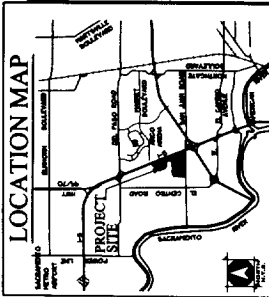
DATE ADOPTED: **MAR 07 2002**

**REZONE EXHIBIT**  
**PARK VIEW**  
 ALLEGHANY PROPERTIES, INC.  
 CITY OF SACRAMENTO, CALIFORNIA

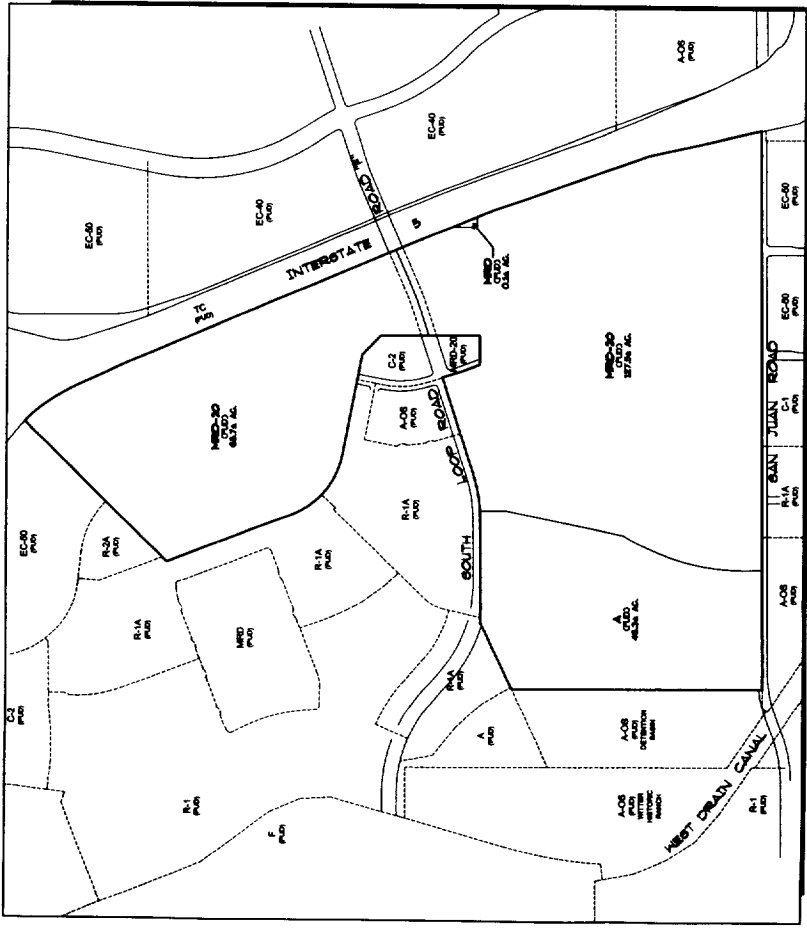
AUGUST 17, 2001  
 (REVISED NOVEMBER 13, 2001)  
 (REVISED JANUARY 7, 2002)

**ZONING SUMMARY TABLE**

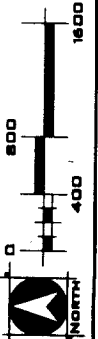
DESIGNATION	LAND USE	EXISTING ZONING	PROPOSED ZONING	DIFFERENCE
MB-30	MANUFACTURING, RESEARCH & DEVELOPMENT	EC-40	MB-30	+MB-30
R-1A	RESIDENTIAL SINGLE-FAMILY	R-1A	R-1A	0
R-1B	RESIDENTIAL SINGLE-FAMILY	R-1B	R-1B	0
R-1C	RESIDENTIAL SINGLE-FAMILY	R-1C	R-1C	0
R-1D	RESIDENTIAL SINGLE-FAMILY	R-1D	R-1D	0
R-1E	RESIDENTIAL SINGLE-FAMILY	R-1E	R-1E	0
R-1F	RESIDENTIAL SINGLE-FAMILY	R-1F	R-1F	0
R-1G	RESIDENTIAL SINGLE-FAMILY	R-1G	R-1G	0
R-1H	RESIDENTIAL SINGLE-FAMILY	R-1H	R-1H	0
R-1I	RESIDENTIAL SINGLE-FAMILY	R-1I	R-1I	0
R-1J	RESIDENTIAL SINGLE-FAMILY	R-1J	R-1J	0
R-1K	RESIDENTIAL SINGLE-FAMILY	R-1K	R-1K	0
R-1L	RESIDENTIAL SINGLE-FAMILY	R-1L	R-1L	0
R-1M	RESIDENTIAL SINGLE-FAMILY	R-1M	R-1M	0
R-1N	RESIDENTIAL SINGLE-FAMILY	R-1N	R-1N	0
R-1O	RESIDENTIAL SINGLE-FAMILY	R-1O	R-1O	0
R-1P	RESIDENTIAL SINGLE-FAMILY	R-1P	R-1P	0
R-1Q	RESIDENTIAL SINGLE-FAMILY	R-1Q	R-1Q	0
R-1R	RESIDENTIAL SINGLE-FAMILY	R-1R	R-1R	0
R-1S	RESIDENTIAL SINGLE-FAMILY	R-1S	R-1S	0
R-1T	RESIDENTIAL SINGLE-FAMILY	R-1T	R-1T	0
R-1U	RESIDENTIAL SINGLE-FAMILY	R-1U	R-1U	0
R-1V	RESIDENTIAL SINGLE-FAMILY	R-1V	R-1V	0
R-1W	RESIDENTIAL SINGLE-FAMILY	R-1W	R-1W	0
R-1X	RESIDENTIAL SINGLE-FAMILY	R-1X	R-1X	0
R-1Y	RESIDENTIAL SINGLE-FAMILY	R-1Y	R-1Y	0
R-1Z	RESIDENTIAL SINGLE-FAMILY	R-1Z	R-1Z	0
EC-40	COMMERCIAL	EC-40	EC-40	0
EC-30	COMMERCIAL	EC-30	EC-30	0
EC-20	COMMERCIAL	EC-20	EC-20	0
EC-10	COMMERCIAL	EC-10	EC-10	0
EC-00	COMMERCIAL	EC-00	EC-00	0
EC-100	COMMERCIAL	EC-100	EC-100	0
EC-200	COMMERCIAL	EC-200	EC-200	0
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EC-9800	COMMERCIAL	EC-9800	EC-9800	0
EC-9900	COMMERCIAL	EC-9900	EC-9900	0
EC-10000	COMMERCIAL	EC-10000	EC-10000	0



Proposed Zoning



Existing Zoning



**WOOD RODGERS INC.**  
 ENGINEERING PLANNING MAPPING SURVEYING  
 3301 C STREET, BLDG. 100-S SACRAMENTO, CA 95816  
 PHONE: (916) 341-7760 FAX: (916) 341-7767

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ZONING EXHIBIT