

ORDINANCE NO. 96-054

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF OCT 22 1996

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 5± VACANT ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF BRUCEVILLE ROAD AND JACINTO AVENUE FROM THE MULTIPLE FAMILY REVIEW (R-2A{R}) ZONE AND PLACING THE SAME IN THE LIMITED COMMERCIAL REVIEW (C-1R).

(P93-143)

(APN: 117-0202-029-0000)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1

The property described in the attached Exhibit which is in the Multiple Family Review (R-2A{R}) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Limited Commercial Review (C-1{R}) zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. To insure that future development of the subject site will relate to characteristics of the site and the surrounding area, no building permit or other construction permit shall be issued for any development of the property until there has first been a Plan Review ("R" Review) approved by the Planning Commission subject to the Plan Review procedures of Section 35 of Zoning Ordinance No. 2550, Fourth Series, as amended.
- b. Establishments selling alcoholic beverages for off-premise consumption and businesses that operate between the hours of 11 p.m. and 6 a.m. are prohibited from locating on the subject site.

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- c. No entitlements for the development of the subject site, including the Plan Review ("R" Review) shall be approved prior to the following:
- (1) The Infrastructure, Utilities, and Drainage Master Plan for the JCPA have been adopted by the Sacramento City Council;
 - (2) All financing mechanisms for the implementation of the adopted JCPA Financing Plan have been lawfully established, including but not limited to Mello Roos Community Facilities Districts (CFD;s), assessment districts, fees and related agreements;
 - (3) Annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County has been completed by the property owner;
 - (4) Any development proposal for the subject site shall be consistent with the Infrastructure, Utilities, Drainage, and Finance Plans to be adopted by the City Council; and
 - (5) Annexation to the Citywide Lighting and Landscaping (L&L) District has been completed by the property owner.
- d. Applicant shall participate or agree to participate in JCPA Financing Plan and shall not oppose the formation of any fee district or other mechanism(s) required by the JCPA Financing Plan.


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.


DATE PASSED FOR PUBLICATION: October 1, 1996

DATE ENACTED: October 22, 1996

DATE EFFECTIVE: November 21, 1996


MAYOR

ATTEST:

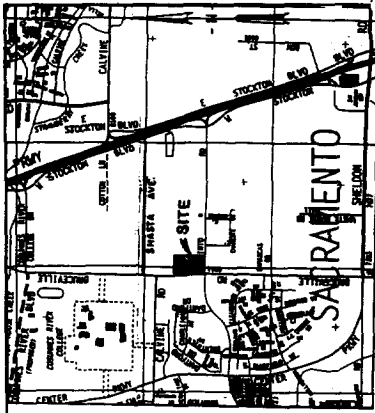

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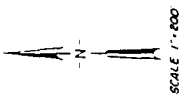
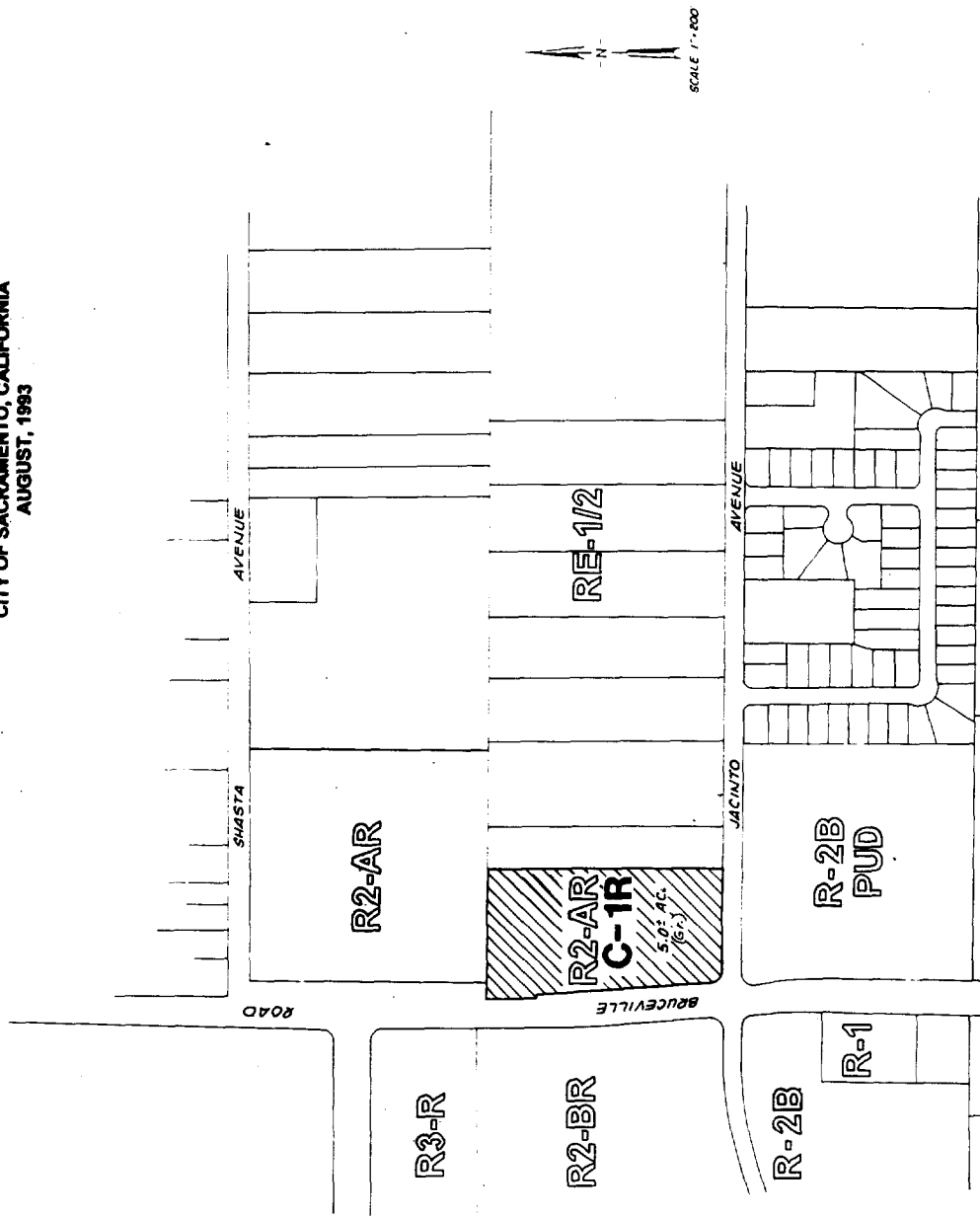
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REZONE EXHIBIT
A.P.N. 117-202-29
CITY OF SACRAMENTO, CALIFORNIA
AUGUST, 1993



LOCATION MAP



- LEGEND**
- R2-AR EXISTING ZONING
 - C-1R PROPOSED ZONING
 - [Hatched Box] AREA TO BE REZONED

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