

# ORDINANCE NO. 89-071

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEP 27 1989

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF JESSIE AVENUE AND NORWOOD AVENUE FROM THE R-3 ZONE(S) AND PLACING THE SAME IN THE C-1-R ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P89-012) (APN: 237-0292-023)

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-3 zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the C-1-R 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 April 27, 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.

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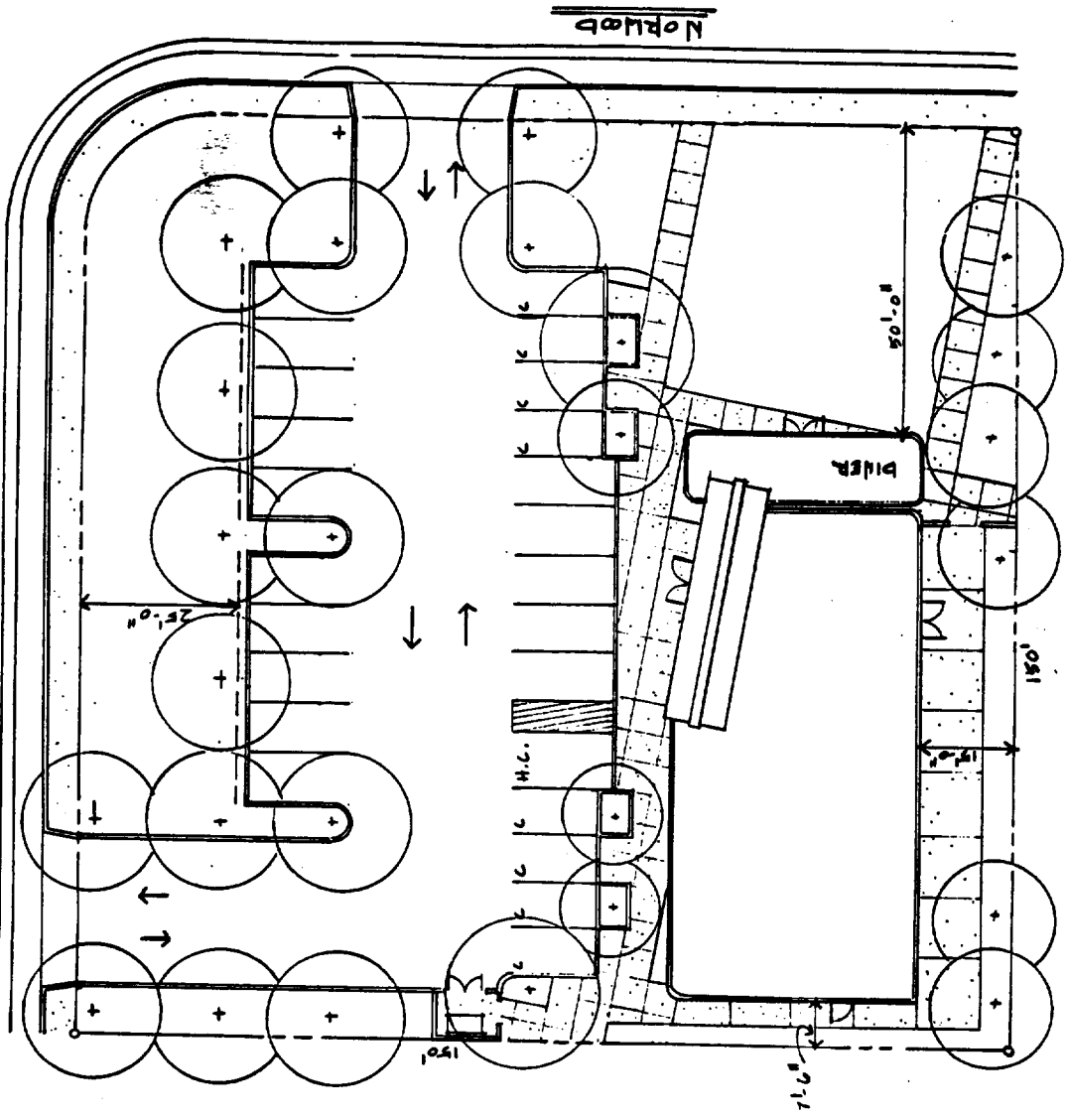
FOR CITY CLERK USE ONLY

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LESS 2



NORWOOD DINER

AUGUST 7, 1989

PARKING PROVIDED - 24 SPACES  
APPROX 3500 SQ. FT. DINER - 72 SEATS  
SCALE 1:20

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# Schedule C

Land referred to herein is described as follows:

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

All that portion of Lot C as shown on the "Plat of Glenwood Park Unit No. 1", recorded in the office of the County Recorder of Sacramento County, on December 6, 1960, in Book 63 of Maps, Map No. 17, described as follows:

BEGINNING at a point on the North line of said Lot, located along said North line, North 89° 03' 30" East 269.71 feet from the Northwest corner of said Lot; thence, from said point of beginning, along said North line North 89° 03' 30" East 130.29 feet; thence, curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 46° 19' 59" East 28.09 feet; thence, along the East line of said lot, South 01° 46' 30" East 130.29 feet; thence, South 89° 03' 30" West 150.00 feet; thence, North 01° 46' 30" West 150.00 feet to the point of beginning.

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- c. 1. No sale or serving of alcoholic beverages is allowed.
- 2. The site shall be developed as shown on the attached exhibit.
- 3. The use of the site shall be restricted to restaurant use and no retail sales or office use is permitted.
- 4. Drive through service is not permitted.
- 5. Business hours shall be limited to between 6:00 a.m. to 11:00 p.m.
- 6. Detached signage shall be limited to one monument sign no higher than eight feet.
- 7. A detailed set of building elevations, sign program, site plan and landscape plans shall be submitted to the Planning Director for review and approval prior to issuance of building permits.

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: May 30, 1989

PASSED: **SEP 27 1989**

EFFECTIVE: Oct. 27, 1989

*Anne Reeder*  
MAYOR

ATTEST:

*Valerie G. Burrows*  
CITY CLERK

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