

# ORDINANCE NO. 99-055

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF 10/26/99

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED IN NORTH NATOMAS, ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED IN NORTH NATOMAS, (PROPOSED WESTBOROUGH PUD), FROM THE MIP-PUD AND A-PUD ZONES, AND PLACING SAME IN THE 113.4 ACRES (430 DU & SCHOOLS/PRIVATE RECREATION USES) SINGLE FAMILY RESIDENTIAL (R-1 PUD); TO 55.9 ACRES (305 DU) SINGLE FAMILY RESIDENTIAL ALTERNATIVE (R-1 A-PUD); TO 30.5 ACRES (214 DU) MULTI-FAMILY RESIDENTIAL (R-2A-PUD); FROM 11.5 ACRES (241 DU) MULTI-FAMILY (R-3-PUD); TO 8 ACRES SHOPPING CENTER (SC-PUD); TO 10.7 ACRES LIGHT INDUSTRIAL-25\* LANDSCAPED SETBACK-PUD (M-1-S-PUD); TO 5.0 ACRES EMPLOYMENT CENTER \* 50 EMPLOYEES PER ACRE (EC50) & 10.3 ACRES TO EMPLOYMENT CENTER \* 50 EMPLOYEES PER ACRE (INSTITUTIONAL OVERLAY); TO 1.8 ACRES CIVIC USES (A-CIVIC); TO 58.9 ACRES AGRICULTURE-OPEN SPACE (A-OS) (LAKE, OPEN SPACE) ZONES

(P98-012) (APNs: 225-0030-007,008,021,044,049 & 052)

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

## SECTION 1

The territory described in the attached exhibit which is located as described above: MRD-PUD (63.9 acres) and A-PUD (267.3 acres) as established by Ordinance No. 99-015, as amended, is hereby removed from said zones and placed in the following zones: 113.4 acres (430 DU & schools/Private Recreation uses) Single Family Residential (R-1 PUD); to 55.9 acres (305 DU) Single Family Residential Alternative (R-1 A-PUD); to 30.5 acres (214 DU) Multi-Family Residential (R-2A-PUD); from 11.5 acres (241 DU) Multi-Family (R-3-PUD); to 8 acres Shopping Center (SC-PUD); to 10.7 acres Light Industrial-25\* Landscaped Setback-PUD (M-1-S-PUD); to 5.0 acres Employment Center \* 50 Employees per acre (EC50) & 10.3 acres to Employment Center \* 50 Employees per acre (Institutional Overlay); to 1.8 acres Civic Uses (A-Civic); to 58.9 acres Agriculture-Open Space (A-OS) (lake, open space). This action

22

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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 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 parcels which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the City Council on \_\_\_\_\_, 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. 2550, Fourth Series.
- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Negative Declaration on file at the Planning and Development Department.

## SECTION 2

The City Clerk of the City of Sacramento is hereby directed not to amend the maps which are a part of said Ordinance No. 99-015, as amended, to conform to the provisions of this Ordinance.

## SECTION 3

Rezoning of the property described in the attached exhibit by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 99-015, as amended, as said procedures have been affected by recent court decisions.

PUBLISHED IN FULL: NOVEMBER 1, 1999

PASSED: OCTOBER 26, 1999

EFFECTIVE: NOVEMBER 25, 1999

23

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 VICE MAYOR

ATTEST:

  
CITY CLERK

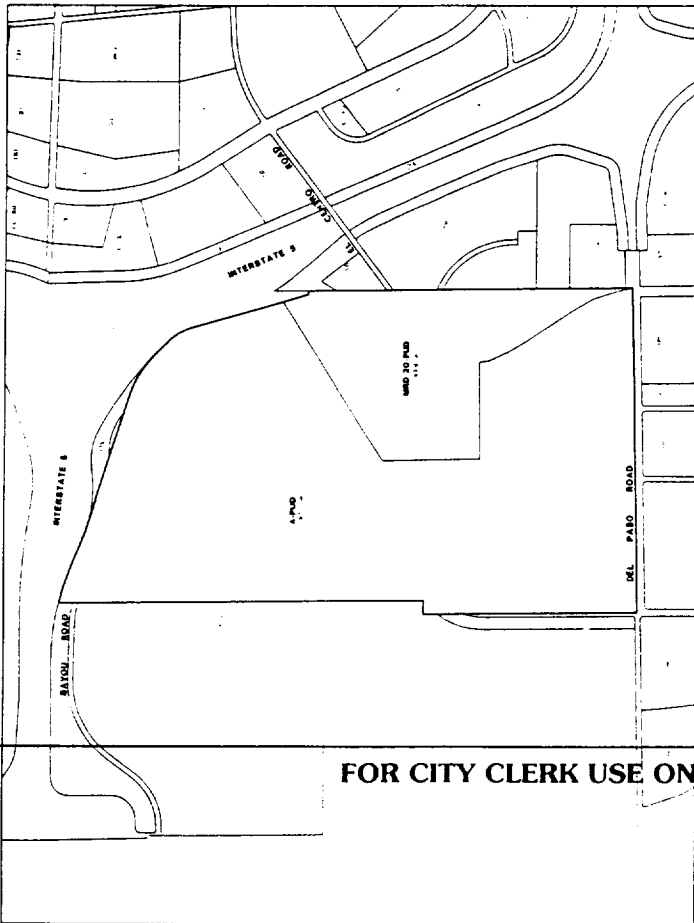
P98-112

24

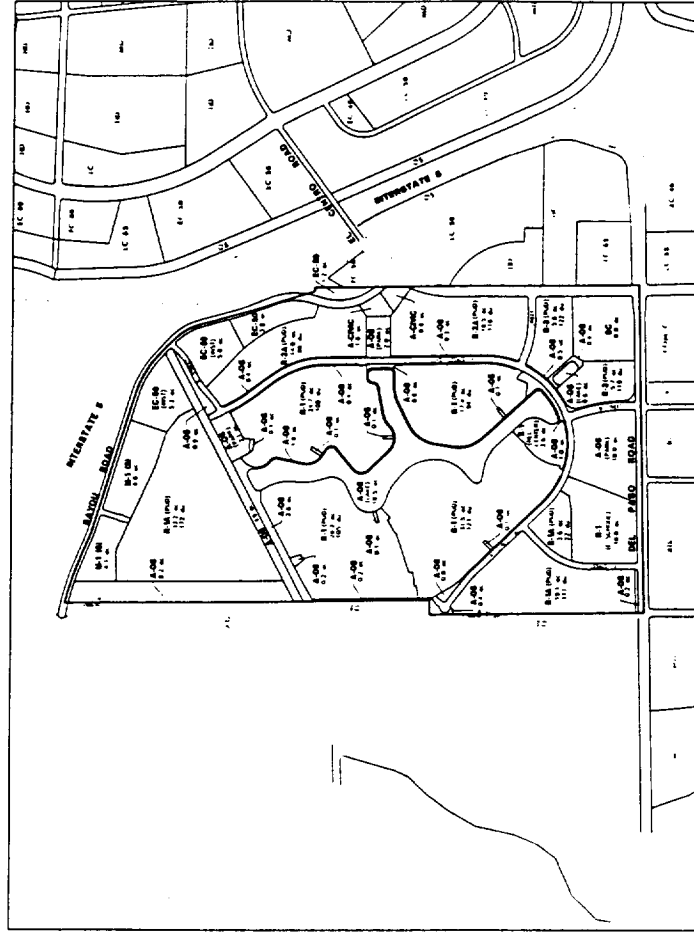
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EXISTING ZONING



PROPOSED ZONING

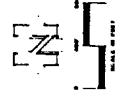
LAND USE	EXISTING ZONING	EXISTING ZONING AREA	EXISTING ZONING UNITS	PROPOSED ZONING AREA	PROPOSED ZONING UNITS
R-1 (SINGLE FAMILY)		73.4	432		
R-2A (SINGLE FAMILY)		15.5	74		
R-3 (MULTI-FAMILY)		15	4		
SC (SHOPPING CENTER)		8.0			
EC-50 (EMPLOYMENT CENTER, 50 EMPLOYEES JC)		1.2			
EC-50 (INST) (EMPLOYMENT CENTER, 50 EMPLOYEES JC INSTITUTIONAL)		4.3			
MWD (MANUFACTURING, RESEARCH - JNC DE)		1.6			
A-CIVIC (CIVIC USES)		28.3			
A-08 (LOCAL COMMERCIAL SERVICE)		58.9			
		337.46	6	3312	1980

NOTE: ALL AREAS ARE NET

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DOMINIC  
**REINERS**  
INC.  
CITY OF SACRAMENTO  
PLANNING & DEVELOPMENT

**REZONE EXHIBIT**  
**WESTBOROUGH**  
LENNAR COMMUNITIES

OCTOBER 8, 1999

np  
MARTIN & PHILLIPS, INC.  
CITY OF SACRAMENTO  
PLANNING & DEVELOPMENT