

ORDINANCE NO. 97-008

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 04 1997

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD, EAST OF THE EAST DRAIN IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE STANDARD SINGLE FAMILY- PLANNED UNIT DEVELOPMENT (R-1-PUD), ALTERNATIVE SINGLE FAMILY- PUD (R-1A-PUD), MULTI-FAMILY- PUD (R-2B-PUD), AND AGRICULTURE OPEN SPACE- PUD (AOS-PUD) ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, SINGLE FAMILY OR TWO FAMILY- PUD (R-1B-PUD), MULTI-FAMILY- PUD (R-2A-PUD), MULTI-FAMILY- PUD (R-3-PUD), LIMITED COMMERCIAL- PUD (C-1-PUD), SHOPPING CENTER- PUD (SC-PUD) AND AOS-PUD ZONES OR MORE RESTRICTIVE ZONES

(P96-058) (APN: 201-0310-017, 018, 022, and 023; 225-0050-017 to 019; and 225-0060-018 to 020)

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

SECTION 1

The territory described in the attached exhibit which is located between Del Paso Road and Elkhorn Boulevard, east of the East Drain, 573.9± gross acres in the Standard Single Family- Planned Unit Development (R-1-PUD), 167.8± gross acres in the Alternative Single Family-PUD (R-1A-PUD), 159.7± gross acres in the Multi-Family- PUD (R-2B-PUD), and 44.3± gross acres in the Agriculture Open Space-PUD (AOS-PUD) zones established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the following zones: 349.0± gross acres in the R-1-PUD zone, 282.0± gross acres in the R-1A-PUD zone, 17.5± gross acres in the Single Family or Two Family (R-1B-PUD) zone, 81.5± gross acres Multi- Family- PUD (R-2A-PUD), 52.7± gross acres in the Multi-Family-PUD (R-3-PUD) zone, 12.3± gross acres in the Limited Commercial-PUD (C-1-PUD) zone, 9.2± gross acres in the Shopping Center-PUD (SC-PUD) zone, and 141.5± gross acres in the AOS-PUD zone.

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 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.

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- 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 December 19, 1996, 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 to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION: January 21, 1997
PASSED: February 4, 1997
EFFECTIVE: March 6, 1997

ATTEST:

Valerie A. Burrows
CITY CLERK

Joe Serna
MAYOR

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