

ORDINANCE NO. 96-061

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF NOV 26 1996

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY REZONING PROPERTY LOCATED ON THE SOUTHWEST CORNER OF FRIENZA AVENUE AND CROSBY STREET BY REMOVING 1.04± VACANT ACRES FROM THE MULTIPLE FAMILY RESIDENTIAL (R-2A) ZONE TO BE PLACED IN THE LIGHT INDUSTRIAL (M-1) ZONE. (P96-012)
(APN:266-0361-039)

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

SECTION 1

The territory described in the attached exhibit which is in the Multiple Family Residential(R-2A) zone established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Light Industrial(M-1) 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 as per the development plans and representation submitted by the applicant in support of this request. It is believed said plan and representation are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 96-061

DATE ADOPTED: NOV 26 1996

- 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 representation submitted by the applicant, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission or City Council, 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.
- c. A 15 foot landscaped setback shall be provided along Fienza Avenue and Crosby Street. This landscape setback shall be equipped with an automatic irrigation system.
- d. The required landscaped setback shall include an undulating berm, not to exceed 20% slope.
- e. Landscaping shall consist of a combination of 24-inch box, and 15 gallon evergreen trees planted one per every 15 feet, and 5 and 1 gallon shrubs. All plantings should be consistent with the City Tree Ordinance.
- f. To ensure a high success rate, the applicant shall be responsible for periodic monitoring of the plantings and irrigations system. Should the plantings die, or the irrigation system experience failure, the applicant shall be responsible for timely replacement of materials. All plantings must be in place within 2 years, and prior to use of the site for storage.
- g. The required 6 foot wall along the western boundary shall be allowed to be constructed of pre-engineered concrete. Shall the applicant desire that this wall be a 6 foot fence, instead, staff would support such a request. However, it would be necessary for the applicant to request and for the Planning Commission to grant a Variance. Any and all required walls/fences shall be completely constructed within 2 years, and prior to use of the site for storage.
- h. Along the northern and eastern boundary a 6 foot solid masonry wall shall be provided.
- i. No parking shall be allowed on, and no buildings shall be constructed on the proposed storage expansion area.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 96-061
DATE ADOPTED: NOV 26 1996

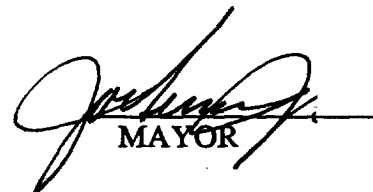
SECTION 2

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: NOV 19 1996

DATE EFFECTIVE: DEC 26 1996

ATTEST:


MAYOR


CITY CLERK

P96-012

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 96-061
DATE ADOPTED: NOV 26 1996