

# ORDINANCE NO. 91-056

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUL 23 1991

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF RIVERSIDE BOULEVARD AND SHORESIDE DRIVE BY REMOVING 1.0± ACRES FROM R-2A AND PLACING SAME IN THE R-1 ZONE OR A MORE RESTRICTIVE ZONE(S), AND BY REMOVING 0.24± ACRES FROM R-2A ZONE AND PLACING SAME IN THE R-1A ZONE OR A MORE RESTRICTIVE ZONE(S)

(P90-415) (APN: 030-0810-002)

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

## SECTION 1

The territory described in the attached exhibit(s) which is located at the southeast corner of Riverside Boulevard and Shoreside Drive, established by Ordinance No. 2550, Fourth Series, as amended, 1.0± acres is hereby removed from the R-2A zone and placed in the R-1 zone and 0.24± acres is hereby removed from the R-2A zone and placed in the R-1A zone.

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.

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- 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 June 13, 1991, 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.
- c. The applicant shall provide a duplex on the corner lot which is zoned R-1A (Lot 1). The duplex shall meet the standard R-1 setbacks or apply for a special permit. This lot cannot be further subdivided.
- d. The applicant shall enter into an agreement with the City to pay the project's full pro-rated share (\$1,400) of a study relating to increasing residential densities along transit corridors. Payment is to occur at the time of the approval of the final subdivision map or commencement of the study, whichever occurs first.

**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:** July 16, 1991

**PASSED:** July 23, 1991

**EFFECTIVE:** August 23, 1991

**ATTEST:**

*Taleric A. Burrows*  
**CITY CLERK**

*Anne Ruden*  
**MAYOR**

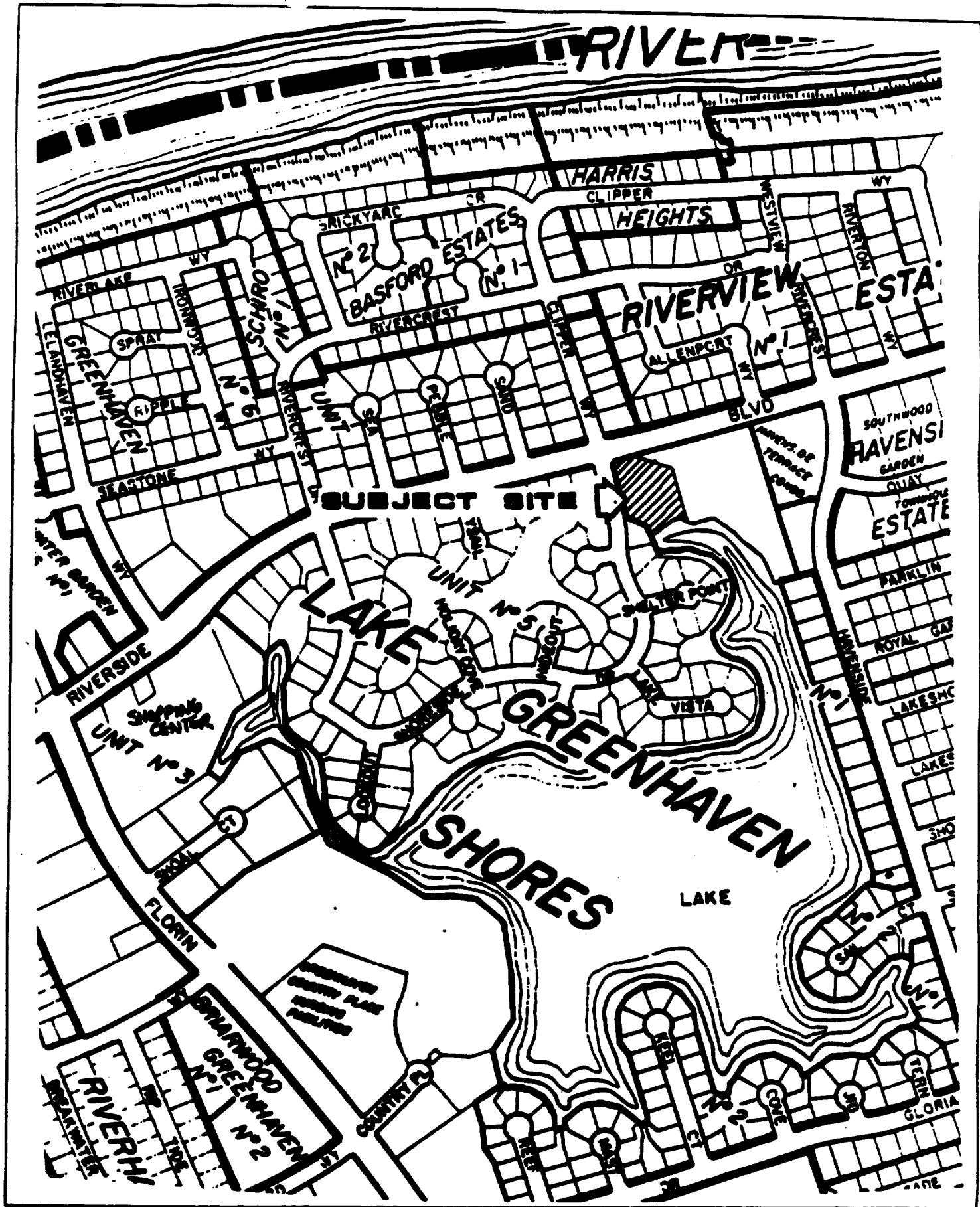
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VICINITY MAP ORDINANCE No. 91-056

