



11.2
3.9

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

PASSED FOR
PUBLICATION
& CONTINUED
TO 5/20/03

April 28, 2003

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: JEFFERSON COMMONS, PFP, P02-120
AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY
ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTY
LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF
65TH STREET AND 4TH AVENUE, FROM THE TWO-FAMILY (R-2) ZONE,
GENERAL COMMERCIAL (C-2) ZONE, GENERAL COMMERCIAL REVIEW
(C-2R) ZONE, AND LIGHT INDUSTRIAL (M-1) ZONE AND PLACING THE
SAME IN THE MULTI-FAMILY (R-3) ZONE.

LOCATION AND COUNCIL DISTRICT: Located near the Southeast corner of the intersection at 65th Street and 4th Avenue, APNs: 015-0031-001, 009, 012, 013, 024, and 025, District 6.

RECOMMENDATION: It is recommended that the item be passed for publication of title and continued May 20, 2003.

CONTACT PERSON: Kimberly Kaufmann-Brisby, Assistant Planner, 264-5590

FOR COUNCIL MEETING OF: May 13, 2003


SUMMARY: This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32

BACKGROUND INFORMATION: This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32. Prior to publication of an item in a local paper to meet

City Council
April 28, 2003
RE: Jefferson Commons PFP, P02-120
Page 2

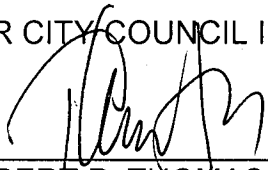
legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:



ROBERT P. THOMAS
CITY MANAGER

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF 65TH STREET AND 4TH AVENUE, FROM THE TWO-FAMILY (R-2) ZONE, GENERAL COMMERCIAL (C-2) ZONE, GENERAL COMMERCIAL REVIEW (C-2R) ZONE, AND LIGHT INDUSTRIAL (M-1) ZONE AND PLACING THE SAME IN THE MULTI-FAMILY (R-3) ZONE.

(APNs: 015-0031-001, 009, 012, 013, 024, and 025) (P02-120)

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

SECTION 1

The territory described in the attached exhibit which is located as described above: The zoning designation for the following properties which constitute 15.41± acres consisting of 0.46± acres of the Two-family (R-2), 4.52± acres of the General Commercial (C-2), 0.43 ± acres of the General Commercial Review (C-2R), and 10± acres of the Light Industrial (M-1) zones, is hereby removed and placed into 15.41± acres of Multi-family (R-3) zone for: APNs: 015-0031-001, 009, 012, 013, 024, and 025.

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.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- 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 April 24, 2003, 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. 99-015, as amended.
- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Mitigated Negative Declaration on file at the Planning Division offices.

SECTION 2

The City Clerk of the City Of Sacramento is hereby directed to amend the maps that 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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

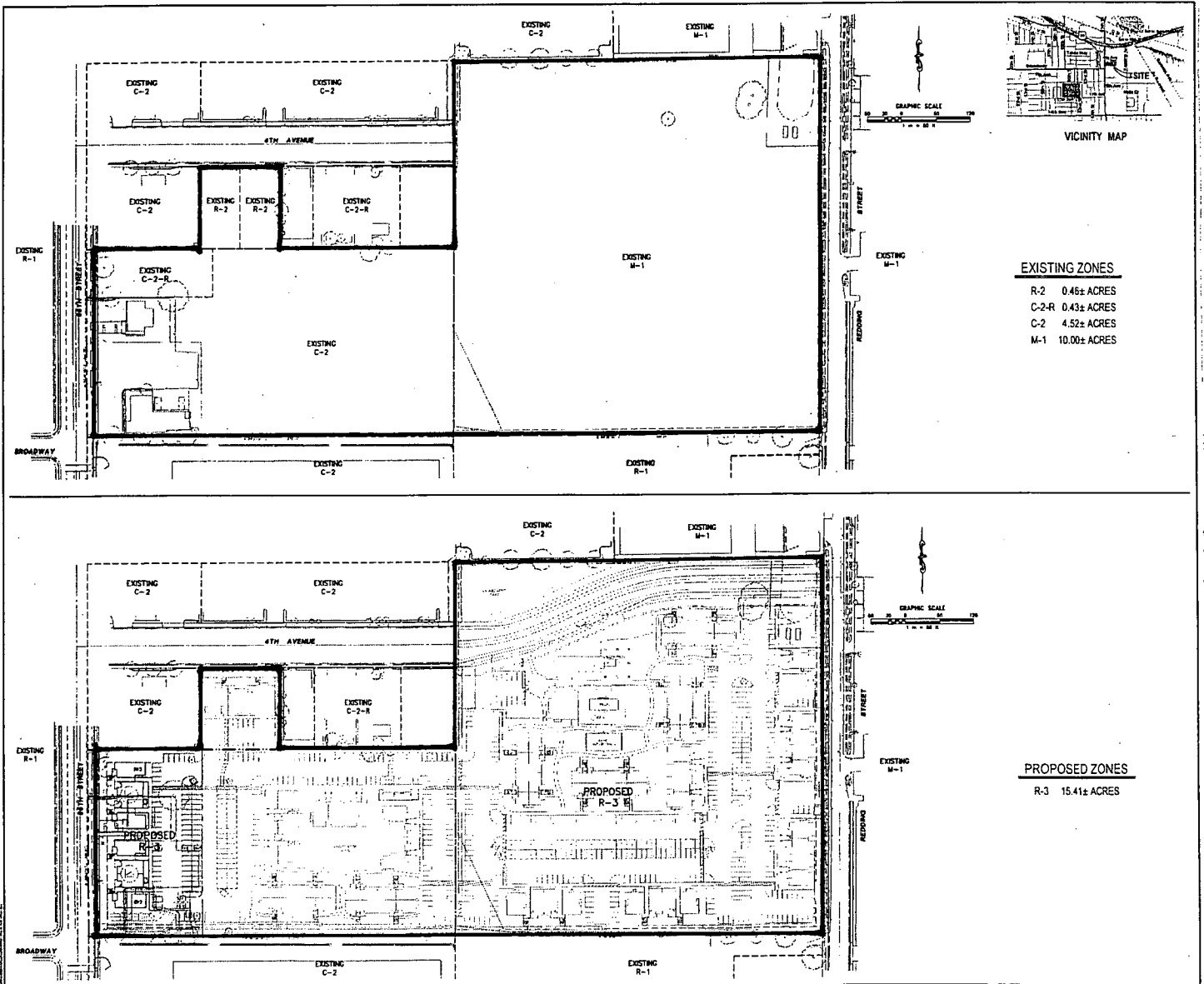
P02-120

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1 – REZONE EXHIBIT



FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY ORDINANCE NO. 99-015, AS AMENDED, BY REMOVING PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF 65TH STREET AND 4TH AVENUE, FROM THE TWO-FAMILY (R-2) ZONE, GENERAL COMMERCIAL (C-2) ZONE, GENERAL COMMERCIAL REVIEW (C-2R) ZONE, AND LIGHT INDUSTRIAL (M-1) ZONE AND PLACING THE SAME IN THE MULTI-FAMILY (R-3) ZONE.

(APNs: 015-0031-001, 009, 012, 013, 024, and 025) (P02-120)

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

SECTION 1

The territory described in the attached exhibit which is located as described above: The zoning designation for the following properties which constitute 15.41± acres consisting of 0.46± acres of the Two-family (R-2), 4.52± acres of the General Commercial (C-2), 0.43 ± acres of the General Commercial Review (C-2R), and 10± acres of the Light Industrial (M-1) zones, is hereby removed and placed into 15.41± acres of Multi-family (R-3) zone for: APNs: 015-0031-001, 009, 012, 013, 024, and 025.

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.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- 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 April 24, 2003, 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. 99-015, as amended.
- c. The applicant shall comply with the Mitigation Monitoring Plan and mitigation measures in the Mitigated Negative Declaration on file at the Planning Division offices.

SECTION 2

The City Clerk of the City Of Sacramento is hereby directed to amend the maps that 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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

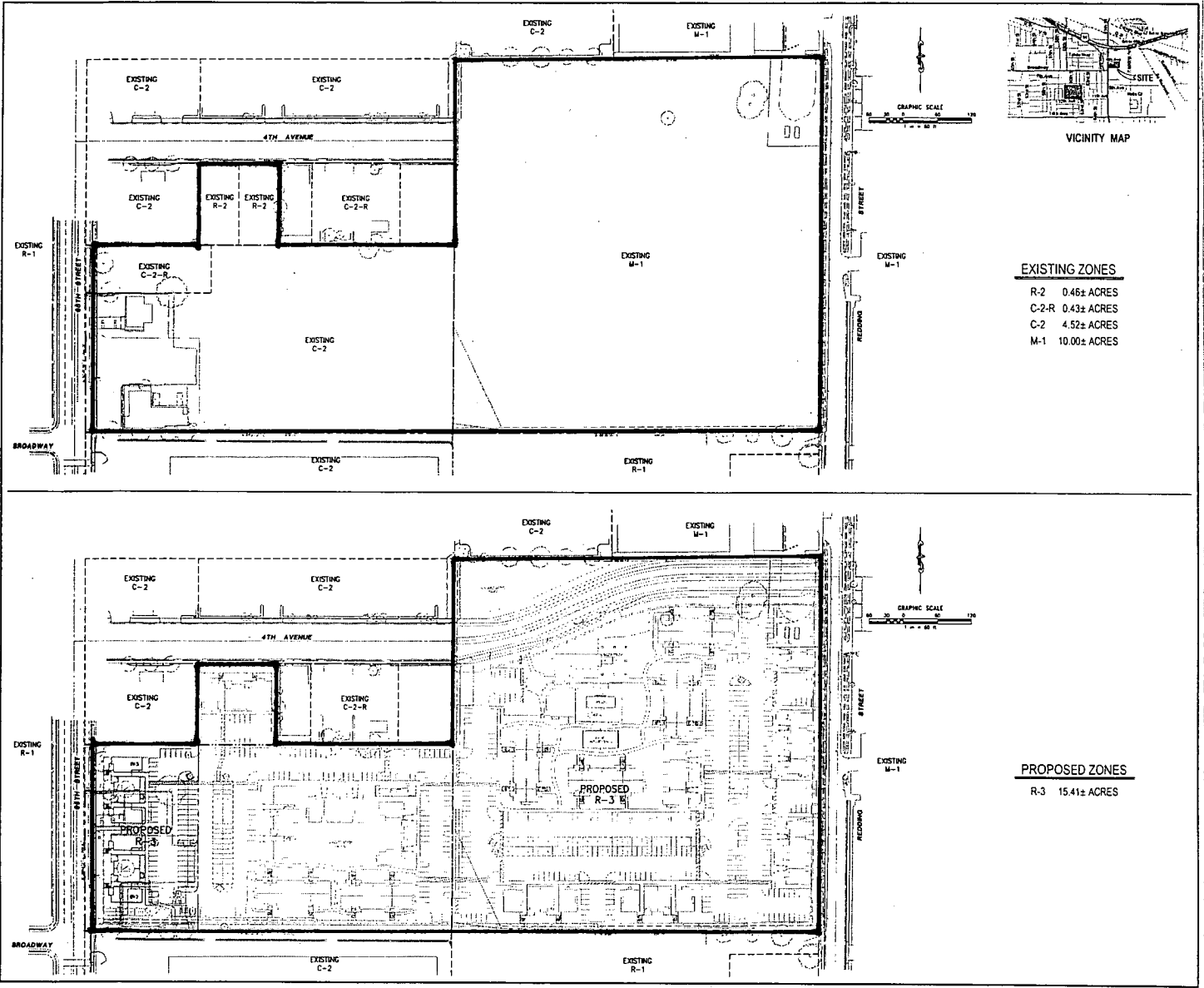
P02-120

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1 – REZONE EXHIBIT



EXISTING ZONES

R-2	0.46± ACRES
C-2-R	0.43± ACRES
C-2	4.52± ACRES
M-1	10.00± ACRES

PROPOSED ZONES

R-3	15.41± ACRES
-----	--------------

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____