

ORDINANCE NO. 97-045

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 07 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 WEST OF EAST DRAINAGE CANAL 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-2A-PUD), MULTI-FAMILY-PUD (R-2B-PUD) AND SHOPPING CENTER-PUD (SC-PUD) ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, MULTI-FAMILY-PUD (R-3-PUD), SHOPPING CENTER- PUD (SC-PUD) AND AOS-PUD ZONES OR MORE RESTRICTIVE ZONES

(P97-013) (APN: 201-0310-026, 225-0040-03,04 & 05).

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 west of East Drain Canal, 20.6± gross acres in the Standard Single Family- Planned Unit Development (R-1-PUD), 2.3± gross acres in the Alternative Single Family-PUD (R-1A-PUD), 46.0± gross acres in the Multi-Family-PUD (R-2A-PUD), 38.8± gross acres in the Multi-Family-PUD (R-2B-PUD) and 49.7± gross acres in the Shopping Center-PUD (SC-PUD) zones established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the following zones: 58.0± gross acres in the R-1-PUD zone, 41.5± gross acres in the R-1A-PUD zone, 26.9± gross acres in the Multi-Family-PUD (R-3-PUD) zone, 48.5± gross acres in the Shopping Center-PUD (SC-PUD) zone, and 12.6± 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.

FOR CITY CLERK USE ONLY

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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 June 12, 1997, 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

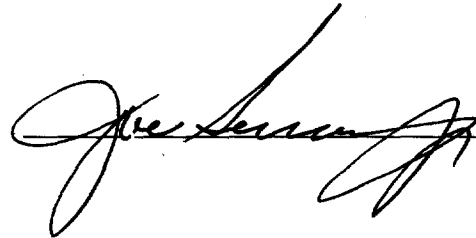
The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION: July 29, 1997
PASSED: August 7, 1997
EFFECTIVE: September 6, 1997

ATTEST:

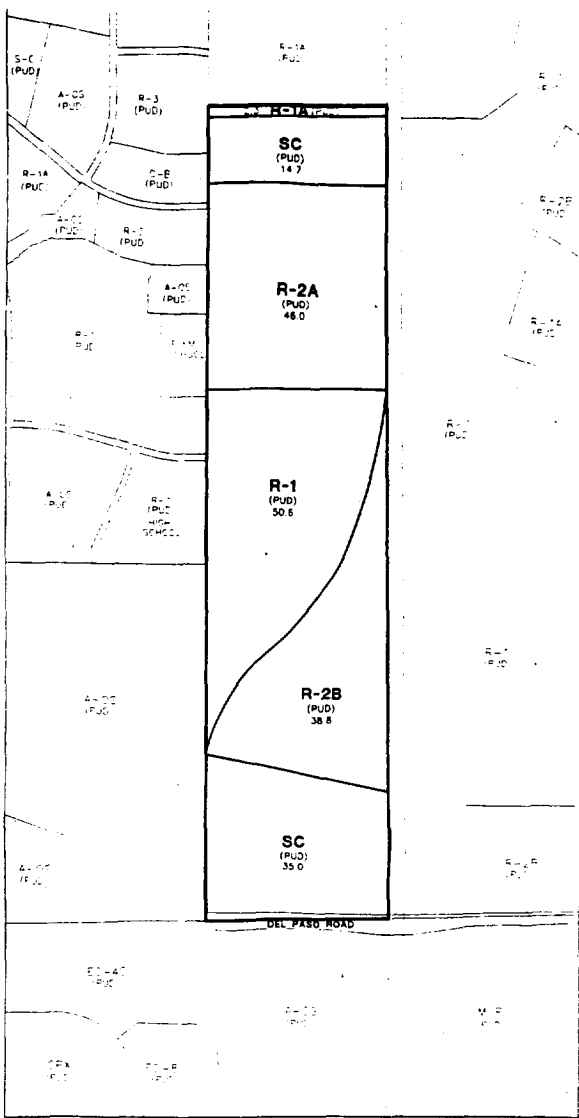
Miriam A. Burrows

CITY CLERK

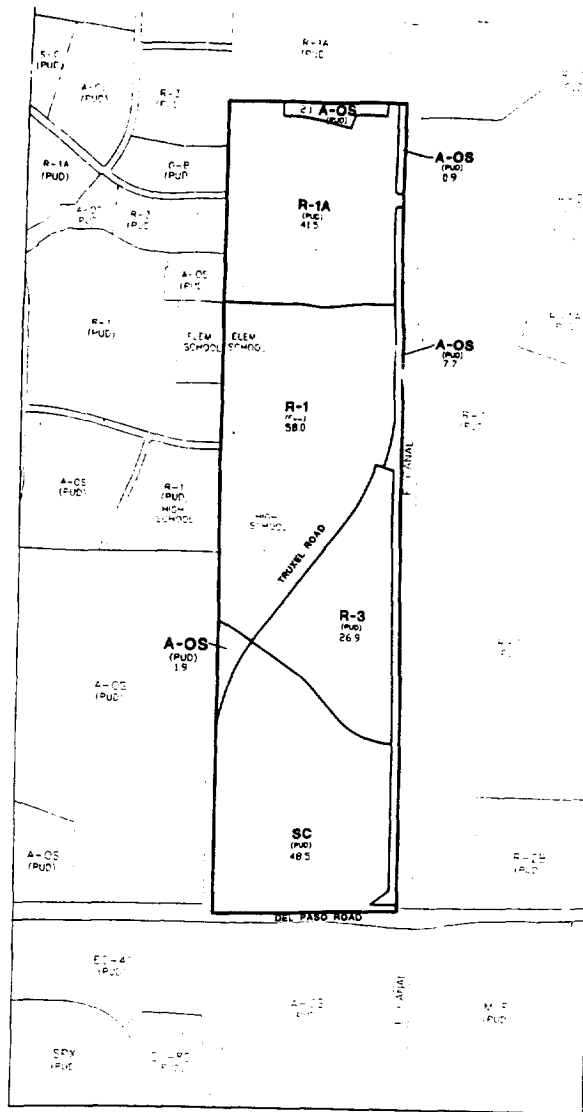


MAYOR

P97-013



EXISTING ZONING



PROPOSED ZONING

ZONING LEGEND

LAND USE	EXISTING AREA	PROPOSED AREA
R-1 SINGLE FAMILY RES.	50.6	58.0
R-1A SINGLE FAMILY RES.	2.3	41.5
R-2A SINGLE FAMILY RES.	46.0	
R-2B SINGLE FAMILY RES.	38.8	
R-3 MULTI-FAMILY RES.		26.9
SC SHOPPING CENTER	49.7	48.5
A-OS AGRICULTURE-OPEN SPACE		12.6
	187.5	187.5

(ALL AREAS ARE GROSS)

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