

ORDINANCE NO. 90-045

ADOPTED BY THE SACRAMENTO CITY COUNCIL

SEP 11 1990,

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MILL CREEK DRIVE AND TRUXEL ROAD FROM MULTIPLE FAMILY (R-2B-PUD) ZONE(S), AND PLACING THE SAME IN THE MULTIPLE FAMILY (R-3-PUD) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P89-398) (APN:274-0410-012)

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

SECTION 1

The territory described in the attached exhibit(s) which is in the Multiple Family (R-2B-PUD) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Multiple Family (R-3-PUD) zone(s).

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.
- b. A Special Permit to allow 107 units of senior housing in the PUD must be approved by the Planning Commission prior to issuance of a building permit.

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- * c. The proposed senior housing project shall meet the requirements found in the Senior Housing Criteria on file in the Planning Department.
- * d. The applicant shall comply with all mitigation measures stated in the Negative Declaration for P89-398 on file at the Planning Department.
- e. The proposed project shall be subject to Facilities Benefit Assessment District fees.
- f. The property owner shall provide all residents with disclosure information regarding airport overflight.
- * g. The proposed project shall be reviewed and approved by the Design Review staff and the Natomas Community Association prior to issuance of a building permit.
- * h. The maximum number of units allowed shall be 107 units for senior housing. No density bonus to increase the number of units shall be permitted.
- * i. Language shall be included in the deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the 107 unit development shall only be rented to or used by senior individuals. A senior means persons over the age of 55 years, provided that for each unit rented to, or used by, two or more persons, one of such persons may be under 55 years old. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may conclude any measure for enforcement deemed appropriate by the Planning Director and City Attorney.
- j. 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 28, 1990, 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.

* Revised by staff 8/28/90

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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: August 21, 1990

PASSED: September 11, 1990

EFFECTIVE: October 11, 1990


MAYOR

ATTEST:


CITY CLERK

P89-398.rev

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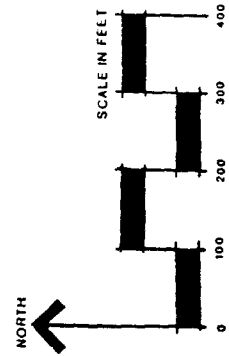
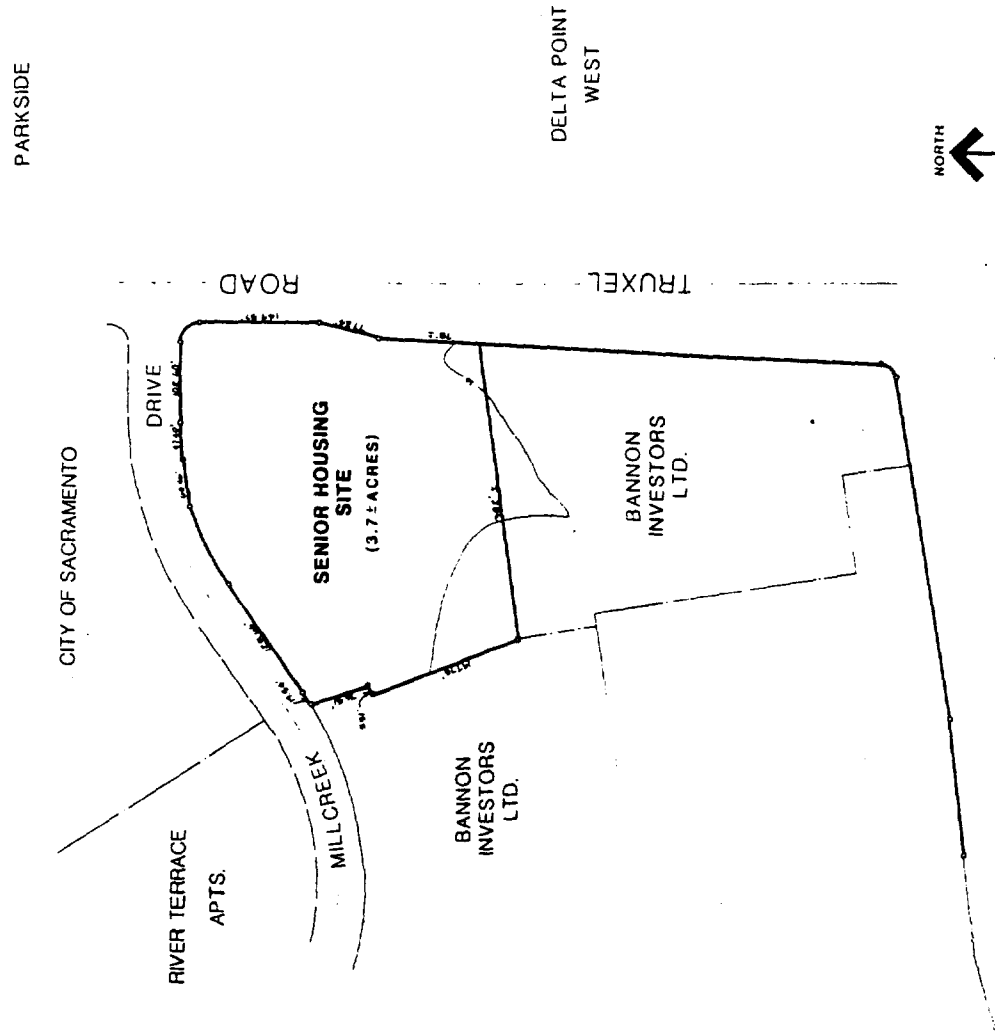
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EXHIBIT A

SENIOR HOUSING SITE CREEKSIDE OAKS PUD City of Sacramento, California

NOTES:

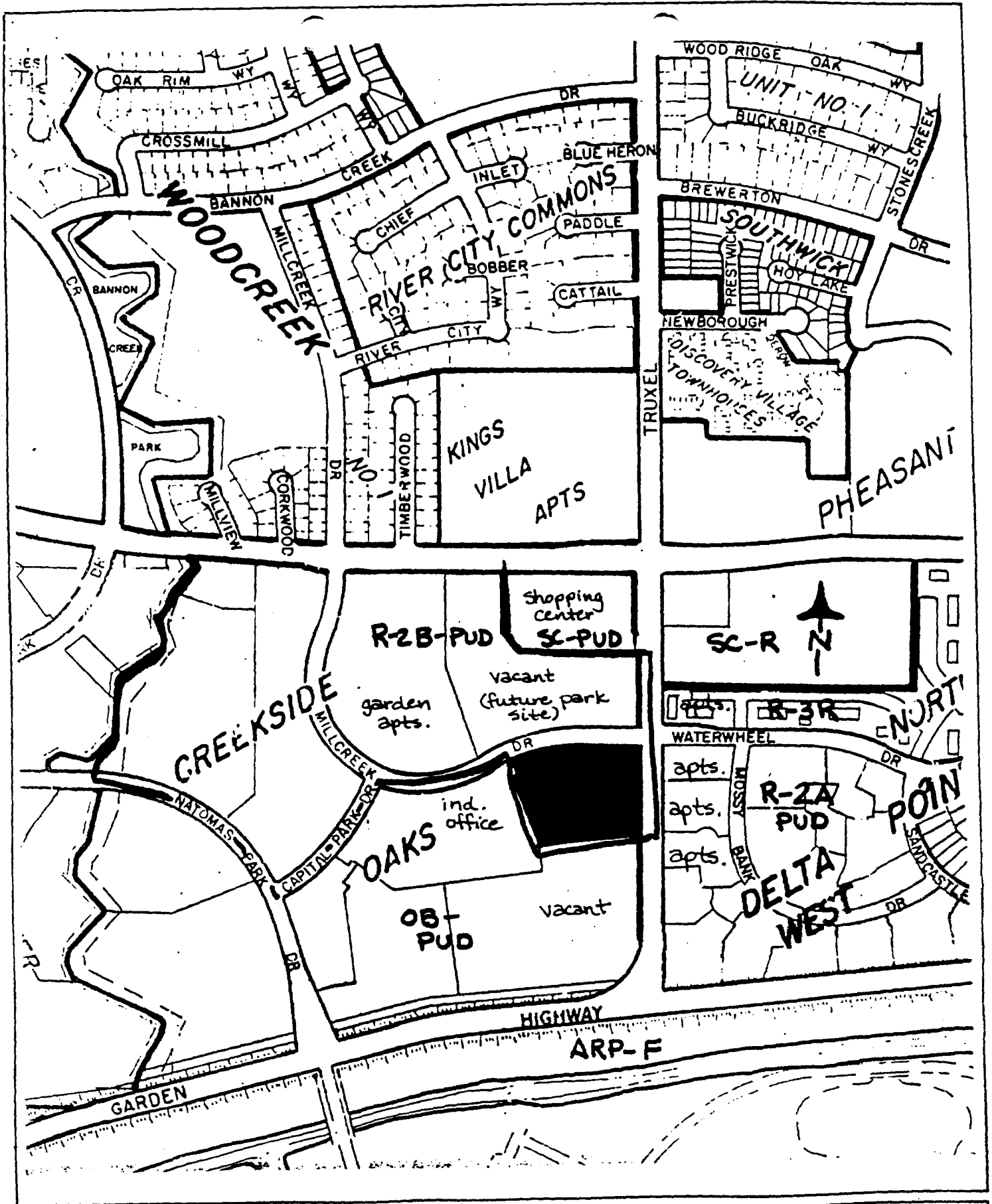
- RECORD OWNER & SUBDIVISION:
BANNON INVESTORS, LTD.
2500 J STREET, SUITE 100
SACRAMENTO, CA 95811
- APPLICANT:
WELLS CONTRACTING INCORPORATED
1000 W. 10TH STREET, SUITE 100
SACRAMENTO, CA 95811
- ENGINEER:
WELLS CONTRACTING INCORPORATED
1000 W. 10TH STREET, SUITE 100
SACRAMENTO, CA 95811
- PLANNING & DESIGN:
WELLS CONTRACTING INCORPORATED
1000 W. 10TH STREET, SUITE 100
SACRAMENTO, CA 95811
- PLANNING & DESIGN:
WELLS CONTRACTING INCORPORATED
1000 W. 10TH STREET, SUITE 100
SACRAMENTO, CA 95811
- PROPOSED DEVELOPMENT PLAN DESIGNATION:
MULTI-FAMILY HOUSING
- PROPOSED DENSITY:
20 UNITS PER ACRE
- APR:
276-0010-012 (PARTIAL UP)
- DATE:
11/15/89



NOVEMBER, 1989



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SEP 11 1990.



VICINITY - LAND USE - ZONING

P89-398

June 14, 1990
6-28190

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