

* Revised by Staff 11/6/90

ORDINANCE NO. 90-059

ADOPTED BY THE SACRAMENTO CITY COUNCIL

NOV 0 6 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 2031 S STREET FROM THE HEAVY COMMERCIAL (C-4) ZONE(S), AND PLACING THE SAME IN THE GENERAL COMMERCIAL (C-2) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. P90-040) (APN: 010-0025-006)

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 2031 S Street in the Heavy Commercial (C-4) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the General Commercial (C-2) 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. These development plans are the plans approved by the Planning Commission on September 13, 1990, per Exhibits C, D, and E.
- b. A restaurant use which intends to serve alcohol shall be required to obtain a Special Permit from the Planning Commission prior to tenant occupancy.

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c. The following uses shall be prohibited on the subject site:

- 1) pornographic movie store
- 2) liquor store
- 3) video arcade and/or indoor amusement center
- 4) massage parlor
- 5) poster store
- 6) nightclub and/or bar
- 7) bank, ATM, and/or check cashing service
- 8) convenience market
- 9) laundromat
- 10) laundry-commercial plant

d. 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 September 13, 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.

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.

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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: October 30, 1990

PASSED: November 6, 1990

EFFECTIVE: December 7, 1990


MAYOR

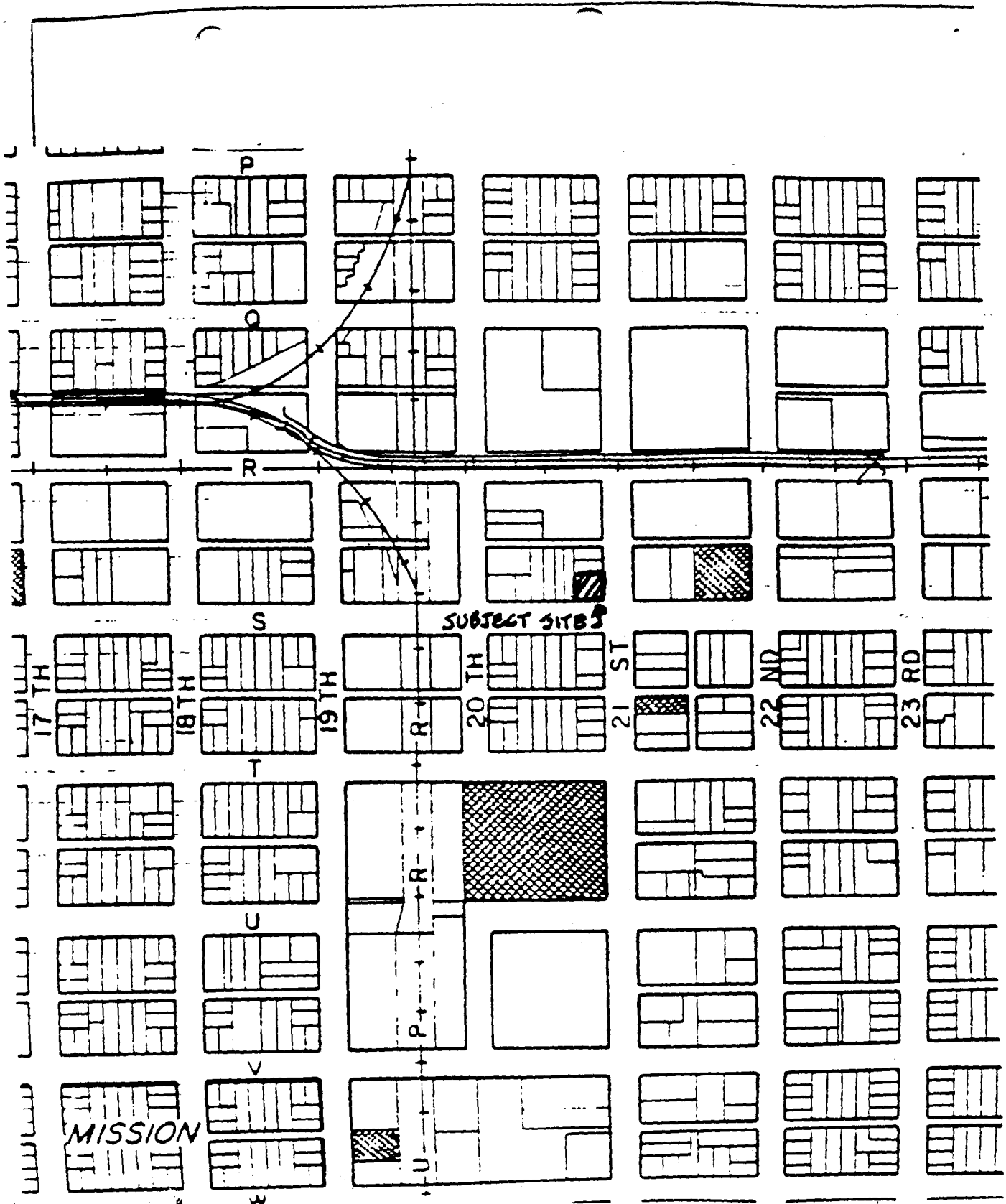
ATTEST:


CITY CLERK

P90-040.PFP.rev

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VICINITY MAP

NOV 0 6 1990

P10-040

9.13.90

item No.

CHINN RUSCONI ARCHITECTS
 201 Lathrop Way, Suite C
 Sacramento, CA 95815
 916 640 3711

Revisions	By	Date
REVISION #1		7/16/90
REVISION #2		8-17-90

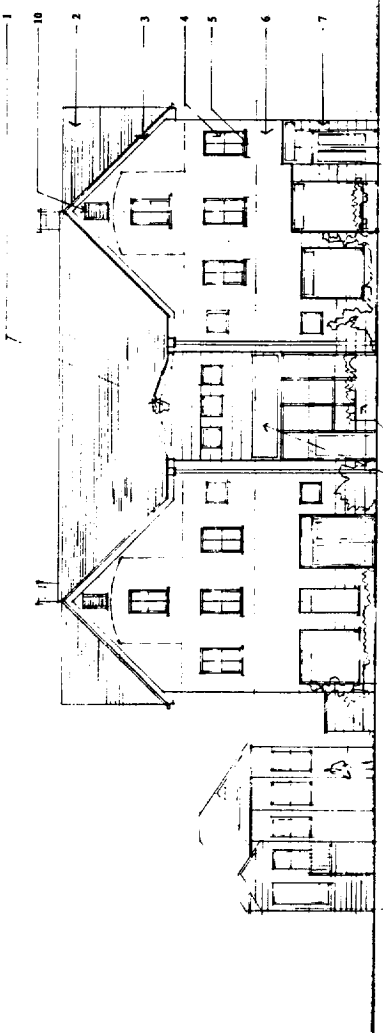
The undersigned architect certifies that the drawings were prepared by the architect or under the direct supervision of the architect and that the architect is a duly licensed architect in the State of California. The architect is not responsible for any errors or omissions in the drawings which may be caused by any other person who has prepared or prepared to prepare any part of the drawings. The architect is not responsible for any errors or omissions in the drawings which may be caused by any other person who has prepared or prepared to prepare any part of the drawings. The architect is not responsible for any errors or omissions in the drawings which may be caused by any other person who has prepared or prepared to prepare any part of the drawings.

ARCHITECT
 Owner
 RICHMOND DEVELOPMENT GROUP
 MIXED USE BUILDING
 2031 S STREET
 SACRAMENTO, CA 95814
 APN: 010-0275

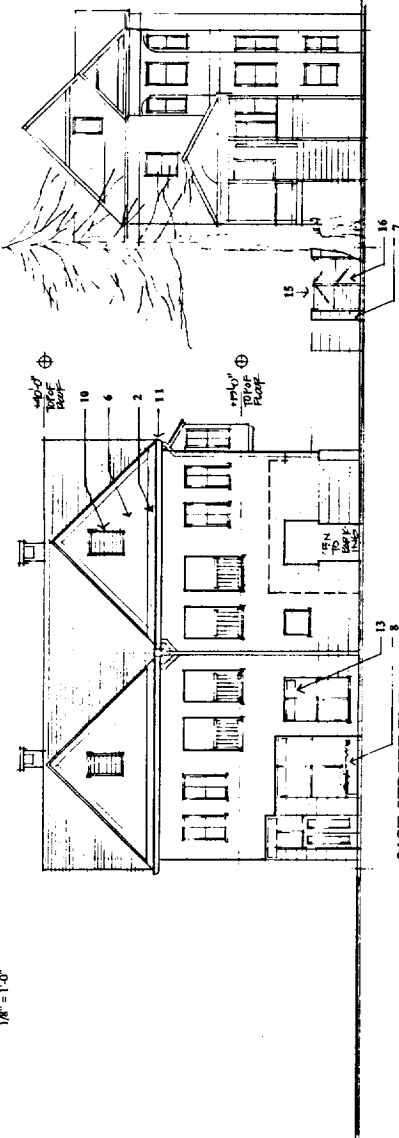
Date	Drawn By	RUSCONI
Checked By		
Project No.		8948

Revised Elevations

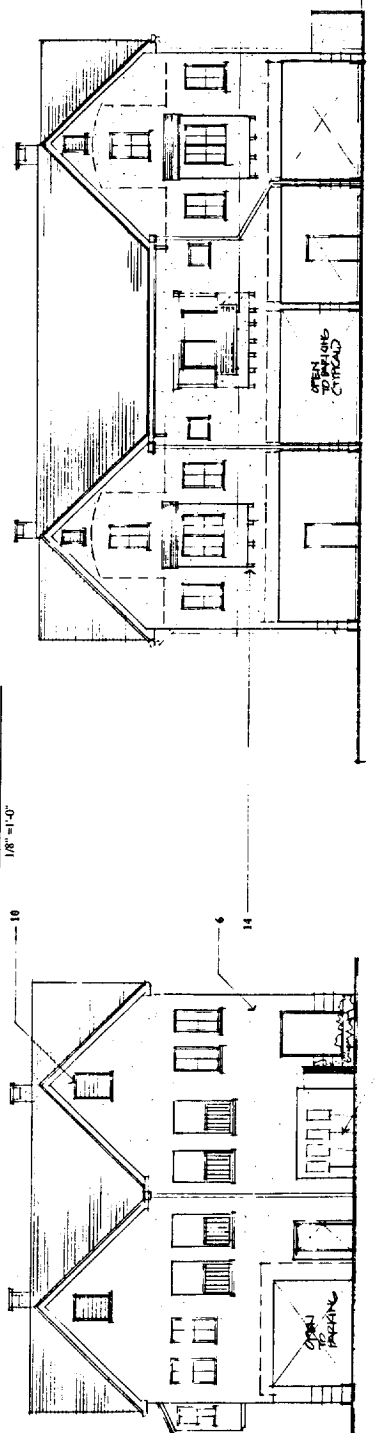
- MATERIALS LEGEND / NOTES**
1. PAINTED SHEET METAL SHIELD (DECORATIVE)
 2. ASPHALT SHINGLES BLACK (TYPICAL)
 3. PAINTED METAL SHIELD (TYPICAL)
 4. ALUMINUM WINDOW COLORED, TYPICAL PAINT TRIM COLOR
 5. WOOD PROJECTING SILL, TYPICAL PAINT TRIM COLOR
 6. CEMENT PLASTER SAND FLOAT FINISH PAINT BODY COLOR
 7. CEMENT PLASTER SAND FLOAT FINISH PAINT BODY COLOR
 8. RAISED PLASTER W/ CEMENT PLASTER REPAIRS
 9. PROJECTING GANNOPY METAL CANNAS PAINT ACCENT COLOR
 10. WOOD TRIM PAINT ACCENT COLOR
 11. PAINTED SHEET METAL GUTTER, TYPICAL DOWNSPOUT - ACCENT COLOR
 12. OPEN TO PARKING
 13. RANGE CONTRASTING CHAIR OR PAINTED CREZON PANEL (TRIM COLOR)
 14. PAINTED METAL FRAME WITH PAINTED METAL SIDING BEHIND (TRIM COLOR)
 15. TRASH ENCLOSURE BEYOND
 16. METAL DOOR W/ METAL FRAME PAINTED TRIM COLOR



S STREET ELEVATION
 1/8" = 1'-0"



21ST STREET ELE.
 1/8" = 1'-0"



NORTH ELEVATION
 1/8" = 1'-0"

WEST ELEVATION
 1/8" = 1'-0"

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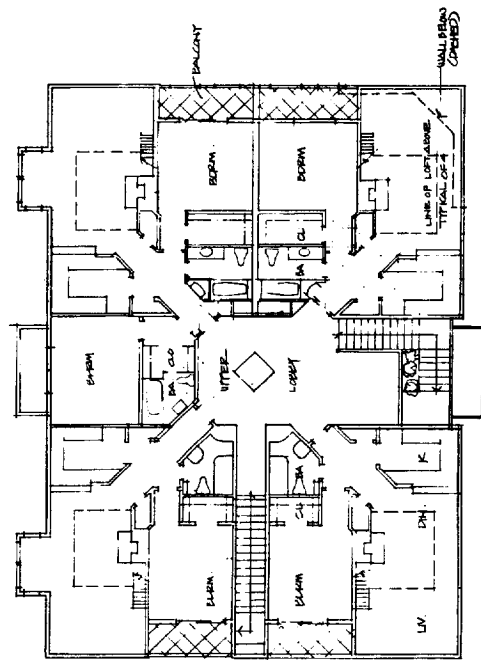
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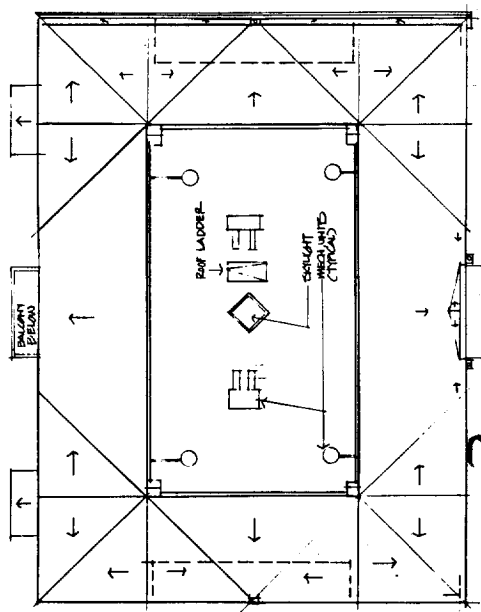
Item No. 11

<p>CHINN - RUSCONI ARCHITECTS 201 Lathrop Way, Sacramento, CA 95818 (916)444-3177</p>	<p>Revisions By Date REVISION #1 7/16/90 REVISION #2 01/17/91</p>	<p><small>This drawing is the property of Chinn - Rusconi Architects. It is to be used only for the specific project and site indicated. It is not to be used for any other project, in whole or in part, without the written consent of the architect. The drawings are not to be used for construction without the written consent of the architect. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.</small></p>	<p>Architect Client</p> <p>RICHMOND DEVELOPMENT GROUP MIXED USE BUILDING 201 S STREET SACRAMENTO, CA 95814 APN: 010-025-006</p>	<p>Date 5-11-90 Drawn By RUSCONI Checked By Project No. 8948</p>	
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Revised Floor Plan / Roof Plan



SECOND FLOOR PLAN
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

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