

AMENDED
ORDINANCE NO. 89-059

- ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUL 25 1989

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTHWEST CORNER OF TRUXEL ROAD AND WEST EL CAMINO FROM THE R-1A (SINGLE FAMILY ALTERNATIVE) ZONE(S) AND PLACING THE SAME IN THE SC-PUD (SHOPPING CENTER-PLANNED UNIT DEVELOPMENT) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(FILE NO. **P89-021**) (APN: 225-0960-003)

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 R-1A (Single Family Alternative) zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the SC-PUD (Shopping Center-Planned Unit Development) 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. 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 8, 1989, 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.

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- c. The applicant is not required to extend the street median on Truxel Road; however, is required to eliminate the northerly driveway on Truxel Road. The revised circulation plan resulting from the elimination of the driveway shall be reviewed and approved by the City's Traffic Engineer prior to issuance of building permits.
- d. In addition to the limitation on delivery hours imposed by the special permit (P89-021), deliveries between 5:00 p.m. and 6:00 p.m. shall also be prohibited.
- e. Motorized cleaning of the grounds and parking lot shall only occur during the hours specified by the Planning Director.
- f. All restaurants shall have cooking exhaust filters which are "state of the art" for effective elimination of smoke and odors. The filters shall be reviewed and approved by the Planning Director prior to issuance of building permits.

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: JUL 1 8 1989

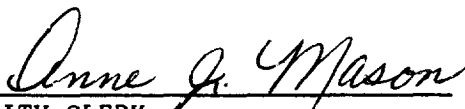
PASSED: JUL 2 5 1989

EFFECTIVE: AUG 2 4 1989



MAYOR

ATTEST:



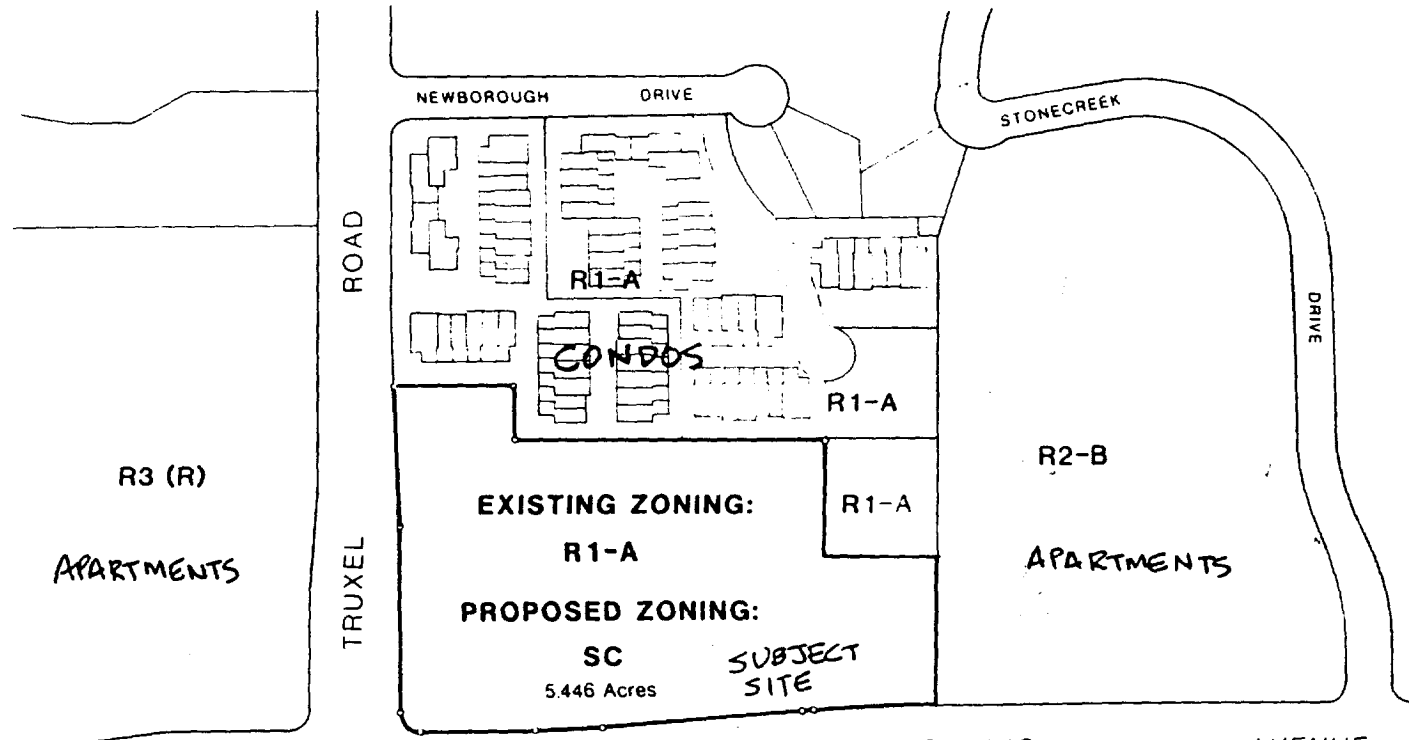
ACTING CITY CLERK

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R3 (R)
APARTMENTS

EXISTING ZONING:
R1-A

PROPOSED ZONING:

SC
5.446 Acres

SUBJECT
SITE

R2-B
APARTMENTS

SC
SHOPPING CENTER

SC (R)

SC (R)

SC (R)

SC (R)

SHOPPING CENTER



LAND USE & ZONING MAP

6-5-89
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DESCRIPTION

Lot 5, as said lot is shown on the official plat of "Pheasant Creek", filed in the Office of the Recorder of Sacramento County in Book 158 of Maps, Map No. 2.

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE _____
MAP _____
DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

88/#0/RN.9

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