

AMENDED

ORDINANCE NO. 91-046

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 25 1991

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 21st AND L STREETS BY REMOVING 0.15± ACRES FROM THE MULTI-FAMILY RESIDENTIAL (R-3A) ZONE AND PLACING THE SAME IN THE GENERAL COMMERCIAL (C-2) ZONE(S) OR A MORE RESTRICTIVE ZONE(S)

(P90-368) (APN: 007-0151-003, 004, 005, 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 the southeast corner of 21st and L Streets in the Multi-Family Residential (R-3A) zone 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.

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- 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 April 25, 1991, 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.
- c. Applicant shall enter into a written agreement with the Sacramento City Unified School District prior to approval of a building permit for the project to mitigate the impact of the project on the School District, the following terms mutually satisfactory to the applicant and the School District, and subject to acceptance by the City of Sacramento. These terms shall include:
 - 1) All one-bedroom and studio style units shall be assessed the statutory fee of \$1.58 per sq.ft.;
 - 2) All two-bedroom or larger units shall be assessed at the rate of \$3.00 per sq.ft.
- ** d. The parking issue shall return to the City council in one year (June 18, 1992) to review whether the reduced parking is creating an impact on the neighborhood.
- ** e. The Special Permit condition to require the parking area to be open and unlocked is hereby deleted by the City Council.

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.

PUBLISHED IN FULL: June 28, 1991

PASSED: June 25, 1991

EFFECTIVE: July 26, 1991


MAYOR

ATTEST:


CITY CLERK

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** amended CC (4.4)
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