

PASSED FOR
PUBLICATION
& CONTINUED
TO 8/17/99



1.2

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

August 2, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED, BY REMOVING 6.17+ ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF SHASTA AVENUE, BETWEEN BRUCEVILLE ROAD AND WEST STOCKTON BOULEVARD FROM THE RURAL ESTATES ½ (RE ½) ZONE AND PLACING 6.17+ ACRES IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE. (APN: 117-0202-008) - (P98-055)

LOCATION AND DISTRICT: South side of Shasta Avenue, between Bruceville Rd and West Stockton Boulevard (D8)

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to August 17, 1999.

CONTACT PERSON: Colleen Laubinger, Associate Planner, 264-5691

FOR COUNCIL MEETING OF: August 10, 1999

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

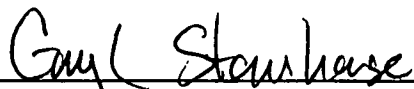


Jacinto Village North - P98-055
August 2, 1999

BACKGROUND INFORMATION:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.


Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED, BY REMOVING 6.17± ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF SHASTA AVENUE, BETWEEN BRUCEVILLE ROAD AND WEST STOCKTON BOULEVARD FROM THE RURAL ESTATES 1/2 (RE 1/2) ZONE AND PLACING 6.17± ACRES IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE.

(P98-055)

(APN: 117-0202-008)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1

The property described in the attached Exhibit B which is in the Rural Estates 1/2 (RE 1/2) zone established by the Comprehensive Zoning Ordinance, as amended, is hereby removed from said zone and shall be placed in the Single Family Alternative Residential (R-1A) zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. No building permits for the development of the subject site, including grading and construction permits shall be approved prior to the following:
 - (1) Annexation to both the Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County has been completed by the property owner; and
 - (2) Any development proposal(s) for the subject site shall be consistent with the Infrastructure, Utilities, Drainage, and Finance Plans adopted by the City Council.
- b. Applicant shall agree to participate in the JCPA Financing Plan and shall not oppose the formation of any fee district or other mechanism(s) required by the JCPA Financing Plan.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Comprehensive Zoning Ordinance, as amended, to conform to the provisions of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

REZONE EXHIBIT JACINTO VILLAGE NORTH

CITY OF SACRAMENTO,
CALIFORNIA
MAY, 1998
APN 117-0202-08

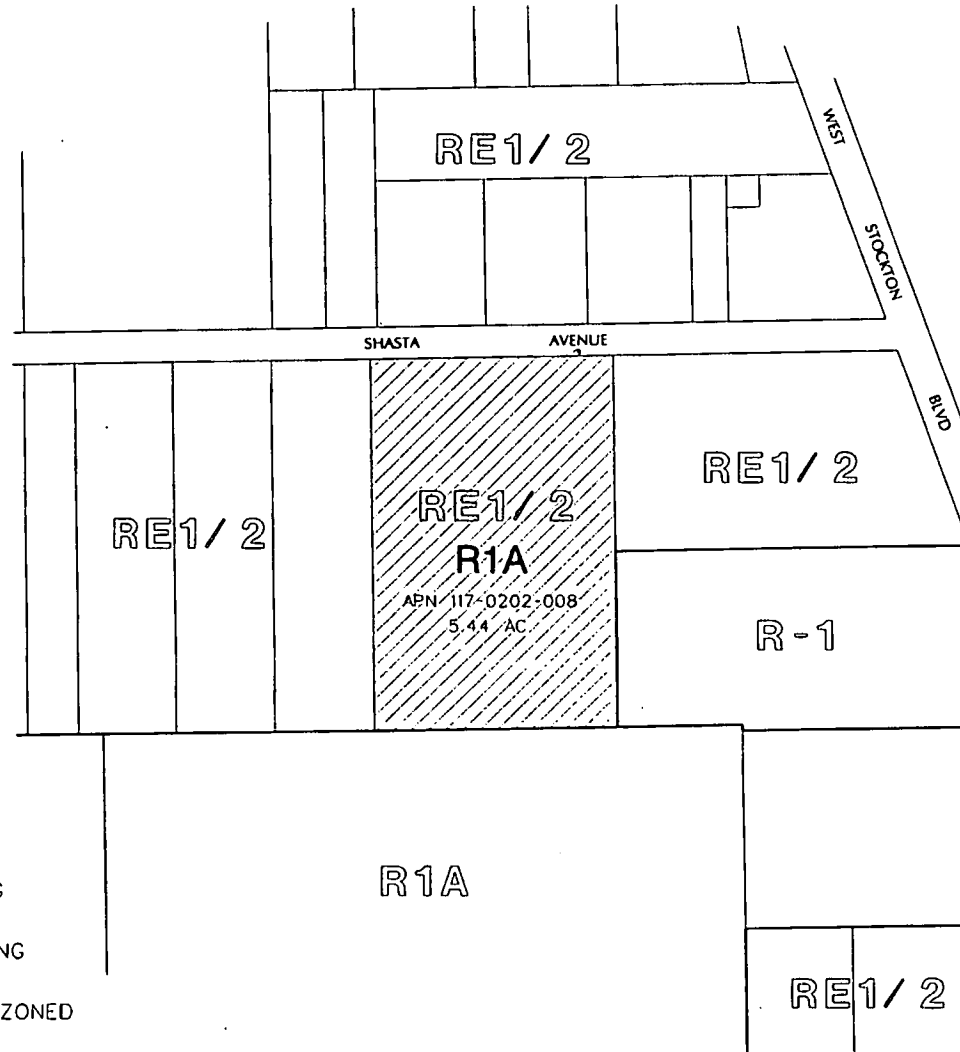
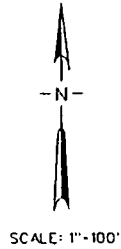


EXHIBIT B
Rezone Exhibit

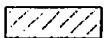
LEGEND

RE1/2

EXISTING ZONING

R1A

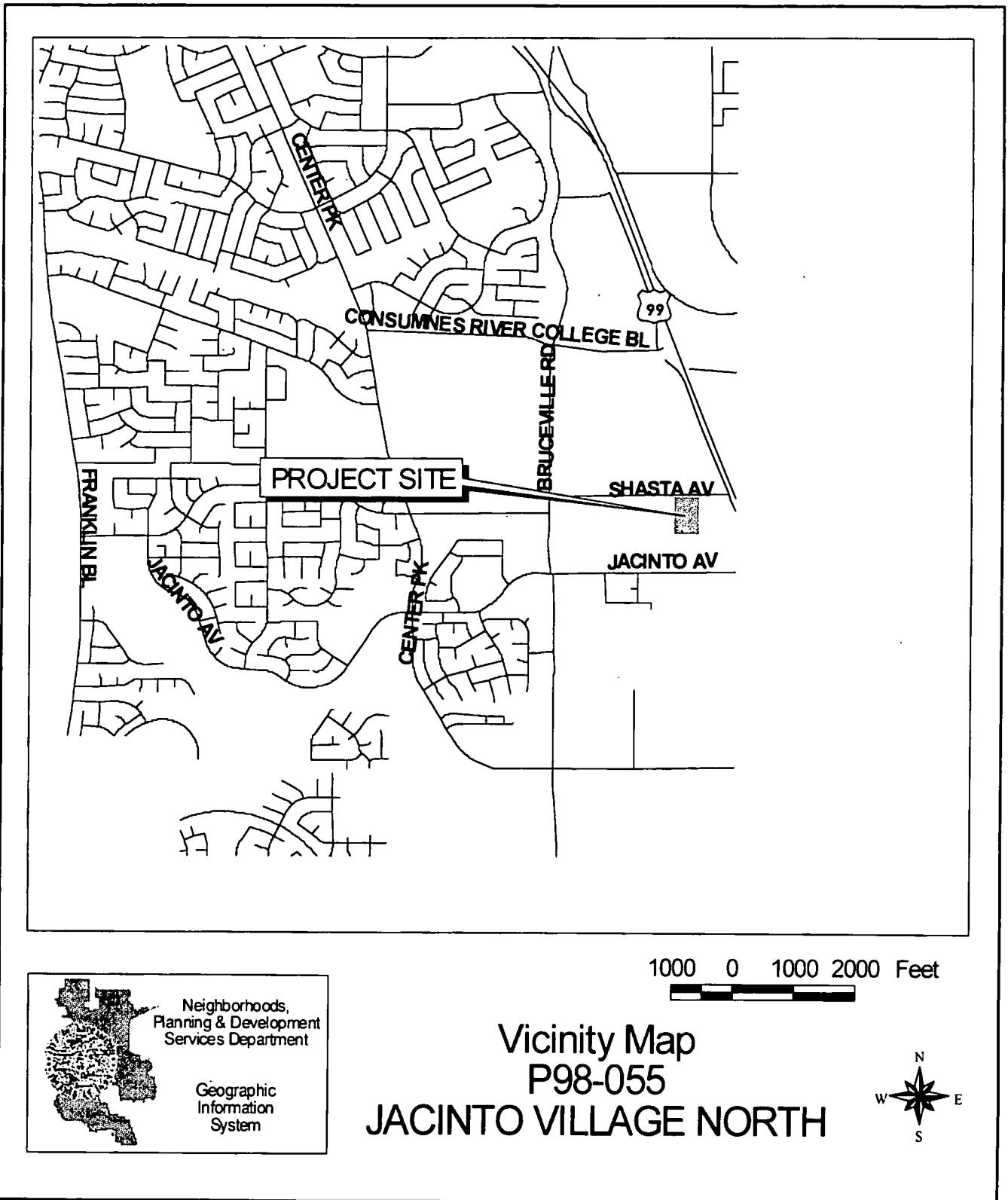
PROPOSED ZONING



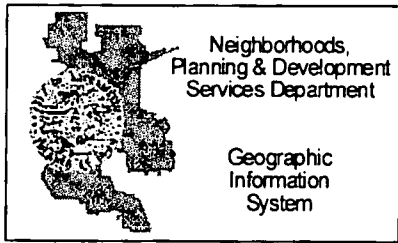
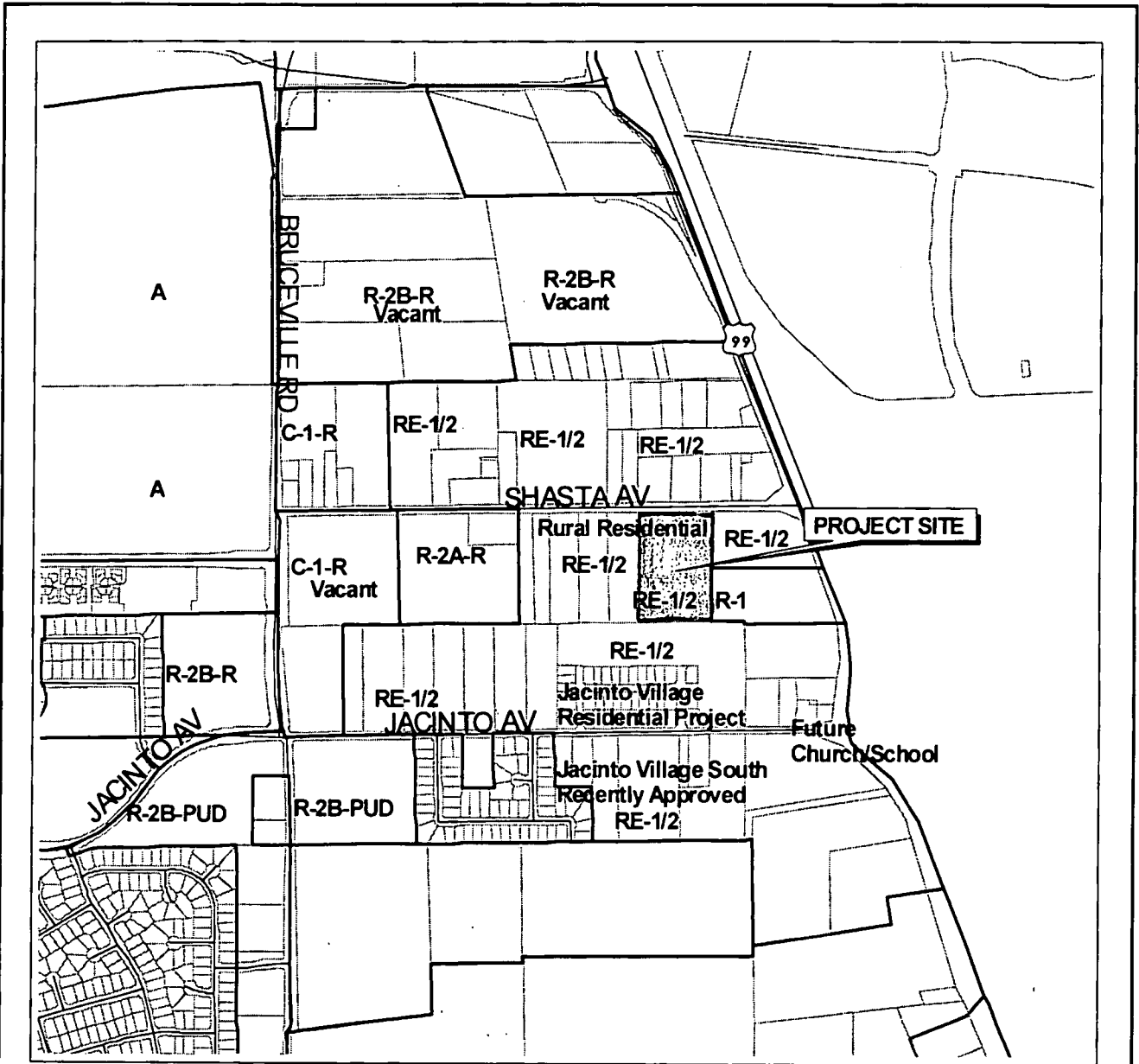
AREA TO BE REZONED



ATTACHMENT 1



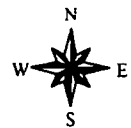
ATTACHMENT 2



900 0 900 Feet



Land Use & Zoning
P98-055
JACINTO VILLAGE SOUTH



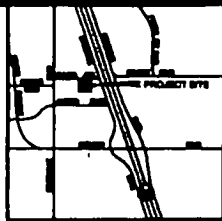
TENTATIVE MAP FOR JACINTO VILLAGE NORTH

CITY OF SACRAMENTO, CALIFORNIA

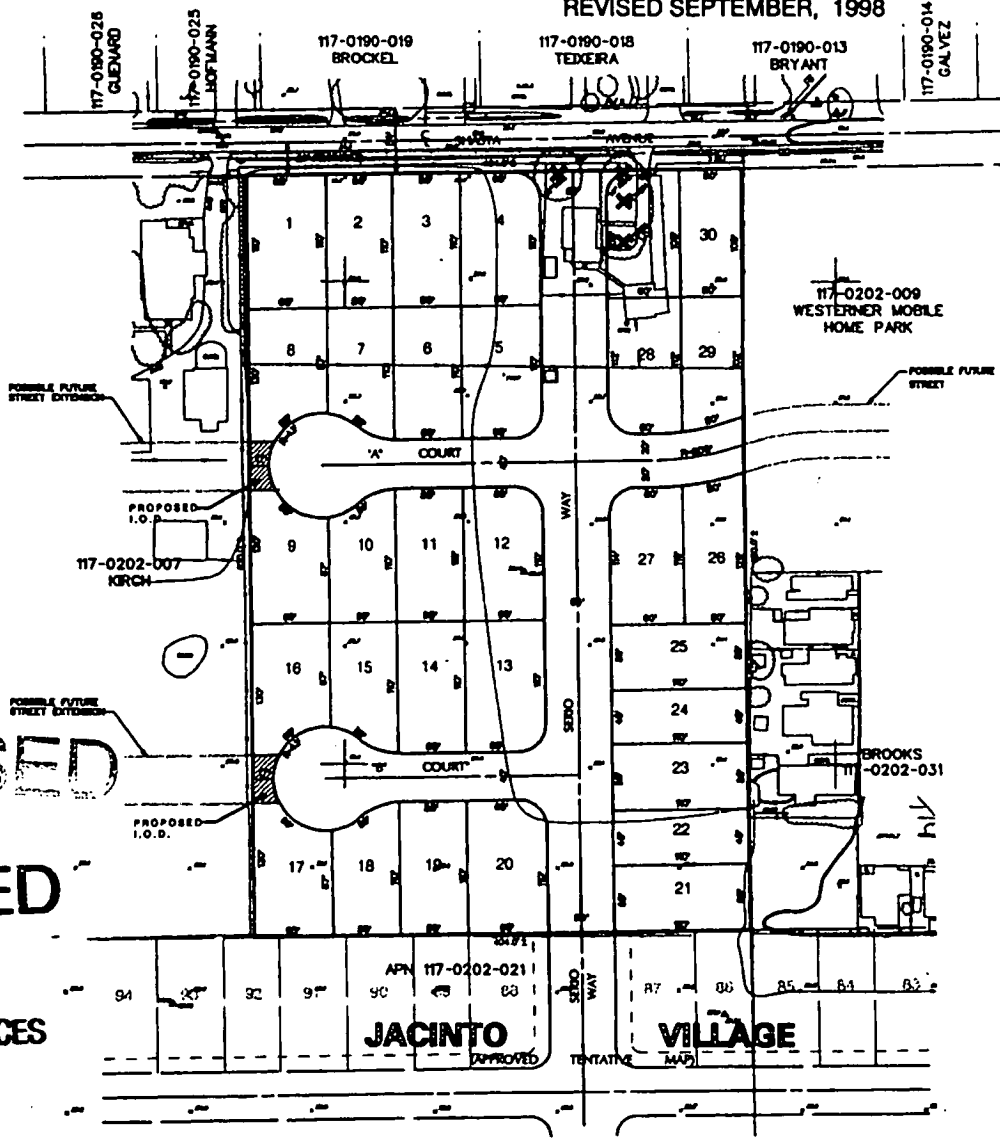
MAY, 1998

REVISED AUGUST, 1998

REVISED SEPTEMBER, 1998



LOCATION MAP
TO GRID

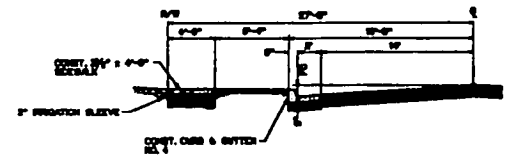


LEGEND



APPLICANT'S PARCEL NUMBER	117-0202-009
OWNER	J & L PROPERTIES 808 S. BRIDGES AVENUE SACRAMENTO, CALIFORNIA
DEVELOPER	J & L PROPERTIES 808 S. BRIDGES AVENUE SACRAMENTO, CALIFORNIA
ENGINEER	WILL COCHRAN ENGINEERS, INC. 408 H. FERRY BLVD., SUITE 1 SACRAMENTO, CALIFORNIA
PREPARED ZONING	RS-40
PROPOSED ZONING	RA
NUMBER OF LOTS	30
LOT SIZE	AS SHOWN
GROSS ACRES	3.3 ACRES
NET ACRES	2.7 ACRES
INCORPORATION & PARK DISTRICT	CITY OF SACRAMENTO
SCHOOL DISTRICT	5th GRADE SCHOOL DISTRICT
WATER DISTRICT	CITY OF SACRAMENTO
FIRE DISTRICT	SACRAMENTO FIRE DEPARTMENT
COUNTY	COUNTY OF SACRAMENTO
CITY	CITY OF SACRAMENTO

ATTACHMENT 3
Subdivision Map



TYPICAL HALF SECTION
SUBDIVISION & GRID USE

REVISED
RECEIVED

SEP 10 1998

PLANNING SERVICES

JACINTO VILLAGE

P98 055

