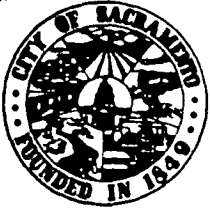


15



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

JAN 10 1980

ETHAN BROWNING, JR.
PLANNING DIRECTOR

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

January 8, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Rezoning from R-1 to M-1(S)-R
2. Tentative Map (P-8838)

LOCATION: Northern terminus of 27th Street

SUMMARY

This is a request for entitlements necessary to develop a 4+ acre site into an industrial complex containing six structures. The Planning staff and Planning Commission recommended approval of the project subject to conditions.

BACKGROUND INFORMATION

The subject site is located at the terminus of a cul-de-sac which is developed with commercial/industrial uses. The site is, however, bounded by single family residences to the west, an elementary school site to the north, the Western Pacific Railroad to the east, and industrial to the south.

It appears that an industrial type zone would be appropriate for the site because of the existing industrial uses to the south along 27th Street. Staff and the Planning Commission recommended an M-1(S)-R rather than the M-2(S) zoning because of the adjacent residential units and elementary school site. The M-1(S)-R zone would be more restrictive and allow less intrusive uses. Also, the "R" designation is being recommended in order to allow the Planning Commission and staff an opportunity to review specific plans for each individual site. It would permit the staff and Planning Commission to evaluate the development of each site and its relationship to adjacent land uses.

APPROVED
BY THE CITY COUNCIL

as amended

JAN 15 1979

OFFICE OF THE
CITY CLERK

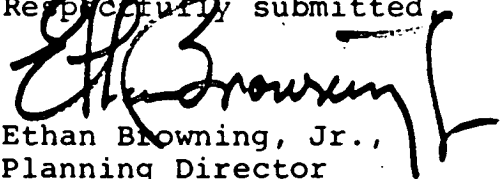
VOTE OF COMMISSION

On December 13, 1979 the Planning Commission, by a vote of 9 ayes, recommended approval of the project subject to conditions.

RECOMMENDATION

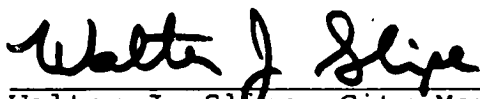
The staff and Planning Commission recommend approval of the project subject to conditions listed in the attached tentative map resolution. If the City Council concurs with this recommendation, the proper action would be to adopt the attached tentative map resolution and rezoning ordinance.

Respectfully submitted,



Ethan Browning, Jr.,
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:



Walter J. Slope, City Manager

January 15, 1980
District No. 7

EBj:HY:bw

Attachments
P-8838

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979
 ITEM NO. 16A FILE NO. P-8898
 M-_____

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER

LOCATION: South Sacramento St

Recommendation:

Favorable to M-1(S)-R
 Unfavorable Petition Correspondence

PROPOSERS		
NAME	ADDRESS	

OPPOSERS		
NAME	ADDRESS	

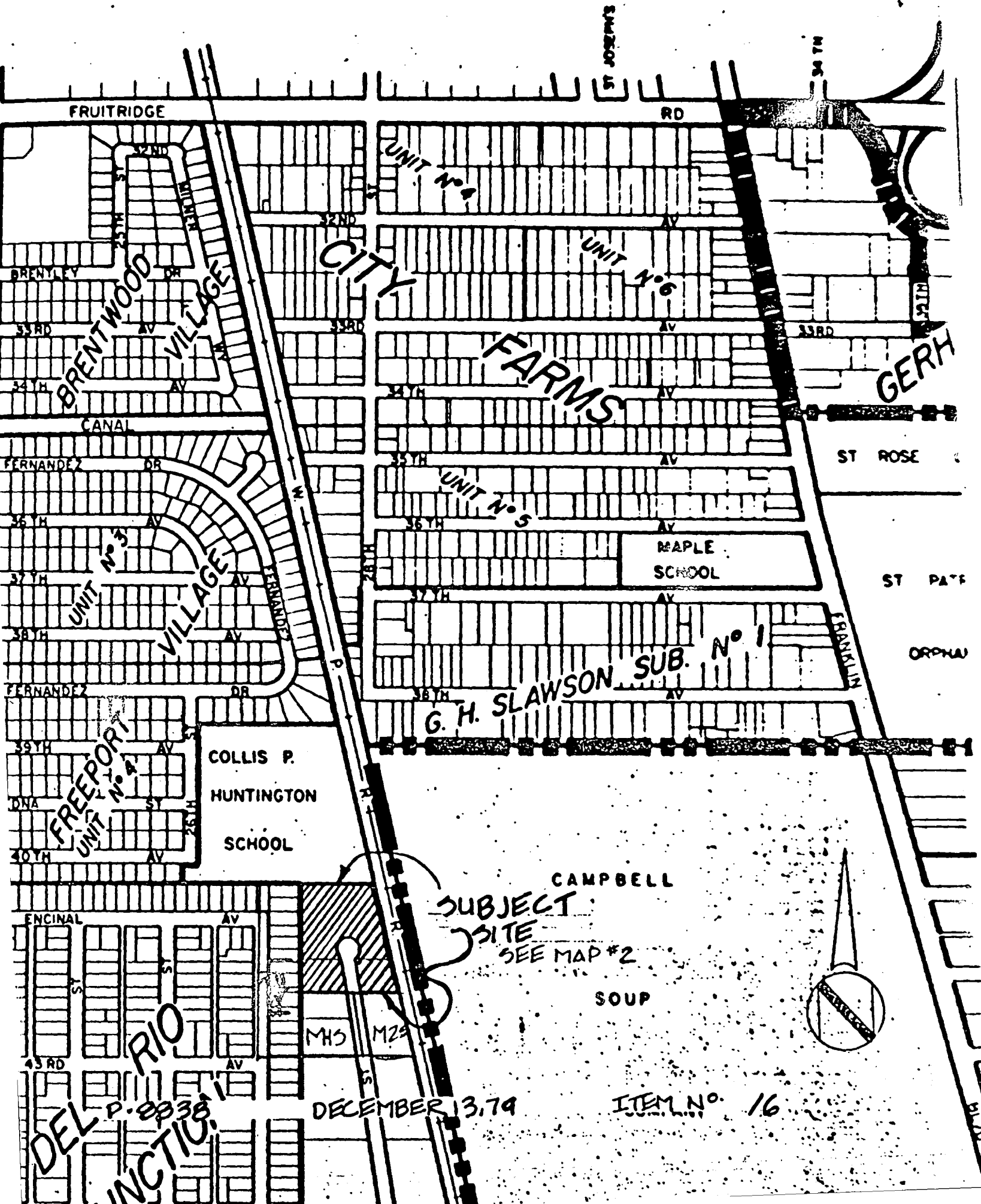
MOTION NO. _____

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL to M-1(S)-R & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓		✓	
Simpson S	✓			✓
Silva	✓			

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping



ST JOSEPH'S

34TH

FRUITRIDGE

RD

UNIT No 4

UNIT No 6

CITY

FARMS

GERH

ST ROSE

UNIT No 5

MAPLE SCHOOL

ST PATE

UNIT No 3

SUB. No 1

ORPHEA

G. H. SLAWSON

COLLIS P. HUNTINGTON SCHOOL

FREEPORT VILLAGE

CAMPBELL

SUBJECT SITE SEE MAP #2

SOUP

MHS M25

DECEMBER 13, 79

ITEM No. 16

DEL P. 8838 INCTU.

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton and Pitalo, Inc. 1767 "J" Tribute Road, Sacramento, CA 95815				
OWNER	Steve Jennings, P.O. Box 86, Fair Oaks, CA 95628				
PLANS BY	Morton & Pitalo, Inc. 1767 "J" Tribute Road, Sacramento, CA 95815				
FILING DATE	10/25/79	50 DAY CPC ACTION DATE	-----	REPORT BY	DP:dd
NEGATIVE DEC	12/3/79	EIR	N/A	ASSESSOR'S PCL NO.	036-031-01,22,23

- APPLICATION:
1. Environmental Determination
 2. Rezone from Single Family R-1 to Heavy Industrial M-2-S.
 3. Tentative Map (P-8838)

LOCATION: At the Northerly terminus of 27th Street.

PROPOSAL: The applicant is requesting the necessary entitlements to divide 4.3 vacant acres into 6 industrial lots.

PROJECT INFORMATION:

General Plan Designation: Industrial
Airport Community Plan Designation: Heavy Commercial or Industrial
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:

North: School;R-1
South: Industrial; M-1-S, M-2-S
East: Western Pacific Railroad Tracks
West: Single-Family Residential; R-1

Property Dimensions: 4.3+ Acres
Significant Features of Site: Trees
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
School District: Sacramento City Unified School District

SUBDIVISION REVIEW COMMITTEE:

On November 28, 1979 by a vote of 7 Ayes, 1 abstention and 1 absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide street lights as required by the City Engineer.
2. The applicant shall field locate sewer and water services. The applicant shall note on the final map which lots will require sewer, drain and water taps.

APPLC. NO. P-8838

MEETING DATE December 13, 1979

CPC ITEM NO. 16

3. The applicant shall check and verify services with the County Sanitation District.
4. The applicant shall file the necessary segregation request and fees on existing assessments.
5. The applicant shall provide a masonry sound wall six feet in height along the property lines to the north and west. The design and construction materials of the wall are subject to the review and approval of the Planning Director.
6. The applicant shall provide landscaping in the 25-foot front yard setback pursuant to the Zoning Ordinance. The landscaping and irrigation plans shall be subject to the review and approval of the Planning Director.
7. A note shall be placed on the final map indicating that the applicant retain and develop around the healthy, mature trees as indicated on Exhibit "B". Future building permits shall be issued consistent with the intent to save the existing trees.
8. The applicant shall show any necessary reciprocal access and maintenance easements on the final map.

STAFF EVALUATION:

The subject site is currently vacant and is bounded by single family residences, a school, the Western Pacific Railroad Tracks and industrial development. The proposed industrial land use is consistent with the General Plan and the Airport Community Plan.

The applicant is requesting a rezoning from single family (R-1) to heavy industrial (M-2-S). Staff has reservations about rezoning to heavy industrial because the site is located adjacent to a residential neighborhood and a school. Staff recommends that rezoning to light industrial (M-1-S-R) be granted to the applicant.

The proposed project is located in safety area 3, east of the terminus of runway 30. The SRAPC Airport Land Use Commission has reviewed the project and states that "the proposed rezone and tentative map is not inconsistent with adopted ALUS policies for Safety Area 3." The ALUC expressed concern that there be review of specific structures constructed on the site with regard to the airport height restriction plan established by Federal Aviation Regulations Part 77. Staff feels that the R-review provisions will provide an opportunity for the ALUC to review subsequent plans for height consistency.

In an effort to minimize noise intrusion upon the abutting residential and school sites, staff recommends that a six foot high masonry sound wall be constructed along the northerly and westerly property lines.

Should the Commission agree with Staff's recommendation to rezone to M-1-S-R the applicant shall be required to provide landscaping in the 25 foot front yard setback. Attached Exhibit "B", denotes the trees that staff

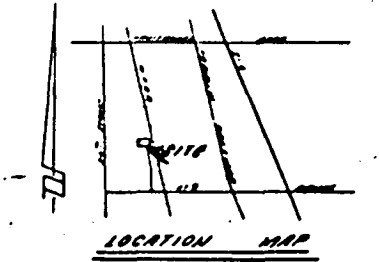
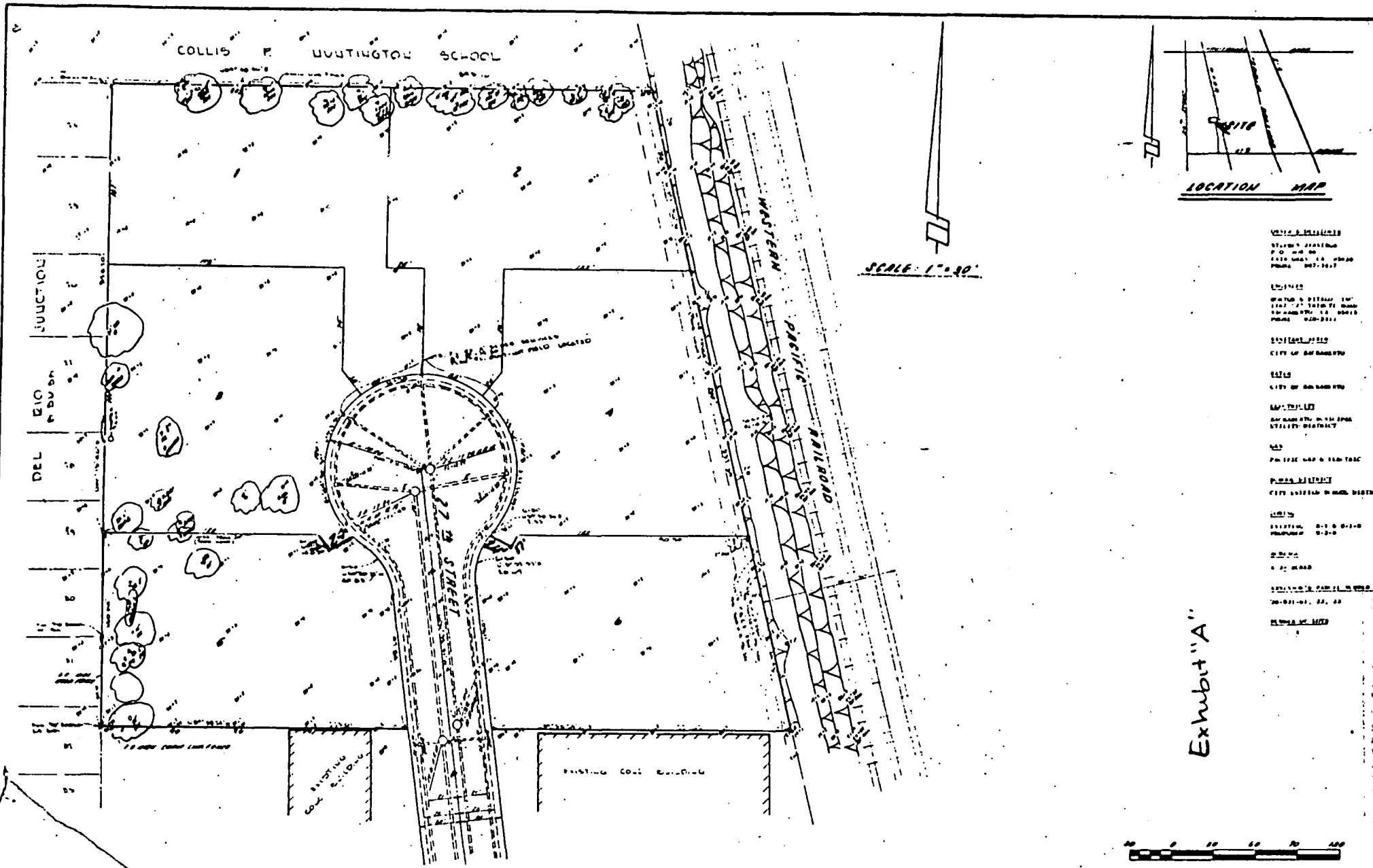
recommends be retained and developed around.

The applicant should be reminded that the parking requirements as outlined by the Zoning Ordinance shall be complied with at the time of building permit approval.

Staff has no problems with the tentative map. The jogged lot lines as shown on Exhibit "A" are a result of the criterion of Traffic Engineering that a driveway access be located on one parcel, as opposed to being shared.

STAFF RECOMMENDATION:

1. The Negative Declaration be ratified.
2. Rezoning to M-1-S-R be approved.
3. The tentative map be approved subject to the following conditions:
 - a. The applicant shall provide street lights as required by the City Engineer.
 - b. The applicant shall field locate sewer and water services. The applicant shall note on the final map which lots will require sewer, drain and water taps.
 - c. The applicant shall check and verify services with the County Sanitation District.
 - d. The applicant shall provide a masonry sound wall six feet in height along the property lines to the north and west. The design and construction materials of the wall are subject to the review and approval of the Planning Director.
 - e. The applicant shall file the necessary segregation request and fees on existing assessments.
 - f. The applicant shall provide landscaping in the 25-foot front yard setback pursuant to the Zoning Ordinance. The landscaping and irrigation plans shall be subject to the review and approval of the Planning Director.
 - g. A note shall be placed on the final map indicating that the applicant retain and develop around the healthy, mature trees as indicated on Exhibit "B". Future building permits shall be issued consistent with the intent to save the existing trees.
 - h. The applicant shall show any necessary reciprocal access and maintenance easements on the final map.



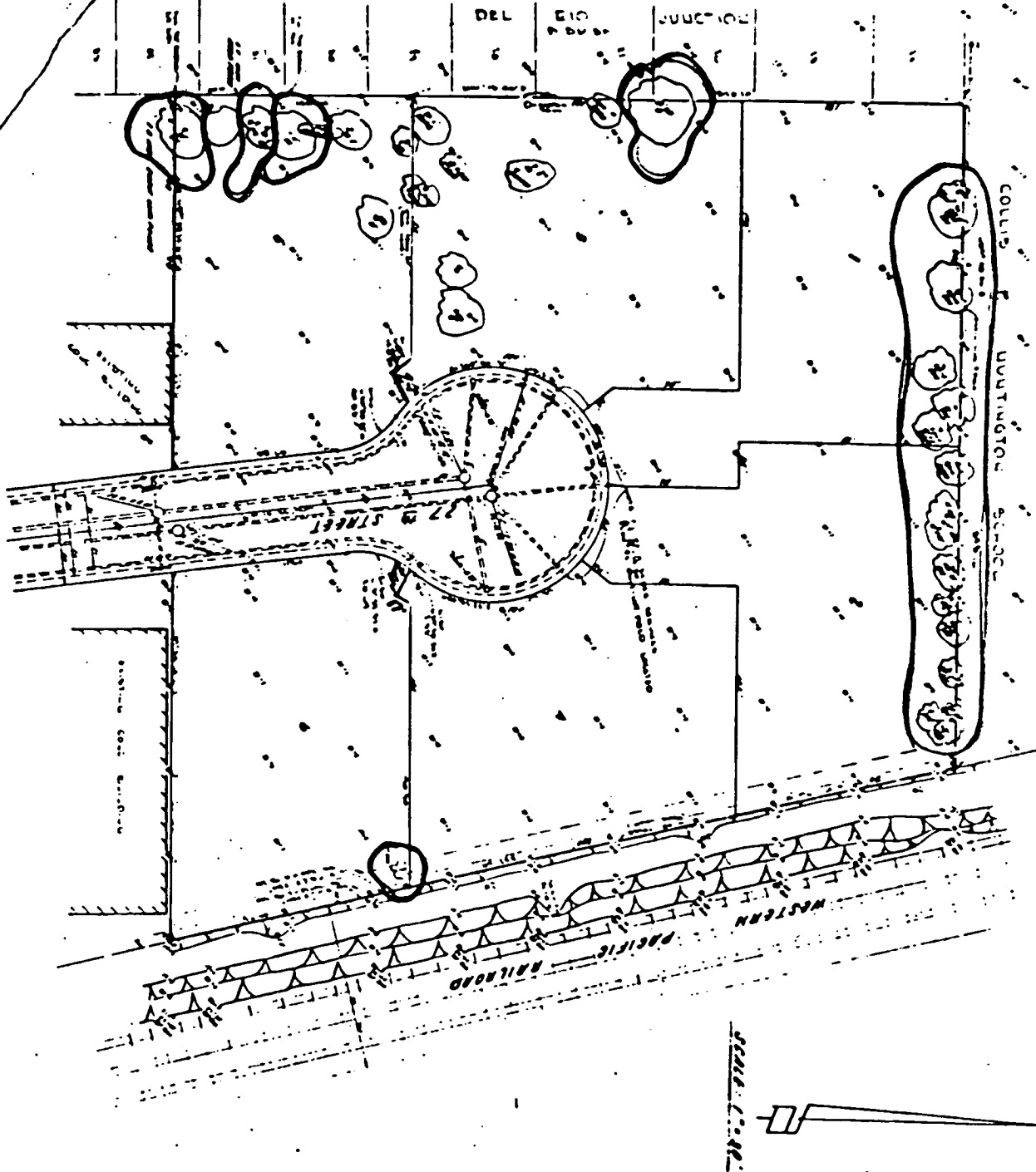
SCALE: 1" = 40'

- OWNER'S RECORDS**
- STATION ADDRESS
 - PLAT NO.
 - PLAT DATE
 - PLAT SCALE
 - PLAT AREA
- OWNER'S DATA**
- PROPERTY ADDRESS
 - CITY OF SACRAMENTO
 - STATE OF CALIFORNIA
 - PROPERTY DISTRICT
- CITY RECORDS**
- PLAT NO.
 - PLAT DATE
 - PLAT SCALE
 - PLAT AREA
 - PLAT AREA
 - PLAT AREA
 - PLAT AREA
 - PLAT AREA
 - PLAT AREA

Exhibit "A"



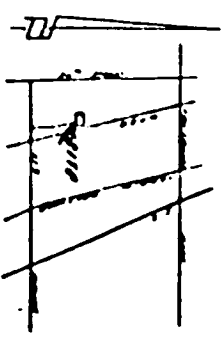
REVISIONS	NO.	DATE	DESCRIPTION	BY	CHKD.
FIELD BOOK NO.		SCALE		MARKED BY: [initials] DRAWN BY: [initials]	
DRAWN BY: [initials]		DATE: [initials]		MORTON & PITALE, INC. CIVIL ENGINEERING PLANNING SURVEYING	
DATE: [initials]			ADDRESS: [initials]		
TEMPERATURE MAP					DATE: 1-11-19
JENNINGS PROPERTY					SCALE: 1" = 40'
PORTION 1/4 OF S.W. 1/4 SEC. 40, T.4N., R.5E., M.O.M.					CITY OF SACRAMENTO CALIFORNIA
FILE NO.					DATE



Circled trees to be saved

Exhibit "B"

LOCATION MAP



- 1. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
- 2. DATE 01-11-2001 BY 60322 UCBAW/BJS
- 3. EXEMPTION CODE 25X(1)
- 4. AUTHORITY 50 USC 3025
- 5. REVIEWER 60322 UCBAW/BJS
- 6. DATE OF REVIEW 01-11-2001
- 7. COMMENTS

DATE	12-13-79
BY	[Signature]
CHECKED BY	[Signature]
SCALE	1" = 100'
PROJECT NO.	MP-100
DATE	12-13-79
CITY	PORTLAND, OREGON
COUNTY	CLATSOP
STATE	OREGON
PROJECT NAME	PORTLAND WATER TREATMENT PLANT
CLIENT	PORTLAND WATER BUREAU
DESIGNER	MORTON & PITALO, INC.
ADDRESS	1000 NE 10TH AVE, PORTLAND, OREGON 97232
PHONE	503-253-1100
FAX	503-253-1101
EMAIL	MP@MORTONPITALO.COM



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1767 J Tribute Rd Sacramento, Calif.
95825-2211

December 22, 1978

ZONING DESCRIPTION

36-031-1, 22, 23

All that portion of Section 30, Township 8 North, Range 5 East, M.D.B.&M.,
described as follows:

BEGINNING at the Northeast corner of Lot 24, Del Rio Junction; thence,
East 392.34 feet to the West line of Western Pacific Railroad right-of-way;
thence, Southerly along said right-of-way 330.00 feet +; thence, West 470.00
feet + to the East line of said Del Rio Junction Subdivision; thence, North
along the East line of said subdivision 323.20 feet to the point of beginning.

EXCEPTING THEREFROM all that portion lying within 27th Street.

4302

2.

ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the Northern Terminus of 27th Street FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE M-1(S)-R Light Industrial Review ZONE (FILE P-8838) (APN: 036-031-01, 22, 23)

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

SECTION 1.

The territory described in the attached exhibit(s) and which is in the R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the M-1(S)-R Light Industrial Review zone(s). This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

A proposed development plan for the subject property has not been submitted by the applicant in conjunction with this rezoning proceeding. It is therefore stipulated that this rezoning is adopted subject to the following:

In order to insure that the future development will relate to characteristics of the site and surrounding area, no building permit or other construction permit shall be issued for any development of the subject property until there has first been a review and approval by the Planning Commission of preliminary and final site plans. Such review and approval shall be limited to the considerations specified 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.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by 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:

PASSED:

EFFECTIVE: _____

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 80-033

Adopted by The Sacramento City Council on date of

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST FOR TENTATIVE MAP FOR JENNINGS PROPERTY, PORTION E. 1/2 OF S.W. 1/4 SEC. 30, T.8N., R.5E., M.D.M. CITY OF SACRAMENTO, CALIFORNIA (P-8838) (APN: 036-031-01, 22, 23)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the terminus of 27th Street

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on January 15, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Airport Community Plan in that both plans designated the subject site for industrial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 50 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. The applicant shall provide street lights as required by the City Engineer.
 - 2. The applicant shall field locate sewer and water services. The applicant shall note on the final map which lots will require sewer, drain and water taps.
 - 3. The applicant shall check and verify services with the County Sanitation District.
 - 4. The applicant shall provide a masonry sound wall six feet in height along the property lines to the north and west. The design and construction materials of the wall are subject to the review and approval of the Planning Director.
 - 5. The applicant shall file the necessary segregation request and fees on existing assessments.
 - 6. The applicant shall provide landscaping in the 25-foot front yard setback pursuant to the Zoning Ordinance. The landscaping and irrigation plans shall be subject to the review and approval of the Planning Director.
 - 7. A note shall be placed on the final map indicating that the applicant retain and develop around the healthy, mature trees as indicated on Exhibit "B". Future building permits shall be issued consistent with the intent to save the existing trees.
 - 8. The applicant shall show any necessary reciprocal access and maintenance easements on the final map.

MAYOR

ATTEST:

CITY CLERK

P-8838

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: DP

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from R-1 to M-2-S
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other _____
Assessors Parcel No. 36 . 031 . 1,22,23 Address Northern terminus of 27th Street
Request(s) 1) Environmental Determination; 2) Rezone 4+ vacant acres from R-1 to M-2-S; 3) TM to divide 4+ vacant acres into 6 industrial lots.

Owner(s) Steve Jennings, P.O. Box 86, Fair Oaks, CA 95628 Phone No. 486-9679
Applicant Morton & Pitalo, Inc. 1767 "J" Tribute Rd., Sacramento, CA 95815 Phone No. 920-2411
Signature William L. Pitalo Filing Fee 922 Receipt No. #4922 DP 12/14/79
C.P.C. Meeting Date (MORTON & PITALO, INC) December 13, 1979

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____
Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____
Findings of Fact Approved _____
Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____
Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ Is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____
SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

P. No 8838

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE December 13, 1979
 ITEM NO. 166 FILE NO. P-8838
 M- _____

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER

LOCATION: Northern terminus of 27th St.

Recommendation:

Favorable
 Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Flores	✓			
Fong	✓			
Goodin	✓			
Hunter	✓			
Muraki	✓			
Simpson P	✓		✓	
Simpson S	✓			✓
Silva	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL subject to conditions & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

- EXHIBITS: A. Site Plan
 B. Floor Plan
 C. Elevation
 D. Landscaping





CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO CALIF 95814
TELEPHONE (916) 449-5604

January 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located at the Northern Terminus of 27th Street from the R-1 Single Family Residential Zone and placing same in the M-1(S)-R Light Industrial Review Zone (P-8838) (APN: 036-031-01, 22, 23)

SUMMARY

This item is presented at this time for Council's approval of its publication for legal advertisement purposes. A location map is attached for the Council's information.

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.

RECOMMENDATION

It is recommended the item be passed for publication.

Respectfully submitted,

Ethan Browning, Jr.
Ethan Browning, Jr.
Planning Director

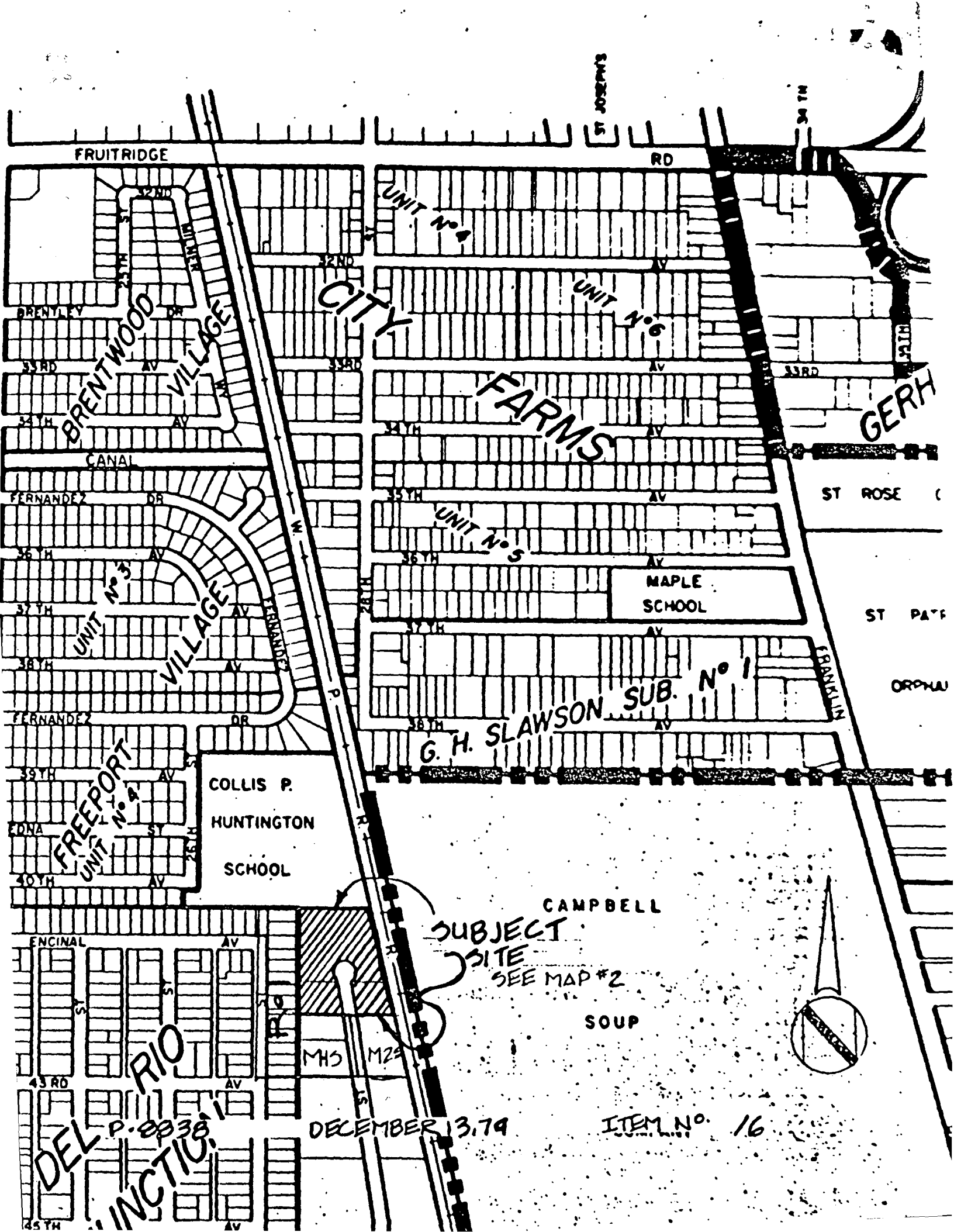
FOR TRANSMITTAL TO CITY COUNCIL:

Walter J. Slipe
Walter J. Slipe, City Manager

EBj: jm
Attachments
P-8838

APPROVED BY THE CITY COUNCIL
JAN 8 1980
OFFICE OF THE CITY CLERK
PPF + CONT TO 1-15 80

January 8, 1980
District No. 7



FRUITRIDGE RD

ST JOSEPH'S

ST ROSE

UNIT No. 4

UNIT No. 6

CITY

FARMS

GERH

ST ROSE

UNIT No. 5

ST PATRICK

MAPLE SCHOOL

ORPHEUS

G. H. SLAWSON SUB. No. 1

COLLIS P. HUNTINGTON SCHOOL

SUBJECT SITE SEE MAP #2

SOUP

DECEMBER 13, 1939

ITEM No. 16



BRENTWOOD VILLAGE
BRENTLEY AV
33RD AV
34TH AV
CANAL
FERNANDEZ DR
36TH AV
37TH AV
38TH AV
FERNANDEZ DR
39TH AV
EDNA ST
40TH AV
FREEPORT UNIT No. 9

32ND AV
33RD AV
34TH AV
35TH AV
36TH AV
37TH AV
38TH AV

ENCINAL AV
43RD AV
45TH AV
DEL P. 8938
INCLIN

MHS M25

2.

ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT the Northern Terminus of 27th Street FROM THE R-1 Single Family Residential ZONE AND PLACING SAME IN THE M-1(S)-R Light Industrial Review ZONE (FILE P-8838) (APN: 036-031-01, 22, 23)

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

SECTION 1.

The territory described in the attached exhibit(s) and which is in the R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the M-1(S)-R Light Industrial Review zone(s). This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

A proposed development plan for the subject property has not been submitted by the applicant in conjunction with this rezoning proceeding. It is therefore stipulated that this rezoning is adopted subject to the following:

In order to insure that the future development will relate to characteristics of the site and surrounding area, no building permit or other construction permit shall be issued for any development of the subject property until there has first been a review and approval by the Planning Commission of preliminary and final site plans. Such review and approval shall be limited to the considerations specified 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.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by 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:

PASSED:

EFFECTIVE: . . .

MAYOR

ATTEST:

CITY CLERK

P-8838

