

# CITY OF SACRAMENTO

## CITY PLANNING DEPARTMENT

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MARTY VAN DUYN  
PLANNING DIRECTOR

July 17, 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 NORTHEAST CORNER OF TRUXEL ROAD & GARDEN HIGHWAY FROM THE R-3-R LIGHT DENSITY MULTIPLE FAMILY REVIEW & R-1A-R TOWNHOUSE REVIEW ZONES AND PLACING SAME IN THE R-1A(PUD) TOWNHOUSE (PLANNED UNIT DEVELOPMENT) & R-3-R(PUD) LIGHT DENSITY MULTIPLE FAMILY REVIEW (PLANNED UNIT DEVELOPMENT) ZONES. (P-8997)

### SUMMARY

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

### BACKGROUND

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 that the item be passed for publication.

Respectfully submitted,

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

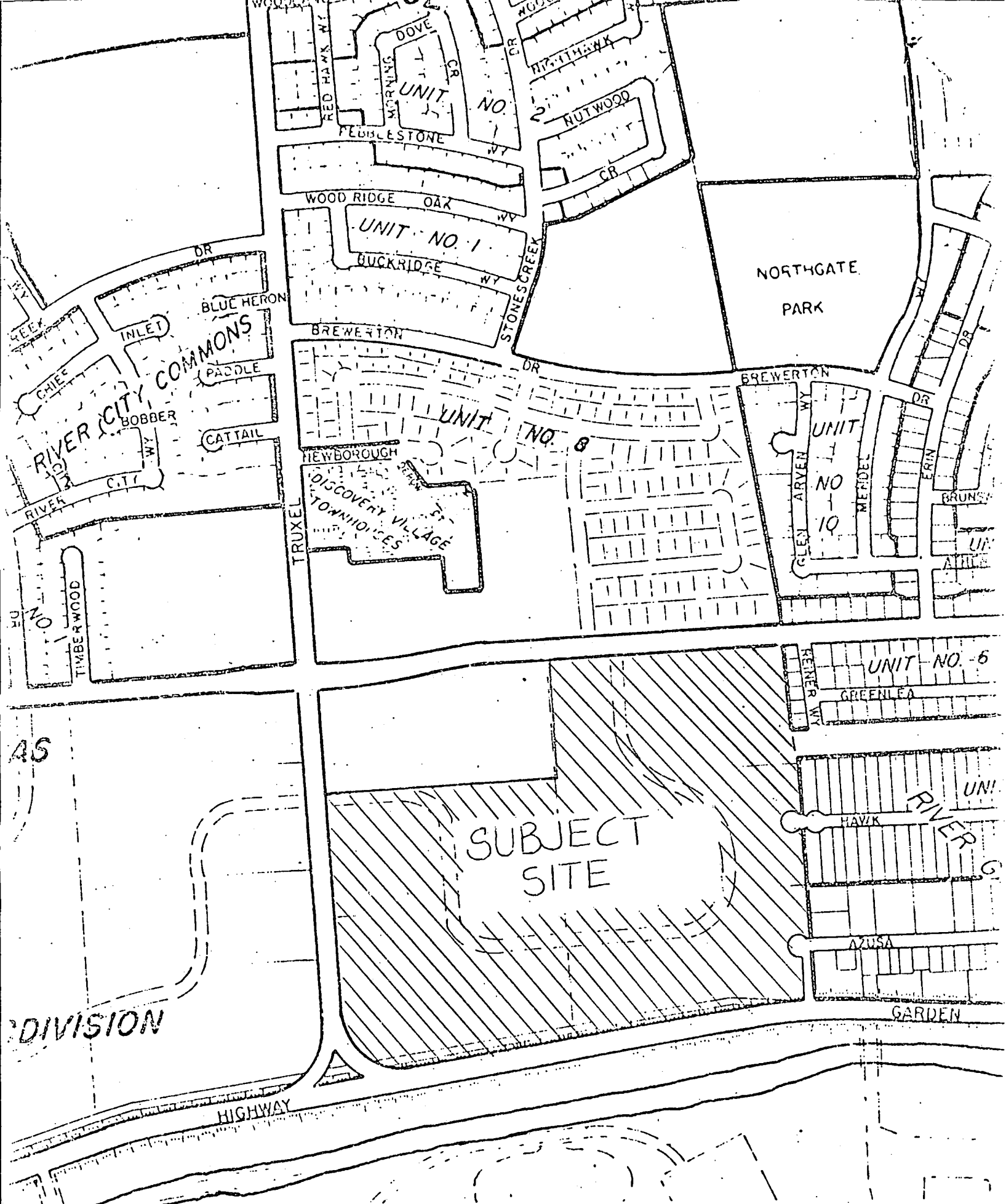
**APPROVED** PFP 4 Cont  
BY THE CITY COUNCIL

jm  
Attachments  
P-8997

JUL 23 1980 to 7-29-80

OFFICE OF THE  
CITY CLERK

July 22, 1980  
District No. 1



DOVE UNIT  
MORNING CR  
NO 1  
PEBBLESTONE WY

HAWK CR  
NUTWOOD CR

WOOD RIDGE OAK WY  
UNIT NO. 1  
BUCKRIDGE WY

NORTHGATE PARK

RIVER CITY COMMONS  
CHIEF INLET  
BOBBER  
CATTAIL  
RIVER C.T.  
TIMBERWOOD DR  
NO

BREWERTON

UNIT NO. 8

BREWERTON

UNIT NO. 10  
GLEN ARVEN WY  
MENDEL

NEWBOROUGH  
DISCOVERY VILLAGE  
TOWNHOUSES

UNIT NO. 6  
GREENLEA

SUBJECT SITE

RIVER UNIT  
HAWK

AZUSA GARDEN

DIVISION

HIGHWAY

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTHEAST CORNER OF TRUXEL ROAD AND GARDEN HIGHWAY FROM THE R-3-R LIGHT DENSITY MULTIPLE FAMILY REVIEW AND R-1A-R TOWNHOUSE REVIEW ZONES AND PLACING SAME IN THE R-1A(PUD) TOWNHOUSE (PLANNED UNIT DEVELOPMENT) AND R-3-R(PUD) LIGHT DENSITY MULTIPLE FAMILY REVIEW (PLANNED UNIT DEVELOPMENT) ZONES. (FILE NO. P-8997) (APN: 274-061-21, 22)

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-3-R Light Density Multiple Family Review and R-1A-R Townhouse Review Zones, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the R-1A(PUD) Townhouse (Planned Unit Development) and R-3-R(PUD) Light Density Multiple Family Review (Planned Unit Development) Zones. 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 the rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of his 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 June 26, 1980 /City Council July 22, 1980, on file in the office of the Planning Department, or any provision or modifications thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission for site plan review in accordance with Section 13 of the Zoning Ordinance, No. 2550, Fourth Series, as amended.

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:

PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK