



1.4

NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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ROOM 300
SACRAMENTO, CA
95814-2904

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

PASSED FOR
PUBLICATION
& CONTINUED
TO August 10, 1999

July 19, 1999

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 REZONING PROPERTY LOCATED NORTH OF GARDEN HIGHWAY, WEST OF SWALLOWS NEST, FROM THE AGRICULTURE (A) ZONE TO SINGLE FAMILY ALTERNATIVE(R-1A {PUD}) ZONE, (APN: 274-0220-004,007,010), (P99-009)

LOCATION AND DISTRICT: North of Garden Highway, West of Swallows Nest
D1

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to August 10, 1999.

CONTACT PERSON: Don Lockhart, Associate Planner, 264-7584

FOR COUNCIL MEETING OF: July 27, 1999

SUMMARY:

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

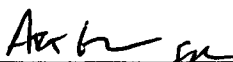


Costa Blanca - P99-009
July 19, 1999

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 DEPARTMENT

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED BY REZONING PROPERTY LOCATED NORTH OF GARDEN HIGHWAY, WEST OF SWALLOWS NEST, FROM THE AGRICULTURE (A) ZONE TO SINGLE FAMILY ALTERNATIVE(R-1A {PUD}) ZONE, (APN: 274-0220-004,007,010), (P99-009)

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

SECTION 1

The attached Exhibit A describes the Costa Blanca property and its current zoning as established by Ordinance No. 2550, Fourth Series, as amended. The Exhibit further designates the zone for which the property is to be placed pursuant to this amendment.

- A. The zoning designation for the following 3 parcels, which constitutes 10.5 ± gross acres, is hereby changed from **A (Agriculture)** to **R-1A-PUD (Single Family Alternative - Planned Unit Development)**:
274-0220-004, 007, 010.

Section 2

This action rezoning the property described in the attached exhibit 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 pre-rezoning of the applicant's property is the development plans and representation submitted by the applicant in support of this request. It is believed said plan and representation are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- 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 representation submitted by the applicant and as approved by the Planning Commission on June 10, 1999, 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. The developer shall obtain all necessary building permits prior to construction.

SECTION 3

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.

PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

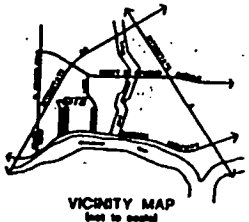
ATTEST:

CITY CLERK
P99-009

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

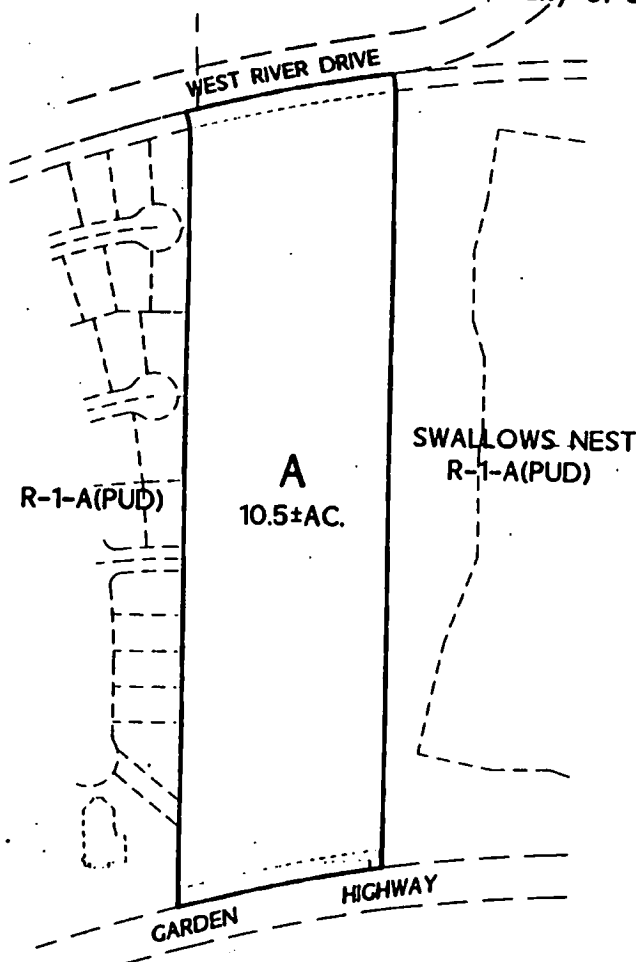


VICINITY MAP
Scale to be added

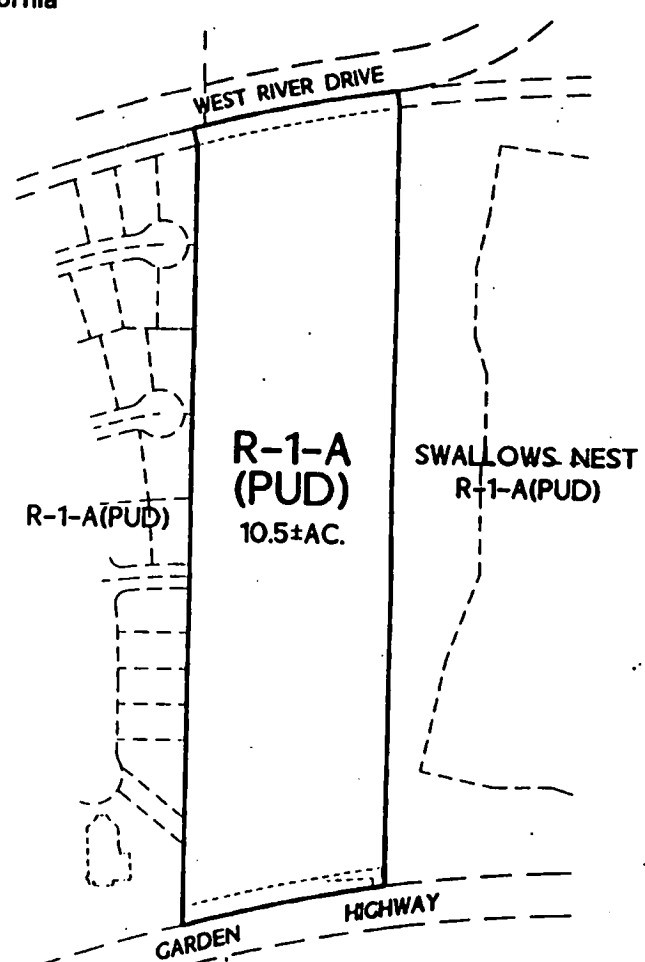
Rezone Exhibit for Costa Blanca at Swallows Nest

City of Sacramento, California

EXHIBIT A



EXISTING ZONE



PROPOSED ZONE



December 2, 1998

The Spink Corporation
2000 University Blvd., Sacramento, California 95825-2000
Phone: (916) 486-4000 Fax: (916) 486-4000