

**Attachment 6
Rezone Ordinance - Redlined**

ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING SECTIONS 1(C) AND 1(F)(3) OF ORDINANCE NO. 93-033
RELATING TO PROHIBITED USES FOR THE SHOPPING CENTER LOCATED
AT THE SOUTHWEST CORNER OF FRANKLIN BOULEVARD AND MACK
ROAD
(P05-153)(APN: 119-0070-072 AND 063)**

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

Section 1. The condition of rezoning relating to prohibited uses set forth in Section 1 (c) of Ordinance-No. 93-033 is amended to read as follows:

(c) The following uses shall not be permitted within the shopping center:

- 1) Fast food, drive-through restaurants;
- 2) General supermarkets;
- 3) Adult bookstores;
- 4) Adult cabarets;
- 5) Adult motion pictures theaters;
- 6) Adult arcades;
- 7) Alcoholic beverage sales for off-site consumption, unless conducted in a retail store 15,000 square feet of larger in size or as conditionally permitted under Special Permit (P05-153) as it applies to the convenience mart located in Building 5 of the International Plaza Planned Unit Development Schematic Plan; and
- 8) Liquor stores

Section 2. The condition of rezoning related to prohibited uses set forth in Section 1(f)(3) of Ordinance No. 93-033 is amended to read as follows:

3) Gas station with no alcohol sales, and/or gas station car wash and incidental food sales, with no alcohol sales;

Rezone Ordinance

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Adopted by the Sacramento City Council

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RELATING TO PROHIBITED USES FOR THE SHOPPING CENTER LOCATED
AT THE SOUTHWEST CORNER OF FRANKLIN BOULEVARD AND
MACK ROAD
(P05-153)(APN: 119-0070-072 AND 063)**

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(C) The following uses shall not be permitted within the shopping center:

- 1) Fast food, drive-through restaurants;
- 2) General supermarkets;
- 3) Adult bookstores;
- 4) Adult cabarets;
- 5) Adult motion pictures theaters;
- 6) Adult arcades;
- 7) Alcoholic beverage sales for off-site consumption, unless conducted in a retail store 15,000 square feet or larger in size and as conditionally permitted per Special Permit (P05-153) as it applies to the convenience mart located on Building 5 of the International Plaza Planned Unit Development Schematic Plan.
- 8) Liquor stores

Section 2. The condition of rezoning related to prohibited uses set forth in Section 1(f)(3) of Ordinance No. 93-033 is amended to read as follows:

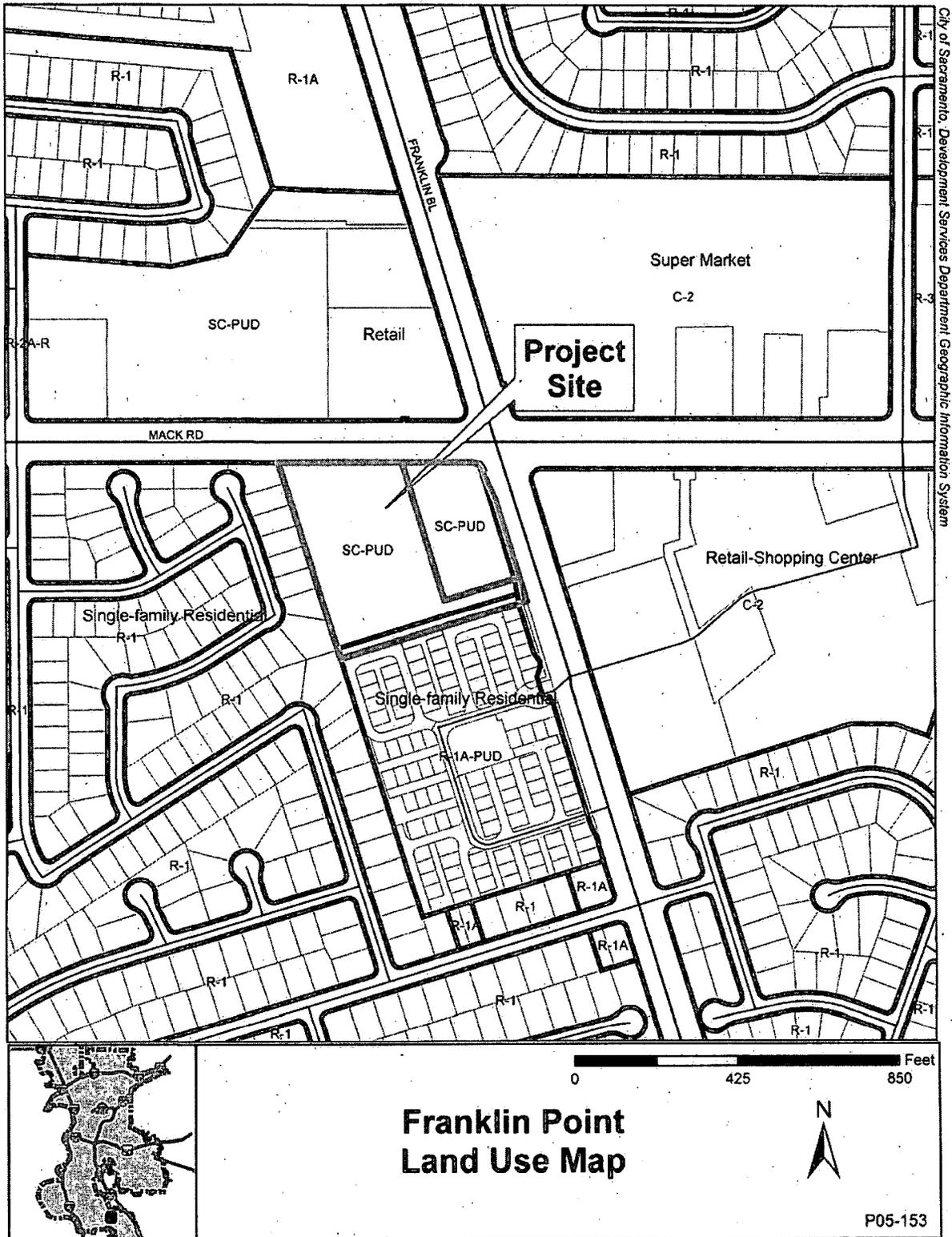
- F. The applicant shall submit an application for a Planned Unit

Development Designations for the project site. The Planned Unit Development application shall include the appropriate fees, a schematic plan, and development guidelines for the shopping center development. The Planned Unit Development Designation shall be approved prior to the issuance of any Building Permits on the site.

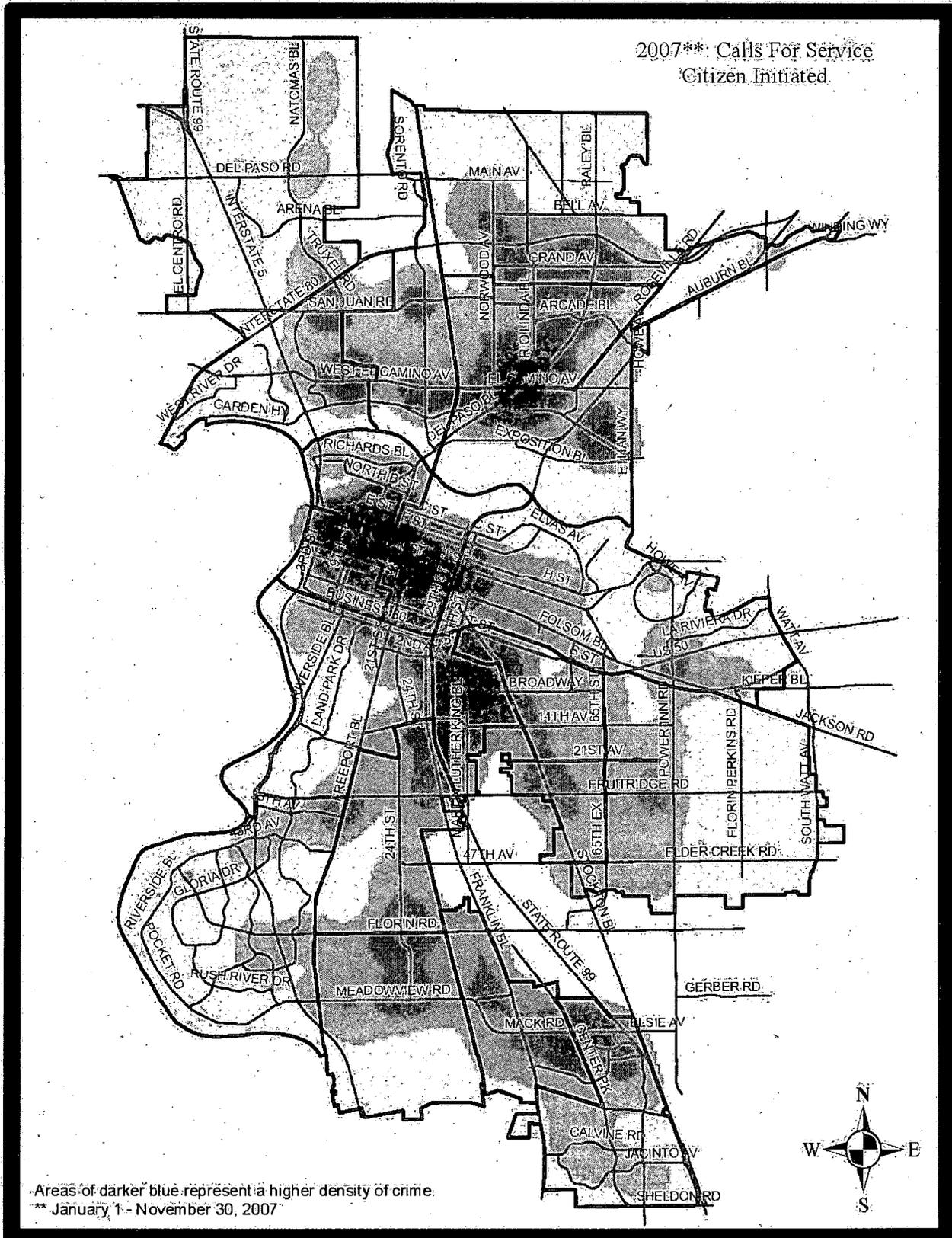
The Planned Unit Development Schematic Plan and Development Guidelines shall designate the following tenants:

- 1) Asian Specialty Food Store no greater than 35,000 square feet;
- 2) Sit down restaurant;
- 3) Gas station/car wash and incidental food sales.

Attachment 7 – Land Use and Zoning Map



Attachment 8 – Police Department Calls-for-Service Map



Attachment 9 – Ordinance No. 93-033

(Amended 6/8/93)

ORDINANCE NO. 93-033

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 0 8 1993

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FRANKLIN BOULEVARD AND MACK ROAD BY REMOVING 12.9± VACANT ACRES FROM THE OFFICE BUILDING-REVIEW (OB-R) ZONE AND PLACING THE SAME IN THE SHOPPING CENTER-REVIEW (SC-R) ZONE

(P89-018) (APN: 119-0070-033)

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 Office Building-Review (OB-R) zone(s) established by Ordinance No 2550, Fourth series, as amended, is hereby removed from said zones and placed in the Shopping Center-Review (SC-R) 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 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.

FOR CITY CLERK USE ONLY

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ORDINANCE NO.: 93-033

DATE ADOPTED: JUN 0 8 1993

P89-018.fof

- b. If an applicant 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 City Council on June 1, 1993, 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 following uses shall not be permitted within the shopping center:
- 1) Fast food, drive-through restaurants;
 - 2) General supermarkets;
 - 3) Adult bookstores;
 - 4) Adult cabarets;
 - 5) Adult motion picture theaters;
 - 6) Adult arcades;
 - 7) Alcoholic beverage sales for off-site consumption unless conducted in a retail store 15,000 square feet or larger in size; and
 - 8) Liquor stores.
- d. No users in the main shopping center building shall operate their establishments after 11 p.m. The theater may be open later, however, shall not start the showing of a movie after 10 p.m. The theatre shall close no later than 1:00 a.m.
- e. If the proposed shopping center is not built at the end of two years from the date of approval, the City Council shall hold public hearings to reevaluate the commercial zoning of the site.
- f. The applicant shall submit an application for a Planned Unit Development Designation for the project site. The Planned Unit Development application shall include the appropriate fees, a schematic plan, and development guidelines for the shopping center development. The Planned Unit Development Designation shall be approved prior to the issuance of any Building Permits on the site.

The Planned Unit Development Schematic Plan and Development Guidelines shall designate the following tenants:

- 1) Asian Specialty Food Store no greater than 35,000 square feet;
- 2) Sit down restaurant;
- 3) Gas station with no alcohol sales, and/or gas station/car wash and incidental food sales with no alcohol sales; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 93-033
DATE ADOPTED: JUN 0 8 1993

- 4) Family Entertainment Center (such as movie theater, bowling alley and/or other uses as defined further in the Planned Unit Development Guidelines).
- g. The project shall comply with the Mitigation Monitoring Plan.

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: May 25, 1993

PASSED: JUN 0 8 1993

EFFECTIVE: July 8, 1993

MAYOR



ATTEST:

Patricia A. Burrows
CITY CLERK

FOR CITY CLERK USE ONLY

amended 6/8/93

P89-018.fof

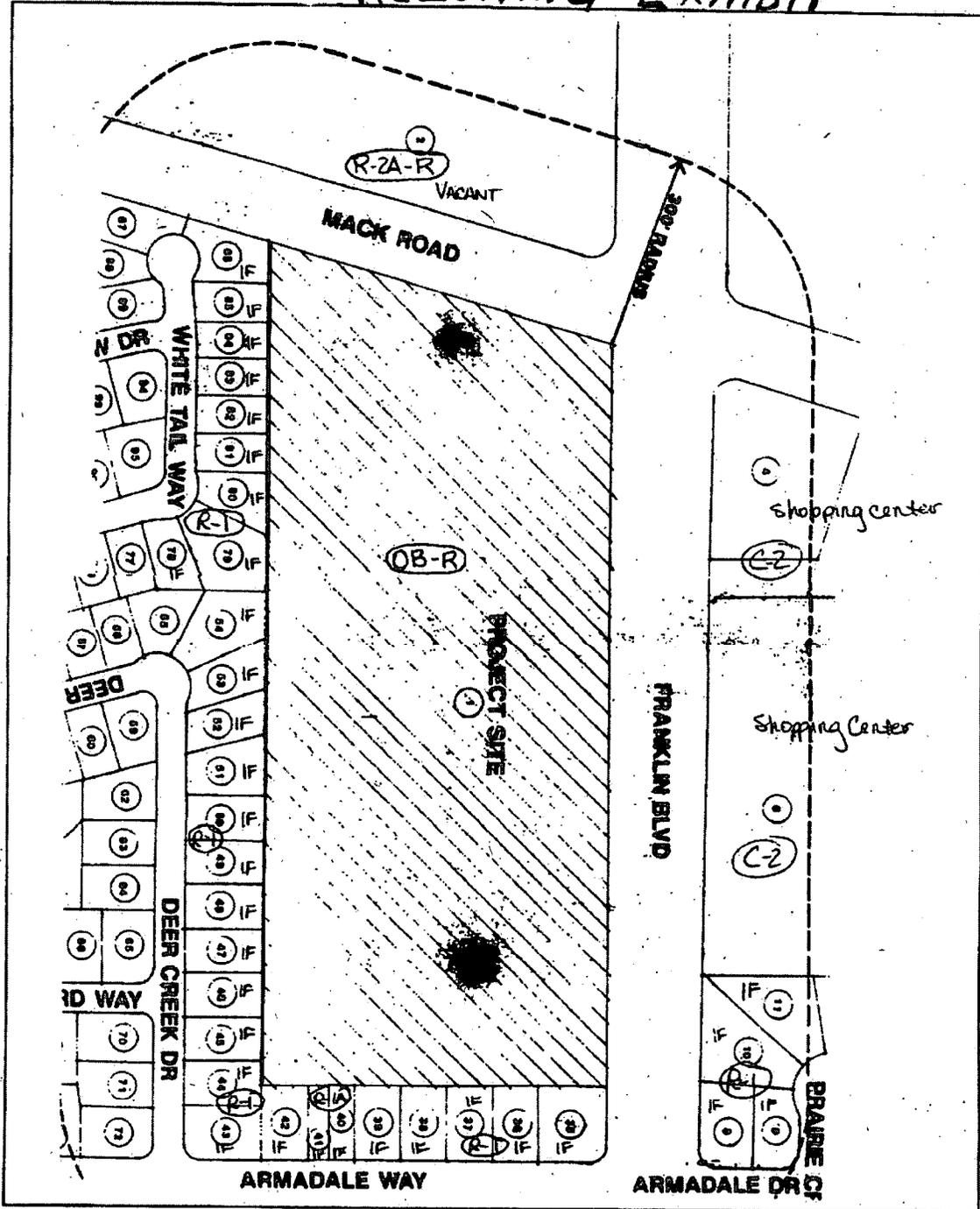
93-033

ORDINANCE NO.:

DATE ADOPTED:

JUN 0 8 1993

REZONING EXHIBIT



JUN 08 1993 LAND USE & ZONING MAP

P89-018

RESOLUTION 93-033

January 14, 1993

Item No. 2

52

REZONING EXHIBIT

LEGAL DESCRIPTION FOR APN 119-070-33

All of Parcel 3, As shown on that certain parcel
map of which is recorded in the office of the recorder
of Sacramento County in Book 37 of parcel maps, Map #45.
Containing 14.01 ac. ±

DEC 0 8 2008

JUN 0 8 1993
RESOLUTION 93-033

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Attachment 10 – Ordinance No. 94-013

ORDINANCE NO. 94-013

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 03 1994

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 12.7± ACRES LOCATED AT THE SOUTHWEST CORNER OF FRANKLIN BLVD. AND MACK ROAD FROM THE SC-R ZONE AND PLACING SAME IN THE SC(PUD) ZONE

(P93-167)

(APN: 119-0070-033)

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 SC-R zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the SC(PUD) 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.
- 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 March 17, 1994, 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.

FOR CITY CLERK USE ONLY

P93-167

ORDINANCE NO.: 94-013
DATE ADOPTED: MAY 03 1994

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.

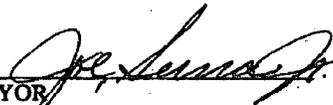
SECTION 3

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: **APR 26 1994**

PASSED: **MAY 03 1994**

EFFECTIVE: **JUN 2 1994**


MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 94-013

DATE ADOPTED: MAY 03 1994

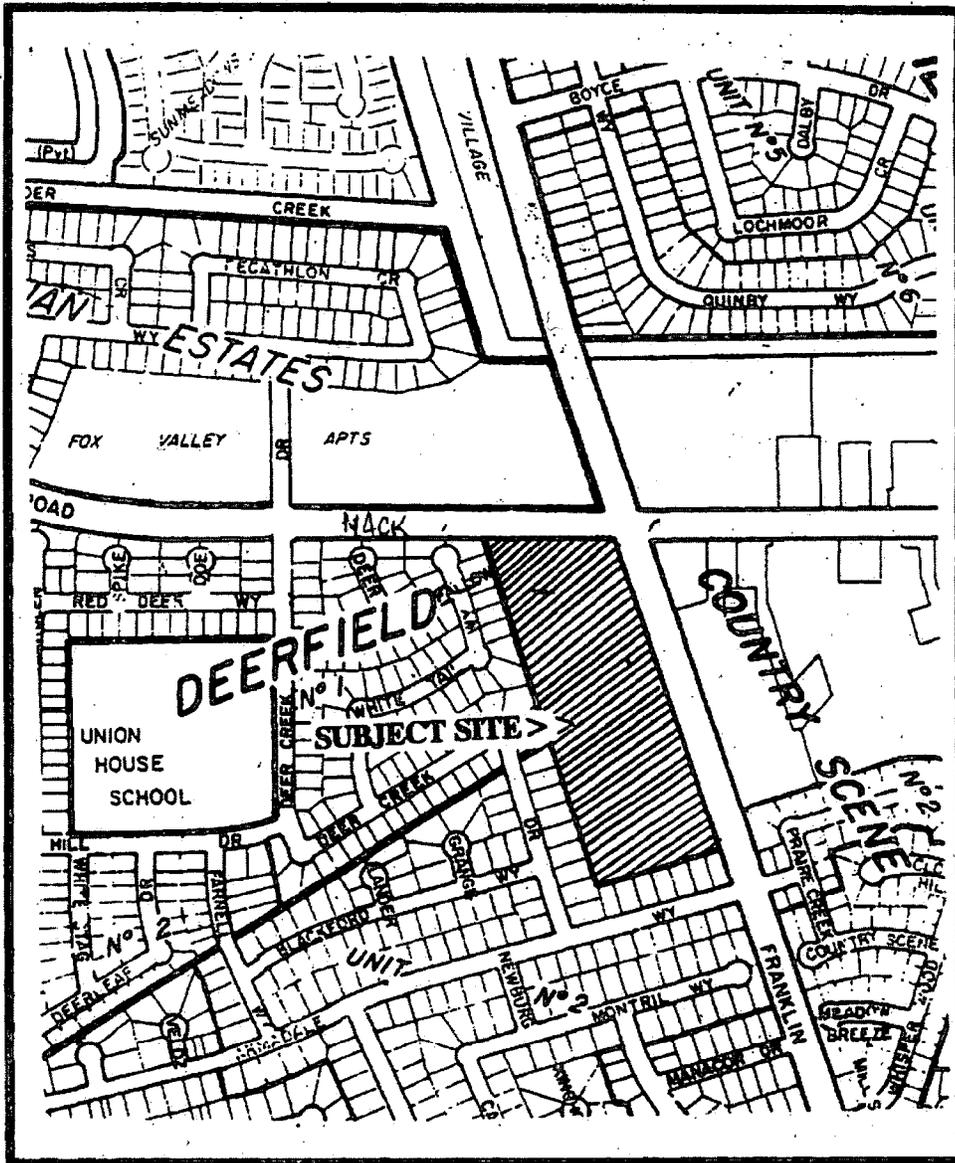
P93-167

ATTACHMENT A

P93-167

MARCH 17, 1994

ITEM #2
PAGE 9



VICINITY MAP

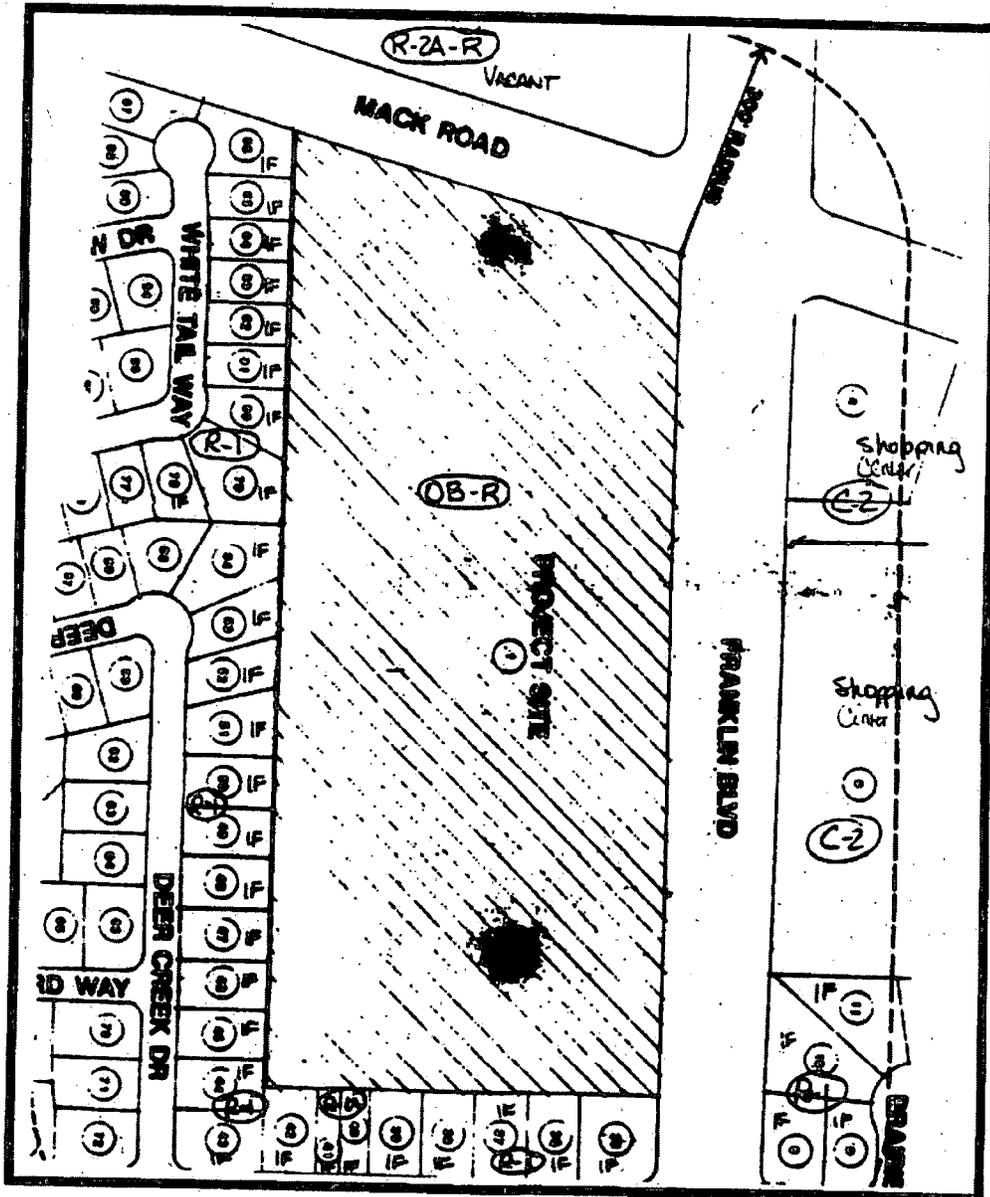
ORDINANCE No. 94-013
MAY 03 1994

ATTACHMENT B

P93-167

MARCH 17, 1994

ITEM # 2
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LAND USE AND ZONING MAP

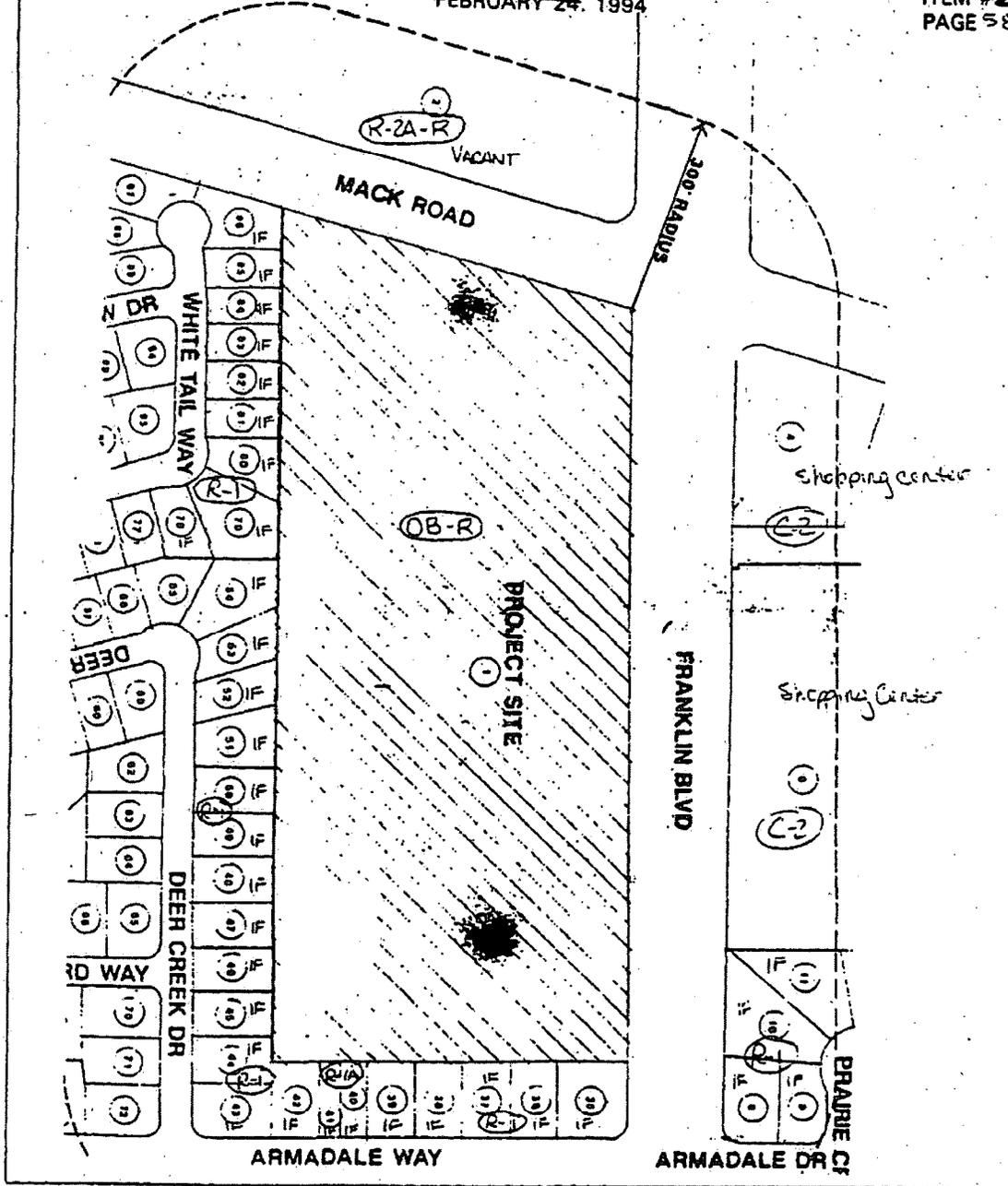
ORDINANCE No. 94-013
MAY 03 1994

REZONING EXHIBIT

MARCH 17
FEBRUARY 24, 1994

ITEM #2
PAGE 58

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LAND USE & ZONING MAP

P89-018

January 14, 1993

ORDINANCE NO.

94-013

JUN 11 8 1993

RESOLUTION

93-300

MAY 03 1994

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Attachment 11 – Ordinance No. 94-014

P93-167

MARCH 17
FEBRUARY 24, 1994

(Amended 6.8.93)

ITEM
PAGE

ORDINANCE NO. 93-033

CERTIFIED AS
Ordinance No. 93-033 4th S

DATE FEB 01 1994

ADOPTED BY THE SACRAMENTO CITY COUNCIL

Patricia G. Rivera
City Clerk, City of Sacramento

ON DATE OF JUN 06 1993

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF FRANKLIN BOULEVARD AND MACK ROAD BY REMOVING 12.9± VACANT ACRES FROM THE OFFICE BUILDING-REVIEW (OB-R) ZONE AND PLACING THE SAME IN THE SHOPPING CENTER-REVIEW (SC-R) ZONE

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FOR CITY CLERK USE ONLY

ORDINANCE NO. 93-033

MAY 3 1994
ORDINANCE NO. 94-014 DATE ADOPTED:

JUN 06

P89-018.fof

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MARCH 17
FEBRUARY 24, 1994

ITEM #:
PAGE 2

- b. If an applicant 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 City Council on June 1, 1993, 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.
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FOR CITY CLERK USE ONLY

93-033

ORDINANCE NO.

DATE ADOPTED:

94-014

JUN 0 8 1994

ORDINANCE NO.

MAY 4 1994

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MARCH 17
FEBRUARY 24 1994

ITEM #
PAGE #

3) Family Entertainment Center (such as movie theater, bowling alley and other uses as defined further in the Planned Unit Development Guidelines).

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PASSED FOR PUBLICATION: May 25, 1993

PASSED: JUN 0 8 1993

EFFECTIVE: July 9, 1993

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

FOR CITY CLERK USE ONLY

Amended 6/8/93

P29-0187of

ORDINANCE NO.

93-033

ORDINANCE No. 94-014

DATE ADOPTED:

JUN 0 8 1993

MAY 3 1994