

ORDINANCE NO. 95-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMERICAN CANYON BY RECLASSIFYING CERTAIN REAL PROPERTY HEREIN DESCRIBED FROM THE PD PLANNED DEVELOPMENT ZONE DISTRICT TO THE PC PLANNED COMMUNITY ZONE DISTRICT ON 17.39 ACRES LOCATED ON THE WEST SIDE OF FLOSDEN ROAD BETWEEN WORLD MARINE ESTATES AND THE SUMMERFIELD/CANYON CREEK ESTATES NEIGHBORHOODS (ZC95-01)

A. RECITALS

1. Canyon Center Associates has heretofore filed an application to amend the official Zoning Map of the City of American Canyon reclassifying certain real property, described as Napa County Assessor's Parcel Number 59-110-15.
2. Attached hereto, marked Exhibit "A" and by this reference incorporated herein is the proposed official Zoning Map amending the official Zoning Map of the City of American Canyon by reclassifying said real property from the Planned Development Zone (PD) Zone District to the Planned Community (PC) Zone District as proposed by the applicant.
3. On June 13, 1995, the Planning Commission of the City of American Canyon conducted a duly noticed public hearing on the subject zone change and adopted Resolution No. PC95-04, recommending approval of the change in zone.
4. On July 20, 1995, the City Council of the City of American Canyon conducted a duly noticed public hearing with respect to the subject application and concluded said hearing on that date.
5. All legal prerequisites to the adoption of this Ordinance have occurred.

B. ORDINANCE

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon does ordain as follows:

Section 1. All the facts set forth in the Recitals, Part A of this Ordinance, are true and correct.

Section 2. This City Council finds and determines that:

- a. Based upon the environmental Initial Study and the findings set forth below, no significant adverse environmental effects will occur, subject to the Mitigation Measures in the Negative Declaration.
- b. The site of the proposed change in district classification is suitable for any of the land uses permitted within the proposed Zone District, because it is flat; there are minimal environmental constraints, and the full utilities and infrastructure are available.

- c. The proposed change in district classification will not have a significant adverse impact on surrounding properties, because project densities of 6.6 du/ac are consistent with the adjacent manufactured home development and small lot subdivision in terms of both densities and land use patterns.
- d. The proposed project is consistent with the adopted General Plan of the City of American Canyon, because project density of 6.6 du/ac falls within the established General Plan density range of 5-12 du/ac for the Residential Medium designation and the project complies with applicable General Plan policies.
- e. The proposed Planned Community Conceptual Master Plan is consistent with applicable design standards contained in the General Plan and Planned Community Zone, including deemphasis of garage doors, use of similar architectural detailing on all site of a dwelling, provision of alternate on site recreation facilities, and adequate width to the Flosden Road landscape parkway to reduce visual impacts of perimeter walls.

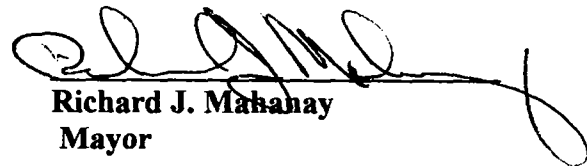
Section 3. The City Council of the City of American Canyon hereby finds that the Mitigated Negative Declaration has been prepared with respect to the project identified in this Ordinance, in compliance with the California Environmental Quality Act of 1970, as amended, and the guidelines promulgated thereunder. Further, this Council has reviewed and considered the information contained in the environmental documents, finds that there will be no significant environmental impacts resulting from the project, and adopts said Negative Declaration.


Section 4. The official Zoning Map of the City of American Canyon hereby is amended to reclassify certain real property, described herein and delineated on Exhibit "A" of this Ordinance, from the Planned Development (PD) Zone District to the Planned Community (PC) Zone District.

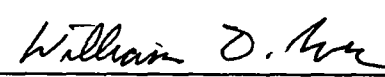
Section 5. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council on the 17th day of August, 1995.

AYES: Councilmembers Cypher, Orlando, Winters, Mayor Pro Tem Anderson, Mayor Mahanay
NOES: None
ABSTAIN: None
ABSENT: None


Richard J. Mahanay
 Mayor

ATTEST:

Ralph Freedman
 City Clerk

APPROVED AS TO FORM:

William D. Ross
 City Attorney