

ORDINANCE NO. 2001-10

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF AMERICAN CANYON APPROVING
GENERAL PLAN AMENDMENTS 2001-01 (a) – (h) AND
THE ACCEPTANCE OF A NEGATIVE DECLARATION**

WHEREAS, the Planning Commission directed Staff to initiate a General Plan Amendment and Zoning Map Amendment in order to designate the Holcomb Lane properties on the east side of Highway 29 "Residential Estate", establishing a one-acre minimum lot size as shown on the Exhibit attached hereto and incorporated herein by reference; and

WHEREAS, a Zoning Ordinance Amendment was also initiated to create a new "RE – Residential Estate" District with appropriate Development Standards in order to implement the Residential Estate General Plan designation; and

WHEREAS, the Planning Commission considered the proposed Development Standards for the RE – Residential Estate District and recommended that Table 2 of Chapter 19.10 be amended to include these Standards, as shown on the Exhibit attached hereto and incorporated herein by reference; and

WHEREAS, in conjunction with the establishment of the Residential Estate designation on Holcomb Lane, the Planning Commission directed Staff to prepare similar General Plan Amendments and Zoning Map Amendments to designate those properties on the north side of Eucalyptus Road from the western City limit to the rear of the properties fronting on Theresa Drive for Residential Estate as shown on the Exhibit attached hereto and incorporated herein by reference; and

WHEREAS, in defining the areas to be designated Residential Estate on the north side of Eucalyptus Road to rear of the properties fronting on Theresa Avenue, it was determined to be appropriate to include all of the properties fronting on Theresa Avenue in the Residential Medium designation rather than retaining the two flag lots and a landlocked parcel in the Residential Low designation with the Residential Medium on either side as shown on the Exhibit attached hereto and incorporated herein by reference; and

WHEREAS, as a part of this process it was determined that there are areas within the City where there are differences between the General Plan designation; the Zoning Map designation, and the existing development, particularly where there are existing mobile home parks, manufactured housing, and multi-family housing; and

WHEREAS, the Planning Commission determined that it was appropriate to establish consistency between the General Plan Land Use Map designations, the Zoning Map designations, and the existing development on certain properties and to retain the existing Land Use Plan designation on others; and

WHEREAS, the amendments to the General Plan Land Use Map and Zoning Map to be in conformance with each other and with the existing development on these properties is also consistent with the City Council's action to adopt a new Zoning Ordinance Chapter 19.32, the Mobile Home Park Conversion Ordinance, protecting the tenants in the various mobile home parks from the adverse consequences of conversion to another use; and

WHEREAS, at a special meeting on March 29, 2001, the Planning Commission held a duly noticed public hearing to consider the various components of the General Plan Amendments and Zoning Ordinance Amendments; and

WHEREAS, at this public hearing all those in attendance were given the opportunity to be heard; and

WHEREAS, at the close of discussion, the Planning Commission continued this public hearing to its regularly scheduled meeting of April 26, 2001, and Staff was directed to prepare the appropriate Resolution for consideration; and

WHEREAS, at the continued public hearing on April 26, 2001, all those in attendance were given the opportunity to be heard on these matters; and

WHEREAS, the April 26, 2001, public hearing was continued to the meeting of May 24, 2001, in order for the Planning Commission to review the final Resolution prior to forwarding it to the City Council; and

WHEREAS, at its meeting of May 24, 2001, the Planning Commission adopted Resolution 2001-04, forwarding to the City Council its recommendation on the various components of the General Plan Amendments and Zoning Ordinance Amendments; and

WHEREAS, at its meeting of June 21, 2001, the City Council held a duly noticed public hearing for which all property owners were mailed notice of the date, time, and place, of the hearing, and notice was published in the Vallejo Times Herald; and

WHEREAS, at this public hearing the City Council received a detailed presentation from Staff on all of the components of the proposed General Plan Amendments and Zoning Ordinance Amendments; and

WHEREAS, at the public hearing on June 21, 2001, all those in attendance were given the opportunity to be heard on these matters; and

WHEREAS, after considerable discussion the City Council continued the public hearing to its regularly scheduled meeting of July 5, 2001, in order for Staff to prepare the Ordinance for the General Plan Amendments and the Ordinance for the Zoning Ordinance Amendments; and

WHEREAS, a Program Environmental Impact Report ("EIR") was prepared for the City General Plan and its Elements and all of the development allowed therein in accordance with California Environmental Quality Act ("CEQA") Guideline Section 15168 and was certified by the City of American Canyon ("City") City Council on November 3, 1994; and

WHEREAS, an Initial Study was prepared for General Plan Amendment 2001-01 (a) through (h) and Zoning Ordinance Amendment 2001-04 (a) through (h) to identify any potential environmental impacts not anticipated in the Program EIR prepared for the City General Plan and its Elements; and

WHEREAS, the City Council considered all of the information in the Program EIR prepared for the General Plan and its Elements and the Initial Study and Negative Declaration prepared for the individual components of this General Plan Amendment and the Zoning Ordinance Amendments; and

WHEREAS, the City Council and Planning Commission found and determined that implementation of the various components of the General Plan Amendment would result in a lower number of total dwelling units allowed in the City; would reduce future traffic volumes commensurately; there would be a reduction in the amount of grading necessary for site preparation should any of the parcels subject to the proposed Residential Estate General Plan and Zoning designation be developed; and therefore the project would not have a significant effect on the environment and the City Council accepts the Initial Study and Negative Declaration as complete and adequate.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of American Canyon does hereby amend the General Plan Land Use Map as follows and as shown on Exhibit 1, an excerpt from the Land Use Plan Map as attached hereto and incorporated herein by reference:

GPA 2001-01 (a): Amend the General Plan Land Use Plan Map to change the designation of those properties to the east of the railroad tracks on the north and south sides of Holcomb Lane from Residential Low to Residential Estate as shown on the attached excerpt from the General Plan Land Use Map.

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|----------------------------|-------------|-------------|
| Assessor's Parcel Numbers: | 059-080-006 | 1.00 acre |
| | 059-080-008 | 2.00 acres* |
| | 059-080-009 | 2.60 acres |
| | 059-080-026 | 1.62 acres |
| | 059-080-030 | 2.37 acres |
| | 059-080-031 | 2.06 acres |
| | 059-080-032 | 2.81 acres |
| | 059-080-033 | 3.85 acres |
| | 059-080-034 | 3.07 acres |
| | 059-080-038 | 2.70 acres |
| | 059-080-039 | 1.00 acre |
| | 059-080-040 | 1.00 acre |

* This 2.0 - acre parcel was previously subdivided into two one-acre parcels. The City has not received the new Assessor's Parcel Numbers assigned to these lots.

GPA 2001-01 (b): Amend the Land Use Plan Map to change the designation of those properties on the north side of Eucalyptus Road from the western City boundary to the west of (behind) those properties fronting on Theresa Avenue, to the south of Oat Hill, and to the south of Napa Junction Road from Residential Low to Residential Estate as shown on the attached excerpt from the General Plan Land Use Map.

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|----------------------------|-------------|-------------|
| Assessor's Parcel Numbers: | 058-030-018 | 20.66 acres |
| | 058-040-020 | 9.82 acres |
| | 058-270-001 | 3.55 acres |
| | 058-270-005 | 23.22 acres |
| | 058-320-001 | 10.63 acres |

GPA 2001-01 (c): Amend the Land Use Plan Map to change the designation of two land-locked parcels to the west of the properties fronting on Theresa Avenue and to the south of the Baptist Church on Theresa Avenue, and a "flag" parcel fronting on Theresa Avenue from Residential Low to Residential Medium as shown on the attached excerpt from the General Plan Land Use Map.

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|----------------------------|-------------|------------|
| Assessor's Parcel Numbers: | 058-270-011 | 2.26 acres |
| | 058-270-012 | 4.19 acres |
| | 058-082-007 | 2.00 acres |

GPA 2001-01 (d): Amend the Land Use Plan Map to change the designation of the Las Casitas Mobile Home Park from Residential Low to Residential Medium to reflect the density of the existing mobile home park of eight units per acre as shown on the attached excerpt from the General Plan Land Use Map.

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|---------------------------|-------------|
| Assessor's Parcel Number: | 059-110-006 |
|---------------------------|-------------|

GPA 2001-01 (e): Amend the Land Use Plan Map to change the designation of the Valley Green Apartments from Residential Medium to Residential High to reflect the density of the existing apartment complex as shown on the attached excerpt from the General Plan Land Use Map.

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|---------------------------|-------------|
| Assessor's Parcel Number: | 059-110-008 |
|---------------------------|-------------|

GPA 2001-01 (f): Amend the Land Use Plan Map to change the designation of the World Marine Estates project area from Residential Low to Residential Medium to reflect the density of the existing development of five units per acre as shown on the attached excerpt from the General Plan Land Use Map.

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|---------------------------|-------------|
| Assessor's Parcel Number: | 059-110-031 |
|---------------------------|-------------|

GPA 2001-01 (g): Amend the Land Use Plan Map to change the designation of the Fairground Mobile Estates Mobile Home Park from Residential Low to Residential Medium to reflect the density of the existing mobile home park of nine units per acre as shown on the attached excerpt from the General Plan Land Use Map.

Assessor's Parcel Number: 059-110-045

GPA 2001-01 (h): Amend the Land Use Plan Map to change the designation of the Summerfield Estates/Duc Housing Partners project area from Residential Low to Residential Medium to reflect the density of the existing development of eight units per acre as shown on the attached excerpt from the General Plan Land Use Map.

Assessor's Parcel Number: 059-120-012

SECTION I. Effective Date

This ordinance shall take effect thirty (30) days after its adoption. A summary of this Ordinance shall be published once in the Vallejo Times Herald, a newspaper of general circulation serving the City of American Canyon, within fifteen (15) days after its passage.

SECTION II. Severability

The provisions of this Ordinance shall be severable. If any portion is found to be unconstitutional, illegal or invalid, the remainder shall survive and remain effective and enforceable. Where a conflict arises between the provisions of Ordinance 2001-10 and this Ordinance, the provisions Ordinance 2001-10 shall apply.

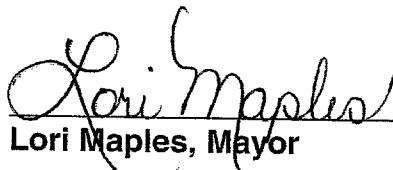
The foregoing General Plan Land Use Map Amendments were introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 5th day of July, 2001, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 19th day of July, 2001, by the following vote:

AYES: Maples, Colcleaser, Anderson, Shaver, Canziani

NOES: None

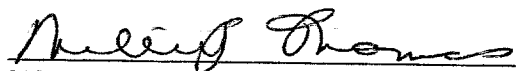
ABSTAIN: None


ABSENT: None


Lori Maples, Mayor

ATTEST:

APPROVED AS TO FORM:


Millett Thomas, City Clerk


William D. Ross, City Attorney

General Plan Amendment 2001-01 (b)
Zoning Ordinance Amendment 2001-04 (c)

General Plan Amendment 2001-01 (c)
Zoning Ordinance Amendment 2001-04 (d)

General Plan Amendment 2001-01 (a)
Zoning Ordinance Amendment 2001-04 (b)

Zoning Ordinance Amendment 2001-04 (e)

General Plan Amendment 2001-01 (e)

General Plan Amendment 2001-01 (d)

General Plan Amendment 2001-01 (f)

Zoning Ordinance Amendment 2001-04 (f)

General Plan Amendment 2001-01 (h)

General Plan Amendment 2001-01 (g)

CITY OF AMERICAN CANYON
CITY OF VALLEJO

