

ORDINANCE NO. 2001 - 11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING CHAPTER 19.10 SO AS TO ESTABLISH A NEW ZONING DISTRICT "RE – RESIDENTIAL ESTATE" AND TO ADOPT CERTAIN DEVELOPMENT STANDARDS FOR THAT DISTRICT; AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION OF CERTAIN PROPERTIES TO APPLY THE NEW "RE – RESIDENTIAL ESTATE" DESIGNATION; AMENDING THE ZONING MAP FOR CERTAIN PROPERTIES TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE MAP; 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 recommends 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 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 final Resolution 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 Planning Commission 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 various components of the General Plan Amendment and 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, IT IS HEREBY ORDAINED by the City Council of the City of American Canyon to amend the Zoning Ordinance and Map as set forth in Section 1 and Exhibits 1 and 2 as attached hereto and incorporated herein by reference, based upon the Findings below, and accept the Initial Study and Negative Declaration as complete and adequate.

FINDINGS:

1. The amendments are consistent with the goals and policies of the General Plan; and
2. The amendments are consistent with the purposes of Title 19 of the Municipal Code, as set forth in Chapter 19.01, Authority, Purposes, and Effects of the Zoning Ordinance.

SECTION 1:

ZOA 2001-04 (a): Create a new Residential Zoning District consistent with the Residential Estate General Plan designation where the minimum lot size is one acre, and appropriate Development Standards for the new RE – Residential Estate Zoning District as

set forth on the attached excerpt from Table 2 of Chapter 19.10 (Exhibit 1).

ZOA 2001-04 (b): Change the Zoning designation of the properties to the east of the railroad tracks on the north and south sides of Holcomb Lane from RR - 10,000, allowing a minimum lot size of 10,000 square feet, to RE – Residential Estate, allowing a minimum lot size of one acre as shown on the attached Exhibit 2, an excerpt from the Zoning Map.

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.

ZOA 2001-04 (c): Change the Zoning designation of the 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 RS – 8,000 (allowing a minimum lot size of 8,000 square feet) to RE – Residential Estate, allowing a minimum lot size of one acre as shown on the attached Exhibit 2, as excerpt from the Zoning Map.

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

ZOA 2001-04 (d): Change the Zoning 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 RS-8000 (allowing a minimum lot size of 8,000 square feet) to RM-Residential Medium, allowing multi-family residences at a density of five to 12 units per gross acre as shown on the attached Exhibit 2, an excerpt from the Zoning Map.

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

(ZOA) 2001-04 (e) Amend the Zoning Map to change the designation of the Olympia Mobilelodge mobile home park from RM - Residential Medium (mhp) to RH – Residential High (mhp) to be consistent with the underlying General Plan designation of Residential High as shown on the attached Exhibit 2, an excerpt from the Zoning Map.

Assessor's Parcel Number: 059-110-006

(ZOA) 2001-04 (f): Amend the Zoning Map to change the designation of the Summerfield estates/Duc Housing Partners development area from RS-6500 allowing single family residences on 6,500 square-foot parcels to RM - Residential Medium to reflect the existing, approved development on the site as shown on the attached Exhibit 2, an excerpt from the Zoning Map.

SECTION II. Effective Date

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 and shall become effective sixty (60) days after the adoption date.

SECTION III. 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 2001-11 and the Zoning Ordinance, the provisions of this Ordinance shall apply.

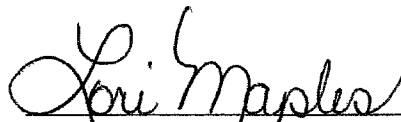
This ordinance was introduced at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 5th day of July, 2001, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 19th day of July, 2001, by the following vote:

AYES: Maples, Colcleaser, Shaver, Anderson, Canziani


NOES: None

ABSTAIN: None

ABSENT: None


Lori Maples, Mayor

ATTEST:


Millett Thomas, City Clerk

APPROVED AS TO FORM:


William D. Ross, City Attorney

EXHIBIT 1
Table 2
Schedule of Residential District Regulations

Zoning Districts	RE	RR-20000	RR-10000	RS-8000	RS-6500	RM	RH
Maximum Density	One unit/acre max.	2 units/acre	4 units/acre	5 – 6 units/acre	6-7 units/acre	Per General Plan	Per General Plan
Minimum area per lot	43,560 sq. ft.	20,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	6,500 sq. ft.	20,000 sq. ft. ¹	20,000 sq. ft. ¹
Minimum width per lot	200 feet	75 feet	70 feet	65 feet	60 feet	100 feet ¹	100 feet ¹
Minimum depth per lot	200 feet	120 feet	110 feet	100 feet	90 feet	100 feet ¹	100 feet ¹
Minimum front yard Garage:	10% of lot depth	20 feet --	20 feet --	15 feet 20 feet	15 feet 20 feet	15 feet 20 feet	20 feet --
Minimum side yard first story second story street side of corner lot	10% of lot width	10 feet 10 feet 10 feet	10 feet 10 feet 10 feet	5 feet 8 feet 10 feet	5 feet 8 feet 10 feet	5 feet 10 feet 10 feet	5 feet 10 feet 10 feet
Minimum rear yard	25% of lot depth	20 feet	20 feet	20 feet	15 feet	10 feet	10 feet
Maximum building coverage	30%	30%	30%	40%	40%	50%	50%
Maximum number of stories	2.5	2.5	2.5	2.5	2.5	3	3
Maximum building height main structure detached accessory bldg.	35 feet 20 feet	35 feet 15 feet	35 feet 15 feet	35 feet 15 feet	35 feet 15 feet	42 feet 15 feet	42 feet 15 feet

1. Applies only to the new parcels created after the effective date of the Zoning Code.

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STATE HIGHWAY NO. 29

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

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

CC

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RS 6500

RR-20,000

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RR-10,000

RR-20,000

RR-10,000

RR-20,000

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