

ORDINANCE NO. 2003-02

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON
AMENDING CHAPTER 19.10 SO AS TO MODIFY CERTAIN MINIMUM LOT
DIMENSIONS FOR THE "RE" RESIDENTIAL ESTATE ZONING DISTRICT**

WHEREAS, the Planning Commission directed staff to initiate a General Plan Amendment and Zoning Map Amendment to create the "Residential Estate" designation for properties on Holcomb Lane in July of 2001; and

WHEREAS, in March 2003 the Planning Commission approved a staff initiated request to modify the minimum lot widths in the RE district from 200' to 120' to provide greater flexibility in large lot design; and

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

WHEREAS, the Planning Commission determined that this lot width reduction would not significantly alter the intent and purposes of the RE zone; and

WHEREAS, at its meeting of April 17, 2003, 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 Zoning Ordinance Amendment; and

WHEREAS, at the public hearing on April 17, 2003, all those in attendance were given the opportunity to be heard on these matters; and

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of American Canyon to amend the Zoning Ordinance for the Residential Estate District based upon the Findings below;

Findings:

1. The amendment is consistent with the goals and policies of the General Plan; and
2. The amendment is 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.

Ordinance amending the RE Zone
May 1, 2003

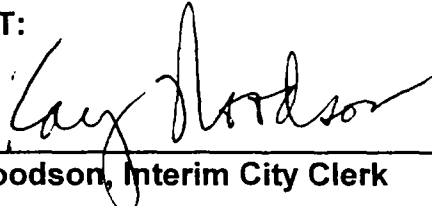
The foregoing Zoning Ordinance Amendment was introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 17th day of April, 2003, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 1st day of May, 2003, by the following vote:

AYES:	Colcleaser, Luporini, Anderson, Garcia, Shaver
NOES:	None
ABSTAIN:	None
ABSENT:	None




Donald Colcleaser, Mayor

ATTEST:



Kay Woodson, Interim City Clerk

APPROVED AS TO FORM:



William D. Ross, City Attorney