

ORDINANCE NO. 13-2014

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AMENDING THE CITY OF ELK GROVE ZONING MAP FROM AR-5 TO AR-2
FOR THE SHELDON PARK ESTATES PROJECT (EG-13-016)
ASSESSOR PARCEL NUMBERS: 121-0180-012 & 017**

WHEREAS, the Planning Department of the City of Elk Grove received an application on March 22, 2013 from Capital Realtors Inc. Profit Sharing Plan (the "Applicant") requesting a Rezone, Tentative Subdivision Map, and Design Review for the Tentative Subdivision Map layout for the Sheldon Park Estates Project (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs 121-0180-012 and 121-0180-017; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21189.3; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Rezone, Tentative Subdivision Map, and Design Review for the Tentative Subdivision Map layout for this Project will have a significant effect on the environment beyond what was analyzed in the Mitigated Negative Declaration prepared for the Project and disclosed; and

WHEREAS, the Planning Department considered the Project request pursuant to the General Plan, East Elk Grove Specific Plan, Title 23 of the Elk Grove Municipal Code (Zoning Code) standards, City's Design Guidelines, and all other applicable State and local regulations; and

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting; and

WHEREAS, the Planning Commission recommended the City Council approve the Sheldon Park Estates Project; and

WHEREAS, the City Council held a duly noticed public hearing as required by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Elk Grove Zoning Map as shown on the attached Exhibit A, incorporated herein by this reference.

Section 2: Enactment of New Zoning

The City Council hereby amends the City of Elk Grove Zoning Map for APN: 121-0180-012 & 017 as shown on attached Exhibit A, incorporated herein by this reference, based upon the following finding:

Rezoning

Finding: The proposed zoning amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence: The General Plan identifies the site as Rural Residential, allowing for lot sizes between 2 and 10 acres. General Plan Policy LU-3 identifies zoning districts consistent with this designation, including AR-5 and AR-2. Therefore, rezoning of the site to AR-2 is consistent with the General Plan.

Section 3: No Mandatory Duty of Care.

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4: Severability.

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.


Section 5: Savings Clause

The provisions of this ordinance shall not affect or impair an act done or right vested or approved or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act done, or right vested or accrued, or proceeding, suit or prosecution shall remain in full force and affect to all intents and purposes as if such ordinance or part thereof so repealed had remained in force. No offense committed and no liability, penalty or forfeiture, either civilly or criminally incurred prior to the time when any such ordinance or part thereof shall be repealed or altered by said Code shall be discharged or affected by such repeal or alteration; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceeded with in all respects as if such prior ordinance or part thereof had not been repealed or altered.

Section 6: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

ORDINANCE: **13-2014**
INTRODUCED: May 28, 2014
ADOPTED: June 11, 2014
EFFECTIVE: July 11, 2014




GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

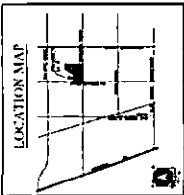


JONATHAN P. HOBBS,
CITY ATTORNEY

Date signed: June 18, 2014

EXHIBIT A

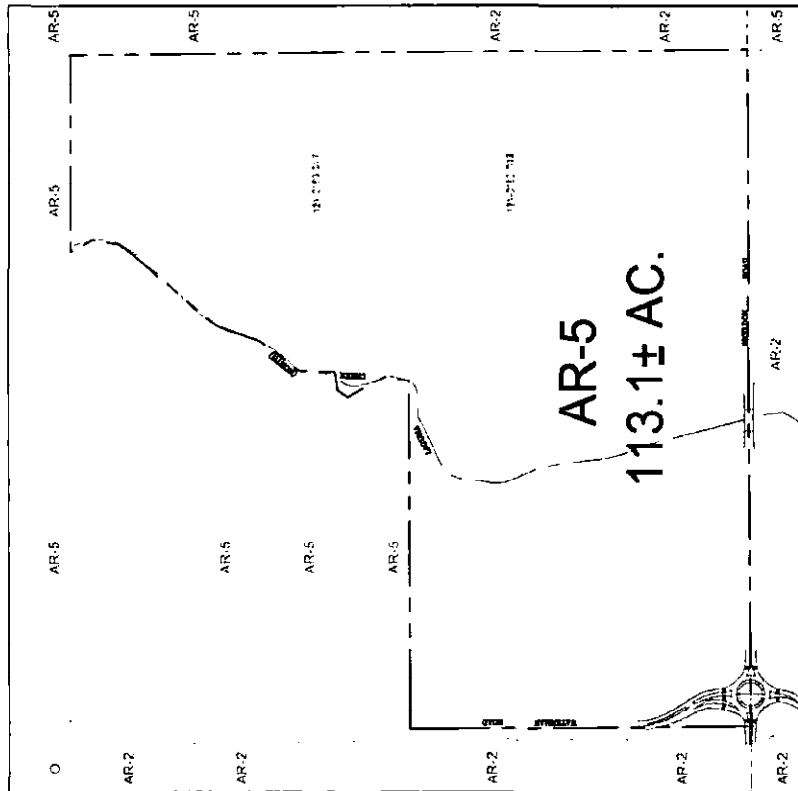
**REZONE EXHIBIT
SHELDON PARK ESTATES**
CITY OF ELK GROVE, CALIFORNIA
AUGUST, 2013



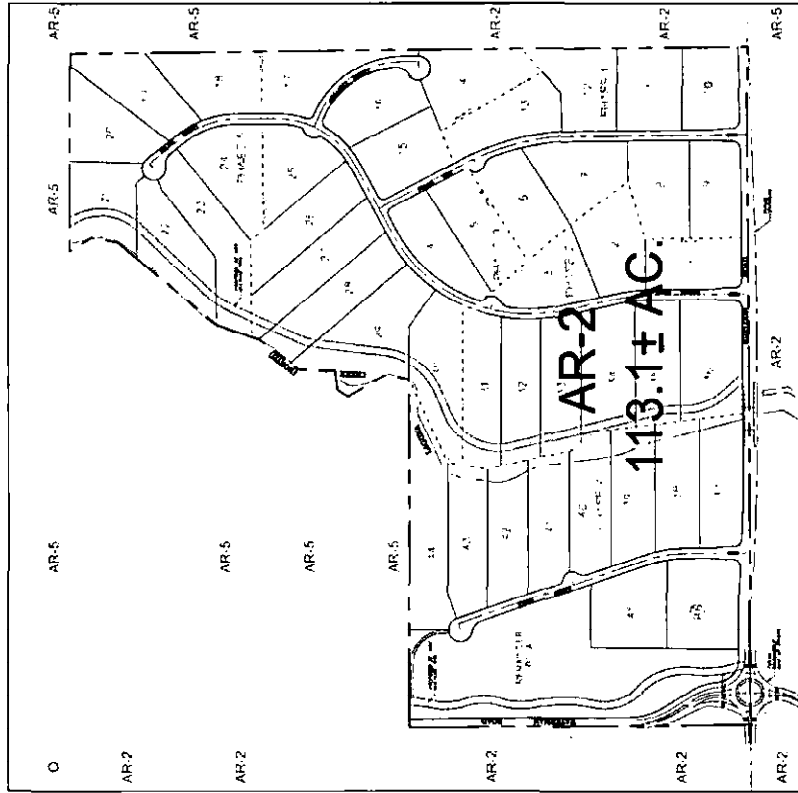
ZONING SUMMARY TABLE

GENERALIZATION	LAND USE	EXISTING ZONING	PROPOSED ZONING	EXISTING DISTANCE
AR-2	RESIDENTIAL SINGLE-FAMILY	AR-2	AR-2	113.1 ± AC.
AR-5	RESIDENTIAL SINGLE-FAMILY	AR-5	AR-5	113.1 ± AC.

NOT TO SCALE



EXISTING ZONING



PROPOSED ZONING



**CERTIFICATION
ELK GROVE CITY COUNCIL ORDINANCE NO. 13-2014**

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) **ss**
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law, was duly introduced on May 28, 2014 and approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 11, 2014 by the following vote:


AYES : COUNCILMEMBERS: *Davis, Cooper, Detrick, Hume, Trigg*

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *None*

A summary of the ordinance was published pursuant to GC 36933(c) (1).


**Jason Lindgren, City Clerk
City of Elk Grove, California**