



Sacramento County Recording
 Craig A Kramer, Clerk/Recorder
 BOOK **20080424** PAGE **1130**
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TO: COUNTY RECORDER
 MAIL CODE: 11-112

NO FEE RECORDING
 GOVERNMENT CODE
 SECTION 6103

RECORDING REQUESTED BY
 AND WHEN RECORDED MAIL TO:
08-2450, ATTENTION: Alyson Murphy

Phone: 874-8170

ORDINANCE NO. SZC-2007-0008

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE
 COUNTY OF SACRAMENTO TO AMEND THE ZONING CODE
 OF SACRAMENTO COUNTY, ORDINANCE NO. 83-10
 AS AMENDED, TO REQUIRE DEVELOPMENT PLAN REVIEW AND USE PERMIT-
 RELATING TO FAIR OAKS BOULEVARD CORRIDOR PLANNING AREA IN
 TITLE I, CHAPTER 10, ARTICLES 3 AND 7**

Item No. 12
 Board of Supervisors 4/2/08

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RELATING TO FAIR OAKS BOULEVARD CORRIDOR PLANNING AREA IN
TITLE I, CHAPTER 10, ARTICLES 3 AND 7**

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1 Title I, Chapter 10, Article 3 is hereby added to the Zoning Code of the Sacramento County to read as follows:

Zoning Code of Sacramento County
Title I

Chapter 10
Article 3

110-30.6 Use Permit Requirements – Relating to Fair Oaks Boulevard Corridor Planning Area

- (a) The boundaries of the Fair Oaks Boulevard Corridor Planning Area are shown in the exhibits identified as follows and made part of this Code:
 - (1) Fair Oaks Boulevard Corridor Planning Area 110-84.3(g).
- (b) The land uses permitted shall be those uses permitted in the underlying zone, except as set forth below, and shall conform to the development standards as set forth in 110.84.3: The following uses, if otherwise permitted in their respective zone, shall require a use permit from the Carmichael-Old Foothill Farms Community Council:
 - (1) Drive-thru Restaurants
 - (2) Deleted
 - (3) Liquor Store
 - (4) Bar-Tavern, Brew Pub

**DEVELOPMENT PLAN REVIEW
RELATING TO FAIR OAKS BOULEVARD CORRIDOR PLANNING AREA
PLNP2008-ZOB-00043**

- (5) Check Cashing Stores
- (6) Tobacco Shop
- (7) Gunshop-Gunsmith
- (8) Deleted
- (9) Convenience Store/Neighborhood Market/Food Market Ancillary to Service Station
- (10) Storage Building - Mini
- (11) Deleted
- (12) Deleted
- (13) Machine Shop, Photographic Processing Plant-wholesale Facility, Building Trades Service Yard and Workshop
- (14) Thrift/Second Hand Stores, excluding incidental sales of second hand items
- (15) Recycling Centers
- (16) Massage
- (17) Tanning Salons
- (18) Tattoo Parlors
- (19) Pawn Shops
- (20) Automotive Sales, Service and Repair Uses listed in Section 225-11, Table II, Section A

SECTION 2: Title I, Chapter 10, Article 7 is hereby added to the Zoning Code of the

Sacramento County to read as follows:

Zoning Code of Sacramento County
Title I

Chapter 10
Article 7

**110-84.3 Development Plan Review – Relating to Fair Oaks Boulevard Corridor
Planning Area**

**DEVELOPMENT PLAN REVIEW
RELATING TO FAIR OAKS BOULEVARD CORRIDOR PLANNING AREA
PLNP2008-ZOB-00043**

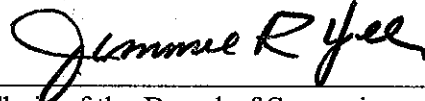
- (a) The boundaries of the Fair Oaks Boulevard Corridor Planning Area are shown in the exhibits identified as follows and made part of this Code:
 - (1) Fair Oaks Boulevard Corridor Planning Area 110-84.3(g)
- (b) All land divisions, land use entitlements, rezones and building permits for new and renovation construction within that area depicted in Section 110-84.3(g) shall require development plan review approval by the Carmichael-Old Foothill Farms Community Council prior to the approval of any entitlement, rezone or building permit. Excepted from development plan review are the following:
 - (1) Building permits for interior remodeling and electrical permits;
 - (2) Minor building permits and façade changes determined by the Planning Director to be consistent with the Fair Oaks Boulevard Concept Plan;
 - (3) Building permits for swimming pools and non-residential accessory structures;
 - (4) Sign permits for parcels that do not have frontage on Fair Oaks Boulevard or Manzanita Avenue except for freestanding signs as noted in Section 110-84.3(f);
 - (5) Building permits where the building permit application was submitted prior to the effective date of this ordinance; and,
 - (6) Projects with previously approved development plans that have not expired.
- (c) Development shall be consistent with the Sacramento County Commercial and Mixed-Use Design Guidelines.
- (d) Mixed use of commercial and residential uses is strongly encouraged, especially in the Colony Main Street District between Marconi Avenue and Carmichael Park.
- (e) No development shall be approved unless the Council finds that it will not preclude establishment of a Smart Growth Street, consistent with the Fair Oaks Boulevard Corridor Plan.
- (f) Freestanding commercial monument signs shall not exceed a maximum height of 6 feet, unless the Community Council finds that additional height is justified by exceptional design.
- (g) Map of Fair Oaks Boulevard Corridor planning area

DEVELOPMENT PLAN REVIEW
RELATING TO FAIR OAKS BOULEVARD CORRIDOR PLANNING AREA
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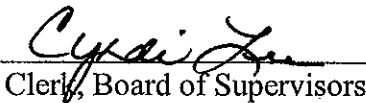
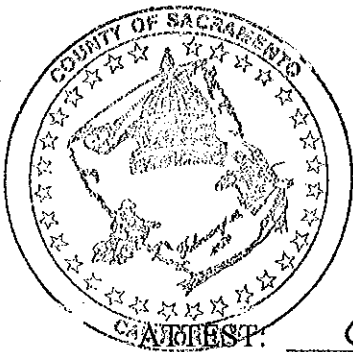
SECTION 3: This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and, before expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Peters, seconded by Supervisor Dickinson, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento this 2nd day of April, 2008, by the following vote, to wit:

AYES: Supervisors, Dickinson, MacGlashan, Nottoli, Peters, Yee
NOES: Supervisors, None
ABSENT: Supervisors, None
ABSTAIN: Supervisors, None

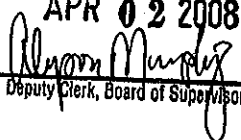



Chair of the Board of Supervisors
of Sacramento County, California



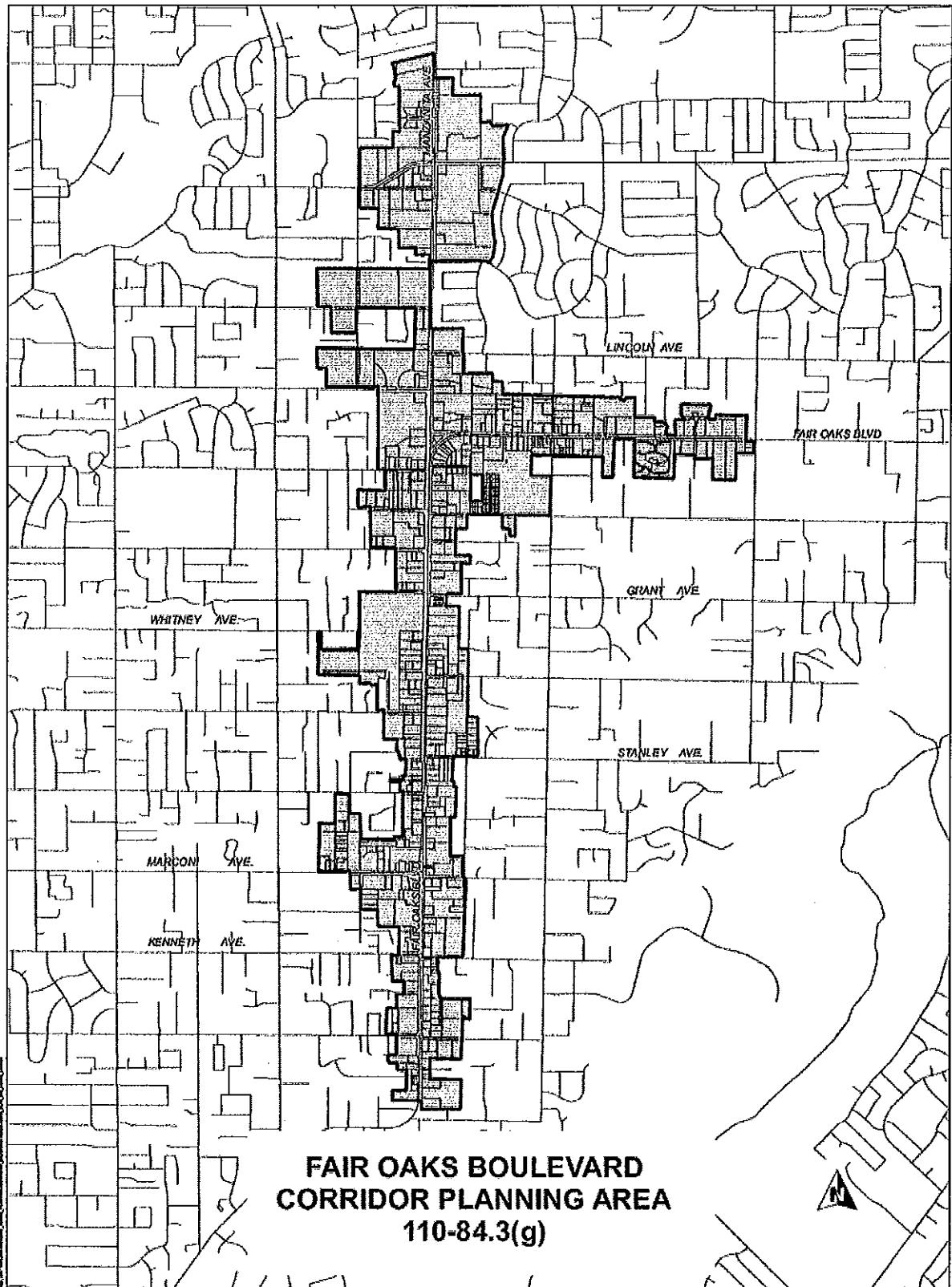
Clerk, Board of Supervisors

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on

APR 02 2008
By 
Deputy Clerk, Board of Supervisors

FILED
APR 02 2008
BOARD OF SUPERVISORS
BY 
CLERK OF THE BOARD

**DEVELOPMENT PLAN REVIEW
RELATING TO FAIR OAKS BOULEVARD CORRIDOR PLANNING AREA
PLNP2008-ZOB-00043**



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sacramento }

On 4-23-2008 before me, Kathy McClellan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Cyndi Lee
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathy McClellan
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Ordinance SZC 2008-0008

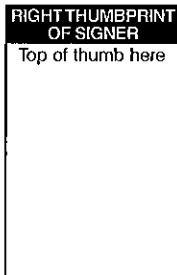
Document Date: 4-2-2008 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Cyndi Lee

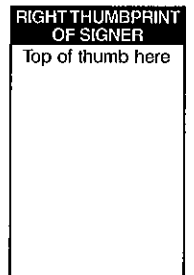
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____