

ORDINANCE NO. 1578

ORDINANCE AMENDING THE MUNICIPAL CODE
BY CHANGE OF ZONING MAP (SPECIAL STANDARDS OVERLAY)

THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:

SECTION ONE: The City Council approves the Negative Declaration for the Special Parking Area Overlay in accordance with the findings in Planning Commission Resolution 97-095. The District Zoning Map, a portion of the Zoning Ordinance of the City of Vacaville, being Ordinance No. 458, is changed as follows:

Those portions of the Districts shown on said Zoning Map more particularly described in Exhibit "A," attached hereto and made a part hereof shall be zoned SS (Special Standards) subject to the requirements set forth in Exhibit "B," also attached.

SECTION TWO: The City Council of the City of Vacaville finds that the foregoing changes of zoning are necessary to ensure that said lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

SECTION THREE: If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more section, subsection, phrases or clauses be declared unconstitutional.

SECTION FOUR: This ordinance shall be published one time in the Vacaville Reporter, a newspaper of general circulation, printed and published in the City of Vacaville.

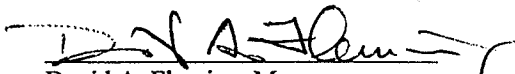
I HEREBY CERTIFY that this ordinance was introduced at a regular meeting of the City Council of the City of Vacaville, held on the 14th day of October, 1997 and ADOPTED and PASSED at a regular meeting of the City Council of the City of Vacaville held on 28th day of October, 1997 by the following vote:

AYES: Council members Clancy, Kimme, Slade, Vice-Mayor Augustine
and Mayor Fleming

NOES: None

ABSENT: None

APPROVED:

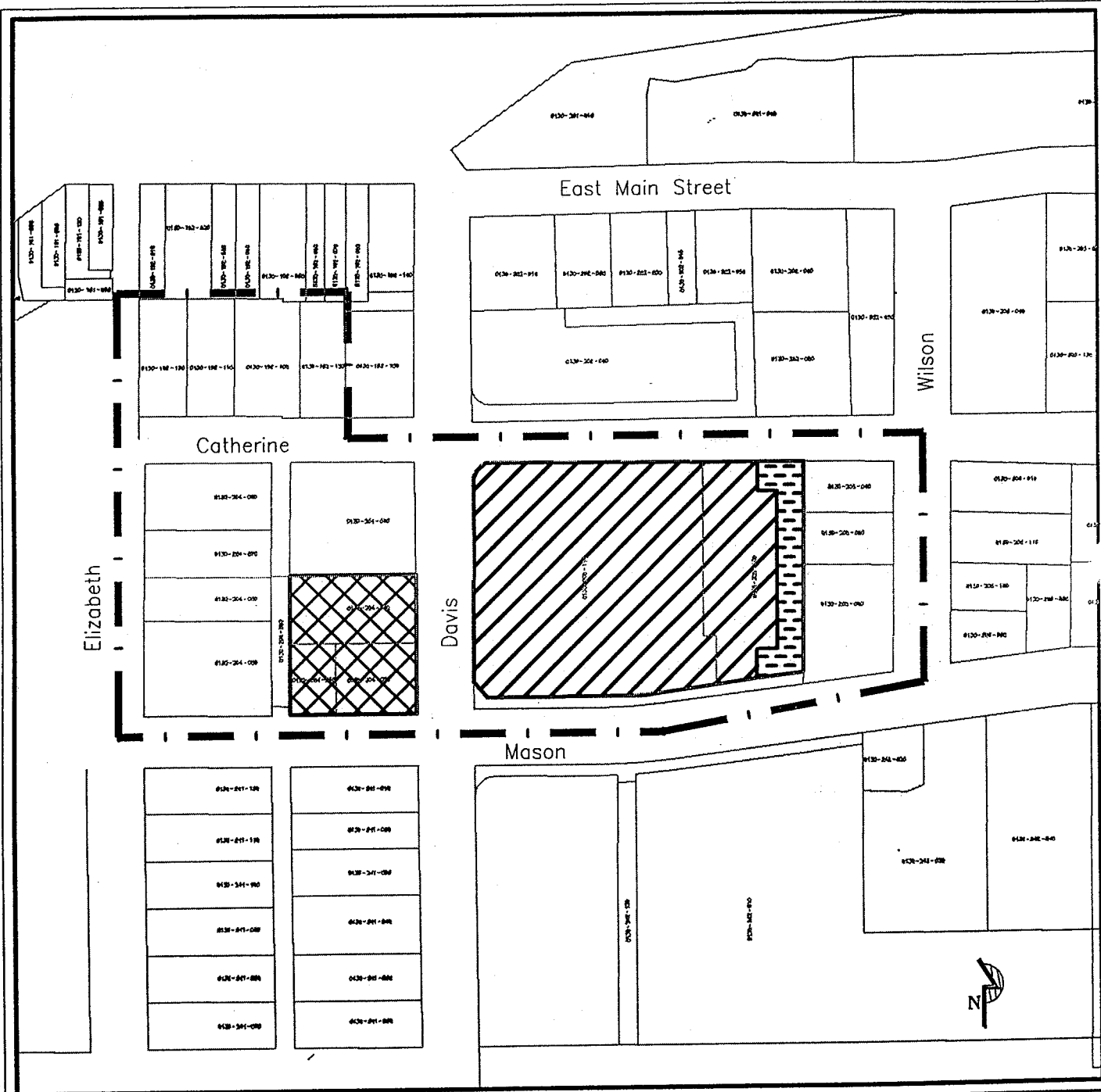

David A. Fleming, Mayor

ATTEST:


Kathleen M. Andronico, City Clerk

Special Standards Overlay District

EXHIBIT A



FOR ILLUSTRATIVE PURPOSE ONLY NOT TO SCALE

LEGEND



Pacific Plaza West



Pacific Plaza East



Public Parking



Special Parking Area Boundary

EXHIBIT B

SPECIAL PARKING AREA OVERLAY STANDARDS

The Special Parking Area Overlay is hereby established to benefit property owners through the provision of a public parking lot which will be constructed by Conpac Development and dedicated to the City of Vacaville. Property owners in the Special Parking Area Overlay District may purchase a proportional share of the spaces, based on land area, to offset the requirement for on-site parking. Repayment to Conpac for the cost of the public parking lot shall be in accordance with the terms and requirements set forth in a benefit district established by Conpac Development.

Retail, business and personal services, financial institutions and office uses located within the Special Parking Area Overlay District, as shown on Exhibit A (attached), shall be subject to the following off street parking requirements:

1. One parking space per 300 sq. ft. of floor area on the first or ground level floor.
2. One parking space per three 350 sq. ft. of floor area on all floors or levels above the first or ground level floor.
3. A minimum of forty-five (45%) of the total parking requirement shall be provided on the project site.
4. The maximum number of public parking lot spaces that a building may fund as part of its parking requirement shall be generally equivalent to the site's proportion of the developable portion of the Special Standards Parking Area Overlay District. The intent is that the Design Review approval of any building shall insure that a site does not utilize more than its proportional share of the public parking lot spaces to the detriment of other properties in the Special Parking Area Overlay District. The proportional share can generally be defined as one public parking space for each 2,500 square feet of land area.
5. A benefit district shall be established to provide for repayment of the parking lot land and construction cost to Conpac Development. A property owner in the Special Parking Area Overlay District may pay the established amount for each parking space used in lieu of providing on-site parking consistent with Section D above.
6. In the event property within Special Parking Area Overlay District develops and does not utilize its full allotment of spaces upon development, those spaces will be returned to the pool of available spaces and other properties within the area may utilize those additional spaces on a first-come, first-serve basis.

7. At the end of ten (10) years, in the event that Conpac Development has not been fully reimbursed for the public spaces, Conpac may request that the City consider expansion of Special Parking Area Overlay District to increase the potential for full reimbursement of Conpac Development for the cost of the parking lot.