

ORDINANCE NO. 1672

**ORDINANCE AMENDING THE MUNICIPAL CODE BY CHANGE OF
ZONING MAP FOR VILLAGES ON VINE**

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

SECTION ONE: The City Council approves the Mitigated Negative Declaration for the rezoning in accordance with the findings in Planning Commission Resolution 01-255. The District Zoning Map, a portion of the Zoning Ordinance of the City of Vacaville, being Ordinance No. 1552, is changed as follows:

Those portions of the Districts shown on said Zoning Map more particularly described in the Attachment "A," attached hereto and made a part hereof shall be zoned as noted in the Attachment.

SECTION TWO: This change of Zoning Map is approved by the City Council as in accordance with Chapter 14.071.100, Effect of Zoning Map Amendment of the Zoning Ordinance, as follows:

The change of Zoning Map for property from RE-10 (Residential Estate, 10,000 sq. ft. minimum lot size) to RE-20 (Residential Estate, 20,000 sq. ft. minimum lot size) and RM to RLM-4.5 (Residential Low Medium Density, 4,500 sq. ft. minimum lot size) and Special Standards Overlay as described hereto in Attachment "A," as supported by the following findings of fact:

1. The proposed zone change is internally consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Land Use and Development;
2. The proposed zone change would not be detrimental to the public health, safety, or welfare of the community;
3. The proposed zone change would maintain the appropriate balance of land uses within the City;
4. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses;
5. The potential impacts to the City's inventory of residential lands has been considered;
6. The proposed zone change is consistent with the development related application that is being processed and approved concurrently with the amendment application.

SECTION THREE: The City Council of the City of Vacaville finds that the foregoing changes of zoning, as shown in Attachment A, 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 FOUR: 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 FIVE: 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 28th day of May, 2002, and ADOPTED and PASSED at a regular meeting of the City Council of the City of Vacaville held on the 11th day of June, 2002 by the following vote:


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

NOES: None

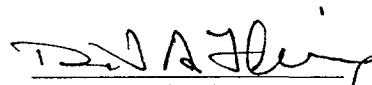
ABSENT: None

ATTEST:

APPROVED:



Kathleen M. Dussault, City Clerk



David A. Fleming, Mayor

"VINE STREET AREA SPECIAL STANDARDS OVERLAY DISTRICT"
ZONING ORDINANCE AMENDMENT
June 11,2002

The Vine Street area has unique qualities within the City of Vacaville, characterized by rolling hills, custom homes, and a rural atmosphere. The Special Standards Overlay District is intended to guide new development in a manner that preserves and enhances the character of the area.

For purposes of development regulations, the Vine Street area is divided into two zones: (a) Custom Home Zone, and (b) Standard Single Family. All single family homes constructed or reconstructed after May 28, 2002, shall comply with the provisions of this overlay district.

A. Custom Home Zone. The boundaries of the Custom Home Zone are shown in Exhibit A. The uses and development regulations are those provided in the Residential Estates (RE-20) Zone District except as modified below.

1. All single family dwellings constructed shall be "custom homes". A custom home" is defined as a single family dwelling :
 - a. the floor plan and exterior elevation is not constructed more than once within the overlay district and
 - b. the floor plan and elevation of each house is substantially different from any other house within the overlay district.
2. The minimum floor area of a new custom home shall be 2250 square feet, exclusive of garages, porches or other similar non-habitable space.
3. Each new custom home shall demonstrate high quality design by conforming to the following design criteria:
 - a. Roof lines shall be varied. Roof design shall include different heights and angles.
 - b. Roof materials should be tile, concrete, or material of equivalent quality as may be allowed through Design Review approval.
 - c. Principal exterior materials shall be stucco, wood, brick, stone or material of equivalent quality as may be allowed through Design Review approval.
 - d. Exterior elevations shall include some combination of decorative features. Examples include but are not limited to: accent materials (stone, brick or masonry), architectural projections (porches, trellis, or bay windows), variations in wall planes, and trim around windows and doors.
 - e. Accessory structures, if any, shall be designed to match the architectural design and materials of the main structure.
 - f. Garage doors should not directly face the street. For lots where this is not practical, garage doors should be further from the street than the habitable portion of the house.

B. Southeast Quadrant of Old Vine and Vine Street (Village Three). The uses and development regulations applicable to the southeast quadrant of Old Vine and Vine Street shall be in accordance with the RLM 4.5 Zone District except as modified below.

1. There shall be a maximum of 25 single family homes within Village Three.

2. Architectural Standards
 - a. All housing units shall:
 - i. comply with Section 14.074.090.A of the City's Land Use and Development Code with respect to the configuration of garages;
 - ii. include a variation in roof lines;
 - iii. be single story;
 - iv. have a driveway that uses decorative materials; examples include concrete with integral color, stamped concrete, or exposed aggregate or other equivalent means; and
 - v. provide same level of architectural quality on side and rear elevations facing a street as the front elevation.
 - b. There shall be a minimum of 3 floor plans and 3 front elevations for each floor plan.
 - c. Each house shall include a minimum of 4 of the following 6 items:
 - i. lap or shingle siding
 - ii. front porch
 - iii. dormer or bay windows
 - iv. exterior shutters
 - v. trim around exterior doors and windows
 - vi. any other comparable design feature
 - d. No final subdivision map shall be approved by the City Council until a Planned Development Permit has been approved for the design of the houses. There may be a minor variation in the number and dimensions of the residential lots shown on the final map from the approved tentative map, based on the architectural design of the houses.

C. Northeast Quadrant of Old Vine and Vine Street (Village One). The uses and development regulations applicable to the northeast quadrant of Old Vine and Vine Street shall be in accordance with the RL-8 Zone District except as modified below.

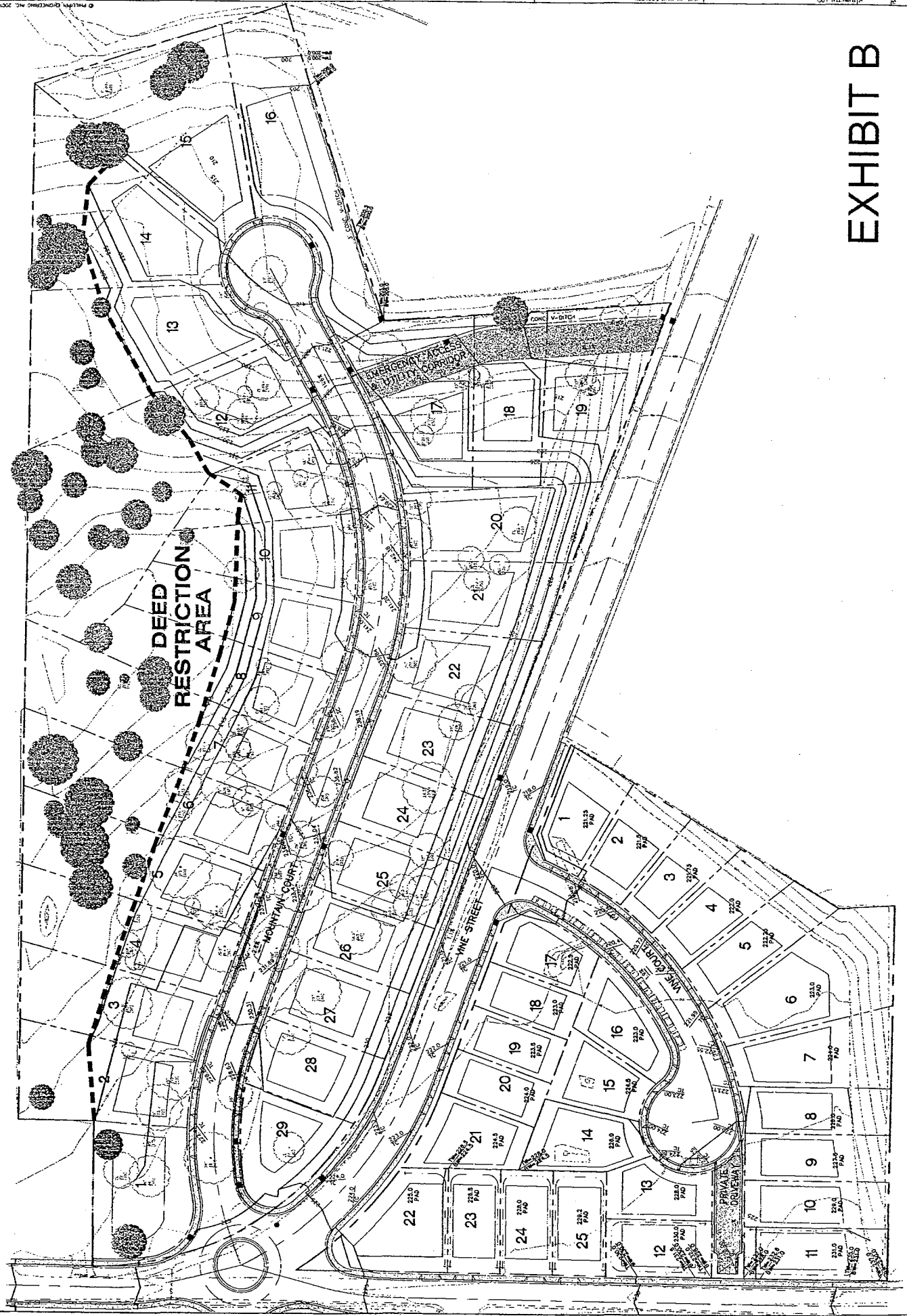
1. There shall be a maximum of 29 single family homes within Village One.
2. Deed Restriction. Any parcel map or subdivision map shall provide for the dedication of a deed restriction in favor of the City of Vacaville for the approximate area shown on Exhibit B. The deed restriction shall be recorded concurrently with the initial parcel map or final map. The provisions of the deed restriction shall be substantially in accordance with subsections (a) and (b) below:
 - a. Types of construction and uses allowed within the deed restriction shall include: swimming pools or spas, decks and patios areas, gardening, landscaping, open structures such as trellises, arbors or patio covers, paths and walkways and other similar activities and structures.
 - b. The deed and zoning restrictions shall preclude the following activities within its boundaries: (a) construction of a building with a floor area greater than 120 square feet, (b) tree removal except as may be allowed by the Community Development Director due to health and safety considerations, and (c) installation of solid fencing along side property lines.
3. Architectural Standards
 - a. A minimum of 50% of all housing units shall comply with Section 14.074.090.A of the City's Land Use and Development Code with respect to the configuration of garages.
 - b. All housing units shall:
 - i. include a variation in roof lines; and



- ii. have a driveway that uses decorative materials; examples include concrete with integral color, stamped concrete, or exposed aggregate or other equivalent means.
- iii. provide same level of architectural quality on side and rear elevations facing a street as the front elevation.
- c. There shall be a minimum of 3 floor plans and 3 front elevations for each floor plan.
- d. Each house shall include a minimum of 5 of the following 7 items:
 - i. lap or shingle siding
 - ii. front porch
 - iii. dormer or bay windows
 - iv. balcony
 - v. exterior shutters
 - vi. trim around exterior windows and doors
 - vii. any other comparable design feature
- e. No final subdivision map shall be approved by the City Council until a Planned Development Permit has been approved for the design of the houses. There may be a minor variation in the number and dimensions of the residential lots shown on the final map from the approved tentative map, based on the architectural design of the houses.

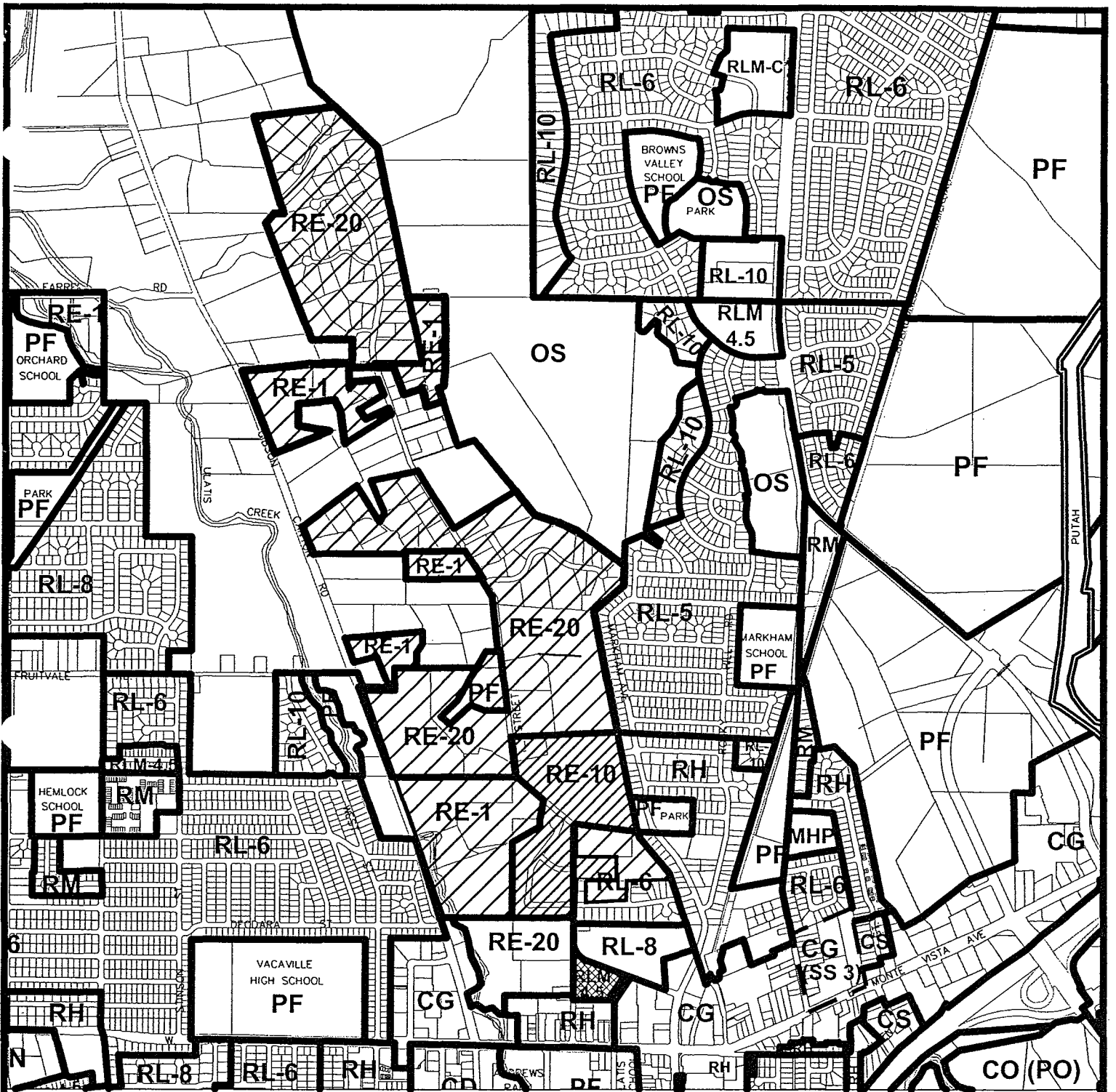
D. General Provisions

1. Grading. Development shall be designed to minimize the amount of grading and retain the existing landform to the extent practical.
2. Tree Preservation. Development shall be designed to minimize the loss of existing mature trees to the extent practical.
3. Entry Feature. A round-about shall be installed at the intersection of Old Vine Street and Vine Street. It is intended to serve a dual function for traffic calming and as an entry feature into the Vine Street area. Landscaping and other decorative elements shall be included as part of its design. The round-about shall be installed by the developer of "Villages on Vine" project concurrently with the improvements to Vine Street.
4. Street Standards. The width of Vine Street north of the intersection with Old Vine should not exceed 36 feet (curb-to-curb). A public sidewalk is required only on one side of Vine Street. Any new public sidewalk shall be located on the east side of Vine Street, unless an exception is granted through the approval of a subdivision map or parcel map.

EXHIBIT B



 SCALE: 1"=40'		COAST CREATIVE DEVELOPMENT CORPORATION 140 MARKET LANE FOLSOM, CALIFORNIA 95630 707-428-0000 FAX 707-428-9900	05/23/02	DESIGNED BY: KJM	DEED RESTRICTION AREA	DRAWING TITLE:
			PHILLIPS ENGINEERING 2250 LINDSEY BLVD. SUITE 100 VACAVILLE, CA 94999 707-428-0000 FAX 707-428-9900	CHECKED BY: MLE		
© PHILLIPS ENGINEERING INC. 2002			DATE:	DATE:	DATE:	DATE:
			PROJECT NO.:	SCALE:	DATE:	DATE:
			PROJECT ANT.:	DATE:	DATE:	DATE:
			SHEET NO.:	DATE:	DATE:	DATE:
			TOTAL SHEETS:	DATE:	DATE:	DATE:
			DATE:	DATE:	DATE:	DATE:



PROPOSED RE-20 ZONING
 PRODUCTION RLM - 4.5
 SPECIAL STANDARDS OVERLAY BOUNDARY
 CUSTOM HOME OVERLAY ZONE



THE CITY OF VACAVILLE
 COMMUNITY DEVELOPMENT DEPT

SPECIAL STANDARDS
 OVERLAY BOUNDARY
 SITE/LOCATION MAP

PROJ: 01-255
 DATE: 11 APRIL 2002
 FILE: SiteLocation_01-255.dwg

SCALE: NOT TO SCALE

