



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
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MARTY VAN DUYN
PLANNING DIRECTOR

February 26, 1985

Transportation and Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Various Zoning Ordinance Amendments

LOCATION: Citywide

CITY MANAGER'S OFFICE
RECEIVED
FEB 28 1985

SUMMARY

Attached to this summary report are seven proposed Zoning Ordinance Amendments. Six of the seven amendments proposes to reduce the time currently required for the City to process the subject entitlements. If adopted, the amendments will also reduce the fees and time required of future applicants in order to obtain Planning permits. By reducing the workload in appropriate areas and by further streamlining the operation of the Current Planning section, staff is confident that the high priority of updating the City's Zoning Ordinance will be achieved in a more timely manner. The seventh ordinance amendment is to add the requirement of a Special Permit in order to develop mini-storage facilities in the C-2 and C-3 commercial zones.

The Ordinance Amendments have been submitted to the Sacramento Board of Realtors, Chamber of Commerce and Building Industry Association. No written comments or opposition to the amendments have been received.

FINANCIAL INFORMATION

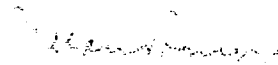
The reduction in fees will be offset by the savings in staff time needed to process various permits.

February 26, 1985

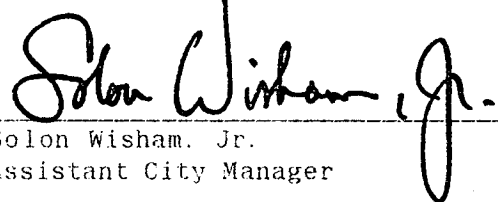
RECOMMENDATION

The Planning Commission and staff recommends the Committee discuss the proposed Ordinance Amendments and recommend their adoption by the City Council.

Respectfully submitted.


Marty Van Duyn
Planning Director

APPROVED FOR COMMITTEE INFORMATION:


Solon Wisham, Jr.
Assistant City Manager

AG:lao
attachments

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: A. Environmental Determination
B. Amendment of the Infill Development Incentive Ordinance
(M83-010)

SUMMARY

The attached ordinance would eliminate the need for a zone change, should one be required, pursuant to the granting of a density bonus under the City's infill incentive program. Staff is recommending the change to avoid future confusion and disputes over zoning should an approved infill project not occur and the subject infill site is sold to someone else.

BACKGROUND INFORMATION

The infill develop incentive procedure has been in effect for over a year and two projects have utilized the program. Under the program the Commission has had an opportunity to review and conditionally approve a project to insure compatibility with adjacent residential uses. In both cases the increased density has also resulted in a need for a zone change to a zone permitting a higher density.

Staff is concerned that, should an approved infill project fail to be developed, the approved zoning will remain on the parcel and a new owner may purchase the site not knowing the conditions of the zoning. To eliminate potential future problems, staff recommends eliminating the need for the rezoning. This change has the following benefits:

- A. Should the infill project not develop in two years, the special permit for the density bonus expires and the original zoning is the same;
- B. The elimination of the zone changes saves the applicant a filing fee of \$545 and three to four weeks of processing time to obtain City Council approval;
- C. The policy would be consistent with the method for granting additional units under the City's deep lot and secondary unit provisions.

RECOMMENDATIONS

Staff recommends the Planning Commission review the proposed ordinance change and take the following action:

- A. Ratify the negative declaration;

B. Recommend adoption by the City Council.

Respectfully submitted,

Art Gee

Art Gee,
Principal Planner

JR:sg

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING SECTION 9-B-3-a. OF
THE COMPREHENSIVE ZONING ORDINANCE
(ORDINANCE NO. 2550 FOURTH SERIES)
RELATING TO INFILL DEVELOPMENT REGULATIONS
(M83-010)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. Section 9-B-3-a. of the Comprehensive Zoning Ordinance of the City, (Ordinance No. 2550 Fourth Series as amended) is hereby amended to read:

a. Density Bonus. Notwithstanding the land use regulation provisions of Section 2-B of this Ordinance which prohibit two family dwellings in the R-1A zone and multiple family dwellings in the R-1, R-1A, R-1B and R-2 zones, and notwithstanding the minimum lot area per dwelling unit provisions of Section 3-B and 3-C of this Ordinance, the Planning Commission may allow up to a maximum 25% density increase above that which is currently allowed under Section 3 of this Ordinance for any residential development, subject to issuance of a special permit.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

City Planning Commission
Sacramento, California

Members in Session:

- Subject: A. Negative Declaration
- B. Zoning Ordinance Amendment Related to Exemption for Certain Projects From Design Review/Preservation Board Review, Based on Maximum Dollar Amount (M85-011)

SUMMARY

The current Zoning Ordinance requires all projects proposed for development in the Central City (a designated design review district) be submitted to the Design Review/Preservation Board for review and approval. Included among the exemptions is one that allows staff to review and approve projects that are less than \$5,000 in construction cost. To facilitate the timely issuance of permits for minor projects, to reduce staff workload and to reduce items requiring Board review and meeting time, the amount of this exemption is recommended to be raised from \$5,000 to \$15,000. The Design Review/Preservation Board supports the proposed Ordinance amendment.

BACKGROUND

Section 16 of the Zoning Ordinance, Civic Improvement Districts, deals with design review of new construction and additions or repairs to existing structures within the boundaries of a Design Review District. Paragraph 11108(b) Exemptions allow staff to review and approve projects which do not exceed \$5,000 in any 12 month period. This amendment came into effect in October 1976. Building costs have escalated over the last nine years. Very little can be done to a building now which will cost less than \$5,000. Review and approval by staff of small projects under \$5,000 was set up to allow for the timely issuance of permits and to relieve the Design Review/Preservation Board of tedious and time consuming review. In addition, substantial staff time is saved by the elimination of the need to prepare a staff report on these projects. Staff still has the option to require a project to go to the Board even if the construction cost is less than \$5,000. In order to bring this type of review up to the realities of today's construction costs, staff recommends that the mandatory Board review be placed at \$15,000.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has posted a Negative Declaration on the proposed Ordinance amendment.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration

B. The Commission approve the attached Ordinance and recommend adoption by the City Council.

Respectfully submitted,

Art Gee

Art Gee,
Principal Planner

RH:sg

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING PARAGRAPH 11.08(b) OF SECTION 16 OF THE COMPREHENSIVE ZONING ORDINANCE (ORDINANCE NO. 2550 FOURTH SERIES AS AMENDED) RELATING TO EXEMPTIONS FROM ARCHITECTURAL REVIEW (M85-011)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

Section 1. Paragraph 11.08(b) of Section 16 of the Comprehensive Zoning Ordinance, (Ordinance No. 2550 Fourth Series as amended) is hereby amended to read:

- (b) Additions or repairs to the exterior of any existing buildings or structures or improvement excluding advertising structures if the value of any exterior additions and repairs to such improvement does not exceed \$15,000 in any twelve month period however, if in planning director's discretion the proposed addition or repair is a substantial modification of the existing building, structure or improvement, then he shall forward the permit application to the board for review pursuant to this article.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: A. Environmental Determination
B. Zoning Ordinance Amendments Relating to Establishing Model Home Complexes and Permit Extensions of These Uses (M85-010)
C. Sign Ordinance Amendments Relating to Establishing of Subdivision Marketing Signs and Permit Extension of These Uses (M85-015)

SUMMARY

The proposed amendments to the Zoning Ordinance would provide for approval of a Planning Director's Special Permit to establish model home complexes, subdivision marketing signs, and permit extension of these uses. Approval will be based upon criteria described in the Ordinance.

BACKGROUND INFORMATION

Currently the Zoning Ordinance requires Planning Commission approval of a special permit in order to establish a model home complex. Approval is subject to a one year time limit and compliance with height, area and setback requirements (see Exhibit A). Further, the Subdivision Ordinance requires the City Engineer to approve model home sites to prevent conflict with the work or construction of required subdivision improvements. Each model home site must be easily accessible from existing improved streets during construction and located not more than 300 feet from the nearest existing source of water supply for fire protection.

The Sign Ordinance requires Commission review and approval of a special permit to establish temporary subdivision marketing signs. Approval is subject to a one year time limit and review of the type, facia and location of the sign (see Exhibit B). Both permits can be extended for a period of one year upon written application to the Planning Commission at least 30 days prior to expiration.

During 1984, 20 model home and sign applications and five model home extension requests were processed through this department and reviewed by the Commission. Each permit required approximately three to four hours of staff time to process, review and prepare for Commission consideration. An additional hour of clerical time is required to type the report and prepare notification for mailing. During the past year not one of these requests had any neighborhood opposition. In addition, in all applications the Commission concurred with the staff's recommendations on the matter.

Applicants have indicated that an average of eight hours is required to prepare exhibits, a 300 foot radius map and ownership list and other application information. In addition, processing fees are \$315 and processing time is six weeks. The time and expense involved in obtaining permits have discouraged some developers from making applications.

If these amendments are approved as staff suggests, the applicant's time and expenses will be reduced in that only adjacent property owners must be noticed, the filing fee is \$100 and processing time will be reduced by two to three weeks. In addition, staff time in preparing a report may be reduced by one or two hours.

STAFF EVALUATION

Staff has prepared amendments to the Zoning and Sign Ordinance to permit model home complexes, subdivision marketing signs and extensions of these uses subject to approval of a Planning Director's Special Permit. Simplification of the preparation and review process, as well as a reduction of application fees and processing time, will encourage compliance with the established procedures. Staff hopes this will also ultimately provide the City with better review and regulatory control.

Staff suggests the following review criteria for model home complexes:

- A. Such permits may be issued for a period not exceeding one year. The Planning Director may renew said permits for up to an additional year upon written application at least 30 days prior to expiration.
- B. All buildings, accessory structures, fences, etc., must comply with the height, area, setback and coverage requirements of the zoning district in which it is located.
- C. Model home complexes which do not comply with these criteria shall be reviewed and approved by the Planning Commission.
- D. Model home complexes shall be reviewed by the City Engineer for compliance with Section 40.332 of the City Subdivision Ordinance (Chapter 40, City Code).

It is further recommended that on-site subdivision marketing signs be subject to the following criteria:

- A. Such permits may be issued for a period not exceeding one year. The Planning Director may renew said permits for up to an additional year upon written application at least 30 days prior to expiration.
- B. One directional sign may be located at the primary entrance to the subdivision or model home complex (these shall be considered on-site if within the subdivision to be marketed).
- C. Signs shall be limited to signs not exceeding eight feet in height or 8' x 4' (32 square feet) in area.
- D. Signs shall be located outside of the setback of the zoning district in which it is located.
- E. Individual residential unit identification signs shall be limited to one (1) square foot.

- F. Signs which do not meet the above criteria shall be reviewed and approved by the Planning Commission.

Finally, off-site directional signs shall be regulated by the following criteria:

- A. Individual directional marketing signs shall be limited to 4' x 8' (32 square feet), eight (8) feet in height, and shall be located outside the setback area of the zoning district in which it is located.
- B. Multi-faced regional subdivision signs shall be limited to pole signs not to exceed 15 feet in height, shall contain no more than four panels, each 4' x 8' (32 square feet) in area. Overall sign area shall not exceed 8' x 18' (144 square feet). Signs shall be located outside the setback of the zoning district in which it is located.
- C. The entire off-site signage program for a subdivision shall be reviewed and approved in one application.
- D. Such permits shall be issued for a period of one year. The Planning Director may renew such permits for an additional year upon written application at least 30 days prior to its expiration.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has posted a Negative Declaration on the proposed Ordinance amendments.

RECOMMENDATIONS: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. The Commission approve the attached ordinance regarding model homes (Exhibit A) and recommend approval to the City Council.
- C. The Commission adopt the attached resolution regarding marketing signs for new subdivisions (Exhibit B).

Respectfully submitted,

Art Gee

Art Gee,
Principal Planner

SD:sg

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING SECTION 2-G-7 OF THE CITY ZONING ORDINANCE RELATING TO SPECIAL PERMITS FOR BUILDINGS IN CONNECTION WITH THE MARKETING OF NEW SUBDIVISIONS (M85-010)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

Section 1. Sec. 2-G-7 of the Zoning Ordinance of the City of Sacramento (Ordinance No. 2550 Fourth Series as amended) is hereby amended to read:

G. CONDITIONAL USES: The Planning Commission or Planning Director, as the case maybe, may grant a Special Permit for the following conditional uses:

* * *

7. Marketing of New Subdivisions: A model home, temporary building, contractors' storage and construction yard, or real estate sales office in connection with the marketing of a new subdivision may be approved by the Planning Director subject to the following conditions:

- a. Time limit: Such permits may be issued for a period not to exceed one year. The Planning Director may renew said permits for additional periods of up to one year upon written application at least thirty days prior to expiration.
- b. Must comply with area requirements: All buildings and structures permitted hereunder shall comply with all height and area requirements of the district in which it is located.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION ON DATE OF

RELATING TO SUBDIVISION MARKETING SIGNS
(M85-015)

BE IT RESOLVED BY THE CITY OF SACRAMENTO PLANNING COMMISSION:

1. Notwithstanding the provisions of Section 3.194 to the contrary, the Planning Director may issue a Special Permit for a temporary sign in any zone in connection with the marketing of lots or structures in a subdivision, subject to the following conditions:

(a) For on-site marketing signs:

- (1) Such permits may be issued for a period not exceeding one year. The Planning Director may renew said permits for up to an additional year upon written application at least 30 days prior to expiration.
- (2) Such signs shall be limited to signs which shall not exceed 8 feet in height or 8' x 4' in dimension and 32 square feet in area.
- (3) Such signs shall be located outside of any setback imposed under the City Zoning Ordinance for zoning district in which property is located.
- (4) Individual unit identification signs shall be limited to one (1) square foot in size and two (2) feet in height.

(b) For off-site marketing signs:

- (1) Individual directional marketing signs shall be signs which shall not exceed 4' x 8' in dimension, and 32 square feet in area, eight (8) feet in height, and shall be located outside of any setback imposed under the City Zoning Ordinance for the zoning district in which the property is located.

- (2) The entire off site signage program for subdivision shall be reviewed and approved in one application. No additional requests may be submitted.
 - (3) Multi-faced regional subdivision signs shall be limited to signs not to exceed 15 feet in height, shall contain no more than 4 panels, each 4' x 8' (32 square feet) in area. Overall sign area shall not exceed 8' x 18' (144 square feet). Signs shall be located outside the setback of the zoning district in which it is located.
 - (4) Such permits shall be issued for a period of one year. The Planning Director may renew such permits for an additional year upon written application at least 30 days prior to its expiration.
2. Subdivision development signs which do not meet the criteria stated in subsection (a) or (b) of this section shall be allowed only if a special permit has been secured therefor from the planning commission pursuant to Section 3.194.
 3. The authority delegated to the Planning Director by paragraph 1 of this resolution is delegated pursuant to Section 3.231 of the Sacramento City Code.

SECRETARY/CLERK

CHAIR

City Planning Commission
Sacramento, California

Members in Session:

Subject: A. Environmental Determination
B. Zoning Ordinance Amendment Related to Individual Locker
Storage Buildings/Mini-Storage Facilities (M84-063)

Summary

The proposed Zoning Ordinance amendment would establish a specific land use category and parking requirements for individual locker storage buildings/mini-storage facilities. A special permit would be necessary to locate the use in the General Commercial (C-2) and Central Business District (C-3) zones. The facilities would be allowed by right in the Heavy Commercial (C-4) and Light and Heavy Industrial (M-1(s) and M-2(s)) zones subject to development plan review and approval by the Planning Director.

Staff recommends that the Commission ratify the Negative Declaration and recommend adoption of the attached Zoning Ordinance amendment to the City Council.

Background

Individual locker storage/mini-storage facilities provide individual storage areas in a controlled access environment that can be used by the general public. While they are a form of warehousing, the facilities differ from conventional warehousing in that their clients are primarily people living in apartments, condominiums, mobile homes and small single family homes who need a place to store their additional belongings rather than retailers, wholesalers or industrial users. Developers of mini-storage facilities often prefer to locate them in areas convenient to their clients and not necessarily in heavy commercial or industrial areas where warehouses are typically found. Site plan and building design considerations for mini-storage warehouses, however, are different than those for a typical use found in commercial zones. These discrepancies can result in a use that is not compatible with adjacent commercial and residential uses.

In the City of Sacramento, mini-storage facilities are currently regulated under the provisions of Resolution No. 93, adopted by the Planning Commission on January 27, 1973. This resolution permits the facilities in the C-2 or less restrictive zones subject to site development plan review and approval by the Planning Director (Exhibit A). No specific guidelines for this review, however, were given and Planning staff can require little more from an applicant than compliance with Zoning Ordinance requirements.

If a proposed mini-storage facility includes a residential manager's quarters and is proposed to be located in the C-2 or C-3 zone, an approved special permit is required. In these limited cases, the

Planning Commission may also review the proposed site plan and elevations for adequate landscaping and parking and compatibility with surrounding land uses. Any conditions imposed by the Commission, however, could become invalid if the resident manager's quarters were subsequently removed from the developer's plans. Planning Commission approval is not required for mini-storage developments that include a resident manager's quarters in the C-4, M-1(s) or M-2(s) zones.

Planning staff reviewed two development plans for mini-storage facilities in 1984, one in the C-2 zone and the second in the M-1 zone. These plans were checked for compliance with Zoning Ordinance requirements. Staff also recommended changes to the applicants in regard to landscaping, building setback and building design in order to enhance the appearance of the sites and mitigate any potential negative impacts on adjacent residential land uses. Staff, however, did not have the authority to make these recommendations conditions of building permit approval.

The Planning Commission also reviewed two projects during 1984 involving mini-storage facilities. The first application involved a special permit to allow four residential manager units in conjunction with the development of a 175,800+ square foot mini-storage facility in the C-2 zone (P84-248). The Commission was able to condition the project to increase the building setback, decrease the building height and provide additional landscaping in order to decrease the impacts of the facility on the adjacent single family subdivision. The second application consisted of a tentative map and variance to surface the required parking area with paving stone in order to retain existing mature trees on the site (P84-279). The site was located in the M-1 zone and the Commission did not have the authority to condition the requested entitlements in regard to building and site plan design and compatibility of the proposed use with existing adjacent land uses.

The proposed Zoning Ordinance amendment would require special permit approval prior to locating mini-storage facilities in the C-2 and C-3 zones whether or not a resident manager's quarters were included in the development plans. Individual locker storage buildings/mini-storage facilities would be allowed by right in the C-4, M-1(s) and M-2(s) zones subject to site development plan review and approval by the Planning Director. Proposed development plans would include the following:

- A. A minimum 10 foot wide landscape setback along all street frontages and freeway right-of-ways;
- B. Location of any outdoor or open storage, screened by a minimum six foot high solid masonry wall;
- C. Location of a minimum of two waste disposal areas, screened by a six foot high solid masonry wall;
- E. Elevations of all buildings, indicating height, design and materials; and
- D. Location of all parking spaces;

F. Type and location of all proposed signs.

In addition, no retail business or equipment rental would be allowed to operate from the site.

The Ordinance amendment would also establish a parking ratio of one (1) space per 100 storage units plus one space for the manager. These figures were arrived at by examining previous Planning Commission approvals for mini-storage facilities and American Planning Association (APA) recommendations.

Environmental Determination

The Environmental Coordinator finds that the proposed Zoning Ordinance amendment will not have a significant adverse environmental impact and has issued a Negative Declaration.

Recommendation

Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
2. Recommend adoption of the attached Zoning Ordinance amendment and forward to City Council for adoption.

Respectfully Submitted,

Art Gee

Art Gee,
Principal Planner

JP:sg

AMENDED
ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE ADDING SECTIONS 22-A-91, 2-C-51,
2-E-36 AND AMENDING 6-A-15 AND 16 OF THE COMPRE-
HENSIVE ZONING ORDINANCE, ORDINANCE NO. 2550,
FOURTH SERIES AND ADDING SECTION 6-A-17 TO SAID
ORDINANCE RELATING TO INDIVIDUAL LOCKER STORAGE
BUILDINGS/MINI-STORAGE FACILITIES (M84-063)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

Section 1. Section 22-A-91 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

91. Individual Locker Storage/Mini-Storage Facility: A building or group of buildings in a controlled-access and fenced compound that may contain varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of customer's goods or wares.

Section 2. Section 2-C-51 of the Comprehensive Zoning Ordinance, Ordinance No. 2550, Fourth Series, is hereby added to read as follows:

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51. Individual Locker Storage Buildings/ Mini-Storage Facilities	5 5 36 36 36

Section 3. Section 2-E-36 of the Comprehensive Zoning Ordinance, Ordinance No. 2550, Fourth Series, is hereby added to read as follows:

36. Individual Locker Storage Buildings/Mini-Storage Facilities are a permitted use in this zone subject to site development plan review and approval by the Planning Director prior to issuance of building permits. No retail business or equipment rental of any kind shall be permitted to operate in conjunction with this type of development and occupancy. Proposed plans shall indicate the following:
- a. A minimum 10 foot wide landscape setback along all street frontages and freeway right-of-ways;
 - b. Location of any open or outdoor storage areas. Permitted only if screened by a minimum six foot high solid masonry wall;

- c. Location of a minimum of two waste disposal areas. Waste facilities shall be screened by a minimum six foot high solid masonry wall and provide for easy access of mini-storage clients;
- d. Location of all parking spaces at a minimum ratio of one (1) parking space per 100 storage units and one (1) space for the facility manager;
- e. Elevations of all permanent buildings, indicating height, type and materials;
- f. Type and location of all proposed signs;

Section 4. Section 6-A-15 of the Comprehensive Zoning Ordinance, Ordinance No. 2550, Fourth series, is hereby amended to read as follows:

15. Individual locker storage buildings/mini-storage facilities	One space per 100 storage units and one space for the manager
16. Fraternity-sorority house-dormitory	One space per three occupants
17. Other	Determined by Planning Commission

Mayor

Attest:

City Clerk

City Planning Commission
Sacramento, California

- Subject: A. Environmental Determination
B. Zoning Ordinance Amendment related to required public street frontage for building permit (M85-012)

SUMMARY

The existing City Zoning Ordinance (Section 2.H.3) stipulates that no building permit can be issued for developments that do not have at least twenty feet of public street frontage. The proposed ordinance amendment would allow issuance of a permit if the development has at least twenty feet of frontage on a public street or private street for which the alignment, width and design standards have been approved by the City.

BACKGROUND

Recently, the City approved a single family subdivision whereby each lot fronts onto a private street. The streets in the subdivision were developed as public streets and subsequently approved for conversion to private streets to be maintained by a homeowners' association. Since the subdivision is being built with custom homes, building permits are being requested on a lot by lot basis. Technically, variances are needed in order to issue building permits. Staff also anticipates additional requests for subdivisions with private streets.

RECOMMENDATION

Staff recommends the Planning Commission review the attached zoning ordinance amendment and:

- A. Ratify the Negative Declaration;
B. Approve the zoning ordinance amendment and recommend adoption by the City Council.

Respectfully submitted,

Art Gee

Art Gee
Principal Planner

CC:bw

AMENDED
ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 2.H.3 OF THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY
OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH
SERIES, RELATING TO STREET FRONTAGES (M85-012)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

Section 1. Section 2.H.3 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

3. Street frontage:

(a) Except as provided in subsection (b) below, no building permit may be issued for any building or structure on any parcel unless said parcel possesses at least twenty (20) feet of frontage upon a public street or twenty (20) feet of frontage upon a private street for which the street alignments, widths, and design standards have been approved by the Commission or Council. Approval shall be based on compliance with the following conditions to the City's satisfaction:

1. The private streets are developed to City street standards; plans and improvements to be approved by the Public Works Director.
2. Adequate access shall be provided to accommodate public service and emergency vehicles.
3. Easements shall be provided as deemed necessary.
4. A street maintenance program is established to the satisfaction of the Public Works Director.

(b) The provisions of subsection (a) above, shall not apply to any parcel or parcels developed for industrial or commercial uses for which access has been approved by the Commission or Council.

(c) No building permit may be issued for any building or structure on any parcel which abuts solely upon the end of a

street which is not a publicly dedicated cul-de-sac or private cul-de-sac for which the dimension and design standards have been approved by the Commission or Council.

Mayor

Attest:

City Clerk

City Planning Commission
Sacramento, California

Members in Session:

Subject: A. Environmental Determination

B. Zoning Ordinance Amendment Related to Halfplex Development in
the Single Family (R-1) Zone (M85-013)

Summary

The City Zoning Ordinance does not allow halfplex development in the R-1 zone. In order to develop halfplex units, a rezoning to R-1A, a special permit and a tentative map are required. The proposed ordinance amendment would permit halfplex development on corner lots in the R-1 zone. This would be similar to duplex units which are currently permitted on corner lots.

Background

In recent years the Planning Commission has reviewed a substantial number of applications for halfplex units on corner lots. In 1984 over 25 applications were submitted and approved. The applications normally included a rezoning to R-1A, a tentative map and a special permit. Staff has noted that:

1. The halfplex developments were equal to, or in some cases, better than duplex developments on similar corner lots.
2. Adjacent property owners normally preferred halfplex units over duplex units due to the higher potential for having owner occupancy.
3. The conditions that have been adopted as part of the special permit approval have been similar.

Staff is recommending that halfplex units also be allowed as permitted uses in the R-1 zone on corner lots with staff review for compliance with specific conditions. This recommendation, if approved, would save a substantial amount of staff time, public hearing time, and would eliminate \$835 in filing fees for a halfplex development.

The specific conditions that should be met by the halfplex units in a R-1 zone include:

1. The halfplex development must be on a corner lot.
2. Each unit shall have its entrance, including driveways, off different streets.
3. The halfplex lots and structure(s), when combined, shall meet the minimum setback requirements for the R-1 zone.
4. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide.

5. Exterior siding materials and roofing materials shall be consistent with the quality, and compatible with the appearance of, single family homes in the subdivision.
6. Rear and side yard areas are shaped to maximize their potential use.

Recommendation

Planning staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the attached Zoning Ordinance amendment and recommend adoption by the City Council.

Respectfully submitted,

Art Gee

Art Gee,
Principal Planner

AG:sg

AMENDED
ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE ADDING SECTION 2.B.3.b TO SECTION 2.B AND ADDING SECTION 2.3 TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO HALFPLEXES (M85-013)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

Section 1. Section 2.B of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended by adding to the land use chart in the same format as set forth therein the following:

USE	R	R	R	R	R	R	R	R	R	R	R	O	R	H	S	C	C	C	C	M-1	M-2	A	F	A
	1	1	1	2	2	2	3	3	4	4	5	B	O	C	C	1	2	3	4	M-1	M-1			O
		A	B		A	B		A		A										(S)	(S)			S

3b.
Halfplexes 37 17 17 17 17 17 17 17 17 17

Section 2. Section 2.E.37 is hereby added to the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, to read as follows:

37. Halfplex developments are allowed subject to review and approval by the Planning Director prior to issuance of Building Permit. Approval will be based on compliance with the following:

- a. The halfplex development must be on a corner lot.
- b. Each unit shall have its entrance, including driveways, off different streets.
- c. The halfplex lots and structure(s), when combined, shall meet the minimum setback requirements for the R-1 zone.
- d. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide.

- e. Exterior siding materials and roofing materials shall be consistent with the quality, and compatible with the appearance of single family homes in the subdivision.
- f. Rear and side yard areas are shaped to maximize their potential use.

Mayor

Attest:

City Clerk

TRANSPORTATION AND COMMUNITY DEVELOPMENT COMMITTEE
PENDING ITEMS

1985

<u>Item</u>	<u>Requestor/ Date Requested</u>	<u>Responsible Department</u>	<u>Due to PWA</u>	<u>Meeting Date</u>	<u>Meeting Time</u>
Amendments to the Zoning Ordinance		Planning	2/27	3/13	2:00 P.M.
Noise Study for City Landfill Expansion Proj.		PW	2/27	3/13	2:00 P.M.
State Enterprise Zone Proposal		SHRA	2/27	3/13	2:00 P.M.
* CIP Budget Hearing		Finance		3/19	2:30 P.M.
* CIP Budget Hearing		Finance		3/26	2:30 P.M.
Water Resources Study- Report Back		PW	3/13	3/27	3:00 P.M.
Cleaning of City Sts.	Committee	PW	3/13	3/27	3:00 P.M.
Mobile Home Temporary Placement in Industrial Zones		Planning	3/13	3/27	3:00 P.M.
Private Waste-to-Energy Selection Committee		PW	3/13	3/27	3:00 P.M.
Viking Gasifier - Waste-to-Energy			3/13	3/27	3:00 P.M.
Water Quality Issues Associated w/Landfill Expansion	Council 3/5	PW	3/27	4/10	3:00 P.M.
Water Quality Issues Associated w/Existing (old) Landfill	Council 3/5	PW	3/27	4/10	3:00 P.M.
City Space Needs Study- Phase II		Gen. Serv.	4/10	4/24	3:00 P.M.
Status Report - City's Disposal Project - Quarterly Report		PW	5/8	5/22	3:00 P.M.

Transportation and Community
Development Committee
Pending Items - 1985

-2-

<u>Item</u>	<u>Requestor/ Date Requested</u>	<u>Responsible Department</u>	<u>Due to PWA</u>	<u>Meeting Date</u>	<u>Meeting Time</u>
Hazardous Material Mgmt. for Industrial Zones (Huntington Park AKA Delta Shores)		Fire			
Report Back - Southern Pacific Railroad Settlement		Attorney/PW			
Portable Signs (A-Frame, etc.)	Committee	Planning			

* Combined Budget and Finance and Transportation and Community
Development Committee meeting

Updated 3/7/85