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CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

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MARTY VAN DUYN
PLANNING DIRECTOR

September 16, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance Amendment to Section 2-C-28 and adding Section 2-C-47, 48 and 22-A-67 to the Comprehensive Zoning Ordinance of the City of Sacramento relating to Bus and Transit Facilities (M-602)

SUMMARY

The proposed ordinance amendment will designate appropriate land use categories for transit facilities such as park and ride lots, terminals, depots, and maintenance stations, by specifying such uses in the Zoning Ordinance. This amendment will also allow such uses to be located in non-commercial/non-industrial zones by a special permit. Staff is initiating this amendment to clarify parameters for transit facilities and provide better land use control over their locations. A copy of the proposed amendment and the staff report to the Planning Commission is attached for the Council's information.

Staff is recommending that the Council adopt this amendment to the Zoning Ordinance as proposed.

ENVIRONMENTAL ASSESSMENT

The City Environmental Coordinator has determined that the proposed ordinance amendment will not have a significant impact on the environment and has filed a Negative Declaration.

VOTE OF THE COMMISSION

The Planning Commission, at their special meeting of September 3, 1981, unanimously (8 ayes, 1 absent) ratified the Negative Declaration and approved this ordinance amendment for transmittal to the Council for adoption.

APPROVED
BY THE CITY COUNCIL

Page 1

SEP 23 1981

as amended

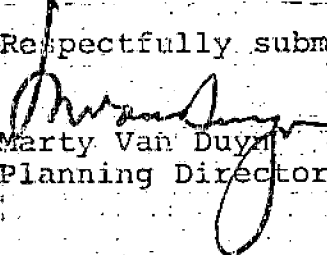
OFFICE OF THE
CITY CLERK

RECOMMENDATION

The Planning Commission and staff recommend that the City Council:

1. Ratify the Negative Declaration; and
2. Adopt the proposed ordinance amendment.

Respectfully submitted,



Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:JH:bw
Attachments
M-602

September 23, 1981
All Districts

SECTION 3.

Section 22-A-67 is hereby added to the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550 Fourth Series, to read as follows:

67. Bus and other transit terminals, depots, and passenger stations, public and private. An enclosed building, including terminals, depots, and passenger waiting, loading, and unloading stations of bus and other transit companies and districts, public and private, which provide transportation services primarily for people, but which may transport freight as an incidental service. This term shall not include bus or other transit passenger stops located within or immediately adjacent to a public right-of-way, and designed with or without a partially enclosed shelter.

SECTION 4.

Section 22-A-68 is hereby added to the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550 Fourth Series, to read as follows:

68. Bus and other transit vehicle maintenance and storage. A facility providing any and all types of general or specialized maintenance services or storage areas for buses and other transit vehicles of a transit company or district, public or private, providing transportation services primarily for people, but which may transport freight as an incidental service.

DATED PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M-602

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 9.3.81
 ITEM NO. 2 FILE NO. P-
 M- 600

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING EIR DETERMINATION
- SPECIAL PERMIT OTHER Ordinance amend-
- VARIANCE ment re Bus + Transit
- facilities

Recommendation:

- Favorable
 - Unfavorable
 - Petition
 - Correspondence
- LOCATION: City Wide

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	<u>absent</u>			
Goodin	✓			
Holloway	✓			✓
Hunter	✓			
Larson	✓		✓	
Muraki	✓			
Silva	✓			
Stimpson	✓			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL of ord. per staff resolution & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Amendment to Section 2-C-28 and adding Section 2-C-47, 48 and 22-A-67 to the Comprehensive Zoning Ordinance of the City of Sacramento relating to Bus and Transit Facilities. (M-602)

SUMMARY

The proposed ordinance amendment will designate appropriate land use categories for transit oriented facilities such as park and ride lots, transportation terminals, and transit vehicle maintenance facilities by specifying these uses in the Zoning Ordinance. This amendment will also allow such uses to be located in non-commercial/non-industrial zones by a special permit. Staff is initiating this amendment to clarify parameters for transit facilities and provide better land use control over their locations. A copy of the proposed amendment is attached for the Commission's review and comment.

Staff recommends that the Commission ratify the Negative Declaration and approve this proposed ordinance amendment for transmittal to the City Council for adoption.

BACKGROUND INFORMATION

Staff is proposing this amendment at this time specifically to provide Sacramento Regional Transit District (RT) procedures by which to conform with the City's land use and zoning regulations. RT is proposing to expand their bus maintenance facility located at 29th and N Streets. Currently, the Zoning Ordinance, Section 2, does not identify a bus maintenance facility or transportation facility (i.e. park and ride lots) as a specific type of use. Using the existing land use categories, a bus maintenance facility is most closely related to a truck repair service which is allowed in the C-4, M-1 or M-2 zones. Therefore, RT's facility in the C-2 zone is a non-conforming use. Given this situation, RT would be required to obtain a variance to expand a non-conforming use or request a rezone of the property to C-4. The proposed amendment will provide better opportunity to exercise good principles of land use in the planning of RT's proposed facility expansion and other transit facilities.

The proposed amendment was circulated to those transit companies potentially affected by the ordinance (Greyhound, Trailways, RT, etc.). Only RT responded with a comment. RT would like assurance that light rail and related transit facilities developed by the Sacramento Transit Development Agency (STDA), a joint-powers authority consisting of the City of Sacramento, County of Sacramento, CalTrans and RT, formed expressly for light rail development, is specifically exempt from the permit process.

Because the STDA is comprised of all public agencies, they would be automatically exempt from zoning regulations. Therefore staff feels it is not necessary to specify this exemption in the ordinance. STDA will be responsible for development of light rail transit and all related facilities. Maintenance and operation will be the responsibility of RT. Only STDA developments will be exempt from zoning requirements; RT developments are subject to zoning regulations as determined by an earlier legal opinion prepared by the City Attorney's office.

ENVIRONMENTAL ASSESSMENT

The City Environmental Coordinator has determined that the proposed ordinance amendment will not have a significant effect on the environment and has filed a Negative Declaration.

RECOMMENDATION

The Planning staff recommends that the Commission ratify the Negative Declaration and approve this ordinance amendment for transmittal to the City Council for adoption.

Respectfully submitted,



Clifford Carstens
Senior Planner

CC:JH:bw

Attachment

