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TO: City Councilpersons  
FROM: Christina Prim, Representative of Delta Shores Village  
SUBJECT: Suggested Revisions to MRD Ordinance

1. Hi-Tech "Support" Uses

Staff and the CPC recommend that the following uses be permitted only on parcels with primary Hi-Tech usage:

- childrens day or group care center
- restaurant
- financial services
- recreational facilities
- warehousing and distribution facilities
- educational/job training centers

We suggest that the above uses should also be allowed as the primary use of a parcel if the size, design and intended purpose of each such use is limited to serving persons employed, or businesses located, within the zone.

Rationale:

- these uses, like all MRD zone uses, will require a special permit and consistency with PUD guidelines. These City controls will adequately preclude "piecemeal commercial" and insure harmonious mixed uses.
- requiring such uses to obtain rezonings will necessitate CPC and Council hearings, unnecessary delay, added administrative cost, and staff time.
- interspersal of these uses throughout the zone should encourage use of the bikepath and pedestrian walkway system.

2. Planning Director Special Permit Approval Authority

Staff recommends that the Director be authorized to approve special permits for only those Hi-Tech and non-primary accessory uses listed on Pages 3-4 of the draft ordinance.

The CPC narrowed this authority to only those listed uses which will not utilize hazardous materials.

We suggest an expansion of the Director's authority to also include uses similar to those expressly listed, if such uses are consistent with the purpose of the MRD zone and no more objectionable to the public welfare than the listed uses.

Rationale:

- the listed uses are very specific; additionally, new Hi-Tech uses are rapidly evolving. Inadvertently omitted similar uses should be eligible for "fast track" approval.
- under both the Staff approach and our suggestion, public hearings will occur if: (a) the Director elects not to exercise his/her authority and defers to the CPC; (b) any potential hazardous waste problem is judged by Staff as "significant" notwithstanding compliance with the hazardous waste ordinance and a CEQA public hearing is therefore required; or (c) any neighbor or interested community group - mandatorily recipients of written notice of the Director's tentative decision -requests a CPC or Council hearing.

3. Maximum Height

Staff, the CPC, and we agreed that the maximum building height should be 35 feet.

However, Staff recommends that an additional 10 feet be allowed for a mechanical penthouse; the CPC concurred with our request that 15 feet be allowed for a mechanical penthouse.

Rationale:

- Hi-Tech uses frequently require large rooftop ventilation and cooling systems. The 10 foot office building mechanical penthouse height limit should therefore be increased by five (5) feet.