



APPROVED
BY THE CITY COUNCIL

NOV 17 1998

OFFICE OF THE
CITY CLERK

3.4

NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

October 29, 1998

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING SECTION 3-D-1 OF THE COMPREHENSIVE ZONING ORDINANCE (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED), TO ADD MULTI-FAMILY ZONES (R-2A, R-2B, R-3, R-3A, R-4, R-4-A and R-5) TO THE LIST OF ZONES FOR WHICH PLAN REVIEW IS REQUIRED (M98-037)

LOCATION/COUNCIL DISTRICT: Citywide

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the attached Ordinance amending Section 3-D-1 of the Zoning Ordinance to provide Plan Review for the remaining multi-family residential zoned properties that currently do not require site or design review approval from the Planning Commission, the Zoning Administrator or the Design Review Board.

STAFF CONTACT: Barbara Wendt, Senior Planner, 264-5935

FOR COUNCIL MEETING OF: November 17, 1998

SUMMARY:

Recent concern about the design and community compatibility of multi-family residential development has led to an analysis of the consistency of review standards. Staff have determined that the majority of vacant parcels designated for multi-family residential development are either zoned with an "R" overlay and therefore require Plan Review, are located within a Planned Unit Development (PUD) and are subject to review through a Planning Commission Special Permit or are located in a Design Review District. Under current regulations, parcels designated for multi-family residential development that do not require any

type of site or design review can be developed with only a building permit if all development standards are met. The proposed Zoning Ordinance amendment would require Plan Review approval of new multi-family residential development projects that are not already subject to review.

COMMITTEE/COMMISSION ACTION:

The City Planning Commission is scheduled to provide a recommendation on the proposed Zoning Ordinance amendment on November 5, 1998. In order to expedite this amendment, the Planning Commission and City Council hearings were scheduled too close together to be able to report on the action of the Planning Commission within the City Council staff report. This information will be presented verbally at the City Council hearing.

BACKGROUND INFORMATION:

At the September 22, 1998 City Council meeting, Councilmember Bonnie Pannell requested a report back on policy options related to the regulation of multi-family residential development. In addition, there has been growing concern from neighborhood association representatives about the lack of City and community review opportunities for some new multi-family residential development.

Existing Review Procedures for Residential Development

Currently, most new residential development is subject to some type of discretionary City review. Standard Single-family development (R-1) requires Planning Commission approval of a Tentative Map. A Tentative Map allows review of the layout of the proposed subdivision, lot sizes, lot configuration, street circulation patterns and other features of the development. Alternative Single-family development (R-1A) requires a Special Permit from the Planning Commission in addition to a Tentative Map. The Special Permit allows the City and other interested parties to review the design, size and configuration of the proposed homes. The majority of vacant parcels designated for multi-family residential development are either zoned with an "R" overlay which dictates the need for Plan Review, are located within a PUD and are subject to review through a Planning Commission Special Permit or are located within a Design Review District and must be approved by the Design Review Board.

Parcels designated for multi-family residential development that do not require any type of site or design review can now be developed with only a building permit if all City development standards are met. This is the only situation where new residential development is not subject to site or design review. Approval of the Ordinance amendment would remedy the inconsistency in review procedures for multi-family residential development.

Proposed Zoning Ordinance Amendment:

The staff recommended Zoning Ordinance amendment would add multi-family residential zones to the list of zones that now require Plan Review approval from the Planning Commission (or the Zoning Administrator). Plan Review would be required for property zoned for multi-family residential development unless the property, is zoned with an "R" overlay and already requires

Plan Review, is located in a Planned Unit Development or is located in the following Design Review Districts: Del Paso Heights, Strawberry Manor, North Sacramento, Northgate Boulevard, Richards Boulevard, Railyards, Central City, R Street Corridor, Alhambra Corridor, Campus Commons and Oak Park. Under these circumstances, site or design review is already required by the Planning Commission, the Zoning Administrator or the Design Review Board. (Property located within the "Expanded North Area Design Review District is subject to Plan Review under the proposed Zoning Ordinance amendment because project review in this area requires only staff review).

According to available information, the proposed Zoning Ordinance amendment would affect approximately 36% of the vacant property zoned for multi-family residential development in the City as shown in the following table:

CATEGORY OF VACANT MULTI-FAMILY PARCELS	# OF PARCELS (%of Total Parcels)
Vacant Multi-Family Residential Zoned Parcels located in a Planned Unit Development or zoned with an "R" overlay	100 (18%)
Vacant Multi-Family Residential Zoned Parcels located in Design Review Districts:	250 (46%)
Vacant Multi-Family Residential Zoned Parcels affected by the Ordinance Amendment:	200 (36%)
TOTAL Vacant Multi-Family Residential Zoned Parcels	550 (100%)

The process for reviewing multi-family projects that require Plan Review would be the same as for multi-family residential parcels zoned with an "R" overlay.

Plan Review Requirements

Plan Review is an existing City Zoning Ordinance provision that allows for the review of a proposed development plan to ensure that the project is compatible with surrounding development. Project size, location, design and layout are also considered in the review analysis. A Plan Review may not be denied solely because of the proposed use. A Plan Review is discretionary and is subject to approval by the Planning Commission or the Zoning Administrator. (Generally, projects under 10,000 square feet are reviewed by the Zoning Administrator.) The current fees are: \$3,000 for a Plan Review that requires Planning Commission approval and \$1,150 for a Plan Review that requires Zoning Administrator approval.

ENVIRONMENTAL CONSIDERATIONS:

The proposed Ordinance amendment is exempt from environmental review pursuant to State CEQA Guidelines (CEQA Section 15061(b)(3) & Section 15061(b)(1)).

FINANCIAL CONSIDERATIONS:

The proposed Zoning Ordinance amendment is not expected to have financial impacts.

POLICY CONSIDERATIONS:

The proposed Zoning Ordinance amendment is a minor change in the Zoning Ordinance that broadens an existing provision. This change does not conflict with any City policies.

MBE/WBE: None

Respectfully Submitted,



GARY STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED:


JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES

Attachments
Ordinance Amending the Zoning Ordinance

APPROVED
BY THE CITY COUNCIL

NOV 17 1998

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 98-050

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING SECTION 3-D-1 OF THE COMPREHENSIVE ZONING ORDINANCE (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED), TO ADD MULTI-FAMILY ZONES (R-2A, R-2B, R-3, R-3A, R-4, R-4A and R-5) TO THE LIST OF ZONES FOR WHICH PLAN REVIEW IS REQUIRED (M98-037)

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

SECTION 1.

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

D. SPECIAL SITE REGULATIONS: The following special site regulations are adopted:

1. Plan Review Required for Development in OB, SC, HC, RO, F, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-5 and Residential Uses in C-3 Zone: Any Development in the OB, SC, HC, RO, F, R-2A, R-2B, R-3, R-3A, R-4, R-4A and R-5 zones is subject to a Planning Commission or Zoning Administrator Plan Review pursuant to the provisions of Section 35 prior to issuance of building permits. Plan Review is not required for development on Multi-family zoned property located within a Design Review District if the project is reviewed by the Design Review Board or within a Planned Unit Development. When C-3 zoned property is used in whole or in part for residential purposes, any development is subject to a Planning Commission or Zoning Administrator Plan Review pursuant to the provisions of Section 35 of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

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4

M98-037

CITY OF SACRAMENTO
ORDINANCES

On November 10, 1998, the following ordinance(s) were considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of November 17, 1998, 2:00 p.m.. In accordance with Sacramento City Charter Section 32, the titles are herein published:

ORDINANCE AMENDING SECTION 3-D-1 OF THE COMPREHENSIVE ZONING ORDINANCE (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED), TO ADD MULTI-FAMILY ZONES (R-2A, R-2B, R-3, R-3A, R-4, R-4A AND R-5) TO THE LIST OF ZONES FOR WHICH PLAN REVIEW IS REQUIRED (M98-037)

Anyone interested in the full text of the above ordinance(s) may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 304, phone (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES
CITY CLERK

AD NO.: 8759
RUN ONE TIME: November 13, 1998
2 PUB PROOFS

Post-it® Fax Note	7671	Date	11/12	# of pages	1
To	Barbara	From	Carolyn		
Co./Dept.	Daily Reader	Co.	City Clerk's		
Phone #	444-2355	Phone #	264-5427		
Fax #		Fax #			

sent 11/12/98 7:45
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