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1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-2381
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CITY OF SACRAMENTO
CALIFORNIA
April 5, 2002

APPROVED

APR 30 2002

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AMENDMENTS TO THE BROADWAY/STOCKTON SPECIAL PLANNING DISTRICT ORDINANCE (M01-095)

LOCATION AND COUNCIL DISTRICT: Properties located along Broadway (from Highway 99 on the west to Stockton Boulevard on the east) and Stockton Boulevard (between 2nd Avenue on the north, to 65th Street on the south). City Council Districts 5 and 6.

RECOMMENDATION: City Planning staff and the City Planning Commission recommend that the City Council adopt the Ordinance amending and clarifying Sections 17.94.030 and 17.94.040 of Title 17 of the City Code (the Zoning Code) pertaining to uses and development standards within the Broadway-Stockton Special Planning District (SPD). Adoption of the Findings regarding environmental impacts associated with the amending Ordinance is also recommended.

CONTACT PERSON: Joy Patterson, Zoning Administrator, 264-5607
Scott Aaron, Assistant Planner, 264-0138

FOR COUNCIL MEETING OF: April 30, 2002

SUMMARY:

- The Broadway/Stockton Special Planning District (SPD) Ordinance was adopted by the City Council on August 14, 2001.
- Since adoption of the SPD Ordinance, Planning staff has encountered questions regarding clarification of various parts of the Ordinance language.
- Staff has prepared the attached technical amendments to the SPD Ordinance in order to clarify, not to modify, the provisions of the Ordinance.
- No previously adopted regulations, provisions, or boundaries are proposed to be changed by these amendments. All proposed amendments to the SPD Ordinance serve to make the existing Ordinance regulations, boundaries, and intentions easier to

- Staff has prepared the attached technical amendments to the SPD Ordinance in order to clarify, not to modify, the provisions of the Ordinance.
- No previously adopted regulations, provisions, or boundaries are proposed to be changed by these amendments. All proposed amendments to the SPD Ordinance serve to make the existing Ordinance regulations, boundaries, and intentions easier to understand.

COMMITTEE/COMMISSION ACTION: These amendments to the Broadway/Stockton SPD Ordinance were presented to the City Planning Commission on March 28, 2002. The Commission has directed staff to forward to the City Council their recommendation for approval.

BACKGROUND INFORMATION:

- The Broadway/Stockton Special Planning District (SPD) establishes land use and development standards for properties located along Broadway and Stockton Boulevard.
- The combined corridor length is approximately four miles. The Broadway segment begins at Alhambra Boulevard on the west and ends at Stockton Boulevard on the east. The Stockton portion begins at 2nd Avenue on the north and ends at 65th Street Expressway on the south.
- The SPD Ordinance was adopted by the City Council on August 14, 2001. Since adoption of the SPD Ordinance, staff has encountered questions regarding clarification of various parts of the Ordinance language.

FINANCIAL CONSIDERATIONS: The proposed Amendments to the Broadway/Stockton SPD Ordinance do not create any financial considerations.

ENVIRONMENTAL CONSIDERATIONS: The Office of Environmental Affairs has determined that the proposed action of clarifying parts of the Broadway/Stockton SPD Ordinance does not require any additional environmental consideration beyond what was included in the previously ratified Broadway/Stockton SPD Negative Declaration (see Findings of Environmental Consideration, Exhibit A).


POLICY CONSIDERATIONS: The proposed amendments are consistent with the purpose and intent of the adopted Broadway/Stockton SPD Ordinance and serve only to provide additional clarification to the adopted policies and regulations. By improving the ability of both staff and customers to interpret the Broadway/Stockton SPD Ordinance, the proposed amendments are consistent with the City's Strategic Plan in that they support the core value of commitment to excellent service.

E/SBD CONSIDERATIONS: There are no ESB D Considerations.

TABLE OF CONTENTS:

Resolution to Adopt Findings of Environmental Consideration 4
Exhibit A - Findings of Environmental Consideration 5
Ordinance Amending the Broadway/Stockton SPD 7
Exhibit B - Draft Ordinance (Changes shown in bold/italic/strikeout) 14

RECOMMENDATION APPROVED:

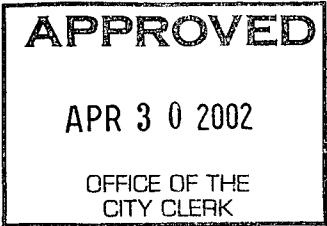


ROBERT P. THOMAS
City Manager

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director



RESOLUTION NO. 2002-229

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION ADOPTING FINDINGS REGARDING THE ENVIRONMENTAL IMPACTS INVOLVED IN ADOPTING AN ORDINANCE AMENDING AND CLARIFYING SECTIONS 17.94.030 AND 17.94.040 OF TITLE 17 OF THE CITY CODE (THE ZONING CODE) PERTAINING TO USES AND DEVELOPMENT STANDARDS WITHIN THE BROADWAY-STOCKTON SPECIAL PLANNING DISTRICT (M01-095)

WHEREAS, on August 14, 2001, the City Council ratified a Negative Declaration for the Broadway/Stockton Special Planning District (M00-056);

WHEREAS, the City Council is adopting the clarification of Sections 17.94.030 and 17.94.040 of Title 17 of the City Code pertaining to uses and development standards within the Broadway/Stockton Special Planning District;

WHEREAS, the environmental impacts of the proposed clarifications are within the scope of the analysis contained in the Negative Declaration prepared;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento, that the Findings which are attached as Exhibit A are hereby adopted.

MAYOR

ATTEST:

CITY CLERK

M01-095

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RESOLUTION NO.: _____

DATE ADOPTED: _____

FINDINGS OF ENVIRONMENTAL CONSIDERATION

The Sacramento City Council finds that a previous Negative Declaration was prepared and ratified by the City of Sacramento on August 14, 2001 for the Broadway/Stockton Special Planning District (SPD) (M00-056), and that pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000) and Section 15162 of the CEQA Guidelines, the City of Sacramento has concluded that the Broadway/Stockton SPD (M00-056) Negative Declaration adequately describes the environmental effects of the proposed clarifications of Sections 17.94.030 and 17.94.040 of Title 17 of the City Code pertaining to uses and development standards within the Broadway/Stockton SPD. The original Broadway/Stockton SPD (M00-056) Negative Declaration evaluated the establishment of customized planning requirements for the properties within the SPD boundaries that will supplement the existing Zoning Ordinance regulations. The proposed action of clarifying parts of the Ordinance does not include an increase in the severity of any effects previously identified/disclosed in the Broadway/Stockton SPD (M00-056) Negative Declaration, nor does it create any additional impacts over and above those previously identified and/or overridden with the Broadway/Stockton SPD (M00-056) Negative Declaration or SGPU DEIR. There were no mitigation measures included with the prior Negative Declaration; therefore, no mitigation is applicable to the current proposal.

Therefore, for the reasons set forth below, no additional environmental review is required:

1. No substantial changes are proposed to the project which will require major revisions of the previous Negative Declaration;
2. No substantial changes have occurred with respect to the circumstances under which the project was undertaken which will require major revisions of the previous Negative Declaration; and
3. No new information of substantial importance has been found that shows any of the following:
 - a. Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
 - b. The project will have one or more significant effects not discussed in the previous Negative Declaration;

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DATE ADOPTED: _____

- c. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
- d. Mitigation measures which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment.

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RESOLUTION NO.: _____

DATE ADOPTED: _____



ORDINANCE NO. 2002-010

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING AND CLARIFYING SECTIONS 17.94.030 AND 17.94.040 OF TITLE 17 OF THE CITY CODE (THE ZONING CODE) PERTAINING TO USES AND DEVELOPMENT STANDARDS WITHIN THE BROADWAY-STOCKTON SPECIAL PLANNING DISTRICT (M01-095).

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

Section 1

Subsection D-1 of Section 17.94.030 of Chapter 17.94 of Title 17 of the City Code (the Zoning Code) is amended to read as follows:

B. Uses Requiring a Planning Commission Special Permit:

1. General: Provided that the use is allowed in the underlying zone pursuant to Chapter 17.24 of this title, the following uses are permitted in the Broadway/Stockton SPD subject to the issuance of a Planning Commission Special Permit:
 - a. Auto Rental
 - b. Auto Service and Repair
 - c. Card Room
 - d. Dance Hall
 - e. Drive-through Service Facility in Restaurants
 - f. Equipment Rental/Sales Yard
 - g. Junk Store
 - h. Liquor Store - exceeding 15,000 square feet of gross floor area

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ORDINANCE NO.: _____

DATE ADOPTED: _____

- i. Lodging Facilities: Bed and Breakfast Inn, Dormitory, Hotel, Motel, Residential Hotel, Rooming and Boarding House
- j. Mini-Storage/Locker Building
- k. Pawn Shop

Except as modified by Section 1 above, the provisions of Section 17.94.030 of Chapter 17.94 of Title 17 of the City Code, including but not limited to the findings of approval required by subsection D-2 of Section 17.94.030, shall remain unchanged and in effect.

Section 2

Subsection A of Section 17.94.040 of Chapter 17.94 of Title 17 of the City Code (the Zoning Code) is amended to read as follows:

17.94.040 Development Standards Matrix. Development standards for the Broadway/Stockton SPD are defined below:

- A. General Rule: Except as specifically set forth below, setbacks, height limits, building size and lot coverage requirements set forth in Chapter 17.60 of this title shall apply.

LOCATION	MAXIMUM HEIGHT	MIN/MAX YARD REQUIREMENTS			MAXIMUM LOT COVERAGE	MINIMUM LOT AREA DU/NA
		FRONT	STREET SIDE	REAR		
Broadway (includes properties located off Broadway within SPD)						
Alhambra to 33rd	35'	0' Min (c)	(e)	(e)	70%	1,200 SF (f)
33 rd to 35 th	35'	0' Min (c)	0' Max	(e)	(e)	1,200 SF (f)
36 th to MLK	35'	0' Min (c)	(e)	(e)	70%	1,200 SF (f)
MLK to Stockton	35'	0' Min (c)	(e)	20'/10' Min (a)	70%	1,200 SF (f)

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ORDINANCE NO.: _____

DATE ADOPTED: _____

LOCATION	MAXIMUM HEIGHT	MIN/MAX YARD REQUIREMENTS			MAXIMUM LOT COVERAGE	MINIMUM LOT AREA DU/NA
		FRONT	STREET SIDE	REAR		
Stockton Boulevard (includes properties located off Stockton within SPD)						
2 nd to Broadway	75'	0' Min (c)	(e)	20'/35' Min (b)	(e)	500 SF (f)
Broadway to 9 th Avenue	35'	0' Min (c)	(e)	20' Min	70%	1,200 SF (f)
9 th to 12 th Avenue	35'	0' Min (c)	16' Max	20' Min	70%	1,200 SF (f)
12 th to 15 th Avenue	35'	0' Min (c)	16' Max	20' Min	70%	1,200 SF (f)
16 th to 22 nd Avenue	35'	0' Min (c)	(e)	20' Min	70%	1,200 SF (f)
22 nd Avenue to Lemon Hill	35'	0' Min (c)	(e)	20' Min	(e)	(e)
Lemon Hill to 65 th Street	45' (d)	0' Min (c)	(e)	20' Min	(e)	(e)

- (a) 20' minimum rear setback for commercial uses, 10' minimum for residential
- (b) 20' rear setback for buildings up to 45' in height and 35' rear setback for buildings over 45' in height
- (c) Front yard setbacks should be consistent with those of adjacent or nearby properties. The front yard setback will be reviewed as a part of the Design Review Process.
- (d) The Planning Commission may approve a Special Permit for additional height.
- (e) Refer to Section 17.60.020 of this Title.
- (f) These densities only apply to C-1 and C-2 zoned properties, refer to Section 17.60.020 of this Title for all other zones.

General Notes:

- The Zoning Ordinance must be used for all other development standards and procedural requirements.
- du/na = dwelling units per net acre
- SF = square feet

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ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 3

Attachment 3 of Chapter 17.94 of Title 17 of the City Code (the Zoning Code) is amended to read and appear as set forth in Exhibit 1 hereto.

Section 4

The purpose and intent of this Ordinance is to clarify, and not to modify, the provisions of Section 17.94.030 and 17.94.040 of the current Zoning Code.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M01-095

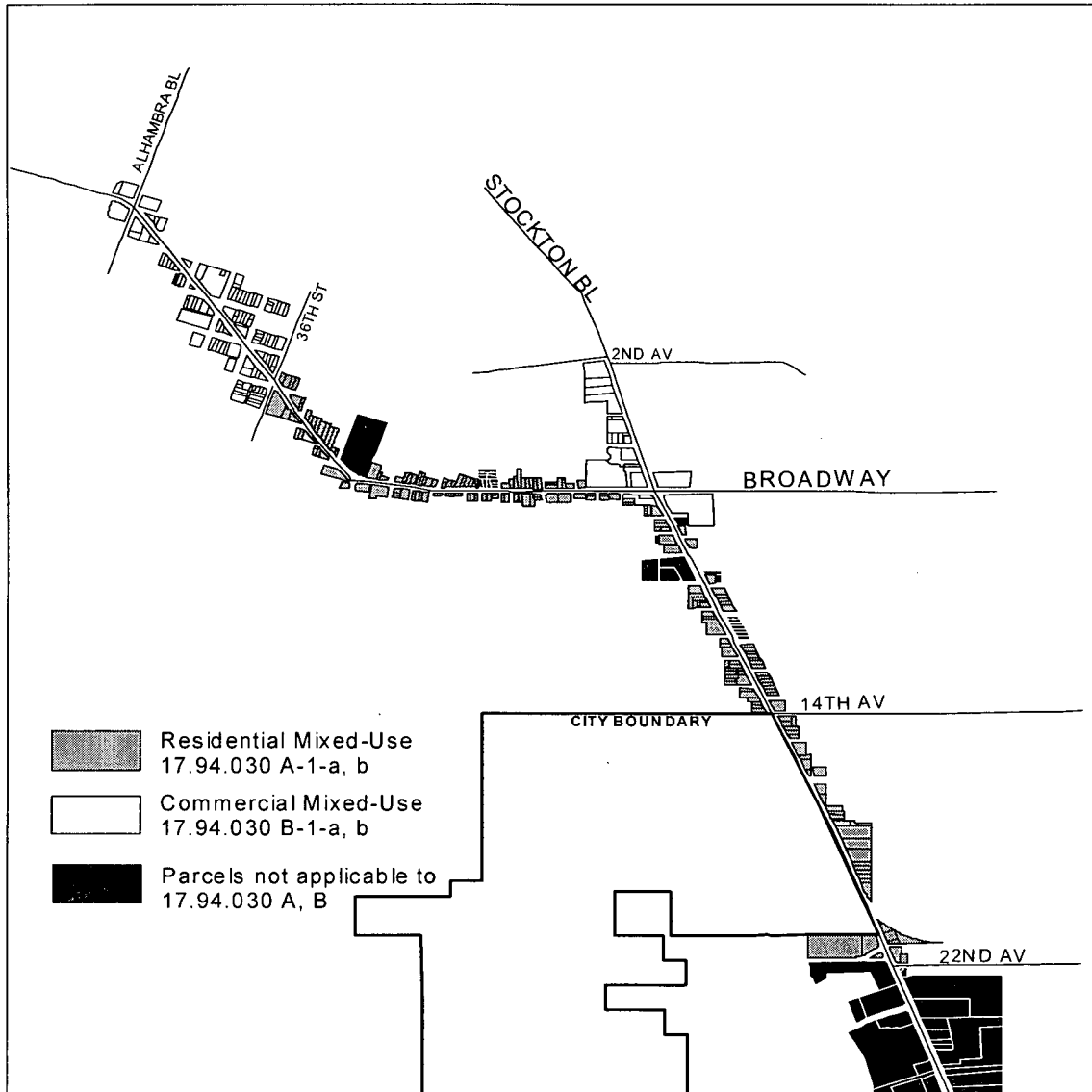
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ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1

Attachment 3



Broadway/Stockton Mixed-Use Land Use Map

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

ASSESSOR'S PARCEL NUMBER (APN) LISTING FOR PROPERTIES IDENTIFIED AS RESIDENTIAL OR COMMERCIAL MIXED USE ON ATTACHMENT 3.

- 1. Residential Mixed-Use: Residential mixed use development is allowed according to the provisions of Subsection A of Section 17.94.030 of this Chapter on the following parcels: APN's:** 010-0385-012, 010-0385-013, 010-0385-014, 010-0385-015, 013-0151-003, 013-0151-004, 013-0151-005, 013-0152-001, 013-0152-006, 013-0152-007, 013-0153-012, 013-0153-013, 013-0153-014, 013-0153-016, 013-0153-017, 013-0153-018, 013-0153-039, 013-0154-031, 013-0154-033, 014-0131-022, 014-0131-023, 014-0131-024, 014-0131-025, 014-0131-026, 014-0131-027, 014-0131-028, 014-0131-029, 014-0131-030, 014-0131-031, 014-0132-016, 014-0132-017, 014-0132-018, 014-0141-020, 014-0141-021, 014-0141-022, 014-0141-023, 014-0141-024, 014-0141-025, 014-0141-026, 014-0141-027, 014-0141-028, 014-0142-010, 014-0142-011, 014-0142-012, 014-0142-013, 014-0142-014, 014-0142-015, 014-0142-016, 014-0142-017, 014-0142-018, 014-0142-028, 014-0142-029, 014-0152-016, 014-0152-017, 014-0152-018, 014-0152-019, 014-0152-020, 014-0152-021, 014-0152-023, 014-0152-037, 014-0152-039, 014-0161-020, 014-0161-021, 014-0161-022, 014-0161-023, 014-0161-032, 014-0163-044, 014-0171-001, 014-0171-025, 014-0172-001, 014-0172-004, 014-0172-005, 014-0172-024, 014-0172-025, 014-0172-028, 014-0172-029, 014-0172-030, 014-0181-001, 014-0183-001, 014-0183-002, 014-0184-001, 014-0184-002, 014-0184-003, 014-0185-001, 014-0185-002, 014-0185-003, 014-0185-004, 014-0186-001, 014-0186-010, 014-0187-001, 014-0187-005, 014-0187-022, 014-0187-023, 014-0187-024, 014-0187-025, 014-0191-046, 014-0191-048, 014-0192-001, 014-0192-002, 014-0192-003, 014-0193-001, 014-0193-002, 014-0193-037, 014-0194-004, 014-0194-005, 014-0194-006, 014-0194-012, 014-0194-013, 014-0195-011, 014-0195-012, 014-0195-013, 014-0195-018, 014-0196-025, 014-0196-026, 014-0222-028, 014-0222-029, 014-0222-030, 014-0222-031, 014-0222-032, 014-0222-033, 014-0222-034, 014-0222-035, 014-0251-022, 014-0251-023, 014-0251-050, 014-0252-023, 014-0252-024, 014-0252-025, 014-0293-001, 014-0293-005, 014-0293-006, 014-0293-007, 014-0293-008, 014-0293-009, 014-0293-010, 014-0293-011, 014-0293-012, 014-0293-014, 014-0293-015, 014-0294-003, 014-0294-006, 014-0294-007, 014-0294-008, 014-0294-009, 014-0294-021, 015-0111-001, 015-0112-001, 015-0113-055, 015-0181-043, 015-0181-044, 015-0181-045, 015-0181-046, 015-0181-048, 015-0241-027, 015-0241-028, 015-0241-029, 015-0241-030, 015-0241-031, 015-0241-032, 015-0241-033, 015-0242-023, 015-0242-024, 015-0242-025, 015-0242-026, 015-0242-027, 015-0242-028, 015-0242-029, 015-0243-019, 021-0021-001, 021-0021-002, 021-0021-023, 021-0021-024, 021-0021-025, 021-0021-026, 021-0023-001, 021-0023-047, 021-0023-050, 021-0023-052, 021-0023-053, 021-0111-001, 021-0111-002, 021-0111-017, 021-0111-018, 021-0111-019, 021-0112-016, 021-0112-017, 021-0112-018, 021-0112-019, 021-0201-021, 021-0201-022, 021-0201-023, 021-0201-024, 021-0201-025, 021-0201-033, 021-0201-034, 021-0201-035, 021-0283-003, 021-0283-004, 021-0283-005, 021-0283-006, 022-0280-025, 022-0280-028, 022-0280-029, 023-0021-023, 023-0021-025

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

2. Commercial Mixed-Use: Commercial mixed use development is allowed according to the provisions of Subsection B of Section 17.94.030 of this Chapter on the following parcels - APN's:

010-0252-008, 010-0252-016, 010-0255-016,
010-0301-009, 010-0303-003, 010-0303-004, 010-0303-005, 010-0304-002, 010-0304-003,
010-0304-009, 010-0304-011, 010-0307-001, 010-0308-001, 010-0308-002, 010-0308-003,
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010-0312-014, 010-0313-001, 010-0315-001, 010-0315-002, 010-0315-011, 010-0315-012,
010-0315-013, 010-0315-014, 010-0315-015, 010-0315-016, 010-0315-017, 010-0315-018,
010-0322-017, 010-0322-018, 010-0322-019, 010-0322-021, 010-0322-022, 010-0322-024,
010-0373-001, 010-0373-002, 010-0373-003, 010-0373-004, 010-0373-005, 010-0373-008,
010-0373-017, 010-0373-018, 010-0374-007, 010-0375-001, 010-0375-002, 010-0375-003,
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014-0121-031, 014-0123-004, 014-0123-005, 014-0123-006, 014-0123-007, 014-0123-008,
014-0123-028, 014-0123-032, 014-0123-033, 014-0163-029, 014-0163-060, 014-0163-061,
014-0163-062, 014-0163-063, 014-0163-064, 014-0194-002, 014-0194-014, 015-0041-005

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Exhibit B - Draft Ordinance (Changes shown in bold/italic/strikeout)

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING AND CLARIFYING SECTIONS 17.94.030 AND 17.94.040 OF TITLE 17 OF THE CITY CODE (THE ZONING CODE) PERTAINING TO USES AND DEVELOPMENT STANDARDS WITHIN THE BROADWAY-STOCKTON SPECIAL PLANNING DISTRICT (M01-095).

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

Section 1

Subsection D-1 of Section 17.94.030 of Chapter 17.94 of Title 17 of the City Code (the Zoning Code) is amended to read as follows:

D. Uses Requiring a Planning Commission Special Permit:

1. General: ***Provided that the use is allowed in the underlying zone pursuant to Chapter 17.24 of this title***, the following uses are permitted in the Broadway/Stockton SPD subject to the issuance of a Planning Commission Special Permit:
 - a. Auto Rental
 - b. Auto Service and Repair
 - c. Card Room
 - d. Dance Hall
 - e. Drive-through Service Facility in Restaurants
 - f. Equipment Rental/Sales Yard
 - g. Junk Store
 - h. Liquor Store - exceeding 15,000 square feet of gross floor area

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- i. Lodging Facilities: Bed and Breakfast Inn, Dormitory, Hotel, Motel, Residential Hotel, Rooming and Boarding House
- j. Mini-Storage/Locker Building
- k. Pawn Shop

Except as modified by Section 1 above, the provisions of Section 17.94.030 of Chapter 17.94 of Title 17 of the City Code, including but not limited to the findings of approval required by subsection D-2 of Section 17.94.030, shall remain unchanged and in effect.

Section 2

Subsection A of Section 17.94.040 of Chapter 17.94 of Title 17 of the City Code (the Zoning Code) is amended to read as follows:

17.94.040 Development Standards Matrix. Development standards for the Broadway/Stockton SPD are defined below:

- A. General Rule: Except as specifically set forth below, setbacks, height limits, building size and lot coverage requirements set forth in Chapter 17.60 of this title shall apply.

LOCATION	MAXIMUM HEIGHT	MIN/MAX YARD REQUIREMENTS			MAXIMUM LOT COVERAGE	MINIMUM LOT AREA DU/NA
		FRONT	STREET SIDE	REAR		
Broadway (includes properties located off Broadway within SPD)						
Alhambra to 33rd	35'	0' Min (c)	NR (e)	NR (e)	70%	1,200 SF (f)
33 rd to 35 th	35'	0' Min (c)	0' Max	NR (e)	NR(e)	1,200 SF (f)
36 th to MLK	35'	0' Min (c)	NR (e)	NR (e)	70%	1,200 SF (f)
MLK to Stockton	35'	0' Min (c)	NR (e)	20'/10' Min (a)	70%	1,200 SF (f)

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DATE ADOPTED: _____

LOCATION	MAXIMUM HEIGHT	MIN/MAX YARD REQUIREMENTS			MAXIMUM LOT COVERAGE	MINIMUM LOT AREA DU/NA
		FRONT	STREET SIDE	REAR		
Stockton Boulevard (includes properties located off Stockton within SPD)						
2 nd to Broadway	45/75' (b)	0' Min (c)	NR (e)	20'/35' Min (b)	NR (e)	500 SF (f)
Broadway to 9 th Avenue	35'	0' Min (c)	NR (e)	20' Min	70%	1,200 SF (f)
9 th to 12 th Avenue	35'	0' Min (c)	16' Max	20' Min	70%	1,200 SF (f)
12 th to 15 th Avenue	35'	0' Min (c)	16' Max	20' Min	70%	1,200 SF (f)
16 th to 22 nd Avenue	35'	0' Min (c)	NR (e)	20' Min	70%	1,200 SF (f)
22 nd Avenue to Lemon Hill	35'	0' Min (c)	NR (e)	20' Min	NR (e)	NA (e)
Lemon Hill to 65th Street	45' (d)	0' Min (c)	NR (e)	20' Min	NR (e)	NA (e)

(a) 20' minimum **rear** setback for commercial uses, 10' minimum for residential

(b) 20' **rear** setback **at for buildings up to 45' in height** and 35' **rear** setback **at 75' for buildings over 45' in height**

(c) Front yard setbacks should be consistent with those of adjacent or nearby properties. The front yard setback will be reviewed as a part of the Design Review Process.

(d) The Planning Commission may approve a Special Permit for additional height.

(e) **Refer to Section 17.60.020 of this Title.**

(f) **These densities only apply to C-1 and C-2 zoned properties, refer to Section 17.60.020 of this Title for all other zones.**

General Notes:

- The Zoning Ordinance must be used for all other development standards and procedural requirements.
- du/na = dwelling units per net acre
- SF = square feet

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 3

Attachment 3 of Chapter 17.94 of Title 17 of the City Code (the Zoning Code) is amended to read and appear as set forth in Exhibit 1 hereto.

Section 4

The purpose and intent of this Ordinance is to clarify, and not to modify, the provisions of Section 17.94.030 and 17.94.040 of the current Zoning Code.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

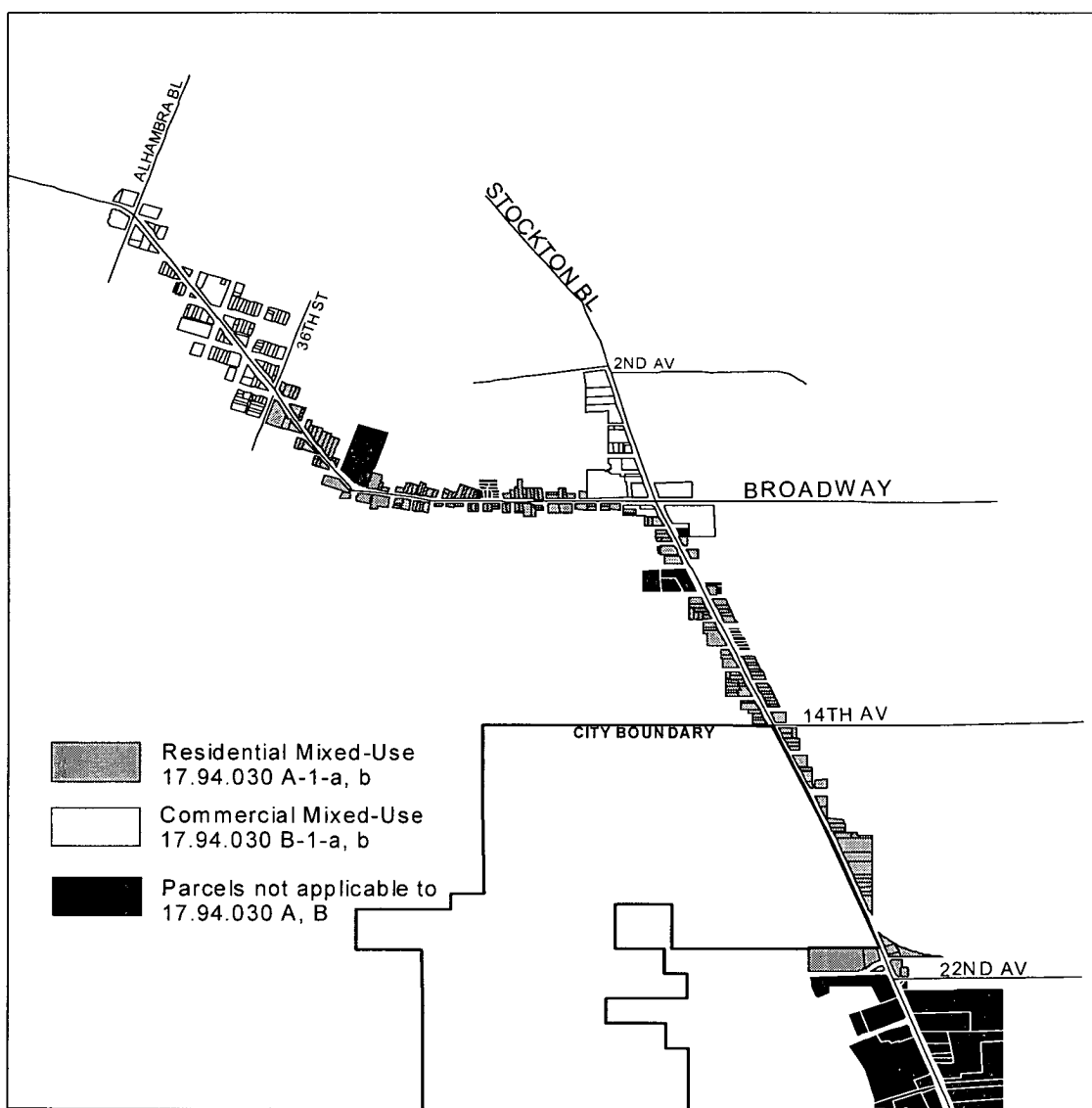
CITY CLERK

M01-095

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



Broadway/Stockton Mixed Use Land Use Key Map

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ASSESSOR'S PARCEL NUMBER (APN) LISTING FOR PROPERTIES IDENTIFIED AS RESIDENTIAL OR COMMERCIAL MIXED USE ON THE MIXED USE LAND USE MAP.

1. Residential Mixed-Use: Residential mixed use development is allowed according to the provisions of Subsection A of Section 17.94.030 of this Chapter on the following parcels - APN's:

010-0385-012, 010-0385-013, 010-0385-014, 010-0385-015, 013-0151-003, 013-0151-004, 013-0151-005, 013-0152-001, 013-0152-006, 013-0152-007, 013-0153-012, 013-0153-013, 013-0153-014, 013-0153-016, 013-0153-017, 013-0153-018, 013-0153-039, 013-0154-031, 013-0154-033, 014-0131-022, 014-0131-023, 014-0131-024, 014-0131-025, 014-0131-026, 014-0131-027, 014-0131-028, 014-0131-029, 014-0131-030, 014-0131-031, 014-0132-016, 014-0132-017, 014-0132-018, 014-0141-020, 014-0141-021, 014-0141-022, 014-0141-023, 014-0141-024, 014-0141-025, 014-0141-026, 014-0141-027, 014-0141-028, 014-0142-010, 014-0142-011, 014-0142-012, 014-0142-013, 014-0142-014, 014-0142-015, 014-0142-016, 014-0142-017, 014-0142-018, 014-0142-028, 014-0142-029, 014-0152-016, 014-0152-017, 014-0152-018, 014-0152-019, 014-0152-020, 014-0152-021, 014-0152-023, 014-0152-037, 014-0152-039, 014-0161-020, 014-0161-021, 014-0161-022, 014-0161-023, 014-0161-032, 014-0163-044, 014-0171-001, 014-0171-025, 014-0172-001, 014-0172-004, 014-0172-005, 014-0172-024, 014-0172-025, 014-0172-028, 014-0172-029, 014-0172-030, 014-0181-001, 014-0183-001, 014-0183-002, 014-0184-001, 014-0184-002, 014-0184-003, 014-0185-001, 014-0185-002, 014-0185-003, 014-0185-004, 014-0186-001, 014-0186-010, 014-0187-001, 014-0187-005, 014-0187-022, 014-0187-023, 014-0187-024, 014-0187-025, 014-0191-046, 014-0191-048, 014-0192-001, 014-0192-002, 014-0192-003, 014-0193-001, 014-0193-002, 014-0193-037, 014-0194-004, 014-0194-005, 014-0194-006, 014-0194-012, 014-0194-013, 014-0195-011, 014-0195-012, 014-0195-013, 014-0195-018, 014-0196-025, 014-0196-026, 014-0222-028, 014-0222-029, 014-0222-030, 014-0222-031, 014-0222-032, 014-0222-033, 014-0222-034, 014-0222-035, 014-0251-022, 014-0251-023, 014-0251-050, 014-0252-023, 014-0252-024, 014-0252-025, 014-0293-001, 014-0293-005, 014-0293-006, 014-0293-007, 014-0293-008, 014-0293-009, 014-0293-010, 014-0293-011, 014-0293-012, 014-0293-014, 014-0293-015, 014-0294-003, 014-0294-006, 014-0294-007, 014-0294-008, 014-0294-009, 014-0294-021, 015-0111-001, 015-0112-001, 015-0113-055, 015-0181-043, 015-0181-044, 015-0181-045, 015-0181-046, 015-0181-048, 015-0241-027, 015-0241-028, 015-0241-029, 015-0241-030, 015-0241-031, 015-0241-032, 015-0241-033, 015-0242-023, 015-0242-024, 015-0242-025, 015-0242-026, 015-0242-027, 015-0242-028, 015-0242-029, 015-0243-019, 021-0021-001, 021-0021-002, 021-0021-023, 021-0021-024, 021-0021-025, 021-0021-026, 021-0023-001, 021-0023-047, 021-0023-050, 021-0023-052, 021-0023-053, 021-0111-001, 021-0111-002, 021-0111-017, 021-0111-018, 021-0111-019, 021-0112-016, 021-0112-017, 021-0112-018, 021-0112-019, 021-0201-021, 021-0201-022, 021-0201-023, 021-0201-024, 021-0201-025, 021-0201-033, 021-0201-034, 021-0201-035, 021-0283-003, 021-0283-004, 021-0283-005, 021-0283-006, 022-0280-025, 022-0280-028, 022-0280-029, 023-0021-023, 023-0021-025

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2. Commercial Mixed-Use: Commercial mixed use development is allowed according to the provisions of Subsection B of Section 17.94.030 of this Chapter on the following parcels - APN's:

010-0252-008, 010-0252-016, 010-0255-016,
010-0301-009, 010-0303-003, 010-0303-004, 010-0303-005, 010-0304-002, 010-0304-003,
010-0304-009, 010-0304-011, 010-0307-001, 010-0308-001, 010-0308-002, 010-0308-003,
010-0308-004, 010-0308-005, 010-0308-006, 010-0308-015, 010-0312-001, 010-0312-007,
010-0312-014, 010-0313-001, 010-0315-001, 010-0315-002, 010-0315-011, 010-0315-012,
010-0315-013, 010-0315-014, 010-0315-015, 010-0315-016, 010-0315-017, 010-0315-018,
010-0322-017, 010-0322-018, 010-0322-019, 010-0322-021, 010-0322-022, 010-0322-024,
010-0373-001, 010-0373-002, 010-0373-003, 010-0373-004, 010-0373-005, 010-0373-008,
010-0373-017, 010-0373-018, 010-0374-007, 010-0375-001, 010-0375-002, 010-0375-003,
010-0375-004, 010-0375-005, 010-0375-006, 010-0375-008, 010-0375-009, 010-0375-010,
010-0376-001, 010-0376-002, 010-0376-005, 010-0377-001, 010-0377-002, 010-0377-003,
010-0377-004, 010-0377-005, 010-0377-006, 010-0377-017, 010-0381-011, 010-0381-012,
010-0381-013, 010-0381-014, 010-0381-015, 010-0381-016, 010-0381-017, 010-0381-018,
010-0381-019, 010-0382-001, 010-0382-002, 010-0382-003, 010-0382-004, 010-0382-005,
010-0382-006, 010-0383-003, 010-0383-004, 010-0383-005, 010-0383-012, 010-0383-013,
011-0200-028, 013-0143-001, 013-0143-002, 013-0143-003, 013-0143-004, 013-0143-005,
013-0143-006, 013-0143-007, 013-0143-008, 013-0143-031, 013-0143-032, 013-0143-033,
013-0143-034, 013-0143-035, 013-0143-036, 014-0121-001, 014-0121-029, 014-0121-030,
014-0121-031, 014-0123-004, 014-0123-005, 014-0123-006, 014-0123-007, 014-0123-008,
014-0123-028, 014-0123-032, 014-0123-033, 014-0163-029, 014-0163-060, 014-0163-061,
014-0163-062, 014-0163-063, 014-0163-064, 014-0194-002, 014-0194-014, 015-0041-005

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