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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

March 20, 1990

Transportation and Community Development  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination  
2. Zoning Ordinance Amendment Regarding Approval of  
Alternate Paving Treatments (M89-058)

LOCATION: Citywide

#### SUMMARY

The proposed Zoning Ordinance Amendment would add language to Section 6 of the Zoning Ordinance allowing alternate paving, such as pavers and cobblestones, with review and approval of the Planning Director and Fire Department. Alternate paving treatments have been used for aesthetics in entryways of multi-family developments and shopping centers. Turf-block pavers have been located around Oak trees which allowed their preservation.

The Planning Commission and staff recommend approval of the Ordinance Amendment by the TCD Committee and adoption by the City Council.

#### BACKGROUND INFORMATION

On October 12, 1989, the Planning Commission recommended approval of the attached Zoning Ordinance Amendment regarding the approval of alternate paving treatments.

The Zoning Ordinance currently requires a variance from the Planning Commission in order to utilize any paving other than the 2" compacted asphaltic paving over 4" aggregate base rock, or 3"

portland cement paving required in Section 6 of the Zoning Ordinance. This amendment allows the Planning Director to review and approve alternate paving treatments. Alternate paving treatments such as pavers and cobblestone are generally used for aesthetics at entryways to shopping centers and multiple family developments. There are several multi-family complexes with alternate paving treatments located in South Natomas. Alternate paving treatments may also be used as a means of tree preservation.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF THE PLANNING COMMISSION

On October 12, 1989, the Planning Commission voted six ayes, three absent, to recommend adoption of the Zoning Ordinance Amendment regarding approval of alternate paving treatments in the City of Sacramento.

RECOMMENDATION

It is recommended that the Transportation and Community Development Committee recommend that the City Council take the following actions:

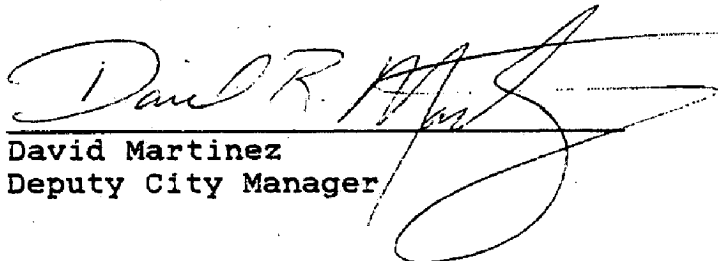
1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance Amendment regarding the approval of alternate paving treatments.

Respectfully submitted,



Michael M. Davis  
Director of Planning and Development

RECOMMENDATION APPROVED:



David Martinez  
Deputy City Manager

M89-058

Contact Person

Cindy Lauchland, Assistant Planner  
449-5604

Citywide  
April 3, 1990

# Sacramento City Planning Commission VOTING RECORD

**MEETING DATE**  
October 12, 1989

**ITEM NUMBER**  
29A+B

**PERMIT NUMBER**  
1989-058

## ENTITLEMENTS

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP  |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION   |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT  |
| <input type="checkbox"/> SPECIAL PERMIT           | <input checked="" type="checkbox"/> ENVIRONMENTAL DET.  |
| <input type="checkbox"/> VARIANCE                 | <input checked="" type="checkbox"/> OTHER <u>Amend zoning Ord. re<br/>alternated parking treatments</u> |

**STAFF RECOMMENDATION**

Favorable  Unfavorable

Correspondence

Petition

## LOCATION

\_\_\_\_\_

\_\_\_\_\_

NAME	ADDRESS

NAME	ADDRESS

**MOTION #**

	Yes	No	Motion	Second
BEERRA	✓			
CHINN	✓			
GASTON	ABSENT			
HOLLICK	ABSENT			
OWAY	absent			
STINE	✓		✓	
ROSEN	✓			
YEE	✓			✓
OTTO	✓			

**MOTION**

- |   |   |
|---|---|
| <input type="checkbox"/> TO APPROVE.  | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL       |
| <input type="checkbox"/> TO DENY.   | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input checked="" type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                        |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT              | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND OF FACT DUE    | <input type="checkbox"/> OTHER _____  |

City Planning Commission  
Sacramento, California

Members in Session:

- Subject:           A.    Environmental Determination
- B.    Zoning Ordinance Amendment regarding approval of  
                          alternate paving treatments.

SUMMARY: The proposed Zoning Ordinance Amendment is for the purpose of allowing alternate paving, such as pavers and cobblestones, with review and approval of the Planning Director and Fire Department. Staff recommends that the Planning Commission recommend adoption of the attached Zoning Ordinance Amendment to the City Council.

BACKGROUND INFORMATION: The Zoning Ordinance currently requires a variance from the Planning Commission in order to utilize any paving other than the 2" compacted asphaltic paving over 4" aggregate base rock, or 3" portland cement paving required in Section 6-D-3. This amendment allows the Planning Director to review and approve alternate paving treatments. Alternate paving treatments such as pavers and cobblestone are generally used for aesthetics at entryways. Alternate paving treatments are also required as a means of tree preservation.

Section 6-D-3 of the Zoning Ordinance should be amended to read as follows:

3. Surfacing: Surfacing is required for all storage and service areas, as well as all off-street parking and loading areas for vehicles including service stations and used car lots. Unsurfaced areas are not to be used for storage, vehicle parking, driving or maneuvering and should be made inaccessible by a barrier such as concrete curbs, bollards or fencing. Surfacing required: 2" compacted asphaltic paving over 4" aggregate base rock, or 3" portland cement paving. Paving is to include driveways from facility to the edge of the public right-of-way paving. Provided, however, that a maximum of two (2) feet of any parking stall depth, as specified in Section 6-C-1-a, may be unpaved if such area is landscaped and a six (6) inch high and thick raised front bumper curb separates the landscaped and paved portions of the parking stall. Alternate paving, such as pavers, cobblestone, or similar treatments, requires review and approval by the Planning Director and the Fire Department.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the attached Zoning Ordinance Amendment and forward to City Council.

Respectfully Submitted,

  
Will Weitman  
Senior Planner

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL OF DATE OF

An Ordinance amending Section 6-D-3 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, as amended, relating to alternate paving treatments.

(M89-058)

Be it enacted by the Council of the City of Sacramento:

Section 6-D-3 is hereby amending the Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, as amended, to read as follows:

3. Surfacing: Surfacing is required for all storage and service areas, as well as all off-street parking and loading areas for vehicles including service stations and used car lots. Unsurfaced areas are not to be used for storage, vehicle parking, driving or maneuvering and should be made inaccessible by a barrier such as concrete curbs, bollards or fencing. Surfacing required: 2" compacted asphaltic paving over 4" aggregate base rock, or 3" portland cement paving. Paving is to include driveways from facility to the edge of the public right-of-way paving. Provided, however, that a maximum of two (2) feet of any parking stall depth, as specified in Section 6-C-1-a, may be unpaved if such area is landscaped and a six (6) inch high and thick raised front bumper curb separates the landscaped and paved portions of the parking stall. Alternate paving, such as paved cobblestone, or similar treatments, requires review and approval the Planning Director and the Fire Department.

Passed for Publication:

Enacted:

Effective:

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MAYOR

ATTEST:

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CITY CLERK

M89-058

M89-058

October 12, 1989

Item No. 2