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PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
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July 16, 2001

Law and Legislation Committee  
Sacramento, California

Honorable Members In Session:

**SUBJECT: BROADWAY/STOCKTON SPECIAL PLANNING DISTRICT (SPD) ORDINANCE  
ADOPTION AND REZONINGS (M00-056).**

**LOCATION AND COUNCIL DISTRICT:** Properties located along Broadway (from Highway 99 on the west to Stockton Boulevard on the east) and Stockton Boulevard (between 2<sup>nd</sup> Avenue on the north, to 65<sup>th</sup> Street on the south) (D5 & D6).

**RECOMMENDATION:** City Planning staff and the Planning Commission recommend that the Law and Legislation Committee take the following actions:

- A. Recommend that the City Council Ratify the Negative Declaration;
- B. Recommend that the City Council Adopt the attached Ordinance (Exhibit B) Adding Chapter 17.94 to Title 17 of the City Code, relating to the establishment of the Broadway/Stockton Special Planning District (SPD) and Amending Section 17.16.010 of Title 17 of the City Code to add additional land use definitions; and
- C. Recommend that the City Council Adopt of the attached Ordinance (Exhibit C) Approving the Rezoning of 477 parcels totaling 278.12± developed and vacant acres to attach the Special Planning District (SPD) designation onto the underlying zoning of the subject properties.

**CONTACT PERSONS:** Dawn T. Holm, Senior Planner, 264-5935  
Scott Aaron, Junior Planner, 264-0138

**FOR LAW AND LEGISLATION COMMITTEE MEETING OF:** July 24, 2001

**SUMMARY:**

In July 1998, a Citizens Advisory Committee and staff from the Sacramento Housing and Redevelopment Agency completed the Broadway/Stockton Urban Design Plan. The Plan emphasizes image enhancement and economic revitalization and recommends policy and land use changes to improve the area. The attached Special Planning District (SPD) Ordinance (Exhibit B) will implement applicable planning land use regulations in the form of an SPD. The SPD Boundary Map is included as an Attachment to the SPD Ordinance. In addition, the proposed project includes an Ordinance rezoning all of the properties within the SPD to add the "SPD" designation to the underlying zoning of the properties (Exhibit C). Planning staff, Redevelopment Agency staff and interested community members have been working on the SPD Ordinance for the past year (Exhibit E provides a summary of the community outreach efforts as well as the community issues about the proposed SPD Ordinance).

**VOTE OF THE BOARDS/COMMISSIONS:**

The Broadway/Stockton SPD Ordinance has been presented to the Oak Park Project Area Committee, the Design Review Board and the City Planning Commission. These boards and commission have approved the SPD Ordinance and have directed staff to forward their recommendations to (1) prohibit razor wire entirely within the SPD, and (2) to include Martin Luther King Jr. Boulevard as either an amendment to the SPD boundary or as a separate SPD. An overview of their recommendations and staff's response to these issues is attached as Exhibit D. Planning and SHRA staff will be presenting the SPD to the Sacramento Housing and Redevelopment Commission on July 18, 2001, and can provide the Committee with an update during the hearing on this item.

**BACKGROUND INFORMATION:**

Broadway and Stockton Boulevard contain historic features and are major retail and commercial corridors in the Oak Park and Stockton Boulevard Redevelopment areas. In order to enhance and revitalize these corridors, as well as to implement the Economic Development Strategies for commercial corridors the Broadway/Stockton Citizens Advisory Committee was formed to develop a Broadway/Stockton Urban Design Plan. The combined corridor length is approximately four miles. The Broadway segment begins at Alhambra and ends at Stockton. The Stockton portion begins at 2<sup>nd</sup> Avenue on the north and runs south to 65<sup>th</sup> Street Expressway. On September 15, 1998 the Redevelopment Agency adopted the Urban Design Plan. The Plan recommended land use and regulation changes intended to be carried out in the form of an SPD. Exhibit F summarizes the Urban Design Plan recommendations applicable to an SPD and how the recommendations are addressed in the SPD Ordinance. The attached SPD Ordinance (Exhibit B) establishes land use regulations for the SPD which do the following:

- Provide flexible zoning to allow mixed use development in some areas;
- Require design review for new developments;
- Prohibit some uses and establishes a Special Permit requirement for other uses; and

- Require specific setback requirements in some areas to ensure that new development is consistent with existing development.

#### **FINANCIAL DATA:**

The draft SPD Ordinance includes a provision requiring application of the redevelopment area design review process to the entire SPD boundary. Prior to this recommendation, staff assessed the probable workload associated with this design review approach by reviewing building permit records. For the 2.5 year period between January 1997 and July 2000, if the recommended criteria were applied to the Broadway/Stockton SPD, approximately 3 projects would have been subject to Design Review Board action and 69 projects would have been subject to Design Review Staff action. The fees for these projects would have totaled approximately \$16,215. As a result of the low volume of additional design review work anticipated with the adoption of this SPD, existing staff will be able to perform the anticipated additional Design Review work to support this ordinance.

#### **ENVIRONMENTAL DETERMINATION:**

The environmental services manager has determined that this project, as proposed, will not have a significant impact on the environment. Therefore, a Negative Declaration has been prepared.

#### **POLICY CONSIDERATIONS:**

The goal of the Broadway/Stockton SPD is to assist in the revitalization and rehabilitation of existing and future developments located within the boundaries of the SPD. Establishment of the Broadway/Stockton SPD will implement many key land use recommendations contained in the Broadway/Stockton Urban Design Plan which was adopted by the Redevelopment Agency of the City of Sacramento on September 15, 1998 (RA98-043). This document is available for review at the City Planning Division and Sacramento Housing and Redevelopment Agency offices. The policies and regulations as proposed in the attached SPD Ordinance will ensure that new developments meet design standards and enhance the Broadway and Stockton corridors.

#### **MSBD CONSIDERATION: NONE.**

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Law and Legislation Committee  
Re: Broadway/Stockton SPD (M00-056)  
July 16, 2001

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Respectfully Submitted

  
\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director  
Planning & Building Department

Recommendation Approved:

  
\_\_\_\_\_  
Betty Masuoka,  
Assistant City Manager

**ATTACHMENTS**

Exhibit A - Negative Declaration Resolution  
Exhibit B - Proposed SPD Ordinance  
Exhibit C - Proposed Rezone Ordinance  
Exhibit D - Overview of the Boards/Commissions Recommendations  
Exhibit E - Summary of Community Outreach and Issues  
Exhibit F - Summary of the Broadway/Stockton Urban Design Plan Recommendations

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO  
RATIFYING THE NEGATIVE DECLARATION FOR THE  
BROADWAY/STOCKTON SPECIAL PLANNING DISTRICT (SPD), FOR 477  
PARCELS TOTALING 278.12± ACRES LOCATED ALONG BROADWAY  
(FROM HIGHWAY 99 ON THE WEST TO STOCKTON BOULEVARD ON  
THE EAST) AND STOCKTON BOULEVARD (BETWEEN 2<sup>ND</sup> AVENUE ON  
THE NORTH, TO 65<sup>TH</sup> STREET ON THE SOUTH). (M00-056)**

**WHEREAS**, the City Council held a public hearing to review the above described project; and

**WHEREAS**, a Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA; and

**WHEREAS**, a Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and

**WHEREAS**, the Initial Study and the comments received during the public review process, provided no substantial evidence that the project will have a significant effect on the environment.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Sacramento, that the Negative Declaration for the Broadway/Stockton Special Planning District (SPD) (M00-056) is hereby ratified.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M00-056

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

## ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE ADDING CHAPTER 17.94 TO TITLE 17 OF THE CITY CODE, RELATING TO THE ESTABLISHMENT OF THE BROADWAY-STOCKTON SPECIAL PLANNING DISTRICT (SPD) AND AMENDING SECTION 17.16.010 OF TITLE 17 OF THE CITY CODE TO ADD ADDITIONAL LAND USE DEFINITIONS (APN: See Attachment 2). (M00-056)**

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

### SECTION 1.

Chapter 17.94 is hereby added to Title 17 of the Sacramento City Code to read as follows:

17.94.010 Purpose and Intent:

- A. General: The Broadway/Stockton Special Planning District (SPD) consists of areas currently experiencing economic and aesthetic blight. Decline in these areas is due to vacant and inappropriate land uses, inconsistent storefront alignment, and a lack of adequate parking. The rules and regulations established by this chapter to govern development within the Broadway/Stockton SPD are designed to improve the image and competitiveness of this commercial corridor by drawing upon the area's existing assets including historic buildings, landmarks, multi-cultural commerce, medical facilities, and surrounding neighborhoods.

The City Council finds and declares that, given the history, nature, and scope of development patterns in the Broadway/Stockton area, special rules are necessary to revitalize the area.

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B. Goals: The Broadway/Stockton SPD regulations are intended to implement applicable recommendations of the Broadway/Stockton Urban Design Plan (Resolution RA98-043, adopted by the Redevelopment Agency of the City of Sacramento on 9/15/98), and to encourage development that is consistent with the following goals:

1. Encourage revitalization efforts within three "catalyst" areas identified in the Broadway/Stockton Urban Design Plan (See Figures 16-18, Urban Design Plan). These areas include properties in the vicinity of Broadway at 35th Street, Broadway at Stockton Boulevard (Medical Center), and Stockton Boulevard at Fruitridge Road (International Marketplace). Goals specific to these areas are as follows:
  - a. Preserve and re-use the unique and historic storefront buildings along Broadway near 35th Street and the northern portion of Stockton Boulevard. Neighborhood-serving uses are encouraged in this area.
  - b. Retain and improve the character, quality, and vitality of the unique multi-cultural commercial district along the southern portion of the SPD along Stockton Boulevard. Stores supporting the International Marketplace theme and supporting multi-cultural shops and services are encouraged.
  - c. Encourage the further expansion of the Medical Center campus and supporting uses. Encourage uses that serve the medical facilities and their employees.
2. Discourage or prohibit uses that are incompatible with residential neighborhoods or that contribute to visual or economic blight.

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3. Encourage a mixture of residential and commercial mixed use projects, as well as cultural and entertainment uses. Where possible these uses shall be designed to accommodate pedestrian, bicycling and transit opportunities in accordance with the emphasis of land uses as outlined below and shown in Attachment 3.
4. Enhance the bike and pedestrian connections and accessibility between the commercial uses on Broadway and Stockton Boulevard and the surrounding residential neighborhoods.
5. Encourage reduction of motor vehicle parking requirements for new commercial development as allowed by the City Zoning Ordinance as means of attracting desirable businesses.
6. Encourage the use of bicycle parking in accordance with designs preferred by the Sacramento City/County Bicycle Advisory Committee.
7. Promote aesthetic improvements to the area by implementing the development standards for consistent building setbacks and appropriate fencing, as stated in Sections 17.94.040 and 17.94.050.

17.94.020 Broadway/Stockton Special Planning District (SPD) boundaries: The Broadway/Stockton SPD includes properties located along the east and west sides of Broadway, from Highway 99 on the west, to Martin Luther King Boulevard on the east, along the north and south sides of Broadway, from Martin Luther King Boulevard on the west to Stockton Boulevard on the east, and along the east and west sides of Stockton Boulevard, between 2nd Avenue on the north, to 65<sup>th</sup> Street on the south. The SPD boundaries are identified in Attachment 1.

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17.94.030 Special Land Use Regulations: Development within the Broadway/Stockton SPD shall be subject to the following special regulations, in addition to the other regulations of this title. In the event of conflict between the provisions of this chapter and other provisions of this title, the provisions in this chapter shall prevail. ***Except as otherwise provided herein, uses permitted in a specified zone outside the Broadway/Stockton Special Planning District by this title shall be permitted in the same zone in the Broadway/Stockton Special Planning District; and (2) if this title requires the approval of a special permit or other discretionary entitlement(s) to establish a particular use in a specified zone outside of the Broadway/Stockton Special Planning District, approval of the same discretionary entitlement(s) shall be required to establish the use within the same zone in the Broadway/Stockton Special Planning District.***

A. Residential Mixed Use Development:

1. Residential Mixed Use Development is allowed in the areas shown on the Broadway/Stockton Mixed Use Land Use Map in Attachment 3; set out at the end of this chapter, subject to the issuance of a Special Permit by the Zoning Administrator, provided that, in addition to the findings required by Chapter 17.212 of this title, the Zoning Administrator finds that:
  - a. The use is consistent with and supportive of the Broadway/Stockton Urban Design Plan; and
  - b. The use will not be detrimental to other properties in the SPD.

For purposes of this chapter "Residential Mixed Use Development" means a development constituting primarily of residential uses, but may include retail or commercial uses on the ground floor of the development.

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B. Commercial Mixed Use Development:

1. Commercial Mixed Use Development is allowed in the areas shown on the Broadway/Stockton Mixed Use Land Use Map in Attachment 3; set out at the end of this chapter, subject to the issuance of a Special Permit by the Zoning Administrator, provided that, in addition to the findings required by Chapter 17.212 of this title, the Zoning Administrator finds that:
  - a. The use is consistent with and supportive of the Broadway/Stockton Urban Design Plan; and
  - b. The use will not be detrimental to other properties in the SPD.

For purposes of this chapter "Commercial Mixed Use Development" means a development constituting primarily of retail, commercial and office uses, but may include residential uses above the ground floor of the development.

2. Exception. Commercial mixed-use development that does not include a residential component but does include a mix of retail and commercial uses shall be allowed by right, unless one of the uses is subject to special land use regulations pursuant to Chapter 17.24 of this title.

C. Prohibited Uses: In addition to other uses prohibited by this title in the underlying zones, the following uses are prohibited in all zones within the Broadway/Stockton SPD.

1. Auto Sales
2. Auto Storage
3. Bar

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4. Bus and Other Transit Vehicle Maintenance Storage
5. Check Cashing Facility
6. Liquor Store - 15,000 square feet or less of gross floor area
7. Towing Service
8. Used Tire Sales

D. Uses Requiring a Planning Commission Special Permit:

1. General: 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
  - i. Lodging Facilities: Bed and Breakfast Inn, Dormitory, Hotel, Motel, Residential Hotel, Rooming and Boarding House

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- j. Mini-Storage/Locker Building
- k. Pawn Shop

2. Findings: A Planning Commission Special Permit for a use specified in subsection D-1 above may only be approved if, in addition to the findings required pursuant to Chapter 17.212, the following supplemental findings are made:

- a. The use will further the goals of the Broadway/Stockton Urban Design Plan; and
- b. The use will not be detrimental to other properties in the SPD.

E. Sale of Alcoholic Beverages for Off-Premise Consumption: The sale of alcoholic beverages for off-premise consumption within the Broadway Stockton SPD whether permitted by right or by approval of a Planning Commission Special Permit, shall be subject to the following minimum operational restrictions:

- 1. Retail Establishments, Food, Grocery, Deli and Convenience Markets:
  - a. Distilled spirits shall not be sold in quantities of less than one pint.
  - b. Beer shall not be sold in quantities of less than one six-pack.
  - c. Wine shall not be sold in quantities of less than 750 milliliters.
  - d. Wine coolers shall not be sold in quantities of less than factory packs of four.

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2. Restaurants/Bars:

- a. Alcoholic Beverages (beer, wine, distilled spirits, etc.) shall not be sold for off-premise consumption.

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	SIDE	REAR		
<b>Broadway</b> (includes properties located off Broadway within SPD)						
Alhambra to 33rd	35'	0' Min (c)	NR	NR	70%	1,200 SF
33 <sup>rd</sup> to 35 <sup>th</sup>	35'	0' Min (c)	0' Max	NR	NR	1,200 SF
36 <sup>th</sup> to MLK	35'	0' Min (c)	NR	NR	70%	1,200 SF
MLK to Stockton	35'	0' Min (c)	NR	20'/10' Min (a)	70%	1,200 SF
<b>Stockton Boulevard</b> (includes properties located off Stockton within SPD)						
2 <sup>nd</sup> to Broadway	45/75' (b)	0' Min (c)	NR	20'/35' Min (b)	NR	500 SF
Broadway to 9 <sup>th</sup> Avenue	35'	0' Min (c)	NR	20' Min	70%	1,200 SF
9 <sup>th</sup> to 12 <sup>th</sup> Avenue	35'	0' Min (c)	16' Max	20' Min	70%	1,200 SF
12 <sup>th</sup> to 15 <sup>th</sup> Avenue	35'	0' Min (c)	16' Max	20' Min	70%	1,200 SF

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LOCATION	MAXIMUM HEIGHT	MIN/MAX YARD REQUIREMENTS			MAXIMUM LOT COVERAGE	MINIMUM LOT AREA DU/NA
		FRONT	SIDE	REAR		
16 <sup>th</sup> to 22 <sup>nd</sup> Avenue	35'	0' Min (c)	NR	20' Min	70%	1,200 SF
22 <sup>nd</sup> Avenue to Lemon Hill	35'	0' Min (c)	NR	20' Min	NR	NA
Lemon Hill to 65 <sup>th</sup> Street	45' (d)	0' Min (c)	NR	20' Min	NR	NA

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

(b) 20' setback at 45' height and 35' setback at 75'

(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.

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

- B. Noise Attenuation: As some sites within the Broadway/Stockton SPD boundaries may be located on heavily traveled streets or near railroad lines, certain noise attenuation measures must be incorporated into the building design. Accordingly, the building design of all new residential structures within the Broadway/Stockton SPD where the noise level exceeds sixty (60) dB Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

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1. All penetrations of exterior walls shall include a one-half inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
2. The roof shall be finished with a minimum seven-sixteenths inch OSB or plyboard of equivalent surface weight, minimum thirty (30) lb. felt paper and minimum two hundred forty (240) lb/sq.ft. composition shingles or equivalent.
3. Skylights shall not be used unless they have an STC rating of twenty-nine (29) or better.
4. Windows shall have a minimum STC rating of twenty-eight (28).
5. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a twenty-five (25) mile per hour wind per ASTM standards.
6. Sliding glass doors shall have a minimum STC rating of twenty-nine (29).
7. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
8. Gravity vent openings in attic space shall not exceed code minimum in size and number.
9. Alternative methods and materials may be used to achieve an interior noise level of forty-five (45) dB Ldn or less, subject to approval by the *City's* environmental coordinator.

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17.94.050 Design Guidelines and Design Review Requirements: Design Standards and Design Review Requirements for the Broadway/Stockton SPD are defined below:

- A. Design Review Required for All Construction Within the Broadway/Stockton SPD: Except as to those exemptions provided under Section 17.132.040(C), all building permits for any new structure or building, or for the remodeling or alteration of the exterior of any structure or building shall be subject to the City's Design Review process and shall comply with all applicable design requirements in Chapter 17.132 of this title. In addition to the regulations set forth in Chapter 17.132, construction shall be consistent with the Broadway/Stockton Urban Design Plan and shall also be consistent with the design guidelines set forth in this section.
- B. Design Guidelines: General architectural design guidelines include basic criteria for building massing and form, facade design, storefront design and signage design. The following sections provide general information to address development within the SPD. Detailed specific information for designated districts within the SPD are provided within the Broadway/Stockton Urban Design Plan (Resolution RA98-043, adopted by the Redevelopment Agency of the City of Sacramento on 9/15/98), and should be used in evaluating development projects within the Broadway/Stockton SPD.
  - 1. Building Form and Massing: The scale and massing of new development should acknowledge the economic development strategies and image objectives for each area. In mixed use areas, new development should complement the cadence and scale of traditional storefront buildings. In large lot commercial areas, new development should incorporate the spatial and physical connections between developments. In addition, new development should:

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- a. Take advantage of infill opportunities in historic areas, using an appropriate scale and architectural treatment.
  - b. Shape and activate public streets and places.
  - c. Transition in scale between commercial and smaller scale residential areas.
  - d. Use roof and bay window forms that are familiar to Sacramento's climate and architectural traditions.
2. Facade Design: In mixed use areas, new development should complement the architectural elements found in the area's historic architecture. This should be encouraged by:
- a. Allowing buildings to have visually accessible retail at street levels.
  - b. Creating facades with a vertical scale and rhythm that replicate existing storefront buildings in historic areas.
  - c. Not allowing reflective glass.
  - d. Creating facades with a hierarchy of horizontal and vertical expression. Avoid the use of relentless grids or repetitive fenestration.
  - e. Prohibiting building design that ignores its architectural and streetscape context.
3. Storefront Design: Overall, storefronts should reflect both the streetscape context, as well as the architecture of the existing building. To accomplish this, storefront design should:

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- a. Have a total design concept that unifies storefront elements (i.e. signage, graphics, awnings, etc.).
  - b. Reflect the unique character or historic importance of the building's architecture.
4. Signage Design: Signage should embody a whole design concept. This includes graphic identity for the tenant, appropriate scale for the size of the building, and type of sign that is architecturally compatible with the building. Signage should also:
- a. Be weatherproof and of quality materials.
  - b. Not include exposed electrical equipment and luminous paper or cardboard.
  - c. Avoid cabinet signs. Provide individual letters for signage with quality graphics, materials and design.

17.94.060 Special Fence Requirements: The following deviations from the wall, fence, and gate regulations of the City Code are permitted in the SPD:

- A. General Rule: Except as specifically set forth below, the wall, fence and gate regulations set forth in Chapter 17.76 Wall, Fence and Gate Regulations of the City Code shall apply.
- B. Prohibited Fencing Materials: Fences erected in any yard area that is along a street frontage may not be composed wholly or in part of the following materials: woven wire (i.e. chain link), concertina, razor wire or barbed wire within the SPD.

Attachment 1- Broadway/Stockton Special Planning District Boundary Map  
 Attachment 2- Parcel Number Listing for Properties within the SPD  
 Attachment 3- Broadway/Stockton Mixed-Use Land Use Key

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DATE ADOPTED: \_\_\_\_\_

## SECTION 2.

Section 17.16.010 of Title 17 of the City Code is amended to add the following definitions:

"Card Room" Means any place that meets the requirements set forth in Section 5.32.010 of this code.

"Dance Hall" A building or portion thereof used for dancing purposes to and in which the general public is admitted and permitted to dance, upon payment of any fee or other compensation, or upon payment of a charge for admission, or for which tickets or other devices are sold, or in which a charge is made for the privilege of dancing with any other person employed for such purpose by the operator of such establishment, including but not limited to taxi dances, but excluding restaurants, hotel dining rooms, and nightclubs in which the dancing is incidental only to dining or to other entertainment.

"Equipment Rental/Sales Yard" An establishment primarily engaged in the rental, sales or leasing of equipment or vehicles other than autos, such as trucks, recreational vehicles, and construction equipment.

"Junk Stores" An establishment operated by a private or not-for-profit organization/person that sells or gives away junk.

"Liquor Stores" A retail establishment which has more than fifty (50) percent of the shelving or gross floor area devoted to the public display and sale of alcoholic beverages for off-site consumption.

"Mini-Storage/Locker Building" An establishment engaged in the business of renting or leasing separate, individual, and private spaces of varying sizes for the purpose of storing goods for varying periods of time, including commercial and recreational vehicle storage.

"Pawnshop" A shop where personal property may be left as security in exchange for a loan of money.

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Check Cashing Facility" An establishment primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks, not including banks, credit unions or savings and loans.

"Used Tire Sales" An establishment engaged in the sale of not new automobile, truck or any other type of vehicle tire that is not directly attached to an operational vehicle and meets the Federal or State of California requirements for used tires or recappable casings.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

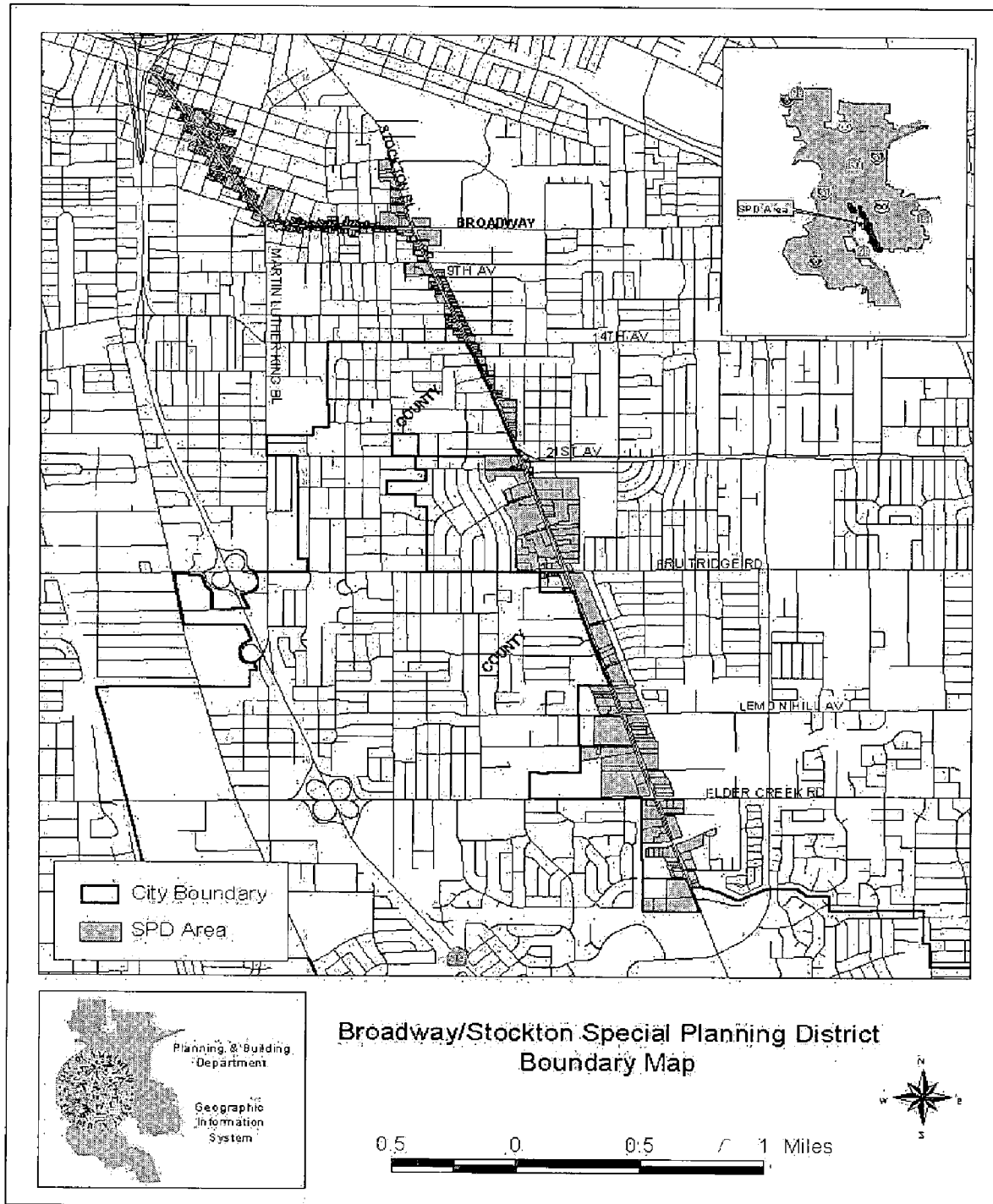
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DATE ADOPTED: \_\_\_\_\_



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**ASSESSOR'S PARCEL NUMBER (APN) LISTING FOR PROPERTIES  
LOCATED WITHIN THE BROADWAY/STOCKTON SPD**

1. **C-1 SPD (90 parcels totaling approximately 11.62 acres) - Includes APN's:**  
 013-0153-012 thru 014, 016 thru 018, 039; 014-0131-022 thru 031; 014-0132-016 thru 018; 014-0141-020 thru 028; 014-0142-010 thru 018, 028, 029; 014-0152-016 thru 021, 023, 037, 039; 014-0161-020 thru 023, 032; 014-0163-044; 014-0171-001, 025; 014-0172-001, 004, 005, 024, 025, 028 thru 030; 014-0183-001, 002; 014-0184-001 thru 003; 014-0185-001 thru 004; 014-0186-001, 010; 014-0187-001, 005, 022 thru 025; 014-0192-001 thru 003; 014-0193-001, 002, 037; 015-0181-043, 048.
  
2. **C-2 SPD (316 parcels totaling approximately 171.20 acres) - Includes APN's:**  
 010-0252-008, 016; 010-0255-016; 010-0301-009; 010-0303-003 thru 005; 010-0304-002, 003, 009, 011; 010-0307-001; 010-0308-001 thru 006, 015; 010-0312-001, 007, 014; 010-0313-001; 010-0315-001, 002, 011 thru 018; 010-0322-017 thru 019, 021, 022, 024; 010-0373-001 thru 005, 008, 017, 018; 010-0374-007; 010-0375-001 thru 006, 008 thru 010; 010-0376-001, 002, 005; 010-0377-001 thru 006, 017; 010-0381-011 thru 019; 010-0382-001 thru 006; 010-0383-003 thru 005, 012, 013; 010-0385-012 thru 015; 011-0200-070, 071; 013-0143-001 thru 008, 031 thru 036; 013-0151-003 thru 005; 013-0152-001, 006, 007; 013-0154-031, 033; 014-0121-001, 029 thru 031; 014-0123-004 thru 008, 028, 032, 033; 014-0163-029, 060 thru 064; 014-0181-001; 014-0191-046, 048; 014-0194-002, 004 thru 006, 012 thru 014; 014-0195-011 thru -013, 018; 014-0196-025, 026; 014-0222-028 thru 035; 014-0251-022, 023, 050; 014-0252-023 thru 025; 014-0293-001, 005 thru 012, 014, 015; 014-0294-003, 006 thru 009, 021; 015-0041-005; 015-0111-001; 015-0112-001; 015-0113-055; 015-0181-044 thru 046; 015-0241-027 thru 033; 015-0242-023 thru 029; 015-0243-019; 021-0021-001, 002, 023 thru 026; 021-0023-001, 047, 050, 053; 021-0111-001, 002, 017 thru 019; 021-0112-016 thru 019; 021-0201-021 thru 025, 033 thru 035; 021-0283-003 thru 006; 022-0280-015, 017, 022, 030 thru 040; 023-0021-023, 025; 023-0026-024, 025; 026-0071-006, 007; 026-0072-001, 009, 010, 017, 018; 026-0073-012, 013; 027-0011-021; 037-0081-001 thru 006, 023, 024; 037-0161-002; 037-0310-002, 023, 026, 028, 029; 038-0011-001, 011, 012, 015, 016, 021, 025; 038-0081-007, 008, 011, 015, 019 thru 021; 038-0161-005, 007, 008; 038-0191-001, 022 thru 025; 039-0012-011, 013, 014, 019 thru 021; 039-0171-033, 034, 036, 042 thru 044; 040-0021-001, 030 thru 032; 040-0032-003, 017, 019.

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*FOR CITY CLERK USE ONLY*

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

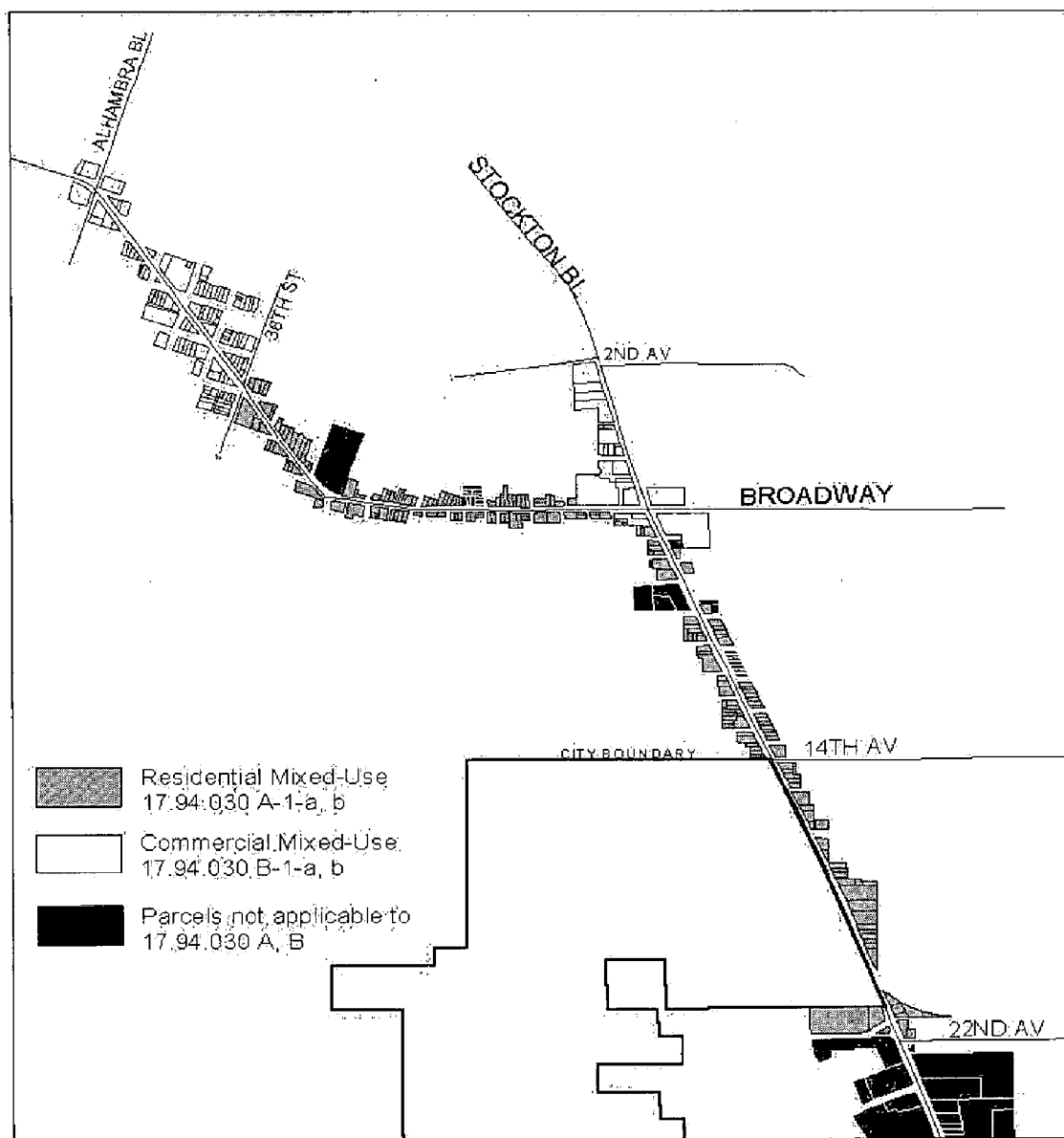
3. **C-2R SPD zoned parcels (13 parcels totaling approximately 25.37 acres) - Includes APN's:**  
039-0171-019, 024, 025, 031, 045; 039-0201-003 thru 006; 040-0021-047; 040-0031-024, 028, 029.
4. **C-4 SPD zoned parcels (29 parcels totaling approximately 52.56 acres) - Includes APN's:**  
022-0280-003, 013, 018, 025, 028, 029; 023-0026-026, 027; 023-0111-018 thru 020, 025, 026, 028, 029; 023-0211-001, 024 thru 026; 023-0221-012, 015, 018; 027-0171-011; 027-0181-011 thru 014; 027-0271-011, 012.
5. **OB SPD zoned parcels (1 parcel totaling approximately 0.29 acres) - Includes APN:**  
021-0023-052.
6. **OB-R SPD zoned parcels (1 parcel totaling approximately 0.32 acres) - Includes APN:**  
APN: 015-0041-001.
7. **R-1 SPD zoned parcels (10 parcels totaling approximately 11.86 acres) - Includes APN's:**  
014-0132-001; 014-0196-009; 015-0182-035 thru 041; 037-0310-018.
8. **R-2B SPD zoned parcels (3 parcels totaling approximately 0.49 acres) - Includes APN's:**  
010-0308-008; 015-0113-053, 056.
9. **R-3R SPD zoned parcels (11 parcels totaling approximately 1.04 acres) - Includes APN's:**  
014-0151-002 thru 012.
10. **RO SPD zoned parcels (3 parcels totaling approximately 3.37± acres) - Includes APN's:**  
014-0223-002 thru 004.

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*FOR CITY CLERK USE ONLY*

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



Broadway/Stockton Mixed-Use Land Use Key Map

*FOR CITY CLERK USE ONLY*

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



## ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY TITLE 17 OF THE CITY CODE, BY REZONING THE 278.12± ACRES LOCATED WITHIN THE BOUNDARIES OF THE BROADWAY/STOCKTON SPECIAL PLANNING DISTRICT (SPD) TO ADD THE 'SPD' DESIGNATION TO THE UNDERLYING ZONING. (M00-056)**

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

### SECTION 1

The attached Boundary Map (Attachment 1) describes the properties that are included within the boundaries of the Broadway/Stockton Special Planning District (SPD) for which the Special Planning District (SPD) designation is being added to the underlying zoning of the parcels pursuant to this amendment. These rezones are further described as follows:

- A. The zoning designation for the following 90 properties, which constitute 11.62± acres, is hereby changed from Limited Commercial (C-1) to Limited Commercial Special Planning District (C-1 SPD):

Assessor's Parcel Numbers: 013-0153-012 thru 014, 016 thru 018, 039; 014-0131-022 thru 031; 014-0132-016 thru 018; 014-0141-020 thru 028; 014-0142-010 thru 018, 028, 029; 014-0152-016 thru 021, 023, 037, 039; 014-0161-020 thru 023, 032; 014-0163-044; 014-0171-001, 025; 014-0172-001, 004, 005, 024, 025, 028 thru 030; 014-0183-001, 002; 014-0184-001 thru 003; 014-0185-001 thru 004; 014-0186-001, 010; 014-0187-001, 005, 022 thru 025; 014-0192-001 thru 003; 014-0193-001, 002, 037; 015-0181-043, 048.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- B. The zoning designation for the following 316 properties, which constitute 171.2± acres, is hereby changed from General Commercial (C-2) to General Commercial Special Planning District (C-2 SPD):

Assessor's Parcel Numbers: 010-0252-008, 016; 010-0255-016; 010-0301-009; 010-0303-003 thru 005; 010-0304-002, 003, 009, 011; 010-0307-001; 010-0308-001 thru 006, 015; 010-0312-001, 007, 014; 010-0313-001; 010-0315-001, 002, 011 thru 018; 010-0322-017 thru 019, 021, 022, 024; 010-0373-001 thru 005, 008, 017, 018; 010-0374-007; 010-0375-001 thru 006, 008 thru 010; 010-0376-001, 002, 005; 010-0377-001 thru 006, 017; 010-0381-011 thru 019; 010-0382-001 thru 006; 010-0383-003 thru 005, 012, 013; 010-0385-012 thru 015; 011-0200-070, 071; 013-0143-001 thru 008, 031 thru 036; 013-0151-003 thru 005; 013-0152-001, 006, 007; 013-0154-031, 033; 014-0121-001, 029 thru 031; 014-0123-004 thru 008, 028, 032, 033; 014-0163-029, 060 thru 064; 014-0181-001; 014-0191-046, 048; 014-0194-002, 004 thru 006, 012 thru 014; 014-0195-011 thru 013, 018; 014-0196-025, 026; 014-0222-028 thru 035; 014-0251-022, 023, 050; 014-0252-023 thru 025; 014-0293-001, 005 thru 012, 014, 015; 014-0294-003, 006 thru 009, 021; 015-0041-005; 015-0111-001; 015-0112-001; 015-0113-055; 015-0181-044 thru 046; 015-0241-027 thru 033; 015-0242-023 thru 029; 015-0243-019; 021-0021-001, 002, 023 thru 026; 021-0023-001, 047, 050, 053; 021-0111-001, 002, 017 thru 019; 021-0112-016 thru 019; 021-0201-021 thru 025, 033 thru 035; 021-0283-003 thru 006; 022-0280-015, 017, 022, 030 thru 040; 023-0021-023, 025; 023-0026-024, 025; 026-0071-006, 007; 026-0072-001, 009, 010, 017, 018; 026-0073-012, 013; 027-0011-021; 037-0081-001 thru 006, 023, 024; 037-0161-002; 037-0310-002, 023, 026, 028, 029; 038-0011-001, 011, 012, 015, 016, 021, 025; 038-0081-007, 008, 011, 015, 019 thru 021; 038-0161-005, 007, 008; 038-0191-001, 022 thru 025; 039-0012-011, 013, 014, 019 thru 021; 039-0171-033, 034, 036, 042 thru 044; 040-0021-001, 030 thru 032; 040-0032-003, 017, 019.

- C. The zoning designation for the following 13 properties, which constitute 25.37± acres, is hereby changed from General Commercial Review (C-2R) to General Commercial Review Special Planning District (C-2R SPD):

Assessor's Parcel Numbers: 039-0171-019, 024, 025, 031, 045; 039-0201-003 thru 006; 040-0021-047; 040-0031-024, 028, 029.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- D. The zoning designation for the following 29 properties, which constitute 52.56± acres, is hereby changed from Heavy Commercial (C-4) to Heavy Commercial Special Planning District (C-4 SPD):

Assessor's Parcel Numbers: 022-0280-003, 013, 018, 025, 028, 029; 023-0026-026, 027; 023-0111-018 thru 020, 025, 026, 028, 029; 023-0211-001, 024 thru 026; 023-0221-012, 015, 018; 027-0171-011; 027-0181-011 thru 014; 027-0271-011, 012.

- E. The zoning designation for the following property, which constitute 0.29± acres, is hereby changed from Office Building (OB) to Office Building Special Planning District (OB SPD):

Assessor's Parcel Number: 021-0023-052.

- F. The zoning designation for the following property, which constitute 0.32± acres, is hereby changed from Office Building Review (OB-R) to Office Building Review Special Planning District (OB-R SPD):

Assessor's Parcel Number: 015-0041-001.

- G. The zoning designation for the following 10 properties, which constitute 11.86± acres, is hereby changed from Standard Single Family Residential (R-1) to Standard Single Family Residential Special Planning District (R-1 SPD):

Assessor's Parcel Numbers: 014-0132-001; 014-0196-009; 015-0182-035 thru 041; 037-0310-018.

- H. The zoning designation for the following 3 properties, which constitute 0.49± acres, is hereby changed from Multiple Family (R-2B) to Multiple Family Special Planning District (R-2B SPD):

Assessor's Parcel Numbers: 010-0308-008; 015-0113-053, 056.

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- I. The zoning designation for the following 11 properties, which constitute 1.04± acres, is hereby changed from Multiple Family Review (R-3R) to Multiple Family Review Special Planning District (R-3R SPD):

Assessor's Parcel Numbers: 014-0151-002 thru 012.

- J. The zoning designation for the following 3 properties, which constitute 3.37± acres, is hereby changed from Residential Office (RO) to Residential Office Special Planning District (RO SPD):

Assessor's Parcel Numbers: 014-0223-002 thru 004.

## SECTION 2

The City Clerk of the City of Sacramento is directed to amend the Official Zoning Maps which are part of Title 17 of the City Code, as amended, to conform to the provisions of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

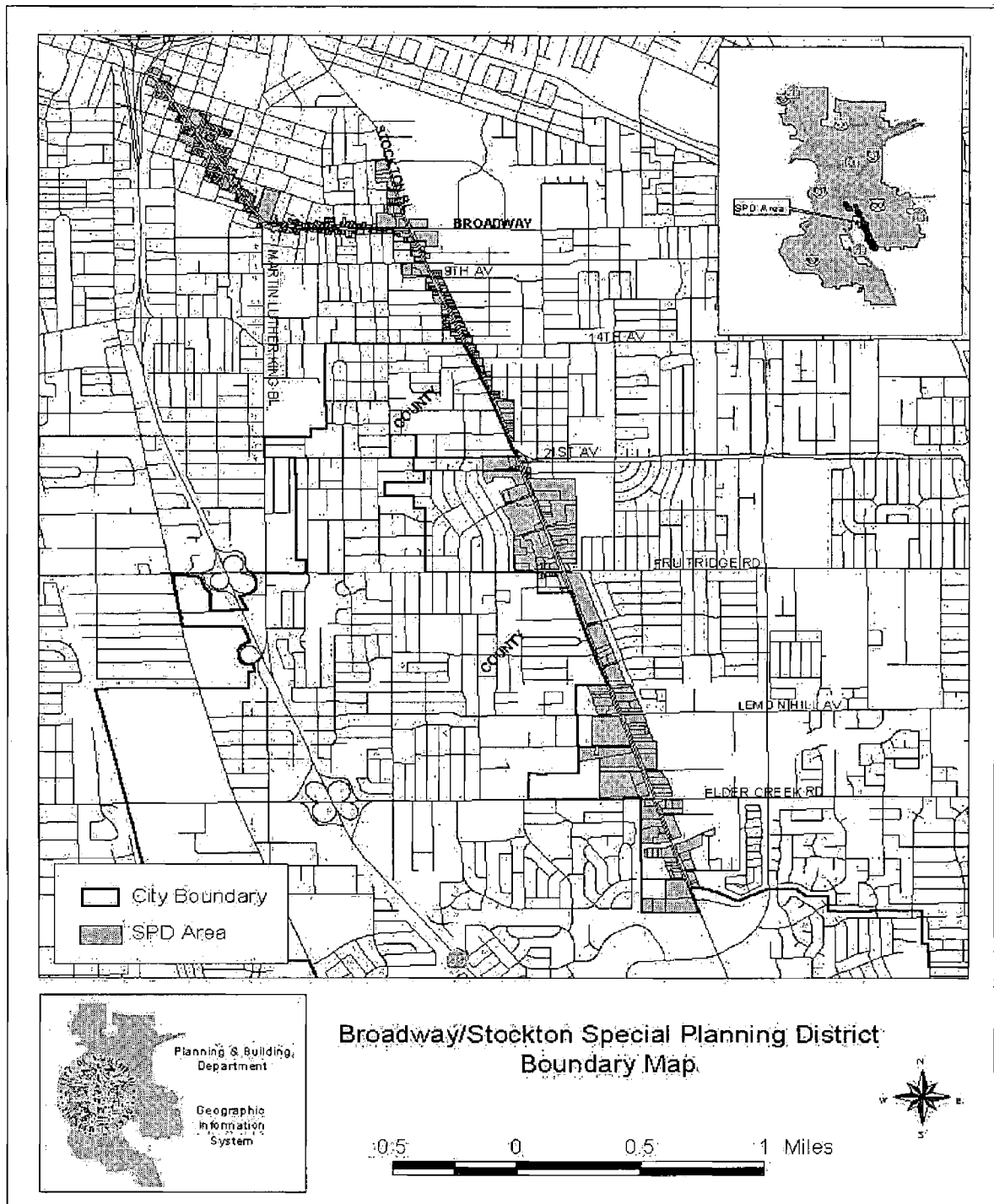
M00-056

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

## ATTACHMENT 1 - REZONE EXHIBIT



**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

## **Exhibit D**

### **Overview of the Boards/Commissions Recommendations and Staff's Response**

#### **1. Design Review Board**

On April 4, 2001, the proposed Broadway/Stockton SPD was presented to the Design Review Board. The Board unanimously recommended approval with the following revisions:

- Add definitions of "mixed use".
- Add additional provisions of the Urban Design Plan to the SPD.
- Expand the SPD boundary to include Martin Luther King Boulevard from Broadway to 21<sup>st</sup> Avenue.
- Prohibit Razor Wire in all locations within the SPD or require a Zoning Administrator's Special Permit for any use of razor wire. (The draft Ordinance recommends prohibiting razor wire adjacent to street frontages).

Subsequent to the Design Review Board hearing, Planning staff has revised the attached SPD Ordinance to include the Board's recommendations to include a definition of "mixed use" and to incorporate additional provisions of the Urban Design Plan. The Board's request to expand the boundaries of the SPD and to prohibit the use of razor wire within the SPD has not been included in the attached SPD Ordinance.

#### **2. Oak Park Project Area Committee**

On May 2, 2001, the proposed SPD was presented to the Oak Park Project Area Committee (PAC). The PAC unanimously recommended approval with the provision that "Bars" be listed as a discouraged use rather than a prohibited use.

On June 21, 2001, Planning and SHRA staff returned to the Oak Park PAC Land Use Subcommittee to review the changes made to the SPD Ordinance as a result of the Design Review Board's recommendations as well as additional minor changes that were made in an effort to clarify the Ordinance. At this meeting the discussion was focused on the issue of not including churches and social service uses as discouraged uses and adult related/entertainment establishments as prohibited uses. The subcommittee voted to have the Ordinance return to the full PAC on July 11, 2001.

On July 11, 2001, Planning and SHRA staff presented the attached SPD Ordinance to the Oak Park PAC. The PAC unanimously recommended approval with the following revisions:

- The boundaries should be extended to include Martin Luther King Bl;
- Razor wire should be prohibited in the SPD or at a minimum we should require a Zoning Administrator Special Permit to allow it;
- Notification for any special permit within the SPD should be increased to 1000 feet instead of 500 feet; and
- Social Services need to be reflected in the SPD as a use that is not desired. In addition, the social service citing policies adopted by the City Council should be added to the SPD Ordinance.

Staff presented the PAC recommendations to the City Planning Commission for review and consideration at the July 12, 2001 CPC hearing.

**3. City Planning Commission**

On July 12, 2001, the proposed SPD was presented to the City Planning Commission (CPC). The CPC unanimously recommended approval with the following revisions and recommendations:

- Razor wire should be prohibited in the SPD; and
- Staff should be directed to proceed with a study of the area adjacent to Martin Luther King Jr. Boulevard to determine (1) whether or not the Broadway/Stockton SPD Ordinance should be amended to include the properties along this corridor or (2) whether a separate SPD should be prepared to address the land use issues along this corridor.

Planning staff have not amended the SPD Ordinance to prohibit the use of Razor Wire in the SPD or to require a Zoning Administrator's Special Permit to allow it. Planning staff will present this as an outstanding issue to the City Council.

In addition, the issue about expanding the boundaries to include Martin Luther King Jr. Boulevard in this SPD or in a separate SPD will be presented as an issue to the City Council. If the City Council votes to have staff study this area, they will need to direct staff to (1) amend the Planning Division Work Program and (2) approve the funding for the necessary studies and environmental documents to be prepared.

**4. Sacramento Housing and Redevelopment Commission (SHRC)**

Planning and SHRA staff will be presenting the attached SPD Ordinance to the SHRC on Wednesday, July 18, 2001. Planning staff will provide the Law and Legislation committee with a report on the SHRC recommendations during the hearing on this item.

**Exhibit E**  
**Summary of Community**  
**Outreach and Issues**

**Community Outreach:**

Information about the proposed Broadway/Stockton Special Planning District (SPD) was provided on several occasions during the past year. Community Meetings and Project Information Mailings were provided on the following dates:

- November 6, 2000  
Councilmembers Lauren Hammond and Dave Jones hosted a community meeting. Staff from the City Planning Division and the Sacramento Housing and Redevelopment Agency reviewed key issues and presented an initial SPD implementation strategy. Public notices were sent to the participants of the Broadway/Stockton Urban Design Plan process, all neighborhood and Business associations in the Broadway/Stockton area and property owners within a 500' radius of the SPD boundary. Forty people attended the meeting. No significant issues were identified. The implementation approach was modified based on comments received.
- January 19, 2001  
An informational package was sent to everyone who attended the first community meeting. The package included a revised implementation strategy based on community comments, responses to questions from the community meeting and a draft Ordinance.
- March 28, 2001  
A meeting was held with community members who requested clarification of elements of the draft Ordinance. Community members requested the following changes to the draft Ordinance:
  1. Add definitions of "mixed use".
  2. Add additional land use provisions from the Broadway/Stockton Urban Design Plan to the SPD.
  3. Expand the SPD boundary to include Martin Luther King Jr. Boulevard from Broadway to 21<sup>st</sup> Avenue (the draft Ordinance does not include an expansion of the boundaries established during the Broadway/Stockton Urban Design Plan process).



4. Prohibit Razor Wire in all locations within the SPD. (The draft Ordinance recommends prohibiting razor wire adjacent to street frontages).

Above items 1 and 2 have been addressed in the attached SPD Ordinance. See Exhibit D for additional information on Items 3 and 4.

- April 16, 2001  
Written notification of a second community was sent to the project mailing list. A revised, draft Ordinance was attached.
- April 24, 2001  
A second community meeting was held to review the Draft Ordinance revisions and respond to questions. Unresolved issues related to use of razor wire and inclusion of a portion of Martin Luther King Boulevard within the SPD were also discussed.
- June 28, 2001  
Written notification providing a listing of all upcoming hearings/meetings on the adoption of the SPD Ordinance was sent to everyone on the project mailing list.

**Project Issues:**

City and SHRA staff have met with property and business owners affected by the proposed SPD on several occasions during the planning process to identify impacts, consider language changes that could provide further clarification and/or to enhance the ordinance language in order to limit land uses that will not promote the revitalization of the properties within the SPD. The following provides a brief explanation of the project issues that have not been resolved to the satisfaction of some community members and staff's response (reflected in italics) to these issues:

- A. Razor wire (concertina wire, barbed wire, serpentine wire, etc.): Some community members have requested that razor wire be prohibited entirely throughout the SPD. They have stated that razor wire is unattractive and not consistent with the appearance they are trying to achieve for the Broadway/Stockton area. By contrast, some area business owners have strongly supported the need to retain the ability to use razor wire to protect their property.

The Zoning Ordinance currently allows the use of razor wire in all non-residential zones provided:

1. That it does not protrude over the public right-of-way; and

2. That only a single strand be permitted inside a fence near the base and any additional strands/wire be located a minimum of six feet from the grade of the property (the Zoning Administrator can grant a special permit to allow it at lower heights).

*Staff Response:* staff has proposed a compromise that razor wire be prohibited adjacent to public streets in order to eliminate use in the most visible areas. This compromise was acceptable to those requesting the use of razor wire but did not satisfy members of the community who oppose it.

- B. SPD Boundary Extension: Some community members have requested that a segment of Martin Luther King Jr. Boulevard be added to the SPD. The rationale for the request involves the concern that businesses "prohibited" in the SPD will move to Martin Luther King Jr. Boulevard where no restrictions apply.

*Staff Response:* Martin Luther King Jr. Boulevard was not included in the Urban Design Plan and was not evaluated in the Negative Declaration. Therefore, staff has not included this area in the Draft SPD Ordinance. The establishment of a commercial revitalization corridor for Martin Luther King Jr. Boulevard would need to be included in the City's Economic Development Strategy and to receive staff priority.

- C. Uses Requiring a Special Permit and Findings: As proposed in the attached Draft Ordinance, the SPD will require a special permit for uses that were identified through the community outreach process as a use that will not assist in the revitalization of the SPD. Many of these uses were also identified in the Broadway/Stockton Urban Design Plan as uses that should be discouraged. During the ordinance review process, some community members requested that churches and social services be included in the list of uses requiring a special permit and findings of fact in order to locate within the SPD. The purpose of the specific Special Permit and Findings is to ensure that the specific uses listed will further the goals of the Broadway/Stockton Urban Design Plan and that the use will not be detrimental to other properties in the SPD. The reason for the request is that the community members feel there is an abundance of these uses in the area and that they detract from the appearance and vitality of the area.

*Staff Response:* The Zoning Ordinance currently requires a church or social service facility locating anywhere within the City limits to obtain a special permit from the Planning Commission. The special permit provision allows for the individual review, consideration and conditioning (if approved) of these uses on a case by case basis. Adding language to the SPD requiring churches and social service facilities to obtain a special permit will not provide any greater review authority than currently exists. Because churches and social service facilities already require a special

*permit, staff is recommending that these uses not be subject to additional special permit and findings requirements within the SPD.*

- D. Prohibited Uses: During the ordinance review process, some community members requested that adult related and adult entertainment establishments be prohibited from locating within the boundaries of the SPD. The reason for the request is that the community members feel that these uses would encourage the development of a blighted area and contribute to the loitering problems currently occurring within the SPD.

Within the boundaries of the SPD there are properties with the following zoning designations: Limited Commercial (C-1); General Commercial (C-2); General Commercial Review (C-2R); Heavy Commercial (C-4); Office Building (OB); Office Building Review (OB-R); Standard Single Family Residential (R-1); Multi-Family (R-2B); Multi-Family Review (R-3R); and Residential Office (RO). For C-2, C-2R and C-4 properties within the SPD, adult entertainment establishments (adult bookstores, adult cabarets, adult motion picture theaters, adult arcades and adult hotel/motels) are conditionally permitted and adult related establishments (bathhouses, escort bureaus, massage parlors, outcall massage services, modeling studios and sexual encounter centers) are required to obtain a special permit from the Planning Commission. These uses are not permitted within any of the other zoning designations existing within the SPD. The following provides an overview of the existing regulations for these uses:

Adult Entertainment Establishments: The Zoning Ordinance currently regulates adult entertainment establishments by imposing the following minimum locational standards:

1. The use must be located more than 1,000 feet, measured from the nearest property lines of each of the affected parcels, from any residential or agricultural zone;
2. The use must be located more than 1,000 feet, measured from the nearest property lines to each parcel containing such use, from any school; place of religious worship; park, playground or similar use; and outside of and more than 1,000 feet from the Old Sacramento Historical Park; and
3. The use must be located more than 1,000 feet, measured from the nearest property lines of each parcel containing such use, from any other adult bookstore, adult cabaret, adult motion picture theater, adult arcade or adult hotel/motel.

Staff Response: Staff has reviewed the land use maps for the SPD and does not believe there are any sites within the SPD boundaries that could meet the existing locational criteria. Therefore, in order to locate an adult entertainment establishment within this SPD, a Planning Commission Special Permit would be required in order to determine whether or not a waiver of the locational standards should be issued. There are currently no existing or proposed adult entertainment establishments within the SPD. Because the Zoning Ordinance currently regulates these uses in a uniform manner throughout the City, staff is recommending that these uses not be further regulated within this SPD.

Adult Related Establishments: The Zoning Ordinance currently requires a Planning Commission Special Permit in order to locate an adult related establishment anywhere within the City limits. The special permit provision allows for the individual review, consideration and conditioning (if approved) of these uses on a case by case basis. In addition to the special permit requirement, these uses are also subject to the same locational criteria as set forth above for adult entertainment establishments.

Staff Response: Staff has reviewed the land use maps for the SPD and does not believe there are any sites within the SPD boundaries that could meet the existing locational criteria. Therefore, in order to locate an adult related establishment within this SPD, a Planning Commission Special Permit would be required in order to determine whether or not a waiver of the locational standards should be issued. There are currently no existing or proposed adult related establishments within the SPD. Because the Zoning Ordinance currently regulates these uses in a uniform manner throughout the City, staff is recommending that these uses not be further regulated within this SPD.

## Exhibit F

THE FOLLOWING TABLE SUMMARIZES THE BROADWAY/STOCKTON URBAN DESIGN PLAN RECOMMENDATIONS APPLICABLE FOR INCLUSION IN A SPECIAL PLANNING DISTRICT (left column) AND THE IMPLEMENTATION APPROACH REFLECTED IN THE DRAFT ORDINANCE (right column).

Urban Design Plan Recommendations:	Draft SPD Ordinance Implementation Approach:
1. Reduce the amount of commercially zoned property in the Broadway/Stockton commercial areas. →	The SPD as drafted will allow residential development and/or residential mixed-use development in commercial zones with a Zoning Administrator's Special Permit <sup>1</sup> . (If a project becomes controversial, Planning Commission approval may be required.)
2. Provide development standards for each District identified in the Urban Design Plan. →	<p>In order to ensure that new development is compatible with existing, surrounding buildings, the SPD establishes a requirement that all new construction be subject to design review approval consistent with the City of Sacramento <u>Redevelopment Area Design Review</u> procedures which require:</p> <ul style="list-style-type: none"> <li>- Design Review Board approval for all new commercial and multi-family developments and additions and repairs valued over \$100,000.</li> <li>- Design Review Staff approval for all new 1 and 2 family residential developments and additions and repairs valued under \$100,000 for existing commercial and residential development.</li> </ul> <p>This approach provides a customized review for all new projects that will reflect the themes and goals identified for each Urban Design Plan district. This approach will also provide consistency with existing design review processes in the adjacent Oak Park Redevelopment Area.</p>
3. Reduce parking requirements for pedestrian-oriented areas. →	No new regulation is needed. Recent City Zoning Ordinance changes now allow Zoning Administrator approval for up to a 100% parking waiver for buildings up to 10,000 square feet.

Urban Design Plan Recommendations:	Draft SPD Ordinance Implementation Approach:
<p>4. Encourage commercial and residential mixed uses for new infill development along Broadway and areas north of 21<sup>st</sup> Ave on Stockton Blvd. →</p>	<p>The SPD as drafted includes language that encourages commercial and residential mixed uses. The SPD will also establish the use of a Zoning Administrator's Special Permit<sup>1</sup> for these uses instead of a Planning Commission Special Permit. (If a project becomes controversial, Planning Commission approval may be required.)</p>
<p>5. <u>Discourage</u> the following uses: →</p> <ul style="list-style-type: none"> <li>- Social Services</li> <li>- Used Merchandise Stores</li> <li>- Card Rooms</li> <li>- Drive-thru Restaurants</li> <li>- Lodging Facilities</li> <li>- Places of Worship/Church</li> <li>- Auto Service Facilities</li> <li>- Check Cashing Facilities</li> <li>- Liquor Stores over 15,000 square feet.</li> <li>- Vehicle and Equipment Rental Facilities</li> </ul>	<p>The SPD as drafted will require a Planning Commission Special Permit for all of the uses shown with the exception of Social Services and Places of Worship/Churches. (The Zoning Ordinance currently requires a Special Permit for some of these uses.)</p> <p>The Draft SPD Ordinance will not prohibit Social Services and Places of Worship/Churches due to existing Zoning Ordinance regulations that apply to these uses (a more detailed explanation is provided within the staff report).</p>

Urban Design Plan Recommendations:	Draft SPD Ordinance Implementation Approach:
<p>6. <u>Prohibit</u> the following uses: →</p> <ul style="list-style-type: none"> <li>- Auto Sales</li> <li>- Used Car Lots</li> <li>- Used Tire Sales</li> <li>- Storage Uses</li> <li>- Towing Services</li> <li>- Bars</li> <li>- Vehicle Maintenance and Storage Facilities</li> <li>- Liquor Stores (less than 15,000 sf)</li> <li>- Adult Related/ Entertainment Establishments</li> </ul>	<p>The SPD as proposed will prohibit all of the uses shown with the exception of Adult Related and Adult Entertainment Establishments.</p> <p>The Draft SPD Ordinance will not prohibit Adult Related and Adult Entertainment Establishments due to existing Zoning Ordinance regulations that apply to these uses which include locational criteria (a more detailed explanation is provided within the staff report).</p>
<p>7. Revise setback requirements in some areas. →</p>	<p>The SPD will identify specific the setback requirements identified in the Urban Design Plan.</p>

A Zoning Administrator's Special Permit is a discretionary approval with the lowest cost and fastest time to a public hearing.