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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

August 6, 1987

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Transportation Community Development Committee

Members in Session:

- SUBJECT: 1. Environmental Determination
2. Zoning Ordinance Amendment Relating to Major Project Review by the City Council (M87-005)

LOCATION: City Wide

SUMMARY

Under the existing zoning ordinance, a major project (75,000 square feet or larger) in the Central City requires a special permit. The ordinance stipulates that the Planning Commission action is final unless appealed to the Council or if the Council elects to hear the special permit. In order to get an expeditious decision from the Council on whether to hear the project or not, the ordinance requires the Planning Director to report to the Council within five days from Planning Commission action. Recent state legislation amending the Brown Act noticing procedures has made this process no longer possible. There appears to be two alternatives. First to allow the Planning Commission action to be final unless there is an appeal. Second, to require Council action, in addition the Commission's action, for all major project special permit. Staff recommends the first alternative.

BACKGROUND

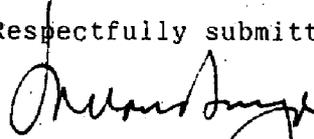
In 1979 the City Council adopted a special permit requirement for major projects in the Central City. This was instigated by a major and controversial office/hotel project at 18th and K Street, which was never built. Prior to adoption of the new requirement, the Council heard strong concerns from the development sector that the process would add significant processing time delays and costs onto major projects. Pursuant to these concerns, the Council decided to allow the commission action to be final unless, in short period of time (five days) it elects to hear the project. In this case, the matter would be set for hearing approximately three weeks later. With the new Brown Act public notice requirements, this short "decision to hear" process is no longer possible.

As indicated in the summary section of this report, staff recommends granting final action to the Planning Commission unless an appeal is filed. This would be consistent with the special permit process for other types of projects and with major projects in PUD's outside the Central City. To keep the Council informed on major projects in the Central City, staff would transmit a copy of all staff reports to the City Council members individually. Individual briefings could also be arranged with the applicants at Councilperson's request. For projects that are controversial, it is likely that those will be heard by the City Council on appeals.

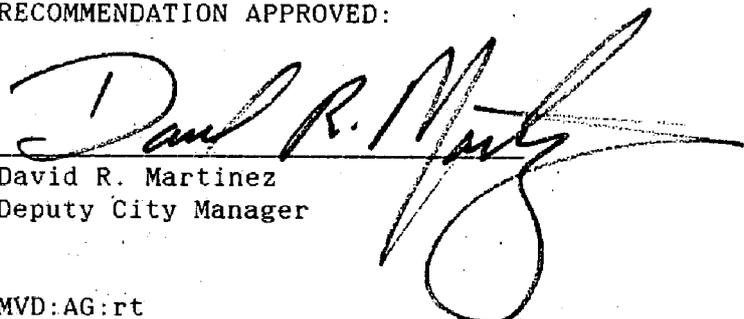
RECOMMENDATION

The current ordinance needs to be amended in light of state legislation. Should the committee concur with staff's recommendation, the appropriate ordinance amendment will be prepared for City Council action.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


David R. Martinez
Deputy City Manager

MVD:AG:rt
attachments

M87-005