



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

February 18, 1982

APPROVED
BY THE CITY COUNCIL

FEB 23 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending Section 26.10 and 26.15 of the
Comprehensive Zoning Ordinance of the City of Sacramento
relating to Flood Insurance Damage Protection (M-619)

SUMMARY:

The proposed amendment would require that the minimum floor elevations for residential developments in Floodway or Flood Fringe Zones be increased to a minimum of one foot above the existing 100-year flood elevation. The staff and Commission recommend approval of the ordinance amendment.

BACKGROUND INFORMATION:

On September 12, 1978, the City Council adopted an ordinance which implemented the National Flood Insurance Program by establishing local zoning and subdivision regulations to minimize loss of life and property by regulating developments within designated flood-prone areas. The ordinance adopted in 1978 specified that residential development in areas located in the Floodway or Flood Fringe zones be constructed at or above the 100-year flood elevations. As shown on the Flood Insurance Rate Maps for the City of Sacramento, these maps were based on current levels of development at the time of the study and do not take into account the greater storm runoff and higher flood elevations resulting from continued urbanization. Also, the proposed amendment would be consistent with that being used by the County of Sacramento. For these reasons, it is proposed that minimum floor elevations be required to be a minimum of one foot above the existing 100-year flood elevation.

VOTE OF COMMISSION:

On November 25, 1981, the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the ordinance amendment.

City Council


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February 18, 1982

RECOMMENDATION

The staff and Planning Commission recommend the City Council approve the proposal and adopt the attached Ordinance Amendment.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:cp
Attachments
M-619

February 23, 1982
All Districts

ORDINANCE NO. 82-014

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

February 23, 1982

AN ORDINANCE AMENDING SECTIONS 26.10 AND 26.15 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO RELATING TO FLOOD INSURANCE DAMAGE PROTECTION

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

Section 1

Sections 26.10(c) and 26.15(d) of the Comprehensive Zoning Ordinance of the City of Sacramento are hereby amended to read as follows:

Section 26.10 FW Floodway Overlay Zone

(c) Within the FW Zone no building permit or entitlement shall be issued, nor shall any structure be erected unless certification is provided to the Director of Building Inspection from a registered professional engineer that said development will not increase the level of the base flood and that the requirements of Section 26.15 are satisfied.

Section 26.15 FF Floodway Fringe Overlay Zone

(d) Within the FF Zone residential structures shall have the lowest floor (including basement) elevated a minimum of one foot above the base flood level as specified in the FIRM and United States Flood Insurance Rate Study for the City of Sacramento (which by this reference are hereby incorporated as part of this ordinance as though fully set forth).

DATE ENACTED:

DATE EFFECTIVE:

APPROVED
BY THE CITY COUNCIL

FEB 23 1982

MAYOR

OFFICE OF THE
CITY CLERK

ATTEST:

CITY CLERK

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE 11-25-81
 ITEM NO. 26 FILE NO. F-
M-619

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER _____

Recommendation:
 Favorable
 Unfavorable

LOCATION: General Zoning & Ordinance No. 7.00.01
Commercial Garage Protection

Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			
Fong	✓			
Goodin	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

(3) 4

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Amendment to Section 26.10 and 26.15 of the Comprehensive Zoning Ordinance of the City of Sacramento concerning Flood Insurance Damage Protection (M-619)

SUMMARY

At the present time the Zoning Ordinance requires that residential development in areas located in the Floodway or Flood Fringe zones be constructed with floor elevations at or above the 100-year flood elevations as shown on the Flood Insurance Rate Maps for the City of Sacramento. These maps were based on current levels of development at the time of the study and do not take into account the greater storm runoff and higher flood elevations resulting from continued urbanization. Also, the proposed criteria would also be consistent with that being used by the County of Sacramento. For these reasons it is proposed that minimum floor elevations be required to be a minimum of one foot above the existing 100-year flood elevation.

BACKGROUND INFORMATION

On September 12, 1978 the City Council adopted an ordinance which implemented the National Flood Insurance Program by establishing local zoning and subdivision regulations to minimize loss of life and property by regulating developments within designated flood-prone areas. The ordinance adopted in 1978 specified that residential development in areas located in the Floodway or Flood Fringe zones be constructed at or above the 100-year flood elevations. The proposed amendment would require that the minimum floor elevations be increased to a minimum of one foot above the flood elevation.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed amendment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15037(b)3).

RECOMMENDATION

It is recommended that the Planning Commission recommend that the City Council approve the proposed amendment to Sections 26.10 and 26.15 of the Comprehensive Zoning Ordinance by adopting the attached ordinance.

Respectfully submitted,

Howard Yee
Howard Yee *W.Y.*
Principal Planner

HY:bw
Attachment

M-619

November 25, 1981

Item No. 26

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AN ORDINANCE AMENDING SECTIONS 26.10 and 26.15
OF THE COMPREHENSIVE ZONING ORDINANCE OF THE
CITY OF SACRAMENTO RELATING TO FLOOD INSURANCE
DAMAGE PROTECTION

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Director of Building Inspection from a registered professional engineer
that said development will not increase the level of the base flood and
that the requirements of Section 26.15 are satisfied.

Section 26.15 FF Floodway Fringe Overlay Zone

(d) Within the FF Zone residential structures shall have the lowest floor
(including basement) elevated a minimum of ^{1 foot} (1') above the base flood level
as specified in the FIRM and United States Flood Insurance Rate Study

153 for the City of Sacramento (which by this reference are hereby incorporated
154 as part of this ordinance as though fully set forth).

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155 PASSED FOR PUBLICATION

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156 ENACTED

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157 EFFECTIVE

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MAYOR

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160 ATTEST:

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CITY CLERK

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M-619

11-25-81

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No. 26