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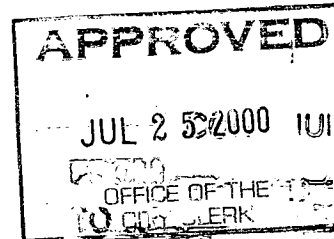
PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

PLANNING
916-264-5381
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July 19, 2000

City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: EMERGENCY ORDINANCE REQUIRING A SPECIAL PERMIT FOR NON RESIDENTIAL USES IN THE TRANSIT VILLAGE STUDY AREA AROUND THE 65TH STREET LIGHT RAIL STATION (M00-004)(Two/Thirds Vote)

LOCATION AND COUNCIL DISTRICT: Near the 65th Street Light Rail Station; District 3 & 6

RECOMMENDATION: Adopt the attached emergency ordinance that requires non residential developments in the proposed Transit Plan Area to receive a special permit prior to development until the master plan land use study is complete.

CONTACT PERSON: Steve Peterson, Senior Planner, 264-5981

FOR COUNCIL MEETING OF: July 25, 2000

SUMMARY: City has initiated an Environmental Impact Report (EIR) consisting of approximately 40 acres for the implementation of a Transit Village Plan around the 65th Street Light Rail Station. The EIR will analyze impacts of the Transit Village Plan which anticipates changes to land use and zoning providing for improved pedestrian circulation and access to light rail; capitalize on the access to CSUS; provide for a mix of housing types in East Sacramento, and intensify residential and commercial mixed use development opportunities to increase RT rider ship at the 65th Street transfer station (bus and LRT). This ordinance would require any non residential use in the Transit Village Plan Area to receive a special permit prior to development during the course of the land use plan update.

VOTE OF THE PLANNING COMMISSION: None

BACKGROUND INFORMATION: The City Council authorized the emergency ordinance in June 1999, requiring a special permit for any non residential use with the 59th/65th Streets Light Rail Station area pending the initiation of a master plan for this area. The master plan envisioned

intensifying uses around the 65th Street light rail station and redesignating the area from an industrial area to a mix of retail, office and residential uses. The ordinance was approved in order to allow staff the opportunity to scope the project and find funding for the study. The ordinance included a sunset clause of July 1, 2000.

In March 2000, the City Council approved funding for the study. Staff has scoped the project and initiated a Program EIR which will identify impacts on the establishment of a Transit Village Plan; General Plan Amendments from Heavy Commercial and Warehouse to Residential Mixed Use and Commercial Mixed Use; rezones from M-1 (Light industrial) to RMX (Residential Mixed Use) and C-2MX (Commercial Mixed Use), establishment of a Commercial Mixed Use (C-2MX) zone and a project level analysis on a proposed 120,000 square foot office project proposed south of the 65th Light Rail Station on the site known as the "Barn Site". The EIR and plan amendments are anticipated to be completed by spring of 2001.

Staff is recommending that the City Council adopt the emergency ordinance so that uses inconsistent with the Transit Village Plan are not established by right under the Light Industrial zoning classification.

The attached ordinance will require non residential uses in the plan area to receive a special permit until such time that the Council takes action on the Transit Village Plan and relating implementation documents.

FINANCIAL CONSIDERATIONS: None

ENVIRONMENTAL CONSIDERATIONS: This project is exempt under CEQA.

POLICY CONSIDERATIONS: The 65th Street area is identified as a transit oriented development opportunity in the draft City Economic Development Strategy. The City's General Plan identifies this area as an "Area of Opportunity for Development and Reuse". Areas of opportunities consist of properties where infrastructure, access or service changes have resulted in new development opportunities for significant reuse of existing developed areas.

Pending the completion of the Transit Village Plan, land uses inconsistent with the results of the plan may be established by right and without opportunity for public review. The impending Transit Village Plan allows for the significant reuse of an existing under developed properties in support of economic development, transit facilities and the recently completed CSUS access project.

ESBD CONSIDERATIONS: None.

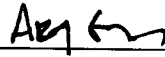
Respectfully Submitted,



Steve Peterson
Senior Planner

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
City Manager

APPROVED:



Gary Stonehouse
Director of Planning and Building Department

Attachments:

- Project Proposal & Objectives Ordinance
- Transit Village Boundary Map

Transit Village Plan Proposed Project:

The proposed plan, land use, zoning and public improvements for the project area will improve pedestrian circulation and access to light rail; create a direct connection between the California State University, Sacramento, East Sacramento neighborhood and the 65th Street Station; provide for a mix of housing types in East Sacramento, and intensify residential and commercial mixed use development opportunities to increase RT rider ship at the 65th Street transfer station (bus and LRT). The project also identifies a new street to be located in the Superblock at the southwest corner of 65th Street and Folsom Boulevard. This new street will provide ingress and egress access connection to and from Folsom Boulevard and 65th Street and extend the neighborhood block pattern into the project area to improve pedestrian connections to the adjacent streets. As proposed access to 65th Street will be a right-in/right out only.

The proposed project consists of the following components:

65th Street Transit Village Plan. Establishes goals, policies, objectives, developments standards and implementation actions for the project area.

General Plan Amendments: The project will amend the General Plan land use designation for this area from Heavy Commercial and Warehouse to Commercial Mixed Use for 23.42 acres and Residential Mixed Use for 14.38 acres (Super block).

Rezones: Amend the zoning districts for the project area from M-1(Light Industrial) to RMX (Residential Mixed Use) for approximately 14.38 acres and C-2MX (Commercial Mixed Use) for approximately 23.42 acres (Triangle, Station Block, Barn site);

C-2MX Zone: Establish a new Commercial Mixed Use Zone and development standards for application to the project area;

65th Street Office Project: A 120,000 square foot office building with 9,000 square feet of retail space and 398 space surface parking lot, located south of the Light Rail Station on the Barn site (APN: 015-0010-037)

Project Objectives:

- Create a University Mixed Use District near the 65th Street light rail station which will serve the community and the projected student population growth at California State University, Sacramento (CSUS)
- Transform 65th Street between Elvas Avenue and S Street into a retrofitted village main street which builds upon the street, pedestrian and bike access improvements linking the university to the 65th Street light rail station.
- Allow retention and continued operation of existing industrial and service oriented uses
- Balance residential, retail and employment opportunities near the 65th Street station to create an extended hour community, increase transit use, reduce air pollution and

traffic congestion

- Provide incentives and establish minimum employment and housing intensities to support new urban mixed uses which support transit ridership
- Attract small business that will serve the residential, employee and student population of the area.
- Creating attractive and convenient pedestrian linkages between the surrounding neighborhoods and the light rail station for residents, employees and students.
- Balance the supply and management of parking with transit ridership incentives to address the needs of neighborhood residents, businesses, transit riders, students and employees

APPROVED

JUL 25 2000

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 2000-030

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN INTERIM ORDINANCE ESTABLISHING A SPECIAL PERMIT REQUIREMENT FOR NON-RESIDENTIAL DEVELOPMENT WITHIN THE TRANSIT VILLAGE PLAN AREA, AND DECLARING THE ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY (M00-004)

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

SECTION 1

THE COUNCIL DECLARES AND FINDS AS FOLLOWS:

FINDINGS:

- A. The City General Plan identifies part of the Transit Village Plan Area (attached map) as an area of opportunity " where changes in land use can be encouraged . . . due to their close proximity to light rail facilities or to where new land uses may be more appropriate than those identified in post 1976 community plans".
- B. Informal community supported planning exercises have supported the replanning of the study area to emphasize office, retail, residential and mixed use transit supporting land uses.
- C. There is multi-agency interest in developing a new master plan for the study area. Interest has been informally expressed by representatives of Cal Trans, SMUD, CSUS and Regional Transit.
- D. Certain funds from the SMAQMD and UC Davis are now available to support portions of the master plan effort.
- E. Allowing the retention and continued operation of existing industrial and service oriented uses;

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Ordinance No.: _____

Date Adopted: _____

- F. Objectives have been established for the Transit Village Plan which includes:
1. Creating a University Mixed Use District near the 65th Street light rail station which will serve the community and the projected student population growth at California State University, Sacramento (CSUS);
 2. Transforming 65th Street between Elvas Avenue and S Street into a retrofitted village main street which builds upon the street, pedestrian and bike access improvements linking the university to the 65th Street light rail station;
 3. Allowing the retention and continued operation of existing industrial and service oriented uses;
 4. Balancing residential, retail and employment opportunities near the 65th Street station to create an extended hour community, increase transit use, reduce air pollution and traffic congestion;
 5. Providing incentives and establish minimum employment and housing intensities to support new urban mixed uses which support transit ridership;
 6. Attracting small business that will serve the residential, employee and student population of the area;
 7. Creating attractive and convenient pedestrian linkages between the surrounding neighborhoods and the light rail station for residents, employees and students, and;
 8. Balancing the supply and management of parking with transit ridership incentives to address the needs of neighborhood residents, businesses, transit riders, students and employees.
- F. Funding has been obtained and the Environmental Impact Report initiated to identify and mitigate development related impacts.
- G. Under the current provisions of the City's Zoning Code, a broad range of non-residential uses are permitted in the study area as a matter of right, without any review by the City. While some of these uses may be compatible with the goals and policies of the General Plan, and the potential focus of the master plan, there are also a number of non-residential uses, both commercial and industrial, which are not.
- H. Specific projects would continue to be processed through the special permit procedures during the study period.

FOR CITY CLERK USE ONLY

Ordinance No.: _____

Date Adopted: _____

Section 2.

Notwithstanding the provisions of Title 17 of the City Code, a special permit approved by the Planning Commission shall be required to establish within the Transit Village Plan Area any new non-residential use for which a building permit, grading permit or any other permit from the City is required.

The Transit Village Study Plan Area shall mean that area bounded on the north by Elvas Avenue and Folsom Boulevard, on the east by the UP Rail line on the south by the Light Rail line and US Highway 50 and on the west by the Caltrans site approximately 170 feet west of 61st Street as shown on the map attached as Exhibit 1 hereto, and includes and consists of the following properties:

APN's:008-0010-003; 008-0010-012; 008-0010-018; 008-0010-019; portion of 008-0010-024;
008-0323-003; 008-0323-012; 008-0323-013; 008-0323-014;
008-0382-018; 008-0382-019; 008-0382-021; 008-0382-022;
008-0383-003;008-0383-006;008-0383-007; 008-0383-017;008-0383-018;008-0383-019;008-0383-020; 008-0383-023; 008-0383-024; 008-0383-025; 008-0383-026;
008-0392-007, 008-0392-012; 008-0392-013, 008-0392-014; 008-0392-015;
015-0010-003, 015-0010-015;015-0010-018;015-0010-020;015-0010-021;015-0010-023;015-0010-024; 015-0010-025; 015-0010-032; 015-0010-033; 015-0010-034; 015-0010-037;015-0010-038;015-0010-039

Section 3.

It is anticipated that the master plan and necessary CEQA documentation will be submitted to the Council for consideration by March 2001, and that upon the Council's decision whether to amend the land use regulations for the Transit Village Plan Area, the special permit requirement set forth in Section 2 of this ordinance will be repealed and, as appropriate, replaced by the revised land use regulations for the Transit Village Plan Area.

Section 4.

This ordinance is declared to be an emergency ordinance, to become effective immediately upon its adoption by the City Council pursuant to Sacramento City Charter Section 32(g)(2). The facts constituting the emergency are as follows: City staff has been directed to, and is currently proceeding with, preparation of a draft master plan for the Transit Village Study Plan and necessary CEQA documentation to allow for consideration of the master plan by the Council.

Under the current provisions of the City's Zoning Code, a broad range of non-residential uses are permitted in the Study Area as a matter of right, without any review by the City. While some of these uses may be compatible with the goals and policies of the General Plan, and the potential focus of the

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master plan, there are also a number of non-residential uses, both commercial and industrial, which are not. Such uses, if allowed to be established pending completion of the master plans process, would or could frustrate or interfere with the master planning process. It is therefore appropriate to require that a special permit be required for all non-residential uses within the Study Area, pending the completion of the master plan process. It is also necessary and appropriate that the requirement for a special permit take effect immediately, to ensure that no new non-residential uses are established during the thirty-day period that would otherwise pass before this Ordinance would take effect.

Date Enacted:

Date Effective:

MAYOR

ATTEST:

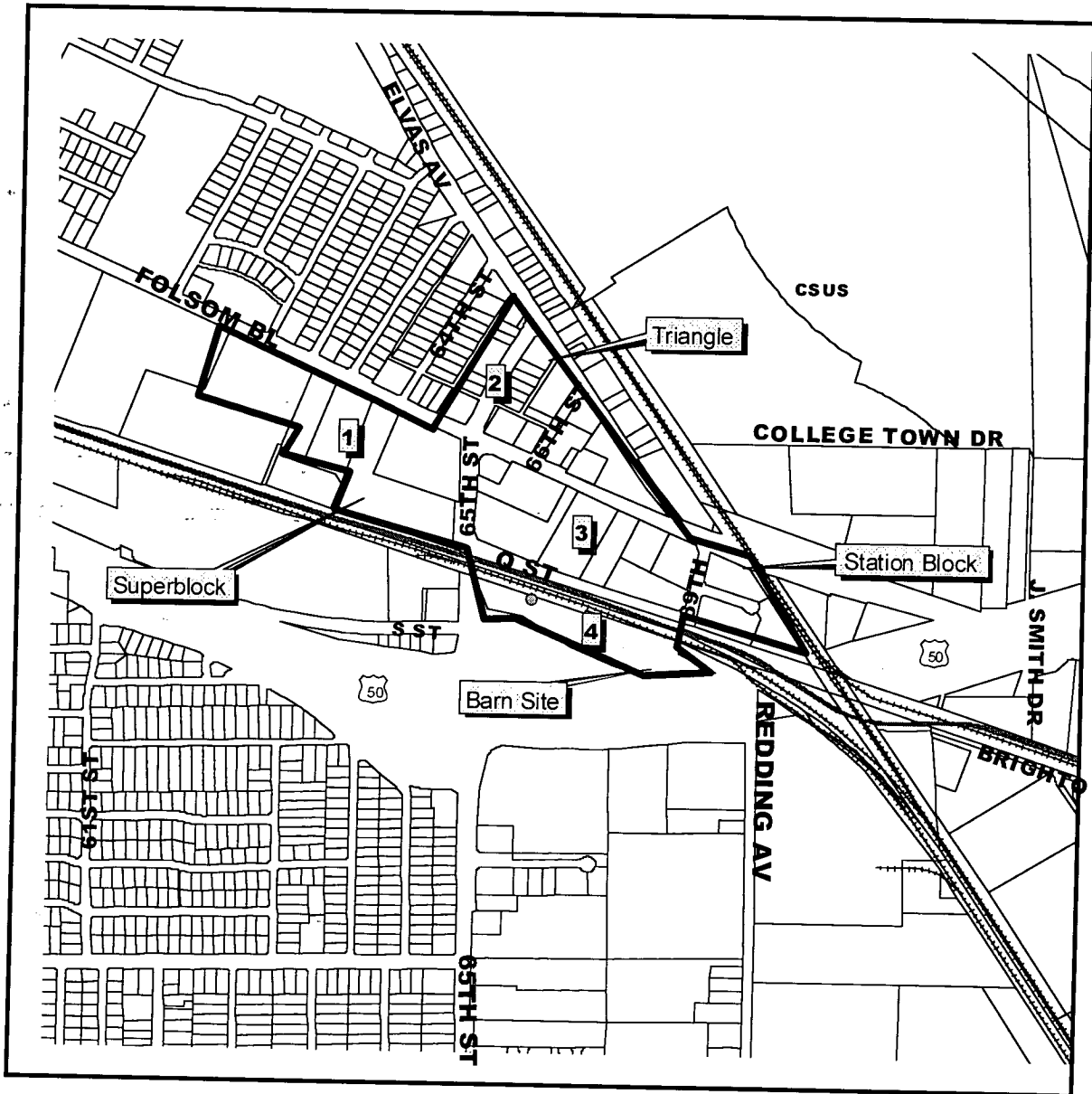
CITY CLERK

FOR CITY CLERK USE ONLY

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EXHIBIT 1



Boundary-revised.shp
Southern Pacific Railway
Light Rail Stops
Light Rail Route
District

300 0 300 600 Feet



TRANSIT VILLAGE PLAN AREA



FOR CITY CLERK USE ONLY

Ordinance No.: _____

Date Adopted: _____

7/25

item 1.12

T H E D A I L Y R E C O R D E R

- SINCE 1911 -

1115 H Street, P.O. Box 1048, Sacramento, California 95812
Telephone (916) 444-2355 • Fax (916) 444-0636

This space for filing stamp only

SAC. CITY CLERK PO#8070060934
915 I ST., RM. 304/ V. HENRY
SACRAMENTO CA 95814

SC#: 00143262

**CITY OF SACRAMENTO
ORDINANCES**

On ~~July 25, 2000~~ the following ordinance(s) were adopted as an emergency measure by the Sacramento City Council. In accordance with Sacramento City Charter Section 32, the title is herein published:

An Interim Ordinance establishing a special permit requirement for non-residential development within the transit village plan area, and declaring the ordinance to be an emergency measure to take effect immediately (M00-004)

Anyone interested in the full text of the above ordinance(s) may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 304, phone (916) 264-5427.

SACRAMENTO CITY COUNCIL

By: VALERIE A. BURROWES

City Clerk

Ad No. 9110

08/04/00

SC- 143262#

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

Reference #: 9110

Notice type: GSORD Sac City Ordinance Ntc

Ad description: AD NO 9110

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

08/04/00

Executed on: 08/04/00
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

C. Brambila
Signature

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO
Aug 8 4 54 PM '00

T H E D A I L Y R E C O R D E R

- SINCE 1911 -

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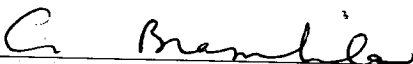
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
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08/04/00

Executed on: 08/04/00
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.


Signature

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SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES
CITY CLERK

AD NO.: 9110
RUN ONE TIME: 8-4-00
2 PUB PROOFS

FYI:
Running 8/4
Mallory

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