

SACRAMENTO CITY PLANNING COMMISSION

Report of Planning Director, R. L. Rathfon - July 27, 1965

MEMBERS IN SESSION:

Section 15 B4 of Zoning Ordinance No. 2550-4th Series, requires that a mailed notice be sent to all property owners within 300 feet of a subject property when an application for a Special Permit has been filed.

The Zoning Section of the Staff has expressed concern over the amount of time required to process this type of application. A member of the Staff must research and compile a list of property owners within the 300 foot radius and determine their current residing address.

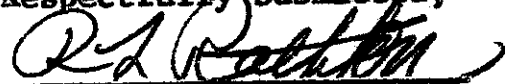
In addition, it is observed there are applications for certain land uses wherein the 300 foot radius for notices is excessive, also, there appears to be certain applications which could be processed by the Staff in lieu of the current application fee-mailed notice-commission hearing procedure now required.

Due to these factors, it is suggested that the Planning Director be delegated authority to administer Special Permits for certain land uses. It is also suggested that notification of public hearing on applications for a Special Permit on certain land uses be reduced from 300 feet to 100 feet radius to relieve an unnecessary burden on applicants.

In addition, it is also suggested that applicants for any Special Permit which requires a mailed notice of 300 feet be required to furnish a map and property owners' list, the same as now required for a rezoning petition.

Attached is a Resolution defining these recommendations. Its adoption would greatly reduce the Staff time now required to process such applications. Also, it would establish the same map and property owners list requirements for Special Permits that is in effect in the County Planning Office administration.

Respectfully submitted,



R. L. RATHFON
Planning Director

SACRAMENTO CITY PLANNING COMMISSION

RESOLUTION NO _____

WHEREAS: The City of Sacramento has adopted a revised Zoning Ordinance No. 2550-4th Series, said Ordinance having become effective June 13, 1964, and

WHEREAS: Said Zoning Ordinance, in Section 15 thereof, contains certain guide lines and special conditions applicable to the consideration of Special Permits, and

WHEREAS: It is deemed desirable to further define the administrative procedure of Section 15 of said Zoning Ordinance concerning said Special Permit applications;

NOW THEREFORE BE IT RESOLVED that the following administrative procedures are hereby adopted for the processing of Special Permit applications:

1: A property owners' list and accompanying map of all properties within a 300 foot radius of the subject property shall be submitted with an application for any of the following Special Permit Uses: (Hearing by Planning Commission required).

- Airport
- Animal Hospital or Dog Kennel
- Animal or poultry slaughter
- Amusement enterprise - outdoor
- Boat Docks - commercial (including clubs), public and private
- Cemetery
- Church and allied facilities
- Drive In Theater
- Golf Course or golf driving range
- Hog ranch
- Hospital
- Junk Yard
- Livestock feed and sales yard
- Nuisance producing agricultural uses
- Nursing home - more than 10 beds in the R1, R2, R2A, and R3 zones
- Penal institution
- Private club, social center in all "R" and "OB" zones
- Planned Unit Developments
- Sand or gravel pit or plant, borrow pit, or top soil stripping
- Schools - private (including Parochial)
- Trailer Court
- Wells, gas or oil

2: The following Special Permit uses shall not require a property owners' list and map as a part of the application. Public notice shall be sent to all property owners within 100 feet of the subject property (Hearing by Planning Commission required):

- Fraternity or sorority houses in R1, R2, R2A, R3, and C1 zones and in the R4 and R5 zones outside the "Old City"
- Nursery with more than 4 children in any "R" zone
- Nursing home, less than 10 beds in the R1, R2, R2A, R3 zones
- Parking facilities in all R zones
- Rooming or boarding house with more than 2 roomers or boarders in any R1, R2, R2A, or R3 zone

3: The Planning Director is hereby granted authority to issue a Special Permit for the following uses. No public hearing, property owners' list, and map, or fee shall be required except as noted:

- Accessory living quarters for agricultural employees
- Boat dock - private (individual owners)
- Additional dwelling on front of lot
- Fraternity or sorority house in SC and C3 zones
- Home Occupations (\$10 fee)
- Hotel or Motel in SC zone
- Nursing home in other than R1, R2, R2A or R3 zones
- Offices in portions of R5 zone
- Parking facilities in C3 zone
- Parking facilities - omission thereof on 40'x80' lots
- Petroleum Storage in M1 and M1(S) zones
- Private club or social center in other than "R" or "OB" zones
- Residential uses in C3 zone
- Rooming or boarding house in C3 zone
- Sale of Christmas Trees
- Signs in the "A" zone
- Stand for sale of agricultural products
- State Fair parking
- Swimming instruction in private pool for compensation
- Temporary building - contractors storage yard, real estate sales office, sign or billboard in conjunction with marketing of new subdivision

WALTER D. BUEHLER, Chairman

R. L. RATHFON
Planning Director

ATTEST:

JOSEPH A. BEVEL
Secretary