

APPROVED
BY THE CITY COUNCIL

NOV 18 1997



3.2

OFFICE OF THE
DEPARTMENT CLERK
NEIGHBORHOODS, PLANNING &
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998
916-264-5381
FAX 916-264-5328

November 12, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Zoning Ordinance Amendment to allow the Planning Commission to Amend Planned Unit Development Guidelines (Related to Height and Setback): (M97-016)

LOCATION AND COUNCIL DISTRICT: City-wide

RECOMMENDATION: Staff and the City Planning Commission recommend that the City Council approve the attached ordinance amending sections of the Zoning Ordinance which would broaden the authority of the Planning Commission to amend Planned Unit Development Development Guidelines.

CONTACT PERSONS: Scot Mende, Senior Planner, 264-5894

FOR COUNCIL MEETING OF: November 18, 1997

COMMITTEE/COMMISSION ACTION

On June 26, 1997, the Planning Commission voted 6-0 to recommend approval of the proposed zoning ordinance amendment to allow the Planning Commission to amend Planned Unit Development Guidelines and Schematic Plans. On August 7, the Law & Legislation Committee of the City Council heard the item and recommended several amendments which have been incorporated into the proposed Ordinance. The Committee's concerns were:

- △ The Planning Commission should have authority over items which, outside of PUDS, are normally handled as variances (e.g., height, setback);
- △ The City Council should maintain authority over density and intensity issues (i.e., number of dwelling units or square footage);
- △ The "Call-Up" procedures should be dramatically improved to ensure that Councilmembers are given the opportunity to review the Planning Commission's actions within the 10 day appeal period.

BACKGROUND INFORMATION

The current City of Sacramento Zoning Ordinance (Section 8-D-8) sets forth the approval process for amending PUD Guidelines or Schematic Plans. In 1992, the City Council amended the Zoning Ordinance to allow the the Planning Commission to add language giving the Planning Commission the authority to amend schematic plans provided that each of the following conditions are met:

1. The proposed amendments to the schematic plan and/or PUD Guidelines do not alter the height or setback requirements as set forth in the PUD Development Guidelines; and
2. The proposed amendments to the schematic plan and/or PUD Guidelines do not change the types or intensity of land uses in the PUD.

The City Planning Commission also has the discretion to forward the modification or deviation to the City Council if the modification is determined to be inconsistent with the intent of the schematic and/or the PUD Development Guidelines or if policies or circumstances have changed.

The Zoning Ordinance is proposed to be amended to allow the Commission to amend the PUD Guidelines:

- To alter the height and/or setback by up to five feet (5') or 10% of the height specified in the PUD as approved by the Council, whichever is greater.
- ~~To alter the intensity (allowable square feet on a parcel) by up to 10% of the square footage specified in the PUD as approved by the Council. {deleted in response to the Law & Legislation Committee concerns.}~~

The call-up procedures have not been modified in the Zoning Ordinance. The call-up procedures have been *administratively* modified, in response to the Law & Legislation Committee concerns, as follows:

- △ The call-up form is now prepared at the same time as the voting records;
- △ The call-up form has been modified to provide more specific information as to by what date the Councilmember must "call-up" the item;
- △ The call-up form has been modified to provide more specific information as to the scope of entitlements (and the conditions of approval) approved at Planning Commission.


FINANCIAL CONSIDERATIONS: The Zoning Ordinance Amendment allowing the Commission to modify the Schematic Plans and Guidelines would reduce the cost of certain development applications and would reduce the costs and revenues to the City in equal measure.

ENVIRONMENTAL CONSIDERATIONS: The proposed Zoning Ordinance Amendment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061[b](3)).

POLICY CONSIDERATIONS: The proposed ordinance is consistent with the City's efforts to streamline the development process wherever possible. The proposed scope of authority delegated to the Commission is limited to a relatively minor modifications, but would preclude the Commission from making wholesale changes to the PUD.

MBE/WBE EFFORTS: Not applicable.

Respectfully Submitted,


GARY J. STONEHOUSE
Planning Director

APPROVED:


JACK CRIST,
DEPUTY CITY MANAGER

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
City Manager

Attachments:

Proposed Ordinance Amending the Zoning Code
Voting record from Planning Commission

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 8-D-8-c OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PLANNING COMMISSION AUTHORITY TO AMEND GUIDELINES IN PLANNED UNIT DEVELOPMENTS (M97-016)

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

Section 1

Sub-Section 8-D-8-c of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

8. Amendment of Schematic Plan/PUD Guidelines

- c. The Planning Commission may grant the amendment of a schematic plan and/or PUD Guidelines provided that each of the following conditions are met:
 1. The proposed amendments to the schematic plan and/or PUD guidelines do not alter the height or setback requirements by more than five feet (5') or ten percent (10%), whichever is greater, than that as set forth in the PUD Guidelines as approved by the City Council;
 2. The proposed amendments to the schematic plan and/or PUD guidelines do not change the types of intensity of land uses.

The procedural requirements for a schematic plan amendment and/or PUD Guidelines under this subparagraph "c" shall be governed by the provisions of Section 18 or this Ordinance as they apply to the City Planning Commission to the extent that Section 18 provisions do not conflict with this Section, and notice of the hearing shall be provided in the same manner and to the same extent as required for rezoning of property pursuant to Section 13 of this Ordinance.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK
M97-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

APPROVED
BY THE CITY COUNCIL

NOV 18 1997

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 97-067

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 8-D-8-c OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PLANNING COMMISSION AUTHORITY TO AMEND GUIDELINES IN PLANNED UNIT DEVELOPMENTS (M97-016)

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

Section 1

Sub-Section 8-D-8-c of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

8. Amendment of Schematic Plan/PUD Guidelines

- c. The Planning Commission may grant the amendment of a schematic plan and/or PUD Guidelines provided that each of the following conditions are met:
 - 1. The proposed amendments to the schematic plan and/or PUD guidelines do not alter the height or setback requirements by more than five feet (5') or ten percent (10%), whichever is greater, than that set forth in the PUD Guidelines as approved by the City Council;
 - 2. The proposed amendments to the schematic plan and/or PUD guidelines do not change the types of intensity of land uses.

The procedural requirements for a schematic plan amendment and/or PUD Guidelines under this subparagraph "c" shall be governed by the provisions of Section 18 or this Ordinance as they apply to the City Planning Commission to the extent that Section 18 provisions do not conflict with this Section, and notice of the hearing shall be provided in the same manner and to the same extent as required for rezoning of property pursuant to Section 13 of this Ordinance.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK
M97-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

~~3.1~~
3.2

THIS ITEM HAS BEEN CONTINUED TO NOV. 18, 1997



3.2
3.1

DEPARTMENT OF
NEIGHBORHOODS, PLANNING &
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

FROM CONTINUED
TO ~~8.12.97~~
~~9.30.97~~
1241 STREET
ROOM 800
SACRAMENTO, CA
95814-2098
916-264-5381
FAX 916-264-5328

August 6, 1997

FROM CONTINUED
TO 7.30.97
11.18.97

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Zoning Ordinance Amendment to allow the Planning Commission to Amend Planned Unit Development Guidelines (Related to Height and Setback) and Schematic Plan Amendments (Related to Square footage): (M97-016)

LOCATION AND COUNCIL DISTRICT: City-wide

RECOMMENDATION: Staff and the City Planning Commission recommend that the City Council approve the attached ordinance amending sections of the Zoning Ordinance which would broaden the authority of the Planning Commission to amend Planned Unit Development Development Guidelines and Schematic Plans.

CONTACT PERSONS: Scot Mende, Senior Planner, 264-5894

FOR COUNCIL MEETING OF: August 12, 1997

COMMITTEE/COMMISSION ACTION

On June 26, 1997, the Planning Commission voted 6-0 to recommend approval of the proposed zoning ordinance amendment. On August 7, the Law & Legislation Committee of the City Council will be hearing the item; the recommendation of the Committee will be summarized at the Council meeting.

BACKGROUND INFORMATION

The current City of Sacramento Zoning Ordinance (Section 8-D-8) sets forth the approval process for amending PUD Guidelines or Schematic Plans. In 1992, the City Council amended the Zoning Ordinance to allow the the Planning Commission to add language giving the Planning Commission the authority to amend schematic plans provided that each of the following conditions are met:

1. The proposed amendments to the schematic plan and/or PUD Guidelines do not alter the height or setback requirements as set forth in the PUD Development Guidelines; and
2. The proposed amendments to the schematic plan and/or PUD Guidelines do not change the types or intensity of land uses in the PUD.

The City Planning Commission also has the discretion to forward the modification or deviation to the City Council if the modification is determined to be inconsistent with the intent of the schematic and/or the PUD Development Guidelines or if policies or circumstances have changed.

The Zoning Ordinance is proposed to be amended to allow the Commission to amend the Schematic Plan and/or Guidelines:

- To alter the height and/or setback by up to five feet (5') or 10% of the height specified in the PUD as approved by the Council, whichever is greater.
- To alter the intensity (allowable square feet on a parcel) by up to 10% of the square footage specified in the PUD as approved by the Council.

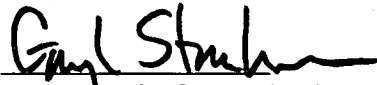
FINANCIAL CONSIDERATIONS: The Zoning Ordinance Amendment allowing the Commission to modify the Schematic Plans and Guidelines would reduce the cost of certain development applications and would reduce the costs and revenues to the City in equal measure.

ENVIRONMENTAL CONSIDERATIONS: The proposed Zoning Ordinance Amendment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061[b][3]).

POLICY CONSIDERATIONS: The proposed ordinance is consistent with the City's efforts to streamline the development process wherever possible. The proposed scope of authority delegated to the Commission is limited to a relatively minor modifications, but would preclude the Commission from making wholesale changes to the PUD.

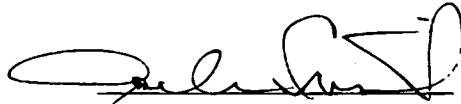
MBE/WBE EFFORTS: Not applicable.

Respectfully Submitted,



GARY L. STONEHOUSE
Planning Director

APPROVED:



JACK CRIST,
DEPUTY CITY MANAGER

FOR CITY COUNCIL INFORMATION:

WILLIAM H. EDGAR
City Manager

Attachments:

Proposed Ordinance Amending the Zoning Code
Voting record from Planning Commission

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 8-D-8-c OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PLANNING COMMISSION AUTHORITY TO AMEND SCHEMATIC PLANS AND GUIDELINES IN PLANNED UNIT DEVELOPMENTS (M97-016)

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

Section 1

Sub-Section 8-D-8-c of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

8. Amendment of Schematic Plan/PUD Guidelines

- c. The Planning Commission may grant the amendment of a schematic plan and/or PUD Guidelines provided that each of the following conditions are met:
1. The proposed amendments to the schematic plan and/or PUD guidelines do not alter the height or setback requirements by more than five feet (5') or ten percent (10%), whichever is greater, than that set forth in the PUD Guidelines as approved by the City Council;
 2. The proposed amendments to the schematic plan and/or PUD guidelines do not change the types of intensity of land uses by more than ten percent (10%) than that set forth in the PUD Guidelines as approved by the City Council;

The procedural requirements for a schematic plan amendment and/or PUD Guidelines under this subparagraph "c" shall be governed by the provisions of Section 18 or this Ordinance as they apply to the City Planning Commission to the extent that Section 18 provisions do not conflict with this Section, and notice of the hearing shall be provided in the same manner and to the same extent as required for rezoning of property pursuant to Section 13 of this Ordinance.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M97-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AN ORDINANCE AMENDING SECTION 8-D-8-c OF THE COMPREHENSIVE ZONING
ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH
SERIES, AS AMENDED, RELATING TO PLANNING COMMISSION AUTHORITY TO
AMEND SCHEMATIC PLANS AND GUIDELINES IN PLANNED UNIT DEVELOPMENTS
(M97-016)**

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ATTEST:

CITY CLERK

M97-016

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DATE ADOPTED: _____

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ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AN ORDINANCE AMENDING SECTION 8-D-8-c OF THE COMPREHENSIVE ZONING
ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH
SERIES, AS AMENDED, RELATING TO PLANNING COMMISSION AUTHORITY TO
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(M97-016)**

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DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M97-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Planning

PASSED FOR
PUBLICATION
& CONTINUED
TO 8-12-97



1.4

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

DEVELOPMENT
SERVICES
916-264-5381
FAX 916-264-5328

July 21, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING SECTION 8-D-8-c OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PLANNING COMMISSION AUTHORITY TO AMEND SCHEMATIC PLANS AND GUIDELINES IN PLANNED UNIT DEVELOPMENTS (M97-016)

LOCATION AND DISTRICT: Citywide

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to August 12, 1997.

CONTACT PERSON: Scot Mende, Senior Planner, 264-5894

FOR COUNCIL MEETING OF: July 29, 1997

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

BACKGROUND INFORMATION:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,



GARY L. STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:

WILLIAM H. EDGAR
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
PLANNING & DEVELOPMENT DEPARTMENT

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 8-D-8-c OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PLANNING COMMISSION AUTHORITY TO AMEND SCHEMATIC PLANS AND GUIDELINES IN PLANNED UNIT DEVELOPMENTS (M97-016)

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

Section 1

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M97-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____