



3.2

APPROVED
BY THE CITY COUNCIL

MAY 6 1997

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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

April 30, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ZONING ORDINANCE AMENDMENT RELATED TO SUPPORT COMMERCIAL
USES IN OFFICES (OUTSIDE PUDS) AND OFFICE PARK PLANNED UNIT
DEVELOPMENTS (M96-054)

LOCATION AND COUNCIL DISTRICT: Citywide

RECOMMENDATION: Staff, the City Planning Commission, and the Law & Legislation Committee recommend approval of the attached ordinance amending sections of the Zoning Ordinance relating to support commercial uses (hotel/motel, sit-down restaurants, and photocopy shops) in offices and in office park planned unit developments. Additionally, staff and the Planning Commission recommend approval of the attached Resolution amending the South Natomas Community Plan text to allow Support Commercial uses on property designated for office parks.

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

FOR COUNCIL MEETING OF: May 6, 1997 (afternoon)

SUMMARY: The proposed Ordinance would amend the comprehensive Zoning Ordinance in three locations of the code to (1) modify the "land use matrix" in Section 2-C to add footnote "60" in the column for OB zoning for "support commercial uses" (bakery, barber, laundromat, convenience market, florist, deli, print shops, restaurant, and retails stores & services); (2) Add a footnote "60" to allow a maximum of 20% of the total square footage of the office building, or 500 square feet, whichever is greater, to be used for support commercial uses, subject to a special permit; (3) Modify Section 8-E-3 (Planned Unit Developments: Projects -- Accessory Uses) to authorize the City Council to amend specific PUD Guidelines to allow

support commercial uses on up to 20% of the OB-PUD acreage within the PUD. Additionally, the Ordinance clarifies existing language regarding accessory uses and child care centers in Planned Unit Developments. In addition to the Zoning Ordinance Amendment, an amendment to the South Natomas Community Plan text is recommended to allow the support commercial uses for land designated for office parks.

BACKGROUND INFORMATION: Planned Unit Developments are frequently established as large office parks with a single zoning (e.g., OB-PUD). Strict adherence to this zoning would not allow any complementary uses such as business-oriented hotels, restaurants, etc. which would be marketed largely to the businesses and employees of these businesses within the office parks.

Under current regulations, in order to allow these complementary uses, a rezone to commercial uses (and often accompanied by a Community Plan Amendment) has been required. If the market conditions change and the property owner wishes not to pursue a commercial use, then another rezone would be required to revert to the original zone. This existing process is cumbersome, time consuming, and expensive, and tends to discourage potential commercial tenants.

The current proposal is to amend the Zoning Ordinance to allow Planned Unit Developments to incorporate greater zoning flexibility, while maintaining the core restrictive zoning. For example, the Office Building zoning (OB-PUD) would not permit warehousing activity typically associated with a "business park" or "manufacturing, research & development". Any support commercial retail uses would be required to be complementary to the office park.

Under the terms of this Ordinance, in order to accommodate support commercial, a Planned Unit Development would be required to obtain the following entitlements:

- ✓ PUD Guidelines Amendment to allow Support Commercial Uses
- ✓ Schematic Plan Amendment to show retail uses in specific locations
- ✓ Special Permit to review the plans for a specific retail use.

FINANCIAL CONSIDERATIONS: The streamlining of the development approval process may possibly reduce application fee revenue in that support commercial uses would not be required to obtain a rezone or plan amendment. However, the costs of processing these applications should also be reduced commensurately.

ENVIRONMENTAL CONSIDERATIONS: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment because specific commercial projects would be subject to subsequent environmental review. Therefore, the Ordinance itself, would have no significant impact and is exempt from CEQA pursuant to Section 15061 (b-1) of the CEQA Guidelines.

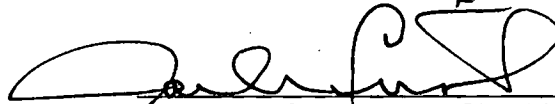
POLICY CONSIDERATIONS: The proposed ordinance and resolution are consistent with the City's efforts to introduce more flexibility and to streamline the development process.

MBE/WBE EFFORTS: Not applicable.

Respectfully submitted,



GARY STONEHOUSE, General Manager
Planning and Development



JACK CRIST, Deputy City Manager

FOR COUNCIL INFORMATION
WILLIAM H. EDGAR
City Manager

Attachments:

- Proposed Ordinance Amending the Zoning Code
- Proposed Resolution Amending the South Natomas Community Plan text
- Staff Report to the City Planning Commission: 02/27/97
- Voting Record from the Planning Commission Meeting of 02/27/97
- Staff Report to the City Planning Commission: 04/10/97
- Voting Record from the Planning Commission Meeting of 04/10/97

APPROVED
BY THE CITY COUNCIL

MAY 6 1997

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 97-026

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTIONS 2-C-5, 2-C-7, 2-C-11, 2-C-12, 2-C-16, 2-C-17, 2-C-34, 2-C-37, AND 2-C-38 (LAND USE MATRIX), SECTION 2-E-60 (SPECIAL CONDITION), AND SECTION 8-E-3 (PUDs) OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO ACCESSORY USES AND CHILD CARE CENTERS IN PLANNED UNIT DEVELOPMENTS AND SUPPORT COMMERCIAL USES IN OFFICES AND OFFICE OR BUSINESS PARK PLANNED UNIT DEVELOPMENTS (M96-054)

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

Section 1

Sub-Sections 2-C-5, 2-C-7, 2-C-11, 2-C-12, 2-C-16, 2-C-17, 2-C-34, 2-C-37, and 2-C-38 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) are hereby amended to read as follows:

USE	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 4 A	R 5	R O	R M X	R O B	H C	S C	C 1	C 2	C 3	C 4	M1 (S)	M2 (S)	A	F	O S	H	M I P	S X	M R D	T C	E C
5. Bakery or Bakery Goods Store														9	60		9	9	x	x	x	x	x					14		14		57
7. Barber, Beauty Shop														x	60		x	x	x	x	x	x										57
11. Cleaning, Laundry Agency														x	60		x	x	x	x	x	x										57
12. Convenience Market														32	60	34	34	32	34	34	34	34	34									57
16. Florist														x	60		x	x	x	x	12	12	12									57
17. Food Store Delicatessen														32	60		x	32	x	x	12	12	12						14			57
34. Printing and Blueprinting															60				x	x	x	x						5				57
37. Restaurant-Bar														31	60	16	x	31	x	x	x	x	x					14	14	14		57
38. Retail Stores														33	60		12	33	x	x	12	12	12						14			57

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 2

Sub-Section 2-E-60 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), relating to support commercial uses in any Office Building (OB) zone, outside of a Planned Unit Development, is hereby added to read as follows:

60. Permitted as a support commercial use to the office building subject to a special permit. A maximum of 20 percent of the total square footage of the office building or 500 square feet, whichever is greater, is permitted. No drive-up service windows or gasoline sales are permitted in conjunction with the support commercial use. Print shops are allowed; however the use of ammonia-based blueprint process is prohibited.

Section 3

Sub-Section 8-E-3, relating to accessory uses in Planned Unit Developments, of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

3. Uses: Except as provided below, property within a PUD designation may be used only for the uses which are permitted in the zone in which it is located and which are authorized by the PUD guidelines adopted for the property.
 - a. Accessory Uses: Accessory uses as defined below which are primarily for the convenience of the occupants of the development and which either have their principal access located within the building or which are oriented internal to the overall development, may be allowed as part of a planned unit development, provided that such uses are authorized by the PUD guidelines adopted for the property; and provided further that the square footage devoted to such accessory uses may not exceed ten percent (10%) of the total square footage of the planned unit development. For purposes of this provision, accessory uses are the uses allowed in the Limited Commercial (C-1) zone under this Ordinance.
 - b. Child care centers: Child care centers to serve primarily the occupants of a Planned Unit Development are a permitted ancillary use, subject to a Special Permit, provided that such use is authorized by the PUD guidelines adopted for the property. In Office or Business Park PUDs for which maximum building square footage limits have been established, the square footage of the building devoted to a child care center shall not be included when calculating the building square footage for the PUD.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

- c. OB-PUD: Support Commercial Uses: Support commercial uses as defined below may be allowed, subject to a Special Permit, as part of an Office Building (OB) Planned Unit Development, provided that such uses are authorized by the PUD guidelines adopted for the property; and provided further that not more than twenty percent (20%) of the total square footage of the planned unit development may be devoted to such uses. For purposes of this provision, support commercial uses are the following: hotels, motels, print shops, and the uses allowed in the Limited Commercial (C-1) zone under this Ordinance, provided that drive-through or drive-up windows or facilities shall not be allowed.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

APPROVED
BY THE CITY COUNCIL
MAY 6 1997
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-213

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION TO AMEND THE SOUTH NATOMAS
COMMUNITY PLAN TO ALLOW SUPPORT
COMMERCIAL USES ON LANDS DESIGNATED FOR
OFFICE PARKS
(M96-054)**

WHEREAS, the City Planning Commission conducted a public hearing on April 10, 1997 and the City Council conducted a public hearing on _____ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that the South Natomas Community Plan is hereby amended as follows:

Section 1: The Land Use Chapter in the South Natomas Community Plan, paragraph "Office/Office Park" shall be amended to read as follows:

"Office/Office Park: This designation applies primarily to large-scale developments near I-5 and I-80 with buildings of 40,000 square feet or larger. Local serving office areas near Northgate Boulevard have no minimum building size. Support commercial uses may be allowed within this designation, subject to a special permit."

Section 2: The Land Use Chapter in the South Natomas Community Plan, paragraph "Support Commercial" shall be amended to read as follows:

Support Commercial: This use is located within or adjacent to major employment centers (office and/or business parks) and provides commercial services to the employees and businesses. Generally, the types of businesses found are banks, business services (such as print shops) and free standing restaurants.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

A support commercial center typically does not include grocery or garment stores. Support commercial uses may also be allowed within lands designated for Office/Office Park.

Section 3: The Office Park/Business Park Chapter in the South Natomas Community Plan, shall be amended to add a Policy O to read as follows:

0. Encourage support commercial uses in the office parks.

Section 4: The Office Park/Business Park Chapter in the South Natomas Community Plan, shall be amended to add a new section to read as follows:

Support Commercial Uses

To enhance the dynamic vitality of the office parks, office parks are allowed to provide support commercial uses within lands designated for Office/Office Park.

1. Accessory Support Commercial uses within an office building, where the principal entrance to the support commercial use is from within the office building, shall be allowed as a matter of right, provided that such accessory uses are addressed within the PUD Guidelines.
2. Support Commercial uses within an office building where principal entrance is not from within the office building, or for a stand-alone commercial building, shall be allowed, subject to a Special Permit and subject to conformance with the PUD Guidelines and Schematic Plan.

Section 5: The "Commercial" Chapter in the South Natomas Community Plan, shall be amended to modify "Support Commercial" Implementing Policy B, to read as follows:

- B. Determine and encourage appropriate commercial services near major employment centers as specified under adopted non-residential Planned Unit Developments. These support commercial uses may be located either within the office parks (maximum 20% of the office park acreage) or as larger predominantly commercial centers adjacent to employment centers.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION TO AMEND THE SOUTH NATOMAS
COMMUNITY PLAN TO ALLOW SUPPORT
COMMERCIAL USES ON LANDS DESIGNATED FOR
OFFICE PARKS
(M96-054)**

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Section 2: The Land Use Chapter in the South Natomas Community Plan, paragraph "Support Commercial" shall be amended to read as follows:

Support Commercial: This use is located within or adjacent to major employment centers (office and/or business parks) and provides commercial services to the employees and businesses. Generally, the types of businesses found are banks, business services (such as print shops) and free standing restaurants.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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O. Encourage support commercial uses in the office parks.

Section 4: The Office Park/Business Park Chapter in the South Natomas Community Plan, shall be amended to add a new section to read as follows:

Support Commercial Uses

To enhance the dynamic vitality of the office parks, office parks are allowed to provide support commercial uses within lands designated for Office/Office Park.

1. Accessory Support Commercial uses within an office building, where the principal entrance to the support commercial use is from within the office building, shall be allowed as a matter of right, provided that such accessory uses are addressed within the PUD Guidelines.

2. Support Commercial uses within an office building where principal entrance is not from within the office building, or for a stand-alone commercial building, shall be allowed, subject to a Special Permit and subject to conformance with the PUD Guidelines and Schematic Plan.

Section 5: The "Commercial" Chapter in the South Natomas Community Plan, shall be amended to modify "Support Commercial" Implementing Policy B, to read as follows:

B. Determine and encourage appropriate commercial services near major employment centers as specified under adopted non-residential Planned Unit Developments. These support commercial uses may be located either within the office parks (maximum 20% of the office park acreage) or as larger predominantly commercial centers adjacent to employment centers.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**CITY PLANNING COMMISSION
CONSENT ITEMS**

CPC AGENDA DATE: April 10, 1997

Item No.	Project No.	Title/Location	Action: Approved/ Denied
4	P96-079	Belleview Tentative Map - TM-SUBMOD-VAR Mike Dale, 264-9309	
5	P97-015	65402(a) Review SCRSD Pump Station Don Lockhart, 264-7584	
6	M96-054	Support Commercial: SNCP Amendment Scot Mende, 264-5894	

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO
Donahue		✓	
Duruisseau	M	✓	
Harvey (Chair)		✓	
Kennedy	S	✓	
La Chappelle		✓	
Myers		✓	
Valencia			
Yee		✓	

M96-054 - SOUTH NATOMAS COMMUNITY PLAN AMENDMENT
RELATED TO SUPPORT COMMERCIAL USES ON LANDS DESIGNATED
FOR OFFICE PARK PLANNED UNIT DEVELOPMENTS

LOCATION: Citywide

STAFF CONTACT: Scot Mende, 264-5894

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of the attached Resolution amending the South Natomas Community Plan to allow by special permit support commercial uses (hotel/motel, sit-down restaurants in office park planned unit developments. (see Attachment A).

SUMMARY: The proposed Resolution would amend the South Natomas Community Plan in three chapters:

- "Land Use" to modify the descriptions of Offices and Support Commercial in the Community Plan Map legend;
- "Office Park / Business Park" to allow support commercial uses within the office parks; and
- "Commercial" to reference in the support commercial section that such uses are allowed in the office parks.

Support commercial uses are herein generally defined hotels, motels, sit-down restaurants (without drive-throughs), and print shops. Support commercial uses may be allowed, pursuant to the provisions of this Ordinance, and subject to approval of any necessary Schematic Plan Amendments, and special permits. Additionally, the Ordinance clarifies existing language regarding accessory uses and child care centers in Planned Unit Developments.

BACKGROUND INFORMATION: Planned Unit Developments have been established in South Natomas as large office parks with a single zoning (e.g., OB-PUD) and single land use designation (Office/Office Park). Strict adherence to this zoning and land use designation would not allow any complementary uses such as business-oriented hotels, restaurants, etc. which would be marketed largely to the businesses and employees of these businesses within the office parks.

Under current regulations, in order to allow these complementary uses, a rezone to commercial uses and a Community Plan Amendment has been required. If the market conditions change and the property owner wishes not to pursue a commercial use, then another rezone and Plan Amendment would be required to revert to the original zone and

land use designation. This existing process is cumbersome, time consuming, and expensive, and tends to discourage potential commercial tenants.

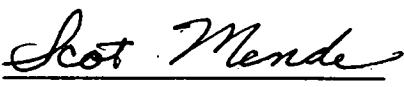
On February 27th, the Planning Commission recommended approval of a Zoning Ordinance Amendment to allow support commercial uses in the OB-PUD zone (subject to a special permit, and PUD Guidelines and Schematic Plan amendments). The present request is to also amend the South Natomas Community Plan to allow support commercial uses in the Office Park land use designation (thereby eliminating the requirement to obtain a Community Plan Amendment).

PROJECT REVIEW PROCESS:

- A. Environmental Determination: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment because specific commercial projects would be subject to subsequent environmental review. Therefore, the Ordinance itself, would have no significant impact and is exempt from CEQA pursuant to Section 15061 (b-1) of the CEQA Guidelines.
- B. Public/Neighborhood/Business Association Comments: No negative comments had been received on the proposed Zoning Ordinance Amendment. Staff met with the Natomas Community Association to present the proposed Community Plan Amendment. The NCA was supportive of this Initiative.
- C. Summary of Agency Comments: No comments were received from other agencies.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to recommend approval or denial of the South Natomas Community Plan Amendment. The amendment requires City Council approval.

Report Prepared By,



Scot Mende
Senior Planner

M96-054.pc2

Attachments

Attachment A - Draft Resolution Amending the South Natomas Community Plan Text

**CITY PLANNING COMMISSION
CONSENT ITEMS**

CPC AGENDA DATE: February 17, 1997

Item No.	Project No.	Title/Location	Action: Approved/ Denied
4	M96-054	ZOA - Support Commercial Scot Mende, 264-5894	Approved
5	P96-114	Wendy's Drive-Thru-ND, SP, SP Mike Dale, 264-8309	Consent
7	P97-011	1821 Harian Way-VAR Don Smith, 264-8289	Approved
8	P97-012	5771 Belleview Avenue-LLA-SUBMOD Sandra Yope, 264-7158	Approved
9	M97-003	65402 Review-ND-MMP-65402(a) Review Bridgette Williams, 264-5000	Approved

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO
Donahue		✓	
Duruisseau	M	✓	
Harvey		✓	
Kennedy		✓	
La Chappelle		✓	
Myers		✓	
Valencia		—	
Yee	S	✓	
Wommersley (Chair)		—	

M96-054 - ZONING ORDINANCE AMENDMENT RELATED TO SUPPORT
COMMERCIAL USES IN OFFICES (OUTSIDE PUDS) AND OFFICE PARK
PLANNED UNIT DEVELOPMENTS

LOCATION: Citywide

STAFF CONTACT: Scot Mende, 264-5894

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of the attached ordinance amending sections of the Zoning Ordinance relating to support commercial uses (hotel/motel, sit-down restaurants, and photocopy shops) in offices and in office park planned unit developments. (see Attachment A).

SUMMARY: The proposed Ordinance would amend the comprehensive Zoning Ordinance in three places:

- 1) Amendment of the "land use matrix" in Section 2-C to add footnote "60" in the column for OB zoning for "support commercial uses" (bakery, barber, laundromat, convenience market, florist, deli, print shops, restaurant, and retail stores & services);
- 2) Addition of a footnote "60" to allow a maximum of 20% of the total square footage of the office building, or 500 square feet, whichever is greater, to be used for support commercial uses, subject to a special permit.
- 3) Amendment to Section 8-E-3 (Planned Unit Developments: Projects -- Accessory Uses) to authorize the City Council to amend specific Planned Unit Development Guidelines to allow support commercial uses on up to 20% of the OB-PUD acreage within the PUD. Support commercial uses are herein generally defined hotels, motels, sit-down restaurants (without drive-throughs), and print shops. Support commercial uses may be allowed, pursuant to the provisions of this Ordinance, and subject to approval of any necessary Schematic Plan Amendments, and special permits. Additionally, the Ordinance clarifies existing language regarding accessory uses and child care centers in Planned Unit Developments.

BACKGROUND INFORMATION: Planned Unit Developments are frequently established as large office parks with a single zoning (e.g., OB-PUD). Strict adherence to this zoning would not allow any complementary uses such as business-oriented hotels, restaurants, etc. which would be marketed largely to the businesses and employees of these businesses within the office parks.

Under current regulations, in order to allow these complementary uses, a rezone to commercial uses (and often accompanied by a Community Plan Amendment) has been required. If the market conditions change and the property owner wishes not to pursue a commercial use, then another rezone would be required to revert to the original zone. This existing process is cumbersome, time consuming, and expensive, and tends to

discourage potential commercial tenants.

In contrast, North Natomas Employment Center zoning allows a wide range of uses -- everything from office, manufacturing, research & development, and up to 10% retail. While the employment center provides for a broad range of uses and maximum flexibility, it does tend to de-emphasize the "office park" standard that PUDs in South Natomas and Pocket are trying to achieve.

The current proposal is to amend the Zoning Ordinance to allow Planned Unit Developments to incorporate greater zoning flexibility, while maintaining the core restrictive zoning. For example, the Office Building zoning (OB-PUD) would not permit warehousing activity typically associated with a "business park" or "manufacturing, research & development". Any support commercial retail uses would be required to be complementary to the office park.

Under the terms of this Ordinance, in order to accommodate support commercial, a Planned Unit Development would be required to obtain the following entitlements:

- ✓ PUD Guidelines Amendment to allow Support Commercial Uses
- ✓ Schematic Plan Amendment to show retail uses in specific locations
- ✓ Special Permit to review the plans for a specific retail use.

Under the terms of this Ordinance, an office park PUD would not have to obtain a Rezone or Community Plan Amendment in order to accommodate support commercial uses. The decision about whether to allow these support commercial uses within a specific PUD, and the appropriate quantity of support commercial would depend on the following factors to be taken into account during analysis of changing PUD Guidelines for specific PUDs:

- ✓ Whether commercial uses are already designated within the PUD;
- ✓ Proximity of other commercial areas outside the PUD (e.g., whether existing commercially designated land could accommodate the commercial needs of the PUD);
- ✓ Proximity of and visibility from transportation corridors (e.g., I-5).

In addition to the Zoning Ordinance Amendments related to support commercial, the Zoning Ordinance Amendment also clarifies text related to child care and accessory uses in Planned Unit Developments.

Outside of Planned Unit Developments, office zoning similarly restricts occupancy to office uses. The proposed Zoning Ordinance Amendment would allow, subject to a special permit, the inclusion of support commercial uses within an office building or building complex. The amendment provides that a maximum of 20% of the building, or 500 square feet, whichever is greater, could be used for support commercial uses. Support commercial uses are herein defined as:

- 2-C-5 Bakery
- 2-C-7 Barber, Beauty Shop
- 2-C-11 Cleaning/Laundry Agency
- 2-C-12 Convenience Market (except that alcoholic beverage sale is prohibited)

- 2-C-16 Florist
- 2-C-17 Food Store, Delicatessen
- 2-C-34 Printing (except that blueprinting operation is prohibited)
- 2-C-37 Restaurant/Bar (except that a stand-alone bar is prohibited)
- 2-C-38 Retail Stores and Services

PROJECT REVIEW PROCESS:

- A. Environmental Determination: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared, with no mitigation measures. The conclusions of the Negative Declaration are that specific commercial projects would be subject to subsequent environmental review. Therefore, the Ordinance itself, would have no significant impact.
- B. Public/Neighborhood/Business Association Comments: This Zoning Ordinance Amendment was circulated to a list of individuals and groups that receive ordinance amendments (see Attachment B for the mailing list). Any written comments received prior to the Commission hearing will be forwarded to the Commission during the hearing.
- C. Summary of Agency Comments: No comments were received from other agencies.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to recommend approval or denial of the Zoning Ordinance Amendment. The amendment requires City Council approval.

Report Prepared By,

Scot Mende

Scot Mende
Senior Planner

Report Reviewed By,

Joy Patterson

Joy Patterson
Zoning Administrator

M96-054.cpc

Attachments

Attachment A - Draft Ordinance Amending the Comprehensive Zoning Ordinance



PASSED FOR
PUBLICATION
& CONTINUED
TO 5.6.97

3. 2
19

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

April 18, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING SECTIONS 2-C-5, 2-C-7, 2-C-11, 2-C-12, 2-C-16, 2-C-17, 2-C-34, 2-C-37, AND 2-C-38 (LAND USE MATRIX), SECTION 2-E-60 (SPECIAL CONDITION), AND SECTION 8-E-3 (PUDs) OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO ACCESSORY USES AND CHILD CARE CENTERS IN PLANNED UNIT DEVELOPMENTS AND SUPPORT COMMERCIAL USES IN OFFICES AND OFFICE OR BUSINESS PARK PLANNED UNIT DEVELOPMENTS (M96-054)

LOCATION AND DISTRICT: Citywide

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to May 6, 1997.

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

FOR COUNCIL MEETING OF: April 29, 1997

SUMMARY:

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

Support Commercial Uses-M96-054
April 18, 1997

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.

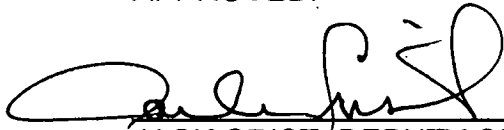
Respectfully submitted,



GARY L. STONEHOUSE
General Manager, Development Services

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
Director, Planning & Development

Section 2

Sub-Section 2-E-60 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), relating to support commercial uses in any Office Building (OB) zone, outside of a Planned Unit Development, is hereby added to read as follows:

60. Permitted as a support commercial use to the office building subject to a special permit. A maximum of 20 percent of the total square footage of the office building or 500 square feet, whichever is greater, is permitted. No drive-up service windows or gasoline sales are permitted in conjunction with the support commercial use. Print shops are allowed; however the use of ammonia-based blueprint process is prohibited.

Section 3

Sub-Section 8-E-3, relating to accessory uses in Planned Unit Developments, of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

3. Uses: Except as provided below, property within a PUD designation may be used only for the uses which are permitted in the zone in which it is located and which are authorized by the PUD guidelines adopted for the property.
- a. Accessory Uses: Accessory uses as defined below which are primarily for the convenience of the occupants of the development and which either have their principal access located within the building or which are oriented internal to the overall development, may be allowed as part of a planned unit development, provided that such uses are authorized by the PUD guidelines adopted for the property; and provided further that the square footage devoted to such accessory uses may not exceed ten percent (10%) of the total square footage of the planned unit development. For purposes of this provision, accessory uses are the uses allowed in the Limited Commercial (C-1) zone under this Ordinance.
- b. Child care centers: Child care centers to serve primarily the occupants of a Planned Unit Development are a permitted ancillary use, subject to a Special Permit, provided that such use is authorized by the PUD guidelines adopted for the property. In Office or Business Park PUDs for which maximum building square footage limits have been established, the square footage of the building devoted to a child care center shall not be included when calculating the building square footage for the PUD.

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- c. OB-PUD: Support Commercial Uses: Support commercial uses as defined below may be allowed, subject to a Special Permit, as part of an Office Building (OB) Planned Unit Development, provided that such uses are authorized by the PUD guidelines adopted for the property; and provided further that not more than twenty percent (20%) of the total square footage of the planned unit development may be devoted to such uses. For purposes of this provision, support commercial uses are the following: hotels, motels, print shops, and the uses allowed in the Limited Commercial (C-1) zone under this Ordinance, provided that drive-through or drive-up windows or facilities shall not be allowed.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

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