



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
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MARTY VAN DUYN
PLANNING DIRECTOR

March 13, 1985

Transportation and Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendments to the Zoning Ordinance and North Sacramento
Community Plan pertaining to the temporary placement of mobile
homes on industrially zoned property (M85-014)

SUMMARY

It is recommended that the Zoning Ordinance and 1984 North Sacramento
Community Plan be amended to allow the temporary placement of mobile homes
in the industrially-zoned West-of-McClellan area.

BACKGROUND

On February 7 and February 14, 1985, the Planning Commission considered
amendments to the Zoning Ordinance and to the North Sacramento Community
Plan to establish provisions for the temporary placement of mobile homes in
the C-4, M-1, M-1(S), M-2, and M-2(S) zones. At those meetings, the
Commission unanimously decided to recommend that the Council amend the
Zoning Ordinance and the North Sacramento Community Plan to provide for
such mobile homes where community plans so provide for this temporary use.

RECOMMENDATION

The following Transportation and Community Development Committee action is
recommended by the Planning Commission:

- a. Recommend Council ratification of the Environmental Negative
Declaration on the amendments;

March 13, 1985

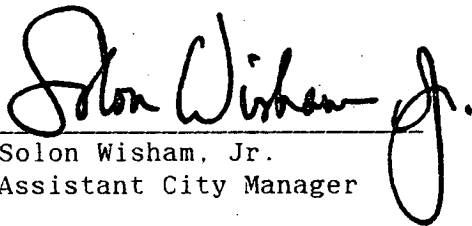
- b. Recommend Council adoption of the Zoning Ordinance Amendment (Exhibit A); and
- c. Recommend Council adoption of the Resolution amending the North Sacramento Community Plan (Exhibit B).

Respectfully submitted,



Michael P. Lake
Principal Planner (Acting)

RECOMMENDATION APPROVED:



Solon Wisham, Jr.
Assistant City Manager

MPL:lao
attachments
M85-014
pc/

City Planning Commission
Sacramento, California

Members in Session:

Subject: Resolution to amend the North Sacramento Community Plan to allow consideration of the temporary placement of mobile homes in the West of McClellan area (M85-014)

SUMMARY

It is recommended that the 1984 North Sacramento Community Plan be amended to allow the temporary placement of mobile homes in the industrially zoned West of McClellan area.

BACKGROUND INFORMATION

On February 7, 1985, the Planning Commission considered an amendment to the Zoning Ordinance to establish provisions for the temporary placement of mobile homes in the C-4, M-1, M-1(s), M-2, and M-2(s) zones. At that meeting, the Commission made the decision to recommend that the Council amend the Zoning Ordinance to provide for such mobile homes in appropriate community plan areas.

It would be appropriate at this time to make an amendment by Resolution to the North Sacramento Community Plan as specified in the attached February 7, 1985, staff report.

RECOMMENDATION: The following Planning Commission action is recommended:

- A. Recommend Council ratification of the environmental Negative Declaration on the Resolution amendment;
- B. Recommend Council adoption of the Resolution of the North Sacramento Community Plan (Exhibit B).

Respectfully submitted,



Michael P. Lake

Principal Planner (Acting)

City Planning Commission
Sacramento, California

Members in Session:

Subject: AMENDMENTS TO THE ZONING ORDINANCE AND NORTH SACRAMENTO COMMUNITY PLAN PERTAINING TO THE TEMPORARY PLACEMENT OF MOBILE HOMES ON INDUSTRIALLY ZONED PROPERTY (M85-014).

Summary: Subsequent to recent industrial rezonings in the Robla area just west of McClellan A.F.B. it was found that some property owners desired limited residential use of their property until adequate infrastructure improvements would make industrial development possible.

In this report, staff reviews concerns related to the temporary placement of residential uses on industrially zoned property. It recommends amending the Zoning Ordinance to permit temporary use of mobile homes in industrial zones where specified in a community plan; and recommends this interim useage for the North Sacramento Community Plan area West of McClellan A.F.B..

Background: The North Sacramento Community Plan was adopted in March, 1984. Since then, several requests have been made by property owners in the Robla area West of McClellan A.F.B. for temporary placement of mobile homes on their properties until appropriate infrastructure for industrial uses can be developed. Permanent infrastructure improvements in this case will most likely include formation of large assessment districts, which will take some time to establish. The only residential uses currently permitted by the Zoning Ordinance in industrial zones are watchman's quarters, ancillary to industrial or commercial areas.

The study concludes that temporary placement of a mobile home on an industrially designated parcel could be a reasonable use provided the future industrialization of the property is not hampered. Low residential density and no further subdivision of the property would work towards protecting the property for industrial uses. Furthermore, any such use could have interim service provisions that meet the minimum required health and safety standards for the individuals involved and the community-at-large.

1. Low Density:

Temporary residential uses, if approved, should be allowed only at low densities (one unit per four acres). Low densities would reduce major relocation of families reluctant to move from the industrial area as it develops. It would additionally reduce the number of families subjected to noise and other problems commonly associated with industrial areas.

A maximum density of one unit per four acres is recommended for this interim use. This density would be consistent with the Rural Estate Zone that also permits a maximum density of one dwelling unit per four acres.

2. Parcel Subdivision:

The subdivision of large parcels into smaller ones would create potential land aggregation problems later on, making it difficult for acquisition by large industrial users who can better offer a comprehensive site development. For

five acre parcels on an average when placing new facilities (High Technology Industry Site Study; July, 1981, pg. 2-5). More than one dwelling unit could be permitted on large parcels provided the overall density requirements are met (in this case one dwelling unit per four acres).

3. Health and Safety:

By their nature, mobiles homes lend themselves more readily to temporary conditions than do conventional dwellings. Access, utilities, foundation supports and ancillary structures must, however, be subject to minimum health and safety requirements. One concern in the West-of-McClellan industrial area is the impact created by aircraft noise. According to staff at McClellan A.F.B., this area is subject to noise levels as high as +68 Ldn. Noise reduction measures and other provisions for servicing the mobile homes can be handled by approvals from the County Health Department and City departments, subject to special permit approval by the Planning Director.

4. Special Permit:

A special permit is essential to ensure adequate review of each proposed mobile home and its temporary site location. Rather than review by the full Planning Commission, it is recommended that these requests be subject to Planning Director approval as provided for in Section 15.H of the Zoning.

The Director in his approval needs to consider recommendations of the City Building Division, Public Works Department and County Health Department.

Review should additionally consider factors related to, but not limited to:

- a) density and temporary placement location on parcels
- b) access
- c) utilities
- d) permanence of the structure and appurtenances
- e) other health and safety factors (e.g. noise)
- f) compatibility with surrounding land uses.

Negative Declaration:

The Environmental Coordinator has determined that the proposed ordinance amendment will not have a significant effect on the environment

Recommendation:

The following Planning Commission action is recommended:

1. Recommend Council ratification of the environmental Negative Declaration on the Ordinance amendment.
2. Recommend Council adoption of the Zoning Ordinance (Exhibit A).
3. Continue action on amendments to the 1984 North Sacramento Community Plan (Exhibit B) until formal noticing and a Negative Declaration be proposed for the meeting of February 14, 1985.

Respectfully submitted,

Marty Van Duyn
Planning Director

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE ADDING TO SECTION 2-E-25 OF THE
COMPREHENSIVE ZONING ORDINANCE, NO. 2550,
FOURTH SERIES, PROVISIONS RELATING TO
MOBILE HOMES

BE IT ENACTED by the Council of the City of Sacramento:

SECTION 1.

Section 2-E-25 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

25. A mobile home, including a certified mobile home on an approved foundation, shall not be considered a dwelling unit for the purposes of this ordinance only. Except as provided in Section 2-B-11 a mobile home is not permitted in any zone unless located in a mobile home park subject to the provisions of Section 2-F-22 and Section 10 of this ordinance; provided, that in the C-4, M-1, M-1(S), M-2, and M-2-(S) zones, a mobile home:

(a) May be used as the living quarters for a watchman of commercially or industrially used property; or

(b) May be used for residential purposes subject to the issuance of a special permit pursuant to Section 15-H of this Ordinance. Notwithstanding any provision of this Ordinance to the contrary, no special permit shall be issued pursuant to this subsection (b) for longer than a 2-year term, provided that such a permit may be extended for additional terms not to exceed 2-years each, pursuant to the same requirements, standards and procedures used under Section 15-H for the granting of the special permit. The following standards and requirements apply in addition to the provisions of Section 15 and notwithstanding any provision of this Ordinance to the contrary:

(1) This subsection (b) applies only to property located in an area of a community plan which provides, as part of its industrial land use element, for temporary placement of mobile homes.

(2) The density shall be limited to one mobile home per four acres. More than one mobile home may be approved on a lot, provided that the overall density for such lot shall not exceed one mobile home per four acres.

(3) Adequate ~~temporary~~ vehicular access, ~~temporary~~ utilities (gas, electric, water, storm drainage services) and noise attenuation measures shall be provided.*

* Per P.C. recommendation

(4) Permanent accessory structures, including but not limited to garages, porches and decks, which are either attached to or detached from the mobile home, shall be permitted only if specifically approved as part of the special permit approval.

~~(5) The only mobile homes permitted pursuant to this subsection (b) shall be single wide mobile homes which are legally transportable in one section and shall be placed only on a non-permanent foundation pursuant to Title 25 of the California Administrative Code.~~

(5) Mobile homes shall be placed on foundation systems acceptable to the Building Division and pursuant to Title 25 of the California Administrative Code.*

*Per P.C. recommendation

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE NORTH SACRAMENTO
COMMUNITY PLAN TO PROVIDE FOR THE TEMPORARY
PLACEMENT OF MOBILE HOMES ON INDUSTRIALLY
ZONED PARCELS IN WEST-OF-MCCLELLAN AREA

WHEREAS, the Council adopted the North Sacramento Community Plan on March 13, 1984, by Resolution No. 84-204, and said plan identified the West-of-McClellan industrial area as needing large scale infrastructure improvements possibly requiring several years before industrial development takes place;

WHEREAS, the Council is in receipt of a recommendation by the City Planning Commission to amend the North Sacramento Community Plan industrial land use element to permit temporary placement of mobile homes in the West-of-McClellan area (see attached area map) until industrial development takes place; and the Planning Commission held a noticed public hearing on the proposed plan amendment on _____, and considered testimony introduced at said hearing; and

WHEREAS, the Council has also held noticed public hearing on _____ to consider the proposed amendment, and determined that the amendment will not have a significant effect on the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SACRAMENTO that:

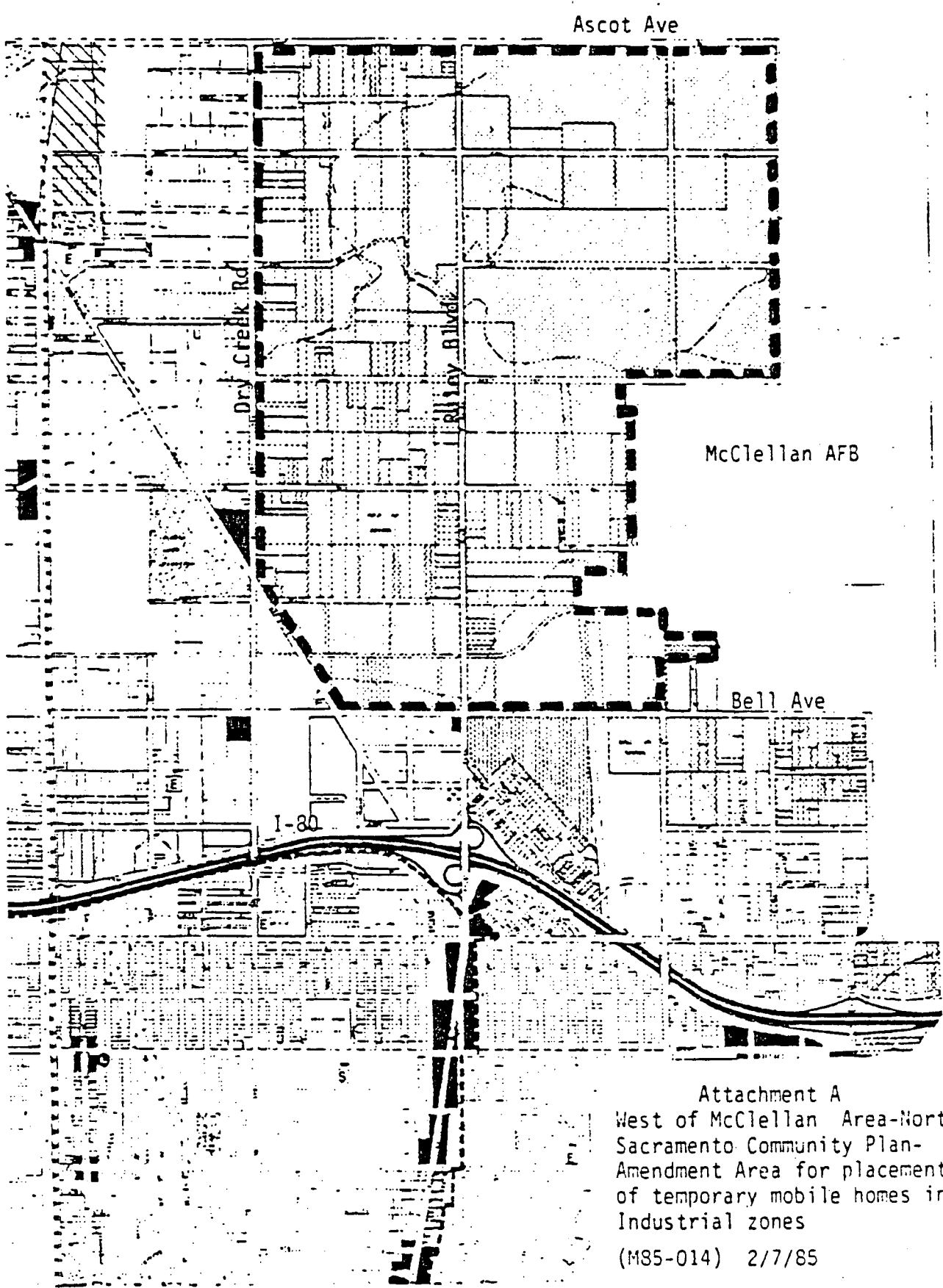
The North Sacramento Community Plan is hereby amended by adding the following policy to the Industrial Land Use Element (paragraph VD., pg. 30):

Provide by ordinance for the discretionary approval of the temporary placement and usage of mobile homes for residential purposes on land designated for future industrial development in West of McClellan area designated on attachment A entitled "West of McClellan Area--North Sacramento Community Plan--Amendment Area for Placement of Temporary Mobile Homes in Industrial Zones". Adequate utility services shall be provided and density of use shall not exceed 1 mobile home per 4 acres.

MAYOR

ATTEST:

CITY CLERK



Attachment A
West of McClellan Area-North
Sacramento Community Plan-
Amendment Area for placement
of temporary mobile homes in
Industrial zones
(M85-014) 2/7/85