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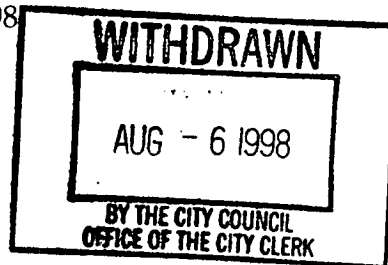
CITY OF SACRAMENTO  
CALIFORNIA

DEPARTMENT OF  
NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PH 916-264-5381  
FAX 916-264-7185

July 24, 1998



City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Zoning Ordinance Amendment to Require a Special Permit for Condominium/  
Townhouse Development in the Central City (M98-016).

A. Adopt the Ordinance amending Section 7 of the Zoning Ordinance

LOCATION: Central City

COUNCIL DISTRICT: Districts 1, 3, and 4

RECOMMENDATION: Planning Commission and staff recommend that the City Council approve the attached ordinance amending the Zoning Ordinance to require a Zoning Administrator Special Permit for development of condominiums and townhomes in the R-3A, R-4, R-5, and R-O zones in the Central City.

CONTACT PERSONS: Art Gee, Principal Planner, 264-5945  
Lucinda Willcox, Associate Planner, Citywide Team, 264-5052

FOR COUNCIL MEETING OF: August 6, 1998 (afternoon)

SUMMARY: The proposed Zoning Ordinance amendment reinstates a requirement for a Special Permit for condominium and townhouse development within multiple family zones in the Central City that was removed from the Zoning Ordinance in a recent amendment. Reinstatement of the Special Permit requirement creates a mechanism to provide for flexibility in lot sizes and configurations that are typically associated with condominiums and townhomes. The recommendation for a Zoning

City Council  
Zoning Ordinance Amendment for Condos/Townhouses in the Central City (M98-016)  
August 6, 1998

Administrator Special Permit rather than the previous Planning Commission Special Permit will allow for lower level review and lower costs in the event that no tentative map is required.

COMMITTEE/ COMMISSION ACTION: On May 14, 1998, the City Planning Commission unanimously recommended adoption of the Zoning Ordinance Amendment.

BACKGROUND INFORMATION: On September 16, 1997, the Council adopted a set of Zoning Ordinance Amendments intended to streamline development of housing projects in the Central City. One element of these amendments removed the previous requirement for a Planning Commission Special Permit for the development of condominiums and townhomes in multi-family zones in the Central City. This was intended to streamline and expedite the process for development for condominiums and townhomes to encourage the development of housing for owner occupancy.

After approval of the amendment, however, it became clear that removal of the Special Permit requirement had not achieved the goal of streamlining the process for townhouse and condominium development. Proposed condominiums and townhomes still require Tentative Map approval by the Planning Commission because they create individually-owned lots or air space. The Special Permit had served as a mechanism to provide flexibility in setbacks, lot coverage, and lot sizes. Removal of the Special Permit requirement created the necessity for zoning variances and subdivision modifications to accommodate the non-standard lot sizes and patterns that are created in townhouse and condominium developments.

In response, the Planning Commission and Planning staff recommend the language requiring a Special Permit for development of condominiums and townhomes be reinstated to provide a single mechanism to permit greater flexibility in setbacks, lot coverage, and lot sizes. *The requirement for a Zoning Administrator Special Permit rather than the previous Planning Commission Special Permit will allow for lower level review and lower costs in the event that no tentative map is required.*

As part of ongoing implementation of the Central City Housing Strategy, Planning staff is continuing to explore ways to encourage the development of condominiums and townhomes in multi-family zones to promote owner-occupied housing in these areas. Future proposals will be brought forward to the Planning Commission and City Council for its consideration.

FINANCIAL CONSIDERATIONS: The proposed amendment will result in fees associated with requests for Special Permits, but will remove the costs associated with application for variances for the Zoning Ordinance. The net effect is expected to be minimal.

ENVIRONMENTAL CONSIDERATIONS: This Zoning Ordinance Amendment is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Sections 15061(b)(3).

City Council  
Zoning Ordinance Amendment for Condos/Townhouses in the Central City (M98-016)  
August 6, 1998

MBE/WBE: No procurement of goods or services is proposed for this project.

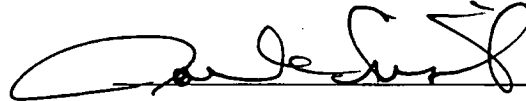
Respectfully submitted,



\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

FOR INFORMATION:  
WILLIAM H. EDGAR  
City Manager

APPROVED:



\_\_\_\_\_  
JACK CRIST  
Deputy City Manager

Attachments

- A. Ordinance Amending Section 7 of the Zoning Ordinance (**Redline**) ..... 4
- B. Ordinance Amending Section 7 of the Zoning Ordinance (**Clean**) ..... 6

M98-016.CC

**ATTACHMENT A**

**Ordinance Amending Section 7 of the Zoning Ordinance (REDLINE)**

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 7 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED), RELATING TO CONDOMINIUM AND TOWNHOUSE DEVELOPMENT IN THE CENTRAL CITY (M98-016)

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

## Section 1

Section 7-F-1 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is amended to read as follows:

1. Special Permit: A Special Permit is required ~~except in the R-3A, R-4, R-5, and R-O zones within the Central City.~~ In the R-3A, R-4, R-5, and R-O zones within the Central City, a Zoning Administrator's Special Permit is required.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M98-016

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**ATTACHMENT B**

**Ordinance Amending Section 7 of the Zoning Ordinance (CLEAN)**

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

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PASSED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

M98-016

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



3.2

CITY OF SACRAMENTO  
CALIFORNIA

DEPARTMENT OF  
NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PH 916-264-5381  
FAX 916-264-7185

July 24, 1998

City Council  
Sacramento, California

Honorable Members in Session:

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**CONTACT PERSONS:** Art Gee, Principal Planner, 264-5945  
Lucinda Willcox, Associate Planner, Citywide Team, 264-5052

**FOR COUNCIL MEETING OF:** August 6, 1998 (afternoon)

**SUMMARY:** The proposed Zoning Ordinance amendment reinstates a requirement for a Special Permit for condominium and townhouse development within multiple family zones in the Central City that was removed from the Zoning Ordinance in a recent amendment. Reinstatement of the Special Permit requirement creates a mechanism to provide for flexibility in lot sizes and configurations that are typically associated with condominiums and townhomes. The recommendation for a Zoning



City Council  
Zoning Ordinance Amendment for Condos/Townhouses in the Central City (M98-016)  
August 6, 1998

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COMMITTEE/ COMMISSION ACTION: On May 14, 1998, the City Planning Commission unanimously recommended adoption of the Zoning Ordinance Amendment.

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ENVIRONMENTAL CONSIDERATIONS: This Zoning Ordinance Amendment is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Sections 15061(b)(3).

City Council  
Zoning Ordinance Amendment for Condos/Townhouses in the Central City (M98-016)  
August 6, 1998

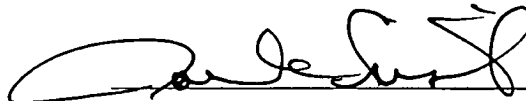
MBE/WBE: No procurement of goods or services is proposed for this project.

Respectfully submitted,



\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

APPROVED:



\_\_\_\_\_  
JACK CRIST

Deputy City Manager

FOR INFORMATION:  
WILLIAM H. EDGAR  
City Manager

Attachments

- A. Ordinance Amending Section 7 of the Zoning Ordinance (Redline) ..... 4
- B. Ordinance Amending Section 7 of the Zoning Ordinance (Clean) ..... 6

M98-016.CC

**ATTACHMENT A**

**Ordinance Amending Section 7 of the Zoning Ordinance (REDLINE)**

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 7 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED), RELATING TO CONDOMINIUM AND TOWNHOUSE DEVELOPMENT IN THE CENTRAL CITY (M98-016)

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

## Section 1

Section 7-F-1 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is amended to read as follows:

1. Special Permit: A Special Permit is required ~~except in the R-3A, R-4, R-5, and R-O zones within the Central City.~~ In the R-3A, R-4, R-5, and R-O zones within the Central City, a Zoning Administrator's Special Permit is required.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M98-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

5

DATE ADOPTED: \_\_\_\_\_

**ATTACHMENT B**

**Ordinance Amending Section 7 of the Zoning Ordinance (CLEAN)**

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 7 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED), RELATING TO CONDOMINIUM AND TOWNHOUSE DEVELOPMENT IN THE CENTRAL CITY (M98-016)

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M98-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ 7



1.11  
3.2

NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2904

PLANNING DIVISION  
916-264-5381  
FAX 916-264-5328

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 08-06-98

**APPROVED**  
BY THE CITY COUNCIL

**AUG 6 1998**

OFFICE OF THE  
CITY CLERK

July 20, 1998

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ORDINANCE AMENDING SECTION 7 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED), RELATING TO CONDOMINIUM AND TOWNHOUSE DEVELOPMENT IN THE CENTRAL CITY (M98-016)**

**LOCATION AND DISTRICT:** Central City  
D1, 3 and 4

**RECOMMENDATION:**

It is recommended that the item be passed for publication of title and continued to August 6, 1998.

**CONTACT PERSON:** Lucinda Willcox, Associate Planner 264-5052

**FOR COUNCIL MEETING OF:** July 28, 1998

**SUMMARY:**

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

ZOA - M98-016  
July 20, 1998

**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,

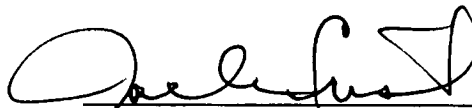


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GARY L. STONEHOUSE  
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:  
WILLIAM H. EDGAR  
CITY MANAGER

APPROVED:



---

JACK CRIST, DEPUTY CITY MANAGER  
NEIGHBORHOODS, PLANNING &  
DEVELOPMENT SERVICES DEPARTMENT



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 7 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED), RELATING TO CONDOMINIUM AND TOWNHOUSE DEVELOPMENT IN THE CENTRAL CITY (M98-016)**

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M98-016

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

APPROVED  
BY THE CITY COUNCIL

AUG 6 1998

OFFICE OF THE  
CITY CLERK

**ORDINANCE NO. 98-030**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 7 OF THE  
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF  
SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS  
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DEVELOPMENT IN THE CENTRAL CITY (M98-016)**

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M98-016

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_