



3.1

APPROVED
BY THE CITY COUNCIL

JAN 1 1 1994

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

January 4, 1994

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members In Session:

SUBJECT: Zoning Ordinance Amendment to allow Planned Unit Development Schematic Plans to be amended by the Planning Commission and clarify the approval process for amendments to PUD Guidelines. (M93-019)

LOCATION: City-wide

STAFF RECOMMENDATION

The City Planning Commission and Planning Staff recommend the following actions by the City Council:

- A. Adopt the attached Ordinance amending Section 8-D-8 of the Comprehensive Zoning Ordinance to allow Planned Unit Development Schematic Plans to be amended by the Planning Commission and clarify the approval process for amending PUD Guidelines.

CONTACT PERSON: Joy Patterson, Senior Planner

FOR CITY COUNCIL MEETING OF: January 11, 1994

SUMMARY

This is a request to modify the hearing process to allow Planned Unit Development Schematic Plans to be amended by the Planning Commission if criteria are met and to clarify the approval process for Planned Unit Development Guidelines. Staff and the City Planning Commission recommend approval of the Zoning Ordinance amendment.

①

VOTE OF PLANNING COMMISSION

On December 9, 1993, by a vote of 8 ayes, the Planning Commission recommended approval of the ordinance amendments.

BACKGROUND

The current City of Sacramento Zoning Ordinance specifies that the Planning Commission and the City Council shall hold a hearing on an amendment to a schematic plan in a Planned Unit Development (PUD). Any deviation or modification, whether major or minor, of the schematic plan requires approval from both the Planning Commission and City Council. The Zoning Ordinance does not identify procedures for amending Planned Unit Development Guidelines which are generally reviewed and approved concurrently with a schematic plan. The individual PUD Guidelines do, however, indicate that any amendments to the guidelines shall require approval by the Planning Commission and/or the Planning Director of the City of Sacramento. No City Council approval is required.

Since the Schematic Plan and PUD Guidelines are reviewed and regulated simultaneously, staff believes that the approval process should be reviewed by the same hearing body (Planning Commission and/or City Council) whether the amendment is minor or major. To ensure that the approval process for amending the Schematic Plan and PUD Guidelines is consistent, staff is recommending that the hearing process be the same.

Staff is recommending that Section 8-D-8 of the City Zoning Ordinance be amended to add language giving the Planning Commission the authority to amend schematic plans provided that specific conditions are met.

1. The proposed amendments to the schematic plan 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 do not change the types or intensity of land uses in the PUD.

Because the original PUD Guidelines and schematic plans are approved by City Council, staff believes that the City Council should have the final authority to approve significant amendments which may alter height, intensity and setbacks. Planning staff and/or the City Planning Commission will have the discretion to forward the modification or deviation to the City Council if the amendment is determined to be inconsistent with the intent of the schematic and/or the PUD Guidelines or if policies or circumstances have changed.

FINANCIAL CONSIDERATIONS

None.

POLICY CONSIDERATIONS

The proposed ordinance amendments will provide the same hearing process for both PUD Schematic Plan Amendments and PUD Guideline Amendments.

MBE/WBE EFFORTS


None.

Respectfully submitted,


GARY J. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED:


DIANNE GUZMAN, AICP
Director, Planning & Development

APPROVED
BY THE CITY COUNCIL

JAN 11 1994

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 94-001

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 8-D-8 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES AS AMENDED) TO ALLOW PLANNED UNIT DEVELOPMENT SCHEMATIC PLANS TO BE AMENDED BY THE PLANNING COMMISSION AND CLARIFY PLANNED UNIT DEVELOPMENT GUIDELINES (M93-019)

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

SECTION 1

Section 8-D-8 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance no. 2550 Fourth series as amended) is hereby amended to read as follows:

8. Amendment of Schematic Plan/PUD Guidelines:

- a. An amendment to the schematic plan and/or PUD Guidelines for planned unit development may be initiated by the City Council, the Planning Commission, or by the owner of any parcel of property within the planned unit development.
- b. An application for an amendment to the schematic plan and/or the PUD Guidelines of a planned unit development shall be filed with the Planning Commission and shall be subject to a filing and investigation fee as established in the fee and charge report.
- 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 do not alter the height or setback requirements as set forth in the PUD guidelines;
 - 2. The proposed amendments to the schematic plan do not change the types or intensity of land uses.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

4

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 of 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.

- d. If the conditions in subparagraphs c(1) and c(2) above are not met, the Planning Commission and the City Council shall hold a hearing on the amendment to a schematic plan and/or PUD Guidelines. The procedural requirements for a schematic plan amendment and/or PUD Guidelines hearing shall be governed by the provisions of Section 18 of this Ordinance 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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

M93-019

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

5

SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date December 9, 1993
Item Number 8
Permit Number M93-019

ENTITLEMENTS	
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input checked="" type="checkbox"/> OTHER <u>Amend Zoning Ordinance re. PUD Schematic Plans & PUD Development Guidelines</u>

Staff Recommendation	
<input checked="" type="checkbox"/> Recommend Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location:

P
R
O
P
O
N
E
N
T
S

NAME	ADDRESS

O
P
P
O
N
E
N
T
S

NAME	ADDRESS

MOTION NUMBER: _____				
	Yes	No	Motion	Second
CHINN	✓			
DONAHUE	✓			
MYERS	✓			
NOTESTINE	✓			
PATTERSON	✓			✓
WALKER	✓		✓	
WEMMER	✓			
REYNA	✓			

MOTION	
<input type="checkbox"/> To approve	<input checked="" type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to _____
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input type="checkbox"/> Other _____

M93-019: Zoning Ordinance Amendment to allow Planned Unit Development Schematic Plans to be amended by the Planning Commission and clarify the approval process for amendments to PUD Guidelines.

LOCATION: City-wide

SUMMARY/RECOMMENDATION:

The proposed Zoning Ordinance Amendment modifies the hearing process to allow Planned Unit Development Schematic Plans to be amended by the Planning Commission and clarifies the approval process for Planned Unit Development Guidelines. Staff recommends the Planning Commission recommend adoption of the attached Zoning Ordinance Amendment to the City Council.

BACKGROUND INFORMATION:

The current City of Sacramento Zoning Ordinance specifies that the Planning Commission and the City Council shall hold a hearing on an amendment to a schematic plan in a Planned Unit Development (PUD). Any deviation or modification whether major or minor of the schematic plan requires approval from both the Planning Commission and City Council. The Zoning Ordinance does not identify procedures for amending Planned Unit Development Guidelines which are generally reviewed and approved concurrently with a schematic plan. The individual PUD Guidelines, do however, indicate that any amendments to the guidelines shall require approval by the Planning Commission and/or the Planning Director of the City of Sacramento. No City Council approval is required. Since the Schematic Plan and PUD Guidelines are reviewed and regulated simultaneously, it is important that the approval process be reviewed by the same hearing body (Planning Commission and/or City Council) whether the amendment is minor or major. To ensure that the approval process for amending the Schematic Plan and PUD Guidelines is consistent, staff is recommending that the process be the same.

Staff is recommending that Section 8-D-8 of the City Zoning Ordinance be amended 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 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 do not change the types or intensity of land uses in the PUD.

Because the original PUD Guidelines and schematic plans are approved by City Council, staff believes that the City Council should have the final authority to approve significant amendments which may alter height, intensity and setbacks. Planning staff and/or the City Planning Commission will have the discretion to forward the modification or deviation to the City Council if the amendment is determined to be inconsistent with the intent of the schematic and/or the PUD Guidelines or if policies or circumstances have changed.

The Zoning Ordinance is proposed to be amended as follows:

Section 8-D-8 of the Comprehensive Zoning Ordinance:

8. Amendment of Schematic Plan/PUD Guidelines:

- a. An amendment to the schematic plan and/or PUD Guidelines for planned unit development may be initiated by the City Council, the Planning Commission, or by the owner of any parcel of property within the planned unit development.
- b. An application for an amendment to the schematic plan and/or the PUD Guidelines of a planned unit development shall be filed with the Planning Commission and shall be subject to a filing and investigation fee as established in the fee and charge report. ~~The Planning Commission and the City Council shall hold a hearing on an amendment to a schematic plan.~~
- 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 do not alter the height or setback requirements as set forth in the PUD guidelines.~~
 - 2. ~~The proposed amendments to the schematic plan do not change the types or 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 of 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.~~

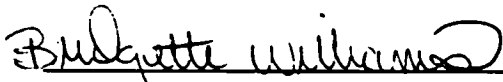
- d. ~~If the conditions in subparagraphs c(1) and c(2) above are not met, the Planning Commission and the City Council shall hold a hearing on the amendment to a schematic plan and/or PUD Guidelines. The procedural requirements for a schematic plan amendment and/or PUD Guidelines hearing shall be governed by the provisions of Section 18 of this Ordinance 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.


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

RECOMMENDATION: Staff recommends the Planning Commission recommend approval of the attached Zoning Ordinance Amendment to allow Planned Unit Development Schematic Plans and PUD Guidelines to be amended by the Planning Commission and forward to the City Council.

Report Prepared By,


Bridgette Williams, Associate Planner

Report Reviewed By,


Joy Patterson, Zoning Administrator

Attachments
Ordinance

AN ORDINANCE AMENDING SECTION 8-D-8 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES AS AMENDED) TO ALLOW PLANNED UNIT DEVELOPMENT SCHEMATIC PLANS TO BE AMENDED BY THE PLANNING COMMISSION AND CLARIFY PLANNED UNIT DEVELOPMENT GUIDELINES (M93-019)

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

SECTION 1

Section 8-D-8 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance no. 2550, Fourth series as amended) is hereby amended to read as follows:

8. Amendment of Schematic Plan/PUD Guidelines:

- a. An amendment to the schematic plan and/or PUD Guidelines for planned unit development may be initiated by the City Council, the Planning Commission, or by the owner of any parcel of property within the planned unit development.
- b. An application for an amendment to the schematic plan and/or the PUD Guidelines of a planned unit development shall be filed with the Planning Commission and shall be subject to a filing and investigation fee as established in the fee and charge report.
- 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 do not alter the height or setback requirements as set forth in the PUD guidelines;
 2. The proposed amendments to the schematic plan do not change the types or 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 of 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.

- d. If the conditions in subparagraphs c(1) and c(2) above are not met, the Planning Commission and the City Council

shall hold a hearing on the amendment to a schematic plan and/or PUD Guidelines. The procedural requirements for a schematic plan amendment and/or PUD Guidelines hearing shall be governed by the provisions of Section 18 of this Ordinance 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.

PASSED FOR PUBLICATION:

PASSED:

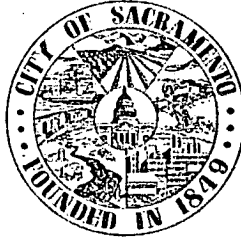
EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

M93-019



116
3.1

PASSED FOR
PUBLICATION
& CONTINUED
TO 1-11-94

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

December 27, 1993

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: ZONING ORDINANCE AMENDMENT TO ALLOW PUD SCHEMATIC PLANS AND PUD DEVELOPMENT GUIDELINES TO BE AMENDED BY THE PLANNING COMMISSION (M93-019)

LOCATION AND DISTRICT: ALL COUNCIL DISTRICTS

RECOMMENDATION: It is recommended that the item be passed for publication of title and continued to January 11, 1994.

CONTACT Joy Patterson, Zoning Administrator, 264-5607

FOR COUNCIL MEETING OF: January 4, 1994

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:


DIANNE GUZMAN, AICP
Director of Planning & Development

b:\cc1-04\M93-019.pfp
attachment

①

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 8-D-8 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES AS AMENDED) TO ALLOW PLANNED UNIT DEVELOPMENT SCHEMATIC PLANS TO BE AMENDED BY THE PLANNING COMMISSION AND CLARIFY PLANNED UNIT DEVELOPMENT GUIDELINES (M93-019)

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

SECTION 1

Section 8-D-8 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance no. 2550, Fourth series as amended) is hereby amended to read as follows:

8. Amendment of Schematic Plan/PUD Guidelines:
- a. An amendment to the schematic plan and/or PUD Guidelines for planned unit development may be initiated by the City Council, the Planning Commission, or by the owner of any parcel of property within the planned unit development.
 - b. An application for an amendment to the schematic plan and/or the PUD Guidelines of a planned unit development shall be filed with the Planning Commission and shall be subject to a filing and investigation fee as established in the fee and charge report.
 - 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 do not alter the height or setback requirements as set forth in the PUD guidelines;
 2. The proposed amendments to the schematic plan do not change the types or intensity of land uses.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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 of 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.

- d. If the conditions in subparagraphs c(1) and c(2) above are not met, the Planning Commission and the City Council shall hold a hearing on the amendment to a schematic plan and/or PUD Guidelines. The procedural requirements for a schematic plan amendment and/or PUD Guidelines hearing shall be governed by the provisions of Section 18 of this Ordinance 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.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

M93-019

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

3