



CITY OF SACRAMENTO

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CITY MANAGER'S OFFICE
RECEIVED

JAN 18 1980

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

ETHAN BROWNING, JR.
PLANNING DIRECTOR

January 17, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Interim Special Permit Review in the Central City

SUMMARY

Attached is a copy of the January 8, 1980 Planning staff report to the City Council regarding interim procedures to be applied in the Central City pending completion of the draft plan (Exhibit 2). Interim procedures were deemed necessary due to the possible approval of proposed developments which would be inconsistent with the zoning recommendations of the draft plan. The report discusses two approaches to this concern, a limited moratorium approach and a special permit review approach. The report indicated that the Planning Commission and Planning staff favored the special permit review approach. The ordinance to establish the interim special permit review is attached (Exhibit 1).

Proposed projects which are in conformance with the zoning recommendations of the draft Central City Plan would not be affected by the review ordinance. However, projects that are determined to be inconsistent by the Planning Director would be subject to approval of a special permit by the City. The ordinance exempts projects which have obtained certain City approvals as specified in Section 2(b) (iii).

Special permits that are granted under this ordinance must be established within one year from the date of issuance. This is shorter than the normal two year period allowed by the Zoning Ordinance to establish the permit. The established filing fee for a special permit or less than one acre is \$253. The filing fee for a special permit pursuant to this ordinance is \$50. This amount is to only cover **FILED** expense for public notices, mailing and legal advertisement.

FILED
BY THE CITY COUNCIL

Cent 40
2-5-80

By the City Council
Office of the City Clerk

ORD. NBT
ADOPTED

JAN 22 1980

OFFICE OF THE
CITY CLERK

FEB 5 1980


RECOMMENDATION

The Planning Commission and staff recommend the City Council adopt the attached ordinance to establish an interim special permit review in the Central City.

Respectfully submitted,


Ethan Browning, Jr.
Planning Director

FOR TRANSMITTAL TO COUNCIL:


Walter J. Slipe
City Manager

EBj:AG:lc
Attachments

January 22, 1980
District No. 1, 3, 4

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE JANUARY 9, 1980
 ITEM NO. 1 FILE NO. P-
M-432

REZONING TENTATIVE MAP
 SPECIAL PERMIT EIR DETERMINATION
 VARIANCE EXT. OF PERMIT
 SUBD. MOD. OTHER
TEMPORARY REVIEW
 LOCATION: CENTRAL CITY

Recommendation:

Favorable Petition Correspondence
 Unfavorable

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

* Motion: Chris Hunter: The proposed ordinance would be to require a special permit when the Planning Director determines that projects are inconsistent with the Central City Plan as recommended to the City Council on January 17 by the Planning Commission.

Fred Silva: For the word plan, would you say zoning map so we don't get into the panubras and all that.

Chris Hunter: Yes, that is the motion.

MOTION NO. _____

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓			
Flores		✓		
Fong	✓			
Goodin	ABSENT			
Hunter	✓		✓	
Muraki		✓		
Simpson P	✓			✓
Simpson S	ABSENT			
Silva	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL _____ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER : SEE ABOVE

- EXHIBITS:
- A. Site Plan
 - B. Floor Plan
 - C. Elevation
 - D. Landscaping

ORDINANCE NO.

FOURTH SERIES

AN ORDINANCE ESTABLISHING AN INTERIM
SPECIAL PERMIT REVIEW ON ALL DEVELOPMENT
ENTITLEMENTS IN THE CENTRAL CITY AND
DECLARING SAID ORDINANCE TO BE AN
EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY

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

SECTION 1.

The City Council hereby finds and determines that it is necessary to establish an interim special permit review procedure on all development in the Central City while the Sacramento Central City Comprehensive Plan and its proposed policies and rezoning are under consideration for adoption by the City Council. The purpose of the interim review procedure is to insure, pending the completion of the updating of the community plan for the Sacramento Central City, that development that is permitted to proceed will be in substantial compliance with the policies and intent of the plan which is adopted by the City Council.

SECTION 2.

(a) Except as otherwise provided in this section, applications during the interim specified herein for any entitlement for development, including but not limited to tentative subdivision maps, special permits, variances, rezonings, general plan and community plan amendments, site plan review, architectural review, Preservation Board review, and building permits for property located in the Central City shall require, in addition to all other requirements of the City, special permit approval by the City Planning Commission as provided in this ordinance.

(b) This ordinance shall not apply to:

(i) Building permits for the demolition of or minor alterations to buildings or structures, or for improvements required by law;

(ii) Any development for which approval of a tentative subdivision map, special permit, variance, rezoning, general plan or community plan amendment, site plan review, or Preservation Board review by the City Council, the City Planning Commission, the Architectural Review Board, or the Preservation Board has been granted and was effective after January 1, 1979 and prior to the effective date of this ordinance.

(iii) Any development which is consistent with the zoning recommendations of the Sacramento Central City Comprehensive Plan, as determined by the Planning Director.

SECTION 3.

The special permit review and approval required by this ordinance shall be governed by the provisions of Section 15 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, except as otherwise provided in this section:

(a) In lieu of the provisions of Sections 15-A-1, A-2, and A-3, the following guidelines shall be observed in considering applications for special permits required under this ordinance:

(i) The special permit shall be granted upon sound principles of land use;

(ii) The special permit shall not be granted if it will be detrimental to the public health, safety, or welfare, or if it would result in the creation of a nuisance;

(iii) The special permit use must be found by the Planning Commission to be in substantial compliance with the zoning and policy recommendations of the Sacramento Central City Comprehensive Plan. For purposes of this paragraph, a proposed use which does not strictly comply with density, area and setback requirements, or which proposes an industrial use in an area proposed for commercial uses may be found to be in substantial compliance with the zoning and policy recommendations of the Plan if the Planning Commission finds that the proposed project, as a whole, is compatible with the surrounding neighborhood and does not detract from or severely interfere with the attainment of the policies and intent of the Plan. The Planning Commission shall not find a project for a commercial or industrial use in an area proposed for residential use to be in substantial compliance with the Plan.

(b) In approving a special permit under this ordinance, the Planning Commission may attach such conditions on approval as it deems necessary to insure the proposed use will be in substantial compliance with the zoning and policy recommendations of the Sacramento Central City Comprehensive Plan, including but not limited to reducing density, increasing setback requirements, and requiring landscaping of the site.

(c) In lieu of the provisions of Section 15-C-2, an application for a special permit pursuant to this ordinance shall be accompanied by a filing fee of \$50.00; provided, that if the hearing on the special permit under this ordinance is to be held concurrently with a hearing on another land use entitlement for which a fee for equivalent noticing has been or will have been paid, the fee required by this section shall be waived.

(d) In lieu of the provisions of Section 15-D-4-a, a use for which a special permit is granted under this ordinance must be established within one year after the permit is issued. If the use is not so established the special permit shall be deemed to have expired and shall be null and void.

SECTION 4. Definitions.

For purposes of this ordinance, the following definitions shall apply:

(a) Central City shall mean that area within the City of Sacramento bounded by the Sacramento River on the west, the Southern Pacific Railroad tracks on the north, Alhambra Boulevard on the east, including properties fronting the east side of Alhambra Boulevard, and Broadway on the south, including properties fronting the south side of Broadway.

(b) Sacramento Central City Comprehensive Plan shall mean that document so titled which has been recommended to the City Council for adoption by the City Planning Commission on January 21, 1980.

SECTION 5.

Notwithstanding any other provision of law, adoption of the Sacramento Central City Comprehensive Plan and the rezonings proposed therein by the City Council shall not invalidate or otherwise affect the validity of a special permit issued pursuant to this ordinance.

SECTION 6. Term.

This ordinance shall be effective for a period of six (6) months following the date of its enactment or until the Sacramento Central City Comprehensive Plan and proposed rezonings are adopted and in effect, whichever occurs first.

SECTION 7. Emergency.

This ordinance is hereby declared to be an emergency measure to take effect immediately. The facts constituting the emergency are that numerous development proposals in the Central City are in the process of being prepared and submitted to the City for evaluation and approval; that the City is currently updating the community plan and formulating new development policies for the Central City on a comprehensive basis; that the development proposals in the process of being prepared may be in conflict with the proposed community plan and policies; and that it is in the interests of the public health, safety and welfare to insure that no further development will be permitted in the Central City that is not in substantial compliance with the community plan update.

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

AN ORDINANCE ESTABLISHING A SIX (6) MONTH MORATORIUM
ON DEVELOPMENT ENTITLEMENTS IN PORTIONS OF THE
CENTRAL CITY AND DECLARING SAID ORDINANCE TO BE AN
EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY

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

SECTION 1.

The City Council hereby finds and determines that it is necessary to establish a moratorium on the approval of all development, and on the issuance of building permits for development, in those portions of the Central City which are being or may be considered for rezoning in conjunction with adoption of the Sacramento Central City Comprehensive Plan, as shown on the attached map of the Central City marked Exhibit A and incorporated herein by reference. The purpose of the moratorium is to insure, pending the completion of the updating of the community plan for the Sacramento Central City, that no development be permitted to proceed which may be inconsistent with the provisions of such plan upon adoption.

SECTION 2. Imposition of Moratorium.

(a) No applications for development entitlements, including but not limited to applications for tentative subdivision maps, special permits, variances, rezonings, general plan and community plan amendments, site plan review, architectural review, Preservation Board review, and building permits for the property located in the Central City indicated on the attached Exhibit A shall be accepted for filing, processed, approved or issued by the City Council, the City Planning Commission, or any department, officer, employee, board or commission of the City of Sacramento unless the proposed development is consistent with the zoning map of the Sacramento Central City Comprehensive Plan currently under consideration by the City.

(b) This ordinance shall not apply to any development for which approval of a tentative subdivision map, special permit, variance, rezoning, general plan or community plan amendment, site plan review, architectural review, or Preservation Board review by the City Council, the City Planning Commission, the Architectural Review Board, or the Preservation Board has been granted and was effective after January 1, 1979 and prior to the effective date of this ordinance.

SECTION 3. Definitions.

For purposes of this ordinance the following definitions shall apply:

(a) Central City shall mean that area within the City of Sacramento bounded by the Sacramento River on the west, the Southern Pacific Railroad tracks on the north, Alhambra Boulevard on the east, including properties fronting the east side of Alhambra Boulevard, and Broadway on the south, including properties fronting the south side of Broadway.

(b) Sacramento Central City Comprehensive Plan shall mean that document so titled and dated August, 1979, which is currently being considered for adoption by the City of Sacramento; and any amendments thereto now or hereafter recommended for adoption by the City Planning Commission or City Council.

SECTION 4. Term.

This ordinance shall be effective for a period of six (6) months following the date of its enactment or until the Sacramento Central City Comprehensive Plan and proposed rezonings are adopted and in effect, whichever occurs first.

SECTION 5. Emergency.

This ordinance is hereby declared to be an emergency measure to take effect immediately. The facts constituting the emergency are that numerous development proposals in the Central City are in the process of being prepared and submitted to the City for evaluation and approval; that the City is currently updating the community plan and formulating new development policies for the Central City on a comprehensive basis; that the development proposals in the process of being prepared may be in conflict with the proposed community plan and policies; and that it is in the interests of the public health, safety and welfare to insure that no further development will be approved in the Central City until the community plan update has been completed.

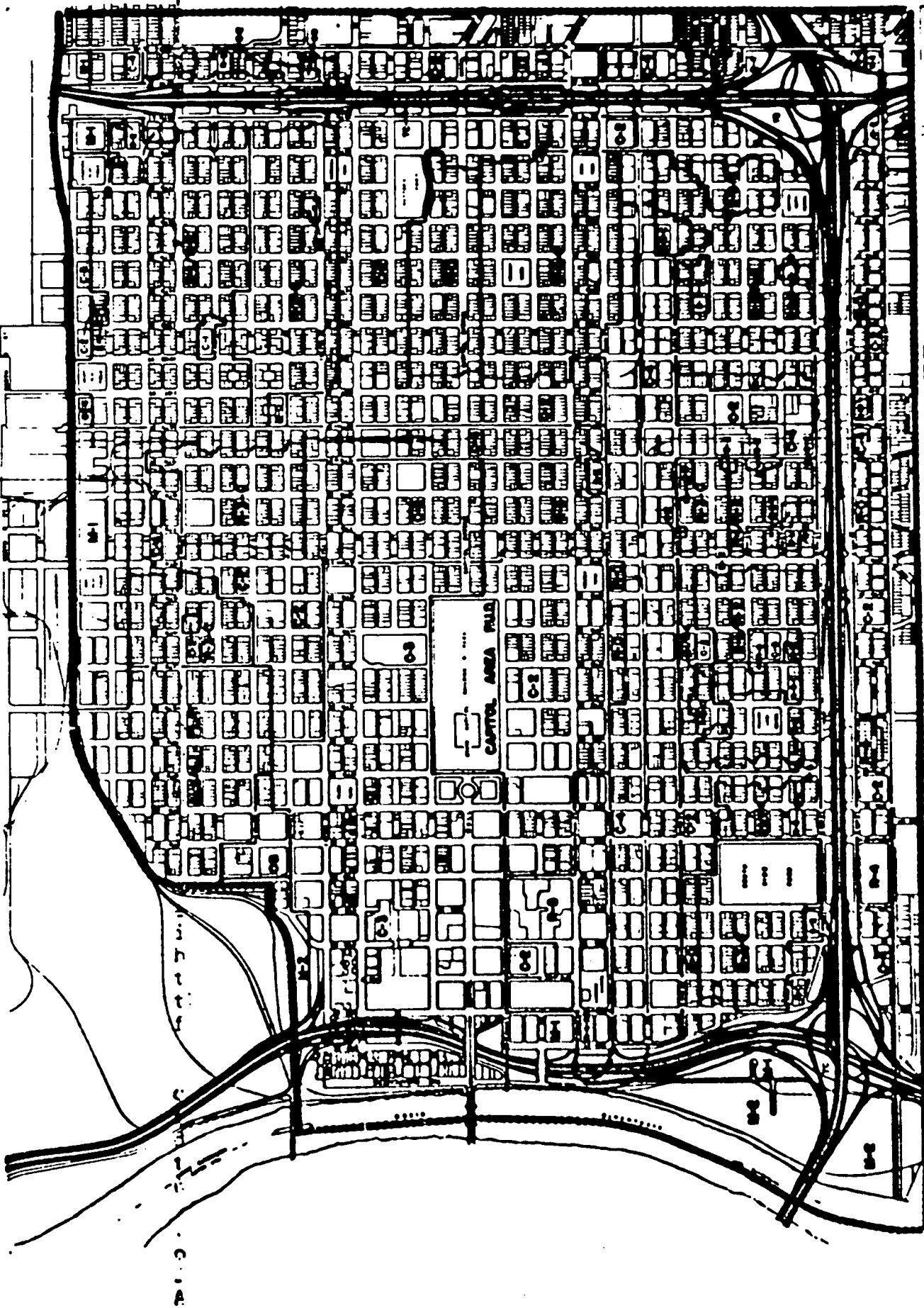
ENACTED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK



Scale 1/4" = 100'



Legend	Zone
Light Commercial	LC-1
General Commercial	GC-1
Central Business District	CB-1
Light Industrial	LI-1
Heavy Industrial	HI-1
Transportation Corridor	TC-1
Urban Residential - Single Family	UR-1
Urban Residential - Multiple Family	UR-2
Medium Density Multiple Family	MD-1
High Density Multiple Family	HD-1
Industrial - Office	IO-1
Office - Business	OF-1

Central City Study

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JAN 8 1980

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

ETHAN BROWNING, JR.
PLANNING DIRECTOR

January 8, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Moratorium on Central City

APPROVED
BY THE CITY COUNCIL

JAN 8 1980

HR4 1-22-80.

SUMMARY

OFFICE OF THE
CITY CLERK

The City Planning Commission, on January 3, 1980, reviewed a draft ordinance which provides for a limited moratorium on developments proposed in selected portions of the Central City. An alternative approach was also presented by staff. This approach would use the Special Permit review procedures as a method of reviewing developments which may be inconsistent with the zoning recommended in the draft Central City Plan. The Commission approved a motion to recommend to the City Council the use of the review procedure rather than a limited moratorium. The motion further recommended the procedure be enacted after the Commission has acted on the draft plan.

BACKGROUND

The Planning staff previously expressed a concern regarding the possible approval of proposed developments which would be inconsistent with the draft Central City Plan. On December 11, 1979, the City Council expressed similar concerns. A Limited Moratorium Ordinance was prepared by staff and transmitted to the Planning Commission for review (attached). This draft ordinance would provide that a project which is consistent with the draft Central City Plan may proceed with development. A proposed development which is inconsistent with the zoning recommendations in the draft Central City Plan would be delayed for six (6) months, until adoption of the plan, or whichever came first. The ordinance also contains a provision which exempts any developments which are inconsistent but which have obtained certain specified entitlements from the City after January 1, 1979 and prior to the effective date of this ordinance. This draft ordinance was presented at the January 3, 1980 meeting of the Planning Commission.

Staff also presented an alternative of a Special Permit review requirement. Under this procedure, projects consistent with the zoning recommendations of the draft Central City Plan may proceed with development. Projects which are inconsistent would be required to submit for review and approval by the City. This is similar to the Major Projects Review Ordinance. Substantial public testimony was taken on both alternatives. After discussion of the matter, the Commission approved a motion

to recommend the use of the Special Permit review procedures to review projects which are inconsistent. The Commission further recommended that the procedure be implemented after the Commission has made their recommendation on the draft Central City Plan to the Council. The Commission is scheduled to complete their hearings on the plan on January 17, 1980. A draft ordinance representing the Commission's recommendation is currently being prepared by the City Attorney and Planning staff.

VOTE OF THE COMMISSION

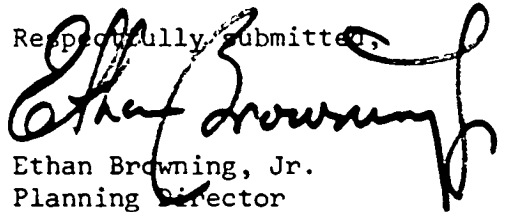
The motion carried by a vote of 5 ayes, 2 noes and 1 absent.

RECOMMENDATION

The Planning Commission and staff recommends the City Council:


1. Implement a required Special Permit review procedure for developments that are inconsistent with the zoning recommendations of the draft Central City Plan.
2. The review procedure should start after the Commission has made their recommendation on the draft plan to the City Council.
3. This matter be set for City Council hearing on January ²² 22, 1980.

Respectfully submitted,



Ethan Browning, Jr.
Planning Director

RECOMMENDATION APPROVED:



Walter J. Slipe
City Manager

ldc

January 8, 1980
Districts 1, 3 & 4

24A



CITY OF SACRAMENTO

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JAN 31 1980

CITY PLANNING DEPARTMENT
815 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95614
TELEPHONE (916) 449-5604

ETHAN BROWNING, JR.
PLANNING DIRECTOR

January 31, 1980

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

FFB b m u

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: Time Schedule for Council Hearing of Draft Central City Plan

SUMMARY

The City Planning Commission has completed taking public testimony on the draft Central City Plan and will act on their final recommendation to the City Council on January 31, 1980. Pursuant to the Council's request, staff has outlined the steps necessary to prepare the plan for the upcoming public hearings and time required to accomplish these steps (Exhibit 1). Staff estimates the entire plan, including the proposed rezonings, can be ready for Council hearings in three months. The lengthiest step involves notifying property owners of the proposed rezonings. Based on the required steps, it is staff's conclusion that hearing the land use and zoning recommendations ahead of the rest of the plan would save less than one month.

BACKGROUND

Upon completion of the Planning Commission's final recommendation on the Central City Plan, a number of steps need to be accomplished before the City Council can begin its public hearings. These steps are described as tasks in Exhibit 1 (attached). On the last page of the exhibit is a time schedule for accomplishing each task. The lengthiest task is the notification of property owners of the upcoming Council hearings on the draft plan and zone changes. The total time required to prepare the entire plan for hearing is three months.

The Council suggested staff also look at the time required to hear land use and zoning proposals in advance of the rest of the plan. Staff estimates it would take approximately two months to prepare just the land use and zoning proposals for hearings. Many of the tasks identified for the entire plan would still need to be accomplished (i.e., notification of property owners, preparation of ordinances, posting of rezoning notices). Although zoning could be adopted a month earlier

if taken ahead of the plan, there are several major disadvantages to this approach. Disadvantages include reviewing the proposed zoning out of context with the housing and transportation elements of the plan and the need to renotice and hold additional hearings on the remainder of the plan a month later.

Staff recommends proceeding with preparing the entire plan for Council hearing in May. In addition, due to the complexity and anticipated length of the hearings staff and the City Clerk suggest scheduling the matter for Special Council Sessions on the first and third Thursdays in May (May 1st & 15th) with a third session on May 29th as optional if needed.

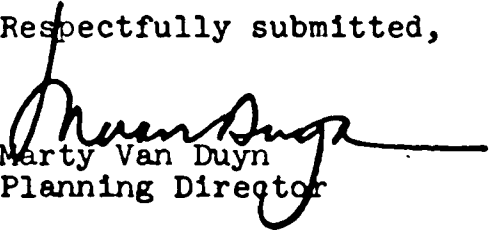
FINANCIAL DATA

The Council approved the use of \$14,000 from unspent funds allocated for CD staff in the 1977-78 CDBG budget to carry out public notification of Commission and Council hearings. Approximately \$9,000 was spent on public notification for the Planning Commission hearings.


RECOMMENDATION

Staff recommends the City Council schedule hearings for the entire Central City Plan, including the proposed zoning. Staff further recommends holding the hearings as Special Sessions on Thursdays. The dates of May 1st and 15th, with May 29th as optional if needed, are suggested.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION:


Walter J. Slipe
City Manager

ldc

February 5, 1980
Districts 1, 3 & 4

CENTRAL CITY PLAN
PREPARATION TASKS FOR PUBLIC HEARINGS

TASK 1: Revise Plan Text and Graphics

Personnel: Planner, Typist, Draftperson, Printer

Time Req.: Five weeks

Description: 1) Plan text needs substantial re-writing to incorporate changes; 2) A new plan text needs to be retyped and proof-read; 3) New land use, zoning and transportation maps need to be prepared; 4) Copies need to be made.

TASK 2: Preparation of Related Resolutions and Ordinances

Personnel: Attorney, Planner, Typist

Time Req.: Four weeks

Description: Ordinances and resolutions will need to be prepared regarding: Certification of EIR, Adoption of Plan, Adoption of Rezoning (major work item), New R-3-A zone, Amend R-1 zone, Amend P-O zone.

TASK 3: Notify Property Owners of Hearings by Mail

Personnel: Planner, Typist, Printer

Time Req.: Eight weeks

Description: This will be the most involved and longest process. It is also one that is not legally required. Task involves preparing notice, having Assessor's office update property owners list, printing notice, mailing notice to approximately 10,000 property owners.

TASK 4: Posting Notices of Rezoning Areas

Personnel: Two persons

Time Req.: Two weeks

Description: Blocks under consideration for rezoning will be posted with a notice of public hearing, this involves posting about 350 blocks.

TASK 5: Revise Display Maps

Personnel: Draftperson (1)

Time Req.: Two weeks, 3 days

Description: 1) Sepias for land use, zoning and rezoning maps need to be either revised or redone; 2) Revised sepias need to be checked for accuracy; 3) Prints made from sepias need to be colored; 4) Roadway maps revised on prints; 5) Miscellaneous display maps prepared.

TASK 6: Legal Advertisement in Newspaper

Personnel: Planner, Attorney

Time Req.: Two days

Description: An informative legal ad needs to be placed in Bee and Union.

TASK 7: Review Time for Public

Personnel: Planner

Time Req.: One week after plan is printed and notices mailed

Description: This allows time for public to review recommendations of plan and clarify with staff various questions that may arise.

TASK 8: Council Orientation

Personnel: Planner, Traffic Engineer

Time Req.: One week

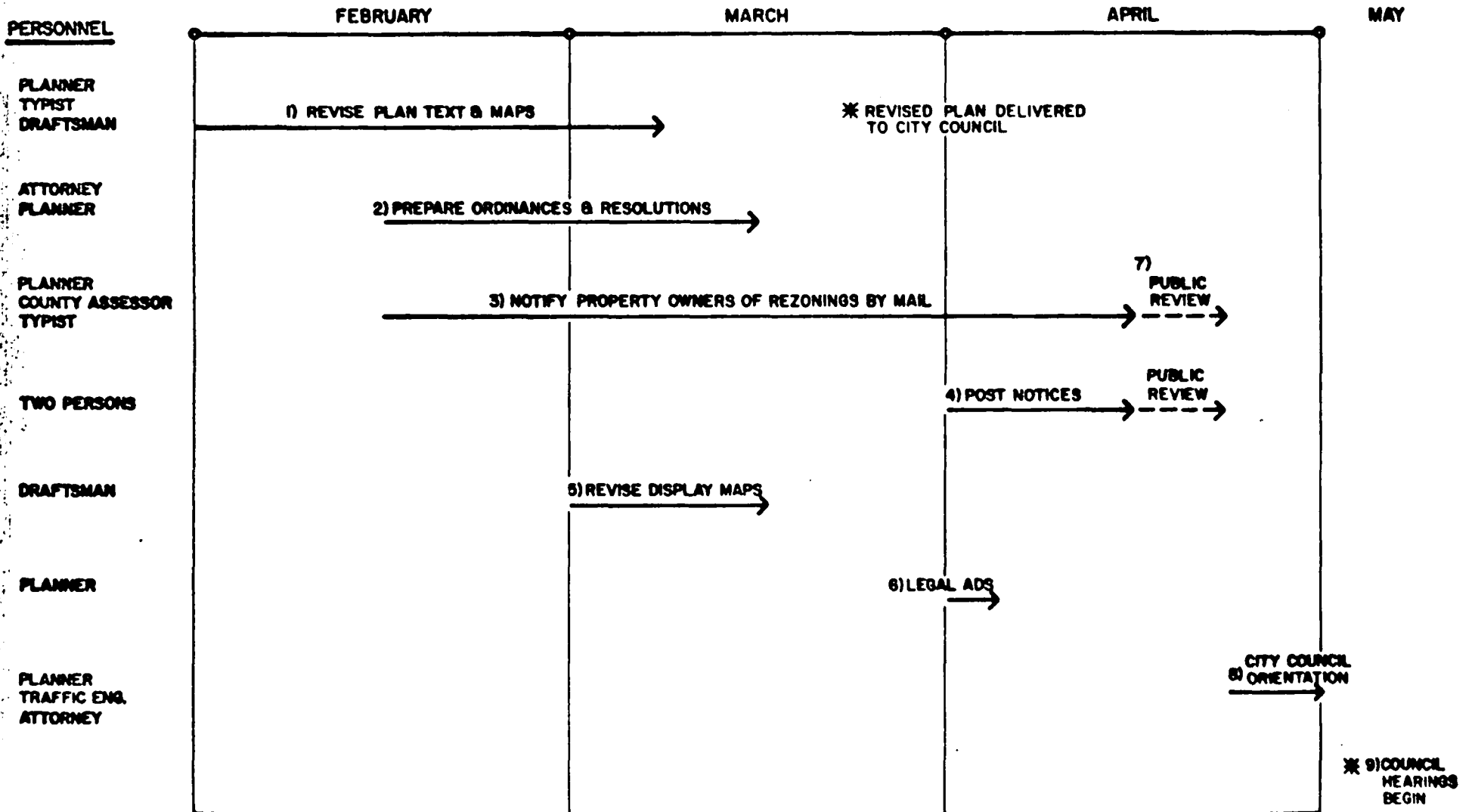
Description: To familiarize City Council with issues and upcoming decisions staff will prepare for a study session (no public testimony) and field trip for the Council

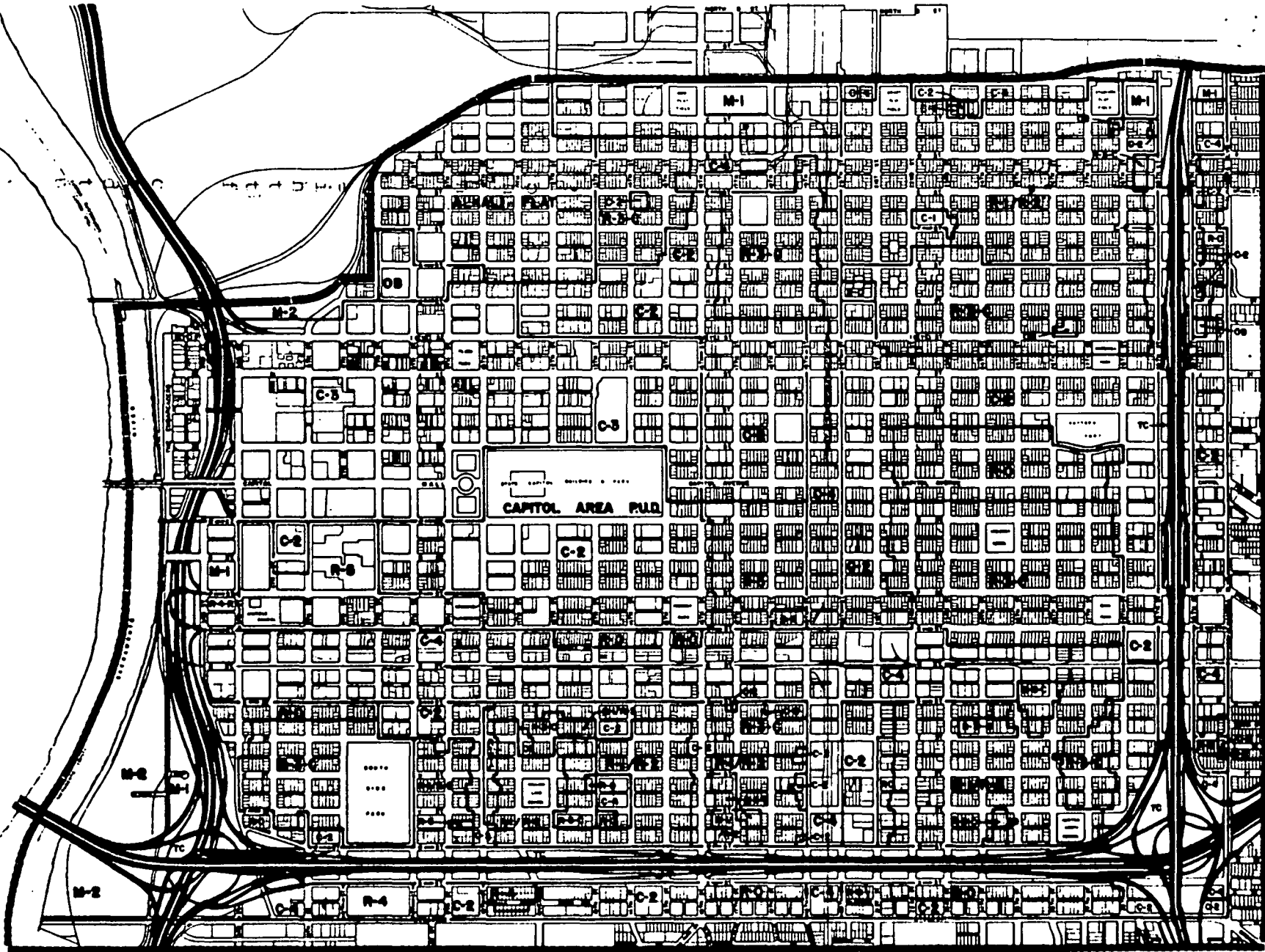
TASK 9: Council Hearing(s)

Personnel: Planner, Traffic Engineer, Attorney

Time Req.: Two meetings

ESTIMATED TIME SCHEDULE-FOR ADOPTION OF CENTRAL CITY PLAN





central
Sacramento City California
study

LEGEND PROPOSED ZONING

- R-1/R-2 SINGLE FAMILY OR TWO FAMILY
- R-3-C LIGHT DENSITY MULTIPLE FAMILY
- R-4 MEDIUM DENSITY MULTIPLE FAMILY
- R-6 HEAVY DENSITY MULTIPLE FAMILY
- R-8 RESIDENTIAL - OFFICE
- O-8 OFFICE BUILDINGS

- O-1 LIMITED COMMERCIAL
- O-2 GENERAL COMMERCIAL
- O-3 CENTRAL BUSINESS DISTRICT
- O-4 HEAVY COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- T-C TRANSPORTATION CORRIDOR

Scale in Feet



The table below lists projects not consistent with the proposed Central City Plan rezonings. This list includes projects submitted to the City for discretionary review during the period January 1, 1979 to December 19, 1979.

Projects approved by the Architectural Review Board are listed under Section I; projects approved by the City Planning Commission are listed under Section II; and projects submitted to the City Building Department for plan check review where building permits have not yet been issued are listed under Section III.

I. Projects approved by the Architectural Review Board during the period of January 1, 1979 to December 19, 1979:

<u>PROJECT</u>	<u>LOCATION</u>	<u>PRESENT ZONING</u>	<u>PROPOSED ZONING</u>	<u>DATE OF APPROVAL</u>
138 Unit Condo	18, 19, K, L	R-4	C-2	12-5-79
Three-story office, 9,800 sq. ft. with 4 parking spaces (zoning req. 25 parking spaces)	1608 Eye Street	C-3	C-2	10-17-79
Three-story office, 16,100 sq. ft. with 17 parking spaces (zoning req. 40 parking spaces)	NW corner 16 & Eye	C-3	C-2	8-15-79
Three Unit Apartment	2009 17th Street	R-4	R-3-C	10-17-79
Three Unit Apartment	9, T & U	R-4	R-1/R-2	12-5-79
Six Unit Apartment	419 14th Street	R-5	R-3-C	5-16-79
Two-story office, 22,591 sq. ft. with 0 parking spaces (zoning req. 56 parking spaces)	1801 K Street	C-3	C-2	5-16-79
10-Unit Apartment	SE corner 18 & U	R-4	R-1/R-2	4-18-79
Two-story office, 21,480 sq. ft. with 0 parking spaces (zoning req. 54 parking spaces)	NW corner 19 & K	C-3	C-2	2-21-79
Six Unit Condo	2418 P Street	R-5	R-3-C	12-19-79
14 Unit Condo	2201 N Street	R-5	R-3-C	12-19-79
Six Unit Condo	620 - 15th Street	R-5	R-3-C	Denied 12-19-79

II. Projects granted entitlements by the City Planning Commission during the period of January 1, 1979 to December 19, 1979.

<u>PROJECT</u>	<u>LOCATION</u>	<u>PRESENT ZONING</u>	<u>PROPOSED ZONING</u>	<u>TYPE OF ENTITLEMENT & DATE GRANTED</u>
6 Unit Condo	618 - 620 15th Street	R-5	R-3-C	11-8-79 a) Special Permit to construct condominium project b) Tentative Map to create condo lot
138 Unit Condo	18, 19, K, L Streets	C-3	C-2	11-8-79 a) Amend comm. plan from gen. commercial to med. density multi-family b) Special Permit to dev. condo complex as a major project c) Tentative Map to est. condo parcel
6 Unit Condo	2418 P Street	R-5	R-3-C	11-21-79 a) Special Permit to dev. condo in R-5 zone b) Tentative Map to create condo lot
14 Unit Condo	2201 H Street	R-5	R-3-C	12-13-79 a) Special Permit to dev. condo b) Tentative Map to create condo lot

III. Projects submitted to City Building Division for plan check review.
Building permits not yet issued:

<u>PROJECT</u>	<u>LOCATION</u>	<u>PRESENT ZONING</u>	<u>PROPOSED ZONING</u>	<u>DATE OF APE APPROVAL</u>
7 Unit Apartment	2204 N Street	R-5	R-3-C	6-6-79
6 Unit Condo	2120 I Street	R-5	R-3-C	7-5-79
7 Unit Apartment	2716 F Street	R-4	R-1/R-2	10-17-79
3 Unit Apartment	2210 - 22nd Street	R-4	R-1/R-2	5-3-78



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

DEC 21 1979

Handwritten signature
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CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

ETHAN BROWNING, JR.
PLANNING DIRECTOR

December 21, 1979

City Council
Sacramento, California

FILED
By the City Council
Office of the City Clerk
Cont to
1-8-80

Honorable Members in Session: DEC 20 1979

SUBJECT: Moritorium on Central City

SUMMARY

The City Planning Commission on December 20, 1979, reviewed the attached draft ordinance which provides for a limited moritorium on developments proposed in the Central City. This ordinance would affect developments which are inconsistent with the draft Central City Plan. The Planning Commission set the matter for hearing on January 3, 1980. They expressed great interest in considering the ordinance prior to Council action on the matter.

BACKGROUND

The Planning staff previously expressed concern regarding the possible approval of proposed developments which would be inconsistent with the draft Central City Plan. On December 11, 1979, the City Council expressed similar concerns. I indicated my intent to discuss a moritorium ordinance with the Planning Commission at their meeting of December 20, 1979. The City Council directed staff to return on December 26, 1979 with a report on this matter.

The attached draft ordinance provides that any project proposed within the Central City which is consistent with the proposed zoning map of the draft Central City Plan may be processed and building permits may be issued. Should a proposed project be inconsistent with the zoning map of the draft Central City Plan, applications may not be accepted or processed and building permits may not be issued. The exception is that any project which has received an entitlement from the City Planning Commission, Architectural Review Board, or City Council between the effective date of this ordinance and January 1, 1979, may proceed and building permits may be issued. A project for

which entitlements have been granted prior to January 1, 1979, are not exempt from this ordinance. Finally, the ordinance provides that this moratorium shall be in effect until the adoption of the Central City Plan or six months from the effective date of this ordinance, whichever comes first.

The Planning Commission discussed the matter on December 20, 1979. The Commission set the matter for hearing at their special meeting of January 3, 1980. Several of the Commissioners commented that the ordinance should be more restrictive. The Commission is seriously concerned with the possible approval of developments which may be inconsistent with the plan. They expressed concern that such an ordinance be considered by the City Planning Commission prior to City Council consideration of the matter.

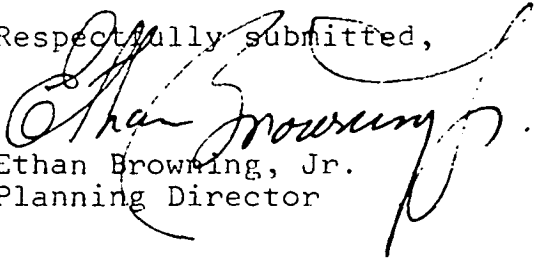
VOTE OF COMMISSION

At their special meeting of December 20, 1979, the City Planning Commission by a vote of eight ayes, one absent, recommended this draft moratorium ordinance be continued to the special meeting of January 3, 1980.

RECOMMENDATION

The staff and Planning Commission recommend that the Council continue this matter to their January 8, 1980 meeting.

Respectfully submitted,


Ethan Browning, Jr.
Planning Director

FOR TRANSMITTAL TO COUNCIL:

 for:
Walter J. Slipes, City Manager

EBj:jm
Attachment

December 26, 1979
District No. 1, 3, 4



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203


SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

MEMORANDUM

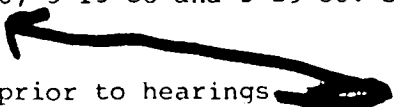

TO: MARTY VAN DUYN, PLANNING DIRECTOR

FROM: HARRY O'HAGIN, DEPUTY CITY CLERK 

SUBJECT: REFERRAL OF ITEM NOT 24A, AGENDA OF FEBRUARY 5, 1980

DATE: FEBRUARY 6, 1980

Staff recommendation adopted re: Time schedule for Draft Central City Plan as follows:

- a) Special Sessions of Council set for 5-1-80, 5-15-80 and 5-29-80: Set noticing procedures in motion. 
- b) Arrange for Council tour of Central City prior to hearings. 

cc: City Manager
Art Gee, Principal Planner