

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Amendment to Section 2-E-35 of the zoning Ordinance relating to offices in the Heavy Commercial (C-4), and Light and Heavy Industrial (M-1, M-1(S), M-2, M-2(S) zones (M87-083)

Summary

This is a proposed amendment to permit the Planning Director to approve new office construction in which the building does not exceed 10,000 sq. ft. or office expansion not in excess of 10,000 sq. ft. in the Heavy Commercial and Industrial zones. The staff recommends approval of the zoning ordinance amendment.

BACKGROUND INFORMATION: On October 10, 1984, the Council adopted an emergency ordinance requiring special permit approval of new office construction or office expansion which exceeds more than 25 percent of the gross floor area of buildings in the C-4, M-1, M-1(S), M-2 and M-2(S) zones. The heavy commercial and industrial zones are intended for warehousing, manufacturing and other industrial related uses which generate less employee traffic than office buildings. The traffic generation of offices can be about four times greater than warehouse uses.

The special permit hearing procedure is cumbersome for minor expansion and small office users that wish to locate in industrial areas. Staff is, therefore, recommending that the zoning ordinance be amended to permit the Planning Director to review and approve projects consisting of new offices and expansions not in excess of 10,000 sq. ft.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration.
2. Recommend approval of the zoning ordinance amendment relating to offices in the C-4, M-1, M-1(S), M-2 and M-2(S) zones.

ORDINANCE NO.

Adopted by The Sacramento City Council on date of  
AMENDING SECTION 2-E-35 AND ADDING SECTIONS 2-E-35(a) AND (b) TO THE  
COMPREHENSIVE ZONING ORDINANCE. ORDINANCE NO. 2550, FOURTH SERIES

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

SECTION 1

Section 2 E-35 of the Comprehensive Zoning Ordinance, Fourth Series, is hereby amended to read as follows:

35. Office in the C-4, M-1, M-2, M-1(S) and M-2(S) Zones: Offices shall be permitted as a matter of right in the C-4, M-1, M-2, M-1(S) and M-2(S) zones only if offices are incidental to an industrial use and do not occupy more than 25 percent of the gross floor area of the building(s) on a parcel on which they are located. Offices not permitted as a matter of right may be allowed subject to the following: (Ordinance No. 84-100).

SECTION 2

Section 2-E-35 a and b are hereby added to the Comprehensive Zoning Ordinance, Ordinance 2550, Fourth Series:

- a. The Planning Director shall have the authority to issue a special permit for new construction not exceeding 10,000 sq. ft. and having up to 100 percent office use and additions of office space not exceeding 10,000 sq. ft.
- b. The Planning Commission shall issue a special permit for all other office uses not permitted as a matter of right.

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MAYOR

ATTEST:

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CITY CLERK