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APPROVED
BY THE CITY COUNCIL

JUN 29 1999

OFFICE OF THE
CITY CLERK

NEIGHBORHOODS, PLANNING,
AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
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PLANNING
916-264-5567
FAX 916-264-5328

OR99-035

June 23, 1999

City Council
Sacramento, Ca.

Honorable Members in Session:

SUBJECT: URGENCY ORDINANCE REQUIRING A SPECIAL PERMIT FOR NON RESIDENTIAL USES IN THE PROPOSED STUDY AREA AROUND THE 59TH AND 65TH STREET LIGHT RAIL STATIONS (two-thirds vote)

LOCATION AND COUNCIL DISTRICT: Near the 59th and 65th Street Light Rail Stations; Districts 3 and 6.

RECOMMENDATION: Adopt the attached urgency ordinance that requires non residential developments in the proposed study area to receive a special permit prior to development until the master planning land use study is completed.

CONTACT PERSON: Gary Stonehouse, Planning Director 264-5567

FOR COUNCIL MEETING OF: June 29, 1999

SUMMARY: City staff and Councilmember Cohn have been working with property owners in the area near the 59th and 65th Street light rail stations to undertake a coordinated re planning of the area to take advantage of the light rail stations the freeway connection, the low intensity of existing development and the substantial ownership by public agencies (SMUD, Caltrans, CSUS , and Regional Transit). This ordinance would require any non residential use in the study area to receive a special permit prior to development during the course of the land use study.

VOTE OF THE PLANNING COMMISSION: None

BACKGROUND INFORMATION: There has been interest in re planning the areas around the 59th and 65th Street light rail stations for some time. The Friends of Light Rail and others sponsored a charette in 1995. In 1998, the Sacramento Air Quality Maintenance District funded an effort to demonstrate the capabilities of a new planning analysis model (the Index Model) for this study area.

Recently, councilmember Cohn convened a meeting of public property owners in the area to discuss interest in jointly developing a master plan for the area. There was significant interest in the re planning effort if adequate funding could be secured. A summary of the objectives and other issues involved in this study is attached.

Also recently, the Air District has agreed to a second round of funding the use of the Impact Model to assist in the development of the master plan. The Sustainable Communities Consortium at UC Davis has received an EPA grant part of which will be used to assist the City is carrying out the master plan effort for the study area.

Some of the concepts of the master plan would be to bring more intense uses to the south side of Folsom Boulevard and especially to the Folsom/65th Street intersection and the areas around the 65th Street station. The City has recently approved a project to increase access from this area to the CSUS campus. Much of this area is currently zoned M-1. Retail, office and residential uses would be more appropriate.

At this time the full scope, funding and schedule for the master plan study have not been completed. Councilmembers Jones and Cohn are concerned that prior to the full organization and completion of the study, uses inconsistent with his vision may be established by right.

The attached ordinance will require non residential uses in the study area to receive a special permit during the course of the study. Applications will be considered on their own merit during this period.

FINANCIAL CONSIDERATIONS: None for this action. There may be financial considerations with proceeding with the master plan effort. There will be a separate report to Council on that project.

ENVIRONMENTAL CONSIDERATIONS: This project is exempt under CEQA.

POLICY CONSIDERATIONS: Pending a final decision on conducting a master plan for the study area, and pending the completion of that study, land uses inconsistent with the results of the master plan may be established by right and without the opportunity for public review. Staff's position is that this is a very important planning opportunity in support of economic development and transit.

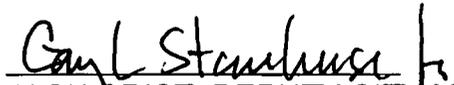
ESBD CONSIDERATIONS: None

Respectfully Submitted,


GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
City Manager

APPROVED:


JACK CRIST, DEPUTY CITY MANAGER
Neighborhoods, Planning, and Development
Services Department

Attachments:

- Study Objectives
- Study Area Map
- Ordinance

59th/65th Street Transit Village Study

Plan Objectives:

- Adoption of Transit Village plan focused around two mixed use hubs surrounding the 59th and 65th Street light rail stations.
- Development of a public-private partnership between the City, RT, Caltrans, SMUD, California State University Sacramento and private property owners, to jointly leverage resources to finance the plan.
- Adoption of General Plan Amendment, Special Planning District, Design Guidelines and Environmental Impact Report to implement the plan.

Process/Stakeholders:

- A steering committee of key stakeholders (City, Regional Transit, Caltrans, East Sacramento Improvement Association, East Sacramento Chamber of Commerce, Sacramento Metropolitan Utility District, California State University Sacramento, Air Quality Management District, private property owners) will be appointed by the City Council after authorization of the study and budget
- The study will utilize the Sacramento Index model to evaluate various development scenarios, measure urban sustainability and travel mode characteristics.
- The UCD Urban Village initiative will assist in developing tools for community involvement and project evaluation.

Current Planning/Funding Efforts:

- 59th and 65th Street Light Rail Station Charrette - The 1995 study, sponsored by Friends of Light Rail and Sacramento Chapter of AIA, recommended changes in the city's zoning and land use plans to promote more intensive mixed uses and pedestrian connections within walking distance of the two light rail stations
- CSUS Access project - \$2.9 million provided for pedestrian and bike access improvements (including tunnel crossing and on-street facilities) to the CSUS campus
- 65th St. Station Improvements - RT anticipates funding for bus transfer circulation improvements
- Private Development - Several property owners are interested in mixed use development near the stations

Development Opportunities:

- Large population of students, office and service workers and middle class residents
- Large amount of vacant and redevelopable land close to 65th St. station
- Two large public property owners between 59th and 65th st. (SMUD and Caltrans)
- Oversized bus transfer station at 65th Street from S Street to Elvas

Next Steps:

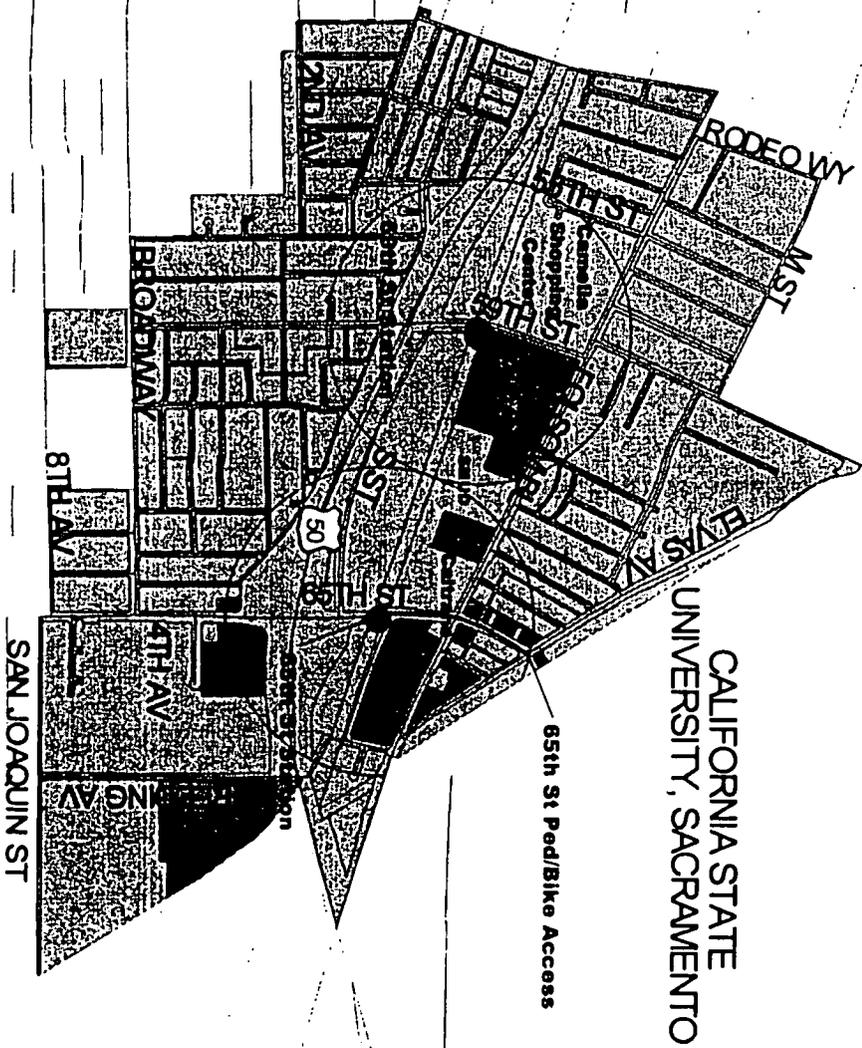
- Support of stakeholders to cooperate and participate in the planning process
- Council authorization of work plan, outreach process, budget and planning effort



Neighborhoods,
Planning & Development
Services Department

Geographic
Information
System

Vicinity Map 59th/65th St. Transit Village Study Area



~~ATTENDED~~

ORDINANCE NO. 99-035

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 29 1999

**AN INTERIM ORDINANCE ESTABLISHING A SPECIAL PERMIT REQUIREMENT FOR
NON-RESIDENTIAL DEVELOPMENT WITHIN THE 59TH STREET/65TH STREET
STUDY AREA, AND DECLARING THE ORDINANCE TO BE AN EMERGENCY
MEASURE TO TAKE EFFECT IMMEDIATELY**

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

SECTION 1.

THE COUNCIL DECLARES AND FINDS AS FOLLOWS:

FINDINGS:

1. The City General Plan identifies part of the study area (attached map) as an area of opportunity "where changes in land use can be encouraged...due to their close proximity to light rail facilities or to where new land uses may be more appropriate than those identified in post 1976 community plans".
2. Informal community supported planning exercises have supported the replanning of the study area to emphasize office, retail, residential and mixed use transit supporting land uses.
3. There is multi-agency interest in developing a new master plan for the study area. Interest has been informally expressed by representatives of Cal Trans, SMUD, CSUS, and Regional Transit.
4. Certain funds from the SMAQMD and UC Davis are now available to support portions of the master plan effort.
5. Under the current provisions of the City's Zoning Ordinance, a broad range of non-residential uses are permitted in the study area as a matter of right, without any review by the City. While some of these uses may be compatible with the goals and policies of the General Plan, and the

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DATE ADOPTED: JUN 29 1999

potential focus of the master plan, there are also a number of non-residential uses, both commercial and industrial, which are not.

6. Specific projects would continue to be processed through the special permit procedures during the study period.

SECTION 2.

- A. A special permit is required prior to establish within the 59th Street/65th Street Study Area any new non-residential use for which a building permit, grading permit or any other permit from the City is required.
- B. The 59th Street/65th Street Study Area means the area bounded by 52nd, 50th Streets and Rodeo Way on the west; M Street on the North; the Union Pacific track on the east; and San Joaquin, 8th Avenue, Broadway and 2nd Avenue on the south; as shown on the map attached as Exhibit 1 hereto.
- C. The provisions of this ordinance expire upon any of the following events;
 1. Formal action by the City Council adopting the completed master plan study.
 2. Adoption by the City Council of a resolution not to proceed with the master plan study.
 3. July 1, 2000, which may be extended by the Council.

SECTION 3.

This ordinance is declared to be an emergency ordinance, to become effective immediately upon its adoption by the City Council pursuant to Sacramento City Charter Section 32(g)(2). The facts constituting the emergency are as follows: the City is in the preliminary stages of proceeding with a master plan process for the 59th Street and 60th Street Study Area. A primary purpose and focus of the master plan process will be to address the issue of whether the City's land use plans, policies and regulations, including land use and zoning designations and permitted uses, should be amended due to the proximity of the area to light rail facilities and the General Plan's identification of the study area as an "area of opportunity" and its policies encouraging compatible land uses near transit facilities. At this time, it is anticipated that the master plan may focus upon emphasizing office, retail, residential and mixed use transit supporting land uses.

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TITLE PUBLISHED IN FULL: JUL 13 1999

DATE ENACTED: JUN 29 1999

DATE EFFECTIVE: JUN 29 1999

JIMMIE YEE
VICE MAYOR

ATTEST:

VALERIE BURROWES
CITY CLERK

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DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

JUN 29 1999

OFFICE OF THE
CITY CLERK

amended

ORDINANCE NO. 99-035

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE REQUIRING A SPECIAL PERMIT FOR ALL NON RESIDENTIAL DEVELOPMENT IN THE STUDY AREA FOR THE 59TH AND 65TH STREET MASTER PLAN PROJECT

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