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PLANNING AND BUILDING
DEPARTMENT

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April 4, 2002

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Planning Processing Priorities for Legislative Changes (M02-026)

LOCATION AND COUNCIL DISTRICT: Citywide

RECOMMENDATION: It is recommended that The Law and Legislation Committee add the proposed planning requests for processing municipal legislation.

CONTACT PERSON: Steve Peterson, Principal Planner, 264-5981

FOR COUNCIL MEETING OF: April 16, 2002

SUMMARY:

This report requests that Law and Leg include the proposed legislative changes to the list of ordinances to be worked on by the City Attorney's Office.

BACKGROUND INFORMATION:

The Law and Legislation Committee has established procedures that required all requests for drafting of legislative items that have major policy issues and required moderate or significant amounts of work be brought before the Committee for consideration. The items are prioritized based on:

- _ whether they involved major or minor staff work and background research and drafting the ordinance;
- _ the amount of work involved to complete the item; and
- _ whether the request is technical cleanup language or an important policy initiative.

The additional projects for prioritization from the Planning and Building Department work program are:

- Freeport Annexation Zone
- Commercial Corridor Overlay Zone
- Interim Transit Station Overlay
- Infill Streamlining Ordinances
- Power Inn SPD
- Parking Lot Shading Ordinance

An explanation of each item follows:

Freeport Reorganization (Annexation) Overlay Zone: The City is initiating the annexation in response to petitions submitted by 75% of the registered voters in Freeport. The intent of the City and petitioners is to develop an overlay zone to establish development standards and permitted/prohibited uses for maintaining the historic Delta River Town theme, and to discourage the intrusion of inappropriate land uses.

Commercial Corridor Overlay Zone: On October 16, 2001, the City Council directed staff to develop a commercial corridor overlay zone. The Economic Development Strategy identifies 19 neighborhood commercial corridors for revitalization. To address the planning and design review issues in these corridors on an individual basis would be an expensive and inefficient undertaking. A comprehensive approach to commercial corridor planning is the recommended utilization of limited staff resources and will allow for a more efficient response to the need for commercial corridor planning.

Interim Transit Station Overlay Zone: This ordinance would establish interim review procedures and standards to review uses within one-quarter mile of a transit station until new land use plans are adopted. This approach was used successfully at the 65th Street station to allow for the review of mini-storage and similar industrial uses that are incompatible with promoting transit ridership.

Power Inn SPD:

On November 10, 1998, the City Council adopted Ordinance 98-049 which established a temporary citywide prohibition on accepting or processing applications for major solid waste transfer or processing facilities until policies addressing the siting of these establishments could be established. This ordinance has been extended each year since. The current moratorium will expire on June 10, 2002. The intent of this ordinance would be to establish siting policies around Granite Regional Park (located at Power Inn and Folsom) restricting these types of uses.

Infill Streamlining Ordinances: The proposed infill strategy recommends the development of an infill ordinance to streamline the approval process and create flexible development standards. These ordinance amendments would provide more certainty in the approval process for infill developments while providing for limited community review and call-up. Design guidelines would also be established to assure acceptable design.

Parking Lot Shading Ordinance: This ordinance would amend parking lot shading requirements in Chapter 6 of the Zoning Ordinance to reflect design recommendations based on U.S. Forest Service study regarding the air quality benefits of shading.

FINANCIAL CONSIDERATIONS:

None at this time.

ENVIRONMENTAL CONSIDERATIONS:

None applicable at this time.

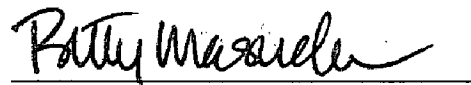
POLICY CONSIDERATIONS:

The proposed legislation implement's the City's Long Range Planning policies and are consistent with the City's Strategic Action Plan to promote and enhance neighborhoods and promote economic development.

E/SBD CONSIDERATIONS:

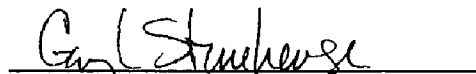
No goods or services are being purchased under this report.

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director