



Law & Legislation Committee
October 3, 2023 - Agenda Item #4

A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Bay Bridge, set against a light blue background.

Interim Ordinance

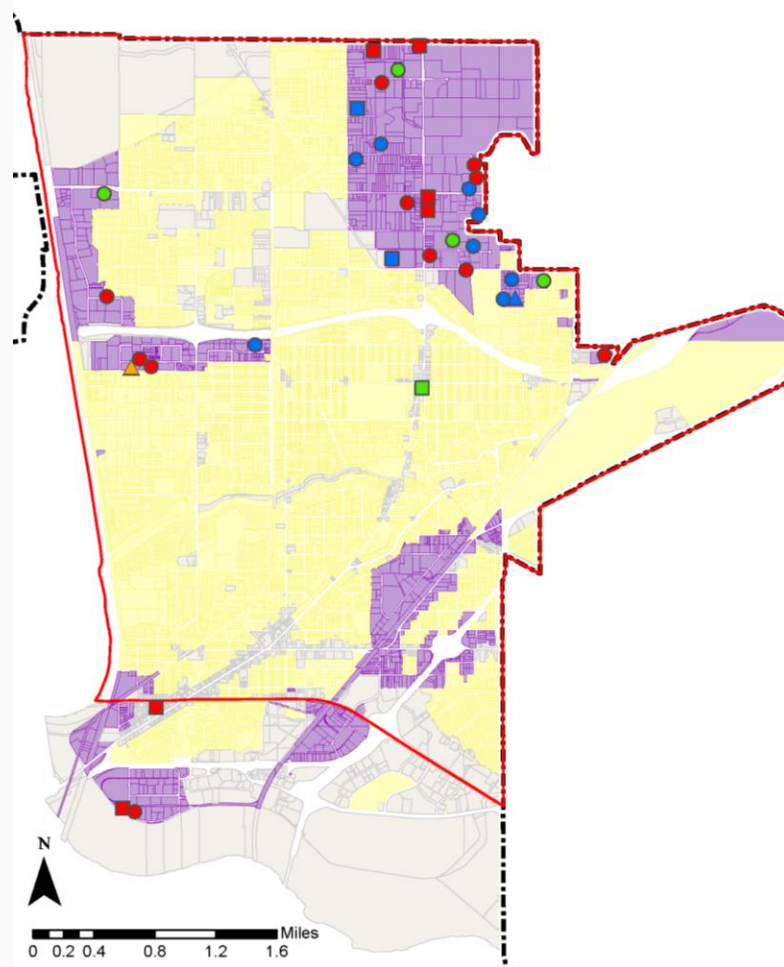
Relating to Commercial Truck Usage in North
Sacramento & Title 17 Permits

Presentation Overview

- Origin of Legislation
- Development Trends
- Current Regulations
- Planning Issue
- Interim Ordinance Explanation
- Staff Recommendation

Origin of Legislation






- **August 2021** District 2 - Council log request made
“Present to council research on historical land use/zoning decisions that negatively impact the North Sacramento community. Present the history of the annexation of north Sacramento.”
- **June 2022** District 2 briefing
- **August 2022** Focus narrowed to land use incompatibilities
- **March 2023** District 2 briefing – interim ordinance to be prepared



Development Activity: Land Use & Status

-  Tractor or Heavy Truck Service, Repair, In Progress
-  Tractor or Heavy Truck Sales, Storage, Rental, Approved
-  Tractor or Heavy Truck Sales, Storage, Rental, In Progress
-  Tractor or Heavy Truck Sales, Storage, Rental, Withdrawn
-  Warehouse; Distribution Center, Approved
-  Warehouse; Distribution Center, Withdrawn
-  Contractor Storage Yard, Approved
-  Contractor Storage Yard, Withdrawn

Zoned Parcels

-  Industrial
-  Residential
-  All Other Zones
-  Area Affected by Proposed Ordinance
-  City of Sacramento Boundary






Development Activity: Land Use & Status

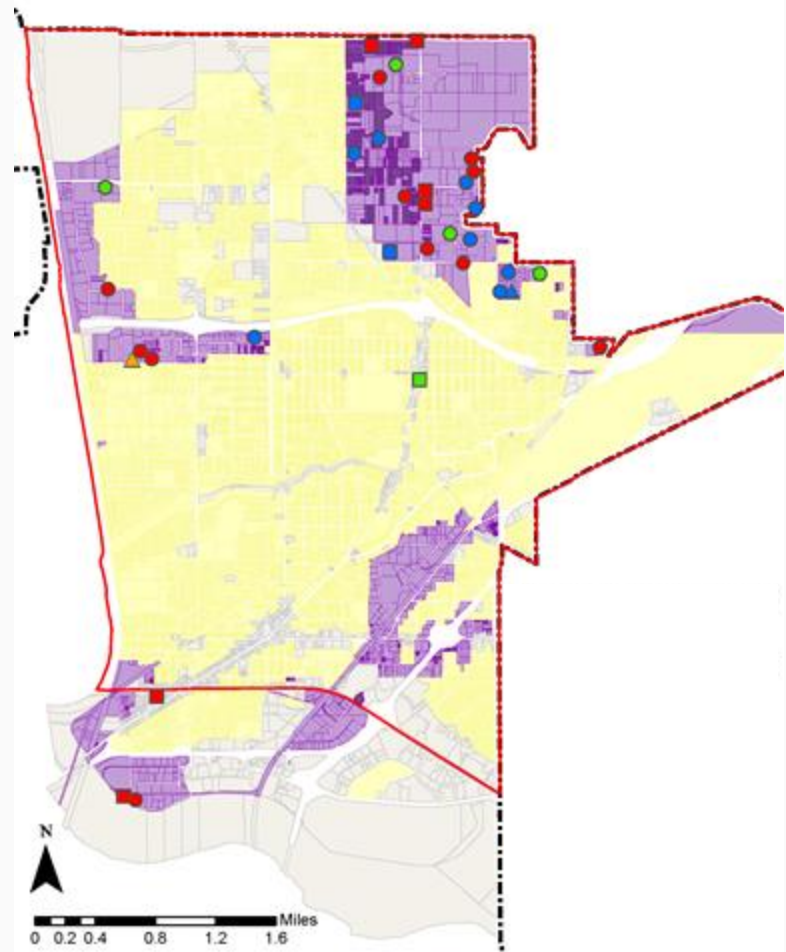
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Zone vs Land Use Parcels

 Industrial Zones with Non-Conforming Residential Uses

Zoned Parcels

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Development Activity: Land Use & Status

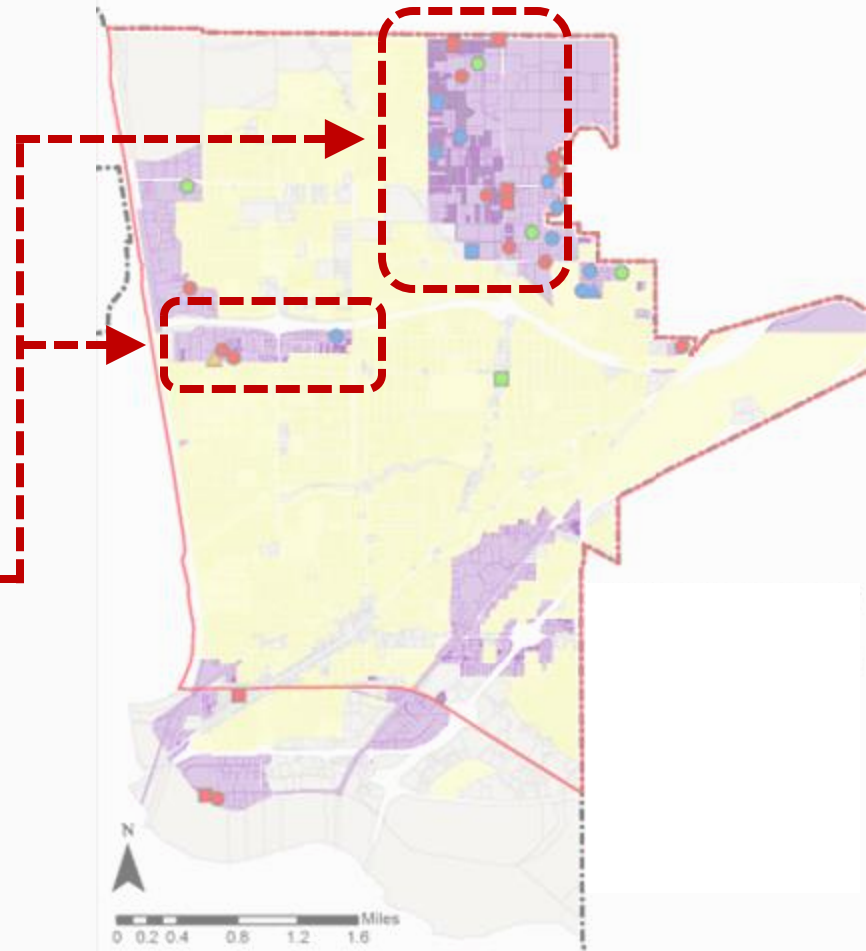
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Zone vs Land Use Parcels

-  Industrial Zones with Non-Conforming Residential Uses

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Current Regulations

Land Uses

Contractor storage yard
Terminal yard, trucking
Heavy truck sales, storage, rental
Heavy truck service, repair
Warehouse distribution center

Zones

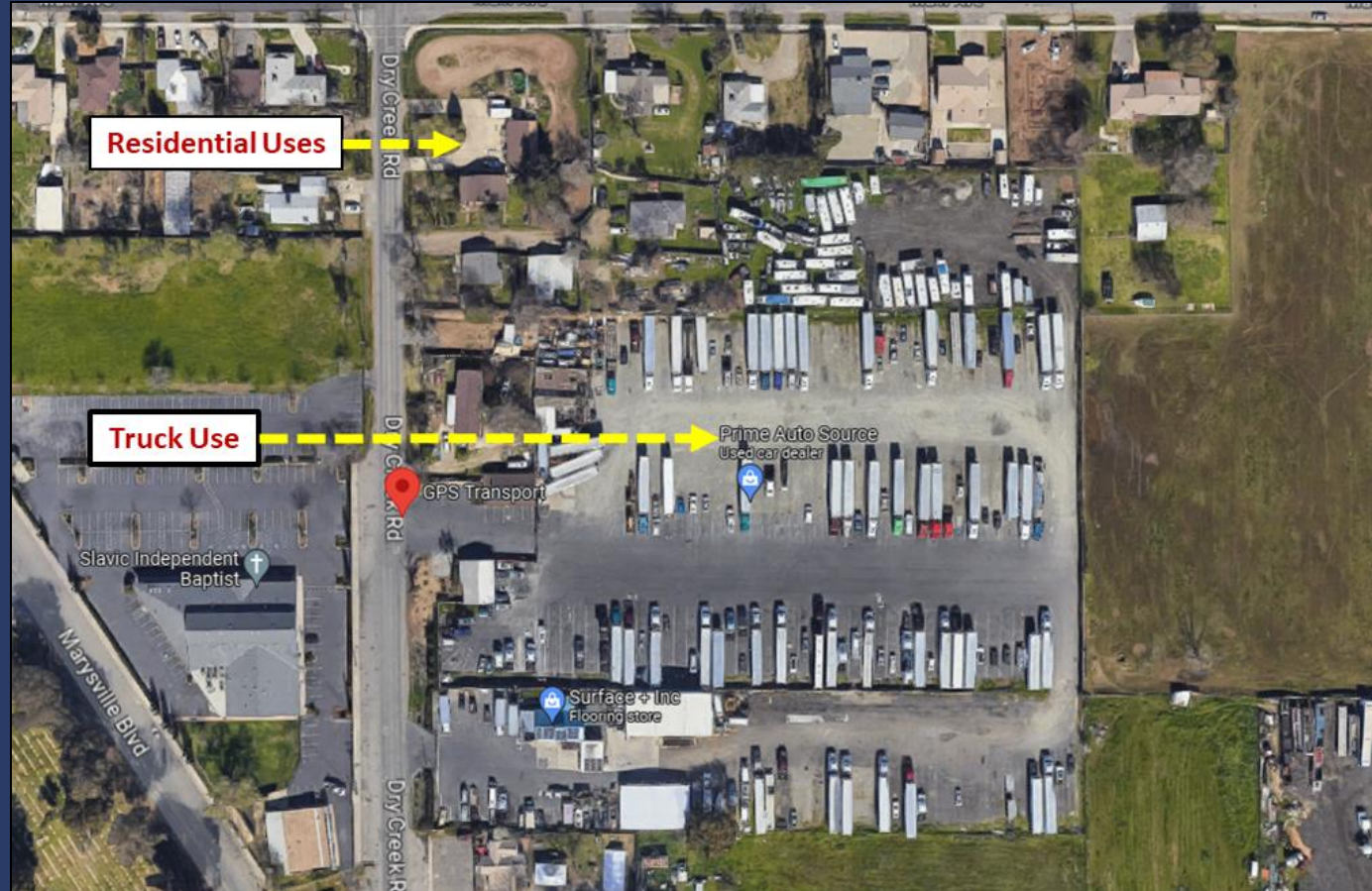
M-1
M-1(S)
M-2
M-T

Land Use Permit

Site Plan & Design Review

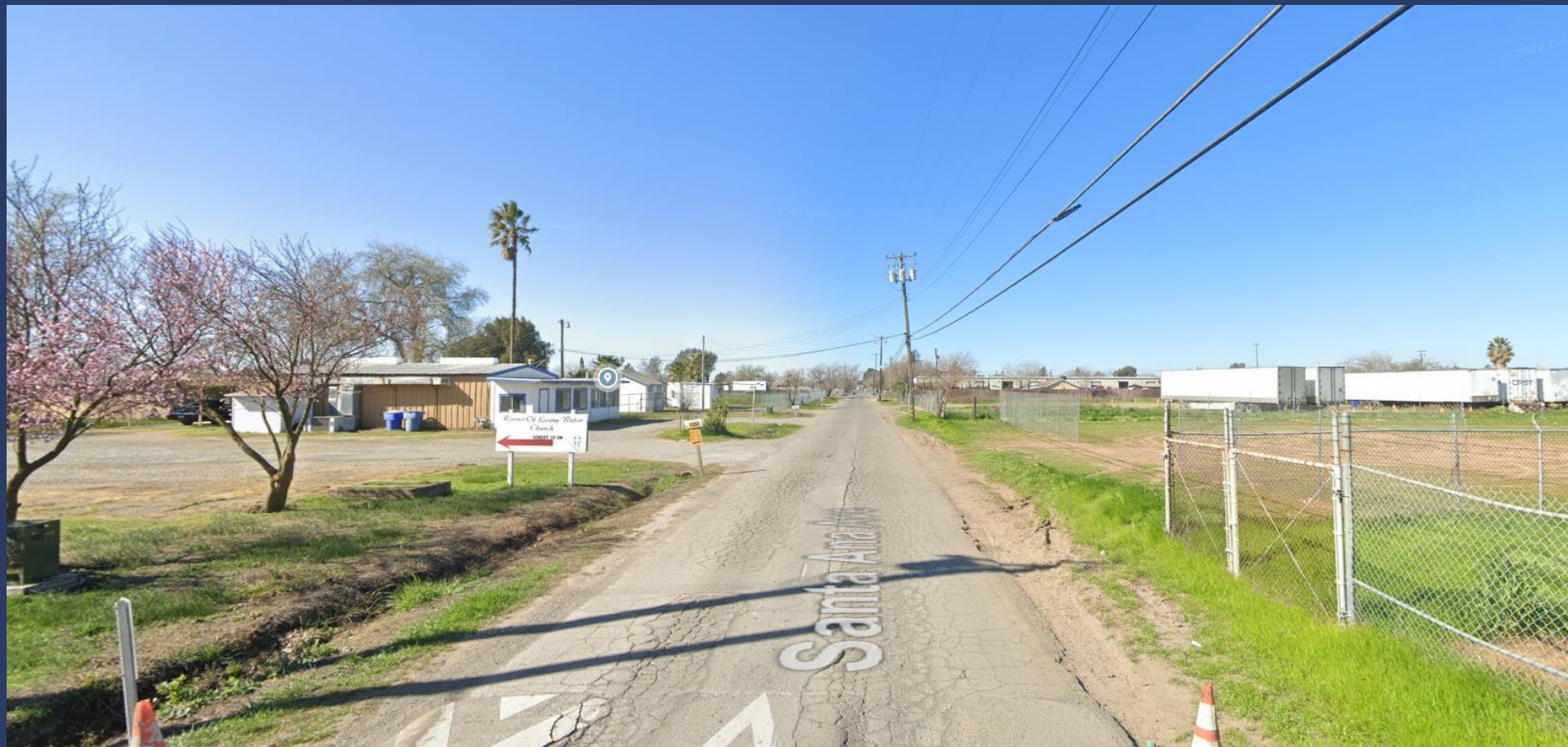
By-Right Land Use
Architectural Review Only

Dry Creek Rd
& Main Ave

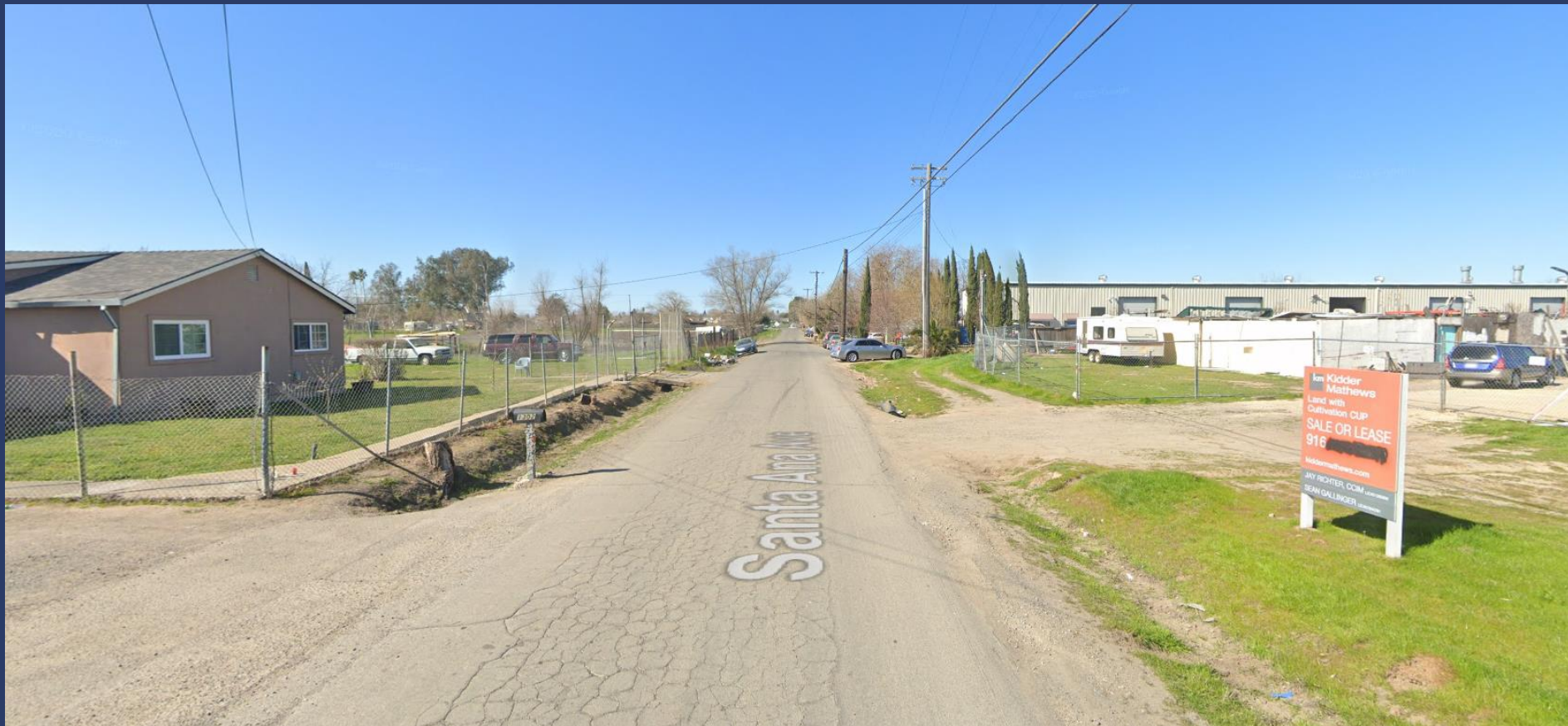


Santa Ana Ave

City of
SACRAMENTO



Santa Ana Ave



Draft 2040 General Plan

Implements SB 1000

new Environmental Justice Element

Draft Policy EJ-A-5 states,

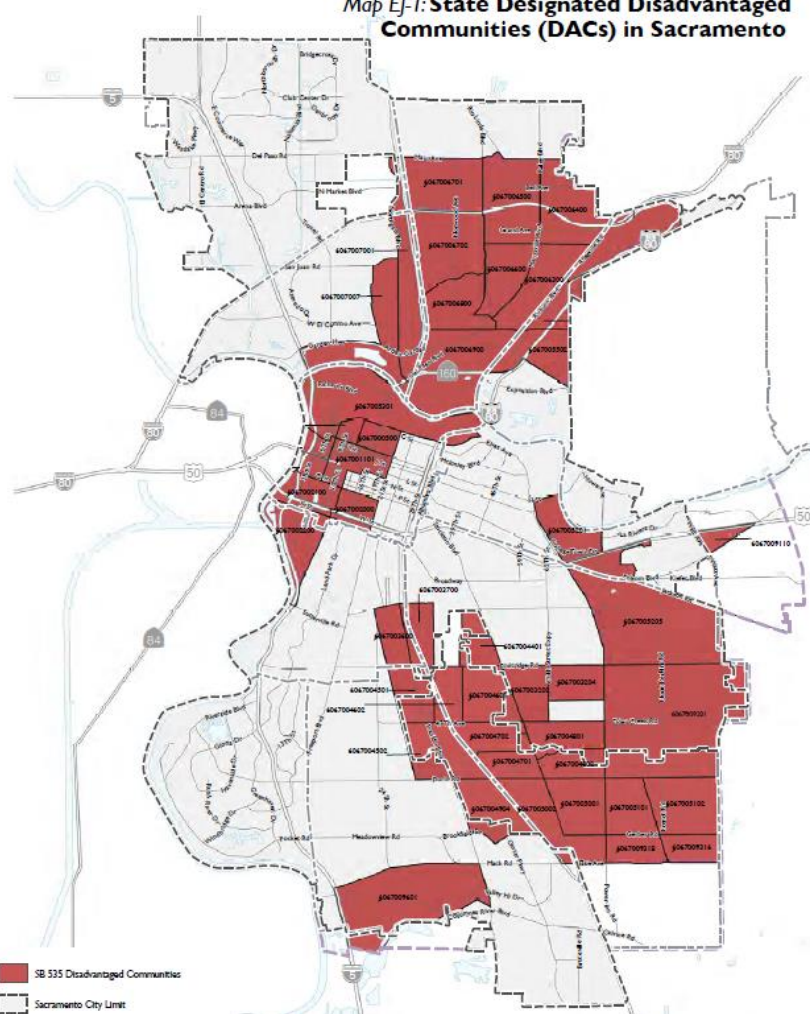
“The City shall develop zoning standards applicable to new and existing industrial and manufacturing developments to minimize or avoid adverse effects related to air quality, noise, or safety on sensitive populations in disadvantaged communities and other areas of the city where industrial and manufacturing uses are near residential uses, such as the Robla neighborhood.”

Land Use Planning & Environmental Justice

A low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, and environmental degradation.

CA Health & Safety Code Sec. 39711

Map EJ-1: State Designated Disadvantaged Communities (DACs) in Sacramento



Interim Ordinance

City Code Sec. 17.916.030(A)

City Council may adopt... **additional or alternative processes, rules, regulations, requirements**, or prohibitions on any permits or uses that are the **subject of a contemplated general plan**...that the city council or the planning agency is considering or studying or **intends to consider or study** within a reasonable time.

Interim Ordinance

Commission-level Conditional Use Permit required:

- Land uses of contractor storage yard, trucking terminal yard, tractor or heavy truck sales, storage, rental, tractor or heavy truck service, repair, and distribution warehouse center;
- **When** located in the M-1, M-1(S), M-2, and M-T zones; and
- **When** located in the area bounded by city limits on the north and east, Arden Way on the south, and Steelhead Creek on the west; and
- **When** located within 1,000 of any residentially-zoned property or existing residential use, K-12 school, childcare center, medical clinic or office, or senior housing

Staff Recommendation

- 1) Review an Interim Ordinance amending various portions of Title 17 of the Sacramento City Code, related to permit requirements for certain land uses with commercial truck usage; and
- 2) Pass a Motion forwarding the Interim Ordinance to City Council for consideration.

Thanks!

Contact:

Kevin Colin

Zoning Administrator

kcolin@cityofsacramento.org

(916) 808-5260

City of
SACRAMENTO








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