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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

September 6, 1988

APPROVED
BY THE CITY COUNCIL

SEP 6 1988

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: COMMUNITY CENTER EXPANSION AND THREE PRIVATE PROJECT SCHEDULING OPTIONS
13TH AND I STREET (R.C. DUNCAN - P87-238)
13TH AND J STREET (D. BENVENUTI - P88-161)
12TH AND K STREET (LANGFORD/COOK - P88-079)

As discussed on Thursday, September 1, 1988, the council requested staff to prepare options and alternative schedules for review and action on 3 private developments and the proposed expansion of the Community Center. This report proposes two options for Council consideration.

Option A: The Council can direct the City Planning Commission to withhold action on the 3 private projects until after Council decision on the Community Center; this will:

1. Require continuance of the project review for the private projects until after October 4, 1988. It appears that this would set those projects back to October 13 for Planning Commission action;
2. This option does set back the timing for those private projects by approximately one month; and
3. This option, however, does not allow for Council review of these private projects.

Option B: This option provides the Council review of the private projects at the same hearing date scheduled for action on the Convention Center Expansion, October 4, 1988.

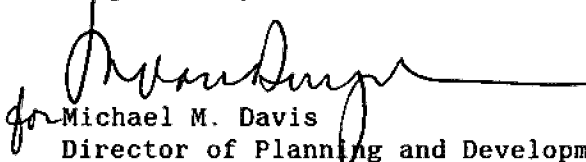
Attached are 3 different schedules showing the potential process and corresponding dates for this option. Option B - Alternatives 2 and 3 will:

1. Allow Council to review the Community Center Expansion prior to final action;
2. Allow Council to approve, conditionally approve or modify any of the private projects;
3. Complete the review of all project on October 4, 1988; and
4. Schedule 2 differs from Schedule 3 only in exempting the 12th and K Street project from Council review.

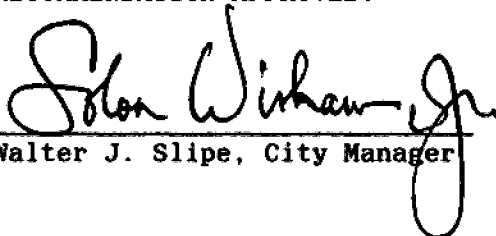
The schedules attached allow for the review of all the private projects by the City Planning Commission on September 15, 1988. The schedules also provide Council review of the private projects by October 4, 1988. This is the fastest schedule in getting the private projects reviewed by the Council after consideration of the Community Center Expansion.

These schedules can be adjusted to allow for more review time but not less in order to comply with noticing requirements. Schedule 2 allows for all projects to be reviewed by Council; Schedule 3 removes the 12th and K Street project from the additional review by the City Council.

Respectfully submitted,


for Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED:


for. Walter J. Slipes, City Manager

MMD:MVD:jg
Attachments
M87-076
P87-236
P88-161
P88-079

District No. 1
September 6, 1988

<u>Project</u>	CPC	SHRC	CPC	OPTION 8 ALTERNATIVE 1 CC	DRPB	CC
	<u>9/15</u>	<u>9/19</u>	<u>9/29</u>	<u>10/4</u>	<u>10/5</u>	<u>10/18</u>
1. 13th/I St. (R.C. Duncan)	FOF, certify EIR	continue pending re-submitted plans	-----	-----	-----	-----
2. 13th/J St. (D. Benvenuti)	a. FOF, certify EIR b. Special Permit	-----	a. FOF of S. Permit b. Stat Override	-----	tentative	----- submit project for building permit
3. 12th/K St. (Langford Cook)	a. FOF, certify EIR b. Special Permit	a. FOF, Certify EIR b. Action on Resolution	a. FOF of S Permit b. Stat Override	-----	tentative	----- submit project for building permit
4. Community Center expansion alternative	-----	-----	-----	a. FOF, certify EIR b. Action on Conv. Ctr. Alt.	-----	a. FOF for Comm. Ctr. Action b. Statement of Override

Project	OPTION B ALTERNATIVE 2						
	CPC 9/15	SHRC 9/19	CPC 9/29	CC 10/4	DRPB 10/5	CC 10/18	
1. 13th/I St. (R.C. Duncan)	Adopt FOF certifying EIR	continue pending re-submittal of plans	-----	-----	-----	-----	-----
2. 13th/J St. (D. Benvenuti)	a. FOF, certifying EIR b. Special Permit	(note: notice for CC action 10/4, see 3 also)	a. Adopt FOF S. Permit b. Adopt Stmt of Override	a. Adopt FOF certifying EIR b. Action S. Permit/Project c. Adopt FOF for S. Permit d. Adopt Stmt of Override	design review of project (tentative)	-----	submit project for building permit
3. 12th/K St. (Langford Cook)	a. FOF, certifying EIR b. Special Permit	a. FOF, Certifying EIR b. Action on Agency Res.	a. Adopt FOF S. Permit b. Adopt Stmt Override	a. Adopt FOF EIR b. Action S. Permit/Project c. Adopt FOF S. Permit d. Adopt Stmt of Override	design review of project (tentative)	-----	submit project for building permit
4. Community Center expansion alternative	-----	-----	-----	a. FOF certifying EIR b. Action on Conv. Cntr. Expansion project	-----	a. Adopt FOF on Project Alt. b. Adopt Stmt of Override	Further Council Review on specifics

Project	OPTION B ALTERNATIVE 3						
	CPC 9/15	SHRC 9/19	CPC 9/29	CC 10/4	DRPB 10/5	CC 10/18	
1. 13th/I St. (R.C. Duncan)	Adopt FOF certifying EIR	continue pending re-submitted plans	-----	-----	-----	-----	-----
2. 13th/J St. (D. Benvenuti)	a. FOF certifying EIR b. Special Permit	(note: pre-notice for CC Action 10/4)	a. Adopt FOF S. Permit b. Adopt Stmt of Override	a. Adopt FOF certifying EIR b. Action S. Permit/Project c. Adopt FOF for S. Permit d. Adopt Stmt of Override	design review of project (tentative)	-----	submit project for building permit
3. 12th/K St. (Langford Cook)	a. FOF, certify EIR b. Special Permit	a. FOF Certifying EIR b. Action on Agency Reso.	a. Adopt FOF S. Permit b. Adopt Stmt of Override	-----	design review of project (tentative)	-----	submit project for building permit
4. Community Center expansion alternative	-----	-----	-----	a. Adopt FOF certifying EIR b. Action on Conv. Cntr. project	a. Adopt FOF on project decision b. Adopt Stmt of Ovrride	-----	Further Council Action on specifics/etc

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE REGARDING CITY COUNCIL REVIEW OF CERTAIN MAJOR PROJECTS IN THE CENTRAL BUSINESS DISTRICT AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE TO TAKE EFFECT SEPTEMBER 15, 1988

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

SECTION 1.

Notwithstanding any provision of the Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series as amended), the City Council may hear and decide any application for a special permit for a major project pursuant to Sec. 3-C-8 or 3-C-10 of the Zoning Ordinance. To hear such application, the Council shall determine to do so by motion. Such determination shall be made not later than fifteen (15) days after the decision of the City Planning Commission on the special permit application. The provisions of Sections 15 and 18 of the Zoning Ordinance shall apply to such hearing, except as they may conflict with this ordinance.

SECTION 2.

The provisions of Section 1 of this ordinance shall apply only to applications for special permits for projects on property located within 400 feet of the Sacramento Community Convention Center.

SECTION 3.

This ordinance is hereby declared to be an emergency ordinance to take effect on September 15, 1988. The facts constituting the emergency are:

Currently the City Council is considering the expansion of the Community Convention Center, with a hearing scheduled on October 4, 1988. Three major office projects are scheduled for hearings on special permits before the City Planning Commission on September 15, 1988. The Council wants to assure that any major office project in the vicinity of the Community Convention Center is compatible with the Center and any expansion thereof. In order to achieve this, the

Council wants to provide a procedure to assure that the Council can review and approve or disapprove such project under Section 15 of the Zoning Ordinance. Under the current Zoning Ordinance, the Planning Commission could take action on the projects on September 15, 1988. If no appeal is filed, the Planning Commission action could become final without such Council review, unless this ordinance takes effect on September 15, 1988.

PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK