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CITY MANAGER'S OFFICE
RECEIVED
MAY 03 1989

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

May 2, 1989

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

MAY 9 1989

OFFICE OF THE
CITY CLERK

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Zoning Ordinance Amendment Relating to the Establishment of
 Flea Markets and a Flea Market Definition (M89-016)

LOCATION: Citywide

SUMMARY

The proposed Zoning Ordinance Amendment would add language to Section 2 of the Zoning Ordinance, identifying a flea market establishment as a land use category that will be permitted in certain zones, subject to the granting of a Special Permit. The amendment will also include standards required when establishing a flea market. Finally, a definition for a flea market would be added to Section 22 of the Zoning Ordinance.

The Planning Commission, the City's Transportation and Community Development Committee and staff recommend adoption of the Ordinance Amendment by the City Council.

BACKGROUND INFORMATION

On March 9, 1989, the Planning Commission recommended approval of the attached Zoning Ordinance amendments relating to the establishment of flea markets in the City of Sacramento; conditions and standards required when establishing a flea market; and adding a definition for a flea market.

May 2, 1988

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination

2. Koting Ordinance Amendment Relating to the Establishment of
Fish Markets and a Fish Market Definition (MSO-016)

LOCATION: Citywide

SUMMARY

The proposed Koting Ordinance Amendment would add language to Section 2 of the
Koting Ordinance, identifying a fish market establishment as a land use category
that will be permitted in certain zones, subject to the granting of a Special
Permit. The amendment will also include standards required when establishing
a fish market. Finally, a definition for a fish market would be added to Section
22 of the Koting Ordinance.

The Planning Commission and the City's Transportation and Community Development
Committee and staff recommend adoption of the Ordinance Amendment by the City
Council.

BACKGROUND INFORMATION

On May 2, 1988, the Planning Commission recommended approval of the attached
Koting Ordinance Amendment relating to the establishment of fish markets in the
City of Sacramento; conditions and standards required when establishing a fish
market; and adding a definition for a fish market.

Under the current Zoning Ordinance, a flea market is allowed by right in the M-1 and M-2 zones. A flea market land use category, however, is not specifically listed in the land use chart in Section 2 of the Zoning Ordinance. At present, the City has considered a flea market establishment as a wholesale/retail type of use which is subject to the same standards as required for a retail/wholesale type establishment (i.e., parking, fencing and screening if adjacent to residential).

Currently, there are three flea markets located in the City, including the recently approved flea market in North Sacramento. The recently approved North Sacramento indoor/outdoor flea market is located in a M-1 zone (P88-336). The flea market generated a great deal of discussion, in respect to flea markets as a permitted use by right in the M-1 and M-2 zones. There was also controversy on whether a flea market is similar in nature to a retail and wholesale type of establishment. Traffic, parking and fencing to screen the use were major concerns of the surrounding neighbors in the area. To eliminate similar controversy in the future, the Zoning Ordinance should be amended to add a flea market category in the land use chart and to require flea markets to obtain a special permit.

The attached ordinance amendment allows flea markets in the general commercial, heavy commercial, industrial, and sports complex zones subject to a special permit. Flea market sale activities shall be confined within a building in the general commercial zone. A flea market will not be allowed in all other zones within the City of Sacramento. A definition of a flea market is included in the Ordinance to clearly describe and define a flea market establishment. In addition, the attached ordinance includes language requiring flea market establishments to meet the ten (10) standards identified in the Ordinance.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the Zoning Ordinance Amendments and has filed a Negative Declaration.

VOTE OF THE PLANNING COMMISSION

On March 9, 1989, the Commission voted six ayes, two absent, to recommend adoption of the Zoning Ordinance amendment relating to flea market establishments in the City of Sacramento.

FINANCIAL DATA

No impact.

10-10-51

MEMORANDUM FOR THE DIRECTOR

RE: THE CASE OF [REDACTED]

Reference is made to the report of the [REDACTED] dated [REDACTED] and to the [REDACTED] dated [REDACTED].

It is noted that [REDACTED]

The [REDACTED] is [REDACTED]

It is suggested that [REDACTED]

Very truly yours,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

POLICY MATTER

Discussed in background section.

MBE/WBE

Not applicable.

RECOMMENDATION

It is recommended that the Transportation and Community Development Committee recommend that the City Council take the following action:

1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance amendments relating to the establishment of flea markets; conditions and standards required when establishing a flea market; and adding a definition for a flea market.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED:


Walter J. Slipes, City Manager

MMD:BW:rt
attachments

Citywide
May 9, 1989

Contact Person:
Bridgette Williams, Planner
449-5604

M89-016

1988-010

THE STATE
OF NEW YORK
COUNTY OF ALBANY

IN SENATE
JANUARY 19, 1988

1988-010
1988-010

REPORT OF THE ALBANY COUNTY BOARD OF SUPERVISORS

ALBANY COUNTY BOARD OF SUPERVISORS

REPORT OF THE ALBANY COUNTY BOARD OF SUPERVISORS
FOR THE YEAR 1987

ALBANY COUNTY BOARD OF SUPERVISORS

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ORDINANCE NO. 89-033

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

An Ordinance addition Section 2.C.72. 2.E.45 and 22.A.110 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series as amended, relating to Flea Market Establishment (M89-016)

APPROVED
BY THE CITY COUNCIL

MAY 9 1989

OFFICE OF THE
CITY CLERK

Be it enacted by the Council of the City of Sacramento:

Section 1:

Section 2.C.72 is hereby added to the Zoning Ordinance of the City of Sacramento, Ordinance 25500, Fourth Series, as amended, to read as follows:

72. Flea Market

R	R	R	R	R	R	R	R	R	R	R	R	R	O	R	H	S	C	C	C	C	M-1	M-2	A	F	A	H	M	S	M
E	1	1	1	2	2	2	3	3	4	4	5	B	O	C	C	1	2	3	4	M-1	M-2						1	P	R
		A	B		A	B		A	A											(S)	(S)			S			P	X	D
																	45	45	45	45								45	

Section 2:

Section 2.E.45 is hereby added to the Zoning Ordinance of the City of Sacramento, Ordinance 25500, Fourth Series, as amended, to read as follows:

45. A Special Permit shall be required to establish a flea market in this zone. Unless modified as part of the Special Permit, the following standards shall apply:

1. A minimum 25 foot wide landscaped setback shall be established along all street frontages and freeway right-of-ways.
2. A mixture of evergreen trees and deciduous trees shall be planted along the entire perimeter of the site.
3. If the flea market will abut a residential use or residential zone, any outdoor storage or outdoor vendor sales area shall be screened by a minimum six-foot high solid wall of masonry, brick, stucco or similar material.

- 4. Outdoor trash facilities shall be located in an inconspicuous area and shall be screened by a minimum six foot high masonry wall and shall provide for easy access for the flea market customers and refuse removal.
- 5. Parking ratio shall be one (1) parking space per 250 square feet of gross building area and one (1) parking space per 250 square feet of gross outdoor vendor area.
- 6. No designated parking area shall be used for vendor space.
- 7. No permanent structures shall be constructed in the outdoor vendor area.
- 8. No adjacent property shall be used for parking or vendor sales.
- 9. Except for emergency purposes, no exterior loud speakers shall be used during the flea market operation.
- 10. No overnight camping shall be permitted on the flea market site.

Section 3

Section 22.A.110 is hereby added to the Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series to read as follows:

110: A flea market establishment is an occasional or periodic market held in an open air area and/or in a building where space is rented by two or more vendors to offer new or used goods, wares, merchandise or limited services for sale to the general public.

Passed for Publication:

Enacted:

Effective:

MAYOR

ATTEST:

CITY CLERK

M89-016

LEGAL DESCRIPTION

AN ORDINANCE ADDING SECTION 2.C.72. 2.E.45 AND 22.A.110 OF THE COMPREHENSIVE ZONING ORDINANCE REGARDING THE ESTABLISHMENT OF FLEA MARKETS WITHIN THE CITY OF SACRAMENTO AND THE DEFINITION OF A FLEA MARKET

APPROVED
BY THE CITY COUNCIL

MAY 9 1989

OFFICE OF THE
CITY CLERK



(M89-016)

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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

April 4, 1989

PASSED FOR
PUBLICATION
& CONTINUED
TO 05-09-89

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: AN ORDINANCE ADDITION SECTION 2.C.72, 2.E.45 AND 22.A.110
OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO,
ORDINANCE NUMBER 2550, FOURTH SERIES, AS AMENDED, RELATING TO
FLEA MARKET ESTABLISHMENT (M89-016)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to May 9, 1989.

Respectfully submitted,

Michael Davis
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MMD:AG:rt
attachments

Citywide
May 2, 1989

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

An Ordinance addition Section 2.C.72. 2.E.45 and 22.A.110 of the Comprehensive Zoning Ordinance of the City of Sacramento. Ordinance No. 2550, Fourth Series as amended, relating to Flea Market Establishment (M89-016)

Be it enacted by the Council of the City of Sacramento:

Section 1:

Section 2.C.72 is hereby added to the Zoning Ordinance of the City of Sacramento, Ordinance 25500, Fourth Series, as amended, to read as follows:

	R	R	R	R	R	R	R	R	R	R	R	R	O	R	H	S	C	C	C	C	M-1	M-2	A	F	A	H	M	S	M
	E	1	1	1	2	2	2	3	3	4	4	5	B	O	C	C	1	2	3	4	M-1	M-2					1	P	R
72. Flea Market			A	B		A	B		A	A											(S)	(S)		S		P	X	D	
																	45	45	45	45								45	

Section 2:

Section 2.E.45 is hereby added to the Zoning Ordinance of the City of Sacramento, Ordinance 25500, Fourth Series, as amended, to read as follows:

45. A Special Permit shall be required to establish a flea market in this zone. Unless modified as part of the Special Permit, the following standards shall apply:
1. A minimum 25 foot wide landscaped setback shall be established along all street frontages and freeway right-of-ways.
 2. A mixture of evergreen trees and deciduous trees shall be planted along the entire perimeter of the site.
 3. If the flea market will abut a residential use or residential zone, any outdoor storage or outdoor vendor sales area shall be screened by a minimum six-foot high solid wall of masonry, brick, stucco or similar material.

- 4. Outdoor trash facilities shall be located in an inconspicuous area and shall be screened by a minimum six foot high masonry wall and shall provide for easy access for the flea market customers and refuse removal.
- 5. Parking ratio shall be one (1) parking space per 250 square feet of gross building area and one (1) parking space per 250 square feet of gross outdoor vendor area.
- 6. No designated parking area shall be used for vendor space.
- 7. No permanent structures shall be constructed in the outdoor vendor area.
- 8. No adjacent property shall be used for parking or vendor sales.
- 9. Except for emergency purposes, no exterior loud speakers shall be used during the flea market operation.
- 10. No overnight camping shall be permitted on the flea market site.

Section 3

Section 22.A.110 is hereby added to the Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series to read as follows:

110: A flea market establishment is an occasional or periodic market held in an open air area and/or in a building where space is rented by two or more vendors to offer new or used goods, wares, merchandise or limited services for sale to the general public.

Passed for Publication:

Enacted:

Effective:

MAYOR

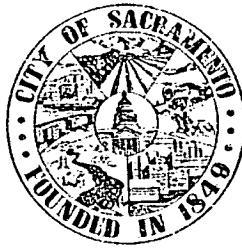
ATTEST:

CITY CLERK

M89-016

LEGAL DESCRIPTION

AN ORDINANCE ADDING SECTION 2.C.72, 2.E.45 AND 22.A.110 OF THE COMPREHENSIVE ZONING ORDINANCE REGARDING THE ESTABLISHMENT OF FLEA MARKETS WITHIN THE CITY OF SACRAMENTO AND THE DEFINITION OF A FLEA MARKET



OFFICE OF THE
CITY CLERK

OPERATION SERVICES

May 17, 1989

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

916-449-5426

TO ALL INTERESTED PARTIES:

On May 9, 1989, the City Council took action on the following issue: (M-89016)

Adopted Ordinance 89-033 adding Sections 2.C.72, 2.E.45 and 22.A.110 to the Comprehensive Zoning Ordinance regarding establishment of flea markets within the City of Sacramento and definition of a flea market.

You may obtain copies of this ordinance for a cost of 75 cents per complete ordinance.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

lmh/jb/#16

cc: Planning Division