



M97-013

1.8

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 301  
SACRAMENTO, CA  
95814-2998

PLANNING SERVICES  
916-264-7037  
FAX 916-264-7185

July 31, 1997

**MEMORANDUM**

TO: Virginia Henry, Assistant City Clerk

FROM: Grace *Grace* L. Garcia, Typist Clerk III

SUBJECT: **REQUEST TO SCHEDULE HEARING - AFTERNOON (ROUTINE)**

1. **M97-013** **Zoning Ordinance Amendment and City Code Amendments** related to streamlining development of housing projects in the Central City and easing the process for making minor additions to existing structures. The amendments propose to revise Sections 2, 3, 5,6, 7, and 12 of the Zoning Ordinance related to Central City Housing Regulations; to revise Chapter 38.13 of the Sacramento City Code (Street and Sidewalks), related to driveway requirements for small lots in the Central City; and to revise Chapter 40 of the City Code (Subdivision Regulations), related to lot sizes and standards in the Central City. Negative Declaration. Central City. (Lucinda Willcox, 264-5052)

Staff requests that this item be scheduled for the session of the City Council afternoon agenda on September 9, 1997.

RFP DATE: 9-2-97  
 HEARING DATE: 9-9-97 afternoon  
 FINAL COUNCIL ACTION DATE: -

*Nancy -  
 please notice  
 15 days before  
 hearing*

*Continued to  
 9/16/97 evening  
 per Staff Request*

**M97-013                    CENTRAL CITY HOUSING STRATEGY IMPLEMENTATION  
FIRST-TIER ORDINANCE/CODE AMENDMENTS**

LOCATION:                    Central City

STAFF CONTACT: Lucinda Willcox, 264-5052

RECOMMENDATION: Staff recommends that the Planning Commission approve the attached ordinances amending the Zoning Ordinance and City Code to streamline development of housing projects in Central City, and forward a recommendation for their adoption to the City Council (see Attachments A, B, and C for the Ordinances amending the Zoning Ordinance and City Code).

SUMMARY: The proposed Ordinance/Code amendments streamline the requirements for developing small housing projects in the Central City by removing requirements for some Special Permits and variances. These amendments focus on encouraging housing for owner-occupancy, facilitating infill development on small lots, and easing the process for making minor additions to existing structures.

BACKGROUND INFORMATION: The Central City Housing Strategy, adopted in late 1991, encourages the development of housing in the Central City and seeks to remove obstacles to housing development. The Housing Strategy includes a list of recommendations to streamline regulations, proposes rezonings of commercial areas to promote additional housing, and recommends several specific programmatic actions. Among the most extensive implementation recommendations were the rezoning proposals. Rezoning efforts were phased to focus on different areas of the city. The Phase 1 rezonings and ordinance amendments, which focused on the Southside Park and Richmond Grove neighborhoods, were adopted by the City Council in 1994. Phase 2, initiated in November 1996, includes examination of rezonings in the Midtown, Capitol Avenue, Poverty Ridge, and Newton Booth neighborhoods, as well as revisions to City regulations to better meet the objectives of the Housing Strategy.

After initial neighborhood outreach as part of Phase 2, a citizen-based Housing Strategy Working Group was formed to assist staff in formulating recommendations and conducting additional outreach. (Attachment D lists the members of the Working Group). The Working Group recommended breaking the Phase 2 work effort into two tiers, so that potential housing projects could benefit from streamlining actions more quickly, rather than being linked to the entire Phase 2 efforts. The first-tier would include relatively non-controversial ordinance and code amendments. The second-tier would include the rezoning proposals and other actions that might be more controversial or would require more public outreach and would therefore take more time.

The attached Ordinance/Code amendments reflect the Working Group's recommendations for first-tier ordinance and code amendments and are supported by staff. These recommendations are aimed at reducing the time and costs associated with developing the kinds of housing promoted in the

**Central City Hsg Strategy  
Implementation**

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1997

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ORG. 0100

HELEN HEWITT, AA  
COUNCIL DISTRICT 5  
ORG. 0100

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ORG. 0100

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ORG. 4711

KELLY MONTGOMERY  
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AREA MANAGER 4  
ORG. 4741

ANNE VALENTI, AA  
COUNCIL DISTRICT 3  
ORG. 0100

ANDREA JACKSON, AA  
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21  
GARY LITTLE  
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AREA MANAGER 2  
ORG. 4721

CINDI UMACK, AA  
COUNCIL DISTRICT 1  
ORG. 0100

JEANETTE CHAN/JOANNA  
BURRIS, AA  
COUNCIL DISTRICT 4  
ORG. 0100

PAT CLARK/DAVID PLAG, AA  
COUNCIL DISTRICT 7  
ORG. 0100

SAC. BOARD OF REALTORS  
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SACRAMENTO CA 95825

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BLDG. & CON/TRADES COUNCIL  
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WEST SACRAMENTO CA 95691

STOCKTON BLVD. MERCHANTS  
& P.O. ASSOC.  
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THE NEIGHBORHOOD  
PO BOX 191677  
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OFFICE OF THE  
CITY CLERK

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
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SPECIALIZED SERVICES  
916-264-7200

August 11, 1997

To All Interested Parties

On August 7, 1997, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

**M97-013 Zoning Ordinance Amendment and City Code Amendments** related to streamlining development of housing projects in the Central City and easing the process for making minor additions to existing structures. The amendments propose to revise Sections 2, 3, 5, 6, 7, and 12 of the Zoning Ordinance related to Central City Housing Regulations; to revise Chapter 38.13 of the Sacramento City Code (Street and Sidewalks), related to driveway requirements for small lots in the Central City; and to revise Chapter 40 of the City Code (subdivision Regulations), related to lot sizes and standards in the Central City. Negative Declaration Central City.

This hearing has been set for September 9, 1997, 2:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 5 continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Division, 1231 I Street, Sacramento, California, phone 264-5604.**

*Valerie A. Burrowes*  
Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - M97-013 (122)

## AFFIDAVIT OF MAILING & POSTING

ON August 12, 1997, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

**M97-013**     **Zoning Ordinance Amendment and City Code Amendments** related to streamlining development of housing projects in the Central City and easing the process for making minor additions to existing structures. The amendments propose to revise Sections 2, 3, 5, 6, 7, and 12 of the Zoning Ordinance related to Central City Housing Regulations; to revise Chapter 38.13 of the Sacramento City Code (Street and Sidewalks), related to driveway requirements for small lots in the Central City; and to revise Chapter 40 of the City Code (subdivision Regulations), related to lot sizes and standards in the Central City. Negative Declaration Central City.

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

OWNER OF PROPERTY: To All Interested Parties

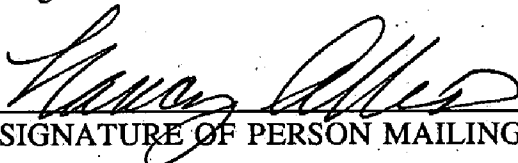
APPLICANT: To All Interested Parties

APPELLANT:

MAILING LIST FOR P-NUMBER: M97-013

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 13th DAY OF August 1997.

  
SIGNATURE OF PERSON MAILING NOTICE



OFFICE OF THE  
CITY CLERK

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

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916-264-7200

August 11, 1997

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Any questions regarding this hearing should be directed to the City Planning Division, 1231 I Street, Sacramento, California, phone 264-5604.

Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - M97-013 (122)



**OFFICE OF THE CITY CLERK**

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CITY HALL ROOM 304 TELEPHONE (916) 264-5426

**NOTICE OF CITY  
COUNCIL HEARING**

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Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - M97-013 (122)



**OFFICE OF THE CITY CLERK**

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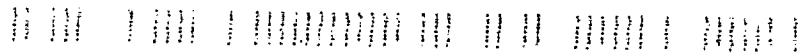


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**NOTICE OF CITY  
COUNCIL HEARING**

Joe Sgormo  
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P.O Box 16017  
Sacramento,





OFFICE OF THE  
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VALERIE A. BURROWES, CMC/AAE  
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Any questions regarding this hearing should be directed to the City Planning Division, 1231 I Street, Sacramento, California, phone 264-5604.

Valerie A. Burrowes  
City Clerk

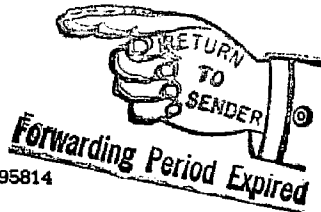
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August 11, 1997

To All Interested Parties

On August 7, 1997, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

**M97-013 Zoning Ordinance Amendment and City Code Amendments** related to streamlining development of housing projects in the Central City and easing the process for making minor additions to existing structures. The amendments propose to revise Sections 2, 3, 5, 6, 7, and 12 of the Zoning Ordinance related to Central City Housing Regulations; to revise Chapter 38.13 of the Sacramento City Code (Street and Sidewalks), related to driveway requirements for small lots in the Central City; and to revise Chapter 40 of the City Code (subdivision Regulations), related to lot sizes and standards in the Central City. Negative Declaration Central City.

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*Valerie A. Burrowes*  
Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - M97-013 (122)



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Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - M97-013 (122)



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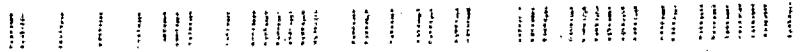


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August 11, 1997

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cc: MAILING LIST - M97-013 (122)



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*Valerie A. Burrowes*

Valerie A. Burrowes  
City Clerk

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State of California )  
County of Sacramento ) ss

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I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

08/13/97

EXECUTED ON : 08/13/97  
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

.....  
*C. Brambila*  
Signature

**CITY OF SACRAMENTO  
NOTICE OF HEARINGS**

PUBLIC NOTICE is hereby given that on the date of September 9, 1997, at the hour of 2:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

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SACRAMENTO CITY COUNCIL  
BY: VALERIE BURROWES  
CITY CLERK  
AD NO: 8516

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08/13