



# CITY OF SACRAMENTO

34

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 18, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment of Section 13-A-1 of the Comprehensive Zoning Ordinance relating to rezoning procedures (M-677)

## SUMMARY

This is an ordinance amendment to reduce the time and cost to review rezoning requests. The ordinance will eliminate the need to duplicate the review of rezoning requests where the proposed zone is the same or less restrictive than the neighboring property. The Planning Commission recommends the City Council approve this ordinance amendment.

## BACKGROUND INFORMATION

At the present time, the zoning ordinance allows rezoning initiation by the City Council, Planning Commission or by the property owner(s) petition. The property owner(s) rezoning application can only be accepted if the subject property is located adjacent to or directly across the street or alley or diagonally across an intersection from property which has the same or less restrictive zoning than that desired by the applicant. Those requests for rezoning that do not comply with this requirement must submit a request to initiate rezoning prior to the rezoning application. The attached ordinance amendment will eliminate wording that restricts rezoning applications to those where the proposed zoning is the same or less restrictive than the adjacent property and will allow all rezoning requests to be subject to one review by both the Planning Commission and City Council.

## ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

**APPROVED**  
BY THE CITY COUNCIL

AUG 24 1982

OFFICE OF THE  
CITY CLERK

11 12 13 14 15 16 17 18 19 20

21 22 23 24 25 26 27 28 29 30

VOTE OF PLANNING COMMISSION

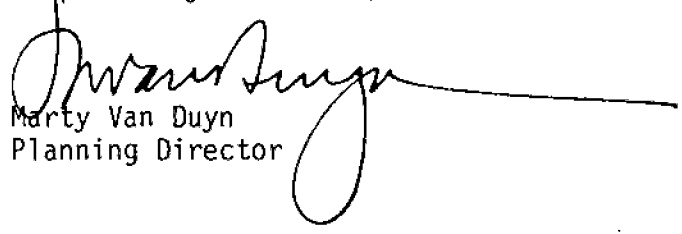
On July 22, 1982, by a vote of seven ayes and two absent, the Planning Commission recommended approval of the attached ordinance amendment relating to rezone procedures.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council:

1. Ratify the Negative Declaration; and
2. Adopt the attached ordinance amendment.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
 - WALTER J. SLIPE  
 CITY MANAGER

MVD:SC:cp  
 Attachments  
 M-677

August 24, 1982  
 D-A11

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 13-A-1  
OF THE COMPREHENSIVE ZONING ORDINANCE  
OF THE CITY OF SACRAMENTO, ORDINANCE  
NO 2550, FOURTH SERIES, RELATING TO  
REZONING PROCEDURE

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

SECTION 1.

Section 13-A-1 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

1. Rezoning - how initiated: A rezoning may be initiated by the Planning Commission, the City Council, or by the property owner's petition. ~~A property owner's petition shall be accepted by the Planning Commission or City Council only if:~~

~~a. The property proposed to be rezoned is adjacent to or directly across a street or alley or diagonally across an intersection from property which has the same or less restrictive zoning than that desired by the applicant; or~~

~~b. The proposed zone is H, Hospital.~~

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

ATTEST:

\_\_\_\_\_  
MAYOR

**APPROVED**  
BY THE CITY COUNCIL

AUG 24 1982

OFFICE OF THE  
CITY CLERK

\_\_\_\_\_  
CITY CLERK

M 677

# ORDINANCE NO. 82-069

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 13-A-1  
OF THE COMPREHENSIVE ZONING ORDINANCE  
OF THE CITY OF SACRAMENTO, ORDINANCE  
NO. 2550, FOURTH SERIES, RELATING TO  
REZONING PROCEDURE (M-677)

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

SECTION 1.

Section 13-A-1 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

1. Rezoning - how initiated: A rezoning may be initiated by the Planning Commission, the City Council, or by the property owner's petition.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

.....  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL  
**AUG 24 1982**  
OFFICE OF THE  
CITY CLERK

M 677

MEETING DATE July 22, 1982  
 ITEM NO. 13 FILE NO. P-  
 M-677

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE

- INITIATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER Zoning Ordinance Amendment

Recommendation LOCATION: \_\_\_\_\_

- Favorable
- Unfavorable
- Petition
- Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

	YES	NO	MOTION	2ND
<del>Augusta</del>	<i>absent</i>			
Fong	✓			
Goodin	✓			
Holloway	✓			
Larson	✓			
Muraki	✓			
Silva	✓		✓	
Simpson	✓			✓
Hunter	<i>absent</i>			

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL \_\_\_\_\_ & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Amendment to Section 13-A-1 of the Comprehensive Zoning Ordinance concerning rezoning procedures. M-677

SUMMARY

The proposed ordinance will reduce the processing time and costs for rezoning applications by eliminating guidelines by which an application may be accepted. The ordinance will no longer limit rezone applications to properties located adjacent to those properties with the same or less restrictive zoning.

BACKGROUND INFORMATION

The Zoning Ordinance currently allows rezoning initiation by the City Council, Planning Commission and property owner provided the subject property is located adjacent to property with the same or less restrictive zoning. If, however, the requested rezoning does not comply with these guidelines the applicant must submit the proposal for consideration by the Commission or City Council.

When a rezoning initiation is approved by the Commission or City Council, the applicant must then file a rezoning application on the subject property. This procedure has been found to be costly in staff time and to the applicant. It is therefore being recommended that one application be submitted for all requested rezonings. This procedure will eliminate the need to duplicate processing on rezone applications that do not comply with current guidelines.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

- a. ratify the Negative declaration; and
- b. approve this ordinance for transmittal to the City Council.

Respectfully submitted,



Wilfred Weitman  
Senior Planner

WW:SC:bw

Attachments



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

August 9, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending Section 13-A-1 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, relating to rezoning procedures (M-677)

SUMMARY

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

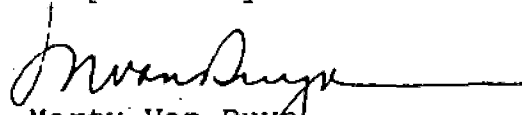
BACKGROUND

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 August 24, 1982.

Respectfully submitted,

  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:cp  
Attachment  
M-677

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 8-24-82

August 17, 1982  
District (All)





# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 13-A-1 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO REZONING PROCEDURE (M-677)

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

SECTION 1.

Section 13-A-1 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

- 1. Rezoning - how initiated: A rezoning may be initiated by the Planning Commission, the City Council, or by the property owner's petition.

PASSED FOR PUBLICATION:

ENACTED:

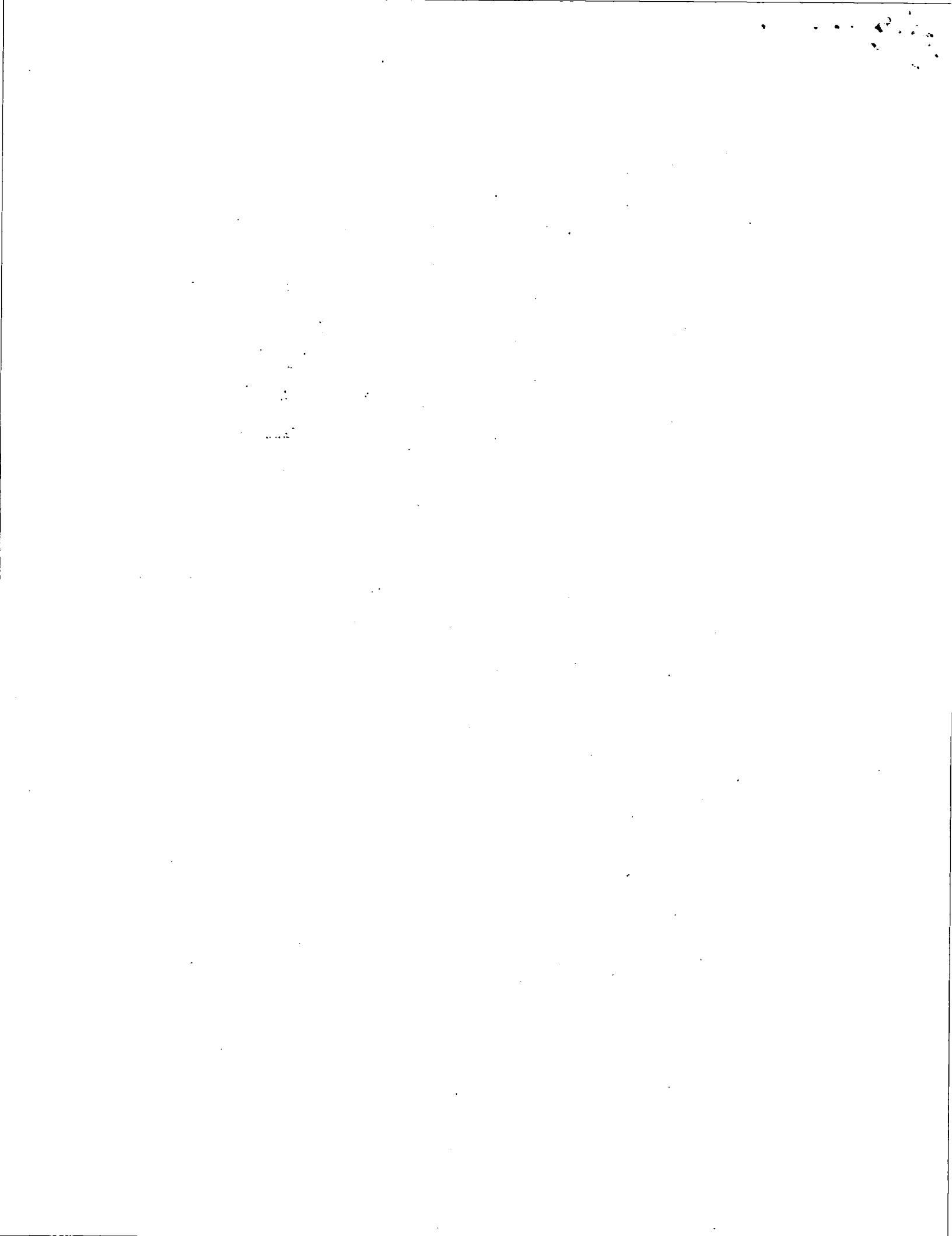
EFFECTIVE:

.....  
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M 677



August 31, 1982

Jacquie Swabach  
Sacramento Housing Development Corp  
811 J Street  
Sacramento CA 95814

Dear Ms. Swabach:

On August 24, 1982, the Sacramento City Council took the following action on the matter of:

Ratified the Negative Declaration and adopted Ordinance No. 82-070 amending Section 28-D-2(d) & 28-C-3(d) of the Comprehensive Zoning Ordinance No. 2500, 4th Series, relating to exemption of limited equity cooperatives from two-hour fire separation. (M-678).

Enclosed, for your records, is a certified copy of the above referenced document.

Sincerely,

Anne Mason  
Assistant City Clerk

AM/mlt/35  
Enclosure

cc: Planning Department  
David Thompson, Reg. Director, Cooperative National Bk  
David Mogavero, Architect, 811 J Street, 95814

The following information is provided for your reference. The data is accurate as of the date of the report.

The total number of units produced during the period was 1,200 units. The total cost of production was \$120,000.

The cost per unit is calculated as follows:

Item	Value
Total Cost	\$120,000
Total Units Produced	1,200
Cost per Unit	\$100

The cost per unit is \$100. This cost is used to determine the total cost of the units sold.

The total cost of the units sold is calculated as follows:

Item	Value
Cost per Unit	\$100
Units Sold	1,000
Total Cost of Units Sold	\$100,000

The total cost of the units sold is \$100,000. This cost is used to determine the gross profit.

The gross profit is calculated as follows:

Item	Value
Sales Revenue	\$150,000
Total Cost of Units Sold	\$100,000
Gross Profit	\$50,000

The gross profit is \$50,000. This profit is used to determine the net income.

The net income is calculated as follows:

Item	Value
Gross Profit	\$50,000
Operating Expenses	\$20,000
Net Income	\$30,000

The net income is \$30,000. This income is used to determine the earnings per share.

The earnings per share is calculated as follows:

Item	Value
Net Income	\$30,000
Number of Shares Outstanding	1,000
Earnings per Share	\$30

The earnings per share is \$30. This earnings per share is used to determine the market value of the company.