



4.7

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

Nov 8 10 12 AM '90

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

November 6, 1990

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

NOV 13 1990

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Honorable Members In Session:

OFFICE OF THE
CITY CLERK

Subject: **ORDINANCE AMENDING PARKING STANDARDS
PLANNED UNIT DEVELOPMENTS (M90-041)**

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

SUMMARY

This report recommends approval of amendments to Section 8: Planned Unit Developments of the Comprehensive Zoning Ordinance affecting industrial and office permitted uses. Similar measures were adopted by City Council on September 18, 1990 for office and industrial developments outside of PUDs throughout the City. In summary, this report recommends that the Council take the following action:

Approve amendments to Section 8 of the Comprehensive Zoning Ordinance regarding parking standards within Planned Unit Developments (PUDs) with office and/or industrial uses.

BACKGROUND

In adopting Ordinance 90-046 on September 18, 1990, the Council implemented the short-term parking policies intended to improve air quality in the Sacramento Region (For additional information, please see Item 4.1, a report to City Council, September 18, 1990). However, in some cases, development guidelines for Planned Unit Developments (PUDs) supercede the zoning ordinance. Accordingly, the attached Ordinance is intended to extend the short-term measures to PUDs, but would not extend to existing development and existing development agreements.

The specific development guidelines requiring amendments in order to be consistent with the intent of the short-term policies are:

- Maximum parking ratios (and new minimum ratios) for office (other than medical offices) in PUDs;
- Maximum parking ratios (and new minimum ratios) for industrial uses; and

①

67

- Increase to 40% the maximum allowable compact car spaces from the existing 30%.

The purpose of amending the parking standards is that unlimited parking supply encourages employees to drive alone to work. Unlimited parking supply conflicts with the City's Transportation Systems Management Ordinances which are intended to reduce commute trips by 35%. This measure is intended to synchronize the parking supply and the TSM goals, while maintaining the economic vitality of developments and protecting residential neighborhoods.

The proposed amendments would apply to future development of office uses in Planned Unit Developments. The new standards would not apply to those projects which are currently developed or built out, but to new projects entitled within the 18 month life of the interim policy. In addition, a previously approved project for which new entitlements are sought to substantially modify, expand or redesign the project, would be subject to the new standards.

Planned Unit Developments with approved development agreements are exempt from the new standards set forth in this Ordinance.

Office Parking in PUDs

The current parking ratio for office development in PUDs ranges between 1 space per 250 square feet to 1 space per 225 square feet. There is currently no maximum standard. The proposed Ordinance would establish a new minimum of 1 space per 300 gross square feet of office building, and would set a maximum standard of 1 parking space per 250 square feet. The Ordinance amends Section 8 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Planned Unit Developments (PUDs). The PUDs affected are shown on attachment A.

Industrial Parking in PUDs

The current standard for parking within industrial development is 1 space per 1000 square feet and no maximum exists. The proposed Ordinance would establish a maximum of 1 space per 500 square feet of manufacturing/wholesale/industrial/warehouse building area and a minimum standard of 1 space per 1000 square feet. The Ordinance amends the Section 8 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Planned Unit Developments (PUDs). The affected PUDs are shown on Attachment B.

Compact Car Spaces in PUDs

The current standard for compact car spaces is 30%. The proposed Ordinance would allow up to 40% of all required and non-required vehicle parking spaces, including handicapped spaces, to be sized for compact cars. The Ordinance amends the Section 8 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Planned Unit Developments (PUDs). The affected PUDs are shown on Attachment C.

Environmental Determination

The Environmental Services Manager has determined that the proposed Zoning Ordinance Amendments will not have a significant adverse effect on the environment and has filed a Negative Declaration with no mitigation measures required. This Negative Declaration, which addressed potential impacts of each of the 12 adopted short term policies, including those affecting PUDs, was ratified by the City Council on September 18, 1990.

FINANCIAL DATA

The amendment to the parking standards for office uses in Planned Unit Developments is not expected to impact the City's finances.

VOTE OF THE PLANNING COMMISSION

The City Planning Commission on August 9, 1990 voted 8-0 in support of the amendment of parking standards for office uses in Planned Unit Developments.

POLICY CONSIDERATIONS

The proposed measures are intended to address air quality issues. These measures have been drafted carefully to minimize unintended negative impacts upon the economic vitality of the downtown or other areas of the City. The measures are of limited scope, limited duration, and are intended to be applied equitably throughout the City.

MBE/WBE IMPACTS

There are no MBE/WBE impacts associated with this item.

City Council
PUD Parking Standards (M90-041)
November 6, 1990
Page 4

RECOMMENDATION


Staff recommends that the Council approve the attached ordinance amending parking standards in Planned Unit Developments (PUDs) with office and/or industrial uses.

Respectfully Submitted,



SCOT H. MENDE
Senior Planner

APPROVED:



MICHAEL M. DAVIS,
Director of Planning and Development

RECOMMENDATION APPROVED:



WALTER J. SLIPE
City Manager

November 6, 1990
All Council Districts

Contact Persons:

Marty Van Duyn, Planning Director
(916) 449-5381

Scot Mende, Senior Planner
(916) 449-5381

SHM:JM:jm\
PUD-PARK.CC

④

ORDINANCE NO. 90-061

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
NOV 13 1990
OFFICE OF THE
CITY CLERK

**ORDINANCE AMENDING SUBSECTIONS OF SECTION 8
OF THE COMPREHENSIVE ZONING ORDINANCE OF THE
CITY OF SACRAMENTO, ORDINANCE 2550, FOURTH
SERIES, RELATING TO PLANNED UNIT DEVELOPMENTS
(PUD'S) PARKING STANDARDS (M90-041)**

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

SECTION 1.

Subsections a, b, and c are hereby added to Section 8-E-1 of the Comprehensive Zoning Ordinance of the City of Sacramento, (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

- a. One automobile parking space for each 300 square feet of gross floor area and not more than one automobile parking space for each 250 square feet of gross floor area. This provision would remain in effect for 18 months after its enactment, at which time the provisions of the PUD Guidelines pertaining to parking on the effective date of this Ordinance shall again apply.
- b. Not less than 1 space per 1,000 square feet gross floor area and not more than 1 space per 500 square feet gross floor area. This provision would remain in effect for 18 months after its enactment, at which time the provisions of the PUD Guidelines pertaining to parking on the effective date of this Ordinance shall again apply.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

5

- c. Up to forty percent (40%) of all required and non-required vehicle parking spaces, excluding handicapped spaces, may be sized for compact cars. This provision would remain in effect for 18 months after its enactment, at which time the provisions of the PUD Guidelines pertaining to parking on the effective date of this Ordinance shall again apply.

SECTION 2.

The provisions of Section 1 of this Ordinance shall not apply to property for which a development agreement has been adopted pursuant to California Government Code Section 65864 et seq., unless by mutual consent by all parties to the development agreement.

SECTION 3.

The provisions of Section 1 of this Ordinance shall not apply to property for which a building permit has been issued and substantial work has been commenced thereunder, unless an application for a Special Permit Modification is submitted and approved by the City Planning Commission.

Passed for Publication:

Enacted:

Effective:

MAYOR

ATTEST:

CITY CLERK

M90-041.res

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

②

**Attachment A
OFFICE USES
PLANNED UNIT DEVELOPMENTS (PUDs)**

<u>Project Name</u>	<u>Community Plan Area</u>
Campus Commons	ARDE
Centrum	SSAC
College Town	ARDE
Creekside Oaks (incl. Park Plaza Center)	SNAT
Creekside Village	SSAC
Delta Shores (Huntington Park)	AIRM
Greenhaven Executive Office Park	POCK
GTE	SSAC
Laguna Meadows	SSAC
Lake Crest Village	POCK
Main Ave	NSAC
Massie & Oates	NSAC
Norwood Tech	NSAC
Norwood West	NSAC
Point West	ARDE
River Plaza	SNAT
Seven Lakes	ESAC
Southwest Five Office Park	POCK
Sutter Business Park West	SNAT

PUDLISTA.RPT

10/29/90

**Attachment B
INDUSTRIAL USES
PLANNED UNIT DEVELOPMENTS (PUDs)**

<u>Project Name</u>	<u>Community Plan Area</u>
Delta Shores (Huntington Park)	AIRM
GTE	SSAC
Hansen Industrial Park	NSAC
Main Ave	NSAC
Massie & Oates	NSAC
Norwood Tech	NSAC
Norwood West	NSAC
Point West	ARDE

PUDLISTB.RPT

10/29/90

⑧

**Attachment C
NEW COMPACT SPACE STANDARDS
PLANNED UNIT DEVELOPMENTS (PUDs)**

<u>Project Name</u>	<u>Community Plan Area</u>
Campus Commons	ARDE
Centrum	SSAC
College Town	ARDE
Creekside Oaks (incl. Park Plaza Center)	SNAT
Creekside Village	SSAC
Delta Shores (Huntington Park)	AIRM
Greenhaven Executive Office Park	POCK
GTE	SSAC
Hansen Industrial Park	NSAC
Laguna Meadows	SSAC
Lake Crest Village	POCK
Main Ave	NSAC
Massie & Oates	NSAC
Northgate Regency Motor Inn	SNAT
Norwood Tech	NSAC
Norwood West	NSAC
Park El Camino	SNAT
Point West	ARDE
River Plaza	SNAT
Seven Lakes	ESAC
Southwest Five Office Park	POCK
Stone Creek Plaza	SNAT
Sutter Business Park West	SNAT
Willow Creek	SNAT

PUDLISTA.RPT

10/29/90

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 25 10 28 AM '90



3.23
4.3
4.7

CONTINUED
FROM 11-6-90
TO 11-13-90

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 30, 1990

City Council
Sacramento, California

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-6-90

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members In Session:

SUBJECT: ORDINANCE AMENDING SUBSECTIONS OF SECTION 8 OF THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO,
ORDINANCE 2550, FOURTH SERIES, RELATING TO PLANNED UNIT
DEVELOPMENTS (PUD'S) PARKING STANDARDS

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

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 November 6, 1990.

Respectfully submitted,

MICHAEL M. DAVIS

Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

October 30, 1990
All Council Districts

MMD:vr
M90-041.pfp
Attachment

1

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING SUBSECTIONS OF SECTION 8 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE 2550, FOURTH SERIES, RELATING TO PLANNED UNIT DEVELOPMENTS (PUD'S) PARKING STANDARDS (M90-041)

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

SECTION 1.

Subsections a, b, and c are hereby added to Section 8-E-1 of the Comprehensive Zoning Ordinance of the City of Sacramento, (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

- a. One automobile parking space for each 300 square feet of gross floor area and not more than one automobile parking space for each 250 square feet of gross floor area. This provision would remain in effect for 18 months after its enactment, at which time the provisions of the PUD Guidelines pertaining to parking on the effective date of this Ordinance shall again apply.
- b. Not less than 1 space per 1,000 square feet gross floor area and not more than 1 space per 500 square feet gross floor area. This provision would remain in effect for 18 months after its enactment, at which time the provisions of the PUD Guidelines pertaining to parking on the effective date of this Ordinance shall again apply.
- c. Up to forty percent (40%) of all required and non-required vehicle parking spaces, excluding handicapped spaces, may be sized for compact cars. This provision would remain in effect for 18 months after its enactment, at which time the provisions of the PUD Guidelines pertaining to parking on the effective date of this Ordinance shall again apply.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

②

SECTION 2.

The provisions of Section 1 of this Ordinance shall not apply to (1) property for which a development agreement has been adopted pursuant to California Government Code Section 65864 et seq.; or (2) property for which a building permit has been issued and substantial work has been commenced thereunder.

Passed for Publication:

Enacted:

Effective:

MAYOR

ATTEST:

CITY CLERK

M90-041

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

M-90041

3.23



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

October 9, 1990

MEMORANDUM

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
OCT 9 3 13 PM '90

TO: Virginia Henry, Assistant City Clerk
FROM: Val Rael, Typist Clerk III
SUBJECT: Request to Set Hearings

15 day
Notice

1. Ordinance amending subsections of Section 8 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Planned Unit Developments (PUD's) Parking Standards **(All Council Districts) (City-wide)**

Vr:vr
RH2-26

Attachments

PPF DATE: 10-30-90
HEARING DATE: 11-6-90
FINAL COUNCIL ACTION DATE: _____

001 3 3 12 611.00

111 21 00 00 00 00
111 01 00 00 00 00
111 00 00 00 00 00

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT
PARKING STANDARDS**

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

Notwithstanding existing development and existing development agreements, the following subsections of Section 8 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Planned Unit Developments (PUDs) are hereby amended to read as follows:

Add Section 8.E.1.a to read as follows:

- a. One automobile parking space for each 300 square feet of gross floor area and not more than one automobile parking space for each 250 square feet of gross floor area.

This provision would remain in effect for 18 months after its enactment, at which time the language of shall be deleted.

Add Section 8.E.1.b to read as follows:

- b. Not less than 1 space per 1,000 square feet gross floor area and not more than 1 space per 500 square feet gross floor area.

This provision would remain in effect for 18 months after its enactment, at which time the language of shall be deleted.

Add Section 8.E.1.c to read as follows:

- c. Up to forty percent (40%) of all required and non-required vehicle parking spaces, excluding handicapped spaces, may be sized for compact cars.

This provision would remain in effect for 18 months after its enactment, at which time the language of shall be deleted.

Add Section 8.E.1.d to read as follows:

- d. Subject to a Special Permit (Planning Commission), parking requirements may be reduced or waived for an ancillary component of a mixed use or business/office park project. The ancillary use shall be considered to be "ancillary" to that of the business/office park or mixed use development if the project will be patronized predominantly by surrounding development. Examples of ancillary uses include, but are not limited to: small restaurants, delis, gift shops, hair salons, photo shops, and photostatic copy shops.

This provision would remain in effect for 18 months after its enactment, at which time the language of shall be deleted.

Add Section 8.E.1.e to read as follows:

- e. Subject to a Planning Director's Special Permit, parking requirements may be reduced or waived for the incidental commercial component of a mixed use project. The incidental use shall be considered to be "incidental" to that of the office or residential building if the principal entrance thereto shall be from the inside of the building and the commercial component will be patronized predominantly by the surrounding development.

This provision would remain in effect for 18 months after its enactment, at which time the language of shall be deleted.

Passed for Publication:

Enacted:

Effective:

ATTEST:

CITY CLERK

MAYOR

M90-041

AMENDMENTS TO ZONING
ORDINANCE

U.S. Mail Out

Collette Johnson-Schulke
Sacto. Board of Realtors
2003 Howe Avenue
Sacramento, CA 95825

Seiss Wagner, architect
1309-25th Street
Sacramento, CA 95816

Betty Gwiazdon
Sacto. Apt. Association, Inc.
1330-21st Street, Suite 104
Sacramento, CA 95814

N. Richard Smith
Grubb & Ellis Company
770 'L' Street, Suite 600
Sacramento, CA 95814

Sacto. Metropolitan Chamber
of Commerce
P.O. Box 1017
Sacramento, CA 95805

Gini Rountree
The American Institute of
Architects
1025-19th Street, Suite 8
Sacramento, CA 95814

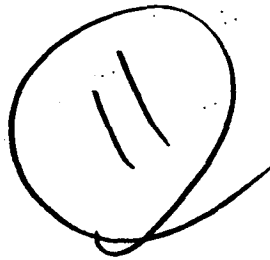
Tom Pappas
Builders Exchange of Sacramento
P.O. Box 1462
Sacramento, CA 95807

Steve Glenn
Building Industry Association
of Superior California
2211 Royale Road
Sacramento, CA 95815

CCAIP
207 Morning Sun
Mill Valley, CA 94941

Association of General
Contractors
301 Capitol Mall
Sacramento, CA 95814

William Meehan
Building & Construction Trades
Council, Sacto.-Sierra
2245 Florin Road, Suite 6
Sacramento, CA 95822





OFFICE OF THE
CITY CLERK

OPERATION SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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

916-449-5426

October 19, 1990

TO ALL INTERESTED PARTIES:

On October 9, 1990, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

Ordinance amending subsections of Section 8 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Planned Unit Developments (PUD's) Parking Standards. (City-wide) (D-All)

This hearing has been set for November 6, 1990, 7:30 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 Procedure 4.5, 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 449-5604.

Valerie A. Burrowes
City Clerk

cc: MAILING LIST - (11)

AFFIDAVIT OF MAILING & POSTING

ON October 19, 1990, 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:

Ordinance amending subsections of Section 8 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, relating to Planned Unit Developments (PUD's) Parking Standards. (City-wide) (D-All)

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:
- APPLICANT:
- APPELLANT:
- MAILING LIST
- SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 19th DAY OF October 1990.



SIGNATURE OF PERSON MAILING NOTICE