



APPROVED
BY THE CITY COUNCIL

MAY 31 1994

10.3

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

May 20, 1994

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: CENTRAL CITY HOUSING STRATEGY IMPLEMENTATION: PHASE 1
REZONINGS AND ZONING ORDINANCE AMENDMENTS (M92-061)**

- A. NEGATIVE DECLARATION
- B. AMEND THE GENERAL PLAN TO REDESIGNATE 3.0± ACRES FROM COMMUNITY/NEIGHBORHOOD COMMERCIAL AND OFFICES TO 2.9± ACRES OF RESIDENTIAL MIXED USE AND 0.1± ACRE OF MEDIUM DENSITY RESIDENTIAL; AND 2.5± ACRES FROM HEAVY COMMERCIAL/WAREHOUSE TO COMMUNITY/NEIGHBORHOOD COMMERCIAL AND OFFICES.
- C. AMEND THE CENTRAL CITY COMMUNITY PLAN TO ESTABLISH A GOAL FOR NEIGHBORHOOD CORRIDOR DEVELOPMENT, AMEND THE RESIDENTIAL-OFFICE LAND USE DEFINITION, AND REDESIGNATE 3.0± ACRES FROM GENERAL COMMERCIAL TO 2.9± ACRES OF RESIDENTIAL MIXED USE, AND 0.1± ACRE OF MULTI-FAMILY RESIDENTIAL; AND 2.5± ACRES FROM HEAVY COMMERCIAL TO GENERAL COMMERCIAL.
- D. AMEND THE COMPREHENSIVE ZONING ORDINANCE RELATING TO LAND USE REGULATIONS (SECTION 2), HEIGHT AND AREA REGULATIONS (SECTION 3), AND OFF STREET PARKING REQUIREMENTS (SECTION 6); ADD A NEW NEIGHBORHOOD CORRIDOR OVERLAY (NC) ZONE (SECTION 2.3); AND ADD NEW CLARIFYING LANGUAGE FOR THE RESIDENTIAL MIXED USE (RMX) ZONE.
- E. REZONE 24.0± ACRES FROM C-2 TO 20.9± ACRES OF C-2(NC), 2.9± ACRES OF RMX, AND 0.1± ACRE OF R-3A; REZONE 2.5± ACRES FROM C-4 TO C-2(NC).

LOCATION: Certain parcels within the area generally bounded by S Street on the north, 7th Street on the west, 19th Street on the east, and W Street on the south. - **COUNCIL DISTRICT 4**

RECOMMENDATION

It is recommended that the City Council take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt Resolution amending the Sacramento General Plan to redesignate land uses.
- C. Adopt Resolution amending the Central City Community Plan to establish a goal for neighborhood commercial corridor development, amend the Residential-Office definition, and redesignate land uses.
- D. Adopt Ordinance amending Sections 1, 2, 3 and 6 of the Comprehensive Zoning Ordinance, and adding new Sections 2.2 and 2.3.
- E. Adopt Ordinance amending the zoning designation for certain parcels.

Note: The Planning Commission recommended that rezoning for approximately 9.9 acres of property along the south side of S Street be deferred, and that those properties be considered along with the R Street Corridor Plan study. Staff does not agree with the Commission recommendation because: 1) rezoning action for a significant number of parcels would be deferred another 1 1/2 years until a decision could be reached on the R Street Corridor Plan, and 2) there are differences between rezoning C-4 properties in the R Street Corridor to RMX and rezoning C-2 properties along S Street to C-2(NC), in terms of potential property owner resistance. After numerous workshops and meetings, the proposed "Neighborhood Corridor Overlay" zone is more acceptable to the affected property owners than the previously proposed RMX zoning, therefore, staff recommends that the Council adopt the Ordinance rezoning the 20.94 acres to C-2(NC). If the Council wishes to follow the Planning Commission recommendation to have these parcels considered along with the R Street Corridor Plan, but adopt the other rezonings, staff will return with a revised Ordinance which reflects these changes.

CONTACT PERSON: Steve Peterson, Senior Planner, 264-5981
Jeff Archuleta, Associate Planner, 264-5381

FOR COUNCIL MEETING OF: May 31, 1994

SUMMARY

This project involves the rezoning of certain parcels within the Southside Park and Richmond Grove neighborhoods, as well as amendments to the General Plan, Central City Community Plan, and Zoning Ordinance. These rezonings and plan amendments are part of the implementation program for the Central City Housing Strategy, adopted by the City Council in

December 1991, as well as the Southside Neighborhood Preservation Area, adopted by Council in October 1989. They would also implement one of the Council's priorities of neighborhood revitalization and enhancement. Finally, the Zoning Ordinance amendments also include many streamlining measures to make it easier to develop new housing.

PLANNING COMMISSION ACTION

On March 17, 1994, the Planning Commission conducted a public hearing on the proposed rezonings and plan amendments. There was significant discussion regarding the appropriate zoning for properties along the south side of S Street in light of the fact that they lie directly across from the R Street Corridor, which encompasses properties between Q and S Streets from the I-5 to Business-80 Freeways. Of the six Commissioners present, three believed that RMX was more appropriate since that is the preferred land use for the north side of S Street, while the other three believed RMX constituted a "downzoning." The Commission ultimately voted 5:1, with two absent, to recommend that the Council approve the rezonings, plan amendments, and Zoning Ordinance text amendments as recommended by staff, except for the properties along the south side of S Street, which a majority of the Commission believed should be considered along with the R Street Corridor Plan Study. Also, the ARCO AM/PM site at the northeast corner of 16th and W Streets has been recommended for deletion from the Neighborhood Corridor Overlay zone, at the property owner's request, for two reasons: 1) it is one of the few gasoline stations remaining in the central city, and thus should be accommodated; and 2) given the site's proximity to the freeway off-ramp, new residential development is neither likely nor desirable.

BACKGROUND INFORMATION

In December 1991, the Council adopted the Central City Housing Strategy, a comprehensive set of programs and policies aimed at encouraging new housing construction while also preserving existing housing stock and strengthening neighborhoods. Opportunities for the production of new housing within the central city are currently limited by a lack of vacant or underdeveloped residentially-zoned land. In addition, many central city neighborhoods have been negatively impacted by encroachment of incompatible commercial development and/or poor property maintenance or disinvestment in anticipation of more intense office development. There are presently hundreds of dwelling units located in the C-2 zone that are threatened with removal or conversion, because commercial or office uses are generally perceived to have a higher value than housing. This is especially true if the potential commercial uses are multi-story office buildings. In these cases, even existing neighborhood-serving commercial retail uses are at risk. The C-2 zoning also tends to discourage reinvestment in adjacent residential properties, because some commercial uses generate heavier traffic and a different scale of development, thereby adversely impacting neighboring homes.

To address these issues, the Housing Strategy recommended, among other things, the rezoning of certain central city properties from C-2 to residential or mixed use, and from R-O to residential. The Council, in adopting the Strategy, supported the rezone recommendation, and directed Planning staff to evaluate these recommendations to determine which specific properties should be rezoned, based on existing uses, likelihood for new residential development, and other factors. Staff later proposed a three-phase plan for accomplishing the rezoning, which was

authorized by Council in May 1992. The rezoning efforts started with the Southside Park and Richmond Grove neighborhoods, partly due to concern from Southside residents that office speculation was threatening the residential character and viability of their neighborhood. Furthermore, in October 1989, the Council designated Southside Park a Neighborhood Preservation Area, and directed staff to analyze the effect that R-O and C-2 zoning has upon housing, and to develop recommendations for rezoning that will preserve and enhance housing.

Between September 1992 and March 1993, staff conducted two public workshops, made presentations at Southside Park and Richmond Grove neighborhood meetings, and met with concerned property owners on several occasions to outline Housing Strategy goals and objectives and gain input on the rezoning recommendations. In the process, staff revised the plans several times in response to strong opposition from owners of R-O and C-2 zoned property under consideration for rezoning to either residential or residential mixed use. The most controversial issue was the proposed requirement that housing be included in new development projects. Many property owners believed the proposals constituted a "downzoning," even though most existing uses would still have been allowed under the proposed zones. This opposition resulted in significant discussion and necessary delays in the rezoning program schedule. The major comments expressed by those attending the workshops are shown in Attachment A of the Planning Commission staff report, attached to this Council report.

Proposed Amendments

There are two types of amendments proposed: 1) changes in land use and/or zoning designations of individual properties, and 2) text amendments to the Zoning Ordinance and Central City Community Plan. These amendments are described in detail in the Planning Commission staff report, and summarized below.

1. Rezoning/Land Use Changes

Approximately 26.5 acres of land are proposed for rezoning, most of it currently zoned C-2 (General Commercial). For a majority of these parcels - 20.4 acres - a new "Neighborhood Corridor Overlay (NC)" zone is proposed as a compromise in order to accomplish some of the Housing Strategy objectives, while addressing many of the property owner concerns. The Neighborhood Corridor Overlay zone would apply to neighborhood commercial corridors located within residential areas such as 10th, 16th, and S Streets in this first phase, and could also be applied to other commercial corridors as well. Properties would retain their underlying C-2 zoning, but with certain limitations as well as incentives. The Neighborhood Corridor Overlay would:

- Encourage new housing construction through elimination of the Special Permit requirement for residential uses.
- Allow up to 50% parking reduction for ground-floor retail or service uses when developed in conjunction with residential mixed use projects.
- Lower the size of what constitutes a "Major Project" from 40,000 to 20,000 square feet in order to ensure that new commercial development is compatible with adjacent residential uses.
- Establish Planning Commission review, through the Special Permit process, for

auto sales, service or rental, hotels and motels, SROs, and parking lots in order to ensure compatibility with adjacent residential uses.

- Limit commercial or office building heights to 35 feet, but allow buildings containing at least two residential units to be 45 feet high.

Of the 20.9 acres of C-2 property proposed for the Neighborhood Corridor Overlay zone by staff, the Planning Commission voted to separate out approximately 9.9 acres along the south side of S Street between 7th and 19th Streets (except for the parcels fronting on 10th and 16th Streets) because of a split vote over how these properties should be zoned. Half of the Commission (3 members) favored RMX zoning, to reflect the R Street Corridor Preferred Alternative Plan which calls for RMX zoning along the north side of S Street, while the other half did not favor RMX (one Commissioner did not favor any rezonings). Consequently, the Commission voted to recommend that these parcels be considered along with the R Street Corridor Plan. This would leave roughly 10.5 acres to be rezoned from C-2 to C-2(NC).

The proposed Ordinance amending the zoning attached to this report still includes these 9.9 acres as part of the overall rezoning from C-2 to C-2(NC), to allow the Council to adopt a new zoning classification for all commercial areas in this first phase. The proposed "Neighborhood Corridor Overlay" zone is more acceptable to the affected property owners than the previously proposed RMX zoning. In addition, deferring action on the S Street parcels would mean that nothing could be accomplished along S Street for at least another 1 1/2 years until the R Street Plan is completed. For these reasons, staff recommends that the Council adopt the Ordinance as written, and not defer action on the S Street parcels. If the Council wishes to follow the Planning Commission recommendation to have these parcels considered along with the R Street Corridor Plan, but adopt the other rezonings, staff will return with a revised Ordinance which reflects these changes.

Other properties recommended for rezone and redesignation in the General Plan and Central City Community Plan include:

- 2.9 acres located on the north side of T Street between 7th and 10th from C-2 (zoning) and General Commercial (Plan designation) to "RMX" (zoning) and "Residential Mixed Use" (General and Community Plans). The RMX zone is a residential zone which permits ground-floor retail commercial or office uses in up to 50% of a building's square footage, with some exceptions.
- A single parcel (.07 acre) at 1724 S Street from C-2 and General Commercial to "R-3A" (zoning), "Medium Density Residential" (General Plan), and "Multi-Family Residential" (Community Plan), at the property owner's request.
- 2.5 acres (one block) bounded by U, V, 13th and 14th Streets from C-4 (Heavy Commercial/Warehouse) to "C-2(NC)" (zoning) and "General Commercial" (General and Community Plans).

2. Text Amendments

Two amendments to the Central City Community Plan document are proposed:

- Amendment to the Residential-Office land use definition to emphasize the residential aspect, while clarifying that office use is the exception, and noting that aggregation of individual parcels into larger sites for development of office buildings is discouraged.
- Addition of a new Housing and Residential Sub-Goal to encourage residential development in certain commercial corridors located within residential neighborhoods (Neighborhood Corridor Overlay zone).

Numerous amendments are proposed to the Comprehensive Zoning Ordinance. These are intended to add a new "Neighborhood Corridor Overlay" zone, add clarifying language and standards for the "Residential Mixed Use" zone, correct some inaccuracies and inconsistencies which exist in the Land Use and Height and Area Regulations sections, and amend some of the development regulations (building heights, setbacks, etc.) to reflect existing conditions in central city residential districts, and streamline the planning review process for residential projects. These text amendments are contained in the attached Ordinance and described in the Planning Commission staff report attached.

POLICY CONSIDERATIONS

As set forth in the Central City Housing Strategy, the intent or objective of these proposed amendments is to:

- 1) Increase the supply of land for which residential is the preferred and presumptive use in order to provide for residential development to meet some of the future housing demand from new downtown employment;
- 2) Encourage new residential or mixed-use development on commercially-zoned parcels by eliminating some of the barriers and streamlining the permitting process;
- 3) Ensure that new commercial development within or adjacent to neighborhoods is compatible with existing residential uses, thereby helping to strengthen the residential character of these neighborhoods; and
- 4) Stem the real estate speculation for new office development that has occurred in some location.

These objectives are consistent with General Plan and Central City Community Plan goals and policies which address neighborhood and mixed use development.

A major issue raised throughout this process was that the proposed rezonings, especially from C-2 to RMX, constituted a "taking" of individual owner's property rights. In fact, a taking is the removal of all reasonable development rights from a property, such as would occur if a property was rezoned from commercial to "open space", in which a property owner could not develop any kind of building. Under the proposed RMX zone, certain types and intensities of commercial development would be limited, but there would still be opportunities to develop a range of uses, including residential and a mix of neighborhood-serving commercial retail, service or office uses. Cities and counties have the authority to zone or rezone property in order to achieve certain goals or objectives, such as economic development, redevelopment, preservation, or as growth control, as appropriate to the community or locale.

FINANCIAL CONSIDERATIONS

None applicable to this item.

MBE/WBE EFFORTS


None applicable to this item.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

APPROVED:



DIANNE GUZMAN, AICP
Director, Planning and Development

FOR CITY COUNCIL INFORMATION
WILLIAM H. EDGAR
CITY MANAGER

quantitative

RESOLUTION NO.

94-346 APPROVED BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

MAY 31 1994

OFFICE OF THE CITY CLERK

ON DATE OF _____

RESOLUTION AMENDING THE SACRAMENTO GENERAL PLAN LAND USE MAP FOR 3.01± ACRES FROM COMMUNITY/NEIGHBORHOOD COMMERCIAL AND OFFICES TO 2.94± ACRES OF RESIDENTIAL MIXED USE AND .07± ACRE OF MEDIUM DENSITY RESIDENTIAL; AND 2.5± ACRES FROM HEAVY COMMERCIAL/WAREHOUSE TO COMMUNITY/NEIGHBORHOOD COMMERCIAL AND OFFICES (M92-061)

WHEREAS, the City Council conducted a public hearing on _____ concerning the above General Plan amendments, and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendments are compatible with existing and surrounding uses in that the area is presently comprised of a mixture of low-medium residential and general commercial uses.
2. The subject sites are suitable for the proposed land use classifications in that they are presently developed with, or proposed to be developed with, uses which are permitted under the proposed land use classifications.
3. The proposed plan amendments are consistent with, or in support of, the following General Plan goals and policies:
 - a. Improve the quality of residential neighborhoods...by protecting, preserving and enhancing their character. (Sec. 2-10)
 - b. Prohibit the intrusion of incompatible uses into residential neighborhoods... (Sec. 2-12)
 - c. Promote infill development as a means to meet future housing needs... (Sec. 2-14)

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RESOLUTION NO.: _____

DATE ADOPTED: _____

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- d. Use mixed use housing to help meet housing needs and reduce traffic...close-in living accommodations near centers of employment support a balanced neighborhood environment and help reduce travel time to and from work. (Sec. 2-16)
4. The proposed plan amendments are intended to ensure the preservation and maintenance of existing housing stock, as well as promote development of new housing, thereby meeting the goals of the Central City Housing Strategy, adopted by the City Council on December 17, 1991.
5. The City Planning Commission, at a regularly noticed public hearing on March 17, 1994, considered public testimony on the proposed General Plan amendments and negative declaration.
6. The City Council received the recommendation of the City Planning Commission on the proposed Plan amendments and negative declaration, and held public hearings thereon at which time public testimony was taken.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the General Plan land use classifications for areas described on the attached Exhibit B are hereby amended as follows:

1. 2.94± acres from Community/Neighborhood Commercial and Offices to Residential Mixed Use for:

APN: 009-064-003, 004, 007, 008, 009; 009-066-007 (portion); 009-072-009 through 019;
2. 0.07 acre from Community/Neighborhood Commercial and Offices to Medium Density Residential (16-29 du/net acre) for:

APN: 009-096-008

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RESOLUTION NO.: _____

DATE ADOPTED: _____

3. 2.50± acres from Heavy Commercial or Warehouse to Community/
Neighborhood Commercial and Offices for:

APN: 009-144-001, 002, 003, 004

MAYOR

ATTEST:

CITY CLERK

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RESOLUTION NO.: _____

DATE ADOPTED: _____

(10)

RESOLUTION NO. 94-347

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 31 1994

RESOLUTION AMENDING THE CENTRAL CITY COMMUNITY PLAN TO ESTABLISH A GOAL FOR NEIGHBORHOOD CORRIDOR DEVELOPMENT; TO AMEND THE RESIDENTIAL-OFFICE (R-0) LAND USE DEFINITION; AND TO AMEND THE LAND USE MAP FOR 3.0± ACRES FROM GENERAL COMMERCIAL TO 2.9± ACRES OF RESIDENTIAL MIXED USE AND .07± ACRE OF MULTI-FAMILY RESIDENTIAL; AND 2.5± ACRES FROM HEAVY COMMERCIAL TO GENERAL COMMERCIAL (M92-061)

WHEREAS, the City Council conducted a public hearing on May 31, 1994 concerning the above Central City Community Plan amendments, and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendments are compatible with existing and surrounding uses in that the area is presently comprised of a mixture of low-medium residential and general commercial uses.
2. The subject sites are suitable for the proposed land use classifications in that they are presently developed with, or proposed to be developed with, uses which are permitted under the proposed land use classifications.
3. The proposed plan amendments are consistent with, or in support of, the following Central City Community Plan goals and policies:
 - a. Provide the opportunity for mixture of housing with other uses in the same building or site at selected locations to capitalize on advantages of close-in living. (Page 4)
 - b. Encourage mixed land uses including residential uses in and around the Central Business District in order to increase the economic vitality and livability of the area. (Page 4)

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- c. Improve existing business/commercial corridors outside the Central Business District and encourage a more compact and centralized development which does not encroach into residential areas. (Page 5)
 - d. Provide the opportunity for development of a limited number of neighborhood convenience centers located in or adjacent to residential areas to serve the daily needs of residents. (Page 5)
4. The proposed plan amendments are intended to ensure the preservation and maintenance of existing housing stock, as well as promote development of new housing, thereby meeting the goals of the Central City Housing Strategy, adopted by the City Council on December 17, 1991.
 5. The City Planning Commission, at a regularly noticed public hearing on March 17, 1994, considered public testimony on the proposed General Plan amendments and negative declaration.
 6. The City Council received the recommendation of the City Planning Commission on the proposed Plan amendments and negative declaration, and held public hearings thereon at which time public testimony was taken.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that:

1. Section 3 of the Central City Community Plan text is hereby amended to add a new "Housing and Residential Sub-Goal" as follows:

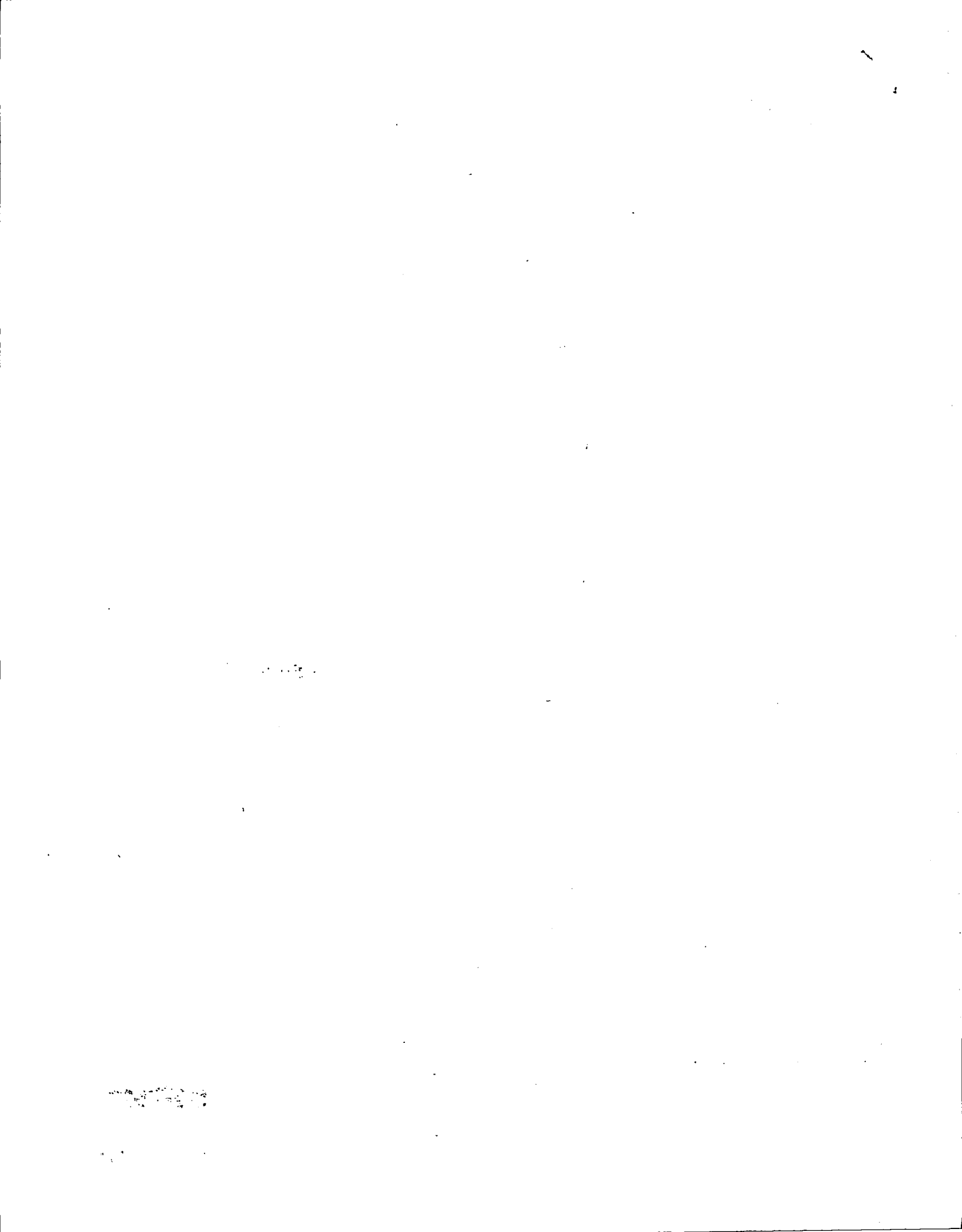
Provide the opportunity for development of new housing in certain commercial corridors located within residential neighborhoods by allowing housing development as a matter of right through establishment of a Neighborhood Corridor Overlay Zone. Within these neighborhood corridors, intense multi-story office uses are not permitted.

2. Section 4-A of the Central City Community Plan text is hereby amended to revise the definition for the Residential-Office land use category as follows:

RO: This is a medium density multiple-family land use designation which also permits limited office uses subject to the granting of a Special Permit. The Special Permit allows City review of the project to ensure that the proposed office use is compatible with adjacent residential uses. Aggregation of individual

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parcels into larger sites for development of office buildings is discouraged. Commercial retail sales uses are not allowed.

3. The Central City Community Plan land use map is hereby amended for areas described on the attached Exhibit C as follows:
 - a. 2.94± acres from General Commercial to Residential Mixed Use for:
APN: 009-064-003, 004, 007, 008, 009;
009-066-007(portion);
009-072-009 through 019.
 - b. 0.07 acre from General Commercial to Multi-Family Residential for:
APN: 009-096-008
 - c. 2.50± acres from Heavy Commercial to General Commercial for:
APN: 009-144-001, 002, 003, 004

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

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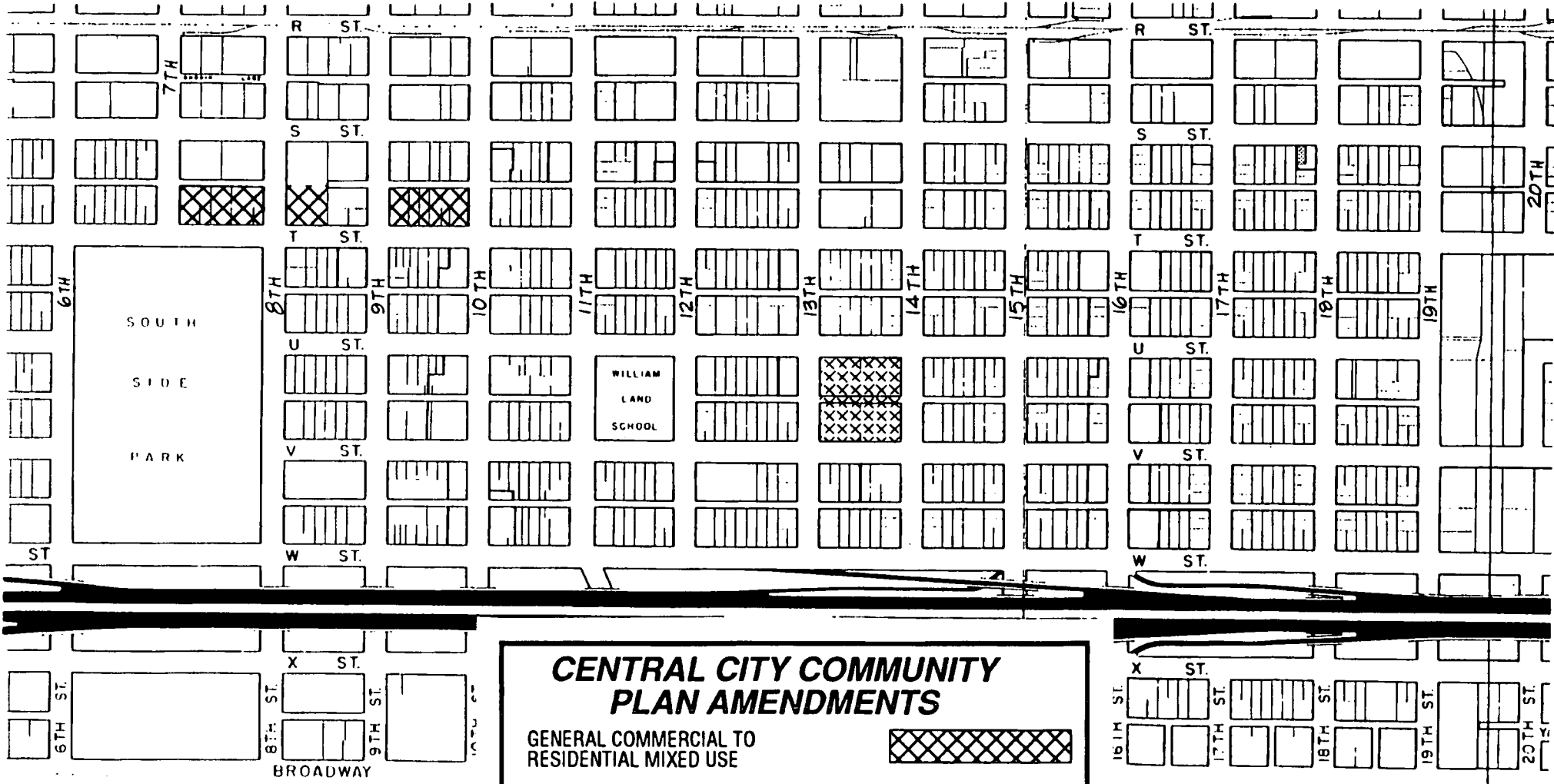
JOE BERNAL JR.

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SOUTHSIDE NEIGHBORHOOD

RICHMOND GROVE NEIGHBORHOOD



**CENTRAL CITY COMMUNITY
PLAN AMENDMENTS**

GENERAL COMMERCIAL TO RESIDENTIAL MIXED USE	
GENERAL COMMERCIAL TO MULTI-FAMILY RESIDENTIAL	
HEAVY COMMERCIAL TO GENERAL COMMERCIAL	

MAY 3 1 1994
RESOLUTION 94-347

OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA FPMR (41 CFR) 101-11.6

ORDINANCE NO. 94-022

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
MAY 31 1994
OFFICE OF THE
CITY CLERK

AN ORDINANCE AMENDING SECTIONS 1, 2, 3 AND 6 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) AND ADDING SECTIONS 2.2 AND 2.3, FOR THE PURPOSE OF ADDING CLARIFYING LANGUAGE FOR THE RMX ZONE, ADDING A NEIGHBORHOOD CORRIDOR OVERLAY ZONE, AND AMENDING CERTAIN OTHER LAND USE REGULATIONS AND HEIGHT AND AREA STANDARDS; (M92-061)

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

SECTION 1

Section 1-D of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to revise the definition of the R-O zone as follows:

R-O Residential Office Zone: This is a medium density multiple-family residential zone, generally located inside the "Old City" and in certain areas adjacent thereto. The zone permits limited development of office uses subject to granting of a Special Permit by the Planning Commission. The Special Permit allows City review of the project to ensure that the proposed office use is compatible with adjacent residential uses.

SECTION 2

Section 2-B of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Residential Land Use matrix, is hereby amended to amend certain provisions for the RMX zone, to read as attached in Exhibit E-1.

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DATE ADOPTED: _____

SECTION 3

Section 2-C of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Commercial Land Use matrix, is hereby amended to amend certain provisions for the RMX zone, to read as attached in Exhibit E-1.

SECTION 4

Section 2-E-7 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

7. Offices or commercial retail uses, limited only to the ground floor of a building are permitted subject to granting of a Special Permit.

SECTION 5

Section 2-E-31 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

31. In the C-1, RMX and C-2(NC) zones, banks, savings and loans, and restaurants may not establish an accessory drive-up window service facility.

SECTION 6

Section 2-E-32 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

32. In the C-1, RMX and C-2(NC) zones, a food store, delicatessen or convenience store shall not engage in the sale of gasoline. In addition, the hours of operation shall be restricted to 6:00 a.m. to 11:00 p.m. on the same day. An extension of the hours of operation may be allowed subject to the issuance of a Special Permit.

SECTION 7

Section 2-E-33 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

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33. In the C-1 and RMX zones, the following retail sales and service establishments are not allowed: auto sales, rental and service; auto paint and repair; equipment, tool sales and rental yard; furniture stores; lumber yard; machine shop; mini-storage; pet shop; printing; blue printing and reproduction; and recreational vehicle storage yard.

SECTION 8

Section 2.2 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

SECTION 2.2: RESIDENTIAL MIXED USE (RMX) ZONE

A. PURPOSE

The RMX zone allows a mix of moderate density residential and neighborhood-serving commercial uses as a matter of right, and is intended to preserve existing housing stock and the residential character of neighborhoods while encouraging the development of new housing opportunities, as well as neighborhood-oriented ground-floor retail and service uses. Residential densities are the same as that of the R-3A zone, while the types of commercial uses permitted are generally similar to that of the C-1 zone. The development standards established below will ensure that new mixed use development is compatible with existing residential uses.

B. ALLOWED USES

1. The following uses are permitted as a matter of right in the RMX zone:
 - a. Residential (single and two-family houses, apartments, condominiums, townhomes)
 - b. Bed and breakfast inn
 - c. The following commercial uses, provided that on sites greater than 3,200 square feet in area, such commercial uses shall be limited to the ground floor only, and not exceed 50% of the building square footage:
 1. appliance repair shop
 2. art gallery
 3. bank, savings and loan
 4. barber, beauty shop
 5. book, stationery store

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6. cleaners, laundry agency
7. clothing store
8. convenience market (limited hours as per Section 2-E-32)
9. florist
10. food store, bakery, delicatessen
11. jewelry, gift store
12. laundromat
13. medical office or clinic
14. offices
15. pharmacy, optician
15. photography studio
16. restaurant or coffee house having not more than 6,400 square feet in area
17. shoe repair
18. travel agency

2. The following uses are allowed subject to a Special Permit:
 - a. child care center
 - b. church and allied facilities
 - c. christmas tree sales lot
 - d. residential care facility
 - e. non-residential care facility
 - f. residential hotel-SRO
 - g. residential or mixed use structures over 35 feet in height (not to exceed 45 feet)
 - h. restaurant or coffee house greater than 6,400 square feet in area
 - i. room and boarding house
 - j. school - public, private, non-profit

C. DEVELOPMENT STANDARDS

Notwithstanding the provisions of Section 3 of this Ordinance, Height and Area Regulations, the following development standards shall apply:

1. Building Height. Building heights in the RMX zone shall not exceed 35 feet, however, the Planning Commission shall have the authority to issue a Special Permit for a residential or residential mixed-use building up to 45 feet in height.
2. Non-Residential Development Limitations. For new development in the RMX zone, ground-floor commercial or office uses may occupy up to a

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maximum of fifty percent (50%) of the building square footage on sites greater than 3,200 square feet in area.

- a. Exception: Parcels of 3,200 Square Feet or Less in Size: On properties having 3,200 square feet or less in area, the percentage of commercial or office use may be increased up to 100 percent of the building square footage, subject to approval of a Zoning Administrator's Special Permit.
 - b. Exception: Conversion of Architecturally or Historically Significant Structure to Commercial/Office: An architecturally or historically significant structure of any size may be converted entirely to commercial or office uses, subject to approval of a Zoning Administrator's Special Permit, in order to ensure preservation and maintenance of the structure. The intent of this provision is to make structural repair and restoration economically viable, and ensure the community's continued benefit from the preservation of the significant structure.
 - c. Exception: Buildings occupied by community or neighborhood-based organizations: The percentage of non-residential use may be increased up to 100 percent of the building square footage if the building is occupied by a community or neighborhood-based non-profit organization, subject to approval of a Zoning Administrator's Special Permit.
3. Off Street Parking Reduction: Notwithstanding the provisions of Section 6 of this Ordinance, Off Street Parking and Transportation Systems Management For New Non-Residential Development, for new mixed-use projects which incorporate both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c above, the Zoning Administrator may reduce or waive up to fifty (50) percent of the required off-street parking requirement for the ground-floor commercial retail or service uses, subject to a Zoning Administrator's Special Permit. The Special Permit may only be granted if a finding can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.
4. Noise Standards: As some sites zoned RMX (or other zones where residential uses are permitted) may be located on heavily-traveled streets or near railroad lines or freeways, certain noise attenuation measures must be incorporated into the building design. Accordingly, the building design

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of all new residential structures within an area of the City above 60 Db Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

- a. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- b. All sleeping spaces shall be provided with carpet and pad.
- c. The roof shall be finished with a minimum 7/16" OSB or plyboard of equivalent surface weight, minimum 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
- d. Skylights shall not be used unless they have an STC rating of 29 or better.
- e. Windows shall have a minimum STC rating of 28.
- f. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.
- g. Sliding glass doors shall have a minimum STC rating of 29.
- h. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
- i. Gravity vent openings in attic space shall not exceed code minimum in size and number.
- j. Subject to the approval of the Geographic Environmental Coordinator, alternative methods and materials may be used to achieve an interior noise level of 45 Db Ldn or less, provided the developer/applicant submits documentation from a licensed acoustical engineer demonstrating the sound reduction qualities of the proposed materials.

SECTION 9

Section 2.3 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

SECTION 2.3 NEIGHBORHOOD CORRIDOR OVERLAY (NC) ZONE

A. PURPOSE

The purpose of the Neighborhood Corridor (NC) Overlay zone is to encourage

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the development of new housing in specified general commercial (C-2) zoned corridors located within low-to-medium density residential neighborhoods. At the same time, some restrictions on commercial or office development are established in order to ensure compatibility with adjacent residential uses. It is intended to allow a wider range of commercial uses than the RMX or C-1 zones, but at less intensity than the C-2 zone. Mixed-use projects, in which commercial or office uses are contained in the same building or on the same site as residential, are encouraged.

B. APPLICATION

The NC designation appearing after the C-2 zone classification on the official zoning map shall mean that the property so classified is subject to the requirements and restrictions set forth in this Section in addition to those of the underlying C-2 zone, unless otherwise specified. When combined with the underlying C-2 zoning, the NC Overlay allows certain specified commercial, office and residential uses as a matter of right, while other uses shall require a Special Permit as described in Section 2.3-C-2 below. In the event of a conflict between a provision of this Section 2.3 and a provision contained in another Section of the Ordinance, the provision of this Section 2.3 shall apply.

C. ALLOWED USES

1. The following uses are permitted as a matter of right in the NC, Neighborhood Corridor Overlay zone:
 - a. Residential (single and two-family houses, apartments, condos, townhouses)
 - b. Bed and breakfast inn
 - c. Commercial:
 1. all permitted uses specified in C-1 and RMX zones
 2. business college, trade school
 3. child care center
 4. dance, music, voice studio
 5. furniture store
 6. health club, reducing salon, racquetball, martial arts school
 7. mortuary
 8. astrology and related practices
 9. printing, blueprinting
 10. restaurant, coffee house
 11. other retail and service uses not listed above

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2. The following uses are allowed subject to a Special Permit:
 - a. alcoholic beverage sales (package)
 - b. auto sales, service or rental
 - c. bar
 - d. church or allied facilities
 - e. hotel or motel
 - f. non-profit organizations distributing food, serving meals, or preparing food for off-site consumption
 - g. non-residential care facility
 - h. major projects of 20,000 square feet or more in gross floor area
 - i. parking lot, garage
 - j. residential care facility

 - k. residential hotel-SRO
 - l. school - public, private, non-profit
 - m. other uses as indicated in the Commercial Land Use Matrix (Section 2-C of this Ordinance)

D. DEVELOPMENT STANDARDS

Notwithstanding the provisions of Section 3 of this Ordinance, Height and Area Regulations, the following development standards shall apply in the NC Overlay zone:

1. Building Height. Commercial or office building heights are limited to 35 feet, however, buildings containing two or more residential units may be up to 45 feet in height.
2. Residential Densities. There is no density requirement or limit in the NC Overlay zone, however, the number of dwelling units that may be accommodated on a site will be determined by the building height, setbacks, parking, and other requirements.
3. Off Street Parking Reduction: Notwithstanding the provisions of Section 6 of this Ordinance, Off Street Parking and Transportation Systems Management For New Non-Residential Development, for new mixed-use projects which incorporate both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c above, the Zoning Administrator may reduce or waive up to fifty (50) percent of the

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required off-street parking requirement for the ground-floor commercial retail or service uses, subject to a Zoning Administrator's Special Permit. The Special Permit may only be granted if a finding can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

4. Noise Standards: As some sites within the NC Overlay zone (or other zones where residential uses are permitted) may be located on heavily-traveled streets or near railroad lines or freeways, certain noise attenuation measures must be incorporated into the building design. Accordingly, the building design of all new residential structures within an area of the City above 60 Db Ldn shall incorporate the following construction standards in order to reduce interior noise levels:
- a. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
 - b. All sleeping spaces shall be provided with carpet and pad.
 - c. The roof shall be finished with a minimum 7/16" OSB or plyboard of equivalent surface weight, minimum 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 - d. Skylights shall not be used unless they have an STC rating of 29 or better.
 - e. Windows shall have a minimum STC rating of 28.
 - f. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.
 - g. Sliding glass doors shall have a minimum STC rating of 29.
 - h. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
 - i. Gravity vent openings in attic space shall not exceed code minimum in size and number.
 - j. Subject to approval by the Geographic Environmental Coordinator, alternative methods and materials may be used to achieve an interior noise level of 45 Db Ldn or less, provided the developer/applicant submits documentation from a licensed acoustical engineer demonstrating the sound reduction qualities of the proposed materials.

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SECTION 10

Section 3-B of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Basic Height and Area Regulations matrix, is hereby amended to add the C-2 MU zone, as well as to reflect several changes to read as attached in Exhibit E-2, and described as follows:

Section 3-B-3 is amended to read as follows:

Zone	Location	Max. Height	Minimum Yard Requirements				Max Lot Cover	Min Area/ DU Sq.Ft.
			Front	Rear	Side	Street Side		
3. R-1A	General	35 ft	(11)	(11)	(11)	(11)	40%	(11)

Section 3-B-4 is amended to read as follows:

Zone	Location	Max. Height (Feet)	Minimum Yard Requirements				Max Lot Cover	Min Area/ DU Sq.Ft.
			Front	Rear	Side	Street Side		
4. R-1B	Central City	35 ft	(1)	(2)	3 ft	3 ft	60%	NR

Section 3-B-6 is amended to read as follows:

6. R-2A	General	35 ft	(1)	(2)	5 ft	25 ft	50%	2,500
---------	---------	-------	-----	-----	------	-------	-----	-------

Section 3-B-7 is amended to read as follows:

7. R-2B	General	35 ft	(1)	(2)	5 ft	25 ft	50%	2,000
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Section 3-B-8 is amended to read as follows:

8. R-3	General	35 ft	(1)	(2)	5 ft	25 ft	50%	1,500
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Section 3-B-9 is amended to read as follows:

9. R-3A	General	35 ft	(1)	(2)	5 ft	25 ft	50%	1,200
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	1,200

Section 3-B-12 is amended to read as follows:

12. R-5	Central City	(27)	(1)	(2)	(3)	(3)	(4)	(4)
---------	--------------	------	-----	-----	-----	-----	-----	-----

Section 3-B-13 is amended to read as follows:

13. R-O	General	35 ft	(1)	(2)	(3)	12 1/2 ft	(12)	1,200
	Central City	35 ft	(1)	(2)	(3)	(3)	(10)	1,200

Section 3-B-14 is amended to read as follows:

14. RMX	General	45/35 ft	(1)	(2)	(3)	5 ft	70%	1,200
	Central City	(8)	(1)	(2)	(3)	5 ft	(10)	1,200

SECTION 11

Section 3-C-3 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

3. The minimum side yard setback shall be three feet for single-family or two-family structures, or additions to existing residential structures having less than a five-foot side yard. For new multi-family structures having three or more units, the minimum side yard setback shall be five feet for buildings up to three stories in height. For buildings over three stories, the required minimum shall be increased by one foot for each story over three.

SECTION 12

Section 3-C-23 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

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23. A Special Permit shall be required for any building to be constructed or expanded to exceed 40,000 square feet of gross floor area in the C-2 zone, and 20,000 square feet in the C-1 and C-2(NC) zones. The gross square footage shall include parking structures but not uncovered surface parking lots.

SECTION 13

Section 3-C-27 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

27. The maximum height for residential or mixed use buildings in the R-5 zone shall be 45 feet, although a Special Permit may be granted to permit residential or mixed residential buildings of additional height. However, there shall be no height limit and no Special Permit required for any building for which the Redevelopment Agency has entered into a contract with a developer which contract governs the requirements for development of the building and the parcel or parcels upon which it is located.

SECTION 14

Section 6-F-5 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

5. **Reduction for Neighborhood-Serving Commercial Uses in Mixed Use Projects**

Subject to a Zoning Administrator's Special Permit, the off-street parking requirement may be reduced or waived up to fifty (50) percent for the ground-floor commercial retail or service component of a mixed use project which incorporates both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c of this ordinance. The Special Permit may only be granted if findings can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

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ORDINANCE NO.: _____

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

B:\CCHOUSNG\ZONAMEND.ORD

FOR CITY CLERK USE ONLY

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DATE ADOPTED: _____

EXHIBIT E-1

SECTION 2: LAND USE REGULATIONS

- A. The charts and text on the following pages are adopted as the City's basic land use regulations. The uses shown in this chart are divided into four groups: residential, industrial, commercial, other.

To determine in which zone a specific use is allowed:

1. Find the use in one of the above groups in the chart.
2. Read across the chart until either a "number" or an "x" appears in one of the columns.
3. If a number appears, this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those listed in Section E. The number appearing in the zoning column corresponds to the number of the conditions which must be complied with.
4. If an "x" appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed.
5. If neither an "x" nor a "number" appears in a column, the use is not allowed in the zone represented by that column.

THE PLANNING COMMISSION SHALL INTERPRET THE APPROPRIATE ZONE FOR ANY LAND USE NOT SPECIFICALLY MENTIONED IN THIS CHART.

IF THE SPECIFIC USE YOU ARE CHECKING DOES NOT APPEAR IN THE CHART, CONTACT THE CITY PLANNING OFFICE FOR THE INFORMATION YOU DESIRE.

E P
X R
I O
S P
T O
I S
N E
G D

B. RESIDENTIAL

USE	R M X	R M X
1. Apartments	x	x
2. Room and Boarding House	5	5
3. Single Family Dwelling	26	26
3b. Halfplexes	x	x
4. Townhouses, Row Houses, Cluster Housing Developments, Patio Developments and Other Similar Types of Housing Units	17	X
5. Two Family Dwelling	x	x
6. Fraternity-Sorority House - Dormitory	47	47
7. Major Medical Care Facility		
8a. Family Day Care Facility	x	x
8b. Family Day Care Home (Child Care)	42	42
9. Residential Care Facility	5	5
10. Family Care Facility	5	5
11. Mobile Home	25	25
12. Second Residential Unit	5	
13. Certified Mobile Home on an Approved Foundation	26	26
14. Non-Profit Organization Temporary Residential Shelters and Related Services for Homeless Individuals & families	5	5
15. Model Home Complex/ Temporary Sales Office	49	48
16. Artist's Live/Work		

E P
X R
I O
S P
T O
I S
N E
G D

C. COMMERCIAL

USE	R M X	R M X
1. Advertising Signs and Structures		
2. Agricultural Uses - General		
3. Amusement Centers - Indoor Only		
4. Auto Sales, Service, Storage, Rental		
5. Bakery or Bakery Goods Store	9	9
6. Bank-Savings and Loan	49	31
7. Barber, Beauty Shop	49	X
8. Business College Trade School		
9. Cabinet Shop		
10. Cleaning Plant Commercial		
11. Cleaning, Laundry Agency	49	X
12. Convenience Market	49	32
13. Dance, Music, Voice Studio		
14. Drive-In Restaurant Food Stand		
15. Equipment Rental and Sales Yard		
16. Florist	49	X
17. Food Store Delicatessen	49	32
18. Furniture Refinishing	49	
19. Furniture Store		
20. Hotel		
21. Laboratory-Medical, Dental, Optical	14	14
22. Laundry, Commercial Plant		
23. Laundromat-Self Service Cleaner	49	X
24. Mortuary		
25. Motel		

E P
X R
I O
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N E
G D

C. COMMERCIAL (continued)

USE	R M X	R M X
26. Repealed by Ordinance No.3005		
27. Nursery for Flowers and Plants		
28. Offices	49	X
29. Medical Clinic or Office	49	X
30. Non-Residential Care Facility	5	5
31. Parking Lot, Garage or Facility	49	5
32. Photographic Studio	49	X
33. Prescription Pharmacy Optician	49	X
34. Printing and Blueprinting		
35. Recycling Center		
36. Reducing Salon-Masseur, Racketball, Judo School	49	X
37. Restaurant-Bar	49	31
38. Retail Stores and Services	49	33
39. Service Station		
40. Shop for Building Contractor		
41. Sign Shop		
42. Tire Shop, Including Recapping		
43. Trailer Sales Yard		
44. Used Car Lot		
45. Wholesale Stores and Distributors		
46. Commercial Recreational Vehicle Storage	5	
47. Christmas Tree Sales Lot	5	5
48. Adult Entertainment Establishment or Activity		
49. Astrology and Related Practices		
50. Adult Related Establishment		
51. Bus and Other Transit Terminal, Depots and Passenger Stations Public and Private	5	5

E P
X R
I O
S P
T O
I S
N E
G D

C. COMMERCIAL (continued)

USE	R M X	R M X
51b. Mini Storage/Individual Storage/ Locker Building		
52. Bus and Other Transit Vehicle Maintenance and Storage	5	5
53. Halloween Haunted House	27	27
54. Bed and Breakfast Inn	28	29
55. Towing Service and Vehicle Storage Yard		
56. Beer and Wine Sales For Off-Premises Consumption	49	40
56a. General Alcoholic Beverage Sales For Off-Premises Consumption		40
57. Bar	49	40
58. Appliance Repair Shop		X
59. Delivery Service	49	
60. Janitorial Service Company		
61. Pest Control Company		
62. Sports Complex		
63. Child Care Center	5	52
64. Reverse Vending Machine		
65. Mobile Recycling Center		
66. Small Recycleable Material Collection Facility		
67. Temporary Parking Lot		
68. Drive-Up Service Facility		
69. Non-Profit Organization Food Storage and Distribution	5	5
70. Non-Profit Organization Food Preparation for Off-Site Consumption	5	5
71. Non-Profit Organization Meal Service Facility	5	5
72. Flea Market		
73. Residential Hotel-Single Room Occupancy (SRO)	50	50

PROPOSED

SECTION 3: HEIGHT AND AREA REGULATIONS

EXHIBIT E - 2

A. The following chart and text are adopted as the City's basic height and area regulations. Read across the chart opposite the specific zone in question. The height or area requirement for that zone, or a number, will appear in the appropriate column. If a number appears in the column, the requirement is listed on the opposite page under the corresponding number in Section C. If height and area regulations for the Central City (Old City) Community Plan area are different from the General regulations, it shall be noted on the chart and in the text in Section C. (Ordinance No. 87-115, December 8, 1987)

B. BASIC HEIGHT AND AREA REGULATIONS:

ZONE	LOCATION	MAXIMUM HEIGHT (FT.)	MINIMUM YARD REQUIREMENTS				MAXIMUM LOT COVERAGE	MINIMUM LOT AREA PER DU IN SQ. FT. *
			FRONT	REAR	INTERIOR SIDE	STREET SIDE		
1 RE	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	(19)	(19)
2. R-1	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	5,200 / 6,200 C
3. R-1A	General	35 ft	(11)	(11)	(11)	(11)	40 %	(11)
4. R-1B	Central City	35 ft	(1)	(2)	3 ft	3 ft	60%	NR
5. R-2	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	2,800 / 3,100 C
6. R-2A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,500
7 R-2B	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,000
8. R-3	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,500
9 R-3A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,200
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	1,200
10. R-4	General	35 ft	(1)	(2)	(3)	(3)	60%	750
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	750
11 R-4A	General	35 ft	(1)	(2)	(3)	(3)	60%	750
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	750
12. R-5	Central City	(27)	(1)	(2)	(3)	(3)	(4)	(4)
13. R-O	General	35 ft	(1)	(2)	(3)	12 1/2 ft	(12)	1,200
	Central City	35 ft	(1)	(2)	(3)	(3)	(10)	1,200
14. RMX	General	45/35 ft	(1)	(2)	(3)	5 ft	70%	1,200
	Central City	(8)	(1)	(2)	(3)	5 ft	(10)	1,200
15. OB	General	35 ft	(1)	(2)	(3)	12 1/2 ft	NR	NR
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	NR
16. SC	General	35 ft	50 ft	(5)	(6)	50 ft	NR	2,500
	Central City	(8)	50 ft	(5)	(6)	50 ft	(10)	2,500
17 HC	General	35 ft	50 ft	15 ft	15 ft	50 ft	40%	2,500
	Central City	(8)	50 ft	15 ft	15 ft	50 ft	(10)	2,500
18 H	General	(13)	25 ft	(14)	(16)	25 ft	NR	NA
	Central City	(8)	(1)	(15)	(17)	(18)	(10)	NA
19. C-1	General	35 ft	(24)	(24)	(24)	5 ft	(23)	1,500
	Central City	(8)	(24)	(24)	(24)	5 ft	(10)	1,500
20. C-2	General	(25)	(24)	(24)	(24)	5 ft	(23)	1,500
	Central City	(8)	(24)	(24)	(24)	5 ft	(10)	(4)
21 C-3/SPD	Old City	NR	NR	(5)	(6)	NR	(10)	NR
22 C-4	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Central City	(8)	NR	(5)	(6)	NR	(26)	(26)
23. M-1	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Central City	(8)	NR	(5)	(6)	NR	(26)	(26)
24. M-1S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Central City	(8)	25 ft	NR	NR	25 ft	(10)	NA
25 M-2	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Central City	(26)	NR	(5)	(6)	NR	(26)	(26)
26. M-2S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Central City	(8)	25 ft	NR	NR	25 ft	(10)	NA
27 A	All	50 ft	(1)	15 ft	10 ft	12 1/2 ft	NR	*5 ac
28. F	All	(9)	(9)	(9)	(9)	(9)	(9)	(9)
29. A-OS	All	50 ft	50 ft	50 ft	25 ft	50 ft	NR	*20 ac
30. MIP	All	(20)	(20)	(20)	(20)	(20)	(20)	(20)
31. SPX	All	(21)	(21)	(21)	(21)	(21)	(21)	(21)
32. MRD	All	(22)	(22)	(22)	(22)	(22)	(22)	(22)

I = Interior Lot C = Corner Lot NR = No Requirement NA = Not Allowed * = Unless Otherwise Noted

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTIONS 1, 2, 3 AND 6 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) AND ADDING SECTIONS 2.2 AND 2.3, FOR THE PURPOSE OF ADDING CLARIFYING LANGUAGE FOR THE RMX ZONE, ADDING A NEIGHBORHOOD CORRIDOR OVERLAY ZONE, AND AMENDING CERTAIN OTHER LAND USE REGULATIONS AND HEIGHT AND AREA STANDARDS; (M92-061)

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

SECTION 1

Section 1-D of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to revise the definition of the R-O zone as follows:

R-O Residential Office Zone: This is a medium density multiple-family residential zone, generally located inside the "Old City" and in certain areas adjacent thereto, ~~and is established to provide additional environmental amenities in developments within said area.~~ The zone permits limited development of office buildings uses subject to granting of a Special Permit by the Planning Commission. ~~The Special Permit allows City review of the project to ensure that the proposed office use is compatible with adjacent residential uses.~~

SECTION 2

Section 2-B of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Residential Land Use matrix, is hereby amended to amend certain provisions for the RMX zone, to read as attached in Exhibit E-1.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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SECTION 3

Section 2-C of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Commercial Land Use matrix, is hereby amended to amend certain provisions for the RMX zone, to read as attached in Exhibit E-1.

SECTION 4

Section 2-E-7 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

- 7. ~~Offices or commercial retail uses, limited only to the ground floor of a building are permitted subject to granting of a Special Permit, but only the area bounded by 21st and 29th Streets, and the alleys between H and I Streets and Q and R Streets. The stocking, storing, selling, or processing of merchandise in connection with Special Permit use of R-5 zoned land for office purposes is not permitted. The maximum permissible gross floor area of a building is 6,400 square feet.~~

SECTION 5

Section 2-E-31 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

- 31. In the C-1, RMX and C-2(NC) zones, a banks, savings and loans, and restaurants may not establish an accessory drive-up window service facility.

SECTION 6

Section 2-E-32 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

- 32. In the C-1, RMX and C-2(NC) zones, a food store, delicatessen or convenience store shall not engage in the sale of gasoline. In addition, the hours of operation shall be restricted to 6:00 a.m. to 11:00 p.m. on the same day. An extension of the hours of operation may be allowed subject to the issuance of a Special Permit.

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SECTION 7

Section 2-E-33 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

- 33. In the C-1 and RMX zones, the following retail sales and service establishments are not allowed: auto sales, rental and service; auto paint and repair; equipment, tool sales and rental yard; furniture stores; lumber yard; machine shop; mini-storage; pet shop; printing; blue printing and reproduction; and recreational vehicle storage yard.

SECTION 8

Section 2.2 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

SECTION 2.2: RESIDENTIAL MIXED USE (RMX) ZONE

A. PURPOSE

The RMX zone allows a mix of moderate density residential and neighborhood-serving commercial uses as a matter of right, and is intended to preserve existing housing stock and the residential character of neighborhoods while encouraging the development of new housing opportunities, as well as neighborhood-oriented ground-floor retail and service uses. Residential densities are the same as that of the R-3A zone, while the types of commercial uses permitted are generally similar to that of the C-1 zone. The development standards established below will ensure that new mixed use development is compatible with existing residential uses.

B. ALLOWED USES

- 1. The following uses are permitted as a matter of right in the RMX zone:
 - a. Residential (single and two-family houses, apartments, condominiums, townhomes)
 - b. Bed and breakfast inn
 - c. The following commercial uses, provided that on sites greater than 3,200 square feet in area, such commercial uses shall be limited to the ground floor only, and not exceed 50% of the building square footage:

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1. appliance repair shop
2. art gallery
3. bank, savings and loan
4. barber, beauty shop
5. book, stationery store
6. cleaners, laundry agency
7. clothing store
8. convenience market (limited hours as per Section 2-E-32)
9. florist
10. food store, bakery, delicatessen
11. jewelry, gift store
12. laundromat
13. medical office or clinic
14. offices
15. pharmacy, optician
15. photography studio
16. restaurant or coffee house having not more than 6,400 square feet in area
17. shoe repair
18. travel agency

2. The following uses are allowed subject to a Special Permit:

- a. child care center
- b. church and allied facilities
- c. christmas tree sales lot
- d. residential care facility
- e. non-residential care facility
- f. residential hotel-SRO
- g. residential or mixed use structures over 35 feet in height (not to exceed 45 feet)
- h. restaurant or coffee house greater than 6,400 square feet in area
- i. room and boarding house
- j. school - public, private, non-profit

C. DEVELOPMENT STANDARDS

Notwithstanding the provisions of Section 3 of this Ordinance, Height and Area Regulations, the following development standards shall apply:

1. **Building Height.** Building heights in the RMX zone shall not exceed 35 feet, however, the Planning Commission shall have the authority to issue

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a. Special Permit for a residential or residential mixed-use building up to 45 feet in height.

2. Non-Residential Development Limitations. For new development in the RMX zone, ground-floor commercial or office uses may occupy up to a maximum of fifty percent (50%) of the building square footage on sites greater than 3,200 square feet in area.

a. Exception: Parcels of 3,200 Square Feet or Less in Size: On properties having 3,200 square feet or less in area, the percentage of commercial or office use may be increased up to 100 percent of the building square footage, subject to approval of a Zoning Administrator's Special Permit.

b. Exception: Conversion of Architecturally or Historically Significant Structure to Commercial/Office: An architecturally or historically significant structure of any size may be converted entirely to commercial or office uses, subject to approval of a Zoning Administrator's Special Permit, in order to ensure preservation and maintenance of the structure. The intent of this provision is to make structural repair and restoration economically viable, and ensure the community's continued benefit from the preservation of the significant structure.

c. Exception: Buildings occupied by community or neighborhood-based organizations: The percentage of non-residential use may be increased up to 100 percent of the building square footage if the building is occupied by a community or neighborhood-based non-profit organization, subject to approval of a Zoning Administrator's Special Permit.

3. Off Street Parking Reduction: Notwithstanding the provisions of Section 6 of this Ordinance, Off Street Parking and Transportation Systems Management For New Non-Residential Development, for new mixed-use projects which incorporate both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c above, the Zoning Administrator may reduce or waive up to fifty (50) percent of the required off-street parking requirement for the ground-floor commercial retail or service uses, subject to a Zoning Administrator's Special Permit. The Special Permit may only be granted if a finding can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

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4. **Noise Standards:** As some sites zoned RMX (or other zones where residential uses are permitted) may be located on heavily-traveled streets or near railroad lines or freeways, certain noise attenuation measures must be incorporated into the building design. Accordingly, the building design of all new residential structures within an area of the City above 60 Db Ldn shall incorporate the following construction standards in order to reduce interior noise levels:
- a. All penetrations of exterior walls shall include a 1/2-inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
 - b. All sleeping spaces shall be provided with carpet and pad.
 - c. The roof shall be finished with a minimum 7/16" OSB or plywood of equivalent surface weight, minimum 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 - d. Skylights shall not be used unless they have an STC rating of 29 or better.
 - e. Windows shall have a minimum STC rating of 28.
 - f. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.
 - g. Sliding glass doors shall have a minimum STC rating of 29.
 - h. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
 - i. Gravity vent openings in attic space shall not exceed code minimum in size and number.
 - j. Subject to the approval of the Geographic Environmental Coordinator, alternative methods and materials may be used to achieve an interior noise level of 45 Db Ldn or less, provided the developer/applicant submits documentation from a licensed acoustical engineer demonstrating the sound reduction qualities of the proposed materials.

SECTION 9

Section 2.3 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

SECTION 2.3 NEIGHBORHOOD CORRIDOR OVERLAY (NC) ZONE

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A. PURPOSE

The purpose of the Neighborhood Corridor (NC) Overlay zone is to encourage the development of new housing in specified general commercial (C-2) zoned corridors located within low-to-medium density residential neighborhoods. At the same time, some restrictions on commercial or office development are established in order to ensure compatibility with adjacent residential uses. It is intended to allow a wider range of commercial uses than the RMX or C-1 zones, but at less intensity than the C-2 zone. Mixed-use projects, in which commercial or office uses are contained in the same building or on the same site as residential, are encouraged.

B. APPLICATION

The NC designation appearing after the C-2 zone classification on the official zoning map shall mean that the property so classified is subject to the requirements and restrictions set forth in this Section in addition to those of the underlying C-2 zone, unless otherwise specified. When combined with the underlying C-2 zoning, the NC Overlay allows certain specified commercial, office and residential uses as a matter of right, while other uses shall require a Special Permit as described in Section 2.3-C-2 below. In the event of a conflict between a provision of this Section 2.3 and a provision contained in another Section of the Ordinance, the provision of this Section 2.3 shall apply.

C. ALLOWED USES

1. The following uses are permitted as a matter of right in the NC, Neighborhood Corridor Overlay zone:
 - a. Residential (single and two-family houses, apartments, condos, townhouses)
 - b. Bed and breakfast inn
 - c. Commercial:
 1. all permitted uses specified in C-1 and RMX zones
 2. business college, trade school
 3. child care center
 4. dance, music, voice studio
 5. furniture store
 6. health club, reducing salon, racquetball, martial arts school
 7. mortuary
 8. astrology and related practices

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9. printing, blueprinting
 10. restaurant, coffee house
 11. other retail and service uses not listed above
2. The following uses are allowed subject to a Special Permit:
- a. alcoholic beverage sales (package)
 - b. auto sales, service or rental
 - c. bar
 - d. church or allied facilities
 - e. hotel or motel
 - f. non-profit organizations distributing food, serving meals, or preparing food for off-site consumption
 - g. non-residential care facility
 - h. major projects of 20,000 square feet or more in gross floor area
 - i. parking lot, garage
 - j. residential care facility
 - k. residential hotel-SRO
 - l. school - public, private, non-profit
 - m. other uses as indicated in the Commercial Land Use Matrix (Section 2-C of this Ordinance)

D. DEVELOPMENT STANDARDS

Notwithstanding the provisions of Section 3 of this Ordinance, Height and Area Regulations, the following development standards shall apply in the NC Overlay zone:

1. **Building Height.** Commercial or office building heights are limited to 35 feet, however, buildings containing two or more residential units may be up to 45 feet in height.
2. **Residential Densities.** There is no density requirement or limit in the NC Overlay zone, however, the number of dwelling units that may be accommodated on a site will be determined by the building height, setbacks, parking, and other requirements.
3. **Off Street Parking Reduction.** Notwithstanding the provisions of Section 6 of this Ordinance, Off Street Parking and Transportation Systems Management For New Non-Residential Development, for new mixed-use

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projects which incorporate both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c above, the Zoning Administrator may reduce or waive up to fifty (50) percent of the required off-street parking requirement for the ground-floor commercial retail or service uses, subject to a Zoning Administrator's Special Permit. The Special Permit may only be granted if a finding can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

4. **Noise Standards:** As some sites within the NC Overlay zone (or other zones where residential uses are permitted) may be located on heavily-traveled streets or near railroad lines or freeways, certain noise attenuation measures must be incorporated into the building design. Accordingly, the building design of all new residential structures within an area of the City above 60 Db Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

- a. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- b. All sleeping spaces shall be provided with carpet and pad.
- c. The roof shall be finished with a minimum 7/16" OSB or plyboard of equivalent surface weight, minimum 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
- d. Skylights shall not be used unless they have an STC rating of 29 or better.
- e. Windows shall have a minimum STC rating of 28.
- f. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.
- g. Sliding glass doors shall have a minimum STC rating of 29.
- h. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
- i. Gravity vent openings in attic space shall not exceed code minimum in size and number.
- j. Subject to approval by the Geographic Environmental Coordinator, alternative methods and materials may be used to achieve an interior noise level of 45 Db Ldn or less, provided the

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developer/applicant submits documentation from a licensed acoustical engineer demonstrating the sound reduction qualities of the proposed materials.

SECTION 10

Section 3-B of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Basic Height and Area Regulations matrix, is hereby amended to add the C-2 MU zone, as well as to reflect several changes to read as attached in Exhibit E-2, and described as follows:

Section 3-B-3 is amended to read as follows:

Zone	Location	Max. Height	Minimum Yard Requirements				Max Lot Cover	Min Area/ DU Sq.Ft.
			Front	Rear	Side	Street Side		
3. R-1A	General Old City	35 ft (8)	(11) (11)	(11) (11)	(11) (11)	(11) (11)	40% (10)	(11) (11)

Section 3-B-4 is amended to read as follows:

Zone	Location	Max. Height (Feet)	Minimum Yard Requirements				Max Lot Cover	Min Area/ DU Sq.Ft.
			Front	Rear	Side	Street Side		
4. R-1B	All Central City	(8) 35 ft	(1)	(2)	(3) 3 ft	(3) 3 ft	60%	NR

Section 3-B-6 is amended to read as follows:

6. R-2A	General Old City	35 ft (8)	(1) (1)	(2) (2)	5 ft 5 ft	25 ft 25 ft	50% (10)	2,500 2,500
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Section 3-B-7 is amended to read as follows:

7. R-2B	General Old City	35 ft (8)	(1) (1)	(2) (2)	5 ft 5 ft	25 ft 25 ft	50% (10)	2,000 2,000
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Section 3-B-8 is amended to read as follows:

8. R-3	General Old City	35 ft (8)	(1) (1)	(2) (2)	5 ft 5 ft	25 ft (3)	50% (10)	1,500 1,500
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Section 3-B-9 is amended to read as follows:

9. R-3A	General Old Central City	35 ft (8)	(1) (1)	(2) (2)	5 ft 5 ft (3)	25 ft (3)	50% (10)	1,200 1,200
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Section 3-B-12 is amended to read as follows:

12. R-5	General Old Central City	35 ft (8) (27)	(1) (1)	(2) (2)	(3) (3)	(3) (3)	(4) (10) (4)	(4) (4)
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Section 3-B-13 is amended to read as follows:

13. R-O	General Old Central City	35 ft (8) 35 ft	(1) (1)	(2) (2)	(3) (3)	12 1/2 ft (3)	(12) (10)	1,200 1,200
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Section 3-B-14 is amended to read as follows:

14. RMX	General Old Central City	45/35 ft (8)	(1) (1)	(2) (2)	(3) (3)	12-1/2 5 ft 12-1/2 5 ft	70% (10)	1,200 1,200
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SECTION 11

Section 3-C-3 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

3. The minimum side yard setback shall be three feet for single-family or two-family structures, or additions to existing residential structures having less than a five-foot side yard. For new multi-family structures having three or more units, the minimum side yard setback shall be five feet for buildings up to three stories in height. For buildings over three stories, the required minimum shall be increased by one foot for each story over three.

SECTION 12

Section 3-C-23 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

23. A Special Permit shall be required for any building to be constructed or expanded to exceed 40,000 square feet of gross floor area in the C-2 zone, and 20,000 square feet in the C-1 and C-2(NC) zones. The gross square footage shall include parking structures but not uncovered surface parking lots.

SECTION 13

Section 3-C-27 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

27. The maximum height for residential or mixed use buildings in the R-5 zone shall be 45 feet, although a Special Permit may be granted to permit residential or mixed residential buildings of additional height. However, there shall be no height limit and no Special Permit required for any building for which the Redevelopment Agency has entered into a contract with a developer which contract governs the requirements for development of the building and the parcel or parcels upon which it is located.

SECTION 14

Section 6-F-5 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

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5. Reduction for Neighborhood-Serving Commercial Uses in Mixed Use Projects

Subject to a Zoning Administrator's Special Permit, the off-street parking requirement may be reduced or waived up to fifty (50) percent for the ground-floor commercial retail or service component of a mixed use project which incorporates both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c of this ordinance. The Special Permit may only be granted if findings can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

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SECTION 2: LAND USE REGULATIONS

- A. The charts and text on the following pages are adopted as the City's basic land use regulations. The uses shown in this chart are divided into four groups: residential, industrial, commercial, other.

To determine in which zone a specific use is allowed:

1. Find the use in one of the above groups in the chart.
2. Read across the chart until either a "number" or an "x" appears in one of the columns.
3. If a number appears, this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those listed in Section E. The number appearing in the zoning column corresponds to the number of the conditions which must be complied with.
4. If an "x" appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed.
5. If neither an "x" nor a "number" appears in a column, the use is not allowed in the zone represented by that column.

THE PLANNING COMMISSION SHALL INTERPRET THE APPROPRIATE ZONE FOR ANY LAND USE NOT SPECIFICALLY MENTIONED IN THIS CHART.

IF THE SPECIFIC USE YOU ARE CHECKING DOES NOT APPEAR IN THE CHART, CONTACT THE CITY PLANNING OFFICE FOR THE INFORMATION YOU DESIRE.



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B. RESIDENTIAL

USE	R M X	R M X
1. Apartments	x	x
2. Room and Boarding House	5	5
3. Single Family Dwelling	26	26
3b. Halfplexes	x	x
4. Townhouses, Row Houses, Cluster Housing Developments, Patio Developments and Other Similar Types of Housing Units	17	X
5. Two Family Dwelling	x	x
6. Fraternity-Sorority House - Dormitory	47	47
7. Major Medical Care Facility		
8a. Family Day Care Facility	x	x
8b. Family Day Care Home (Child Care)	42	42
9. Residential Care Facility	5	5
10. Family Care Facility	5	5
11. Mobile Home	25	25
12. Second Residential Unit	5	
13. Certified Mobile Home on an Approved Foundation	26	26
14. Non-Profit Organization Temporary Residential Shelters and Related Services for Homeless Individuals & families	5	5
15. Model Home Complex/ Temporary Sales Office	49	48
16. Artist's Live/Work		



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C. COMMERCIAL

USE	R M X	R M X
1. Advertising Signs and Structures		
2. Agricultural Uses - General		
3. Amusement Centers - Indoor Only		
4. Auto Sales, Service, Storage, Rental		
5. Bakery or Bakery Goods Store	9	9
6. Bank-Savings and Loan	49	31
7. Barber, Beauty Shop	49	X
8. Business College Trade School		
9. Cabinet Shop		
10. Cleaning Plant Commercial		
11. Cleaning, Laundry Agency	49	X
12. Convenience Market	49	32
13. Dance, Music, Voice Studio		
14. Drive-In Restaurant Food Stand		
15. Equipment Rental and Sales Yard		
16. Florist	49	X
17. Food Store Delicatessen	49	32
18. Furniture Refinishing	49	
19. Furniture Store		
20. Hotel		
21. Laboratory-Medical, Dental, Optical	14	14
22. Laundry, Commercial Plant		
23. Laundromat-Self Service Cleaner	49	X
24. Mortuary		
25. Motel		



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C. COMMERCIAL (continued)

USE	R M X	R M X
26. Repealed by Ordinance No. 3005		
27. Nursery for Flowers and Plants		
28. Offices	49	X
29. Medical Clinic or Office	49	X
30. Non-Residential Care Facility	5	5
31. Parking Lot, Garage or Facility	49	5
32. Photographic Studio	49	X
33. Prescription Pharmacy Optician	49	X
34. Printing and Blueprinting		
35. Recycling Center		
36. Reducing Salon-Masseur, Racketball, Judo School	49	X
37. Restaurant-Bar	49	31
38. Retail Stores and Services	49	33
39. Service Station		
40. Shop for Building Contractor		
41. Sign Shop		
42. Tire Shop, Including Recapping		
43. Trailer Sales Yard		
44. Used Car Lot		
45. Wholesale Stores and Distributors		
46. Commercial Recreational Vehicle Storage	5	
47. Christmas Tree Sales Lot	5	5
48. Adult Entertainment Establishment or Activity		
49. Astrology and Related Practices		
50. Adult Related Establishment		
51. Bus and Other Transit Terminal, Depots and Passenger Stations Public and Private	5	5



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C. COMMERCIAL (continued)

USE	R M X	R M X
51b. Mini Storage/Individual Storage/ Locker Building		
52. Bus and Other Transit Vehicle Maintenance and Storage	5	5
53. Halloween-Haunted House	27	27
54. Bed and Breakfast Inn	28	29
55. Towing Service and Vehicle Storage Yard		
56. Beer and Wine Sales For Off-Premises Consumption	49	40
56a. General Alcoholic Beverage Sales For Off-Premises Consumption		40
57. Bar	49	40
58. Appliance Repair Shop		X
59. Delivery Service	49	
60. Janitorial Service Company		
61. Pest Control Company		
62. Sports Complex		
63. Child Care Center	5	52
64. Reverse Vending Machine		
65. Mobile Recycling Center		
66. Small Recycleable Material Collection Facility		
67. Temporary Parking Lot		
68. Drive-Up Service Facility		
69. Non-Profit Organization Food Storage and Distribution	5	5
70. Non-Profit Organization Food Preparation for Off-Site Consumption	5	5
71. Non-Profit Organization Meal Service Facility	5	5
72. Flea Market		
73. Residential Hotel-Single Room Occupancy (SRO)	50	50



PROPOSED

SECTION 3: HEIGHT AND AREA REGULATIONS

EXHIBIT E - 2

A. The following chart and text are adopted as the City's basic height and area regulations. Read across the chart opposite the specific zone in question. The height or area requirement for that zone, or a number, will appear in the appropriate column. If a number appears in the column, the requirement is listed on the opposite page under the corresponding number in Section C. If height and area regulations for the Central City (Old City) Community Plan area are different from the General regulations, it shall be noted on the chart and in the text in Section C. (Ordinance No. 87-115, December 8, 1987)

B. BASIC HEIGHT AND AREA REGULATIONS:

ZONE	LOCATION	MAXIMUM HEIGHT (FT.)	MINIMUM YARD REQUIREMENTS				MAXIMUM LOT COVERAGE	MINIMUM LOT AREA PER DU IN-SQ. FT. *
			FRONT	REAR	INTERIOR SIDE	STREET SIDE		
1 RE	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	(19)	(19)
2. R-1	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	5,200 I/8,200 C
3. R-1A	General	35 ft	(11)	(11)	(11)	(11)	40 %	(11)
4. R-1B	Central City	35 ft	(1)	(2)	3 ft	3 ft	60%	NR
5. R-2	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	2,600 I/3,100 C
6. R-2A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,500
7. R-2B	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,000
8. R-3	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,500
9 R-3A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,200
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	1,200
10. R-4	General	35 ft	(1)	(2)	(3)	(3)	60%	750
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	750
11 R-4A	General	35 ft	(1)	(2)	(3)	(3)	60%	750
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	750
12. R-5	Central City	(27)	(1)	(2)	(3)	(3)	(4)	(4)
13. R-O	General	35 ft	(1)	(2)	(3)	12 1/2 ft	(12)	1,200
	Central City	35 ft	(1)	(2)	(3)	(3)	(10)	1,200
14. RMX	General	45/35 ft	(1)	(2)	(3)	5 ft	70%	1,200
	Central City	(8)	(1)	(2)	(3)	5 ft	(10)	1,200
15. OB	General	35 ft	(1)	(2)	(3)	12 1/2 ft	NR	NR
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	NR
16. SC	General	35 ft	50 ft	(5)	(6)	50 ft	NR	2,500
	Central City	(8)	50 ft	(5)	(6)	50 ft	(10)	2,500
17 HC	General	35 ft	50 ft	15 ft	15 ft	50 ft	40%	2,500
	Central City	(8)	50 ft	15 ft	15 ft	50 ft	(10)	2,500
18 H	General	(13)	25 ft	(14)	(16)	25 ft	NR	NA
	Central City	(8)	(1)	(15)	(17)	(18)	(10)	NA
19. C-1	General	35 ft	(24)	(24)	(24)	5 ft	(23)	1,500
	Central City	(8)	(24)	(24)	(24)	5 ft	(10)	1,500
20. C-2	General	(25)	(24)	(24)	(24)	5 ft	(23)	1,500
	Central City	(8)	(24)	(24)	(24)	5 ft	(10)	(4)
21. C-3/SPD	Old City	NR	NR	(5)	(6)	NR	(10)	NR
22. C-4	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Central City	(8)	NR	(5)	(6)	NR	(26)	(26)
23. M-1	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Central City	(8)	NR	(5)	(6)	NR	(26)	(26)
24. M-1S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Central City	(8)	25 ft	NR	NR	25 ft	(10)	NA
25. M-2	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Central City	(26)	NR	(5)	(6)	NR	(26)	(26)
26. M-2S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Central City	(8)	25 ft	NR	NR	25 ft	(10)	NA
27. A	All	50 ft	(1)	15 ft	10 ft	12 1/2 ft	NR	* 5 ac
28. F	All	(9)	(9)	(9)	(9)	(9)	(9)	(9)
29. A-OS	All	50 ft	50 ft	50 ft	25 ft	50 ft	NR	* 20 ac
30. MIP	All	(20)	(20)	(20)	(20)	(20)	(20)	(20)
31. SPX	All	(21)	(21)	(21)	(21)	(21)	(21)	(21)
32. MRD	All	(22)	(22)	(22)	(22)	(22)	(22)	(22)

I = Interior Lot C = Corner Lot NR = No Requirement NA = Not Allowed * = Unless Otherwise Noted



EXISTING

SECTION 3: HEIGHT AND AREA REGULATIONS

EXHIBIT E - 3

A. The following chart and text are adopted as the City's basic height and area regulations. Read across the chart opposite the specific zone in question. The height or area requirement for that zone, or a number, will appear in the appropriate column. If a number appears in the column, the requirement is listed on the opposite page under the corresponding number in Section C. If height and area regulations for the Central City (Old City) Community Plan area are different from the General regulations, it shall be noted on the chart and in the text in Section C. (Ordinance No. 87-115, December 8, 1987)

B. BASIC HEIGHT AND AREA REGULATIONS:

ZONE	LOCATION	MAXIMUM HEIGHT (FT.)	MINIMUM YARD REQUIREMENTS				MAXIMUM LOT COVERAGE	MINIMUM LOT AREA PER DU IN SQ. FT. *
			FRONT	REAR	INTERIOR SIDE	STREET SIDE		
1 RE	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	(19)	(19)
2. R-1	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	5,200 1/8,200 C
3. R-1A	General	35 ft	(11)	(11)	(11)	(11)	40 %	(11)
	Old City	(8)	(11)	(11)	(11)	(11)	(10)	(11)
4. R-1B	All	(8)	(1)	(2)	(3)	(3)	60%	NR
5. R-2	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	2,600 1/3,100 C
6. R-2A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,500
	Old City	(8)	(1)	(2)	5 ft	25 ft	(10)	2,500
7 R-2B	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,000
	Old City	(8)	(1)	(2)	5 ft	25 ft	(10)	2,000
8. R-3	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,500
	Old City	(8)	(1)	(2)	5 ft	(3)	(10)	1,500
9 R-3A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,200
	Old City	(8)	(1)	(2)	5 ft	(3)	(10)	1,200
10. R-4	General	35 ft	(1)	(2)	(3)	(3)	60%	750
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	750
11 R-4A	General	35 ft	(1)	(2)	(3)	(3)	60%	750
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	750
12. R-5	General	35 ft	(1)	(2)	(3)	(3)	(4)	(4)
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	(4)
13. R-O	General	35 ft	(1)	(2)	(3)	12 1/2 ft	(12)	1,200
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	1,200
14 RMX	General	45/35 ft	(1)	(2)	(3)	12 1/2 ft	70%	1,200
	Old City	(8)	(1)	(2)	(3)	12 1/2 ft	(10)	1,200
15. OB	General	35 ft	(1)	(2)	(3)	12 1/2 ft	NR	NR
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	NR
16. SC	General	35 ft	50 ft	(5)	(6)	50 ft	NR	2,500
	Old City	(8)	50 ft	(5)	(6)	50 ft	(10)	2,500
17 HC	General	35 ft	50 ft	15 ft	15 ft	50 ft	40%	2,500
	Old City	(8)	50 ft	15 ft	15 ft	50 ft	(10)	2,500
18. H	General	(13)	25 ft	(14)	(16)	25 ft	NR	NA
	Old City	(8)	(1)	(15)	(17)	(18)	(10)	NA
19. C-1	General	35 ft	(24)	(24)	(24)	5 ft	(23)	1,500
	Old City	(8)	(24)	(24)	(24)	5 ft	(10)	1,500
20. C-2	General	(25)	(24)	(24)	(24)	5 ft	(23)	1,500
	Old City	(8)	(24)	(24)	(24)	5 ft	(10)	(4)
21 C-3/SPD	Old City	NR	NR	(5)	(6)	NR	(10)	NR
22 C-4	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Old City	(8)	NR	(5)	(6)	NR	(26)	(26)
23. M-1	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Old City	(8)	NR	(5)	(6)	NR	(26)	(26)
24. M-1S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Old City	(8)	25 ft	NR	NR	25 ft	(10)	NA
25. M-2	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Old City	(26)	NR	(5)	(6)	NR	(26)	(26)
26. M-2S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Old City	(8)	25 ft	NR	NR	25 ft	(10)	NA
27 A	All	50 ft	(1)	15 ft	10 ft	12 1/2 ft	NR	*5 ac
28. F	All	(9)	(9)	(9)	(9)	(9)	(9)	(9)
29. A-OS	All	50 ft	50 ft	50 ft	25 ft	50 ft	NR	*20 ac
30. MIP	All	(20)	(20)	(20)	(20)	(20)	(20)	(20)
31 SPX	All	(21)	(21)	(21)	(21)	(21)	(21)	(21)
32. MRD	All	(22)	(22)	(22)	(22)	(22)	(22)	(22)

I = Interior Lot C = Corner Lot NR = No Requirement NA = Not Allowed * = Unless Otherwise Noted

33

ORDINANCE NO. 94-023

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

MAY 31 1994

OFFICE OF THE
CITY CLERK

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) FOR 24.0± ACRES FROM C-2 TO 20.9± ACRES OF C-2(NC), 2.9± ACRES OF RMX, AND .07± ACRE OF R-3A; AND 2.5± ACRES FROM C-4 TO C-2 (M92-061)

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

SECTION 1

The attached Exhibit D describes properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

A. The zoning designation for the following properties, which constitute 20.94± developed acres, is hereby changed from C-2 to C-2(NC) for:

- APN: 009-0064-001, 002;
- 009-0066-002, 004, 006, 007(portion), 008, 009;
- 009-0072-001, 002, 005, 006, 007, 020, 021, 022;
- 009-0074-004 through 008;
- 009-0076-007, 008;
- 009-0082-003 through 010, 026;
- 009-0084-001, 002, 003, 004, 009, 011, 014, 015, 016;
- 009-0086-001, 002, 005 through 011, 023;
- 009-0092-001 through 015;
- 009-0094-001, 002, 003, 004, 009, 019, 020, 021, 022;
- 009-0096-009;
- 009-0122-013, 024, 026;
- 009-0131-012 through 017, 030;

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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009-0132-009, 010, 011, 012, 014, 015, 016, 023, 024;
009-0141-010;
009-0151-008, 009, 010, 012, 022, 023;
009-0152-010 through 015;
009-0153-015, 016, 017, 020;
009-0154-001, 002, 003; 023
009-0193-001, 018, 019, 024;
009-0197-014, 015, 016, 017, 019(portion), 020, 021;
009-0203-007, 011, 012, 025;
009-0213-001, 002, 003;
009-0216-032, 033, 034;
010-0022-001 through 008, 010, 011, 024.

- B. The zoning designation for the following properties, which constitute 2.94± vacant and developed acres from C-2 to RMX for:

APN: 009-064-003, 004, 007, 008, 009;
009-066-007(portion);
009-072-009 through 019.

- C. The zoning designation for the following property, which constitutes 0.07 developed acre, is hereby changed from C-2 to R-3A for:

APN: 009-096-008

- D. The zoning designation for the following properties, which constitute 2.50± developed acres, from C-4 to C-2(NC) for:

APN: 009-144-001, 002, 003, 004

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

B:\CCHOUSNG\REZONE.ORD

FOR CITY CLERK USE ONLY

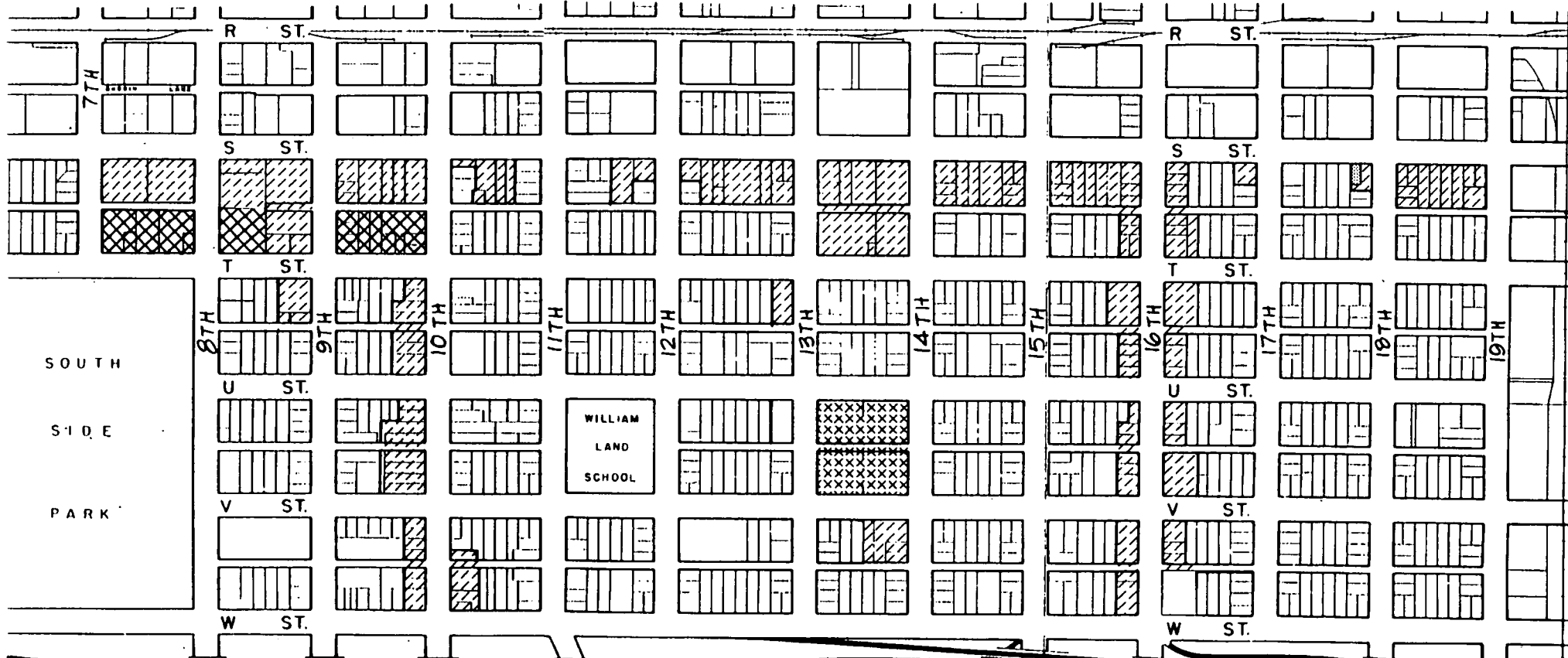
ORDINANCE NO.: _____

DATE ADOPTED: _____





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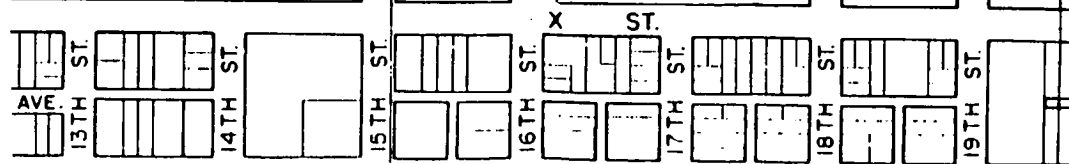
SOUTHSIDE NEIGHBORHOOD

RICHMOND GROVE NEIGHBORHOOD



PROPOSED REZONINGS

- C-2 to C-2 (NC) (NEIGHBORHOOD CORRIDOR OVERLAY) 
- C-2 to RMX - (RESIDENTIAL MIXED USE) 
- C-2 to R-3A (MEDIUM DENSITY RESIDENTIAL) 
- C-4 to C-2 (NC) 



SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date March 17, 1994
Item Number 4A
Permit Number M92-061

ENTITLEMENTS	
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input checked="" type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> OTHER _____

Staff Recommendation	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location: Area bounded by S Street on north, W Street on south, 7th Street on west, and 19th Street on east
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NAME	ADDRESS
Karen Jacques	1414 26th Street, Sacramento
Beverly Fretz-Brown (SHRA)	630 I Street, Sacramento

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NAME	ADDRESS
Don Pasquini	1917 9th Street, Sacramento
Don Firenze	5234 Appellate Court, Carmichael 95608
Ricarda Lim	6317 Grangers Dalry Crive, Sacramento
Ken Murray	801 T Street, Sacramento
Esther Caldaron	5645 Dewey Boulevard, Sacramento

MOTION NUMBER: <u>20/2</u>				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓			✓
MYERS		✓		
NOTESTINE	✓			
PATTERSON	<i>absent</i>			
WALKER	✓		✓	
WEMMER	<i>absent</i>			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve	<input type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input checked="" type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to _____ meeting
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input type="checkbox"/> Other _____

SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date March 17, 1994
Item Number 4B
Permit Number M92-061

<p style="text-align: center;"><i>Land Use</i></p> <input checked="" type="checkbox"/> GENERAL PLAN AMENDMENT <input type="checkbox"/> COMMUNITY PLAN AMENDMENT <input type="checkbox"/> REZONING <input type="checkbox"/> SPECIAL PERMIT <input type="checkbox"/> VARIANCE	<p style="text-align: center;">ENTITLEMENTS</p> <input type="checkbox"/> TENTATIVE MAP <input type="checkbox"/> SUBDIVISION MODIFICATION <input type="checkbox"/> LOT LINE ADJUSTMENT <input type="checkbox"/> ENVIRONMENTAL DETERMINATION <input type="checkbox"/> OTHER _____
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Staff Recommendation	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location: Area bounded by S Street on north, W Street on south,
7th Street on west, and 19th Street on east

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NAME	ADDRESS
Karen Jacques	1414 26th Street, Sacramento
Beverly Fretz-Brown (SHRA)	630 I Street, Sacramento

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Ken Murray	801 T Street, Sacramento
Esther Caldaron	5645 Dewey Boulevard, Sacramento

MOTION NUMBER: <u>2 of 2</u>				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓			✓
MYERS		✓		
NOTESTINE	✓			
PATTERSON	<i>absent</i>			
WALKER	✓		✓	
WEMMER	<i>absent</i>			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve <input type="checkbox"/> To deny <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report <input type="checkbox"/> To approve/deny based on find. of fact in staff report <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input checked="" type="checkbox"/> To recommend approval & forward to City Council <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council <input type="checkbox"/> To ratify negative declaration <input type="checkbox"/> To continue to _____ meeting <input type="checkbox"/> Other _____ _____ _____

SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date
March 17, 1994
Item Number
4C
Permit Number
M92-061

ENTITLEMENTS	
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input checked="" type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> OTHER _____

Staff Recommendation	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location: Area bounded by S Street on north, W Street on south,
7th Street on west, and 19th Street on east

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MOTION NUMBER: <u>2 of 2</u>				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓			✓
MYERS		✓		
NOTESTINE	✓			
PATTERSON	<i>absent</i>			
WALKER	✓		✓	
WEMMER	<i>absent</i>			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve	<input checked="" type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to _____ meeting
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input type="checkbox"/> Other _____

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SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date
March 17, 1994
Item Number
4D
Permit Number
M92-061

ENTITLEMENTS	
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input checked="" type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> OTHER _____

Staff Recommendation	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location: Area bounded by S Street on north, W Street on south, 7th Street on west, and 19th Street on east
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MOTION NUMBER: <u>2 of 2</u>				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓			✓
MYERS		✓		
NOTESTINE	✓			
PATTERSON	<i>absent</i>			
WALKER	✓		✓	
WEMMER	<i>absent</i>			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve	<input checked="" type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to meeting _____
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input type="checkbox"/> Other _____

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SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date
March 17, 1994
Item Number
4E
Permit Number
M92-061

ENTITLEMENTS	
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input checked="" type="checkbox"/> OTHER <u>Amend Zoning Ordinance</u>

Staff Recommendation	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location: Area bounded by S Street on north, W Street on south,
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MOTION NUMBER: <u>2 of 2</u>				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓			✓
MYERS		✓		
NOTESTINE	✓			
PATTERSON	<i>absent</i>			
WALKER	✓		✓	
WEMMER	<i>absent</i>			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve	<input checked="" type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to _____ meeting
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input type="checkbox"/> Other _____

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SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date
March 17, 1994
Item Number
4F
Permit Number
M92-061

ENTITLEMENTS	
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input checked="" type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> OTHER _____

Staff Recommendation	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location: Area bounded by S Street on north, W Street on south, 7th Street on west, and 19th Street on east

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Beverly Fretz-Brown (SHRA)	630 I Street, Sacramento

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Don Firenze	5234 Appellate Court, Carmichael 95608
Ricarda Lim	6317 Grangers Dairy Crive, Sacramento
Ken Murray	801 T Street, Sacramento
Esther Caldaron	5645 Dewey Boulevard, Sacramento

MOTION NUMBER: <u>2072</u>				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓			✓
MYERS		✓		
NOTESTINE	✓			
PATTERSON	absent			
WALKER	✓		✓	
WEMMER	absent			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve	<input type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to _____ meeting
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input checked="" type="checkbox"/> Other <u>Approve staff recommendation with exception on DWA side of St. - these properties take reviewed along with R St. study</u>



SACRAMENTO CITY PLANNING COMMISSION VOTING RECORD

Meeting Date March 17, 1994
Item Number 4A-4F
Permit Number M92-061

ENTITLEMENTS	
<input checked="" type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE MAP
<input checked="" type="checkbox"/> COMMUNITY PLAN AMENDMENT	<input type="checkbox"/> SUBDIVISION MODIFICATION
<input checked="" type="checkbox"/> REZONING	<input type="checkbox"/> LOT LINE ADJUSTMENT
<input type="checkbox"/> SPECIAL PERMIT	<input checked="" type="checkbox"/> ENVIRONMENTAL DETERMINATION
<input type="checkbox"/> VARIANCE	<input checked="" type="checkbox"/> OTHER <i>Amend zoning Ordinance</i>

Staff Recommendation	
<input checked="" type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence	<input type="checkbox"/> Petition

Location: Area bounded by S Street on north, W Street on south, 7th Street on west, and 19th Street on east
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NAME	ADDRESS
Karen Jacques	1414 26th Street, Sacramento
Beverly Fretz-Brown (SHRA)	630 I Street, Sacramento

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NAME	ADDRESS
Don Pasquini	1917 9th Street, Sacramento
Don Firenze	5234 Appellate Court, Carmichael 95608
Ricarda Lim	6317 Grangers Dairy Crive, Sacramento
Ken Murray	801 T Street, Sacramento
Esther Calderon	5645 Dewey Boulevard, Sacramento

MOTION NUMBER: <u>142</u>				
	Yes	No	Motion	Second
CHINN	✓			
HARVEY	✓		✓	
MYERS		✓		
NOTESTINE	✓			✓
PATTERSON	<i>absent</i>			
WALKER		✓		
WEMMER	<i>absent</i>			
DONAHUE	✓			

MOTION	
<input type="checkbox"/> To approve	<input type="checkbox"/> To recommend approval & forward to City Council
<input type="checkbox"/> To deny	<input type="checkbox"/> To recommend approval subject to cond. & forward to City Council
<input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report	<input checked="" type="checkbox"/> To ratify negative declaration
<input type="checkbox"/> To approve/deny based on find. of fact in staff report	<input type="checkbox"/> To continue to _____ meeting
<input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____	<input checked="" type="checkbox"/> Other <i>Approve staff recommendation except as amended on 11 side of 15 pt. To RMX except criteria of 10th & 16th & A Act.</i>

Motion denied 44

M92-061 - CENTRAL CITY HOUSING STRATEGY IMPLEMENTATION:
PHASE 1 REZONINGS; ZONING ORDINANCE AMENDMENTS

PROJECT:

- A. Negative Declaration
- B. Amend the General Plan to redesignate 3.0± acres from Community/Neighborhood Commercial and Offices to 2.9± acres of Residential Mixed Use and 0.1± acre of Medium Density Residential; and 2.5± acres from Heavy Commercial/Warehouse to Community/Neighborhood Commercial and Offices.
- C. Amend the Central City Community Plan to establish a goal for neighborhood corridor development, amend the Residential-Office land use definition, and redesignate 3.0± acres from General Commercial to 2.9± acres of Residential Mixed Use, and 0.1± acre of Multi-Family Residential; and 2.5± from Heavy Commercial to General Commercial.
- D. Amend the Comprehensive Zoning Ordinance relating to Land Use Regulations (Section 2), Height and Area Regulations (Section 3), and Off Street Parking Requirements (Section 6); add a new Neighborhood Corridor Overlay (NC) zone (Section 2.3); and add new clarifying language for the Residential Mixed Use (RMX) zone.
- E. Rezone 24.4± acres from C-2 to 21.4± acres of C-2(NC), 2.9± acres of RMX, and 0.1± acre of R-3A; rezone 2.5± acres from C-4 to C-2(NC).

LOCATION:

Certain parcels within the area generally bounded by S Street on the north, 7th Street on the west, 19th Street on the east, and W Street on the south (see Attachment A)
Central City Community Plan area (Southside Park & Richmond Grove neighborhoods)
Council District 4

SUMMARY

This project involves the rezoning of certain parcels within the Southside and Richmond Grove neighborhoods, as well as amendments to the General Plan, Central City Community Plan, and Zoning Ordinance. These rezonings and plan amendments are part



of the implementation program for the Central City Housing Strategy, as well as the Southside Neighborhood Preservation Area. The intent of the rezonings and plan amendments is to: 1) increase the supply of land for which residential is the preferred and presumptive use; 2) encourage new residential mixed-use development on commercially-zoned parcels by eliminating some of the barriers and streamlining the permitting process; 3) ensure that new commercial development within or adjacent to neighborhoods is compatible with existing residential uses; and 4) stem the real estate speculation for new, intense office development that has occurred in some locations.

BACKGROUND INFORMATION

In 1990, the City Council directed City Planning and Sacramento Housing and Redevelopment Agency (SHRA) staff to formulate a housing strategy for the central city, in an effort to address issues of jobs/housing imbalance that had arisen with respect to approval of numerous commercial office projects, absent any comprehensive housing development program. Over the past several years, millions of square feet of new office development have been constructed, while development of new housing lagged far behind. Subsequently, there has been a negligible increase in housing opportunities for even a small number of workers now employed in these new office buildings.

In addition, the Council recognized that this substantial office development and employment growth would not, by itself, achieve the City's goal of an extended-day downtown area and, in the long-run, would not even assure that downtown remains the focal point for the region's business activity. In addition to providing support for extended-day and weekend activity (including cultural events, retail stores and restaurants), central city housing was seen as a critical element in minimizing commuting, thereby reducing traffic congestion and associated air pollution, while also supplying a population base close to downtown jobs and shopping.

Many central city neighborhoods have been negatively impacted by encroachment of sometimes incompatible commercial development and/or low maintenance of properties or disinvestment in anticipation of more intense office development. There are presently 123 dwelling units located in the C-2 (General Commercial) zone within the Southside and Richmond Grove neighborhoods. C-2 zoning encourages removal or conversion of these units, because commercial uses are generally perceived to have a higher value than housing. This is especially true if the commercial uses are multi-story office buildings. In these cases, even existing neighborhood-serving commercial retail uses are at risk. The C-2 zoning also tends to discourage reinvestment in neighboring residential properties that are in residential zones, because some commercial uses generate heavier traffic and a different scale of development, therefore adversely impacting the neighboring homes.

In December 1991, the Council adopted the Central City Housing Strategy, a comprehensive set of programs and policies aimed at encouraging new housing construction while also preserving existing housing stock and strengthening neighborhoods. Oppor-

tunities for the production of new housing within the central city are currently limited by a lack of vacant or underdeveloped residentially-zoned land. Accordingly, the Housing Strategy recommended, among other things, the rezoning of certain central city properties from C-2 to residential or residential mixed use. The Council, in adopting the Strategy, supported the recommendation to rezone certain properties, and directed Planning staff to evaluate these recommendations to determine which properties should be rezoned, based on existing uses, likelihood for new residential development, and other factors.

Staff began its rezoning efforts in the Southside Park and Richmond Grove neighborhoods, partly due to concern from Southside residents that office speculation was threatening the residential character and viability of their neighborhood. Furthermore, in October 1989, the City Council designated Southside Park a Neighborhood Preservation Area, and directed staff to analyze the effect that R-O and C-2 zoning has upon housing in the Southside neighborhood, and to present recommendations for rezoning that will preserve and enhance housing.

The Housing Strategy had initially proposed rezoning all central city R-O properties to R-3A (Medium Density Residential), and the C-2 properties along 10th and 16th Streets to RMX (Residential Mixed Use), in which a certain amount of housing would be required in new development projects. Some corridors such as 16th Street are really more commercial in nature, thus residential as the primary use might not be appropriate. However, with proper design and noise mitigation measures, residential can be successfully incorporated into a mixed use project. Therefore the recommendation for the 16th Street corridor was rezoned to a commercial mixed use designation, in which residential would be a permitted use, though not required. Also, certain commercial activities now permitted as a matter of right, such as auto repair, would require a Special Permit to ensure compatibility of operation with residential uses.

Between September 1992 and March 1993, staff conducted two public workshops, made presentations at Southside and Richmond Grove neighborhood meetings, and met with concerned property owners on several occasions in order to outline the goals of the Housing Strategy, especially preservation of neighborhood character and existing housing stock, and gain support for the rezoning plans. In the process, staff revised the plans several times in response to strong opposition from owners of property in the C-2 and R-O zones under consideration for rezoning. All believed the proposals constituted a "downzoning", even though most existing uses would still be allowed under the proposed zones. This opposition resulted in significant discussion and necessary delays in the rezoning program schedule. The major comments expressed by those attending the two workshops, along with staff responses, are shown in Attachment A.

The single most controversial issue was the requirement that housing be included in new development projects. Consequently, staff has significantly reduced the number of parcels proposed for RMX zoning, and is proposing to keep the C-2 zoning intact, but apply a new "Neighborhood Corridor Overlay" zone to encourage new housing construction by eliminating the Special Permit requirement for residential uses, allow for

parking reduction for mixed use projects, and establish Planning Commission review for certain types and intensities of commercial development to ensure compatibility with adjacent residential uses.

PROPOSED AMENDMENTS

There are two types of amendments proposed: 1) changes in land use and/or zoning designations of individual properties, and 2) text amendments to the Comprehensive Zoning Ordinance and Central City Community Plan.

Land Use Changes/Rezoning

The proposed amendments to the General and Central City Community Plan land use maps are relatively minor, involving the redesignation of approximately 5.5 acres, as shown in Exhibits B and C, attached. The properties recommended for rezone are more extensive (see Exhibit D), including the same 5.5 acres recommended for redesignation in the General and Central City Community Plans, plus an additional 20.9 acres recommended for a new overlay zone that would be in addition to the underlying commercial zoning. A discussion of each type of rezoning, along with maps showing affected areas, follows.

1. C-2 to RMX (Residential Mixed Use) Zone

A total of 2.9 acres, located on the north side of T Street between 7th and 10th Streets are recommended for redesignation from "Community/Neighborhood Commercial and Office" (General Plan), "General Commercial" (Community Plan), and "C-2" (zoning) to "Residential Mixed Use" (RMX). The properties located opposite the northeast corner of Southside Park, currently developed with churches (between 7th and 8th Streets) and an industrial supply business (NE corner of 8th and T) are recommended for RMX because they are the only properties facing Southside Park that are not currently designated or zoned for residential use. Redesignating these properties would ensure that, if and when they are redeveloped, the uses would be compatible with the residential setting of the park and neighborhood. The half block between 9th and 10th Streets includes the vacant site at the northwest corner of 10th and T purchased by SHRA in 1991, after the previous owner's office proposal was met with strong neighborhood opposition. SHRA is currently working to make a residential project happen on the site. The remainder of the half block is developed with residential uses, both single and multi-family. Due to its predominantly residential character, staff believes that RMX is the most appropriate land use designation.

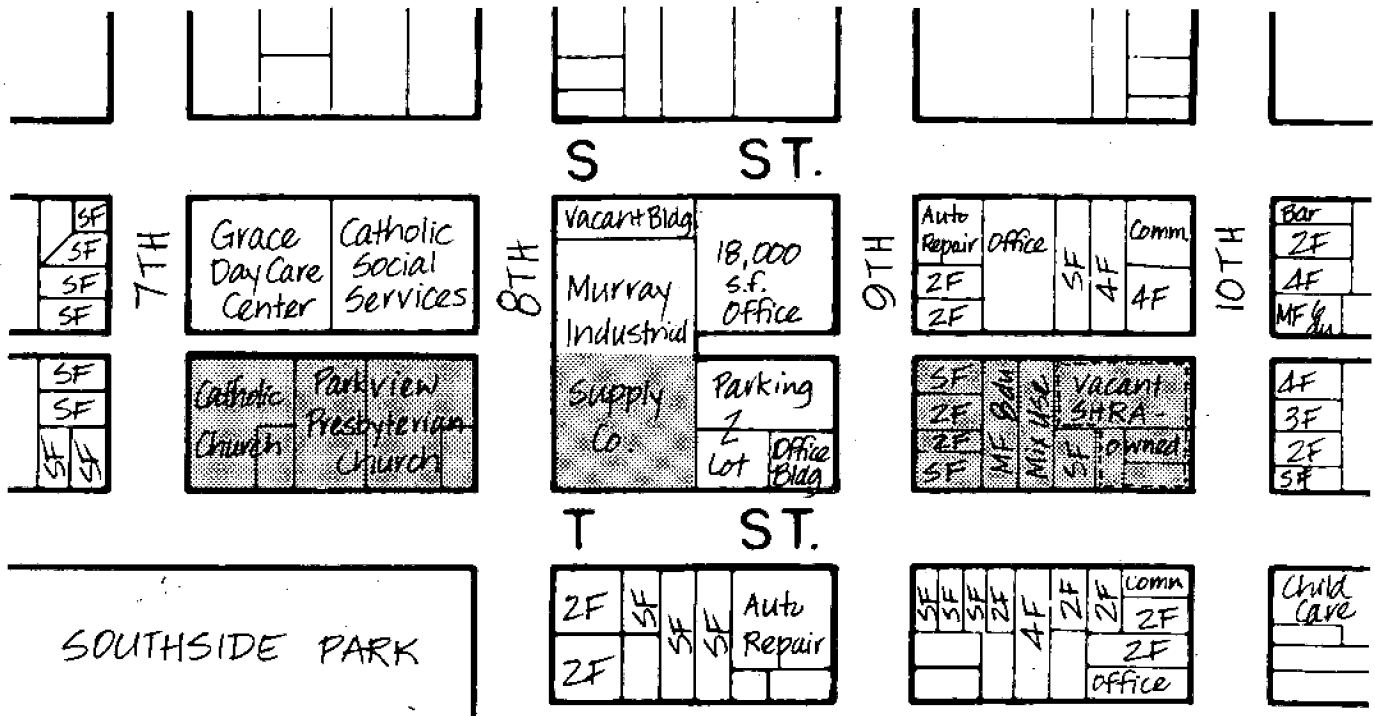


Figure 1. Sites proposed for rezone from C-2 to RMX

2. C-4 to C-2(NC) (General Commercial-Neighborhood Corridor Overlay) Zone

One block (2.5 acres) bounded by U, V, 13th and 14th Streets, is recommended for redesignation from "Heavy Commercial/Warehouse" to "Community/Neighborhood Commercial and Offices" (General Plan) and "General Commercial" (Community Plan). The zoning is recommended to change from "C-4" to "C-2(NC)" - ("General Commercial-Neighborhood Corridor Overlay" zone). This block is presently developed with one-story office buildings that were converted from warehouse use several years ago. The building located at the southwest quarter of the block (northeast corner of 13th and V) is presently leased by the State Air Resources Board for use as a testing laboratory and for storage of vehicles, thus the property owner is concerned that the rezone to General Commercial would preclude him from leasing the building to another similar tenant should the Air Resources Board vacate the building. So long as the building is re-leased within a year, a similar use may occupy it. If the site is ever redeveloped, however, heavy commercial or warehouse uses would not be desirable for a site surrounded by residential or low-intensity commercial/office uses.



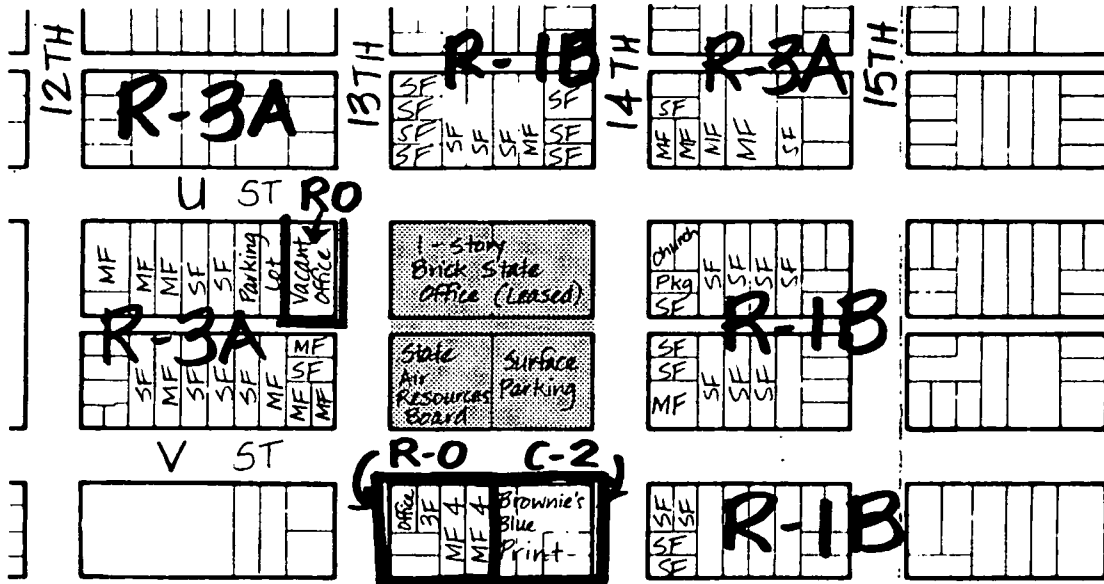


Figure 2. Sites proposed for rezone from C-4 to C-2(NC)

3. C-2 to R-3A (Medium Density Residential) Zone

A single 3,200 square foot parcel at 1724 S Street is recommended for re-designation and rezone from "Community/Neighborhood Commercial and Offices" (General Plan), "General Commercial" (Community Plan) and C-2 zone to "Medium Density Residential" (General Plan), "Multi-Family Residential" (Community Plan), and R-3A zone. The reason for this single parcel being recommended for rezone is because the property owner *requested* that it be done. It is the only parcel in which the property owner actually wanted to be rezoned to residential.

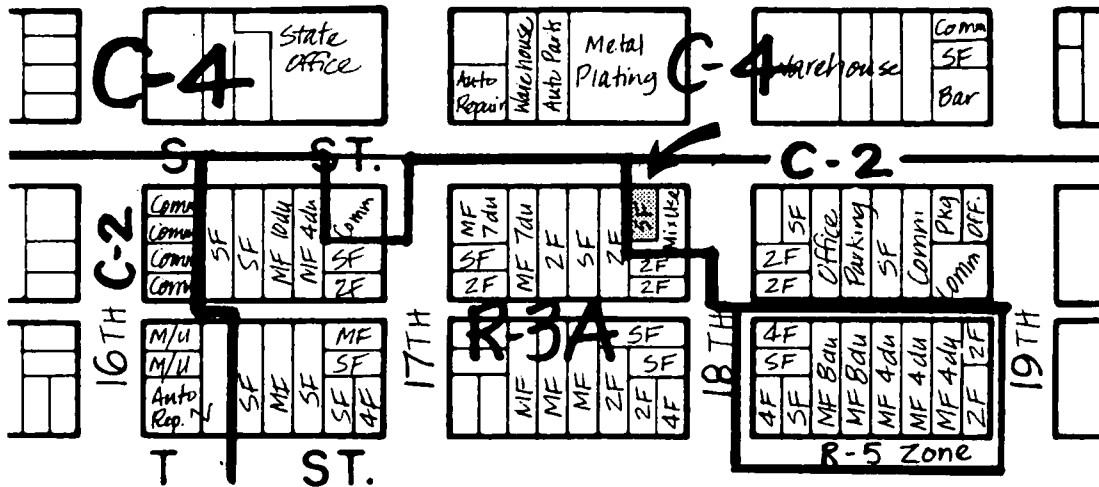


Figure 3. Rezone from C-2 to R-3A (single parcel at 1724 S Street)

4. C-2 to C-2(NC) (General Commercial-Neighborhood Corridor Overlay) Zone

In response to overwhelming opposition from owners of property along 10th and 16th Streets, staff is not recommending rezoning these C-2 parcels to RMX. Instead, staff proposes that a new "Neighborhood Corridor Overlay (NC)" zone be established that would apply to specific sites that would retain their underlying C-2 zoning, but with certain limitations as well as bonuses. The Neighborhood Corridor Overlay zone provisions are described in the next section. A total of 21.4 acres are proposed for rezone from C-2 to C-2(NC) - "General Commercial with Neighborhood Corridor Overlay". These properties are generally located along the south side of S Street between 7th and 19th (except for approximately 30 parcels currently zoned R-3A), the west side of 10th Street between S and W, and along both sides of 16th Street between S and W.

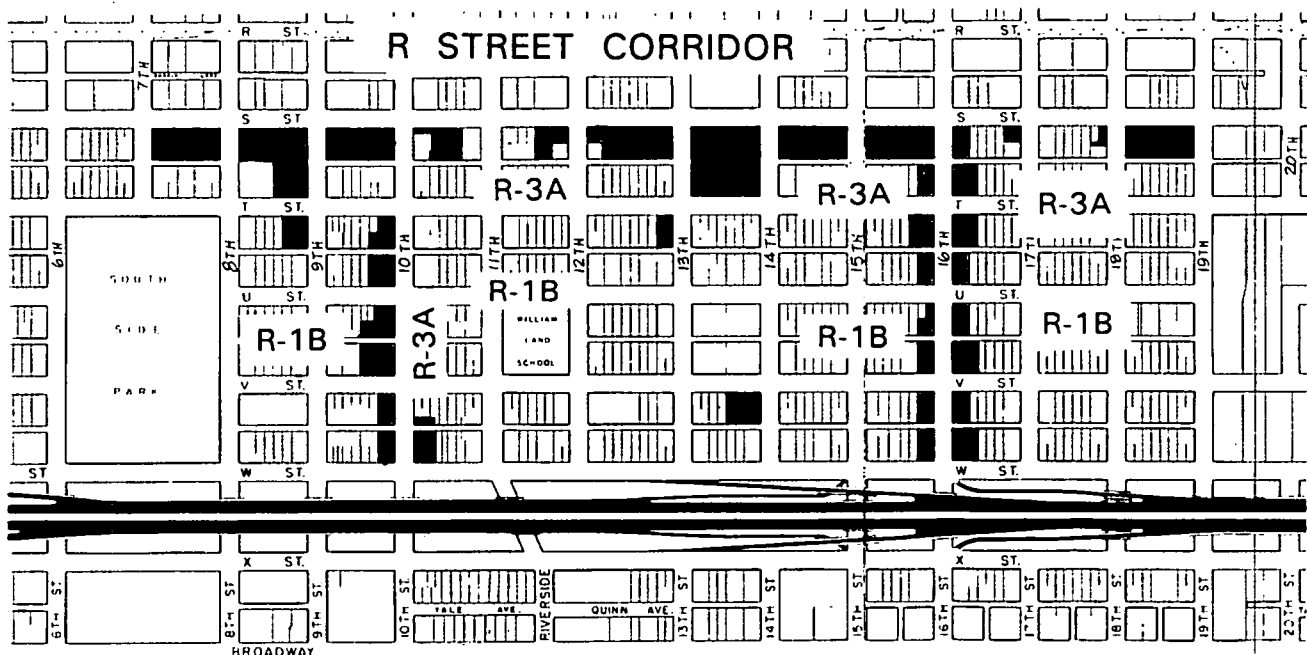


Figure 4. Sites proposed for rezone from C-2 to C-2(NC)

Text Amendments

1. Central City Community Plan

- A. Amendment to RO land use (and zone) definition: A housing study prepared for the Southside neighborhood in 1989 found that speculation was occurring along portions of S Street designated "Residential Office" (R-O) due to the potential commercial value that might be realized by either

conversion or replacement of residential structures with office buildings. The R-O zone was intended to allow office activities within certain residential structures as a means of making the preservation and maintenance of these historic or architecturally significant structures economically feasible. It was not intended to facilitate the demolition of residential structures and their replacement with larger office buildings, as has occurred in some locations throughout the central city.

The Housing Strategy recommended that all R-O zoning be eliminated, and all R-O sites rezoned to R-3A. Owners of property along the south side of S Street between 4th and 7th Streets were strongly opposed to rezoning, partly because their properties were rezoned from C-4 to R-O in 1980 as part of the Central City Community Plan update. They believed it to be unfair and inappropriate to rezone their properties again. Staff agrees, and instead recommends some minor changes to the land use definition for R-O that would emphasize the residential aspect, while clarifying that office is the exception. Also, aggregation of individual parcels into larger sites for development of office buildings is discouraged.

- B. Add new Housing and Residential Sub-Goal: Staff recommends the addition of the following language to encourage residential development in specified commercial corridors:

"Provide the opportunity for development of new housing in certain commercial corridors located within residential neighborhoods by allowing housing development as a matter of right through establishment of a Neighborhood Corridor Overlay Zone. Within these neighborhood corridors, intense multi-story office uses are not permitted."

2. Zoning Ordinance

The Zoning Ordinance text amendments are intended to add a new "Neighborhood Corridor Overlay" zone, add clarifying language for the Residential Mixed Use zone, correct some inaccuracies and inconsistencies which exist, and amend some of the development regulations (building heights, setbacks, etc.) to reflect existing conditions in central city residential districts. These text amendments are contained in Attachment E (draft Ordinance) and briefly described below:

- A. The R-O zone definition is amended in the same fashion as in the Community Plan text noted above.
- B. A new Section 2.2 is added for the RMX Zone to more clearly define the zone, its purpose, the uses allowed, and development standards specific to the zone. The RMX zone and land use designation was established in 1992 as part of the Alhambra Corridor Plan, however, most of the standards were

specific to the Alhambra Corridor. These proposed standards are in most cases identical to those for Alhambra, only now they will be more clearly defined within a single section of the Zoning Ordinance.

The presumptive use in the RMX zone is residential, however ground-floor retail commercial or office uses would be permitted, up to 50% of a building's square footage. Parcels of 3,200 square feet or less in size (standard 40 x 80 foot lot) could be developed with up to 100% commercial or office subject to approval of a Zoning Administrator Special Permit. In addition, architecturally or historically significant structures of any size may be used entirely for commercial or office uses, subject to a Zoning Administrator's Special Permit, in order to ensure preservation and maintenance of the structure. Finally, buildings occupied by community or neighborhood-based organizations may be used for up to 100% office, also subject to a Zoning Administrator's Special Permit.

- C. A new Section 2.3 is added to establish a new Neighborhood Corridor Overlay (NC) Zone. The NC overlay zone would allow residential uses as a matter of right (under the existing C-2 zoning residential requires a Special Permit) while, conversely, certain uses currently allowed by right would require a Special Permit. These uses include: 1) auto sales, service or rental; 2) hotels and motels; 3) SROs; 4) parking lots; and 5) any major project of 20,000 square feet or more (rather than the current standard of 40,000 square feet for the C-2 zone).

Within this overlay zone, commercial or office buildings would be limited to 35 feet in height, however, buildings containing two or more residential units may be up to 45 feet in height. For most sites, this 35-foot height limit will not result in a change from the status quo, since the Zoning Ordinance currently limits commercial building heights to 35 feet when the building is located within 100 feet of a residential zone; most of these sites are within 100 feet or less of a residential zone. Finally, the parking requirement for ground-floor neighborhood-serving commercial retail or office uses may be reduced subject to a Zoning Administrator Special Permit. Other than for these specific uses or conditions, all other provisions are the same as the underlying C-2 zoning.

- D. The Residential and Commercial Land Use Matrices contained in Section 2 are amended to correct a mistake made when the Alhambra Corridor Plan was adopted, and reflect that certain uses are permitted for any RMX-zoned site, not only in the Alhambra Corridor. As indicated in Exhibit E-1, footnote "51", which was inadvertently used in two separate ordinances, has been deleted and replaced with an "x" to denote uses which are permitted by right, or the correct footnote number.

- E. Section 2-E-7 of the Zoning Ordinance relating to ground floor office or commercial retail uses in the R-5 zone incorrectly refers to an area of the central city that is no longer zoned R-5. That geographic reference is recommended to be deleted, along with the limitation of 6,400 square feet building area.
- F. Section 2-E-31 is amended to specify that, in the RMX and C-2(NC) zones (along with C-1), drive-up window facilities are not permitted.
- G. Section 2-E-32 is amended to specify that, in the RMX and C-2(NC) zones (along with C-1), convenience food markets may not sell gasoline, and that the hours of operation shall be restricted to the period from 6:00 a.m. and 11:00 p.m.
- H. Section 3-B, the Basic Height and Area Regulations, are amended as follows to accomplish some regulatory streamlining and clean-up or correction of inaccuracies which exist. The proposed and existing Height and Area Regulations Matrices are shown in Exhibits E-2 and E-3.
- 1) References to "Old City" are changed to "Central City", since some of these designations apply to the Richards Boulevard area, which is outside the Old City.
 - 2) References to areas of the city under each zone classification, either "General" or "Central City", are deleted if that zone does not apply in the area. For example, "Old (or Central) City" is deleted from the R-1A, R-2A, R-2B, and R-3 zones since those zones do not apply anywhere in the central city, whereas reference to "General" is deleted from the R-1B and R-5 zones since these zones only apply to the central city. This reduces the size of the matrix, and makes it more relevant to existing zoning.
 - 3) The maximum building height for the R-1B zone is set at 35 feet. The provision allowing a waiver of the height limit in cases where the Redevelopment Agency enters into a contract with the property owner or developer is recommended to be deleted, since the R-1B zone is a single- or two-family zone, and does not warrant new buildings taller than 35 feet. The side yard setback requirement is reduced from five to three feet, to reflect existing conditions and make it easier for property owners to make reasonable additions to their homes without having to request a variance.
 - 4) The maximum height for the R-O zone is set at 35 feet, with the SHRA waiver provision deleted.

- 5) The side yard setback requirement for the RMX zone is reduced from 12 1/2 to five feet. When the RMX zone was established in 1992, the same side yard setback that applied to the R-O and OB zones was used, however, staff now believes that a five-foot side yard - applicable to most residential zones - is appropriate for the RMX zone.
- I. Section 3-C-3 is amended to allow a three-foot (instead of five) side yard setback for single- or two-family dwellings in the R-3A zone, as well as additions to existing residential structures having less than a five-foot side yard. This is intended to reflect existing conditions, and eliminate the need for a variance for house additions. The side yard setback would remain five feet for new multi-family structures having three or more units.
- J. Section 3-C-23 is amended to require a Major Project Special Permit for any project exceeding 20,000 square feet in the C-1 and C-2(NC) zones. This is intended to ensure Planning Commission review and public comment for larger buildings within these sensitive areas, and to avoid the development controversies that arise such as with the former office project at 10th and T Streets. The size threshold would remain 40,000 square feet in the C-2 zone.
- K. Section 3-C-27 is added to increase the maximum allowable height for the R-5 zone from 35 to 45 feet, with a Special Permit provision to allow taller buildings. Staff believes that a 35-foot height limit for the R-5 zone, which is the most intensive, highest density residential zoning classification, is not reasonable or appropriate, and that 45 feet should be the permitted height.
- L. Section 6-F-5 is added to allow the Zoning Administrator to grant up to a 50% reduction of the off-street parking requirement for neighborhood-serving ground-floor retail or service uses that are part of a mixed use project which incorporates residential uses. This recognizes that in these RMX and C-2(NC) zones, a certain percentage of persons who patronize local stores and services either live or work in the area and, therefore, do walk rather than drive to these establishments. Furthermore, on-street parking is usually available in these neighborhood commercial corridors.

POLICY CONSIDERATIONS

As noted earlier in this report, the intent or objective of these proposed amendments is to:

- 1) Increase the supply of land for which residential is the preferred and presumptive use in order to provide for residential development to meet some of the future

- housing demand from new downtown employment;
- 2) Encourage new residential or mixed-use development on commercially-zoned parcels by eliminating some of the barriers and streamlining the permitting process;
 - 3) Ensure that new commercial development within or adjacent to neighborhoods is compatible with existing residential uses, thereby helping to strengthen the residential character of these neighborhoods; and
 - 4) Stem the real estate speculation for new office development that has occurred in some locations.

These objectives are consistent with General Plan, Central City Community Plan and Housing Strategy goals and policies which address neighborhood and mixed use development:

- *Improve the quality of residential neighborhoods by protecting, preserving and enhancing their character. (General Plan, Sec. 2-10)*
- *Promote mixed use development of neighborhood/community commercial districts through new construction and revitalization. (General Plan, Sec. 4-18)*
- *Promote the development of mixed use local commercial/office and high density residential projects. (General Plan, Sec. 4-18)*
- *Provide the opportunity for mixture of housing with other uses in the same building or site at selected locations to capitalize on the advantages of close-in living. (Central City Community Plan, p. 4)*
- *Conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic. (Central City Plan, p. 4)*

ENVIRONMENTAL DETERMINATION

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, staff has incorporated development criteria into the Zoning Ordinance amendments to avoid identified impacts or to mitigate such impacts that might have otherwise occurred as a result of development which would be allowed under the proposed zone changes, to a point where clearly no significant impacts will occur. These development criteria address noise impacts to new residential development along commercial corridors, which typically experience higher noise levels.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to review and comment on the proposed amendments and recommend changes if necessary, and forward its recommendations to the City Council for final adoption.

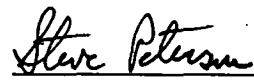
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Recommend that the City Council ratify the Negative Declaration.
- B. Recommend that the City Council adopt the Resolution (Attachment B) amending the General Plan to redesignate land uses.
- C. Recommend that the City Council adopt the Resolution (Attachment C) amending the Central City Community Plan to establish a goal for neighborhood corridor development, amend the Residential-Office land use definition, and redesignate land uses.
- D. Recommend that the City Council adopt the Ordinance (Attachment D) amending the zoning districts established by the Comprehensive Zoning Ordinance.
- E. Recommend that the City Council adopt the Ordinance (Attachment E) amending Sections 1, 2, 3 and 6 of the Comprehensive Zoning Ordinance, and adding new clarifying language for the Residential Mixed Use (RMX) zone (Section 2.2); and a new Neighborhood Corridor Overlay (NC) zone (Section 2.3); .

Report Prepared By,


Jeff Archuleta, Associate Planner

Report Reviewed By,


Steve Peterson, Senior Planner

Attachments

Attachment A	Notes/Public Comments From Workshops
Attachment B	Resolution Amending the General Plan Land Use Map
Exhibit B	Map of General Plan Amendments
Attachment C	Resolution Amending the Central City Community Plan and Land Use Map
Exhibit C	Map of Central City Community Plan Amendments

Attachment D	Ordinance Amending Certain Zoning Districts
Exhibit D	Map of Rezoning
Attachment E	Ordinance Amending the Zoning Ordinance
Exhibit E-1	Land Use Matrix showing existing and proposed changes to RMX Zone
Exhibit E-2	Proposed Height and Area Regulations Matrix
Exhibit E-3	Existing Height and Area Regulations Matrix
Attachment F	Correspondence

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SOUTHSIDE/RICHMOND GROVE REZONINGS
WORKSHOP NO. 2 - January 27, 1993

Notes/Public Comments

The workshop began at approximately 5:45 p.m. in the Planning Commission Hearing Room, 1231 I Street. At that time, roughly 15 people were in attendance (excluding staff), and by 6:30, 22 people had arrived. Also present was District 4 Councilmember Jimmie Yee.

Jeff Archuleta, Associate Planner with city planning, noted that this was a follow-up to the October 27, 1992 workshop and that staff had made a number of revisions to the proposed rezonings. He also reiterated upon the basis for the proposed rezonings, namely the City Council's designation of Southside Park as a Neighborhood Preservation Area in October 1989, and the Central City Housing Strategy, adopted by Council in December 1991. Jeff noted that the key objectives of the rezonings were to 1) encourage infill residential development through streamlining the planning process, and 2) encourage commercial and office development at a scale that doesn't undermine neighborhoods. He then showed about 20 slides which showed existing conditions in the areas proposed for rezoning, along with examples of residential mixed use development in Southside and other central city areas. Finally, he described the zone changes as now proposed, especially the modifications to the R-O and C-2 zones. The following comments were expressed by those in attendance, with responses given by staff:

1. *Isn't the rezoning from C-2 to RMX a taking?*

Staff responded that a "taking" is the removal of all reasonable development rights from a property, such as would occur if a property was rezoned from commercial to "open space" in which a property owner could not develop any kind of building. Under the proposed RMX zone, certain types and intensities of commercial development would be limited, but there would still be opportunities to develop a range of uses, including office, commercial, residential, or institutional, or a mix. Cities and counties have the authority to zone or rezone a property in order to achieve certain community-wide goals or objectives; properties are rezoned to different land use classifications or densities by most cities for a number of reasons.

An example given was San Francisco's rezoning, after a three year battle, of a two-mile stretch of Van Ess Avenue from commercial to residential mixed use, in order to encourage new housing development. Property owners were opposed at first, afraid of a loss in property values, but the result has been that residential builders have developed condominium projects, whereas the office market is practically non-existent.

2. *Ricky Lim noted that many of the owners of property along 10th Street are Chinese, and don't understand English, therefore, haven't understood the notices and what is being proposed. She suggested that a special meeting be held for those residents, so that an interpreter could attend, and offered to make the Lim Association building available. Staff agreed that was a good idea, and offered to help set up the meeting.*

3. *The owners of property at the NE corner of 8th and T Streets (Murray et. al.) expressed opposition to the proposed R-3A zoning of their property, indicating they would be satisfied with C-2, Restricted.*

Staff responded that the opposition was certainly understood, but that the site's location across from Southside Park makes it perfect for new residential development in the future. It was indicated that RMX might be the compromise recommendation for this site.

4. *Someone asked why 10th Street was proposed for RMX zoning, while 16th was C-2, Restricted?*

Staff responded that 16th is a heavily-traveled street characterized by mostly commercial development, and only a minor amount of residential, whereas 10th Street is more residential in character. Most of the east side of 10th is presently zoned R-3A and developed with low-intensity residential uses, while the west side contains a mix of residential and one-story neighborhood-scale commercial uses. Although it has some traffic impacts (many other central city residential streets such as G, H, and P are impacted by traffic as well) it is essentially a neighborhood street.

5. *A residential property owner in Southside noted that she supported the RMX zoning because it encourages a mix of uses, thereby leading to neighborhood stabilization and better safety.*

6. *Someone recommended that the city establish a demarcation line to control where commercial or office development should occur, and beyond which line no such development would be permitted.*

Staff responded that the present zoning boundaries sort of do that, but these boundaries are subject to change, allowing encroachment of commercial or office development into residential neighborhoods. Part of the problem, quite frankly, has been the abuse of the Special Permit process, on the part of both developers and the city.

The 10th Street property owners remained opposed to RMX zoning, and asked what their options were. Staff responded that property owners could submit written comments to planning, which would be included in all staff reports to the Planning Commission and City Council. The next step would be the meeting at the Lim Assoc. Building later this month with 10th Street property owners, and then on to the Planning Commission in late March or early April.

The meeting ended at approximately 7:30 p.m.

**SOUTHSIDE/RICHMOND GROVE REZONINGS
WORKSHOP NO. 1 - October 27, 1992**

Notes/Public Comments

The workshop began at approximately 5:40 p.m. in the Planning Commission Hearing Room, 1231 I Street. At that time, 27 people were in attendance, and by 6:30, 33 people had arrived.

Jeff Archuleta, Associate Planner with city planning presented background information on why rezonings were being proposed, and noted that the rezoning recommendations had their basis in both the City Council's designation of Southside Park as a Neighborhood Preservation Area in October 1989, and the Central City Housing Strategy, adopted by Council in December 1991. Jeff then described the proposed zones, their provisions, and incentives for housing. The following comments were expressed by those in attendance, with responses given by staff:

1. *What are the real incentives to developing new housing vs. placing limits on how much commercial development now permitted by the C-2 zone? Are there that many obstacles to building a residence? I don't see that many?*
Staff explained that residential development would be permitted as of right, instead of after approval of a Special Permit by the Planning Commission, a process that generally costs approximately \$2,500 and takes three to four months. With these new provisions, residential projects would only need to go through design review, so long as no variances were being requested. In the RMX zone, commercial/office development would be limited to not more than 50% of a building area, except on smaller lots; this would actually work as a disincentive to speculative office development.
2. *Rezoning R-O lots along the south side of S Street to R-3A might result in the loss of the little houses that now exist, because the R-3A zoning would allow higher density apartments to be built.*
Staff responded that under the present R-O zoning, either the little houses could all be converted to office use or, eventually, all be torn down and replaced by new office buildings, such as occurred on the 300 block of S Street. The R-O zoning as currently set forth guarantees nothing. The proposed R-3A zoning, on the other hand, would no longer permit office uses, except for home occupations. While it is conceivable that the houses could eventually be replaced with apartments, the R-3A zoning would be identical to the zoning of other surrounding residential areas, and that to propose a single-family residential zone would not be reasonable, either from a land use or political perspective.
3. *Someone concluded that the consensus seems to be to leave the R-O sites R-O.*
4. *Someone asked about parking, and whether the requirements could be waived as an incentive to build more housing.*
Staff responded that, yes, parking reductions would be considered and, in fact, have been granted by the Planning Commission in the past. It was pointed out, however, that previous surveys conducted on housing preferences in Sacramento's Central City (e.g.

the Housing Strategy) indicated that, on average, people were not likely to be interested in either renting an apartment or buying a condo or townhome in the central city unless it provided at least one off-street parking space, preferably one that is secured. Thus, providing off-street parking appears to be an important feature in making central city housing units more marketable.

There was more discussion and opposition to the rezoning proposals. Staff then posed the question "What would you all like to see happen? The responses included the following major points:

- *The city should do infrastructure repairs, such as repairing or replacing sidewalks, curb, and gutter, sewer and storm drains, and alleys. Staff responded that such things were recommended in the Central City Housing Strategy, but there was no funding available at this time.*
- *The process for obtaining permits from the city is too long, expensive and cumbersome. The city and SHRA should streamline the process. Staff responded as noted in #1 above.*
- *We don't want any more multi-family high density housing; it only leads to more problems in the neighborhood, such as crime, blight, etc. We need more low density housing, like single-family and two-family units to add stability.*
- *Finally, leave the zoning as is.*

The meeting ended at approximately 7:15 p.m.

b:\cchousng\wrkshop1.nts

SOUTHSIDE PARK NEIGHBORHOOD ASSOCIATION
915 L Street, Box C-430
Sacramento, CA 95814

Mr. Jeff Archuleta
Associate Planner
City Planning Department
Sacramento, CA 95814

Dear Jeff:

Thank you for your letter describing the proposed rezoning changes which will directly affect the Southside Park neighborhood. It is our understanding that the Planning Commission will be reviewing this proposal and we would like to express our sincere approbation on the proposed changes.


While the City Planning Department met with some opposition from the property owners at a public meeting, SPNA would also like to remind you and City Planning that most of those were absentee property owners. While some of the residents owners are concerned, the overall effect of adopting the proposed rezoning would discourage the speculation which has had a severe detrimental effect on homes in our neighborhood.

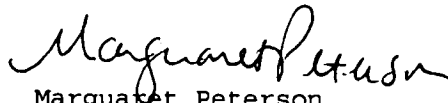
SPNA would like to applaud the efforts of City Planning for attempting to preserve the fragile fabric of our neighborhood. Too often we see absentee property owners allowing homes to severely deteriorate to the point of demolition while anticipating selling to developers.


Again, we would like to thank the City for this effort and we encourage you to continue your effort. Should you require any assistance or would like to discuss this issue further, please feel free to call any one of us.

Sincerely,

Southside Park Neighborhood Association
Steering Committee


Sandra Samaniego
447-6321


Margaret Peterson
447-0417


Tony R. Lopez
442-6818

#4
p. 52

326 T Street
Sacramento, CA 95814
November 16, 1992

Mr. Jeff Archuleta,
Associate Planner
City of Sacramento
Department of Planning
and Development
1231 I Street, Room 300
Sacramento, CA 95814-2987

Dear Jeff:

This is a letter in support of the rezoning proposed for the Southside Park Neighborhood.

It's also a personal request to consider even more properties in the proposed rezoning, at least in the west end of the neighborhood.

I have been an owner-occupant in the 300 block of T for 13 years -- a time period that has given me a front-row seat to see the adverse effects of R-O zoning.

On my block, the city is proposing to rezone a large R-O vacant parcel, along the east side of Third Street from T north to the S-T alley.

Please do it!

When I moved here in 1979, that vacant parcel served as an outdoor bedroom for streetwalkers who worked the Fourth and T "stroll." Over the years since then, the parcel has been a "hobo jungle" campground, an illegal dump, an illegal parking lot used by dozens of commuters who would speed blindly over sidewalks to drive in there, a hiding place for drugs and stolen goods, and a rape scene.

In fact, the very existence of this large R-O parcel has damaged the rest of the block, serving to prevent the area from recovering from the blight that began during the long "stroll" era. The existence of this large R-O parcel has fueled speculation that this is a "domino" block that will fall to office developers if they just push hard and long enough. When Dennis Gaardemeyer was constructing his office building in the 300 block of S a few years ago, his people said openly that Gaardemeyer wanted to buy the north side of the 300 block of T for a 16-story office building.

(64)

#4
p.53

Recently, I attended the city's meeting with property owners whose properties could be rezoned. While expecting some opposition, I was surprised that there were residents of S Street who said they were opposed.

In my opinion, the residents of S Street don't realize how lucky they have been to have had such a stable population of responsible home owners. And they need to be told how their situation can change dramatically when some of those current owners pass away or sell out.

It also seemed to me that at least some of the opposition by S Street residents was due to misunderstandings. One woman expressed concern that without R-O zoning, she could not have a home office. But I had no trouble getting a home occupation permit and my home is zoned R3A. There may be other things she wants to do, such as posting an exterior sign, that will require a variance, but variances are not difficult to get. Anyway, I'm going to try to explain this to her.

Another S Street resident who spoke in opposition that night simply was misinformed, having just returned from a long business trip too late to do his homework on the zoning issue. I think you'll hear from him shortly.

And then there was the S Street resident who said he would rather see big old houses such as his next-door neighbor's home, converted to offices instead of cheap apartments full of "scumbags." I would argue that those cheap apartments could happen as a result of office speculation, as speculators sometimes try to create a nuisance to lessen others' opposition to office development. I certainly believe that's happening with an apartment complex on my block.

Personally, I think S Street would benefit greatly from the zoning change. Those lots on either side of Fifth and S were vacant when I moved here in 1979 and will stay vacant till hell freezes over unless the zoning is changed to residential -- or unless we all surrender the neighborhood to big office developers.

And without zoning changes on S Street, that Delta cottage at 506 S never will be rehabbed. That house is owned by the same person who already had boarded it up when I moved to the neighborhood.

As I said earlier, my only disappointment with the proposal was that it didn't include the R-O properties on the south side of the 300 block of V and, around the corner, the west side of the 2200 block of Fourth Street.

This block, like mine, is adversely affected by a large, R-O vacant lot, this one at Third and V. That vacant lot might be better suited to offices than housing because of the proximity to the freeway. However, the rest of that block is occupied by housing and the zoning should be changed to protect those structures.

(65)

In recent years, speculators have grabbed up nearly all the homes on the 300 V and 2200 Fourth block. One remaining owner-occupant family says that when they turned down a purchase offer from a speculator who had bought the house next door, the speculator retaliated by painting his newly-purchased house a hideous purple. (It since has been partially repainted -- partially because they quit when they ran out of paint; if anything the house looks worse.)

And of course, this mostly absentee-owned block has big problems with drugs and gangs and crime in general.

In closing, I just want to express appreciation to the city -- and you -- for taking on the challenge of this rezoning proposal. People naturally will be concerned about any changes proposed for their properties. You've probably had some unpleasant encounters.

But as I listened at that meeting a few weeks ago, I couldn't help but notice that a lot of the people complaining did not live in the neighborhood and have to suffer because of these often-neglected properties. People seemed upset that they might face a little more hassle while getting less of a return than they had expected on their investment.

I'm not unsympathetic, but I'm also prejudiced. If they think that's a hardship, they ought to try living in this neighborhood!

Anyway, here's one person's vote in favor of the rezoning. Thank you very much for your time and keep up the good work.


Margaret Peterson

#4
p. 55

**United Martial Arts College
2111 16th Street
Sacramento, CA 95818**

November 13, 1992

Jeff Archuleta
City of Sacramento
Planning Division
1231 I Street, Room 200
Sacramento, CA 95814

Re: Central City Housing Strategy Phase 1 Rezoning Workshop Agenda Meeting, October 27, 1992, 5:30 p.m.

Dear Mr. Archuleta:

I was in receipt of your notice of potential rezoning and above referenced meeting. Although I was unable to attend the meeting personally, I did send my representative to hear what was discussed. While I appreciate the stated goals of encouraging new housing and for providing incentives and opportunities for further residential development, I am opposed to rezoning.

From what I understand it appears to me that the goals of the rezoning are to lessen the bureaucracy involved with the permitting process and other governmental regulations for the construction of residential and/or commercial/residential construction. However, I believe that the rezoning plan is only creating another layer of bureaucracy, while potentially diminishing the property rights of those who are having their land rezoned.

It appears to me that the process of encouraging more residential construction could be more simply handles. Perhaps the City should have it as their stated policy that in selected downtown area, any and all developers could bypass a special permitting requirements for more residential use. I believe it would be much easier to remove the impediments to more residential development rather than going through the cumbersome process of rezoning the properties of those who currently own them.

I believe that a much simpler approach could be devised for meeting your goals without altering the property rights of those currently owning properties in the downtown



#4
p. 56

Mr. Archuleta
November 13, 1992
Page 2

area. Just remove the impediments for your stated goals of residential development rather than altering the rights of those in the rezoning districts.

Thank you very much for your consideration and thoughts in this matter. Should you have any questions or comments, please feel free to contact me at your earliest convenience.

Very truly yours.



Myung K. Kang

MKK/jlw



SACRAMENTO VALLEY BETTER BUSINESS BUREAU

#4
p. 57

January 26, 1993

Mr. Jeff Archuleta, Planning Division
Department of Planning & Development
City of Sacramento
1251 I Street
Sacramento, California 95814

RECEIVED
JAN 28 1993
ARCH

RE: Proposed rezoning for Southside Park Neighborhood

Dear Mr. Archuleta:

This letter is to address the proposed rezoning as outlined in the January 21, 1993 notice of the second workshop on central city housing strategy rezonings. Specifically, we are requesting a change in the proposal for R-O; Residential Office (Modified).

We understand and appreciate the desire to preclude large office development in residential surroundings. The 35 feet height limitation is certainly consistent with this objective.

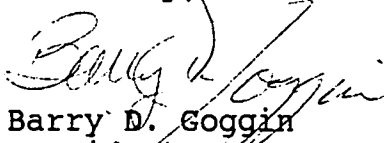
However, as we understand it, the proposed change would also limit office development to 50% of any lot over 6,400 square feet. We believe this limitation is too restrictive.

Using our facility as an example, we are located on 9,600 square feet. The approved design concept we worked through with input from community/neighborhood groups, is for a two story, 5,000 square foot office building once the second phase is completed .

We believe our project is architecturally compatible with our surroundings and clearly consistent with the intent of R-O zoning. However, we are concerned that applying the 50% limitation to lots our size or smaller will be counterproductive to encouraging responsiveness to the concerns we endeavored to address in a positive manner for our surroundings, including setbacks, architectural style, and landscaping.

Accordingly, we ask that the lot size triggering the 50% limitation be increased to 11,000 or 12,000 square feet. Thank you for your consideration.

Sincerely,


Barry D. Goggin
President

(69)

46



Sacramento Builders' Exchange, Inc.

Ans d

4
1992 p-58

MAIN OFFICE
1331 T Street
P.O. Box 1462
Sacramento, CA 95812-1462
Telephone: (916) 442-8991
FAX: (916) 446-3117

ROSEVILLE OFFICE
1 Sierragate, Suite 120-A
Roseville, CA 95678
Telephone: (916) 782-4762
(916) 969-5315 Sac #
FAX: (916) 782-4792

Gary Stonehouse
Planning Director
Department of Planning and Development
1231 I Street, Room 300
Sacramento, CA 95814

Dear Mr. Stonehouse:

The proposed rezonings pursuant to the Central City Housing Strategy has the potential to adversely affect the value of property owned by The Sacramento Builders' Exchange. The Exchange has occupied the site for many years and its use is consistent and compatible with the neighborhood.

The Exchange sees the rezoning proposal as inappropriate and not conducive to improvement of the area. The existing housing stock seems sufficient and rezoning the property to Residential Mixed Use will not encourage residential development and lacks fiscal feasibility. The area is in prime location for current zoning use with its proximity to the Capitol and the light rail system.

The current C-2 zoning is appropriate and the preferred use of the area.

Thank you for considering our request to leave the zoning of this area as it is.

Sincerely,

Michael Justice
Legislative Services Director



"Serving the construction industry since 1901"

70

111

ARCO Products Company
Mailing Address:
P.O. Box 6038
Artesia, California 90702-6038

Real Estate Department



March 16, 1994

Honorable Michael M. Reyna
Chairperson, Sacramento City Planning Commission
1231 I Street, Room 200
Sacramento, CA 95814

RE: Phase 1 Rezoning
Central City Housing Strategy
Southside and Richmond Grove Neighborhoods

Dear Commissioner Reyna:

On March 17, 1994 the Planning Commission will consider amendments to the City General Plan, Central City Community Plan and/or Comprehensive Zoning Ordinance and Zoning Map. I want to bring to your attention items in the aforementioned proposal which are of great concern to Arco.

Arco currently owns and operates an Arco AM/PM with gasoline and methanol sales on the northeast corner of 16th and W Streets, Assessor's Parcel #009-213-024. The proposal would change Arco's current zoning of C-2 to a new C-2(NC) zoning. Additionally an amendment being proposed to the Comprehensive Zoning Ordinance reads as follows:

32. In the C-1, RMX and C-2(NC) zones, a food store, delicatessen or convenience store shall not engage in the sale of gasoline. In addition, the hours of operation shall be restricted to 6:00 a.m. to 11:00 p.m. on the same day. An extension of the hours of operation may be allowed subject to the issuance of a Special Permit.

This proposed language would make Arco's current operation, which has serviced the downtown area and Business I-80 for many years, a non-conforming use.

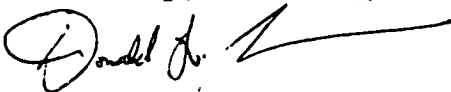
Being a non-conforming use would not allow Arco the ability to do any major remodeling or reconstruction. This restriction would not be acceptable as Arco may wish to modernize the facility and bring it up to the current standards at some future date. Arco must have the ability to change as the market changes. To restrict us to anything less would place us at a disadvantage to our competitors and could cause great economic damage.

March 16, 1994
Re: Phase 1 Rezoning
Central City Housing Strategy
Page two

The solution to this problem is quite simple. By changing the proposed zoning map to exclude Arco's parcel and adjacent alley way from the proposed C-2(NC) rezoning area, the city's other proposed changes can go forward with no negative effect on Arco's property.

Arco's unique location provides a much needed service to the downtown area. As major gas stations become more rare in downtown areas, I am sure Sacramento is concerned with helping to preserve the few that still remain. Arco has enjoyed serving the public at this location for many years and we look forward to many more. We welcome the changes that the city of Sacramento is proposing and we look forward in working with you in allowing Arco the ability to change as well.

Sincerely,



Donald L. Firenze
Real Estate Representative

- cc: Jeff Archuleta, Associate Planner, City of Sacramento
Commissioner Darryl Chinn
Commissioner Rita L. Donahue, Vice-Chairperson
Commissioner Philip J. Harvey
Commissioner Linda Myers
Commissioner Michael Notestine
Commissioner Tilford Patterson
Commissioner William Walker
Commissioner Ken Wemmer



GRACE DAY HOME

1909 Seventh Street
Sacramento, California
95814

(916) 442-6557
Fax (916) 442-0924

March 17, 1994

Chairman, and members of the Sacramento Planning Commission
1231 I Street
Sacramento, California 95815

Re: M92-061
Central City Housing Strategy

To Whom It May Concern:

This letter is in response to a public notice of the City's intention to take certain actions regarding properties included in the Central City Housing Strategy project area. Grace Day Home is located in this planning area.

Next year Grace Day Home will celebrate its 75th anniversary at our present location. During these years Grace Day Home has established itself as a leader in the efforts to develop and provide quality low cost day care for countless families. In addition, we believe that we have become an integral part of the neighborhood community, and it is our profound desire to continue providing such services at this location.

As a charter member of the United Way, and a non-profit organization, we are already struggling with dwindling revenue sources in these difficult times. Any additional burdens that might result from land use decisions which do not consider our ability to continue at this location could have profound consequences.

We understand the needs of the City in planning for long range land use strategies and we support those efforts. However, we ask that you carefully weigh any decision which could adversely affect this Center and its present status.

Sincerely,

Maria B. Wong

Maria B. Wong
President, Grace Day Home Advisory Board



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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

May 13, 1994

City Council
Sacramento, California

PASSED FOR
PUBLICATION
& CONTINUED
TO 5-31-94

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT:
1. ORDINANCE AMENDING SECTIONS 1, 2, 3, AND 6 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) AND ADDING SECTIONS 2.2 AND 2.3, FOR THE PURPOSE OF ADDING CLARIFYING LANGUAGE FOR THE RMX ZONE, ADDING A NEIGHBORHOOD CORRIDOR OVERLAY ZONE, AND AMENDING CERTAIN OTHER LAND USE REGULATIONS AND HEIGHT AND AREA STANDARDS (M92-061)
 2. ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) FOR 24.4± ACRES FROM C-2 TO 20.9± ACRES OF C-2(NC), 2.9± ACRES OF RMX, AND .07± ACRE OF R-3A; AND 2.5± ACRES FROM C-4 TO C-2 (M92-061)

LOCATION AND DISTRICT:

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to May 31, 1994.

CONTACT PERSON: Art Gee, Principal Planner or Jeff Archuleta, Assoc. Planner (916) 264-5381

FOR COUNCIL MEETING OF: May 24, 1994

①


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.

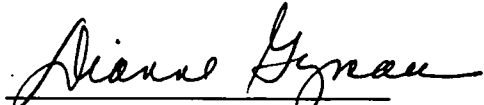
Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED:



DIANNE GUZMAN, AICP
Director, Planning & Development

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attachment

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTIONS 1, 2, 3 AND 6 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) AND ADDING SECTIONS 2.2 AND 2.3, FOR THE PURPOSE OF ADDING CLARIFYING LANGUAGE FOR THE RMX ZONE, ADDING A NEIGHBORHOOD CORRIDOR OVERLAY ZONE, AND AMENDING CERTAIN OTHER LAND USE REGULATIONS AND HEIGHT AND AREA STANDARDS; (M92-061)

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

SECTION 1

Section 1-D of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to revise the definition of the R-O zone as follows:

R-O Residential Office Zone: This is a medium density multiple-family residential zone, generally located inside the "Old City" and in certain areas adjacent thereto, and is established to provide additional environmental amenities in developments within said area. The zone permits limited development of office buildings uses subject to granting of a Special Permit by the Planning Commission. The Special Permit allows City review of the project to ensure that the proposed office use is compatible with adjacent residential uses.

SECTION 2

Section 2-B of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Residential Land Use matrix, is hereby amended to amend certain provisions for the RMX zone, to read as attached in Exhibit E-1.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

3

SECTION 3

Section 2-C of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Commercial Land Use matrix, is hereby amended to amend certain provisions for the RMX zone, to read as attached in Exhibit E-1.

SECTION 4

Section 2-E-7 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

7. ~~Offices or commercial retail uses, limited only to the ground floor of a building are permitted subject to granting of a Special Permit, but only the area bounded by 21st and 29th Streets, and the alleys between H and I Streets and Q and R Streets. The stocking, storing, selling, or processing of merchandise in connection with Special Permit use of R-5 zoned land for office purposes is not permitted. The maximum permissible gross floor area of a building is 6,400 square feet.~~

SECTION 5

Section 2-E-31 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

31. In the C-1, **RMX** and **C-2(NC)** zones, a banks, savings and loans, and restaurants may not establish an accessory drive-up window service facility.

SECTION 6

Section 2-E-32 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

32. In the C-1, **RMX** and **C-2(NC)** zones, a food store, delicatessen or convenience store shall not engage in the sale of gasoline. In addition, the hours of operation shall be restricted to 6:00 a.m. to 11:00 p.m. on the same day. An extension of the hours of operation may be allowed subject to the issuance of a Special Permit.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

4

SECTION 7

Section 2-E-33 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

33. In the C-1 and RMX zones, the following retail sales and service establishments are not allowed: auto sales, rental and service; auto paint and repair; equipment, tool sales and rental yard; furniture stores; lumber yard; machine shop; mini-storage; pet shop; printing; blue printing and reproduction; and recreational vehicle storage yard.

SECTION 8

Section 2.2 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

SECTION 2.2: RESIDENTIAL MIXED USE (RMX) ZONE

A. PURPOSE

The RMX zone allows a mix of moderate density residential and neighborhood-serving commercial uses as a matter of right, and is intended to preserve existing housing stock and the residential character of neighborhoods while encouraging the development of new housing opportunities, as well as neighborhood-oriented ground-floor retail and service uses. Residential densities are the same as that of the R-3A zone, while the types of commercial uses permitted are generally similar to that of the C-1 zone. The development standards established below will ensure that new mixed use development is compatible with existing residential uses.

B. ALLOWED USES

1. The following uses are permitted as a matter of right in the RMX zone:
 - a. Residential (single and two-family houses, apartments, condominiums, townhomes)
 - b. Bed and breakfast inn
 - c. The following commercial uses, provided that on sites greater than 3,200 square feet in area, such commercial uses shall be limited to the ground floor only, and not exceed 50% of the building square footage:

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1. appliance repair shop
2. art gallery
3. bank, savings and loan
4. barber, beauty shop
5. book, stationery store
6. cleaners, laundry agency
7. clothing store
8. convenience market (limited hours as per Section 2-E-32)
9. florist
10. food store, bakery, delicatessen
11. jewelry, gift store
12. laundromat
13. medical office or clinic
14. offices
15. pharmacy, optician
15. photography studio
16. restaurant or coffee house having not more than 6,400 square feet in area
17. shoe repair
18. travel agency

2. The following uses are allowed subject to a Special Permit:
 - a. child care center
 - b. church and allied facilities
 - c. christmas tree sales lot
 - d. residential care facility
 - e. non-residential care facility
 - f. residential hotel-SRO
 - g. residential or mixed use structures over 35 feet in height (not to exceed 45 feet)
 - h. restaurant or coffee house greater than 6,400 square feet in area
 - i. room and boarding house
 - j. school - public, private, non-profit

C. DEVELOPMENT STANDARDS

Notwithstanding the provisions of Section 3 of this Ordinance, Height and Area Regulations, the following development standards shall apply:

1. **Building Height.** Building heights in the RMX zone shall not exceed 35 feet, however, the Planning Commission shall have the authority to issue

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a Special Permit for a residential or residential mixed-use building up to 45 feet in height.

2. **Non-Residential Development Limitations.** For new development in the RMX zone, ground-floor commercial or office uses may occupy up to a maximum of fifty percent (50%) of the building square footage on sites greater than 3,200 square feet in area.

a. **Exception: Parcels of 3,200 Square Feet or Less in Size:** On properties having 3,200 square feet or less in area, the percentage of commercial or office use may be increased up to 100 percent of the building square footage, subject to approval of a Zoning Administrator's Special Permit.

b. **Exception: Conversion of Architecturally or Historically Significant Structure to Commercial/Office:** An architecturally or historically significant structure of any size may be converted entirely to commercial or office uses, subject to approval of a Zoning Administrator's Special Permit, in order to ensure preservation and maintenance of the structure. The intent of this provision is to make structural repair and restoration economically viable, and ensure the community's continued benefit from the preservation of the significant structure.

c. **Exception: Buildings occupied by community or neighborhood-based organizations:** The percentage of non-residential use may be increased up to 100 percent of the building square footage if the building is occupied by a community or neighborhood-based non-profit organization, subject to approval of a Zoning Administrator's Special Permit.

3. **Off Street Parking Reduction:** Notwithstanding the provisions of Section 6 of this Ordinance, Off Street Parking and Transportation Systems Management For New Non-Residential Development, for new mixed-use projects which incorporate both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c above, the Zoning Administrator may reduce or waive up to fifty (50) percent of the required off-street parking requirement for the ground-floor commercial retail or service uses, subject to a Zoning Administrator's Special Permit. The Special Permit may only be granted if a finding can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

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4. **Noise Standards:** As some sites zoned RMX (or other zones where residential uses are permitted) may be located on heavily-traveled streets or near railroad lines or freeways, certain noise attenuation measures must be incorporated into the building design. Accordingly, the building design of all new residential structures within an area of the City above 60 Db Ldn shall incorporate the following construction standards in order to reduce interior noise levels:
- a. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
 - b. All sleeping spaces shall be provided with carpet and pad.
 - c. The roof shall be finished with a minimum 7/16" OSB or plywood of equivalent surface weight, minimum 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
 - d. Skylights shall not be used unless they have an STC rating of 29 or better.
 - e. Windows shall have a minimum STC rating of 28.
 - f. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.
 - g. Sliding glass doors shall have a minimum STC rating of 29.
 - h. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
 - i. Gravity vent openings in attic space shall not exceed code minimum in size and number.
 - j. Subject to the approval of the Geographic Environmental Coordinator, alternative methods and materials may be used to achieve an interior noise level of 45 Db Ldn or less, provided the developer/applicant submits documentation from a licensed acoustical engineer demonstrating the sound reduction qualities of the proposed materials.

SECTION 9

Section 2.3 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

SECTION 2.3 NEIGHBORHOOD CORRIDOR OVERLAY (NC) ZONE

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DATE ADOPTED: _____

⑧

A. PURPOSE

The purpose of the Neighborhood Corridor (NC) Overlay zone is to encourage the development of new housing in specified general commercial (C-2) zoned corridors located within low-to-medium density residential neighborhoods. At the same time, some restrictions on commercial or office development are established in order to ensure compatibility with adjacent residential uses. It is intended to allow a wider range of commercial uses than the RMX or C-1 zones, but at less intensity than the C-2 zone. Mixed-use projects, in which commercial or office uses are contained in the same building or on the same site as residential, are encouraged.

B. APPLICATION

The NC designation appearing after the C-2 zone classification on the official zoning map shall mean that the property so classified is subject to the requirements and restrictions set forth in this Section in addition to those of the underlying C-2 zone, unless otherwise specified. When combined with the underlying C-2 zoning, the NC Overlay allows certain specified commercial, office and residential uses as a matter of right, while other uses shall require a Special Permit as described in Section 2.3-C-2 below. In the event of a conflict between a provision of this Section 2.3 and a provision contained in another Section of the Ordinance, the provision of this Section 2.3 shall apply.

C. ALLOWED USES

1. The following uses are permitted as a matter of right in the NC, Neighborhood Corridor Overlay zone:
 - a. Residential (single and two-family houses, apartments, condos, townhouses)
 - b. Bed and breakfast inn
 - c. Commercial:
 1. all permitted uses specified in C-1 and RMX zones
 2. business college, trade school
 3. child care center
 4. dance, music, voice studio
 5. furniture store
 6. health club, reducing salon, racquetball, martial arts school
 7. mortuary
 8. astrology and related practices

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- 9. printing, blueprinting
 - 10. restaurant, coffee house
 - 11. other retail and service uses not listed above
2. The following uses are allowed subject to a Special Permit:
- a. alcoholic beverage sales (package)
 - b. auto sales, service or rental
 - c. bar
 - d. church or allied facilities
 - e. hotel or motel
 - f. non-profit organizations distributing food, serving meals, or preparing food for off-site consumption
 - g. non-residential care facility
 - h. major projects of 20,000 square feet or more in gross floor area
 - i. parking lot, garage
 - j. residential care facility
- k. residential hotel-SRO
 - l. school - public, private, non-profit
 - m. other uses as indicated in the Commercial Land Use Matrix (Section 2-C of this Ordinance)

D. DEVELOPMENT STANDARDS

Notwithstanding the provisions of Section 3 of this Ordinance, Height and Area Regulations, the following development standards shall apply in the NC Overlay zone:

- 1. **Building Height.** Commercial or office building heights are limited to 35 feet, however, buildings containing two or more residential units may be up to 45 feet in height.
- 2. **Residential Densities.** There is no density requirement or limit in the NC Overlay zone, however, the number of dwelling units that may be accommodated on a site will be determined by the building height, setbacks, parking, and other requirements.
- 3. **Off Street Parking Reduction:** Notwithstanding the provisions of Section 6 of this Ordinance, Off Street Parking and Transportation Systems Management For New Non-Residential Development, for new mixed-use

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projects which incorporate both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c above, the Zoning Administrator may reduce or waive up to fifty (50) percent of the required off-street parking requirement for the ground-floor commercial retail or service uses, subject to a Zoning Administrator's Special Permit. The Special Permit may only be granted if a finding can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

4. **Noise Standards:** As some sites within the NC Overlay zone (or other zones where residential uses are permitted) may be located on heavily-traveled streets or near railroad lines or freeways, certain noise attenuation measures must be incorporated into the building design. Accordingly, the building design of all new residential structures within an area of the City above 60 Db Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

- a. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- b. All sleeping spaces shall be provided with carpet and pad.
- c. The roof shall be finished with a minimum 7/16" OSB or plyboard of equivalent surface weight, minimum 30 lb. felt paper and minimum 240 lb/square composition shingles or equivalent.
- d. Skylights shall not be used unless they have an STC rating of 29 or better.
- e. Windows shall have a minimum STC rating of 28.
- f. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.
- g. Sliding glass doors shall have a minimum STC rating of 29.
- h. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
- i. Gravity vent openings in attic space shall not exceed code minimum in size and number.
- j. Subject to approval by the Geographic Environmental Coordinator, alternative methods and materials may be used to achieve an interior noise level of 45 Db Ldn or less, provided the

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developer/applicant submits documentation from a licensed acoustical engineer demonstrating the sound reduction qualities of the proposed materials.

SECTION 10

Section 3-B of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended), the Basic Height and Area Regulations matrix, is hereby amended to add the C-2 MU zone, as well as to reflect several changes to read as attached in Exhibit E-2, and described as follows:

Section 3-B-3 is amended to read as follows:

Zone	Location	Max. Height	Minimum Yard Requirements				Max Lot Cover	Min Area/ DU Sq.Ft.
			Front	Rear	Side	Street Side		
3. R-1A	General Old City	35 ft (8)	(11) (11)	(11) (11)	(11) (11)	(11) (11)	40% (10)	(11) (11)

Section 3-B-4 is amended to read as follows:

Zone	Location	Max. Height (Feet)	Minimum Yard Requirements				Max Lot Cover	Min Area/ DU Sq.Ft.
			Front	Rear	Side	Street Side		
4. R-1B	All Central City	(8) 35 ft	(1)	(2)	(3) 3 ft	(3) 3 ft	60%	NR

Section 3-B-6 is amended to read as follows:

6. R-2A	General Old City	35 ft (8)	(1) (1)	(2) (2)	5 ft 5 ft	25 ft 25 ft	50% (10)	2,500 2,500
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Section 3-B-7 is amended to read as follows:

7. R-2B	General	35 ft	(1)	(2)	5 ft	25 ft	50%	2,000
	Old City	(8)	(1)	(2)	5 ft	25 ft	(10)	2,000

Section 3-B-8 is amended to read as follows:

8. R-3	General	35 ft	(1)	(2)	5 ft	25 ft	50%	1,500
	Old City	(8)	(1)	(2)	5 ft	(3)	(10)	1,500

Section 3-B-9 is amended to read as follows:

9. R-3A	General	35 ft	(1)	(2)	5 ft	25 ft	50%	1,200
	Old City Central City	(8)	(1)	(2)	5 ft (3)	(3)	(10)	1,200

Section 3-B-12 is amended to read as follows:

12. R-5	General	35 ft	(1)	(2)	(3)	(3)	(4)	(4)
	Old City Central City	(8) (27)	(1)	(2)	(3)	(3)	(10) (4)	(4)

Section 3-B-13 is amended to read as follows:

13. R-O	General	35 ft	(1)	(2)	(3)	12 1/2 ft	(12)	1,200
	Old City Central City	(8) 35 ft	(1)	(2)	(3)	(3)	(10)	1,200

Section 3-B-14 is amended to read as follows:

14. RMX	General	45/35 ft	(1)	(2)	(3)	12-1/2 5 ft	70%	1,200
	Old City Central City	(8)	(1)	(2)	(3)	12-1/2 5 ft	(10)	1,200

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DATE ADOPTED: _____

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SECTION 11

Section 3-C-3 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

- 3. The minimum side yard setback shall be three feet for single-family or two-family structures, or additions to existing residential structures having less than a five-foot side yard. For new multi-family structures having three or more units, the minimum side yard setback shall be five feet for buildings up to three stories in height. For buildings over three stories, the required minimum shall be increased by one foot for each story over three.

SECTION 12

Section 3-C-23 of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

- 23. A Special Permit shall be required for any building to be constructed or expanded to exceed 40,000 square feet of gross floor area in the C-2 zone, and 20,000 square feet in the C-1 and C-2(NC) zones. The gross square footage shall include parking structures but not uncovered surface parking lots.

SECTION 13

Section 3-C-27 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

- 27. The maximum height for residential or mixed use buildings in the R-5 zone shall be 45 feet, although a Special Permit may be granted to permit residential or mixed residential buildings of additional height. However, there shall be no height limit and no Special Permit required for any building for which the Redevelopment Agency has entered into a contract with a developer which contract governs the requirements for development of the building and the parcel or parcels upon which it is located.

SECTION 14

Section 6-F-5 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

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5. Reduction for Neighborhood-Serving Commercial Uses in Mixed Use Projects

Subject to a Zoning Administrator's Special Permit, the off-street parking requirement may be reduced or waived up to fifty (50) percent for the ground-floor commercial retail or service component of a mixed use project which incorporates both residential and neighborhood-serving commercial retail or service uses, listed in Section 2.2-B-1-c of this ordinance. The Special Permit may only be granted if findings can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

B:\CCHOUSNO\ZONAMEND.ORD

13

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ORDINANCE NO.: _____

DATE ADOPTED: _____

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SECTION 2: LAND USE REGULATIONS

- A. The charts and text on the following pages are adopted as the City's basic land use regulations. The uses shown in this chart are divided into four groups: residential, industrial, commercial, other.

To determine in which zone a specific use is allowed:

1. Find the use in one of the above groups in the chart.
2. Read across the chart until either a "number" or an "x" appears in one of the columns.
3. If a number appears, this means that the use is allowed in the zone represented by that column, but only if certain conditions are complied with. The conditions applicable to that use are those listed in Section E. The number appearing in the zoning column corresponds to the number of the conditions which must be complied with.
4. If an "x" appears in a column the use is allowed in the zone represented by that column without being subject to any of the conditions listed.
5. If neither an "x" nor a "number" appears in a column, the use is not allowed in the zone represented by that column.

THE PLANNING COMMISSION SHALL INTERPRET THE APPROPRIATE ZONE FOR ANY LAND USE NOT SPECIFICALLY MENTIONED IN THIS CHART.

IF THE SPECIFIC USE YOU ARE CHECKING DOES NOT APPEAR IN THE CHART, CONTACT THE CITY PLANNING OFFICE FOR THE INFORMATION YOU DESIRE.

E P
X R
I O
S P
T O
I S
N E
G D

B. RESIDENTIAL

USE	R M X	R M X
1. Apartments	x	x
2. Room and Boarding House	5	5
3. Single Family Dwelling	26	26
3b. Halfplexes	x	x
4. Townhouses, Row Houses, Cluster Housing Developments, Patio Developments and Other Similar Types of Housing Units	17	X
5. Two Family Dwelling	x	x
6. Fraternity-Sorority House - Dormitory	47	47
7. Major Medical Care Facility		
8a. Family Day Care Facility	x	x
8b. Family Day Care Home (Child Care)	42	42
9. Residential Care Facility	5	5
10. Family Care Facility	5	5
11. Mobile Home	25	25
12. Second Residential Unit	5	
13. Certified Mobile Home on an Approved Foundation	26	26
14. Non-Profit Organization Temporary Residential Shelters and Related Services for Homeless Individuals & families	5	5
15. Model Home Complex/ Temporary Sales Office	49	48
16. Artist's Live/Work		

E P
 X R
 I O
 S P
 T O
 I S
 N E
 G D

C. COMMERCIAL

USE	R M X	R M X
1. Advertising Signs and Structures		
2. Agricultural Uses - General		
3. Amusement Centers - Indoor Only		
4. Auto Sales, Service, Storage, Rental		
5. Bakery or Bakery Goods Store	9	9
6. Bank-Savings and Loan	49	31
7. Barber, Beauty Shop	49	X
8. Business College Trade School		
9. Cabinet Shop		
10. Cleaning Plant Commercial		
11. Cleaning, Laundry Agency	49	X
12. Convenience Market	49	32
13. Dance, Music, Voice Studio		
14. Drive-In Restaurant Food Stand		
15. Equipment Rental and Sales Yard		
16. Florist	49	X
17. Food Store Delicatessen	49	32
18. Furniture Refinishing	49	
19. Furniture Store		
20. Hotel		
21. Laboratory-Medical, Dental, Optical	14	14
22. Laundry, Commercial Plant		
23. Laundromat-Self Service Cleaner	49	X
24. Mortuary		
25. Motel		

E P
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C. COMMERCIAL (continued)

USE	R M X	R M X
26. Repealed by Ordinance No.3005		
27. Nursery for Flowers and Plants		
28. Offices	49	X
29. Medical Clinic or Office	49	X
30. Non-Residential Care Facility	5	5
31. Parking Lot, Garage or Facility	49	5
32. Photographic Studio	49	X
33. Prescription Pharmacy Optician	49	X
34. Printing and Blueprinting		
35. Recycling Center		
36. Reducing Salon-Masseur, Racketball, Judo School	49	X
37. Restaurant-Bar	49	31
38. Retail Stores and Services	49	33
39. Service Station		
40. Shop for Building Contractor		
41. Sign Shop		
42. Tire Shop, Including Recapping		
43. Traller Sales Yard		
44. Used Car Lot		
45. Wholesale Stores and Distributors		
46. Commercial Recreational Vehicle Storage	5	
47. Christmas Tree Sales Lot	5	5
48. Adult Entertainment Establishment or Activity		
49. Astrology and Related Practices		
50. Adult Related Establishment		
51. Bus and Other Transit Terminal, Depots and Passenger Stations Public and Private	5	5

E P
X R
I O
S P
T O
I S
N E
G D

C. COMMERCIAL (continued)

USE	R M X	R M X
51b. Mini Storage/Individual Storage/ Locker Building		
52. Bus and Other Transit Vehicle Maintenance and Storage	5	5
53. Halloween Haunted House	27	27
54 Bed and Breakfast Inn	28	29
55. Towing Service and Vehicle Storage Yard		
56. Beer and Wine Sales For Off-Premises Consumption	49	40
56a. General Alcoholic Beverage Sales For Off-Premises Consumption		40
57. Bar	49	40
58. Appliance Repair Shop		X
59. Delivery Service	49	
60. Janitorial Service Company		
61. Pest Control Company		
62. Sports Complex		
63. Child Care Center	5	52
64. Reverse Vending Machine		
65. Mobile Recycling Center		
66. Small Recycleable Material Collection Facility		
67. Temporary Parking Lot		
68. Drive-Up Service Facility		
69. Non-Profit Organization: Food Storage and Distribution	5	5
70. Non-Profit Organization: Food Preparation for Off-Site Consumption	5	5
71. Non-Profit Organization: Meal Service Facility	5	5
72. Flea Market		
73. Residential Hotel-Single Room Occupancy (SRO)	50	50



PROPOSED

SECTION 3: HEIGHT AND AREA REGULATIONS

EXHIBIT E - 2

A. The following chart and text are adopted as the City's basic height and area regulations. Read across the chart opposite the specific zone in question. The height or area requirement for that zone, or a number, will appear in the appropriate column. If a number appears in the column, the requirement is listed on the opposite page under the corresponding number in Section C. If height and area regulations for the Central City (Old City) Community Plan area are different from the General regulations, it shall be noted on the chart and in the text in Section C. (Ordinance No. 87-115, December 8, 1987)

B. BASIC HEIGHT AND AREA REGULATIONS:

ZONE	LOCATION	MAXIMUM HEIGHT (FT.)	MINIMUM YARD REQUIREMENTS				MAXIMUM LOT COVERAGE	MINIMUM LOT AREA PER DU IN SQ. FT. *
			FRONT	REAR	INTERIOR SIDE	STREET SIDE		
1 RE	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	(19)	(19)
2. R-1	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	5,200 1/8,200 C
3. R-1A	General	35 ft	(11)	(11)	(11)	(11)	40 %	(11)
4. R-1B	Central City	35 ft	(1)	(2)	3 ft	3 ft	80%	NR
5. R-2	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	2,600 1/3,100 C
6. R-2A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,500
7 R-2B	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,000
8 R-3	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,500
9 R-3A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,200
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	1,200
10. R-4	General	35 ft	(1)	(2)	(3)	(3)	80%	750
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	750
11 R-4A	General	35 ft	(1)	(2)	(3)	(3)	80%	750
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	750
12. R-5	Central City	(27)	(1)	(2)	(3)	(3)	(4)	(4)
13. R-O	General	35 ft	(1)	(2)	(3)	12 1/2 ft	(12)	1,200
	Central City	35 ft	(1)	(2)	(3)	(3)	(10)	1,200
14. RMX	General	45/35 ft	(1)	(2)	(3)	5 ft	70%	1,200
	Central City	(8)	(1)	(2)	(3)	5 ft	(10)	1,200
15. OB	General	35 ft	(1)	(2)	(3)	12 1/2 ft	NR	NR
	Central City	(8)	(1)	(2)	(3)	(3)	(10)	NR
16. SC	General	35 ft	50 ft	(5)	(8)	50 ft	NR	2,500
	Central City	(8)	50 ft	(5)	(8)	50 ft	(10)	2,500
17 HC	General	35 ft	50 ft	15 ft	15 ft	50 ft	40%	2,500
	Central City	(8)	50 ft	15 ft	15 ft	50 ft	(10)	2,500
18 H	General	(13)	25 ft	(14)	(18)	25 ft	NR	NA
	Central City	(8)	(1)	(15)	(17)	(18)	(10)	NA
19. C-1	General	35 ft	(24)	(24)	(24)	5 ft	(23)	1,500
	Central City	(8)	(24)	(24)	(24)	5 ft	(10)	1,500
20. C-2	General	(25)	(24)	(24)	(24)	5 ft	(23)	1,500
	Central City	(8)	(24)	(24)	(24)	5 ft	(10)	(4)
21 C-3/SPD	Old City	NR	NR	(5)	(8)	NR	(10)	NR
22 C-4	General	75 ft	(7)	(5)	(8)	NR	NR	NA
	Central City	(8)	NR	(5)	(8)	NR	(28)	(28)
23. M-1	General	75 ft	(7)	(5)	(8)	NR	NR	NA
	Central City	(8)	NR	(5)	(8)	NR	(28)	(28)
24. M-1S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Central City	(8)	25 ft	NR	NR	25 ft	(10)	NA
25 M-2	General	75 ft	(7)	(5)	(8)	NR	NR	NA
	Central City	(28)	NR	(5)	(8)	NR	(28)	(28)
26. M-2S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Central City	(8)	25 ft	NR	NR	25 ft	(10)	NA
27 A	All	50 ft	(1)	15 ft	10 ft	12 1/2 ft	NR	*5 ac
28. F	All	(9)	(9)	(9)	(9)	(9)	(9)	(9)
29. A-OS	All	50 ft	50 ft	50 ft	25 ft	50 ft	NR	*20 ac
30. MIP	All	(20)	(20)	(20)	(20)	(20)	(20)	(20)
31. SPX	All	(21)	(21)	(21)	(21)	(21)	(21)	(21)
32. MRD	All	(22)	(22)	(22)	(22)	(22)	(22)	(22)

I = Interior Lot C = Corner Lot NR = No Requirement NA = Not Allowed * = Unless Otherwise Noted

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EXISTING

SECTION 3: HEIGHT AND AREA REGULATIONS

EXHIBIT E - 3

A. The following chart and text are adopted as the City's basic height and area regulations. Read across the chart opposite the specific zone in question. The height or area requirement for that zone, or a number, will appear in the appropriate column. If a number appears in the column, the requirement is listed on the opposite page under the corresponding number in Section C. If height and area regulations for the Central City (Old City) Community Plan area are different from the General regulations, it shall be noted on the chart and in the text in Section C. (Ordinance No. 87-115, December 8, 1987)

B. BASIC HEIGHT AND AREA REGULATIONS:

ZONE	LOCATION	MAXIMUM HEIGHT (FT.)	MINIMUM YARD REQUIREMENTS				MAXIMUM LOT COVERAGE	MINIMUM LOT AREA PER DU IN SQ. FT. *
			FRONT	REAR	INTERIOR SIDE	STREET SIDE		
1 RE	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	(19)	(19)
2 R-1	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	5,200 1/8,200 C
3 R-1A	General	35 ft	(11)	(11)	(11)	(11)	40 %	(11)
	Old City	(8)	(11)	(11)	(11)	(11)	(10)	(11)
4 R-1B	All	(8)	(1)	(2)	(3)	(3)	60%	NR
5 R-2	All	35 ft	(1)	15 ft	5 ft	12 1/2 ft	40 %	2,600 1/3,100 C
6 R-2A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,500
	Old City	(8)	(1)	(2)	5 ft	25 ft	(10)	2,500
7 R-2B	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	2,000
	Old City	(8)	(1)	(2)	5 ft	25 ft	(10)	2,000
8 R-3	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,500
	Old City	(8)	(1)	(2)	5 ft	(3)	(10)	1,500
9 R-3A	General	35 ft	(1)	(2)	5 ft	25 ft	50 %	1,200
	Old City	(8)	(1)	(2)	5 ft	(3)	(10)	1,200
10 R-4	General	35 ft	(1)	(2)	(3)	(3)	60%	750
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	750
11 R-4A	General	35 ft	(1)	(2)	(3)	(3)	80%	750
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	750
12 R-5	General	35 ft	(1)	(2)	(3)	(3)	(4)	(4)
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	(4)
13 R-O	General	35 ft	(1)	(2)	(3)	12 1/2 ft	(12)	1,200
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	1,200
14 RMX	General	45/35 ft	(1)	(2)	(3)	12 1/2 ft	70%	1,200
	Old City	(8)	(1)	(2)	(3)	12 1/2 ft	(10)	1,200
15 OB	General	35 ft	(1)	(2)	(3)	12 1/2 ft	NR	NR
	Old City	(8)	(1)	(2)	(3)	(3)	(10)	NR
16 SC	General	35 ft	50 ft	(5)	(6)	50 ft	NR	2,500
	Old City	(8)	50 ft	(5)	(6)	50 ft	(10)	2,500
17 HC	General	35 ft	50 ft	15 ft	15 ft	50 ft	40%	2,500
	Old City	(8)	50 ft	15 ft	15 ft	50 ft	(10)	2,500
18 H	General	(13)	25 ft	(14)	(16)	25 ft	NR	NA
	Old City	(8)	(1)	(15)	(17)	(18)	(10)	NA
19 C-1	General	35 ft	(24)	(24)	(24)	5 ft	(23)	1,500
	Old City	(8)	(24)	(24)	(24)	5 ft	(10)	1,500
20 C-2	General	(25)	(24)	(24)	(24)	5 ft	(23)	1,500
	Old City	(8)	(24)	(24)	(24)	5 ft	(10)	(4)
21 C-3/SPD	Old City	NR	NR	(5)	(6)	NR	(10)	NR
22 C-4	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Old City	(8)	NR	(5)	(6)	NR	(26)	(26)
23 M-1	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Old City	(8)	NR	(5)	(6)	NR	(26)	(26)
24 M-1S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Old City	(8)	25 ft	NR	NR	25 ft	(10)	NA
25 M-2	General	75 ft	(7)	(5)	(6)	NR	NR	NA
	Old City	(26)	NR	(5)	(6)	NR	(26)	(26)
26 M-2S	General	75 ft	25 ft	NR	NR	25 ft	NR	NA
	Old City	(8)	25 ft	NR	NR	25 ft	(10)	NA
27 A	All	50 ft	(1)	15 ft	10 ft	12 1/2 ft	NR	*5 ac
28 F	All	(9)	(9)	(9)	(9)	(9)	(9)	(9)
29 A-OS	All	50 ft	50 ft	50 ft	25 ft	50 ft	NR	*20 ac
30 MIP	All	(20)	(20)	(20)	(20)	(20)	(20)	(20)
31 SPX	All	(21)	(21)	(21)	(21)	(21)	(21)	(21)
32 MRD	All	(22)	(22)	(22)	(22)	(22)	(22)	(22)

I = Interior Lot C = Corner Lot NR = No Requirement NA = Not Allowed * = Unless Otherwise Noted

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ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) FOR 24.4± ACRES FROM C-2 TO 20.9± ACRES OF C-2(NC), 2.9± ACRES OF RMX, AND .07± ACRE OF R-3A; AND 2.5± ACRES FROM C-4 TO C-2 (M92-061)

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

SECTION 1

The attached Exhibit D describes properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

- A. The zoning designation for the following properties, which constitute 20.94± developed acres, is hereby changed from C-2 to C-2(NC) for:

APN: 009-0064-001, 002;
009-0066-002, 004, 006, 007(portion), 008, 009;
009-0072-001, 002, 005, 006, 007, 020, 021, 022;
009-0074-004 through 008;
009-0076-007, 008;
009-0082-003 through 010, 026;
009-0084-001, 002, 003, 004, 009, 011, 014, 015, 016;
009-0086-001, 002, 005 through 011, 023;
009-0092-001 through 015;
009-0094-001, 002, 003, 004, 009, 019, 020, 021, 022;
009-0096-009;
009-0122-013, 024, 026;
009-0131-012 through 017, 030;

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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009-0132-009, 010, 011, 012, 014, 015, 016, 023, 024;
009-0141-010;
009-0151-008, 009, 010, 012, 022, 023;
009-0152-010 through 015;
009-0153-015, 016, 017, 020;
009-0154-001, 002, 003; 023
009-0193-001, 018, 019, 024;
009-0197-014, 015, 016, 017, 019(portion), 020, 021;
009-0203-007, 011, 012, 025;
009-0213-001, 002, 003;
009-0216-032, 033, 034;
010-0022-001 through 008, 010, 011, 024.

- B. The zoning designation for the following properties, which constitute 2.94± vacant and developed acres from C-2 to RMX for:

APN: 009-064-003, 004, 007, 008, 009;
009-066-007(portion);
009-072-009 through 019.

- C. The zoning designation for the following property, which constitutes 0.07 developed acre, is hereby changed from C-2 to R-3A for:

APN: 009-096-008

- D. The zoning designation for the following properties, which constitute 2.50± developed acres, from C-4 to C-2(NC) for:

APN: 009-144-001, 002, 003, 004

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

B:\CCHOUSNG\REZONE.ORD

3

FOR CITY CLERK USE ONLY

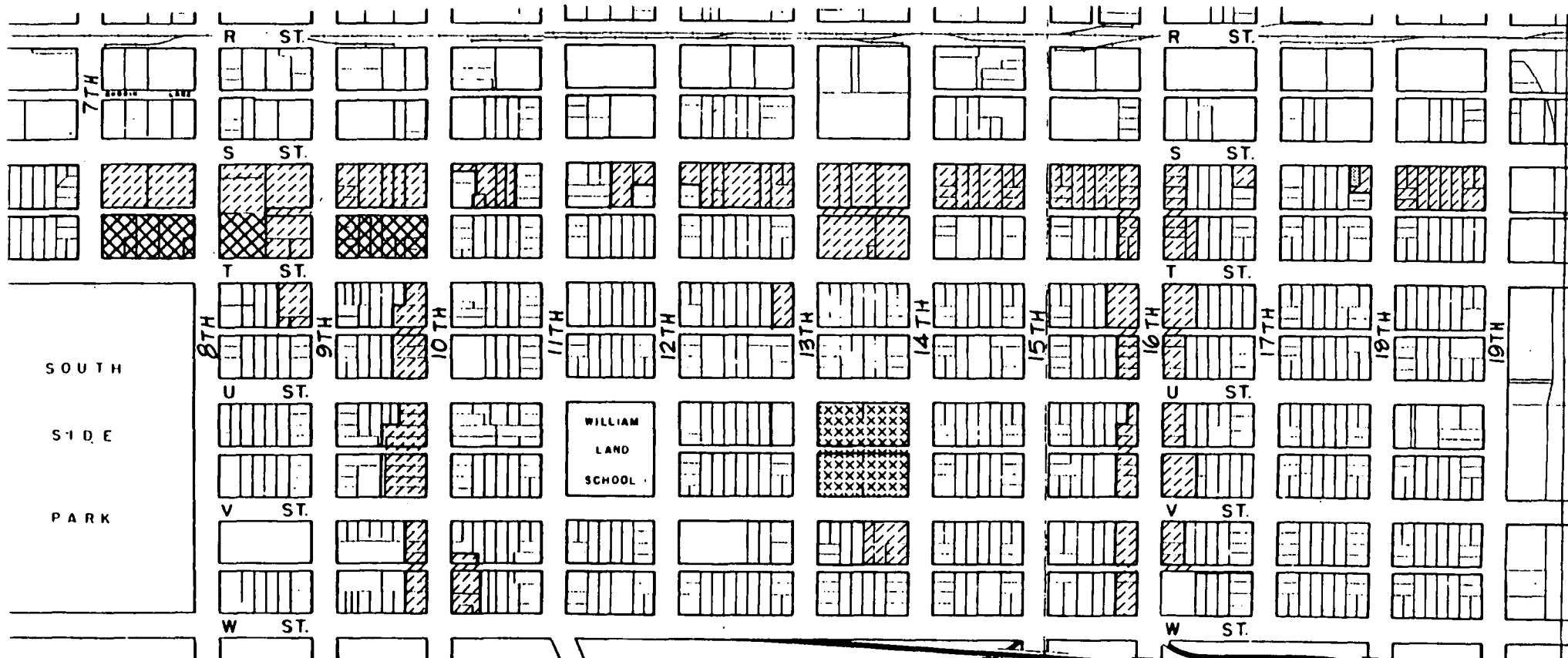
ORDINANCE NO.: _____

DATE ADOPTED: _____

(25)

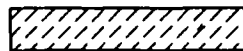
SOUTHSIDE NEIGHBORHOOD

RICHMOND GROVE NEIGHBORHOOD



PROPOSED REZONINGS

C-2 to C-2 (NC) (NEIGHBORHOOD CORRIDOR OVERLAY)



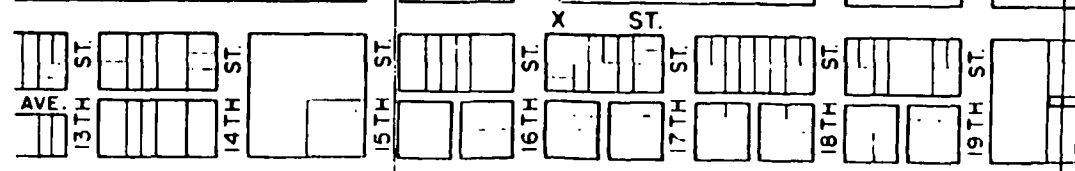
C-2 to RMX - (RESIDENTIAL MIXED USE)



C-2 to R-3A (MEDIUM DENSITY RESIDENTIAL)



C-4 to C-2 (NC)



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OFFICE OF THE
CITY CLERK

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

OPERATIONAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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

PH 916-264-5426
FAX 916-264-7672

April 29, 1994

To All Interested Parties

On March 15, 1994, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

Various requests regarding the Central City Housing Strategy Implementation: Phase 1 Rezoning; Zoning Ordinance Amendments for property located at certain parcels within the area generally bounded by S Street on the north, 7th Street on the west, 19th Street on the east and W Street on the South, in the Central City Community Plan area (Southside Park and Richmond Grove neighborhoods) (D-4) (M92-061)

- A. Negative Declaration
- B. Amend the General Plan to redesignate 3.0± acres from Community/Neighborhood Commercial and Offices to 2.9± acres of Residential Mixed Use and 0.1± acre of Medium Density Residential; and 2.5± acres from Heavy Commercial/Warehouse to Community/Neighborhood Commercial and Offices
- C. Amend the Central City Community Plan to establish a goal for neighborhood corridor development, amend the Residential-Office land use definition, and redesignate 3.0± acres from General Commercial to 2.9± acres of Residential Mixed Use, and 0.1± acre of Multi-Family Residential; and 2.5± from Heavy Commercial to General Commercial
- D. Amend the Comprehensive Zoning Ordinance relating to Land Use Regulation (Section 2), Height and Area Regulations (Section 3), and Off Street Parking Requirements (Section 6); add a new Neighborhood Corridor Overlay (NC) zone (Section 2.3) and add new clarifying language for the Residential Mixed Use (RMX) zone
- E. Rezone 24.4± acres from C-2 to 21.4± acres of C-2(NC), 2.9± acres of RMX and 0.1± acre of R-3A; rezone 2.5± acres from C-4 to C-2(NC)

This hearing has been set for May 31, 1994, 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 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 - M92-061 (805)
To All Interested Parties

SM NA

AFFIDAVIT OF MAILING & POSTING

ON ~~May 2~~, 1994, 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:

Various requests regarding the Central City Housing Strategy Implementation: Phase 1 Rezoning; Zoning Ordinance Amendments for property located at certain parcels within the area generally bounded by S Street on the north, 7th Street on the west, 19th Street on the east and W Street on the south, in the Central City Community Plan area (Southside Park and Richmond Grove neighborhoods) (D-4) (M92-061)

- A. Negative Declaration
- B. Amend the General Plan to redesignate 3.0± acres from Community/Neighborhood Commercial and Offices to 2.9± acres of Residential Mixed Use and 0.1± acre of Medium Density Residential; and 2.5± acres from Heavy Commercial/Warehouse to Community/Neighborhood Commercial and Offices
- C. Amend the Central City Community Plan to establish a goal for neighborhood corridor development, amend the Residential-Office land use definition, and redesignate 3.0± acres from General Commercial to 2.9± acres of Residential Mixed Use, and 0.1± acre of Multi-Family Residential; and 2.5± from Heavy Commercial to General Commercial
- D. Amend the Comprehensive Zoning Ordinance relating to Land Use Regulation (Section 2), Height and Area Regulations (Section 3), and Off Street Parking Requirements (Section 6); add a new Neighborhood Corridor Overlay (NC) zone (Section 2.3) and add new clarifying language for the Residential Mixed Use (RMX) zone
- E. Rezone 24.4± acres from C-2 to 21.4± acres of C-2(NC), 2.9± acres of RMX and 0.1± acre of R-3A; rezone 2.5± acres from C-4 to C-2(NC)

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: M92-061

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE ~~2nd~~ DAY OF May 1994.

SM NA


SIGNATURE OF PERSON MAILING NOTICE

dirty

RESOLUTION NO.

94-347

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

MAY 31 1994

ON DATE OF _____

OFFICE OF THE
CITY CLERK

RESOLUTION AMENDING THE CENTRAL CITY COMMUNITY PLAN TO ESTABLISH A GOAL FOR NEIGHBORHOOD CORRIDOR DEVELOPMENT; TO AMEND THE RESIDENTIAL-OFFICE (R-0) LAND USE DEFINITION; AND TO AMEND THE LAND USE MAP FOR 3.0± ACRES FROM GENERAL COMMERCIAL TO 2.9± ACRES OF RESIDENTIAL MIXED USE AND .07± ACRE OF MULTI-FAMILY RESIDENTIAL; AND 2.5± ACRES FROM HEAVY COMMERCIAL TO GENERAL COMMERCIAL (M92-061)

WHEREAS, the City Council conducted a public hearing on _____ concerning the above Central City Community Plan amendments, and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendments are compatible with existing and surrounding uses in that the area is presently comprised of a mixture of low-medium residential and general commercial uses.
2. The subject sites are suitable for the proposed land use classifications in that they are presently developed with, or proposed to be developed with, uses which are permitted under the proposed land use classifications.
3. The proposed plan amendments are consistent with, or in support of, the following Central City Community Plan goals and policies:
 - a. Provide the opportunity for mixture of housing with other uses in the same building or site at selected locations to capitalize on advantages of close-in living. (Page 4)
 - b. Encourage mixed land uses including residential uses in and around the Central Business District in order to increase the economic vitality and livability of the area. (Page 4)

APPROVED
BY THE CITY COUNCIL

MAY 31 1994

FOR CITY CLERK USE ONLY

OFFICE OF THE
CITY CLERK

RESOLUTION NO.: _____

DATE ADOPTED: _____

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- c. Improve existing business/commercial corridors outside the Central Business District and encourage a more compact and centralized development which does not encroach into residential areas. (Page 5)
 - d. Provide the opportunity for development of a limited number of neighborhood convenience centers located in or adjacent to residential areas to serve the daily needs of residents. (Page 5)
4. The proposed plan amendments are intended to ensure the preservation and maintenance of existing housing stock, as well as promote development of new housing, thereby meeting the goals of the Central City Housing Strategy, adopted by the City Council on December 17, 1991.
 5. The City Planning Commission, at a regularly noticed public hearing on March 17, 1994, considered public testimony on the proposed General Plan amendments and negative declaration.
 6. The City Council received the recommendation of the City Planning Commission on the proposed Plan amendments and negative declaration, and held public hearings thereon at which time public testimony was taken.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that:

1. Section 3 of the Central City Community Plan text is hereby amended to add a new "Housing and Residential Sub-Goal" as follows:

Provide the opportunity for development of new housing in certain commercial corridors located within residential neighborhoods by allowing housing development as a matter of right.

2. Section 4-A of the Central City Community Plan text is hereby amended to revise the definition for the Residential-Office land use category as follows:

RO: This is a medium density multiple-family ~~zone~~ land use designation which also permits limited office building development uses subject to the granting of a Special Permit. The Special Permit allows City review of the project to ensure that the proposed office use is compatible with adjacent residential uses. Aggregation of individual parcels into larger sites for development of office buildings is discouraged. Commercial retail sales uses are not allowed.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

3. The Central City Community Plan land use map is hereby amended for areas described on the attached Exhibit C as follows:

a. 2.94± acres from General Commercial to Residential Mixed Use for:

APN: 009-064-003, 004, 007, 008, 009;
009-066-007(portion);
009-072-009 through 019.

b. 0.07 acre from General Commercial to Multi-Family Residential for:

APN: 009-096-008

c. 2.50± acres from Heavy Commercial to General Commercial for:

APN: 009-144-001, 002, 003, 004

ATTEST:

MAYOR

CITY CLERK

B:\CCHOUSNGVAMENDCCP.RES

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____