



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

September 8, 1988

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

SEP 13 1988

PLANNING
916-449-5604

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: MAJOR PROJECT REVIEW - EMERGENCY ORDINANCE

SUMMARY

The attached emergency ordinance responds to a September 6 request by the City Council to amend the existing major projects ordinance. This proposed ordinance allows the Council to review major projects (75,000+ sq.ft.) within 400 feet of the Sacramento Community Convention Center.

BACKGROUND

The Council has expressed interest in reviewing major projects within close proximity to the City's Community Convention Center. Existing authority for major project special permit approval is now within the powers of the City Planning Commission. This ordinance would amend existing special permit and related entitlement authority by placing this special permit approval under the City Council. The Planning Commission would, however, continue to review such permits but only in an advisory capacity to the City Council.

RECOMMENDATION

The staff recommends Council adoption of this emergency ordinance.

Respectfully submitted,

Michael M. Davis
Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED:

Walter J. Slipe
for: Walter J. Slipe, City Manager

MMD:MVD:jg
Attachment

ORDINANCE NO. 88-066

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE REGARDING CITY COUNCIL REVIEW OF CERTAIN MAJOR PROJECTS IN THE CENTRAL BUSINESS DISTRICT AND DECLARING THE ORDINANCE AN EMERGENCY ORDINANCE TO TAKE EFFECT SEPTEMBER 14, 1988

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

SECTION 1.

Notwithstanding any provision of the Sacramento City Zoning Ordinance (Ordinance No. 2550, Fourth Series as amended), the City Council shall hear and decide any application for a special permit referred to in Section 2. The Council shall also hear and decide any application for a variance or lot line adjustment which accompanies the special permit application referred to above as part of the same project. The procedure therefor shall be as set forth in Section 3.

SECTION 2.

The provisions of Section 1 of this ordinance shall apply only to applications for special permits for major projects pursuant to Sec. 3-C-8 or 3-C-10 of the Zoning Ordinance on property located within 400 feet of the Sacramento Community Convention Center, and accompanying applications for variances pursuant to Section 14 of the Zoning Ordinance and lot line adjustments pursuant to Chapter 40 of the Sacramento City Code.

SECTION 3.

The provisions of Sections 15 and 18 of the Zoning Ordinance shall apply to the hearing and determination of special permit applications except as modified by this section and Section 1 hereof. The provisions of Sections 14 and 18 of the Zoning Ordinance shall apply to the hearing and determination of applications for variances, and the provisions of Chapter 40 shall apply to the hearing and determination of lot line adjustments, except as modified by this section and Section 1 hereof. The City Planning Commission shall hear and make a recommendation to the Council on any special permit application, variance, or lot line adjustment referred to in Section 2. There shall be no appeal from any Planning Commission recommendation hereunder.

SECTION 4.

This ordinance is hereby declared to be an emergency ordinance to take effect on September 14, 1988. The facts constituting the emergency are:

Currently the City Council is considering the expansion of the Community Convention Center, with a hearing scheduled on October 4, 1988. Two major office projects in the vicinity of the Convention Center are scheduled for hearings on special permits before the City Planning Commission on September 15, 1988. The Council wants to assure that any such project is compatible with the Center and any expansion thereof.

To achieve this, this ordinance provides for Commission recommendation and final action by the Council on such projects. However, under current Zoning Ordinance procedures, the Commission could take final action on such projects on September 15, 1988, and the projects would not be reviewed by the Council unless appeals were filed. For the procedure of this ordinance to be operative at the time of Commission hearing and action on these projects, this ordinance must take effect on September 14, 1988.

PASSED FOR PUBLICATION:

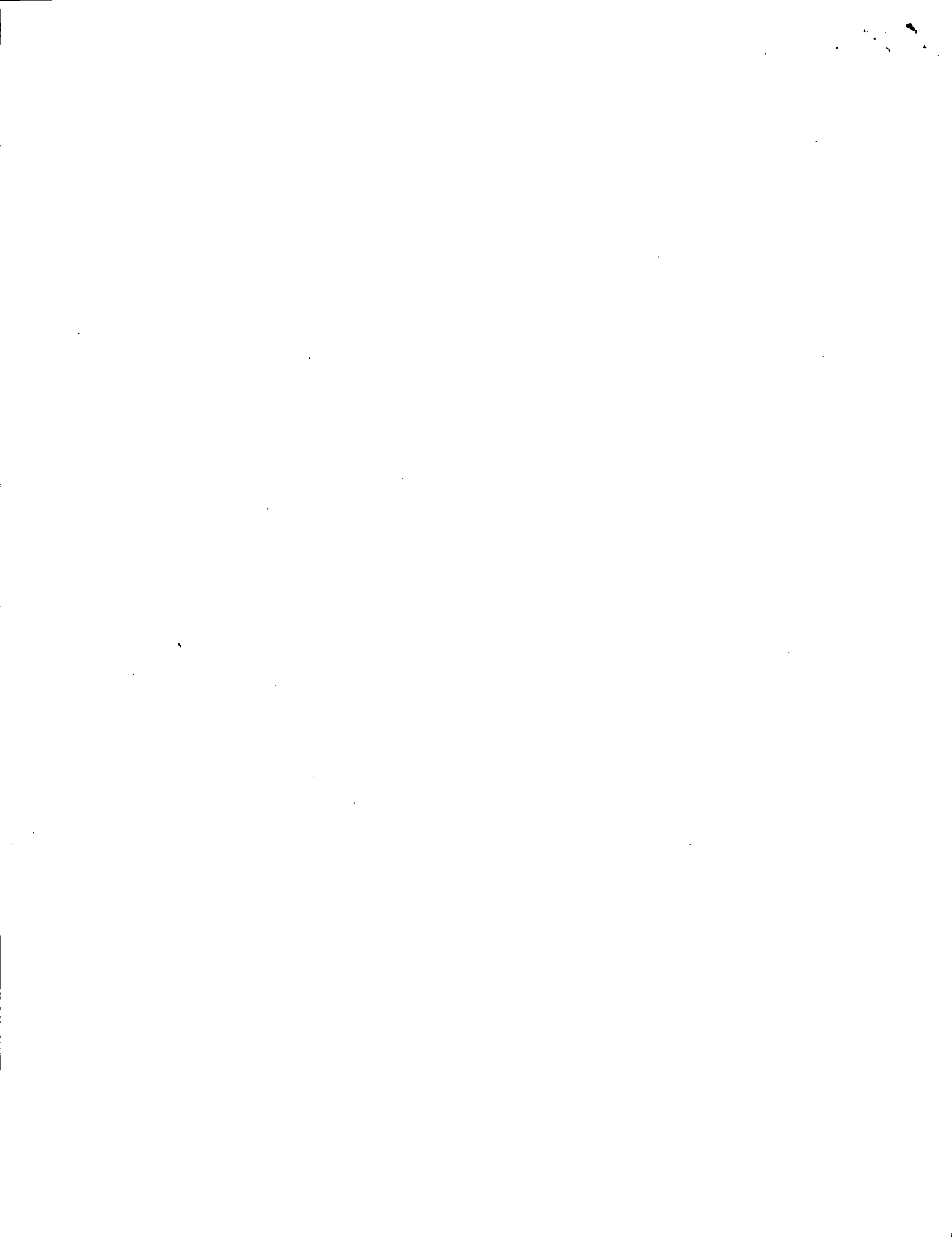
DATE ENACTED:

DATE EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK



Ord. re City Council
 review of certain
 Mayor's Bus Dist +
 Central - the Ord on
 Declaration Ord of
 Emergency Ord -
 9-14-88
 - Adopt Ord -