

ORDINANCE NO. 98-051

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF DEC 01 1998

AN ORDINANCE ADDING A SUBSECTION TO SECTION 2-G TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO COMMUNITY SERVING USES ON SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) OWNED PROPERTY IN THE FRANKLIN VILLA COMPLEX (M97-037)

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

SECTION 1.

Section 2-G of the Comprehensive Zoning Ordinance of the City of Sacramento is hereby amended by adding a subsection thereto to read:

11. Subject to approval of a Zoning Administrator's Special Permit, community serving uses may be established on residentially-zoned property owned and operated by the Sacramento Housing and Redevelopment Agency (SHRA) located within the Franklin Villa complex.
 - (a) terms and conditions: The following terms and conditions shall apply to such community serving uses:
 - i. community serving uses: The term "community serving uses" shall be limited to medical services, such as health or dental clinics (not drug treatment facilities), child care, career counseling and education, or greenhouses for community gardens, designed to serve area residents.
 - ii. approved lease: No application for a special permit pursuant to this subsection shall be accepted as complete, or considered or deemed to be complete, unless and until a lease or conditional lease with SHRA has been approved by SHRA and satisfactory proof submitted to the Zoning Administrator.
 - iii. size restriction: The community serving use(s) may occupy not more than five thousand (5,000) square feet, either in any existing building or a building to be constructed.

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iv. SHRA ownership and control; expiration of special permit: The special permit for community serving uses approved pursuant to this provision, shall be valid, and the community serving uses may operate, only so long as the property is owned and controlled by the SHRA; should the SHRA cease to own and control the property, the property previously devoted to community serving use(s) shall only be used for uses permitted in the applicable residential zone.

b. Notice shall be given as follows:

i. notice of hearing: Notwithstanding the provisions of Section 15-H-2, notice of the hearing before the Zoning Administrator on the Special Permit shall be given in the same manner as notice is given of a hearing on a Special Permit before the Planning Commission.

ii. SHRA notice of project: As part of the application for a Zoning Administrator Special Permit under this provision, SHRA shall submit to the Zoning Administrator satisfactory proof that notice of the intent to file the application and to lease the SHRA property for a community-serving use has been given to all property owners within a five hundred (500) foot radius of the proposed site. The notice shall indicated the nature and size of the proposed community-serving use.

PASSED FOR PUBLICATION: 11/24/98

DATE ENACTED: 12/1/98

EFFECTIVE: 12/31/98

ATTEST:

Valerie A. Burrows
CITY CLERK

MAYOR

Joe Sunday

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