

ORDINANCE NO. 94-006

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 0 1 1994

AN ORDINANCE AMENDING SECTION 8-D-8 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES AS AMENDED) TO ALLOW PLANNED UNIT DEVELOPMENT SCHEMATIC PLANS TO BE AMENDED BY THE PLANNING COMMISSION AND CLARIFY PLANNED UNIT DEVELOPMENT GUIDELINES (M93-019)

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

SECTION 1

Section 8-D-8 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance no. 2550, Fourth series as amended) is hereby amended to read as follows:

8. Amendment of Schematic Plan/PUD Guidelines:

- a. An amendment to the schematic plan and/or PUD Guidelines for planned unit development may be initiated by the City Council, the Planning Commission, or by the owner of any parcel of property within the planned unit development.
- b. An application for an amendment to the schematic plan and/or the PUD Guidelines of a planned unit development shall be filed with the Planning Commission and shall be subject to a filing and investigation fee as established in the fee and charge report.
- c. The Planning Commission may grant the amendment of a schematic plan and/or PUD Guidelines provided that each of the following conditions are met:
 1. The proposed amendments to the schematic plan and/or PUD guidelines do not alter the height or setback requirements as set forth in the PUD guidelines;
 2. The proposed amendments to the schematic plan and/or PUD guidelines do not change the types or intensity of land uses.

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The procedural requirements for a schematic plan amendment and/or PUD Guidelines under this subparagraph "c" shall be governed by the provisions of Section 18 of this Ordinance as they apply to the City Planning Commission to the extent that Section 18 provisions do not conflict with this Section, and notice of the hearing shall be provided in the same manner and to the same extent as required for rezoning of property pursuant to Section 13 of this Ordinance.

- d. If the conditions in subparagraphs c(1) and c(2) above are not met, the Planning Commission and the City Council shall hold a hearing on the amendment to a schematic plan and/or PUD Guidelines. The procedural requirements for a schematic plan amendment and/or PUD Guidelines hearing shall be governed by the provisions of Section 18 of this Ordinance to the extent that Section 18 provisions do not conflict with this Section, and notice of the hearing shall be provided in the same manner and to the same extent as required for rezoning of property pursuant to Section 13 of this Ordinance.

e. City Council Review

If PUD Schematic Plan or PUD Guideline Amendment is approved or conditionally approved by the Planning Commission, the Planning Director shall forthwith make a written report of such approval to the City Council. Any member of the City Council shall have the right to call up the Schematic Plan or PUD Guideline Amendment for City Council review by filing a written request with the Planning Director within ten (10) days of the final action by the Planning Commission. Upon the filing of a request by a Councilmember to call up a Schematic Plan or PUD Guideline Amendment for City Council review, the Council shall notice and set the matter for a public hearing, which shall be held within thirty (30) days after the request for review has been filed or made, unless the applicant for the PUD Schematic Plan or PUD Guideline Amendment consents to a continuance. Notice of the public hearing shall be given in the same manner as specified in Section 13 of the Zoning Ordinance for the rezoning of property. The Council may add, modify or delete conditions if the Council determines that such changes are necessary to ensure that the Schematic Plan or PUD Guideline Amendment conforms to the original PUD Schematic Plan or PUD Guidelines. Within seven (7) days following the conclusion of the hearing, the City Council shall render its decision.

PASSED FOR PUBLICATION: January 25, 1994

PASSED: February 1, 1994

EFFECTIVE: March 3, 1994

ATTEST:

Valerie A. Burrows
CITY CLERK


MAYOR

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