



# CITY OF SACRAMENTO

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

June 17, 1987

APPROVED  
BY THE CITY COUNCIL

JUN 23 1987

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Zoning Ordinance Amendment to create an overlay zone (AOL) to phase in industrial development adjacent to existing residential uses along Ascot Avenue (M87-072)

Location: South side of Ascot Avenue between Dry Creek Road and Raley Boulevard

### SUMMARY

The proposed zoning ordinance amendment will create and add a new overlay zone onto the existing M-1-S-R zoning for property facing the south side of Ascot Avenue between Dry Creek Road and Raley Boulevard. The purpose of the overlay is to accommodate a phase in of industrial development without disruptive impacts on existing residential uses. The Planning Commission and staff recommend approval of the ordinance.

### BACKGROUND

On March 3, 1987, the City Council adopted a development moratorium on property facing Ascot Avenue between Dry Creek Road and Raley Boulevard. The Council took this action in order to investigate ways to phase in industrial development without disruptive impacts on residential uses.

Staff has surveyed the land use in this area, and found that all of the parcels contain single family dwellings, with the exception of a bar and restaurant located at the corner of Ascot Avenue and Raley Boulevard. Most of the homes appear to be older (over five years) and from a windshield survey, the homes do not have major maintenance problems.

In order to phase in development, staff utilized the following objectives.

- Identify and allow less intensive, non-residential uses to proceed without additional review beyond what exists today to encourage their development.
- Identify and subject intense, non-residential uses that could have adverse impacts on adjacent homes to discretionary review.
- Develop site standards for all non-residential uses. These standards will provide the project developers with a clear list of items that the City will be looking for and will help to ensure that future development will be planned in a compatible manner with surrounding residential uses.

The attached ordinance accomplishes these objectives by establishing a new overlay zone for affected properties. This zone will require a discretionary special permit for the most intensive and potential nuisance producing uses such as auto wrecking, auto body repair and dismantling, recycling centers, etc. Other uses will be permitted by right after development plan review and compliance with established standards.

In addition to requiring a special permit for certain uses, the proposed ordinance also includes development standards. These specific standards will regulate noise, outdoor activities, lighting, infrastructure services, landscaping, hours of operation, walls and other site characteristics. The addition of new yard setback standards are designed to avoid commercial and industrial buildings being placed too close or in front of existing homes. The landscaping standards will provide additional screening from Ascot Avenue. These standards will be mandatory for permitted uses. In addition, they will be used as minimum standards during the review of special permits. By adopting these development standards, the City can further ensure that residential homes will not be adversely affected by new non-residential development.

Prior to the June 11, 1987, Planning Commission meeting, Planning staff reviewed the ordinance with property owners on Ascot Avenue and made refinements based on comments received, the Planning Commission also made further refinements based on public testimony. The ordinance also contain an exemption of projects approved by the City Council prior to adoption of the ordinance.

#### VOTE OF THE PLANNING COMMISSION

On June 11, 1987, the Commission voted nine ayes and no nays to recommend approval of the Negative Declaration and Zoning Ordinance Amendment.

City Council

-3-

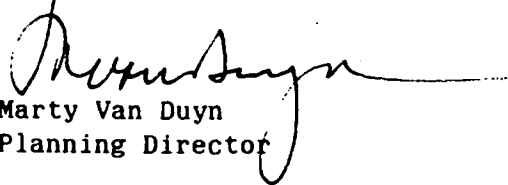
June 17, 1987

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratify the Negative Declaration;
- 2. Adopt the attached Ordinance for the Ascot Overlay Zone.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:AG:tc  
attachments

June 23, 1987  
District No. 2

M87-072

# ORDINANCE NO. 87-074

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

## NEW (AOL) ASCOT OVERLAY ZONE

AN ORDINANCE ADDING SECTION 32 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO LAND USE RESTRICTIONS IN THE VICINITY OF MCCLELLAN AFB (M87-072)

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

### Section 1.

Section 32 is hereby added to the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2559, Fourth Series, to read as follows:

### Section 32 Ascot Avenue Overlay Zone

#### A. Purpose and Findings

The purpose of this Section 32 is to help protect the health, safety and general welfare of people in the vicinity of McClellan AFB during development of non-residential uses. More specifically, this section is intended to provide for sensible growth and maintenance of commercial and industrial uses in an area designated for this type of development but which contains existing residential uses.

The Council also finds that this Ordinance is consistent with the North Sacramento Community Plan by accommodating projected growth in an orderly, efficient and attractive manner.

#### B. AOL Ascot Avenue Overlay Zone

1. The AOL designation appearing after a land use 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 zone. In the event of a conflict between a provision of this Section 32 and a provision contained in another section of the Zoning Ordinance, the most restrictive provision shall apply. The underlying zone is M-1-S-R. The "R" identifies the need for obtaining development plan review and approval by the City Planning Commission prior to issuance of building permits.
2. The AOL designation shall be applied to that area as generally delineated on Attachment 1 of this ordinance and as more specifically delineated on the official zoning maps of the City.

C. Use Chart

1. A "yes" on the following chart indicates that the use is permitted in the overlay zone; a "no" indicates that the use is prohibited in this zone; an "sp" indicates that a special permit is required to locate the use in this particular zone; and a number indicates that the use is subject to special conditions as listed in Section 2-E. A footnote after a "yes", "sp", or a number indicates that the use is subject to the limitations stated for that footnote.

LAND USE OVERLAY ZONE - AOL

Residential

Single Family Dwelling	13
Two-Family Dwelling	13
Multi-Family Dwelling	13
Group Quarters	13
Mobile Home, Park or Courts	25
Family Day Care Facility	SP
Residential Care Facility	SP
Other Residential	No

Commercial

Advertising Signs and Structures	Yes
Agricultural Uses - General	Yes
Amusement Centers - Indoor Only	Yes
Auto Wrecking	SP
Auto Maintenance	Yes
Auto Sales and Rental	Yes
Auto Body, Repair, Dismantling	SP
Bakery or Bakery Goods Store	Yes
Bank - Saving and Loan	Yes
Barber, Beauty Shop	Yes
Business College Trade School	Yes
Cabinet Shop	SP
Cleaning Plant, Commercial	SP
Cleaning, Laundry Agency	Yes
Convenience Market	34
Dance, Music Voice Studios	Yes
Drive-In Restaurant Food Stand	Yes
Equipment Rental and Sales Yard	SP
Florist	Yes
Food Store Delicatessen	Yes
Furniture Refinishing	SP
Furniture Store	Yes
Hotel	Yes

Laboratory - Medical, Dental Optical	Yes
Laundry, Commercial Plant	SP
Laundromat - Self Service Cleaner	Yes
Mortuary	Yes
Motel	Yes
Nursery for Flowers and Plants	Yes
Offices	35
Non-Residential Care Facility	SP
Parking Lot, Garage, or Facility	Yes
Photographic Studio	Yes
Prescription Pharmacy Optician	Yes
Printing and Blueprinting	SP
Recycling Center	SP
Reducing Salon-Masseur, Racquetball, Judo School	Yes
Restaurant-Bar	Yes
Retail Stores and Services	12
Service Station	10
Shop for Building Contractor	Yes
Sign Shop	Yes
Tire Shop, including Recapping	SP
Trailer Sales Yard	10
Used Car Lot	10
Wholesale Stores and Distributors	SP-1
Commercial Recreation Vehicle Storage	Yes
Christmas Tree Sales Lots	20
Adult Entertainment Establishment or Activity	22
Astrology and Related Practices	22
Adult Related Establishment	24
Bus and other Transit Terminals Depots and Private Passenger Stations Public and Private	SP
Mini Storage/Individual Storage Locker Buildings	36
Bus and other Transit Vehicle Maintenance and Storage	SP
Halloween Haunted Houses	27
Bed and Breakfast Inn	No
Towing Service and Vehicle Storage	39
<u>Industrial</u>	
Beverage Bottling Plant	SP-1
Billboard Manufacturer	SP
Boat Building (small)	SP-2
Concrete Batch Plant	SP
Cement or Clay Products Manufacturing	SP

Contractor's Storage Yard	SP
Dairy Products Processing	SP
Food Processing Plant	SP
Fuel Yard	SP
Ice Manufacturer-Cold Storage Plant	SP1
Junk Yard	SP
Lumber Yard-Retail	SP
Machine Shop	SP1
Monument Works, Stone	SP
Petroleum Storage	SP
Planing Mill	SP
Public Utility Yard	SP
Recycling Plant	SP
Railroad Yard or Shops	SP
Terminal Yard, Trucking	SP
Truck and Tractor Repair	SP
Warehousing-Wholesaling	SP1

2. The footnotes appearing in the Section 32-C-1 chart have the following meaning:

- a) Footnote 1: The maximum gross area floor area of a building used for this purpose shall be 6,400 square feet.
- b) Footnote 2: This use shall be conducted entirely within an enclosed building.

D. Development Standards

1. The following development standards shall apply to all uses designated with a number or "yes" on the use chart in Section 32-C. these development standards shall constitute minimum standards which require a special permit on the use chart.

a) Street Side Yard Setbacks - Next to parcels with a Non Residential Use

The required side yard setbacks for development located adjacent to a non-residential use shall be 25 feet from side yards next to a public street. No side yard setbacks shall be required for interior property lines.

b) Side Yard Setbacks - Next to a Residential Use

Buildings placed next to a parcel used for residential purposes shall have a 35 foot side yard setback for the first 200 feet. No side yard setback will be required for buildings placed further than 200 feet from the front property line. The front setback shall be a minimum of 70 feet from the front property line.

c) Walls

A six foot high masonry wall shall be required according to Sections 3-D-b(1) (2) of the Zoning Ordinance. This section states that walls next to residential uses shall be constructed as follows:

- 1) Parcels Abutting Residential Uses. Any development, improvement or use of a site for other than residential purposes shall provide a minimum six (6) foot high solid wall of masonry, brick or similar material along all property lines which abut a residential zone or residence. Said wall, however, shall not extend into any required front yard or street side yard setback area, or beyond the required setbacks of the abutting residential zone or residence. If the development is separated from a residential zone or residence by an alley, no wall or fence shall be required.
- 2) Walls or Fences Adjacent to Public Streets or Public Rights-of-Way. If a wall or fence is placed adjacent to a paved area of parking lot adjoining a public street or public right-of-way, a minimum four (4) foot wide landscaped and irrigated planting strip composed of climbing vines, shrubs or trees is required along the base of that portion of the wall or fence that fronts the public street or public Right-of-Way. Such landscaping shall be properly irrigated and maintained.

d) Outdoor Uses

Except for the storage of equipment, materials and plant nursery, all other uses shall be located in doors. Outdoor storage, as defined above, shall be located on a paved surface with proper drainage and screening from the public street. Screening shall consist of a combination of fencing and landscaping.

e) Surface Paving

Surface paving shall be provided according to Section 6-D-3 of the City's Zoning Ordinance, which state the following:

Surfacing is required for all off street parking, loading storage, sales, rental or service areas for vehicles including service stations and used car lots. Surfacing required: 2" compacted asphaltic paving over 4" aggregate base rock, or a 3" Portland cement paving. Paving to include driveways from facility to edge of public street paving.



Provided, however, that a maximum of two (2) feet of any parking stall depth, as specified in the charts included in Section 6-C-1-(a), may be unpaved if such area is landscaped and a six (6) inch high and thick raised front bumper curb separates the landscaped and paved portions of the parking stall. (Ordinance No. 82 039, June 1, 1982)

f) Lighting

All exterior lighting shall be directed away from adjacent residential uses.

g) Services

Water, sewer, drainage and street improvements shall be provided to the satisfaction of the City Engineer.

h) Signage

Only monument signs shall be used for detached signage. The monument sign shall be no higher than 8 feet and no longer than one square foot for each lineal front foot of street frontage. The monument sign shall be at least ten feet from the property line and driveway.

i) Landscaping

The required 25 foot setback area shall be bermed and landscaped and shall include an irrigation system. In addition, tree shading in the parking area shall be provided according to Section 6-D-19 of the Zoning Ordinance.

j) Hours of Operation

When buildings are located adjacent to residential uses, the hours of operation for new uses shall be limited to 7:00 a.m. to 8:00 p.m. A special permit shall be required to exceed the hours of operation.

k) Private Drives

All uses shall have paved and improved access drives from a public street.

l) Noise, Dust Odor and Other Nuisances

All uses shall not create dust, odor or other nuisance producing activities. In addition, noise levels shall not exceed those standards specified in the City's noise ordinance.

m) Hazardous Materials

All businesses shall conform to existing regulations governing the storage and use of hazardous materials.

n) Livestock

Livestock shall be permitted for a time period not to exceed ten years.

D. Exemptions

1. Site and development plans approved by the City Council prior to the effective date of this ordinance, are exempt from the provisions of this ordinance. However, any changes to these approved site plans shall comply.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M87-072

M87-072

June 11, 1987

Item #37

AMENDMENTS TO THE NEW (AOL)

ASCOT OVERLAY ZONE

Section 32

D. Development Standards

- 1(a). Street side yard setbacks - Next to parcels with a Non Residential Use.
- 1(b). Buildings placed next to a parcel used for residential purposes shall have a 35 foot side yard setback for the first 200 feet. No side yard setback will be required for buildings placed farther than 200 feet from the front property line. The front setback shall be a minimum of 70 feet from the front property line.
- 1(n). Livestock
- Livestock shall be permitted for a time period not to exceed ten years.

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

## NEW (AOL) ASCOT OVERLAY ZONE

AN ORDINANCE ADDING SECTION 32 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO LAND USE RESTRICTIONS IN THE VICINITY OF MCCLELLAN AFB (M87-072)

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

### Section 1.

Section 32 is hereby added to the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2559, Fourth Series, to read as follows:

### Section 32 Ascot Avenue Overlay Zone

#### A. Purpose and Findings

The purpose of this Section 32 is to help protect the health, safety and general welfare of people in the vicinity of McClellan AFB during development of non-residential uses. More specifically, this section is intended to provide for sensible growth and maintenance of commercial and industrial uses in an area designated for this type of development but which contains existing residential uses.

The Council also finds that this Ordinance is consistent with the North Sacramento Community Plan by accommodating projected growth in an orderly, efficient and attractive manner.

#### B. AOL Ascot Avenue Overlay Zone

1. The AOL designation appearing after a land use 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 zone. In the event of a conflict between a provision of this Section 32 and a provision contained in another section of the Zoning Ordinance, the most restrictive provision shall apply. The underlying zone is M-1-S-R. The "R" identifies the need for obtaining development plan review and approval by the City Planning Commission prior to issuance of building permits.
2. The AOL designation shall be applied to that area as generally delineated on Attachment 1 of this ordinance and as more specifically delineated on the official zoning maps of the City.

C. Use Chart

1. A "yes" on the following chart indicates that the use is permitted in the overlay zone; a "no" indicates that the use is prohibited in this zone; an "sp" indicates that a special permit is required to locate the use in this particular zone; and a number indicates that the use is subject to special conditions as listed in Section 2-E. A footnote after a "yes", "sp", or a number indicates that the use is subject to the limitations stated for that footnote.

<u>LAND USE</u>	<u>OVERLAY ZONE - AOL</u>
<u>Residential</u>	
Single Family Dwelling	13
Two-Family Dwelling	13
Multi-Family Dwelling	13
Group Quarters	13
Mobile Home, Park or Courts	25
Family Day Care Facility	SP
Residential Care Facility	SP
Other Residential	No
<u>Commercial</u>	
Advertising Signs and Structures	Yes
Agricultural Uses - General	Yes
Amusement Centers - Indoor Only	Yes
Auto Wrecking	SP
Auto Maintenance	Yes
Auto Sales and Rental	Yes
Auto Body, Repair Dismantling	SP
Bakery or Bakery Goods Store	Yes
Bank - Saving and Loan	Yes
Barber, Beauty Shop	Yes
Business College Trade School	Yes
Cabinet Shop	SP
Cleaning Plant, Commercial	SP
Cleaning, Laundry Agency	Yes
Convenience Market	34
Dance, Music Voice Studios	Yes
Drive-In Restaurant Food Stand	Yes
Equipment Rental and Sales Yard	SP
Florist	Yes
Food Store Delicatessen	Yes
Furniture Refinishing	SP
Furniture Store	Yes
Hotel	Yes

Laboratory - Medical, Dental Optical	Yes
Laundry, Commercial Plant	SP
Laundromat - Self Service Cleaner	Yes
Mortuary	Yes
Motel	Yes
Nursery for Flowers and Plants	Yes
Offices	35
Non-Residential Care Facility	SP
Parking Lot, Garage, or Facility	Yes
Photographic Studio	Yes
Prescription Pharmacy Optician	Yes
Printing and Blueprinting	SP
Recycling Center	SP
Reducing Salon-Masseur, Racquetball, Judo School	Yes
Restaurant-Bar	Yes
Retail Stores and Services	12
Service Station	10
Shop for Building Contractor	Yes
Sign Shop	Yes
Tire Shop, including Recapping	SP
Trailer Sales Yard	10
Used Car Lot	10
Wholesale Stores and Distributors	SP-1
Commercial Recreation Vehicle Storage	Yes
Christmas Tree Sales Lots	20
Adult Entertainment Establishment or Activity	22
Astrology and Related Practices	22
Adult Related Establishment	24
Bus and other Transit/Terminals Depots and Private Passenger Stations Public and Private	SP
Mini Storage/Individual Storage Locker Buildings	36
Bus and other Transit Vehicle Maintenance and Storage	SP
Halloween Haunted Houses	27
Bed and Breakfast Inn	No
Towing Service and Vehicle Storage	39
 <u>Industrial</u>	
Beverage Bottling Plant	SP-1
Billboard Manufacturer	SP
Boat Building (small)	SP-2
Concrete Batch Plant	SP
Cement or Clay Products Manufacturing	SP

Contractor's Storage Yard	SP
Dairy Products Processing	SP
Food Processing Plant	SP
Fuel Yard	SP
Ice Manufacturer-Cold Storage Plant	SP1
Junk Yard	SP
Lumber Yard-Retail	SP
Machine Shop	SP1
Monument Works, Stone	SP
Petroleum Storage	SP
Planing Mill	SP
Public Utility Yard	SP
Recycling Plant	SP
Railroad Yard or Shops	SP
Terminal Yard, Trucking	SP
Truck and Tractor Repair	SP
Warehousing-Wholesaling	SP1

2. The footnotes appearing in the Section 32-C-1 chart have the following meaning:
  - a) Footnote 1: The maximum gross area floor area of a building used for this purpose shall be 6,400 square feet.
  - b) Footnote 2: This use shall be conducted entirely within an enclosed building.

D. Development Standards

1. The following development standards shall apply to all uses designated with a number or "yes" on the use chart in Section 32-C. these development standards shall constitute minimum standards which require a special permit on the use chart.
  - a) Street Side Yard Setbacks - Next to parcels with a Non Residential Use  
 The required side yard setbacks for development located adjacent to a non-residential use shall be 25 feet from side yards next to a public street. No side yard setbacks shall be required for interior property lines.
  - b) Side Yard Setbacks - Next to a Residential Use  
 Buildings placed next to a parcel used for residential purposes shall have a 35 foot side yard setback for the first 200 feet. No side yard setback will be required for buildings placed further than 200 feet from the front property line. The front setback shall be a minimum of 70 feet from the front property line.

c) Walls

A six foot high masonry wall shall be required according to Sections 3-D-b(1) (2) of the Zoning Ordinance. This section states that walls next to residential uses shall be constructed as follows:

- 1) Parcels Abutting Residential Uses. Any development, improvement or use of a site for other than residential purposes shall provide a minimum six (6) foot high solid wall of masonry, brick or similar material along all property lines which abut a residential zone or residence. Said wall, however, shall not extend into any required front yard or street side yard setback area, or beyond the required setbacks of the abutting residential zone or residence. If the development is separated from a residential zone or residence by an alley, no wall or fence shall be required.
- 2) Walls or Fences Adjacent to Public Streets or Public Rights-of-Way. If a wall or fence is placed adjacent to a paved area of parking lot adjoining a public street or public right-of-way, a minimum four (4) foot wide landscaped and irrigated planting strip composed of climbing vines, shrubs or trees is required along the base of that portion of the wall or fence that fronts the public street or public Right-of-Way. Such landscaping shall be properly irrigated and maintained.

d) Outdoor Uses

Except for the storage of equipment, materials and plant nursery, all other uses shall be located in doors. Outdoor storage, as defined above, shall be located on a paved surface with proper drainage and screening from the public street. Screening shall consist of a combination of fencing and landscaping.

e) Surface Paving

Surface paving shall be provided according to Section 6-D-3 of the City's Zoning Ordinance, which state the following:

Surfacing is required for all off street parking, loading storage, sales, rental or service areas for vehicles including service stations and used car lots. Surfacing required: 2" compacted asphaltic paving over 4" aggregate base rock, or a 3" Portland cement paving. Paving to include driveways from facility to edge of public street paving.



Provided, however, that a maximum of two (2) feet of any parking stall depth, as specified in the charts included in Section 6-C-1-(a), may be unpaved if such area is landscaped and a six (6) inch high and thick raised front bumper curb separates the landscaped and paved portions of the parking stall. (Ordinance No. 82 039, June 1, 1982)

f) Lighting

All exterior lighting shall be directed away from adjacent residential uses.

g) Services

Water, sewer, drainage and street improvements shall be provided to the satisfaction of the City Engineer.

h) Signage

Only monument signs shall be used for detached signage. The monument sign shall be no higher than 8 feet and no longer than one square foot for each lineal front foot of street frontage. The monument sign shall be at least ten feet from the property line and driveway.

i) Landscaping

The required 25 foot setback area shall be bermed and landscaped and shall include an irrigation system. In addition, tree shading in the parking area shall be provided according to Section 6-D-19 of the Zoning Ordinance.

j) Hours of Operation

When buildings are located adjacent to residential uses, the hours of operation for new uses shall be limited to 7:00 a.m. to 8:00 p.m. A special permit shall be required to exceed the hours of operation.

k) Private Drives

All uses shall have paved and improved access drives from a public street.

l) Noise, Dust Odor and Other Nuisances

All uses shall not create dust, odor or other nuisance producing activities. In addition, noise levels shall not exceed those standards specified in the City's noise ordinance.

m) Hazardous Materials

All businesses shall conform to existing regulations governing the storage and use of hazardous materials.

n) Livestock

Livestock shall be permitted for a time period not to exceed ten years.

D. Exemptions

- 1. Site and development plans approved by the City Council prior to the effective date of this ordinance, are exempt from the provisions of this ordinance. However, any changes to these approved site plans shall comply.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

AMENDMENTS TO THE NEW (AOL)

ASCOT OVERLAY ZONE

Section 32

D. Development Standards

1(a). Street side yard setbacks - Next to parcels with a Non Residential Use.

1(b). Buildings placed next to a parcel used for residential purposes shall have a 35 foot side yard setback for the first 200 feet. No side yard setback will be required for buildings placed farther than 200 feet from the front property line. The front setback shall be a minimum of 70 feet from the front property line.

1(n). Livestock

Livestock shall be permitted for a time period not to exceed ten years.

**Sacramento City Planning Commission  
VOTING RECORD**

**MEETING DATE**  
June 11, 1987

**ITEM NUMBER**  
37

**PERMIT NUMBER**  
PM87-072

**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 DET.  |
| <input type="checkbox"/> VARIANCE                 | <input checked="" type="checkbox"/> OTHER <u>Amend zoning Ordinance to create overlay zone (AOZ)</u> |

**STAFF RECOMENDATION**

Favorable  Unfavorable

Correspondence

Petition

**LOCATION**  
South side of Ascot Ave. between Dry Creek Road  
& Haley Blvd.

**PROPOSERS**

NAME	ADDRESS
<u>Larry Cossick</u>	<u>1230 Ascot</u>
<u>Richard Vincent</u>	<u>1442 "</u>

**OPPOSERS**

NAME	ADDRESS
<u>Imogene Sanders</u>	<u>1220 Ascot</u>
<u>Her Rocky</u>	<u>1220 "</u>

**MOTION#**

	YES	NO	MOTION SECOND
Chinn	✓		
Ferrie	✓		✓
Goodin	✓		
Hollick	✓		
Holloway	✓		
Ishmael	✓		
Otto	✓		
Walton	✓		
Ramirez	✓		

PLANNING AND DEVELOPMENT

**MOTION**

- |  |   |
|--|---|
| <input type="checkbox"/> TO APPROVE  | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL <i>as amended</i> |
| <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 FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION   |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS 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 _____  |

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Zoning Ordinance Amendment to create an overlay zone (AOL) to phase in industrial development adjacent to existing residential uses along Ascot Avenue (M87-072).

Location: South side of Ascot Avenue between Dry Creek Road & Raley Boulevard

SUMMARY: On March 3, 1987, the City Council adopted a development moratorium on property facing Ascot Avenue between Dry Creek Road and Raley Boulevard. The Council took this action in order to investigate ways to phase in industrial development without disruptive impacts on residential uses.

The attached ordinance, which establishes a new overlay zone, accomplished this direction given by the Council by requiring special permits for more intensive non-residential uses, allowing low intensive uses to development as a matter of right, and requiring all uses to comply with specific development standards. The City can continue to allow non-residential development to occur but, at the same time, ensure that uses will not adversely affect existing residential homes.

BACKGROUND: On March 3, 1987, the City Council adopted a development moratorium on property facing Ascot Avenue between Dry Creek Road and Raley Boulevard. The Council took this action in order to investigate ways to phase in industrial development without disruptive impacts on residential uses.

Staff has surveyed the land use in this area, and found that all of the parcels contain single family dwellings, with the exception of a bar and restaurant located at the corner of Ascot Avenue and Raley Boulevard. Most of the homes appear to be older (over five years) and from a windshield survey, the homes do not have major maintenance problems.

In order to phase in development, staff believes the following objectives should be addressed.

- Allow low intensive, non-residential uses by right to encourage development.
- Regulate high intensive, non-residential uses that could have adverse impacts on adjacent homes.
- Develop site standards for all non-residential uses which will ensure that future development will be compatible with surrounding residential uses.

The attached ordinance satisfies these objectives by establishing a new overlay zone for affected properties. This zone will require special permits for the most intensive and potential nuisance producing uses such as auto wrecking, auto body repair and dismantling.

equipment rental and sales yard, a recycling center, wholesale stores and distributors. Other uses will be permitted by right after development plan review and compliance with existing land use conditions. This provision of the new overlay zone allows City to review and regulate intense non-residential uses which could adversely impact existing homes.

In addition to requiring a special permit for certain uses, the proposed ordinance also includes development standards. These specific standards will regulate noise, outdoor activities, lighting, infrastructure services, landscaping, hours of operation, walls and other site characteristics. The side yard setback standards were designed to avoid tall buildings being placed next to homes. The landscaping standards will provide additional screening from Ascot Avenue. These standards will be mandatory for permitted uses. In addition, they will be used as minimum standards during the review of special permits. By adopting these development standards, the City can further ensure that residential homes will not be adversely affected by new non-residential development.

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

- A. Ratify the Negative Declaration.
- B. Adopt the attached Zoning Ordinance Amendment.

Respectfully submitted,



Marty Van Duyn,  
Planning Director

MVD:AG:vf

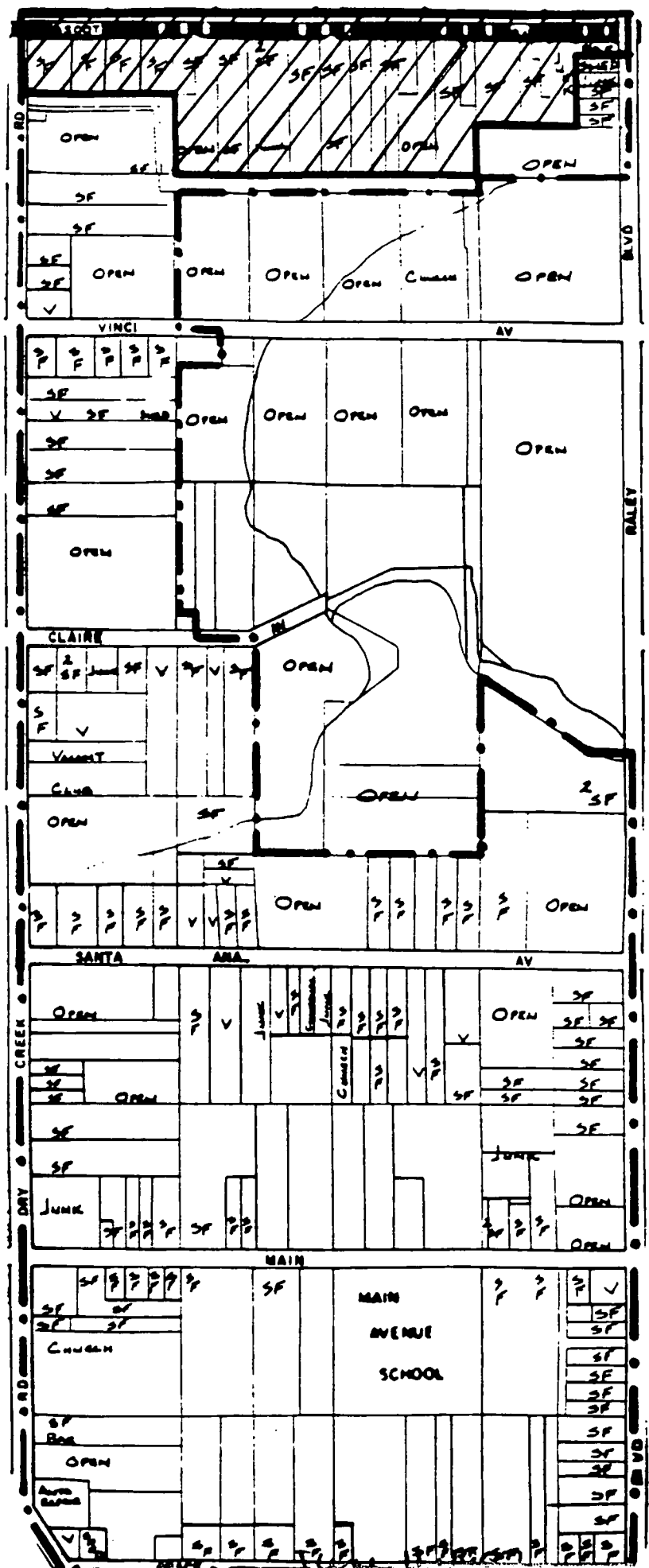


EXHIBIT B

NEW (AOL) ASCOT OVERLAY ZONE

AN ORDINANCE ADDING SECTION 32 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO LAND USE RESTRICTIONS IN THE VICINITY OF MCCLELLAN AFB (M87-072)

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

Section 1.

Section 32 is hereby added to the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2559, Fourth Series, to read as follows:

Section 32 Ascot Avenue Overlay Zone

A. Purpose

The purpose of this Section 32 is to help protect the health, safety and general welfare of people in the vicinity of McClellan AFB during development of non-residential uses. More specifically, this section is intended to provide for sensible growth and maintenance of commercial and industrial uses in an area designated for this type of development but which contains existing residential uses.

B. AOL Ascot Avenue Overlay Zone

1. The AOL designation appearing after a land use 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 zone. In the event of a conflict between a provision of this Section 32 and a provision contained in another section of the Zoning Ordinance, the most restrictive provision shall apply.
2. The AOL designation shall be applied to that area as generally delineated on Attachment 1 of this ordinance and as more specifically delineated on the official zoning maps of the City.



C. Use Chart

- 1. A "yes" on the following chart indicates that the use is permitted in the overlay zone; a "no" indicates that the use is prohibited in this zone; an "sp" indicates that a special permit is required to locate the use in this particular zone; and a number indicates that the use is subject to special conditions as listed in Section 2-E. A footnote after a "yes", "sp", or a number indicates that the use is subject to the limitations stated for that footnote.

<u>LAND USE</u>	<u>OVERLAY ZONE - AOL</u>
-----------------	---------------------------

Residential

Single Family Dwelling	13
Two-Family Dwelling	13
Multi-Family Dwelling	13
Group Quarters	13
Mobile Home, Park or Courts	25
Family Day Care Facility	SP
Residential Care Facility	SP
Other Residential	No

Commercial

Advertising Signs and Structures	Yes
Agricultural Uses - General	Yes
Amusement Centers - Indoor Only	Yes
Auto Wrecking	SP
Auto Maintenance	Yes
Auto Sales and Rental	Yes
Auto Body, Repair, Dismantling	SP
Bakery or Bakery Goods Store	Yes
Bank - Saving and Loan	Yes
Barber, Beauty Shop	Yes
Business College Trade School	Yes
Cabinet Shop	Yes
Cleaning Plant, Commercial	Yes
Cleaning, Laundry Agency	Yes
Convenience Market	34
Dance, Music, Voice Studios	Yes
Drive-In Restaurant Food Stand	Yes
Equipment Rental and Sales Yard	SP
Florist	Yes
Food Store Delicatessen	Yes
Furniture Refinishing	Yes
Furniture Store	Yes
Hotel	Yes

Laboratory - Medical, Dental, Optical	Yes
Laundry, Commercial Plant	Yes
Laundromat - Self Service Cleaner	Yes
Mortuary	Yes
Motel	Yes
Nursery for Flowers and Plants	Yes
Offices	35
Non-Residential Care Facility	SP
Parking Lot, Garage, or Facility	Yes
Photographic Studio	Yes
Prescription Pharmacy Optician	Yes
Printing and Blueprinting	Yes
Recycling Center	SP
Reducing Salon-Masseur, Racketball, Judo School	Yes
Restaurant-Bar	Yes
Retail Stores and Services	12
Service Station	10
Shop for Building Contractor	Yes
Sign Shop	Yes
Tire Shop, including Recapping	Yes
Trailer Sales Yard	10
Used Car Lot	10
Wholesale Stores and Distributors	SP <sup>1</sup>
Commercial Recreation Vehicle Storage	Yes
Christmas Tree Sales Lots	20
Adult Entertainment Establishment or Activity	22
Astrology and Related Practices	22
Adult Related Establishment	24
Bus and other Transit Terminals Depots and Private Passenger Stations Public and Private	SP
Mini Storage/Individual Storage/ Locker Buildings	36
Bus and other Transit Vehicle Maintenance and Storage	SP
Halloween Haunted Houses	27
Bed and Breakfast Inn	No

Industrial

Beverage Bottling Plant	SP <sup>1</sup>
Billboard Manufacturer	SP
Boat Building (small)	SP <sup>2</sup>
Concrete Batch Plant	SP
Cement or Clay Products Manufacturing	SP

Contractor's Storage Yard	SP
Dairy Products Processing	SP
Food Processing Plant	SP
Fuel Yard	SP
Ice Manufacturer-Cold Storage Plant	SP1
Junk Yard	SP
Lumber Yard-Retail	SP
Machine Shop	SP1
Monument Works, Stone	SP
Petroleum Storage	SP
Planning Mill	SP
Public Utility Yard	SP
Recycling Plant	SP
Railroad Yard or Shops	SP
Terminal Yard, Trucking	SP
Truck and Tractor Repair	SP
Warehousing-Wholesaling	SP1

2. The footnotes appearing in the Section 32-C-1 chart have the following meaning:
  - a) Footnote 1: The maximum gross area floor area of a building used for this purpose shall be 6,400 square feet.
  - b) Footnote 2: This use shall be conducted entirely within an enclosed building.

D. Development Standards

1. The following development standards shall apply to all uses designated with a number or "yes" on the use chart in Section 32-C. these development standards shall constitute minimum standards which require a special permit on the use chart.

a) Side Yard Setbacks - Next to parcels with a Non Residential Use

The required side yard setbacks for development located adjacent to a non-residential use shall be 25 feet from side yards next to a public street. No side yard setbacks shall be required for interior property lines.

b) Side Yard Setbacks - Next to a Residential Use

Buildings placed next to a parcel used for residential purposes shall have a 35 foot side yard setback for the first 200 feet. No side yard setback will be required for buildings placed further than 200 feet from the front property line.

c) Walls

A six foot high masonry wall shall be required according to Sections 3-D-b(1)(2) of the Zoning Ordinance. This section states that walls next to residential uses shall be constructed as follows:

- 1) Parcels Abutting Residential Uses. Any development, improvement or use of a site for other than residential purposes shall provide a minimum six (6) foot high solid wall of masonry, brick or similar material along all property lines which abut a residential zone or residence. Said wall, however, shall not extend into any required front yard or street side yard setback area, or beyond the required setbacks of the abutting residential zone or residence. If the development is separated from a residential zone or residence by an alley, no wall or fence shall be required.
- 2) Walls or Fences Adjacent to Public Streets or Public Rights-of-Way. If a wall or fence is placed adjacent to a paved area of parking lot adjoining a public street or public right-of-way, a minimum four (4) foot wide landscaped and irrigated planting strip composed of climbing vines, shrubs or trees is required along the base of that portion of the wall or fence that fronts the public street or public right-of-way. Such landscaping shall be properly irrigated and maintained.

d) Outdoor Uses

Except for the storage of equipment, materials, and plant nursery, all other uses shall be located indoors. Outdoor storage, as defined above, shall be located on a paved surface with proper drainage and screening from the public street. Screening shall consist of a combination of fencing and landscaping.

e) Surface Paving

Surface paving shall be provided according to Section 6-D-3 of the City's Zoning Ordinance, which state the following:

Surfacing is required for all off street parking, loading storage, sales, rental or service areas for vehicles including service stations and used car lots. Surfacing required: 2" compacted asphaltic paving over 4" aggregate base rock, or 3" portland cement paving. Paving to include driveways from facility to edge of public street paving.

Provided, however, that a maximum of two (2) feet of any parking stall depth, as specified in the charts included in Section 6-C-1-(a), may be unpaved if such area is landscaped and a six (6) inch high and thick raised front bumper curb separates the landscaped and paved portions of the parking stall. (Ordinance No. 82 039, June 1, 1982)

f) Lighting

All exterior lighting shall be directed away from adjacent residential uses.

g) Services

Water, sewer, drainage and street improvements shall be provided to the satisfaction of the City Engineer.

h) Signage

Only monument signs shall be used for detached signage. The monument sign shall be no higher than 8 feet and no longer than one square foot for each lineal front foot of street frontage. The monument sign shall be at least ten feet from the property line and driveway.

i) Landscaping

The required 25 foot setback area shall be bermed and landscaped and shall include an irrigation system. In addition, tree shading in the parking area shall be provided according to Section 6-D-19 of the Zoning Ordinance.

j) Hours of Operation

When buildings are located adjacent to residential uses, the hours of operation for new uses shall be limited to 7:00 a.m. to 8:00 p.m. A special permit shall be required to exceed the hours of operation.

k) Private Drives

All uses shall have paved and improved access drives from a public street.

l) Noise, Dust, Odor and Other Nuisances

All uses shall not create dust, odor, or other nuisance producing activities. In addition, noise levels shall not exceed those standards specified in the City's noise ordinance.

m) Hazardous Materials

All businesses shall conform to existing regulations governing the storage and use of hazardous materials.



OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 203  
915 I STREET  
SACRAMENTO, CA  
95814-2671

June 29, 1987

916-449-5426

To All Interested Parties:

On June 23, 1987, the Sacramento City Council took the following action(s) for the following item:

Adopted Ord. 87-074 approving a Zoning Ordinance Amendment to create an overlay zone (AOL) to phase in industrial development adjacent to existing residential uses on Ascot Avenue, west of McClellan Air Force Base. (M-87072) (D2)

You may obtain a copy of said ordinance at the cost of \$2.00 at the Office of the City Clerk, 915 I Street, Room 203, Sacramento, CA, 95814.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/lmh/#18

Enclosure

cc: Planning Department