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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

April 30, 1987

APPROVED
BY THE CITY COUNCIL

MAY 5 1987

OFFICE OF THE
CITY CLERK

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

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Report Back on Development Moratorium P86-424

Location: Area bounded by Ascot Avenue on the North, Dry Creek Road on the west, and Raley Boulevard on the east.

SUMMARY

On March 3, 1987, the City Council adopted a sixty day development moratorium for properties facing Ascot Avenue between Dry Creek Road and Raley Boulevard. Staff has conducted a land use survey and draft regulations have been prepared. However, since staff still needs to meet with affected property owners to discuss these proposed regulations and have the Planning Commission conduct a public hearing on the proposal, a 45 day extension of the moratorium is requested. If approved the moratorium will be extended to June 16.

BACKGROUND

On March 3, 1987, the City Council adopted a sixty day development moratorium on property facing Ascot Avenue immediately west of McClellan AFB. The Council took this action in order to investigate ways to phase in industrial development without disruptive impacts on existing residential uses.

Staff has conducted a land use survey for this area and draft regulations have been prepared. These regulations will require a special permit for certain more intense uses, and institute development standards related to setbacks, noise, outdoor activities, infrastructure services, hours of operation, and other site improvements.

Since staff still must meet with affected property owners and present the proposal to the Planning Commission, a 45 day extension of the moratorium is recommended.

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City Council

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April 30, 1987

RECOMMENDATION

Staff recommends that the City Council adopt the attached emergency ordinance which will continue the existing moratorium for 45 days to June 16.

Respectfully submitted,

Art GEE FOR

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MV:AG:tc
attachments

May 5, 1987
District No. 2

P86-424

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APPROVED
BY THE CITY COUNCIL

MAY 5 1987

OFFICE OF THE
CITY CLERK

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ORDINANCE NO. 87-043

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE IMPOSING A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS, SPECIAL PERMITS, VARIANCES AND OTHER ENTITLEMENTS FOR USE, AND DECLARING THIS ORDINANCE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY; ORDINANCE APPLIES TO PROPERTY FRONTING ON ASCOT AVENUE BETWEEN DRY CREEK ROAD AND RALEY BLVD.

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

SECTION 1. Findings.

(a) The Council finds that there exists, in the area covered by this ordinance, residential uses with which development under the M-1, M-1S and M-1-SR zones may be incompatible.

(b) The City Planning Commission has formally instructed the City Planning Division to investigate and report on whether the land uses allowed in the above-mentioned zones are appropriate in the area and compatible with the residential uses. The Commission further instructed that if the uses allowed in the zones are inappropriate, the Planning Division should report on methods of dealing with the problem. The Council concurs with the Planning Commission's instruction to the Planning Division. For the period of this ordinance, it is appropriate to prohibit development which may be inconsistent with the result of said investigation and report.

SECTION 2.

For a period of 45 days after the effective date of this ordinance, no building permit, variance, plan review approval or any other entitlement for use under any provision of the City Code or City Zoning Ordinance (Ordinance No. 2550, Fourth Series as amended) shall be issued by the City of Sacramento for any building, structure or use in the area shown on Exhibit "A" and described on Exhibit "B".

SECTION 3. Emergency.

This ordinance is hereby declared to be an emergency measure to take effect immediately. The facts constituting the emergency are the need to immediately prohibit the issuance of any entitle-

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ment for use which might result in development which is inconsistent with the investigation and report being undertaken by the Planning Division.

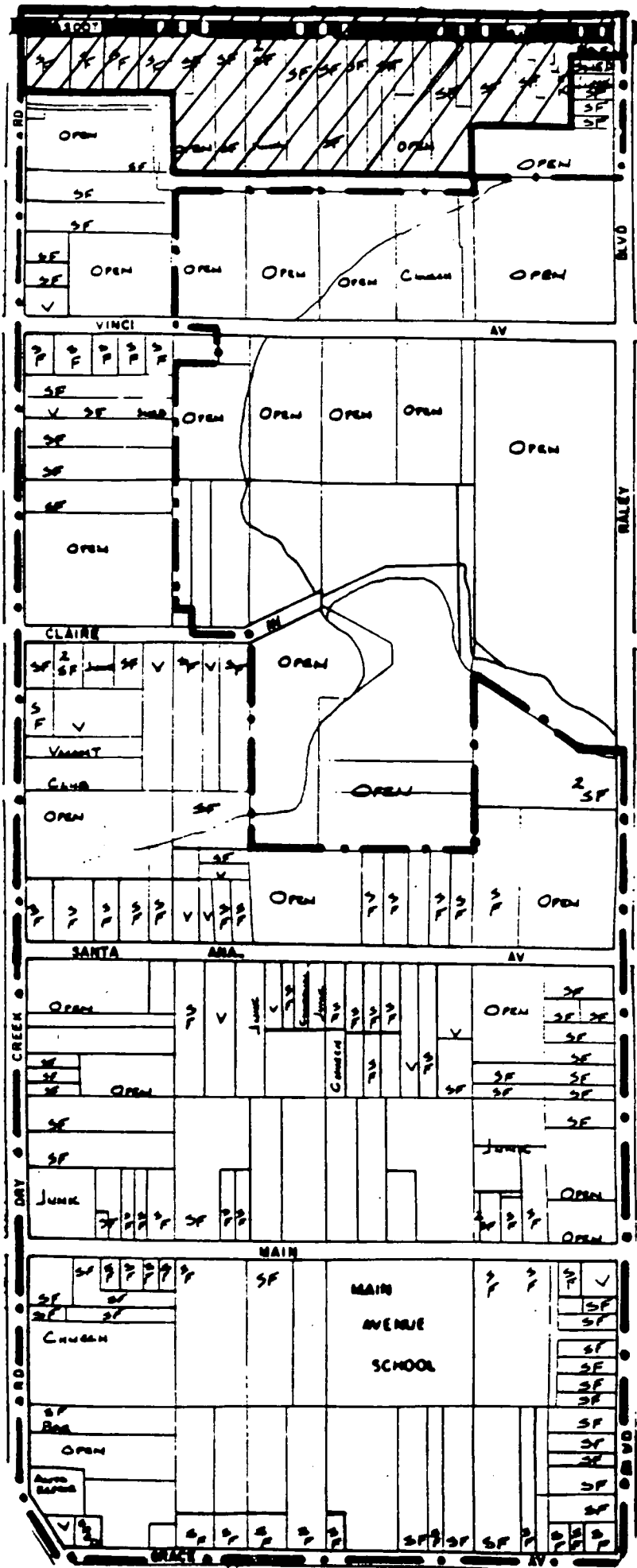
ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK



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EXHIBIT B

ASSESSOR PARCEL NUMBERS

MORATORIUM WEST OF MCCLELLAN

215-230-40,15,51,50,56,57,36,37,09,08,07; 215-230-
06,05,04,03,39,38,65,64,63,62

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE IMPOSING A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS, SPECIAL PERMITS, VARIANCES AND OTHER ENTITLEMENTS FOR USE, AND DECLARING THIS ORDINANCE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY

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

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ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

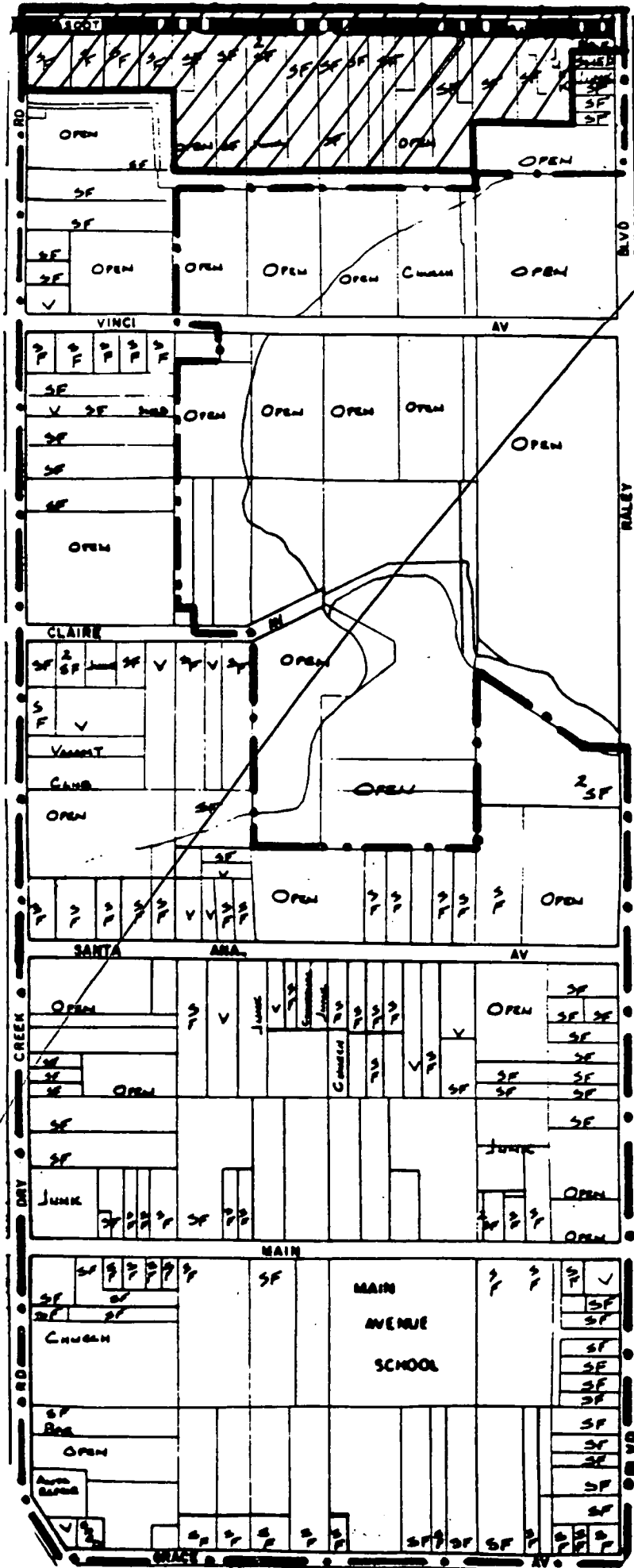


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MORATORIUM WEST OF MCCLELLAN

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