

12.1

PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO  
CALIFORNIA**

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NORTH NATOMAS UNIT

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January 15, 2002

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: AMENDMENTS TO THE NORTH NATOMAS COMMUNITY PLAN AND  
CITY CODE RELATED TO THE EMPLOYMENT CENTER (EC)  
DESIGNATION AND ZONE (M01-054)**

**LOCATION/COUNCIL DISTRICT:** North Natomas, Council District 1

**RECOMMENDATION:** City Planning Commission and staff recommend that the City Council amend the 1994 North Natomas Community Plan related to the Employment Center land use designation and Section 17.24.050, Chapter 17.24, Section 17.56.030, Chapter 17.56, and Table 17.24.030B of Section 17.24.030, Title 17 of the City Code related to the Employment Center zone.

**CONTACT PERSON:** David Mohlenbrok, North Natomas Senior Planner, 808-5894  
Carol Shearly, Natomas Manager, (916) 808-5893

**FOR COUNCIL MEETING OF:** January 22, 2002

**SUMMARY:** This item was continued by City Council from December 11, 2001 in order to resolve issues related to development agreements. This item was also continued by staff from December 18, 2001. The proposed amendments to the North Natomas Community Plan and to the City Code related to the Employment Center include:

1. Light Industrial Uses - Consider light industrial uses as a component of the primary use, subject to maximum limitations based on EC intensities. *Up to 50% in EC 30*  
*Not allowed currently*
2. Mini-storage - Define mini-storage as an allowed light industrial use in the EC-30 zone, subject to a Special Permit and compliance with specific criteria.
3. Drive-through Restaurants - *allowed everywhere* Prohibit drive-through restaurant uses from locating in EC-50, EC-65, and EC-80 land use categories, and strongly discourage drive-thru uses within 1/4 mile of a transit station in the EC land use category.
4. Auto-related uses - Prohibit auto-related uses from locating in EC-50, EC-65, and EC-80 land use categories.

- Currents anywhere*
5. Gas Sales - Prohibit gas sales in the EC-65 and EC-80 land use categories. Allow gas sales in EC-30 and EC-40 land use categories, subject to a Special Permit. Gas sales would also be allowed in the EC-50 land use category, unless the site is within 1/4 mile of a transit station in the EC land use category.

*Not allowed any*

  6. Alcohol Sales - allow "alcoholic beverage sales for off-site consumption" and "beer and wine sales for off-premises consumption" in EC zones subject to a Special Permit and compliance with specific criteria.
  7. Maximum Retail Building Size - allow up to a maximum of 20,000 square feet for drug stores and office supply stores, except in the EC-65 and EC-80 land use categories which will remain limited to 10,000 square feet; All other consumer retail stores will remain limited to 10,000 square feet; Allow an aggregate building size of 30,000 square feet for a retail center in any EC land use category; Restrict auto-related retail uses (excluding gas sales) in any EC zone to a maximum building size of 15,000 square feet.
  8. Residential Uses in Excess of 25% - retain the 25% maximum residential restriction in an Employment Center Planned Unit Development (EC PUD) except for the specific geographic area bounded by the East Drain, I-5, Del Paso Road, and Arena Boulevard. The % residential use for any single PUD within the specific geographic area could exceed 25%, subject to a Special Permit and compliance with specific criteria.

**COMMITTEE/COMMISSION ACTION:** On August 9, 2001, the Planning Commission approved the staff's recommendation related to the EC amendments, except mini-storage. The vote was five yes, one no and two absent. The Planning Commission encouraged staff to have dialog with some of the other stakeholders who participated in the development of the North Natomas Community Plan in order to reach a more negotiated position. Per that direction, staff met with developer, community, and environmental representatives to negotiate the proposed amendments. The negotiated amendments are now being brought forward in this report.

**BACKGROUND INFORMATION:** North Natomas is currently the only area within the City to have the Employment Center(EC) land use designation and zoning. The North Natomas Community Plan established the EC land use designation; the Zoning Ordinance established the EC zoning. The goals and policies defined at the time of the creation of the North Natomas Community Plan (1994) were articulated through the Zoning Ordinance, now Title 17 of the City Code, for this type of use.

The intent of the EC zone is to provide land use flexibility; a proposed development within the EC designation is able to have a mixture of primary, support and non-primary uses on the same site or multiple sites. There are three primary reasons for flexibility:

1. Retail to serve employees/employers and help reduce trips
2. Fine-grained mix of uses to promote living and working in close proximity
3. Intense uses near Light Rail Transit to promote use of transit

As development of North Natomas has progressed, a number of issues have arisen with regard to the

land use regulations for the Employment Center designation and zone. These issues are related to the desire of developers for increased flexibility; the desire of community leaders for finer-grained, more pedestrian oriented mixed uses; and inadvertent oversights in the Zoning Ordinance related to the implementation of the North Natomas Community Plan goals & policies.

**FINANCIAL CONSIDERATIONS:** None


**ENVIRONMENTAL CONSIDERATIONS:** The proposed community plan and zoning ordinance amendment is exempt from environmental review pursuant to State CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This project does not have the potential for creating an adverse impact in that subsequent projects would be subject to a discretionary process and CEQA review before development is commenced.

**POLICY CONSIDERATIONS:** The EC land use designation is intended to provide a flexible zone for primarily employment generating uses in a pedestrian friendly setting with ample private and/or public open space. The EC designation also provides the opportunity for a variety and mix of supporting uses, including retail and residential. The close proximity of supporting uses allows for pedestrian, bicycle, transit/rideshare connection opportunities, which helps reduce dependence on the automobile by employees and residents and internalizes some trips on-site. The proposed Zoning Ordinance and Community Plan amendments are being proposed in order to provide additional flexibility to the EC land use designation, yet encourage quality development by requiring specific findings or criteria.

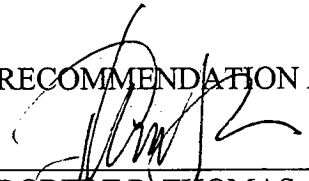
It is important to note that these proposed amendments do not apply to projects which are subject to a development agreement executed on or before the date of this Ordinance, unless the proposed amendments are more lenient (less restrictive). Staff and the City Attorney's office are working to resolve issues related to development agreements and will present their findings at the hearing.

**ESBD CONSIDERATIONS:** Not applicable as no goods or services are being provided at this time.

Respectfully Submitted,

  
CAROL SHEARLY  
Natomas Manager

RECOMMENDATION APPROVED:

  
ROBERT P. THOMAS  
City Manager

Attachments:

Exhibit A - Draft Resolution to Amend the North Natomas Community Plan - Employment Center  
Exhibit B - Draft Ordinance to Amend the City Code relative to Employment Center

**RESOLUTION NO.**

**EXHIBIT A**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION AMENDING THE NORTH NATOMAS COMMUNITY PLAN  
RELATED TO THE EMPLOYMENT CENTER (EC) LAND USE  
DESIGNATION (M01-054)**

**WHEREAS**, the City Planning Commission conducted a duly noticed public hearing on August 9, 2001, and recommended approval of the plan amendment;

**WHEREAS**, the City Council conducted a duly noticed public hearing on the date of December 11, 2001 and January 10, 2002.

**WHEREAS**, the Environmental Coordinator has determined this project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Sections 15378 and 15061 (b)(3).

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Sacramento that:

The provisions relating to "Employment Center" set forth in the "Land Use" section of the North Natomas Community Plan (Resolution No. 94-259, as amended) are amended to read as set forth in Exhibit 1 hereto.

\_\_\_\_\_  
MAYOR

ATTEST:

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

M01-054

\_\_\_\_\_  
*FOR CITY CLERK USE ONLY*

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**EMPLOYMENT CENTER**

VISION

The Employment Center (EC) land use designation is intended to provide a flexible zone for primarily employment generating uses in a pedestrian friendly setting with ample private and/or public open space. The EC designation has several categories of permitted intensities. The designation of intensity was determined based on proximity to planned transit service, access to freeways and roads, proximity to the Town Center, and maintaining or improving housing opportunities.

The EC designation also provides the opportunity for a variety and mix of supporting uses, including residential. The close proximity of supporting uses allows for pedestrian, bicycle, transit/rideshare connection opportunities which helps reduce dependence on the automobile by employees and internalizes trips on-site. Consequently, parking needs will be reduced and shared parking opportunities will increase.

Once funding of the light rail (LRT) system is assured, the City would strongly encourage an increase in the intensity of the EC designation and land uses within 1/8 mile of an LRT station.

GUIDING POLICIES

- A. Designate Employment Centers along the light rail corridor, along both sides of Interstate 5, and elsewhere in the community in order to provide flexible, mixed-use employment centers that serve the needs of major employers and employees.
- B. Create mixed-use Employment Centers by allowing major employers and permitting support uses such as retail, residential, and light industrial uses in the EC designation.
- C. Locate the highest intensity EC uses along the light rail corridor to encourage an interdependence between the transit service and land uses.
- D. Encourage further intensification of EC uses within 1/8 mile of the light rail stations once funding the construction of the light rail extension is assured.
- E. Decrease the need for off-site auto trips during the day by requiring support retail within each EC PUD.
- F. Maintain or improve the 1986 jobs/housing ratio of 66 percent in the City portion of the North Natomas Community Plan area.
- G. Improve the jobs/housing link by permitting residential uses in close proximity to the major employers.

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**IMPLEMENTING POLICIES**

**Employment Center Intensity:** The EC designation is shown on the plan map as EC with a suffix number attached. The suffix specifies the average number of employees allowed per net acre. The suffix provides the opportunity for a range of employment intensities. Table 7 below identifies those ranges:

TABLE 7  
EMPLOYEES PER NET ACRE

	<u>Min.</u> <sup>****</sup>	<u>Avg.</u>	<u>Bldg. Ht.</u> <sup>***</sup>
EC30	20	30	2 floors
EC40	20	40	3 floors
EC45	20	45	4 floors
EC50	20	50	4 floors <sup>**</sup>
EC65	50	65	6 floors
EC80	65	80	8 floors

\* - The height limit within 1/8 mile of the Sports Complex and Town Center LRT stations may be exceeded, subject to approval by the City. The height limit for hotels/motels within the EC 80 designation may increase beyond eight stories, subject to approval by the City.

\*\* - The height limit of buildings within the EC 50 designation within 1,000 feet of a light rail station, bus transit center, or bus stop may be six stories, subject to the approval by the City.

\*\*\* - The building height was described in number of floors to allow for flexibility in building design.

\*\*\*\* - The minimum employee intensity does not apply to non-primary uses (e.g., retail or residential).

When an applicant submits a PUD application, specific land uses must be indicated on the PUD Schematic Plan. The land uses and employment intensities of the implementing zones must meet the minimum and average employee intensities specified in Table 7 above. No maximum intensity is specified as long as the average intensity is met. Building heights within an EC PUD should be varied to create an interesting skyline.

**EC Intensity Around Transit:** EC uses that are located within 1/8th mile of a future light rail station shall have a minimum average intensity of 80 employees per net acre. The initial site plan shall be designed to allow future intensification of the project once light rail is funded. The plan designates six light rail stations in the North Natomas Community.

Once the light rail system is fully funded, the City would strongly encourage an increase in intensity of the EC designation within a 1/8th mile of an LRT station. Increases in intensity will be contingent upon meeting the following guidelines:

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- a) A site plan showing modification of the initial development to phased buildout of the total tiered intensity (for example 180 employees per net acre); and
- b) All necessary environmental documentation demonstrating the ability to mitigate impacts attributable to the increased density.

EC uses that are located within 1/8th mile of a future bus transit center shall have an average 65 employees per net acre. The plan designates two bus transit centers in the community.

EC uses that are not within an 1/8th mile of either a light rail station or bus transit center may locate the highest intensity within that area (up to 50 employees per net acre) near local transit stops.

**Employment Center Summary:** Table 8, shown below, indicates the number of acres, employees, and projected building square footage for each Employment Center designation. Figure 6 indicates the location of each EC designated area.

TABLE 8  
EMPLOYMENT CENTER USE PROGRAM  
YEAR 2016

EMPLOYMENT CENTER TYPE	NET ACRES	BUILDING GROSS	
		EMPLOYEES	SQUARE FOOTAGE <sup>3</sup>
EC 30/ Office (30 emps/ac) <sup>1</sup>	<del>344.4</del> 324.8	<del>10,552</del> 9,965	<del>3,693,200</del> 3,487,750
EC 40 (40 emps/ac)	394.1	15,763	5,517,050
EC 45 (45 emps/ac)	28.5	1,283	384,900
EC 50/ Hospital (50 emps/ac) <sup>2</sup>	350.1	17,869	5,360,700
EC 65 (65 emps/ac)	88.9	5,849	1,462,250
EC 80 (80 emps/ac)	<u>24.4</u>	<u>2,112</u>	<u>528,000</u>
TOTAL	<del>1,230.4</del> 1210.8	<del>53,428</del> 52,841	<del>16,946,100</del> 16,740,650

1 - Includes 12.7 net acres of neighborhood serving professional office.

2 - Includes 26.4 net acres of designated hospital use along El Centro Road. Site would be designated EC50 if a hospital is not built.

3 - Gross square feet/employee used to calculate projected building square footage is 350 sf/emp for EC30 & EC40, 300 sf/emp for EC45 & EC50, and 250 sf/emp for EC65 & EC80

**Jobs/ Housing Ratio:** The 1986 North Natomas Community Plan called for a jobs/housing ratio of 66 percent in the city portion of the plan area and 58 percent Community Plan areawide. The jobs/housing ratio shall be maintained or improved by the amended Community Plan. The number of employees anticipated in the MRD designated lands in the 1986 North Natomas Community Plan was 44,985, (39,720 employees at 30 employees per net acre in the MRD-20 area and 5,265 at 45 employees per net acre in the MRD-50 area). The total number of employees projected for an EC PUD cannot be exceeded unless:

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- a) Housing opportunity is provided for each new employee generated over the projected number (using a formula based on the number of workers per household); and
- b) Additional mitigation measures are provided by the developer generating the new workers to negate the incremental environmental impacts (such as traffic) of the additional employees.

The number of employees and housing opportunities will be monitored by Planned Unit Development (PUD) area. The number of employees per dwelling unit used in the Community Plan is 1.35.

**Allowable and Conditional Uses:** ~~The Primary uses listed below are allowed in any EC-PUD. The Support Retail, Light Industrial, and Residential uses listed below are conditional uses in any EC-PUD. The percentage range of allowable acreage devoted to the uses are also listed in the following chart:~~

*Uses allowed in the EC land use designations and corresponding zoning classifications are divided into two categories, Primary and Non-Primary. Primary uses, described in more detail below, are employment generating uses that provide a transit ridership base that will reinforce the use of transit services planned for the community. It is anticipated that Light Industrial project will not necessarily generate high employment numbers. Non-primary uses are conditional and are generally uses supportive of Primary uses. Non-primary uses are divided into "Support Retail", and "Residential". Minimum and maximum ranges are established for Primary and Non-Primary uses, as set forth below. Unless otherwise noted, proposals to exceed or go below any of the maximum or minimum allowable ranges would require a Community Plan amendment.*

Primary Uses (Allowable Net Acreage Range in EC: a minimum of 65%, and a maximum of 100% may be devoted to Primary Uses, except in the specific geographic area which allows for exceeding 25% residential use) ~~= 45 to 95% except EC80 and + = 45 to 100%~~

**Office**

High-tech Manufacturing Research and Development (no office limit)

**Medical Facilities:**

- |   |                    |                        |
|---|--------------------|------------------------|
| Hospital  | Physician's Clinic | Laboratory             |
| Skilled Nursing Facility                          | Psychiatric Clinic | Pharmacy               |
| Convalescent Hospital                             | Dental Offices     | Optician lab or clinic |
| Drug/ Alcohol Treatment Centers (non-residential) |                    |                        |

Educational/ Vocational/ Training Facilities (Public or Private)

Banks/ Savings and Loans

~~Distribution and Warehousing (ancillary to another primary use)~~

Post Office

Child Care Center

Open Space

Light Industrial (as described below)

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Primary uses are employment intensive uses that provide a ridership base that will reinforce the use of transit services planned for the Community:

**Light Industrial** (Allowable Acreage Range= 0 to 20%)

- Distribution and warehousing
- Light Manufacturing
- High-tech manufacturing, research, and development with a maximum of 20 percent office
- Assembly

Light Industrial uses are conditionally permitted subject to strict design and development standards including landscaping, setbacks, and allowable uses. The allowable size, scale, and uses within this category will be limited compared to what is typically allowed within the M-1 and M-2 zones. *Light industrial uses may be allowed in the following EC designations in the following proportions:*

- |          |  |
|----------|--|
| 1. EC-30 | <i>not to exceed 50% of EC acreage</i> |
| 2. EC-40 | <i>not to exceed 20% of EC acreage</i> |
| 3. EC-45 | <i>not to exceed 20% of EC acreage</i> |
| 4. EC-50 | <i>not to exceed 20% of EC acreage</i> |
| 5. EC-65 | <i>incidental to EC acreage</i>        |
| 6. EC-80 | <i>incidental to EC acreage</i>        |

*Light Industrial uses should be designed in a manner compatible with surrounding land uses and should generate employment consistent with the employee intensity of the EC zone.*

*"Mini-Storage" is an allowed light industrial use for EC-30, subject to a special permit. Mini-storage is not allowed in the EC-40, EC-45, EC-50, EC-65 and EC-80 zones. Criteria for "mini storage" shall include the following:*

- 1. The proposed mini-storage is compatible with adjacent land uses in the planned unit development and with adjacent uses within contiguous planned unit developments.*
- 2. The proposed mini-storage use will not result in an over-concentration of mini-storage projects in the Community Plan area.*
- 3. The proposed mini-storage will not be located in an area where another use is more appropriate due to pedestrian and transit access opportunities.*
- 4. The proposed mini-storage shall provide quality building and landscape design, including:*
  - a. Buildings facing the street shall have an articulated design.*
  - b. Buildings facing the street shall have uses other than storage units (e.g., the business office, the manager's residence, or appropriate retail uses such as coffee shop, mailbox business, packaging business, etc. The roll up doors of the storage units shall not be visible from the street.*

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

c. Roof shall be pitched at least 4:1 slope, and roof materials shall be of high quality dimensional composition or tile.

d. Abundant landscaping of high quality shall be especially present at the street entrance to the mini-storage project.

Non-Primary Uses: Non-Primary Uses are allowed, subject to the PUD special permit process. Allowed Non-Primary uses are multi-family residential and support retail. Different ranges are established for the different categories of Non-Primary uses as described below.

Support Retail Goods and Services (Allowable Acreage Range= 0 to 10%)

Health Club

Auto services (such as ~~gas sales~~ auto parts, service, and repair)

Gas Sales

Restaurant/ cafes

Hotel/ motel/ inn

Retail stores for consumer goods and service

(books, video, food, florist, dry cleaners, barber, etc.)

Support Retail Goods and Service uses are conditionally permitted uses if they meet the following criteria: 1) provide support for the primary permitted land uses; 2) provide pedestrian and transit orientation; and 3) help to provide a sense of place or destination. Planning staff and the PUD applicant will jointly determine and recommend the adequate level of support uses for a given PUD to the Planning Commission and City Council. Support retail goods and service uses located within a primary use structure are considered to be mixed use and ancillary to the primary use. ~~The mixed use component is and are not considered in counted against~~ the allowable range for support retail.

Auto Services

Automobile-related services (e.g., auto sales, parts, service, and repair) are not permitted in the EC-50, EC-65, and EC-80 land use designations, and are strongly discouraged from locating within 1/4 mile of a transit station.

Gas Sales

Gas stations are prohibited in the EC-80 and EC-65 categories, are acceptable in the EC-50 category unless the site is within 1/4 mile of a transit station, and are allowed in the EC-30, EC-40, and EC-45 categories, subject to a Special Permit.

Drive-Through Restaurants

Drive-through restaurant uses are not permitted in the EC-50, EC-65, and EC-80 land use designations, and are strongly discouraged from locating within 1/4 mile of a transit station.

Drive-throughs are especially appropriate in the Highway Commercial (HC) zone. Drive-through uses are strongly discouraged within 1/4 mile of a transit station in an EC zone. Drive-through restaurant uses are otherwise to be treated as conditional uses.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Alcohol Sales: Alcohol sales are allowed as support retail subject to the PUD Special Permit process. The following criteria shall be used to determine the appropriateness of alcohol sales in an EC PUD:

1. The proposed alcohol sales use is in conjunction with the sale of groceries (having a retail sales area of 100 square feet or greater) and/or the offering of meals.

Exception: Separate, premium wine and liquor stores may be allowed subject to a Special Permit but only where:

- a. Such use offers for sale premium wines and liquor and is located in the same building in which groceries are sold or meals offered, or in a building within 100 feet of where such food items are sold; and
  - b. Such use does not involve the sale of any fortified beer or wine.
2. The proposed alcohol sales use is within 1/4 mile of a building that includes other non-retail uses.
  3. The proposed alcohol sales use is compatible with existing or schematically approved adjacent uses in the PUD and with adjacent uses within contiguous PUDs.
  4. The proposed alcohol sales use will not result in an over-concentration of similar projects in the Community Plan area.
  5. The proposed alcohol sales use is consistent with the criteria in the Community Plan (page 22) for support retail goods and services in the EC zone, i.e., specifically serves the employees and employers within the Employment Center.

**Support Retail Required in Each EC PUD:** Every EC PUD will be required to provide some level of support retail goods and services, either ancillary (within a primary use building) or support (within a stand alone building). An EC PUD that is two acres or less in size and is located adjacent to a PUD with support retail is exempt from the retail requirement.

**Residential** (Allowable Acreage Range= 0 to 25%)  
Multi-family residential (medium and/ or high density)

Residential uses are considered conditionally permitted uses which provide housing opportunities within an EC PUD. The factors used to gauge the appropriateness of residential uses in a PUD are: 1) proximity to the freeway and other noise generators, 2) compatibility of adjacent uses both inside and outside the PUD, and 3) availability of transit, commercial uses, open space, and public facilities to serve the potential residents. Residential uses located within a primary use structure (e.g. live/work space) are considered *to be mixed use and ancillary to the primary use. The mixed use component is ~~and are not considered in counted~~ against the allowable range for residential uses.*

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Except as provided below, a maximum of twenty-five percent (25%) of the PUD net acreage may be designated for and devoted to residential uses.

Exception: Within the geographic area bounded by the East Drain, I-5, Del Paso Road, and Arena Boulevard (This area comprises about 340 acres, and includes several PUDs), acreage devoted to residential use(s) may exceed 25% of the individual EC PUD subject to a Special Permit. In addition to the Special Permit and the findings required by Chapter 17.212, the following findings must also be made:

1. The proposed increase in residential use is compatible with adjacent uses in the PUD as well as with adjacent uses within contiguous PUDs;
2. The residential use has a component of mixed use or conjunctive use within the residential project to serve the residents and nearby workers or provides a component of affordable housing;
3. The proposed increase in residential use will improve the balance of jobs and housing as provided in the Community Plan;
4. The proposed increase in residential use will not result in an over-concentration of multi-family projects in the area; and
5. The project meets the Community Plan factors used to gauge the appropriateness of residential uses in an EC PUD (page 22).
6. The total amount of acreage devoted to residential use(s) within this geographic area does not exceed 25 percent.

~~The amount of non-Primary acreage allowed within an EC PUD will vary between 0 and 55 percent. The specific amount is dependent on a number of factors including, but not limited to: project size, land use, market needs and proximity to transit. Proposals to exceed any of the allowable ranges would require a Community Plan amendment.~~

~~Calculation of Percentage for Mixed-Use Buildings: When a building with more than one use is proposed within a PUD, to assess the percentage of land use attributable to the PUD, City staff will examine the following factors: 1) ground floor use, 2) other uses in the building with due consideration to the predominant use, and 3) other uses in the PUD with due consideration to the PUD predominant use then will jointly determine with the applicant the percentage of use(s) to be used for the building(s).~~

**PUD Designation Required:** The EC land use designation shall be utilized in connection with a Planned Unit Development (PUD) established in accordance with the provisions of the Zoning Ordinance (*City Code, Title 17*). A PUD Schematic Plan and Development Guidelines is required for each PUD. A Special Permit shall be required for any development within this designation.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**Development Guidelines:** Any development in an EC area shall comply with the North Natomas Development Guidelines as well as the specific PUD Development Guidelines.

**Building Orientation:** Buildings should be oriented such that the active, people-oriented functions face the street to the maximum extent possible. Service and loading areas should be located away from the street, to the side or rear areas of the parcel.

**Parking:** Parking should be provided primarily in the rear and on the side of the buildings, with alternative commute spaces located nearest building entrances. Parking should be located in areas that do not impede pedestrian circulation. Joint parking allowances are strongly encouraged for proximate uses. Structured parking should not be developed in a manner that discourages or precludes future development, redevelopment or infill opportunities, especially near transit services.

**Provision of On-site Open Space Opportunities:** Each EC PUD should provide open space in the form of public plazas, courtyards, and landscaped areas and parks which provide opportunities for active and passive recreation. Plazas and open space developed in conjunction with office buildings should be accessible by the public and should be oriented to pedestrian linkages through the area. Open space should be located adjacent to people-oriented uses, such as small retail shops or restaurants. Specific site design will be guided by North Natomas Development Guidelines and specific PUD Development Guidelines.

**Provision of Child Care:** Developers of each EC PUD are encouraged to provide child care within the PUD. An office building that is 300,000 square feet generates about 1,000 employees. Approximately 50 children needing child care are generated by these employees. The cost effective size for a child care center is about 50+ children.

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***FOR CITY CLERK USE ONLY***

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 17.24.050, CHAPTER 17.24,  
SECTION 17.56.030, CHAPTER 17.56,  
AND TABLE 17.24.030B OF SECTION 17.24.030  
TITLE 17 OF THE CITY CODE  
RELATED TO THE EMPLOYMENT CENTER ZONE.**

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

## SECTION 1

Section 17.56.030 of Title 17 of the City Code is amended to read as follows:

### **17.56.030 Utilization of the EC zone-Use regulations.**

A. PUD Designation Required. All properties given an EC zone classification shall, at the time of the zoning or rezoning, be given a planned unit development (PUD) designation; and all such properties shall be developed in accordance with the requirements of Chapter 17.180 of this title. Pursuant to Chapter 17.180, a special permit shall be required for all development, except as otherwise provided in that chapter.

### B. Uses and Range of Development Allowed.

1. ~~Land uses allowed in the EC PUD zone will be categorized as primary and nonprimary. Primary uses are employee intensive uses that provide a ridership base to reinforce the use of planned transit services. Nonprimary uses include support retail/services, light industrial/manufacturing and research and development, or residential. Uses allowed within each category are those specified in Table 1 below:~~

*Land uses allowed in the EC PUD zone are divided into two categories, Primary and*

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED : \_\_\_\_\_

*Non-Primary. Primary uses, described in more detail below, are employment generating uses that provide a ridership base that will reinforce the use of transit services. Non-primary uses are conditional and are generally uses supportive of Primary uses. Non-primary uses are divided into "Support Retail", and "Residential". Minimum and maximum ranges are established for Primary and Non-Primary uses, as set forth below.*

Category	Permitted Uses
Primary	<p>Office            High-tech manufacturing research and development (not limited to 25 percent office--may have 100 percent office uses)            Medical facilities:              - Hospital              - Laboratory              - Skilled nursing facility              - Research &amp; development              - Physician's clinic              - Convalescent hospital              - Drug/alcohol treatment centers              - Pharmacy              - Optician lab or clinic              - Dental offices              - Psychiatric hospital or clinic            Educational/vocational/training (public or private)            Banks/savings and loans            Post office            Child care center  <i>Light Industrial Uses</i>              - Distribution/warehousing              - Manufacturing              - High-tech manufacturing research and development (limited to 25 percent office)              - Assembly</p>

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED : \_\_\_\_\_

Support retail	Health club Automobile related services (i.e., gas auto service, parts, repair) Gas sales Restaurant/cafes/delis Hotel/motel/inns Consumer retail (maximum 10,000 square feet per store, with an aggregate building size of 30,000 square feet) <sup>1</sup> (e.g., books, food, videos, etc.)
Residential	Multi-family residential
Light Industrial/ MRD	Distribution/warehousing Manufacturing High-tech manufacturing research and development (limited to 25 percent office) Assembly

1. Allow drug stores and office supply stores up to a maximum of 20,000 square feet per store, except EC-65 and EC-80 sites, which have a maximum of 10,000 square feet. Allow auto-related retail uses (excluding gas sales) up to a maximum of 15,000 square feet.

2. Range of Development. Within each PUD, the percentage of net PUD acreage designated for and devoted to Primary uses and to Non-Primary uses shall be as follows:

a. Primary Uses: Allowable Net Acreage Range in EC: a minimum of 65%, and a maximum of 100% may be devoted to Primary Uses, except in the specific geographic area which allows for exceeding 25% residential use.

i. ~~General Rule~~. Within each PUD, a minimum of forty-five (45) percent, and a maximum of ninety-five (95) percent of PUD net acreage shall be designated for, and devoted to, primary uses:

ii. ~~Exception--EC80 or Greater Intensity~~. For properties with zoning of EC80 or greater intensity, a minimum of forty-five (45) percent, and maximum of one hundred (100) percent, shall be designated for, and devoted to, primary uses:

*Light Industrial*. Light Industrial uses are conditionally permitted subject to strict design and development standards including landscaping, setbacks, and allowable uses. Light industrial uses as a component of the primary use may be allowed in the following proportions:

A. EC-30 not to exceed 50% of primary use

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED : \_\_\_\_\_

- B. EC-40 not to exceed 20% of primary use
- C. EC-45 not to exceed 20% of primary use
- D. EC-50 not to exceed 20% of primary use
- E. EC-65 incidental to primary use
- F. EC-80 incidental to primary use

b. Non-primary Uses:

i. Support Retail/Services. Within each PUD, a maximum of ten (10) percent of the PUD net acreage shall be designated for and devoted to support retail uses. EC PUDs that are two acres or greater in size will be required to provide support retail/services use(s) within a primary use structure or within a stand alone building. EC PUDs that are less than two acres in size may, but are not required to, include support retail/services uses, either within the primary use structure or a stand alone building.

ii. Residential. ~~Within each PUD, a maximum of twenty-five (25) percent of the PUD net acreage shall be designated for and devoted to residential uses. Except as provided below, a maximum of twenty-five percent (25%) of the PUD net acreage may be designated for and devoted to residential uses.~~

Exception: Within the geographic area bounded by the East Drain, I-5, Del Paso Road, and Arena Boulevard (This area comprises about 340 acres, and includes several PUDs), acreage devoted to residential use(s) may exceed 25% of the individual EC PUD subject to a Special Permit. In addition to the Special Permit and the findings required by Chapter 17.212, the following findings must also be made:

1. The proposed increase in residential use is compatible with adjacent uses in the PUD as well as with adjacent uses within contiguous PUDs;
2. The residential use has a component of mixed use or conjunctive use within the residential project to serve the residents and nearby workers or provides a component of affordable housing;
3. The proposed increase in residential use will improve the balance of jobs and housing as provided in the Community Plan;
4. The proposed increase in residential use will not result in an over-concentration of multi-family projects in the area; and
5. The project meets the Community Plan factors used to gauge the

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED : \_\_\_\_\_

appropriateness of residential uses in an Employment Center PUD (page 22).

6. The total amount of acreage devoted to residential uses within this geographic area does not exceed 25 percent.

iii. ~~Light Industrial. A maximum of twenty (20) percent of the PUD net acreage shall be designated for and devoted to light industrial/MRD uses.~~

iii. Calculating Net Acreage Devoted to Non-Primary Uses. For purposes of subsection (B)(2)(b) of this section, the following rules shall apply when calculating the percentage of net PUD acreage devoted to non-primary uses:

- Support Retail/Services in a Primary Use Structure. Support retail/service uses located within a building or structure devoted primarily to primary uses are not included counted in the allowable range calculation for maximum percentage of support retail/services.
- Residential Uses in a Primary Use Structure. Residential uses located within a building or structure devoted primarily to primary uses (e.g., live/work space or second floor residential over a office/retail building) are not included counted in the allowable range calculation for maximum percentage of residential uses. (Ord. 99-015 § 2-3.8-C)

**SECTION 2**

The matrix for “Alcoholic beverage sales for off-premises consumption” set forth in Table 17.24.030B of Section 17.24.030 of Title 17 of the City Code is amended to read as follows:

**Table 17.24.030B**

USE	EC	H C	SC	C1	C 2	C 3	C 4	M 1	M 1 (S)	M2	M 2 (S)
Alcoholic Beverage Sales for Off-Premises consumption	40		40/15	40	40	40	40	40	40/20	40	40/20

USE	MI P	M R D	H	S P X	T C	A	A O S	F	A R P F
Alcoholic Beverage Sales for Off-Premises consumption	40/53								

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED : \_\_\_\_\_

**Section 3**

The matrix for "Beer and wine sales for off-premises consumption" set forth in Table 17.24.030B of Section 17.24.030 of Title 17 of the City Code is amended to read as follows:

**Table 17.24.030B**

USE	EC	H C	SC	C1	C 2	C 3	C 4	M 1	M 1 (S)	M2	M 2 (S)
Beer and wine sales for Off-Premises consumption	40		40/15	40	40	40	40	40	40/20	40	40/20

USE	MI P	M R D	H	S P X	T C	A	A O S	F	A R P- F
Beer and wine sales for Off-Premises consumption	40/53								

**SECTION 4**

Footnote 44 to Section 17.24.050 of Title 17 of the City Code is amended as follows:

- 1) The first two sentences of footnote 44 are amended to read as follows:

44: "Drive-through service facility". In the RMX, C-1 and C-2 NC, EC-50, EC-65 and EC-80 zones, a drive-through facility is not permitted. (Except that if the EC-65 or EC-80 zone is within an employment center project in the North Natomas community plan area which is the subject of a development agreement executed on or before July 1, 2001, then a drive-through service facility shall be permitted, subject to the granting of a special permit, only when incidental to a permitted use in the underlying zone. ). In the OB, EC-30, EC-40, or EC-45, HC, SC, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones, a drive-through services facility shall be permitted, subject to the granting of a special permit, only when incidental to a permitted use in the underlying zone.

- 2) Except as specifically amended by Subsection 1 above, the provisions of footnote 44, including paragraphs "a" through "d", shall remain unchanged and in effect.

**SECTION 5**

The matrix for "Mini-storage / locker building" set forth in Table 17.24.030B of Section 17.24.030 of Title 17 of the City Code is amended to read as follows:

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED : \_\_\_\_\_

**Table 17.24.030B**

USE	EC	HC	SC	C1	C2	C3	C4	M1	M1 (S)	M2	M2 (S)
Mini-storage / locker building	53				5	5	36	36	36/20	36	36/20

USE	MI P	M R D	H	S P X	T C	A	A O S	F	A R P F
Mini-storage / locker building	53								

**SECTION 6**

Footnote 53 to Section 17.24.050 of Title 17 of the City Code is amended to read as follows:

*"Mini-Storage" is an allowed light industrial uses for EC-30, subject to a special permit. Mini-storage is not allowed in the EC-40, EC-45, EC-50, EC-65 and EC-80 zones. Criteria for "mini storage" shall include the following:*

1. *The proposed mini-storage is compatible with adjacent land uses in the planned unit development and with adjacent uses within contiguous planned unit developments.*
2. *The proposed mini-storage use will not result in an over-concentration of mini-storage projects in the Community Plan area.*
3. *The proposed mini-storage will not be located in an area where another use is more appropriate due to pedestrian and transit access opportunities.*
4. *The proposed mini-storage project shall provide quality building and landscape design, including:*
  - a. *The buildings facing the street shall have an articulated design.*
  - b. *Buildings facing the street shall have uses other than storage units (e.g., the business office, the manager's residence, or appropriate retail uses such as coffee shop, mailbox business, packaging business, etc. The roll up doors of the storage units shall not be visible from the street.*

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED : \_\_\_\_\_

- c. *Roof shall be pitched at least 4:1 slope, and roof materials shall be of high quality dimensional composition or tile.*
- d. *Abundant landscaping of high quality shall be especially present at the street entrance to the mini-storage project.*

**DATE TITLE PUBLISHED IN FULL:**

**DATE ENACTED:**

**DATE EFFECTIVE:**

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MAYOR

**ATTEST:**

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CITY CLERK

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ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED : \_\_\_\_\_