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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

*Withdrawn @
staff request
8-4-87*

Administration
Room 300 449-5571

Building Inspections
Room 200 449-5716

Planning
Room 200 449-5604

July 30, 1987

*Withdrawn @
staff request 8-11-87*

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT:

M87-083 Amend Zoning Ordinance regarding offices in the C-4, M-1, M-2, M-1(S) and M-2(S) zones.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to August 11, 1987.

Respectfully submitted.

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AMENDING SECTION 2-E-35 AND ADDING SECTIONS 2-E-35(a) AND (b) TO THE COMPREHENSIVE ZONING ORDINANCE. ORDINANCE NO. 2550, FOURTH SERIES

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO

SECTION 1

Section 2-E-35 of the Comprehensive Zoning Ordinance, Fourth Series, is hereby amended to read as follows:

- 35. Office in the C-4, M-1, M-2, M-1(S) and M-2(S) Zones: Offices shall be permitted as a matter of right in the C-4, M-1, M-2, M-1(S) and M-2(S) zones only if offices are incidental to an industrial use and do not occupy more than 25 percent of the gross floor area of the building(s) on a parcel on which they are located. Offices not permitted as a matter of right may be allowed subject to the following: (Ordinance No. 84-100).

SECTION 2

Section 2-E-35 a and b are hereby added to the Comprehensive Zoning Ordinance, Ordinance 2550, Fourth Series:

- a. The Planning Director shall have the authority to issue a special permit for new construction not exceeding 10,000 square feet and having up to 100 percent office use and additions of office space not exceeding 10,000 square feet.
- b. The Planning Commission shall issue a special permit for all other office uses not permitted as a matter of right.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

LEGAL DESCRIPTION

DISTRICT WIDE

Sacramento City Planning Commission VOTING RECORD

MEETING DATE
July 9 1987

ITEM NUMBER
24A + 24B

PERMIT NUMBER
M87-083

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 checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input checked="" type="checkbox"/> OTHER <u>Amend Ordinance re. Offices</u>
<u>in C-4, M-1, M-2, M-1(S) + M-2(S) areas</u> |

STAFF RECOMMENDATION
 Favorable Unfavorable

Correspondence
 Petition

LOCATION

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NAME	ADDRESS

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P
P
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NAME	ADDRESS

MOTION#

YES NO MOTION SECOND

Chinn	✓			
Ferris	✓			
Goodin	✓			
Hollick	✓		✓	
Holloway	<u>absent</u>			
Ishmael	✓			
Otto	✓			✓
Walton	<u>absent</u>			
Ramirez	✓			

MOTION

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <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 checked="" 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 _____ |

ORDINANCE NO.

Adopted by The Sacramento City Council on date of

AMENDING SECTION 2-E-35 AND ADDING SECTIONS 2-E-35(a) AND (b) TO THE COMPREHENSIVE ZONING ORDINANCE. ORDINANCE NO. 2550, FOURTH SERIES

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

SECTION 1

Section 2 E-35 of the Comprehensive Zoning Ordinance, Fourth Series, is hereby amended to read as follows:

- 35. Office in the C-4, M-1, M-2, M-1(S) and M-2(S) Zones: Offices shall be permitted as a matter of right in the C-4, M-1, M-2, M-1(S) and M-2(S) zones only if offices are incidental to an industrial use and do not occupy more than 25 percent of the gross floor area of the building(s) on a parcel on which they are located. Offices not permitted as a matter of right may be allowed subject to the following: (Ordinance No. 84-100):

SECTION 2

Section 2-E-35 a and b are hereby added to the Comprehensive Zoning Ordinance, Ordinance 2550, Fourth Series:

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- b. The Planning Commission shall issue a special permit for all other office uses not permitted as a matter of right.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

Zoning Ordinance Amendment
Mailing List

Collette Johnson Schulke
Sacto Bd of Realtors
2003 Howe Ave
Sacramento, CA 95825

Seiss Wagner, Architect
1309 25th St
Sacramento, CA 95816

M87-083

Betty Gwiazdon
Sacto Apt Assoc Inc
1330 21st St., Ste. 104
Sacramento, CA 95814

N Richard Smith
Grubb and Ellis Co
770 L St., Ste. 600
Sacramento, CA 95814

Sacto Chamber of Commerce
P.O. Box 1017
Sacramento, CA 95805

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Gini Rountree
Amer Institute of Architect
1025 19th St., Ste. 8
Sacramento, CA 95814

Tom Pappas
Bldrs Exchange of Sacto
P.O. Box 1462
Sacramento, CA 95807

Steve Glenn
Bldg Ind Assoc of Calif
2211 Royale Road
Sacramento, CA 95815

CCAIP
207 Morning Sun
Mill Valley, CA 94941

Assoc of Gen Contractors
301 Capitol Mall
Sacramento, CA 95814

William Meehan
Bldg and Cons Trades Coun
2245 Florin Rd., Ste. 6
Sacramento, CA 95822

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OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

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

916-449-5426

July 27, 1987

To All Interested Parties:

On July 21, 1987, the following matter was filed with my office to set a hearing date before the City Council:

M-87083 - Amend Zoning Ordinance regarding offices in the C-4, M-1, M-2, M-1(S) and M-2(S) zone.

This hearing has been set for August 11, 1987, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 1231 I Street, Sacramento, California, phone 449-5604.**

Sincerely,

Janice Beaman
Deputy City Clerk

AFFIDAVIT OF MAILING

ON July 31st, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

M-87083 - Amend Zoning Ordinance regarding offices in the C-4, M-1, M-2, M-1(S) and M-2(S) zone.

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- OWNER OF PROPERTY: **All Interested Parties**
- APPLICANT:
- APPELLANT (IF APPLICABLE):
- MAILING LIST FOR M-NUMBER **87083 - 11**
- SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 31st DAY OF **JULY**, 1987.

Lisa Hubbard
SIGNATURE OF PERSON MAILING NOTICE