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DEPARTMENT OF
NEIGHBORHOODS, PLANNING &
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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July 27, 1997

Law and Legislation Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Zoning Ordinance Amendment to allow the Planning Commission to Amend Planned Unit Development Guidelines (Related to Height and Setback) and Schematic Plan Amendments (Related to Square footage): (M97-016)

LOCATION AND COUNCIL DISTRICT: City-wide

RECOMMENDATION: Staff and the City Planning Commission recommend that the Law & Legislation Committee recommend approval of the attached ordinance amending sections of the Zoning Ordinance which would broaden the authority of the Planning Commission to amend Planned Unit Development Development Guidelines and Schematic Plans.

CONTACT PERSONS: Scot Mende, Senior Planner, 264-5894

FOR COMMITTEE MEETING OF: August 7, 1997

PLANNING COMMISSION ACTION

On June 26, 1997, the Planning Commission voted 6-0 to recommend approval of the proposed zoning ordinance amendment.

BACKGROUND INFORMATION

The current City of Sacramento Zoning Ordinance (Section 8-D-8) sets forth the approval process for amending PUD Guidelines or Schematic Plans. In 1992, the City Council amended the Zoning Ordinance to allow the the Planning Commission to add language giving the Planning Commission the authority to amend schematic plans provided that each of the following conditions are met:

1. The proposed amendments to the schematic plan and/or PUD Guidelines do not alter the height or setback requirements as set forth in the PUD Development Guidelines; and
2. The proposed amendments to the schematic plan and/or PUD Guidelines do not change the types or intensity of land uses in the PUD.

The City Planning Commission also has the discretion to forward the modification or deviation to the City Council if the modification is determined to be inconsistent with the intent of the schematic and/or the PUD Development Guidelines or if policies or circumstances have changed.

The Zoning Ordinance is proposed to be amended to allow the Commission to amend the Schematic Plan and/or Guidelines:

- To alter the height and/or setback by up to five feet (5') or 10% of the height specified in the PUD as approved by the Council, whichever is greater.
- To alter the intensity (allowable square feet on a parcel) by up to 10% of the square footage specified in the PUD as approved by the Council.

FINANCIAL CONSIDERATIONS: The Zoning Ordinance Amendment allowing the Commission to modify the Schematic Plans and Guidelines would reduce the cost of certain development applications and would reduce the costs and revenues to the City in equal measure.

ENVIRONMENTAL CONSIDERATIONS: The proposed Zoning Ordinance Amendment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061[b][3]).

POLICY CONSIDERATIONS: The proposed ordinance is consistent with the City's efforts to streamline the development process wherever possible. The proposed scope of authority delegated to the Commission is limited to a relatively minor modifications, but would preclude the Commission from making wholesale changes to the PUD.

MBE/WBE EFFORTS: Not applicable.

Respectfully submitted,

Gary Stonehouse
GARY STONEHOUSE, Planning Director
Neighborhoods, Planning & Development
Services Dept.

RECOMMENDATION APPROVED:

Jack Crist
JACK CRIST, Deputy City Manager

Betty Masuoka
BETTY MASUOKA
Deputy City Manager

Attachments:

Proposed Ordinance Amending the Zoning Code
Voting record from Planning Commission

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 8-D-8-c OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PLANNING COMMISSION AUTHORITY TO AMEND SCHEMATIC PLANS AND GUIDELINES IN PLANNED UNIT DEVELOPMENTS (M97-016)

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

Section 1

Sub-Section 8-D-8-c of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) is hereby amended to read as follows:

8. Amendment of Schematic Plan/PUD Guidelines

c. The Planning Commission may grant the amendment of a schematic plan and/or PUD Guidelines provided that each of the following conditions are met:

1. The proposed amendments to the schematic plan and/or PUD guidelines do not alter the height or setback requirements by more than five feet (5') or ten percent (10%), whichever is greater, than that as set forth in the PUD Guidelines as approved by the City Council;
2. The proposed amendments to the schematic plan and/or PUD guidelines do not change the types of intensity of land uses by more than ten percent (10%) than that set forth in the PUD Guidelines as approved by the City Council;

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

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____ 4

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M97-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____ 5

DATE ADOPTED: _____

ORDINANCE NO.

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ON DATE OF _____

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____ 6

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M97-016

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____ 7

DATE ADOPTED: _____