



REPORT TO LAW & LEGISLATION COMMITTEE City of Sacramento

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
June 5, 2007

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Honorable Members of the
Law and Legislation Committee

Title: Zoning Code amendment to add a new chapter to Title 17 of the City Code relating to the establishment of the Northgate 880 Special Planning District (N880-SPD) (M05-031)

Location/Council District: Within the City's adopted sphere of influence, bounded by Del Paso Road to the north, Northgate Boulevard to the east, Interstate 80 to the south, and Gateway Park Boulevard to the west. Will be within District 1 (Currently Outside of the City Limits).

Recommendation: Staff recommends that the Law and Legislation Committee approve and forward to full Council the proposed Ordinance amendment. The proposed Ordinance would add Chapter 17.102 to Title 17 of the Sacramento City Code (The Zoning Code) relating to the establishment of the Northgate/I-880 Business Park Special Planning District (NIBP-SPD).

Contact: Scot Mende, New Growth Manager, (916) 808-4756; Arwen Wacht, Associate Planner (916) 808-1964

Presenters: Scot Mende or Arwen Wacht

Department: Planning

Division: New Growth

Organization No: 4913

Description/Analysis

Issue: Staff recommends that the Northgate 880 Special Planning District (N880-SPD) be added as Chapter 17.102 of Title 17 of the Sacramento City Code. This would allow development within the Northgate/I-880 Business Park SPD that is consistent with the development standards under the County's zoning code and would minimize the creation of "non-conforming uses". This SPD is necessary to address the concerns of the property owners in the south of Del Paso portion of the Panhandle annexation area.

Policy Considerations: The Northgate 880 Special Planning District (N880-SPD) is consistent with the City's General Plan policies (section one, policies three and four), which state:

"It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents."

"It is the policy of the City to approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments."

The City's policies support the continued vitality of the local economy and to approve development in new growth areas that is compatible with adjacent developments.

Environmental Considerations: An Environmental Impact Report has been prepared and circulated for the Northgate 880 (M05-031) / Panhandle (P05-077) project. Mitigation measures were identified for the Panhandle portion of the project (P05-077 – north of Del Paso Road).

Rationale for Recommendation: The majority of the Northgate 880 Special Planning District (SPD) area has already been developed consistent with the existing County of Sacramento zoning code. In order to maintain consistency with the existing development and any future development in the area, providing a Special Planning District with similar development guidelines is being proposed through the Northgate 880 SPD.

Financial Considerations: The Special Planning District itself has no financial impacts. A separate Revenue Sharing Agreement between the City and the County of Sacramento will require approval. It is anticipated that this agreement will be completed prior to the Council hearings on the prezone and annexation application.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: Arwen Wacht
Arwen Wacht, Associate Planner

Respectfully Submitted by: Scot Mende
Scot Mende, New Growth Manager

Approved by: Carol Shearly
Carol Shearly, Director of Planning

Recommendation Approved:

Gustavo F. Vina
GUSTAVO F. VINA
Assistant City Manager

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ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE ADDING CHAPTER 17.102 TO TITLE 17 OF THE
SACRAMENTO CITY CODE (THE ZONING CODE) ESTABLISHING THE NORTHGATE
880 SPECIAL PLANNING DISTRICT (M03-051)**

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

SECTION 1. Chapter 17.102 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

Chapter 17.102

Northgate 880 Special Planning District

17.102.010 Purpose and intent.

Prior to annexation to the city, the Northgate 880 area was almost fully developed with light industrial, warehousing, office and commercial uses, consistent with Sacramento County zoning. The purpose of the Northgate 880 special planning district is to ensure zoning regulations similar to what applied in the county will apply to this area upon annexation to the city.

17.102.020 Northgate 880 SPD boundaries.

The Northgate 880 special planning district ("district") is comprised of that area of North Natomas generally bounded by Interstate 80 (I-80) to the south; Northgate Boulevard and East Levee Road to the east; Gateway Park Boulevard to the west; and Del Paso Road and Sotnip Road to the north. The area is shown on the map in Appendix A, set out at the end of this chapter.

17.102.030 Land use regulations.

Development within the Northgate 880 SPD shall be subject to the requirements and restrictions of this chapter in addition to those of the underlying zoning district set forth in this title. If a conflict between a provision in this chapter and a provision contained in another chapter of this title relating to the underlying zoning district occurs, the provisions of this chapter shall prevail.

17.102.040 Allowed uses in the M-1 zone.

A. Except as provided in subsection (B) of this section, uses permitted in the M-1 zone outside of the Northgate 880 SPD shall be permitted in the M-1 zone inside of the Northgate 880SPD. If this title requires the approval of a special permit or other discretionary entitlement(s) or imposes other restrictions or requirements on the establishment of a particular use in the M-1 zone outside of the Northgate 880 SPD, approval of the same discretionary entitlement(s) and compliance with the same restrictions or requirements shall be required to establish the use within the M-1 zone inside of the Northgate 880 SPD.

B. The following uses shall be allowed by right in the M-1 zone in the Northgate 880 SPD:

Offices

Military Surplus Equipment and Goods

Church

Parking Lot/Garage

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Exhibit A Northgate 880 Special Planning District Boundary Map

Exhibit A - Northgate 880 Special Planning District Boundary Map

