Title: Ad Hoc Ordinance Streamlining the Planning Entitlement Process (M19-004) (Noticed 04/10/2020)

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion recommend approval and forward to the City Council: Item A: Resolution determining the project is a subsequent project within the scope of the Master Environmental Impact Report for the 2035 General Plan and that the proposed ordinance will not result in any new significant environmental effects not previously examined in the Master EIR and that no new mitigation measures or alternatives are required (per Public Resources Code 21157.1 and CEQA Guidelines 15177); and Item B: Ordinance amending various sections of Titles 2 and 17 of the Sacramento City Code related to the Planning and Design Commission’s Ad Hoc Subcommittee recommendations to streamline the planning entitlement process.

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Presenter: Garrett Norman, Associate Planner, (916) 808-7934

Attachments:
1-Description/Analysis
2-Background
3-Resolution for Environmental Determination
4-Exhibit A Subsequent Project
5-Ordinance (redline)
6-Ordinance (clean)
7-Land Use Chart
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Description/Analysis

Issue Detail: While there is a lengthy history to this project, it is before this body now with some urgency. The current COVID-19 pandemic’s threat to public health has also threatened the City’s economic health. The recommended actions would expedite construction of healthcare-related facilities, housing, and economic recovery for the whole community.

On January 10, 2019, the Planning and Design Commission formed a six-member ad hoc subcommittee of its members with the following instructions:

> Identify how the Commission can take “lessons learned” from the study mission to Portland/Seattle in 2018 and implement the best ideas in Sacramento. Specifically, the ad hoc committee is focused on changes in the structure and/or procedures of the Commission which would streamline quality developments in commercial corridors, Transit Oriented Development (TOD) zones and other innovative ideas to encourage long-term smart, sustainable and equitable growth of our city.

The subcommittee met from January through March 2019 to develop code and procedure recommendations to help achieve the stated objectives. On July 25, 2019, the Planning and Design Commission passed a motion to initiate amendments to the Planning and Development Code (Title 17) related to the recommendations in this report. This ordinance also includes one cleanup item in Chapter 2.60 to reference the correct City Code Section for Subdivisions.

The proposed Title 17 amendments will reduce total entitlement processing time and application costs for projects that are compatibly zoned and meet all the development standards and design guidelines. The amendments include:

A. Changes to the Site Plan and Design Review process, including eliminating automatic triggers for Commission level projects and allowing all deviations to be heard at the Director level;

B. Allowing all tentative maps to be heard at the Director level;

C. Delegating approval authority for some Conditional Use Permit (CUP) entitlements to the Director level (Zoning Administrator, Design Director, Preservation Director);

D. Eliminating some CUP requirements.

The Planning and Design Commission would continue to make decisions on all other entitlements, appeals of Director level decisions, some CUP’s, and provide recommendations to City Council on legislative entitlements (i.e. rezones, general plan amendments, development agreements, etc.) and policy matters.
Staff's analysis estimates that if the ordinance is adopted, the number of private development projects heard at the Planning and Design Commission would be reduced by roughly 40 percent. Of the 40 percent, about two-thirds of those projects will still require a public hearing at the Director level (i.e. Zoning Administrator, Design Director, or Preservation Director). Further analysis shows in 2018 the Planning and Design Commission approved, or recommended approval of entitlements related to 2,703 residential units. If the ordinance amendments are adopted, the level of review would be reduced for approximately 901 of those units (12 out of 21 residential projects). Staff expects these changes will reduce processing time by several weeks or months for many private development applications, in addition to cost savings associated with the entitlement application.

The Background section of this report discusses in detail the proposed amendments to Title 17 of the Sacramento City Code. The Background section further discusses new procedures to improve public access and transparency for planning projects. Planning staff is currently working toward implementing all of the public outreach procedures; they do not require amendments to the City Code.

Policy Considerations: The City of Sacramento’s 2035 General Plan policies support facilitating sustainable development patterns through a streamlined entitlement review process that encourages infill development, residential density, and the reuse of existing structures. The following policies from the 2035 General Plan support the proposed recommendations by the ad hoc subcommittee:

Land Use and Urban Design Element:

- **Policy: LU 1.1.1 Regional Leadership.** The City shall be the regional leader in sustainable development and encourage compact, higher-density development that conserves land resources, protects habitat, supports transit, reduces vehicle trips, improves air quality, conserves energy and water, and diversifies Sacramento’s housing stock.

- **Policy: LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.
• **Policy: LU2.6.1: Sustainable Development Patterns.** The City shall promote compact development patterns, mixed use, and higher-development intensities that use land efficiently; reduce pollution and automobile dependence and the expenditure of energy and other resources; and facilitate walking, bicycling, and transit use.

• **Policy: LU 2.6.3 Revitalization Strategies.** The City shall employ a range of strategies to promote revitalization of distressed, under-utilized, and/or transitioning areas, including:
  - Targeted public investments.
  - Development incentives.
  - Public-private partnerships.
  - Revised development regulations and entitlement procedures.
  - Implementation of City-sponsored studies and master plans.

• **Policy: LU 2.6.5 Existing Structure Reuse.** The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste.

• **Policy: LU 2.8.1 Equitable Distribution of Uses and Amenities.** The City shall strive to ensure that desirable uses and neighborhood amenities are distributed equitably throughout the city.

• **Policy: LU 8.2.4 Child Care Supply.** The City shall consider the impact of residential and employment development projects on the supply of local childcare and encourage the incorporation of on-site or off-site facilities, require in-lieu fees to provide facilities, or require other measures to provide for affordable, quality child care.

**Economic Development Element:**

• **Policy: ED 3.1.2 Land Readiness.** The City shall work with property owners to remove obstacles to development on identified opportunity areas.

• **Policy: ED 3.1.8 Streamline Development Process.** The City shall continue to identify, develop, and implement strategies, and programs, and processes that streamline its development review process.

**Housing Element:**
• **Policy: H-1.2.5 Neighborhood Input on Development.** The City shall continue to work with neighborhood associations and residents through the planning and delivery of residential development to ensure that neighborhoods are safe, decent, and pleasant places to live and work.

• **Policy: H-1.3.4 A Range of Housing Opportunities.** The City shall encourage a range of housing opportunities for all segments of the community.

• **Policy: H-1.3.5 Housing Type Distribution.** The City shall promote an equitable distribution of housing types for all income groups throughout the city and promote mixed income neighborhoods rather than creating concentrations of below-market-rate housing in certain areas.

• **Policy: H-2.3.2 Streamlined Application and Building Process.** The City shall continue to facilitate interdepartmental review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all development types.

These 2035 General Plan policies support the underlying purpose of the ordinance amendments, which is to encourage a smart, equitable, and sustainable growth pattern for our city by rewarding quality development projects with streamlined entitlement review in commercial corridors and Transit Oriented Development (TOD) zones. The ordinance further implements these policies by incentivizing businesses to utilize existing structures with land uses that are exponentially needed within the City, such as childcare and housing.

**Public/Neighborhood Outreach and Comments:** Staff held a public meeting on October 10, 2019, at New City Hall. Invitations were sent to all active neighborhood and business improvement associations in addition to the development community, including the Central Valley Chapter of American Institute of Architects (AIA), North State Building Industry Association, Sacramento Urban Land Institute (ULI), Sacramento Metro Chamber of Commerce, and the Sacramento Association of Realtors. Individuals attending the meeting represented the various interests of the city. On October 16, 2019 staff presented the proposed ordinance to the Preservation Commission at a regularly scheduled public hearing to solicit Commission and public input on the amendments. Staff also met with several board members of the Central Valley Chapter of American Institute of Architects (AIA) seeking feedback on the proposed changes and specifically on the creation of a Design Advisory Committee. Lastly, staff frequently spoke with representatives from various neighborhood associations to help answer questions and elaborate on the purpose of the ordinance. Below is a generalized list of the comments received, including staff’s response in italics:
1. **Decreased Public Input**: Some community members expressed concerns that streamlining the entitlement review process would reduce the amount of time to provide public input on proposed development projects.

   While it is true that some planning projects will conclude faster as a result of lowering the level of review, all planning projects will continue to be routed to the public as they are currently. Initial project routing includes email notification to all community associations within a 300-foot radius of the proposed project with a request for comments within 3-4 weeks. Extension of the comment period may be requested and is typically granted. All comments become part of the public record and are shared with relevant city staff and the applicant for consideration. Notices for projects requiring a public hearing will continue to be mailed to all property owners within a 300-feet radius of the project site and at least 10-days prior to the public hearing. A public notice sign will still be posted on the project site 10-days prior to the hearing.

   **New Improvement**: Planning staff is improving public notification procedures for most pending development projects by posting a 2ft. by 2ft. real estate-style sign on the project site. The sign will be posted shortly after the project is routed for first review and will notify neighbors that a development application is pending. Minor projects, such as single-family homes, duplexes, or minor commercial remodels will not receive the real estate-style sign because they are typically processed within a few weeks. Additionally, for those projects requiring a public hearing, staff will now mail public notices to all occupants residing within 300 feet of the project site in addition to the property owners. A public hearing notification will also be posted on the real estate-style sign 10-days prior to the public hearing.

2. **Reduced Transparency**: Some community members expressed concern that lowering the level of review from the Planning and Design Commission to the Director level is less convenient because Director hearings are currently held at 300 Richards Boulevard at 1:00pm instead of at City Hall.

   **Staff expects an increase in files that will be heard at the Director level and is currently considering options on how to handle an increased volume. Currently, Director level hearings are held every Thursday at 1:00pm in a large conference room at 300 Richards Boulevard. For Director level hearings, staff has the ability to change the location, time, and quantity of hearings. Staff is currently planning to hold some Zoning Administrator hearings at Historic City Hall. Conversation related to the conduct of Director hearings is ongoing.**
3. **Appeal Process:** Questions about the appeal process were asked including if any changes were proposed.

There are no proposed changes to the current appeal process. Appeals from the Director level will be heard by the Planning and Design Commission for a final decision. Appeals involving historic properties will go to the Preservation Commission. Planning and Design Commission appeals go to the City Council for a final decision.

4. **Historic Properties/Districts:** Community members asked questions about how this will affect historic properties or properties located within historic districts.

The proposed ordinance will not affect any of the review requirements involving demolition or relocation of a landmark structure or contributing resource [City Code Section 17.808.130(A)8]. The proposed changes would reduce the level of review for some preservation projects from the Preservation Commission to the Preservation Director level, such as projects deviating from development standards, or projects including tentative maps. In 2018-2019, the Preservation Commission took action on six private development applications, of which three would be heard at the Director level if these amendments are adopted. Furthermore, on December 10, 2019, the City Council approved updates to the historic district plans and processing requirements which included detailed design guideline criteria. The revised process allows for new construction within a historic district to be completed at staff level if the project meets all the development standards and design guidelines.

5. **Alcohol Sales:** Questions about which type of alcohol establishments this ordinance would apply to and if it is appropriate to reduce the level of review to Director level.

Currently, a Conditional Use Permit (CUP) at the Commission level is required to sell alcohol for off-site consumption (i.e. liquor store), bars (including tasting rooms), or nightclubs (SCC 17.228.108). This ordinance only applies to alcohol sales for off-site consumption. CUPs are not required to serve alcohol at a bona fide eating establishment, such as a restaurant. A common CUP request the City receives is for off-site consumption (i.e. liquor store, gas station convenience market, etc.), which is required if the business is less than 15,000 square feet in size, therefore exempting larger retailers, such as grocery stores. The proposed ordinance would reduce the level of review for alcohol sales from the Planning and Design Commission to the Director level (Zoning Administrator).

All alcohol CUP requests are routed to the Police Department. Police then coordinates with the Department of Alcoholic Beverage Control (ABC) on the licensing
requirements. The Police Department has the ability to support, request conditions, or recommend denial of the ABC license requests based on overconcentration and crime analysis. Requested conditions are project specific and generally include improvements to site security such as adequate lighting, video surveillance, burglar alarm systems, requirements for unclimbable transparent fencing, and requirements to keep unobstructed views into the building by keeping windows free and clear of excessive signs, shelving, and merchandise.

Staff does not propose to remove the CUP requirement for off-site alcohol sales, but rather allow the CUP to be heard at the Director level. There will still be the same neighborhood noticing, a public hearing, and all appeals would be heard by the Commission. The Zoning Administrator can still elevate the CUP hearing to the Commission level to be heard, if warranted.

Staff created a webpage where interested parties can read about the proposed code amendments and see about upcoming events and public hearings. The webpage can be found at the following location: 

Environmental Considerations: The City of Sacramento, Department of Community Development, Environmental Planning Services has determined, pursuant to CEQA Guidelines section 15177, that the Ad Hoc Ordinance is a subsequent project within the scope of the certified Master EIR prepared for the 2035 General Plan and that no additional environmental review or mitigation measures or alternatives is required. The initial study was circulated for 30-day public review and is available on the City’s website:
<https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

Commission/Committee Action: The proposed ordinance amendments were discussed as a review and comment item before the Planning and Design Commission on April 25, 2019.

On July 25, 2019, the Planning and Design Commission passed a motion to initiate the amendments to the Planning and Development Code (Title 17).

On October 16, 2019, the ordinance amendments were discussed as a review and comment item before the Preservation Commission.

On February 13, 2020, the Planning and Design Commission voted to forward the ordinance to City Council with a recommendation of approval and asked that the following comments be shared with the Law & Legislation Committee and City Council:
1. The Commission was supportive of the Title 17 changes but expressed concerns related to Title 2 amendments that would have removed the four P&PE appointed Commissioners. Staff has subsequently removed those sections from the proposed ordinance at this time and may revisit the topic of the size of the 13-member Planning and Design Commission in the future.

2. The Commission had important discussion about the proposed “Design Advisory Committee” (DAC) and the City’s design review process in general. The Commission requested staff to bring the topic back for further discussion, specifically to see if the DAC could be codified in the City Code. The DAC is currently proposed to be an internal staff procedure whereby City Urban Design staff would solicit advice from local design professionals on particularly sensitive projects as a way of ensuring that design solutions are adequately explored early in the planning review process, saving time and money for all involved parties. The DAC is not proposed to be a formal committee, would have no approval authority, and does not require new text in the City Code in order to implement the procedure.

3. The Commission wanted to ensure that design professionals on the DAC be asked to provide input on site design as well as building design. As with comments submitted by any neighborhood or business association, staff would welcome comments on site design from the DAC members. Also, an analysis of the DAC comments would be discussed in each staff report similar to the summaries currently provided for neighborhood/community comments.

4. The Commission also discussed the new early notice signs for pending development projects and specifically mentioned that some projects would necessitate a larger sign than the 2’x2’ real estate style sign. Staff would need to determine the costs to construct and install larger signs and which types of projects would require them. This fee would then need to be incorporated into the entitlement fees in order to recoup the costs, which requires approval by the City Council.

5. Lastly, the Commission asked staff to regularly bring forward a progress report of planning projects to determine the effectiveness of the ordinance amendments and where improvements can be made. Staff will work with Commissioners to refine the contents of the progress report and its frequency.

On February 17, 2020, the Law and Legislation Committee directed staff to take the ordinance back to the Planning and Design Commission for further discussion.

Staff was subsequently asked to bring the ordinance directly to the April 7, 2020 City Council hearing for consideration because of its streamlining benefits that could help to quickly rebuild
segments of the economy after COVID-19, including some health care providers, such as residential and nonresidential care facilities. Ultimately, staff was directed to withdraw the item from the agenda and bring it for discussion at the April 23, 2020 Planning and Design Commission hearing.

**Rationale for Recommendation:** Staff requests Commission pass a motion recommending approval of the attached resolution and ordinance and forward to the City Council, with direction to staff to bring back subsequent code and procedural changes for discussion with the entire Commission. Staff supports this recommendation because it helps achieve the goals and policies of the 2035 General Plan that encourage sustainable development patterns and addresses the stated intent of the work of the Commission’s ad hoc subcommittee to streamline quality developments in commercial corridors, Transit Oriented Development (TOD) zones and other innovative ideas to encourage the long-term smart, sustainable and equitable growth of our city.
Background:

In early October 2018, several Planning and Design Commissioners elected to go on a study tour to Portland, OR, and Seattle, WA. The tour was organized through First Stop Portland, a program housed in Portland State’s College of Urban and Public Affairs. The tour focused on sustainable urban development policy and best practices related to infill development, commercial corridor revitalization, and transit-oriented development. The tour members presented a slide show of their findings back to the larger Commission at the regular meeting on October 25, 2018. Subsequently, the ad hoc subcommittee was formed on January 10, 2019, to discuss what lessons learned in both cities might be transferrable to the City of Sacramento.

The ad hoc members discussed several high-level objectives, including how the Commission can place a greater emphasis on supporting climate readiness, resiliency, and sustainable development. Other priorities included supporting enhanced community engagement in both policy making initiatives and private development projects, with a special emphasis on reaching communities that are not typically a part of the planning process.

During the regular meeting on April 25, 2019, the findings and recommendations of the subcommittee were presented to the larger Planning and Design Commission. Staff was asked to return with an item on a future agenda to allow the Commission to initiate amendments to Title 17, consistent with City Code Section 17.916.010(A), to implement the subcommittee’s recommendations. On July 25, 2019, the Commission passed a motion to initiate the amendments to Title 17.

Subcommittee Objectives:

The following three objectives were identified by the subcommittee; these objectives provided guidance related to the recommendations in this report:

**Objective #1:** Convert the Planning and Design Commission to a Commission that is focused on sustainable and equitable land use policy and planning to a greater degree than project entitlements. Craft policy as sufficiently detailed/definitive to render more project entitlement decisions “by-right” if consistent with adopted policy. The Commission would be provided a regular update on private development project approvals to determine the efficacy of development policy.

**Objective #2:** Provide that architectural design input is received early in the development review process.

**Objective #3:** Maintain or enhance the community’s ability to participate. Ensure good civic engagement on both private development projects and policy items.
Title 17 Amendments (Planning and Development Code):

In order to shift the focus of the Planning and Design Commission toward policy matters and streamline the development review process for projects that comply with design guidelines and development standards, the following code and process changes are recommended. They include delegating approval authority for some entitlements to the Director level (Zoning Administrator, Design Director, Preservation Director), while eliminating some Conditional Use Permit (CUP) requirements altogether. The Planning and Design Commission would continue to make decisions on appeals of Director level decisions, some CUP’s, and provide recommendations to City Council on legislative entitlements (i.e. rezones, general plan amendments, etc.) and policy matters.

1. Amend the Site Plan and Design Review Process - Reduce the number of Commission level hearings for projects that meet design and development standards by eliminating or lowering the level of public hearing for Site Plan and Design Review applications. To help achieve this, there are two proposed amendments to Title 17 related to Site Plan and Design Review entitlements:

   a) Eliminate automatic Commission level public hearing requirements (17.808.130.A). The following projects would no longer require approval by the Planning and Design Commission simply because they meet one of these thresholds:
      (1) Development in any zone, excluding the industrial zone, that exceeds 65-feet;
      (2) A development project in an industrial zone that exceeds 70-feet;
      (3) A residential project of more than 150 dwelling units;
      (4) A nonresidential or mixed-use project exceeding 125,000 square feet.

   b) Hear all deviations from development standards at the Director level (17.808.120.B). Currently, deviations of up to 50% are decided at the Director level and deviations of more than 50% are heard at the Commission level. The proposal would eliminate the 50% distinction and allow all deviations to be decided at the Director level.

2. Delegate All Tentative Maps to the Director level (17.828.090)- Currently, the Zoning Administrator hears tentative maps creating 1-4 parcels and the Commission hears maps creating 5+ parcels. This amendment would delegate the approval of all tentative maps to the Zoning Administrator. Projects with a tentative map that also includes an entitlement requiring Commission or Council approval will be decided by that appropriate decision-making body.

3. Delegate Conditional Use Permit (CUP) Requirement- Delegate routine and generally compatible CUP’s to the Director level (Zoning Administrator). All CUP’s will still require a public hearing and can be appealed to the Planning
and Design Commission. The following list shows the affected land use designations and the applicable zone proposed for delegation to the Director level:

a) **Alcohol:** Affected zones include R-4, R-4A, R-5, RMX, OB, OB-2, OB-3, SC, C-1, C-2, C-3, C-4, M-1, M-1(S), M-2, M-2(S), and MRD.

b) **Assembly – cultural, religious, social:** Affected zones include RE, R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, H, SPX, and TC.

c) **Childcare Center** (defined as 15+ children): Affected zones include SPX and TC.

d) **Dormitory:** Affected zones include R-1, R-1A, R-1B, and R-2, R-2A, and R-2B.

e) **Kennel:** Affected zones include A, A-OS, RE, R-1, R-1A, R-1B, R-2, R-2B, R-3, R-3A, R-4, R-4A, R-5, RMX, RO, OB, OB-2, OB-3, EC, and TC.

f) **Residential care facilities:** Affected zones include R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, and H. With the proposed amendment, residential care facilities in these zones would require a Zoning Administrator CUP.

g) **Non-residential care facilities:** Affected zones include R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, and H.

h) **Vet Clinics:** Affected zones include R-4, R-4A, R-5, RMX, RO, OB, OB-2, OB-3, TC, and HC. Currently, if the veterinary use is conducted entirely within a building, no CUP is required.

4. **Eliminate Conditional Use Permit (CUP) Requirement** - Eliminate CUP requirements for uses that are compatibly zoned, and thus for policy reasons make sense to encourage by streamlining the development review process. The following list shows the affected land use designation and the applicable zone proposed for eliminating the CUP requirement:

a) **Assembly – cultural, religious, social:** Affected zones include R-4, R-4A, R-5, RMX, RO, OB, OB-2, OB-3, SC, C-1, C-2, C-3, C-4, M-1, M-1(S), M-2, M-2(S), MIP, MRD, and HC.

i) The amendment includes new special use regulations for Assembly uses in order to reduce potential noise impacts to neighboring properties:

"Unless otherwise authorized by a conditional use permit approved by the zoning administrator or planning and design commission, outdoor events are limited to four times per year, may not exceed two hours in duration, and must end no later than 5:00 p.m."

b) **Childcare Center** (defined as 15+ children): Affected zones include RMX, RO, C-4, M-1, M-1(S), M-2, M-2(S), MRD, and HC. The CUP requirement would be eliminated in these zones.
i) The code amendments will allow Childcare Centers as an accessory use to a permitted assembly use, regardless of zone.

c) **Dormitory**: Affected zones include R-3, R-3A, R-4, R-4A, R-5, RMX, RO, OB, OB-2, OB-3, SC, EC, C-1, C-2, C-3. The operational standards are proposed to be retained and the use would no longer be constrained to locations inside the central city.

d) **Residential care facilities**: Affected zones include R-4, R-4A, R-5, RMX, RO, OB, OB-2, OB-3, SC, C-1, C-2, C-3, C-4, M-1, M-1(S), M-2, M-2(S), and MRD.

e) **Non-residential care facilities**: Affected zones include R-4, R-4A, R-5, RMX, RO, EC, SC, C-1, C-2, C-3, C-4, C-4, M-1, M-1(S), M-2, M-2(S), MRD, and HC.

Attachment 7 includes a land use chart that visually represents the change of each land use designation in comparison to each zoning district.

**Additional Process Changes Not Requiring City Code Amendments:**

The following items do not require amendments to City Code to implement but are important components to the ad hoc subcommittee objectives. Staff has already made great progress towards putting the following measures in place:

**Design Advisory Committee (DAC)**- Planning staff will be creating an informal Design Advisory Committee (DAC), comprised of licensed Architects and Landscape Architects to advise staff on design related matters. The DAC is envisioned to include local design professionals with diverse backgrounds who have experience in both urban and suburban settings. The individuals would be selected by the Planning Director in consultation with the Urban Design Manager.

The DAC would be used by staff on an as-needed basis at the very beginning of the entitlement review process to provide design input on various projects. The comments generated by the DAC would be shared with the developer and the decision-maker and would become part of the public record, available for public review.

The impetus for creating the DAC is to relieve the Planning and Design Commission of making substantive design comments late in the approval process that could be costly to developers.

**Enhanced Public Outreach**- The Planning and Design Commission made it very clear that they value public access, transparency, and outreach. The following measures will be implemented to improve public outreach in the development review process:
1. Early Site Posting- All planning entitlement applications requiring a public hearing will now receive an early notice posted on the property shortly after the project is first routed for review. The signs are 2ft.x2ft. real estate-style signs with a designated area to post project information and the public hearing notification. New construction staff level projects will also receive this sign, except for commercial and residential remodels/additions or new single-family homes. The new signage has been fabricated and are being installed starting April 2020. Here is a picture of the new real estate-style sign:

2. Public Hearing Notices- Notification of public hearings are currently mailed to all property owners within 300 feet of the project’s site. Staff will now also mail notices to all occupants at each address within 300 feet of the projects site. Public hearing notifications are required to be postmarked a minimum 10 days prior to the hearing and include an onsite physical posting of the site with public hearing information.

3. Development Tracker- Staff will continue to utilize and enhance Development Tracker as a method of making in-progress projects accessible to the public. Staff will also be revising the Planning webpage to further advertise information regarding pending policy and development projects.

4. Meeting Structure- Staff will continue to improve agenda management with consideration to lengthy long-range policy items that require lots of discussion in addition to controversial current planning projects with lots of public comment. Staff provides policy materials several weeks in advance of the scheduled hearing, or as available, to give Commissioners and the public more time to consider the materials. Staff can also call for a Special Meeting when needed to dedicate the entire evening to a particularly weighty policy item.

5. Performance Measures- Ad Hoc members expressed an interest in being provided a regular update on private development project approvals to determine the efficacy of development policy. Staff will continue to work with members of the Commission to determine what type of data would be useful to collect and the frequency of review.
RESOLUTION NO.

Adopted by the Sacramento City Council

__________, 2020

APPROVING ENVIRONMENTAL REVIEW FOR THE AD HOC ORDINANCE STREAMLINING THE PLANNING ENTITLEMENT REVIEW PROCESS (M19-004) AS A SUBSEQUENT PROJECT UNDER THE MASTER EIR (Section 15177)

BACKGROUND

A. On February 13, 2020, the City Planning and Commission conducted a public hearing and forwarded to the City Council a recommendation to approve the proposed project.

B. On April 23, 2020, the City Planning and Commission conducted a public hearing and forwarded to the City Council a recommendation to approve the proposed project.

C. On ________, 2020, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code and received and considered evidence concerning the proposed project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds that the Master Environmental Impact Report for the 2035 General Plan was certified on March 3, 2015, and the 2035 General Plan was adopted on that date. The Ad Hoc Ordinance Streamlining the Planning Entitlement Review process was initiated and in process prior to March 3, 2020. No substantial changes have occurred with respect to the circumstances under which the Master EIR was certified and no new available information which was not known and could not have been known at the time the Master EIR was certified.

Section 2. The City of Sacramento was the Lead Agency for the Master EIR.

Section 3. An initial study has been prepared for the project and concluded that the project was described in the Master EIR and that the project would not cause any additional significant environmental effects that were not examined in the Master EIR. No new additional mitigation measures or alternatives are required, and the project is within the scope of the Master EIR.

Section 4. No feasible mitigation measures or feasible alternatives identified in the Master EIR are necessitated by the project.
Section 5. Notice of the determination that the project is a subsequent project under the Master EIR was provided in the manner required by CEQA Guidelines section 15177(d) and 15087. The Notice of Subsequent Project was posted in the office of the County Clerk/Recorder on February 3, 2020 and published in the Sacramento Bulletin on February 3, 2020. The Notice established a thirty-day comment period, beginning on February 3, 2020 and ending on March 4, 2020.

Section 6. The City Council directs that, upon approval of the Project, the City Manager shall file a notice of determination with the County Clerk of Sacramento County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of CEQA section 21152.

Section 7. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

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Exhibit A: Notice of Subsequent Project
DATE: January 31, 2020

SUBJECT: NOTICE OF SUBSEQUENT PROJECT WITHIN THE SCOPE OF THE MASTER ENVIRONMENTAL IMPACT REPORT FOR THE 2035 GENERAL PLAN: AD HOC ORDINANCE STREAMLINING THE PLANNING ENTITLEMENT PROCESS (M19-004)

PROJECT LOCATION: Citywide

COMMENT PERIOD: 30 days beginning February 3, 2020 and ending March 4, 2020.

The City of Sacramento, Department of Community Development, Environmental Planning Services has determined, pursuant to CEQA Guidelines section 15177, that the Ad Hoc Ordinance Streamlining the Planning Entitlement Process is a subsequent project within the scope of the Master EIR for the City of Sacramento 2035 General Plan, certified by the City as lead agency on March 3, 2015, and that no additional environmental review for the project is required. The City has prepared an Initial Study for the project and has determined that the project would not result in any additional significant environmental effect not previously analyzed in the Master EIR. No new additional mitigation measures or alternatives are required.

The project includes Title 17 text amendments to amend various portions of the Planning and Development Code to streamline the development review process. The 2035 General Plan focused on updating policies and programs to reflect changed conditions and priorities, streamline development review and implementation, and address new State laws. The proposed amendments support these priorities and are a subsequent action under the 2035 General Plan Master EIR as “amendments to the…City Code to achieve consistency with the adopted General Plan.” (MEIR, § 2.7.6.) The amendments include delegating approval authority for some entitlements from the Planning and Design Commission to the Director-level (Zoning Administrator, Design Director, Preservation Director) and eliminating some Conditional Use Permit (CUP) requirements altogether. The Planning and Design Commission would continue to hear and make recommendations on all legislative entitlements, appeals of Director-level decisions, some CUP’s, and recommendations to City Council on all policy matters.

A copy of the Initial Study is attached to this Notice. The Master EIR is available for review on the City’s website at: http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports. The document is also available for review at the offices of the Community Development Department, 300 Richards Boulevard, Sacramento, California during public counter hours and at the offices of the Sacramento County Clerk Recorder.

Comments regarding the project may be submitted to:

Scott Johnson, Senior Planner
City of Sacramento, Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
Telephone: (916) 808-8272
Email: srjohnson@cityofsacramento.org

Comments must be submitted no later than March 4, 2020.
CITY OF SACRAMENTO

AD HOC ORDINANCE
STREAMLINING THE PLANNING ENTITLEMENT PROCESS
INITIATED BY THE PLANNING AND DESIGN COMMISSION
TITLE 2 AND 17 CITY CODE AMENDMENTS

INITIAL STUDY FOR SUBSEQUENT PROJECTS UNDER THE
2035 GENERAL PLAN MASTER EIR

This Initial Study has been prepared by the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations) and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into the following sections:

SECTION I - BACKGROUND: Provides summary background information about the project name, location, sponsor, and the date this Initial Study was completed.

SECTION II - PROJECT DESCRIPTION: Includes a detailed description of the proposed project.

SECTION III - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Reviews proposed project and states whether the project would have additional significant environmental effects (project-specific effects) that were not evaluated in the Master EIR for the 2035 General Plan.

SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Identifies which environmental factors were determined to have additional significant environmental effects.

SECTION V - DETERMINATION: States whether environmental effects associated with development of the proposed project are significant, and what, if any, added environmental documentation may be required.

REFERENCES CITED: Identifies source materials that have been consulted in the preparation of the Initial Study.

DOCUMENT REVIEW: The discussion below includes extensive references to the 2035 General Plan (including its background report) and the 2035 General Plan Master EIR. The reader may benefit from reviewing the 2035 General Plan Technical Background Report (2015). These documents are available for review in printed form at the offices of the City of Sacramento Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento California during normal business hours.
The Technical Background Report is available for online review at:

The Master EIR is also available for online review at:
http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports
SECTION I - BACKGROUND

Project Name and File Number: Ad Hoc Ordinance Streamlining the Planning Entitlement Process (M19-004) City of Sacramento Title 2 and Title 17 Code Amendments

Project Location: City of Sacramento: Citywide

Project Applicant: City of Sacramento Community Development Department, Planning Division

Project Planner: Garrett Norman, Associate Planner

Environmental Planner: Scott Johnson, Senior Planner

Date Initial Study Completed: January 13, 2020

This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.). The Lead Agency is the City of Sacramento.

The City of Sacramento, Community Development Department, has reviewed the proposed project and, based on the whole record before it, has determined that the proposed project is an anticipated subsequent project identified and described in the 2035 General Plan Master EIR as “amendments to the Planning and Development Code (Title 17) and other sections of the City Code to achieve consistency with the adopted General Plan.” (Master EIR, § 2.7.6.)

The City has prepared the attached Initial Study to (a) review the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the 2035 General Plan Master EIR to determine their adequacy for the project (see CEQA Guidelines Section 15178(b),(c)) and (b) identify any potential new or additional project-specific significant environmental effects that were not analyzed in the Master EIR and any mitigation measures or alternatives that may avoid or mitigate the identified effects to a level of insignificance.

As part of the Master EIR process, the City is required to incorporate all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR (CEQA Guidelines Section 15177(d)). The Master EIR goals and policies reflected as mitigation measures that are identified as appropriate are set forth in the applicable technical sections below.

This analysis incorporates by reference the general discussion portions of the 2035 General Plan Master EIR. (CEQA Guidelines Section 15150(a)). The Master EIR is available for public review at the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, and on the City’s web site at: http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx.
Project Description

The 2035 General Plan Update was adopted by City Council on March 3, 2015 and included certification of the Master Environmental Impact Report (Master EIR) (Resolution No. 2015-0060). The Land Use and Urban Design section of the General Plan is primarily implemented through the Planning and Development Code (City Code Title 17.100.010.B). The 2035 General Plan’s goals, policies, and implementation programs establish a general roadmap to achieving Sacramento’s vision as established by the City Council, while the Planning and Development Code (Title 17) implements the various policies of the general plan. The 2035 General Plan focused on updating policies and programs to reflect changed conditions and priorities, streamline development review and implementation, and address new State laws. The proposed amendments support these priorities and are a subsequent action under the 2035 General Plan Master EIR as “amendments to the…City Code to achieve consistency with the adopted General Plan.” (MEIR, § 2.7.6.).

Specifically, the project includes Title 17 text amendments to amend various portions of the Planning and Development Code to streamline the development review process. Specifically, the proposed ordinance amendments will streamline entitlement applications by the following:

1. The amendment of City Code Section 17.808.120 would allow deviations to development standard of any amount to be heard at the Director-level. Currently a deviation to a development standard greater than 50-percent is heard by the Planning and Design Commission and a deviation less than 50-percent is heard at the Director-level. (Section 17.808.120)

2. The amendment of City Code Section 17.808.130 would eliminate automatic Planning and Design Commission public hearing requirements for Site Plan and Design Review entitlements that include:
   a. A development project that exceeds 65-feet in height;
   b. A development project exceeding 70-feet in an industrial zone;
   c. A residential development of more than 150 dwelling units;
   d. A nonresidential development exceeding 125,000 square feet;
   e. A mixed-use development exceeding 125,000 square feet. (Sections 17.808.130.A.1-6)

3. Amendments to City Code to allow all Tentative Parcel and Subdivision Maps to be heard by the Zoning Administrator (Director-level). Currently, creating four or fewer parcels is heard by the Zoning Administrator and creating five or more parcels is heard by the Planning and Design Commission (Section 17.828)

4. Amendments to various City Code Sections in Division 2 of Title 17, to delegate some Conditional Use Permits (CUP) to the Director-level and to eliminate
the requirement for Conditional Use Permits for some land uses. Affected land uses include:

a. Alcohol sales
b. Kennels
c. Veterinarian clinics
d. Residential care facilities
e. Nonresidential care facilities
f. Childcare centers,
g. Assembly- Cultural, religious, social
h. Dormitory housing
i. Multi-family housing in the Shopping Center (SC) zone

(Sections 17.200-232)

The following changes require amendments to Title 2 related to the composition of the Planning and Design Commission.

1. The amendment of City Code Section 2.60 to reduce the size of the Planning and Design Commission to 9-members. (Section 2.60.020)

2. Correct Section 2.60.070.A, relating to subdivisions, to replace the text referencing Title 16 to reflect Title 17.

The proposed amendments to Titles 2 and 17 would be implemented through adoption of a City ordinance. A copy of the proposed ordinance revisions is included as Attachment A to this Initial Study.
SECTION III – ENVIRONMENTAL CHECKLIST AND DISCUSSION

ANTICIPATED SUBSEQUENT PROJECT

CEQA Guidelines section 15176 includes the following provisions relating to the projects included in coverage of the Master EIR:

(d) Where a Master EIR is prepared in connection with a [general plan] the anticipated subsequent projects included within a Master EIR may consist of later planning approvals, including parcel-specific approvals, consistent with the overall planning decision … for which the Master EIR has been prepared. Such subsequent projects shall be adequately described … if the Master EIR and any other documents embodying or relating to the overall planning decision identify the land use designations and the permissible densities and intensities of use for the affected parcel(s). The proponents of such subsequent projects shall not be precluded from relying on the Master EIR solely because that document did not specifically identify or list, by name, the subsequent project as ultimately proposed for approval.

The proposed amendments fall within the scope of later planning approvals that are anticipated within the Master EIR and therefore qualify for treatment as an anticipated subsequent project, consistent with CEQA Guidelines section 15177. The proposed amendments will also not result in any new significant effects. The Master EIR indicated that its analysis included later amendments to the Planning and Development Code that might be undertaken to ensure consistency with the 2035 General Plan goals, policies and standards. (Master EIR section 2.7.6)

The 2035 General Plan sets forth a consistent policy approach that encourages development within the City limits to conserve habitat and encourage multi-modal transportation that reduces vehicle miles traveled, one of the primary generators of greenhouse gas emissions. Specific policies that relate to these goals include the following:

Goal: LU 1.1 Growth and Change. Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

- **Policy: LU 1.1.5 Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Goal: LU 2.6 City Sustained and Renewed. Promote sustainable development and land use practices in both new development, reuse, and reinvestment that provide for the transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.

- **Policy: LU 2.6.3 Revitalization Strategies.** The City shall employ a range of strategies to promote revitalization of distressed, under-utilized, and/or transitioning areas, including:
• Targeted public investments.
• Development incentives.
• Public-private partnerships.
• Revised development regulations and entitlement procedures.
• Implementation of City-sponsored studies and master plans.

Policy: LU 2.6.5 Existing Structure Reuse. The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures’ embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste.

Goal: LU 2.8 City Fair and Equitable. Ensure fair and equitable access for all citizens to employment, housing, education, recreation, transportation, retail, and public services, including participation in public planning for the future.

Policy: LU 2.8.1 Equitable Distribution of Uses and Amenities. The City shall strive to ensure that desirable uses and neighborhood amenities are distributed equitably throughout the city.

Goal: LU 8.2 Special Uses. Provide for the development of Special Uses (e.g., assembly facilities, live-work studios, and care facilities) that are included within several Land Use and Urban Form Designations.

LU 8.2.4 Child Care Supply. The City shall consider the impact of residential and employment development projects on the supply of local child care and encourage the incorporation of on-site or off-site facilities, require in lieu fees to provide facilities, or require other measures to provide for affordable, quality child care.

Goal: ED 3.1 Land, Sites, and Opportunity Areas. Retain, attract, expand, and develop businesses by providing readily available and suitable sites with appropriate zoning and access.

Policy: ED 3.1.8 Streamline Development Process. The City shall continue to identify, develop, and implement strategies, and programs, and processes that streamline its development review process.

Goal: H-2.3 Constraints. Remove constraints to the development housing

Policy: H-2.3.2 Streamlined Application and Building Process. The City shall continue to facilitate interdepartmental review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all development types.

The proposed amendments support the aforementioned goals and policies of the 2035 General Plan and is considered a subsequent action under the Master EIR as “amendments to the…City Code to achieve consistency with the adopted General Plan” (MEIR, § 2.7.6.). The proposed amendments to Title 17 help to implement several goals and policies as it pertains to ensuring that land uses are equitably and equally distributed throughout the City and by encouraging infill development by reducing the entitlement review time and costs. Specifically, the amendments eliminate the requirement for a Conditional Use Permit (CUP) for some land uses, such as a childcare center in the commercial and higher residential zones or reduces the level of review to the Zoning Administrator or staff-level. Lessening the entitlement review time can make it easier for businesses to locate in existing buildings around the City. Using the childcare example,
businesses will have more opportunities to occupy a building in areas of need. This ultimately translates into having more services spread among the City’s neighborhoods, creating more sustainable neighborhoods and ultimately reducing total VMTs as access to services is increased closer to home.

LAND USE, POPULATION AND HOUSING, AGRICULTURAL RESOURCES AND ENERGY

Introduction

The California Environmental Quality Act (CEQA) requires the Lead Agency to examine the effects of a project on the physical conditions that exist within the area that would be affected by the project. CEQA also requires a discussion of any inconsistency between the proposed project and applicable general plans and regional plans.

An inconsistency between the proposed project and an adopted plan for land use development in a community would not constitute a physical change in the environment. When a project diverges from an adopted plan, however, it may affect planning in the community regarding infrastructure and services, and the new demands generated by the project may result in later physical changes in response to the project.

In the same manner, the fact that a project brings new people or demand for housing to a community does not, by itself, change the physical conditions. An increase in population may, however, generate changes in retail demand or demand for governmental services, and the demand for housing may generate new activity in residential development. Physical environmental impacts that could result from implementing the proposed project are discussed in the appropriate technical sections.

Land Use and Population

The project consists of revisions to portions of the Planning and Development Code related to processing entitlements by reducing the level of discretionary review. The proposed amendments would not substantially affect general plan land use designations, zoning designations, location or density of housing in the City. The proposed amendments would be minor and would not affect the analysis set forth in the Master EIR, nor would it affect population levels in the City.

Agricultural Resources

The Master EIR discussed the potential impact of development under the 2035 General Plan on agricultural resources. See Master EIR, Chapter 4.1. In addition to evaluating the effect of the general plan on sites within the City, the Master EIR noted that to the extent the 2035 General Plan accommodates future growth within the City limits, the conversion of farmland outside the City limits is minimized. (Master EIR, page 4.1-2) The Master EIR concluded that the impact of the 2035 General Plan on agricultural resources within the City was less than significant.

The proposed amendments aim to provide commercial serving land uses closer to neighborhoods by making it easier for businesses to get established without expensive, lengthy, and sometimes an uncertain entitlement approval process. This concept promotes urban infill and discourages urban sprawl.
Energy

The proposed amendments would result in no changes relating to energy requirements for specific projects. The proposed amendments would not encourage the wasteful use of energy.

Structures built in the City are subject to Titles 20 and 24 of the California Code of Regulations, which serve to reduce demand for electrical energy by implementing energy-efficient standards for residential and non-residential buildings. The 2035 General Plan includes policies to encourage use of energy-efficient technology by offering rebates and other incentives to commercial and residential developers and recruiting businesses that research and promote energy conservation and efficiency.

Policies U 6.1.6 through U 6.1.8 focus on promoting the use of renewable resources, which would reduce the cumulative impacts associated with use of non-renewable energy sources. In addition, Policies U 6.1.5 and U 6.1.12 call for the City to work closely with utility providers and industries to promote new energy conservation technologies.

The Master EIR evaluated the potential impacts on energy and concluded that the effects would be less than significant. (See Impact 4.11-6) Any new development subject to the guidelines would be constructed to the standards required by current building codes, achieving energy efficiency. The proposed ordinance would not result in any impacts not identified and evaluated in the Master EIR.

<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effect will be studied in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. AESTHETICS, LIGHT AND GLARE Would the proposal:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A) Create a source of glare that would cause a public hazard or annoyance?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>B) Create a new source of light that would be cast onto oncoming traffic or residential uses?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>

Environmental Setting

Aesthetics

The City of Sacramento is located in a valley floor characterized by flat terrain in a predominantly built-out environment. The average elevation is 25 feet above sea level. Long-range views within the City are generally expansive because of the flat terrain. The western portion of the city lies at an elevation of about 20 feet; the terrain slopes upward to the east. Low rises are occasionally present, probably originating as natural banks of the Sacramento and American Rivers. The American River, Morrison Creek, and other local drainages have downcut through the plain, forming low near-vertical stream banks from place to place. With the exception of these stream banks, ground slope within the city does not exceed 8 percent and is most often between zero and 3 percent.

Views across the city to the east include views of the foothills and mountains. The Sierra Nevada
can be seen directly beyond the city skyline as one drives east across the Yolo Causeway on I-80.

Light and Glare

The City includes a wide variety of visual features that include various light and glare levels. The city of Sacramento is primarily built out, and a significant amount of artificial light and glare from urban uses already exists. The downtown area has a higher concentration than the outlying residential areas of artificial light and reflective surfaces that produce glare (City of Sacramento 2008b).

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, aesthetics impacts may be considered significant if the proposed project would result in one or more of the following:

Glare. Glare is considered to be significant if it would be cast in such a way as to cause public hazard or annoyance for a sustained period of time.

Light. Light is considered significant if it would be cast onto oncoming traffic or residential uses.

SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The Master EIR described the existing visual conditions in the general plan policy area, and the potential changes to those conditions that could result from development consistent with the 2035 General Plan. See Master EIR, Chapter 4.13, Visual Resources.

The Master EIR identified potential impacts for glare (Impact 4.13-1).

Light cast onto oncoming traffic or residential uses was identified as a potential impact (Impact 4.13-1). The Master EIR identified Policy LU 6.1.12 (Compatibility with Adjoining Uses) and its requirement that lighting must be shielded and directed downward as reducing the potential effect to a less-than-significant level.

ANSWERS TO CHECKLIST QUESTIONS

Questions A–B

The change in level of discretionary review (commission- to director-, or staff-level) or no review (administrative-review), would have no impact to aesthetics and would not result in new sources of light and glare. The City’s Site Plan and Design Review entitlement process will continue to be required for all new construction projects in which staff will analyze the project for compliance with adopted design guidelines and City Code and General Plan requirements related to light pollution and glare. In instances where no review is required, such as by-right projects, no physical changes to the exterior of the structure would occur and the operator of the land use is obligated to comply with all City Code requirements related to lighting, which prohibits light trespass over property lines (SCC 17.612.030.B). No new impacts to issues A and B would result as part of the proposed ordinance change.
**Mitigation Measures**

No mitigation measures are required.

**Findings**

The project would have no additional project-specific environmental effects relating to Aesthetics, Light and Glare.

<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effect will be studied in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. AIR QUALITY</td>
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<td></td>
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<tr>
<td>Would the proposal:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>A) Result in construction emissions of $NO_x$ above 85 pounds per day?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>B) Result in operational emissions of $NO_x$ or ROG above 65 pounds per day?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>C) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>C) Result in PM$_{10}$ concentrations equal to or greater than five percent of the State ambient air quality standard (i.e., 50 micrograms/cubic meter for 24 hours) in areas where there is evidence of existing or projected violations of this standard?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>E) Result in CO concentrations that exceed the 1-hour State ambient air quality standard (i.e., 20.0 ppm) or the 8-hour State ambient standard (i.e., 9.0 ppm)?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>F) Result in exposure of sensitive receptors to substantial pollutant concentrations?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>G) Result in TAC exposures create a risk of 10 in 1 million for stationary sources, or substantially increase the risk of exposure to TACs from mobile sources?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>H) Impede the City or State efforts to meet AB32 standards for the reduction of greenhouse gas emissions?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
ENVIRONMENTAL SETTING

Regional and Local Climate

The City is located within the Sacramento Valley Air Basin (SVAB), which is a valley bounded by the North Coast Mountain Ranges to the west and the Northern Sierra Nevada Mountains to the east. The terrain in the valley is flat and approximately 25 feet above sea level.

Hot, dry summers and mild, rainy winters characterize the Mediterranean climate of the Sacramento Valley. Throughout the year, daily temperatures may range by 20 degrees Fahrenheit, or more, with summer highs often exceeding 100 degrees and winter lows occasionally below freezing. Average annual rainfall is about 20 inches and snowfall is very rare. Summertime temperatures are normally moderated by the presence of the “Delta breeze” that arrives through the Carquinez Strait in the evening hours.

Stationary and Mobile Sources

Air pollutant emissions within the SVAB are generated by stationary, area-wide, and mobile sources. Stationary sources are usually subject to a permit to operate from the local air district, occur at specific identified locations, and are usually associated with manufacturing and industry. Examples of major stationary sources include refineries, concrete batch plants, and can coating operations. Minor stationary sources include smaller-scale equipment such as diesel fueled emergency backup generators and natural gas boilers.

Area sources are emissions-generating activities that are distributed over an area and do not require permits to operate from any air agency. Examples of area sources include natural gas combustion for residential or commercial space and water heating, landscaping equipment such as lawn mowers, and consumer products such as barbeque lighter fluid and hairspray.

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources are those that are legally operated on roadways and highways. Off-road sources include aircraft, trains, and construction vehicles. Mobile sources account for the majority of the air pollutant emissions within the SVAB.

Ambient Air Quality Standards

Both the Federal and State governments have established ambient air quality standards for outdoor concentrations of various pollutants in order to protect public health and welfare with a margin of safety.

The air pollutants for which Federal and State standards have been promulgated include ozone, nitrogen dioxide (NO2), carbon monoxide (CO), suspended particulate matter, sulfur dioxide (SO2), and lead. Each of these pollutants is briefly described below.

- Ozone is a gas that is formed when reactive organic gases (ROG) and nitrogen oxides (NOX), both byproducts of internal combustion engine exhaust and other processes, undergo photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.
NO2 is a brownish, highly reactive gas that is present in all urban environments. The major human-made sources of NO2 are combustion devices, such as boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines.

CO is a colorless, odorless gas produced by the incomplete combustion of fossil fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections, but the SVAB has not experienced a violation of ambient air quality standards for CO in 20 years (ARB 2013a).

Respirable Particulate Matter (PM10) and Fine Particulate Matter (PM2.5) consist of extremely small, suspended particles 10 microns and 2.5 microns or smaller in diameter. Some sources of suspended particulate matter (e.g., pollen and windblown dust), occur naturally. However, in populated areas, most fine suspended particulate matter is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes, and construction activities.

SO2 is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of the burning of high sulfur-content fuel oils and coal, and from chemical processes occurring at chemical plants and refineries.

Lead in the atmosphere was primarily associated with combustion of leaded gasoline, which is no longer permitted for on-road motor vehicles. Lead is no longer a pollutant of concern in the SVAB.

Regional Air Quality

Regionally, some portions of the SVAB have fewer air quality problems than others. Only a portion of the SVAB is in nonattainment for Federal ozone standards. Sacramento County attained the Federal PM10 standard in 2013. Regarding State standards, the entire SVAB is in nonattainment for ozone and PM standards.

Even though the SVAB does not attain certain standards, air quality has improved over time. Pollutant levels have decreased dramatically since the 1980s even with substantial region-wide population growth. Mobile sources contribute the majority of ozone precursor emissions in Sacramento County, while areawide sources, such as dust entrained from vehicle travel on roadways and construction activities, compose the majority of PM emissions.

Local Air Quality

The ARB collects ambient air quality data through a network of air monitoring stations throughout the state. There are eight monitoring stations in the County of Sacramento, but not all of the stations monitor for all criteria pollutants. There are two monitoring stations in the city of Sacramento, one on Bercut Drive and one downtown on T Street. Table 6 identifies the national and State ambient air quality standards for air pollutants for which Sacramento County is in nonattainment and lists the highest ambient pollutant concentrations that have been measured within the city through the period of 2016 to 2018. As shown, the Sacramento area has a recent history of Federal and State exceedances for the ozone and particulate matter standards. No

1 http://www.airquality.org/Air-Quality-Health/Air-Monitoring
other ambient air quality standards have been exceeded in Sacramento during the last three years.

### Toxic Air Contaminant Emissions

Toxic air contaminants (TACs) are airborne substances that, even in small quantities, are capable of causing chronic (i.e., of long duration) and acute (i.e., severe, but of short duration) adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs are different than the criteria air pollutants discussed previously in that ambient air quality standards have not been established for them. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may pose a threat to public health even at low concentrations.

According to the California Almanac of Emissions and Air Quality (ARB 2009), the majority of the estimated health risks from TACs can be attributed to relatively few compounds, the most important being diesel PM. Diesel PM differs from other TACs in that it is not a single substance, but rather a complex mixture of hundreds of substances. Although diesel PM is emitted by diesel-fueled internal combustion engines, the composition of the emissions varies depending on engine type, operating conditions, fuel composition, lubricating oil, and whether an emissions control system is being used. Based on receptor modeling techniques, ARB estimated diesel PM health risk to be 360 excess cancer cases per million people in the SVAB in the year 2000. Since 1990, the health risk associated with diesel PM has been reduced by 52%. Overall, levels of most TACs, except para-dichlorobenzene and formaldehyde, have decreased since 1990 (ARB 2009).

### Table 6 Summary of Ambient Air Quality Monitoring Data in City

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Air Quality Standards</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2009</td>
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<tr>
<td>Ozone</td>
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</tr>
<tr>
<td>Maximum 1-hour concentration (State)</td>
<td>0.09 ppm</td>
<td>0.102</td>
</tr>
<tr>
<td># of days exceeding State 1-hour standard.</td>
<td>n/a</td>
<td>3</td>
</tr>
<tr>
<td>Maximum 8-hour concentration (State / national)</td>
<td>0.070 / 0.075 ppm</td>
<td>0.089</td>
</tr>
<tr>
<td># of days exceeding State 8-hour standard.</td>
<td>n/a</td>
<td>13</td>
</tr>
<tr>
<td># of days exceeding national 8-hour standard.</td>
<td>n/a</td>
<td>5</td>
</tr>
<tr>
<td>Respirable Particulate Matter (PM10)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum 24-hour concentration (State / national)</td>
<td>50 / 150 µg/m³</td>
<td>50.7</td>
</tr>
<tr>
<td># of days exceeding State standard</td>
<td>n/a</td>
<td>1</td>
</tr>
<tr>
<td># of days exceeding national standard</td>
<td>n/a</td>
<td>0</td>
</tr>
<tr>
<td>Fine Particulate Matter (PM2.5)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum 24-hour concentration measured (State)</td>
<td>35 µg/m³</td>
<td>50.1</td>
</tr>
<tr>
<td># of days exceeding national standard</td>
<td>n/a</td>
<td>1</td>
</tr>
</tbody>
</table>

Notes: µg/m³ = micrograms per cubic meter of air; ppm = parts by volume per million of air. Measurements are from Sacramento-Goldenland Court and T Street monitoring stations, whichever is higher. Source: ARB 2013a.
Sensitive Receptors

As discussed previously, the Federal and State ambient air quality standards have been set at levels to protect the most sensitive persons from illness or discomfort with a margin of safety. Air pollution regulatory agencies typically define sensitive receptors to include residences, schools, playgrounds, child care centers, athletic facilities, hospitals, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. Each of these land use types is present in the City.

Standards of Significance

For purposes of this Initial Study, air quality impacts may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- construction emissions of NO\textsubscript{x} above 85 pounds per day;
- operational emissions of NO\textsubscript{x} or ROG above 65 pounds per day;
- violation of any air quality standard or contribute substantially to an existing or projected air quality violation;
- PM\textsubscript{10} concentrations equal to or greater than five percent of the State ambient air quality standard (i.e., 50 micrograms/cubic meter for 24 hours) in areas where there is evidence of existing or projected violations of this standard. However, if project emissions of NO\textsubscript{x} and ROG are below the emission thresholds given above, then the project would not result in violations of the PM\textsubscript{10} ambient air quality standards;
- CO concentrations that exceed the 1-hour State ambient air quality standard (i.e., 20.0 ppm) or the 8-hour State ambient standard (i.e., 9.0 ppm); or
- exposure of sensitive receptors to substantial pollutant concentrations.

Ambient air quality standards have not been established for toxic air contaminants (TAC). TAC exposure is deemed to be significant if:

- TAC exposures create a risk of 10 in 1 million for stationary sources, or substantially increase the risk of exposure to TACs from mobile sources.

Summary of Analysis under the 2035 General Plan Master EIR, Including Cumulative Impacts, Growth Inducing Impacts, and Irreversible Significant Effects

The Master EIR addressed the potential effects of the 2035 General Plan on ambient air quality and the potential for exposure of people, especially sensitive receptors such as children or the elderly, to unhealthful pollutant concentrations. See Master EIR, Chapter 4.2.

Policies in the 2035 General Plan in Environmental Resources were identified as mitigating potential effects of development that could occur under the 2035 General Plan. For example, Policy ER 6.1.1 calls for the City to work with the California Air Resources Board and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to meet State and Federal air quality standards; Policy ER 6.1.2 requires the City to review proposed development projects to ensure that the projects incorporate feasible measures that reduce construction and operational emissions; Policies ER 6.1.4 and 6.1.10 call for coordination of City efforts with SMAQMD; and Policy ER 6.1.14 requires the City to give preference to contractors using reduced-emission equipment.
The Master EIR identified exposure to sources of toxic air contaminants (TAC) as a potential effect. Policies in the 2035 General Plan would reduce the effect to a less-than-significant level. The policies include ER 6.1.1, requiring consideration of current guidance provided by the Air Resources Board and SMAQMD and ER 6.1.4 requiring development adjacent to stationary or mobile TAC sources to be designed with consideration of such exposure in design, landscaping and filters.

The Master EIR found that greenhouse gas emissions that would be generated by development consistent with the 2035 General Plan would be a significant and unavoidable cumulative impact. The discussion of greenhouse gas emissions and climate change in the 2035 General Plan Master EIR are incorporated by reference in this Initial Study. (CEQA Guidelines Section 15150)

The Master EIR identified numerous policies included in the 2035 General Plan that addressed greenhouse gas emissions and climate change. See MEIR, Chapter 4.2, and pages 1-12 et seq. The Master EIR is available for review at the offices of Development Services Department, 300 Richards Boulevard, 3rd Floor, Sacramento, CA during normal business hours, and is also available online at http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports

Policies identified in the 2035 General Plan include directives relating to sustainable development patterns and practices, and increasing the viability of pedestrian, bicycle and public transit modes. A complete list of policies addressing climate change is included in the Master EIR in Table ES-1, page 6 et seq; the Final MEIR included additional discussion of greenhouse gas emissions and climate change in response to written comments.

ANSWERS TO CHECKLIST QUESTIONS

Questions A–H

The proposed amendments would not result in any new air quality impacts that were not previously anticipated in the General Plan 2035 Master EIR. Lowering the level of entitlement review does not alter the level of environmental review for new physical development. Compliance with SMAQMD standards remain applicable. In the cases where the proposed amendments eliminate certain CUPs, not requiring a discretionary entitlement, of the identified land uses would be would be occupying existing building stock in more populated areas, which would have to be consistent with the allowed uses of the Zone and General Plan designation, which were assumed in the Master EIR. The utilization of existing buildings by the land uses could result in reduced air contaminates caused by short-term new construction and long-term vehicle emissions through reduction of vehicle miles travelled.

MITIGATION MEASURES

No mitigation measures are required.

Findings

The project would have no additional project-specific environmental effects relating to Air Quality.
<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effect will be studied in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. BIOLOGICAL RESOURCES Would the proposal:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A) Create a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected</td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>B) Result in substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>C) Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands)?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>

ENVIRONMENTAL SETTING

The City of Sacramento is bordered by farmland to the north, farmland and the Sacramento River to the west, the city of Elk Grove to the south, and developed unincorporated portions of Sacramento County to the east. Historically, the natural habitats within the Policy Area included perennial grasslands, riparian woodlands, oak woodlands, and a variety of wetlands—vernal pools, seasonal wetlands, freshwater marshes, ponds, streams, and rivers.

From a biological perspective, the area near the confluence of the Sacramento and American Rivers is a particularly rich and diverse part of the region because of the rich soils and diversity of vegetation it supports. Over the last 150 years, development from agriculture, irrigation, flood control, and urbanization has resulted in the loss or alteration of much of the natural habitat within the boundaries of the Policy Area. Nonnative annual grasses have replaced the native perennial grasslands, many of the natural streams have been channelized, much of the riparian and oak woodlands have been cleared, and most of the marshes have been drained and converted to agricultural or urban uses.

Although most of the land area in the City is made up of residential, commercial, and other urban development, valuable plant and wildlife habitat still exists. These natural habitats are located primarily outside the City limits in the northern, southern, and eastern portions of the City, but they also occur along river and stream corridors and on a number of undeveloped parcels. Habitats present within the City include annual grasslands, riparian woodlands, oak woodlands, riverine (rivers and streams) habitats, ponds, freshwater marshes, seasonal wetlands, and vernal pools.

STANDARDS OF SIGNIFICANCE
For purposes of this environmental document, an impact would be significant if any of the following conditions or potential thereof, would result with implementation of the proposed project:

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;
- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal; or
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands).

For the purposes of this document, “special-status” has been defined to include those species, which are:

- Listed as endangered or threatened under the Federal Endangered Species Act (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated as endangered or rare, pursuant to California Fish and Game Code (Section 1901);
- Designated as fully protected, pursuant to California Fish and Game Code (Section 3511, 4700, or 5050);
- Designated as species of concern by U.S. Fish and Wildlife Service (USFWS), or as species of special concern to California Department of Fish and Game (CDFG);
- Plants or animals that meet the definition of rare or endangered under the California Environmental Quality Act (CEQA).

**SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Chapter 4.3 of the Master EIR evaluated the effects of the 2035 General Plan on biological resources within the General Plan policy area. The Master EIR identified potential impacts in terms of degradation of the quality of the environment or reduction of habitat or population below self-sustaining levels of special-status birds, through the loss of both nesting and foraging habitat.

Policies in the 2035 General Plan were identified as mitigating the effects of development that could occur under the provisions of the 2035 General Plan. Policy ER 2.1.5 calls for the City to preserve the ecological integrity of creek corridors and other riparian resources; Policy ER 2.1.10 requires the City to consider the potential impact on sensitive plants for each project and to require pre-construction surveys when appropriate; and Policy 2.1.11 requires the City to coordinate its actions with those of the California Department Fish and Game, U.S. Fish and Wildlife Service, and other agencies in the protection of resources.

The Master EIR concluded that the cumulative effects of development that could occur under the 2035 General Plan would be significant and unavoidable as they related to effects on special-status plant species, reduction of habitat for special-status invertebrates, loss of habitat for special-status birds, loss of habitat for special-status amphibians and reptiles, loss of habitat for special-status mammals, special-status fish and, in general, loss of riparian habitat, wetlands and sensitive natural communities such as elderberry savannah (4.3-12).
**Mitigation Measures from 2035 General Plan Master EIR that Apply to the Project**

None.

**Answers to Checklist Questions**

*Questions A–C*

Implementing the proposed ordinance would not affect or modify existing City policies addressing biological resources. Additionally, the proposed ordinance would not result in any project from being exempt from evaluating the biological resources on any given property prior to making an informed CEQA determination. For example, the ordinance proposes to not require a Conditional Use Permit (CUP) for some land uses, allowing the use to occupy an existing building by right (i.e. assembly or childcare); however, the ordinance does not exempt the use from CEQA review if site improvements or modifications are proposed in order to operate the use. Therefore, the proposed ordinance would not circumvent a future project from CEQA review and in instances where no discretionary review is required, it would not result in any new impacts relating to biological resources beyond those previously identified in the Master EIR.

**Mitigation Measures**

No mitigation measures are required.

**Findings**

The project would have no additional project-specific environmental effects relating to Biological Resources.

<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effect will be studied in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. CULTURAL RESOURCES Would the project:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A) Cause a substantial adverse change in the significance of a historical or archaeological resource as defined in § 15064.5?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>B) Directly or indirectly destroy a unique paleontological resource?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>

**Environmental Setting**

The Delta was one of the first regions in California in which intensive archaeological fieldwork was conducted. The first settlements in the Sacramento Valley likely occurred during the late Pleistocene and early Holocene periods (14,000–8,000 years Before Present). Sacramento’s location within a great valley and at the confluence of two rivers, the Sacramento and American Rivers, shaped its early and modern settlements. It is highly likely that Paleo-Indian populations occupied the area with villages located near watercourses. However, the archaeological record of such use is sparse,
probably because of recurring natural flood events.

A major portion of the City lies in the territory attributed to the Nisenan tribe, a branch of the Maidu group of the Penutian language family. Tribes of this language family dominated the Central Valley, San Francisco Bay area, and western Sierra Nevada foothills when European immigrants first arrived. The southern portion of the City was controlled at the time of contact by the Plains Miwok, one of five separate cultural linguistic groups of the Eastern Miwok.

Previous surveys since 1930 have recorded approximately 80 archaeological sites within the City. The types of archaeological resources discovered include village sites, smaller occupation or special-use sites, and lithic scatters. Native American use of the City focused on higher spots along the rivers, creeks, and sloughs that provided water and sources of food.

Over the years the City has undertaken several surveys of historic buildings in an effort to establish historic districts. The majority of the historic resources and landmarks in the city are located within the Central City grid. There are 31 City designated historic districts in the city. There are approximately 104 resources listed as California Points of Historical Interest, California Landmarks, and California Register Historical Resources. Fifty-seven properties in the city are listed on the National Register of Historic Places.

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, cultural resource impacts may be considered significant if the proposed project would result in one or more of the following:

1. Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or

2. Directly or indirectly destroy a unique paleontological resource.

SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The Master EIR evaluated the potential effects of development under the 2035 General Plan on prehistoric and historic resources. See Chapter 4.4. The Master EIR identified significant and unavoidable effects on historic resources and archaeological resources.

General plan policies identified as reducing such effects call for identification of resources on project sites (Policy HCR 2.1.1), implementation of applicable laws and regulations (Policy HCR 2.1.2 and HCR 2.1.15), early consultation with owners and land developers to minimize effects (Policy HCR 2.1.10 and encouragement of adaptive reuse of historic resources (Policy HCR 2.1.13). Demolition of historic resources is deemed a last resort. (Policy HCR 1.1.14)

MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

None.

ANSWERS TO CHECKLIST QUESTIONS
Questions A and B

The proposed amendments would not affect the location or density of development and would not encourage development that could have impacts on cultural resources that were not evaluated in the Master EIR. The proposals do not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan Master EIR. Changing the level of entitlement review, would not affect the applicable level of environmental review. Eliminating the requirement of a CUP for the identified uses, would result in those uses occupying existing structures. Adopting the proposed amendments would not affect or modify existing City policies or development regulations addressing cultural resources. The proposed amendments do not include goals, policies, or development standards that could cause an adverse change in the significance of historical buildings and resources. The proposed ordinance does not change the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the applicable provisions of the City’s historic district plans that would apply to development in a historic district or landmark property.

MITIGATION MEASURES

No mitigation measures are required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Cultural Resources.

<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effect will be studied in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. GEOLOGY AND SOILS</td>
<td>Would the project allow a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards?</td>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>

ENVIRONMENTAL SETTING

Topography and Geology

The city of Sacramento and the area covered under the proposed ordinance are located in the Great Valley of California. The Great Valley is an alluvial plain approximately 400 miles long and 50 miles wide. The northern and southern portions of the Great Valley are drained by the Sacramento and San Joaquin Rivers, respectively. Topography in the Sacramento area is relatively flat, with elevations as low as sea level gradually increasing to approximately 75 feet above sea level in the northeastern portion.

Seismicity

Although all of California is typically regarded as seismically active, the City does not commonly experience strong ground shaking resulting from earthquakes along known or previously unknown
active faults. There are, however, isolated areas within the city that have soils and other conditions which could result in structural damage induced by seismic activity. Seismic hazards that may affect portions of the City during, or in the aftermath of, a major seismic event may include minor groundshaking and liquefaction.

Soils

The Natural Resources Conservation Service (NRCS) has mapped more than 30 individual soil units in the City. The predominant soil units in the City are San Joaquin, Clear Lake, Galt, Cosumnes, and Sailboat soils, which account for over 60 percent of the total land area. The remaining soil units each account for only a few percent or less of the total. The San Joaquin soils are generally present in the eastern and southeastern part of the city. The Clear Lake and Cosumnes soils occur in the northern part of the city. Galt soils are in the southwestern part of the city, in an area generally bound by Interstate 5 and State Route 99. The Sailboat soils occur along the American and Sacramento rivers.

Portions of the City may be susceptible to soil hazards such as erosion, shrink/swell potential (expansive soils), and subsidence. Erosion refers to the removal of soil from exposed bedrock surfaces by water or wind. Although erosion occurs naturally, it is often accelerated by human activities that disturb soil and vegetation. Erosion potential is generally identified on a case-by-case basis, depending on factors such as climate, soil cover, slope conditions, and inherent soil properties.

Shrink/swell potential refers to soils that expand when wet and shrink when dry. This hazard occurs primarily in soils with high clay content and can cause structural damage to foundations and roads that do not have proper structural engineering. Areas with greater shrink/swell potential are generally less suitable or desirable for development than areas with nonexpansive soils. Many of the soil units present within the City exhibit high shrink/swell potential. As with seismic hazards, site-specific geotechnical studies are necessary to identify where such hazards could occur.

**STANDARDS OF SIGNIFICANCE**

For the purposes of this Initial Study, an impact is considered significant if it allows a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

**SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Chapter 4.5 of the Master EIR evaluated the potential effects related to seismic hazards, underlying soil characteristics, slope stability, erosion, existing mineral resources and paleontological resources in the General Plan Policy Area. Implementation of identified policies in the 2035 General Plan reduced all effects to a less-than-significant level. Policies EC 1.1.1 and 1.1.2 require regular review of the City’s seismic and geologic safety standards, geotechnical investigations for project sites and retrofit of critical facilities such as hospitals and schools.

**MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

**ANSWERS TO CHECKLIST QUESTIONS**
Question A

The proposed amendments do not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. Adopting the proposed amendments would not exempt any one project nor affect or modify existing City policies or development regulations addressing geology and soils. Any future development would be subject to the Sacramento City Code provisions related to grading, erosion, and sediment control. The proposed ordinance does not include any goals, policies, or programs that conflict with or supersede the City’s existing development standards.

**Mitigation Measures**

No mitigation measures are required.

**Findings**

The project would have no additional project-specific environmental effects relating to Geology and Soils.

<table>
<thead>
<tr>
<th>Issues:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>6. Hazards</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Would the project:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A) Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>B) Expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials or other hazardous materials?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>C) Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities?</td>
<td></td>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>

**Environmental and Regulatory Setting**

Federal regulations and regulations adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD) apply to the identification and treatment of hazardous materials during demolition and construction activities. Failure to comply with these regulations respecting asbestos may result in a Notice of Violation being issued by the AQMD and civil penalties under State and/or Federal law, in addition to possible action by U.S. EPA under Federal law.
Federal law covers a number of different activities involving asbestos, including demolition and renovation of structures (40 CFR § 61.145).

**SMAQMD Rule 902 and Commercial Structures**

The work practices and administrative requirements of Rule 902 apply to all commercial renovations and demolitions where the amount of Regulated Asbestos-Containing Material (RACM) is greater than:

- 260 lineal feet of RACM on pipes, or
- 160 square feet of RACM on other facility components, or
- 35 cubic feet of RACM that could not be measured otherwise.

The administrative requirements of Rule 902 apply to any demolition of commercial structures, regardless of the amount of RACM.

**Asbestos Surveys**

To determine the amount of RACM in a structure, Rule 902 requires that a survey be conducted prior to demolition or renovation unless:

- the structure is otherwise exempt from the rule, or
- any material that has a propensity to contain asbestos (so-called "suspect material") is treated as if it is RACM.

Surveys must be done by a licensed asbestos consultant and require laboratory analysis. Asbestos consultants are listed in the phone book under "Asbestos Consultants." Large industrial facilities may use non-licensed employees if those employees are trained by the U.S. EPA. Questions regarding the use of non-licensed employees should be directed to the AQMD.

**Removal Practices, Removal Plans/Notification and Disposal**

If the survey shows that there are asbestos-containing materials present, the SMAQMD recommends leaving it in place.

If it is necessary to disturb the asbestos as part of a renovation, remodel, repair or demolition, Cal OSHA and the Contractors State License Board require a licensed asbestos abatement contractor be used to remove the asbestos-containing material.

There are specific disposal requirements in Rule 902 for friable asbestos-containing material, including disposal at a licensed landfill. If the material is non-friable asbestos, any landfill willing to accept asbestos-containing material may be used to dispose of the material.

**Hazardous Materials Use and Waste Generation**

Hazardous materials are routinely used, stored, and transported in the City by businesses (including industrial and commercial/retail businesses), public and private institutions (such as educational facilities and hospitals), and households. The Sacramento County Environmental Management Department (SCEMD) maintains a database of all businesses in the City of Sacramento using hazardous materials in excess of the threshold quantities (55 gallons for a liquid, 200 cubic feet for a compressed gas, and 500 pounds for a solid). The "Master List of Facilities within Sacramento County with Potentially Hazardous Materials" is downloadable from the County’s website.
Businesses in the City that use and store hazardous materials in quantities subject to Federal and State regulations that require community notification are required to prepare and submit a Hazardous Materials Management Plan (or “Business Plan”) and/or Risk Management Plans (RMPs), as appropriate, to the SCEMD.

The Environmental Compliance Division of the Sacramento County Environmental Department has published Guidelines for Generators of Hazardous Waste (Sacramento County 2008), which summarizes the various requirements for generating, storing, handling, transporting, and disposing of hazardous wastes. In addition to major hazardous waste generators, it should also be noted that hazardous materials (household hazardous materials) such as cleaning products, paints, solvents, motor oil, and gasoline, are used in small quantities by households and businesses every day. The City of Sacramento operates programs to collect and properly dispose of household hazardous waste.

Safety-Kleen Systems, Inc. operates the Sacramento Accumulation Center in the southeastern portion of the Policy Area (6000 88th Street) that handles a variety of hazardous wastes. The facility is permitted by the California Department of Toxic Substances Control (DTSC) to store and transfer hazardous wastes from outside generators, such as automotive repair and maintenance shops, to the Safety-Kleen Reedley Recycling Center for recycling, or to a permitted facility for disposal or treatment (DTSC 2006).

**Sites with Known Contamination**

The City contains sites that were historically contaminated but have been remediated and sites that are known, or believed to be, contaminated that are currently being characterized or cleaned-up. Contamination has resulted from lack of awareness, accidental occurrences, intentional actions, and historical business practices that pre-date current regulatory standards.

Federal and State agencies responsible for hazardous materials management, along with the County of Sacramento, maintain databases of such sites. Below is a brief description of five of the databases that provide information about hazardous materials sites within the City.

**Comprehensive Environmental Response, Compensation and Liability Information System**

The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), is a regulatory or statute law developed to protect the water, air, and land resources from the risks created by past chemical disposal practices. Under CERCLA, the US EPA maintains the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities, including sites that are on the National Priorities List (NPL) or being considered for the NPL (“Superfund”).

The CERCLIS database lists 13 sites in the City. Only one of these sites, the Sacramento Army Depot (8350 Fruitridge Road), is on the NPL. Contaminants on this site include metals, polychlorinated biphenyls, petroleum hydrocarbons, and volatile organic compounds. Remediation activities at the Sacramento Army Depot are ongoing, but the threats of human exposure and groundwater contaminant migration are believed under control (US EPA 2009).

**California Department of Toxic Substances Control Envirostor Database**

The California Department of Toxic Substances Control (DTSC) maintains the Envirostor electronic database, which contains information on properties in California where hazardous substances have
been, or have potential to be, released. This database is one of a number of lists that comprise the “Cortese List” (a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). EnviroStor provides a brief history of cleanup activities, contaminants of concern, and scheduled future cleanup activities.

A review of the EnviroStor database in December 2012 identified approximately 140 sites in the City, 20 of which are currently listed as active and 24 of which are listed as inactive and in need of evaluation. The remaining sites have been referred to another agency, require no further action, or have been fully remediated. The majority of the active sites are located in the Central Business District.

Regional Water Quality Control Board Spills, Leaks, Investigations and Cleanup

The Spills, Leaks, Investigation and Cleanup (SLIC) Program was established by the State Water Resources Control Board so that Regional Water Quality Boards (RWQCBs) could oversee cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely impacting the state's waters but not covered by another program. As of December 2012, there were 36 sites in the City that are currently being investigated, monitored, and/or remediated under the oversight of the RWQCB. The sites are industrial facilities including warehouse distribution centers, food processing and packaging plants, truck terminals, and commercial and vacant sites. Some of the sites are also included on lists developed by DTSC and Sacramento County.

Leaking Underground Storage Tanks

Extensive Federal and State legislation addresses leaking underground storage tanks (LUSTs), including replacement and cleanup. The State of California requires that older tanks be replaced with new double-walled tanks with flexible connections and monitoring systems. The State Water Resources Control Board has been designated the lead regulatory agency in the development of LUST regulations and policy. The RWQCB, in cooperation with the Office of Emergency Services (OES), maintains an inventory of LUSTs in a statewide database.

There are hundreds of LUST sites located throughout the City and the City that are under active evaluation and/or remediation under the oversight of the RWQCB and SCEMD. Most of the sites are gasoline stations, but some are industrial or commercial facilities with underground fuel tanks that have leaked hydrocarbons. Some of the sites listed by the RWQCB are also included on the RWQCB Spills, Leaks, Investigation and Cleanup Program list, and most are also on Sacramento County’s Toxic Sites list (see below).

County of Sacramento Toxic Sites

Sacramento County maintains county-wide master lists of facilities with potentially hazardous materials and sites where unauthorized releases of potentially hazardous materials have occurred. The November 2012 lists include over 9,000 facilities that use hazardous materials and more than 1,500 unauthorized releases.

In general, contaminated commercial uses are primarily auto-related, including gas stations, repair shops, car washes, service stations, and car sales lots. Industrial uses generally consist of building materials, distribution and warehouses, food processing and packing facilities, fabrication, processing, and construction facilities.

STANDARDS OF SIGNIFICANCE

For the purposes of this Initial Study, an impact is considered significant if the proposed project
would:

- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities;
- expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials or other hazardous materials; or
- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities.

**SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR evaluated effects of development on hazardous materials, emergency response and aircraft crash hazards (see Chapter 4.6). Implementation of the General Plan may result in the exposure of people to hazards and hazardous materials during construction activities, and exposure of people to hazards and hazardous materials during the life of the General Plan. Impacts identified related to construction activities and operations were found to be less than significant. Policies included in the 2035 General Plan, including PHS 3.1.1 (investigation of sites for contamination) and PHS 3.1.2 (preparation of hazardous materials actions plans when appropriate) were effective in reducing the identified impacts.

**MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

**ANSWERS TO CHECKLIST QUESTIONS**

*Questions A–C*

The proposed amendments would not encourage use of hazardous materials or increase the exposure to such materials as analyzed in the master EIR. Adoption of the ordinance would not affect or modify existing City policies or development regulations addressing hazards. Implementing the proposed ordinance would not cause the release of any hazardous materials into the environment, nor would it create hazardous conditions. No change to entitlement review is proposed for any hazardous related land uses.

Regulations related to hazardous materials and waste are implemented by several government agencies that have established regulations regarding the proper transportation, handling, management, use, storage, and disposal of hazardous materials for specific operations and activities. Future development would continue to be subject to hazardous materials regulations.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The project would have no additional project-specific environmental effects relating to Hazards.
ENVIRONMENTAL SETTING

Precipitation

The City experiences most precipitation between November and April. Essentially all of the precipitation that occurs in the City is rain. Based on data gathered at Sacramento FAA Airport between 1941 and 2012, average annual rainfall is approximately 17.54 inches, but can range from wet to dry years. Between 1941 and 2012, recorded annual rainfall ranged from a low of 6.25 inches in 1976 to a high of 33.44 inches in 1983 (Western Regional Climate Center 2012).

Water Quality

The beneficial uses of the Sacramento and American rivers identified by the Central Valley Regional Water Quality Control Board (CVRWQCB) include municipal, agricultural, and recreational water supply. Other beneficial uses include freshwater habitat, spawning grounds, wildlife habitat, navigation on the Sacramento River, and industrial (power generation) uses on the American River. Ambient water quality in the Sacramento and American rivers is influenced by numerous natural and artificial sources, including soil erosion, discharges from industrial and residential wastewater plants, stormwater runoff, agriculture, recreation activities, mining, timber harvesting, and flora and fauna. The reaches of the Sacramento and American rivers that flow through the Sacramento urban area are considered impaired for certain fish consumption and aquatic habitat and are listed on the EPA approved 2006 section 303(d) list of water quality limited segments. The Sacramento River is listed as impaired under the 303(d) list for mercury and unknown toxicity, and the American River is listed for mercury and unknown toxicity. Other major creeks, drainage canals, and sloughs in the city boundaries are also listed for pesticides and copper. The Natomas East Main Drainage Canal is listed for the pesticide diazinon and polychlorinated biphenyls (PCBs).

Urban Runoff

Within the City, constituents found in urban runoff vary as a result of differences in geographic features, land use, vehicle traffic, and percent of impervious surface. Seasonally, there is a natural weather pattern of a long dry period from May to October in the Sacramento area. During this seasonal dry period, pollutants contributed by vehicle exhaust, vehicle and tire wear, crankcase drippings, spills, and atmospheric fallout accumulate within the urban watershed. Precipitation
during the early portion of the wet season (November) washes these pollutants into the
stormwater runoff, which can result in elevated pollutant concentrations in the initial wet weather
runoff. This initial runoff with peak pollutant levels is referred to as the "first flush." Concentrations
of heavy metals present in dry weather runoff (e.g., runoff during the dry season is generated by
landscape irrigation, street washing, etc.) are typically lower than concentrations measured in wet
weather runoff (runoff generated during the rainy season primarily by precipitation).

In general, stormwater runoff within the city of Sacramento flows into either the City’s CSS or into
individual drainage sumps located throughout the Policy Area. Water collected by the CSS is
transported to the Sacramento Regional County Sanitation District’s (SRCSD’s) Sacramento
Regional Wastewater Treatment Plant (SRWWTP), where it is treated prior to discharge into the
Sacramento River. During dry weather, approximately 25 million gallons per day (mgd) are
transported to the SRCSD’s SRWWTP. For smaller storms, the City sends up to 60 mgd of
wastewater to the SRWWTP. All piping, drains, basins and pumps connected to the CSS are
maintained and operated by the City of Sacramento Utilities Department.

When the flows in the CSS exceed 60 mgd, flows are routed to Pioneer Reservoir, a 28-million-
gallon storage and primary treatment facility located near the intersection of I-5 and US 50 in the
city of Sacramento. Once capacity of Pioneer Reservoir has been reached, an additional volume
of stormwater - up to 350 mgd - can receive primary treatment with disinfection and be discharged
to the Sacramento River. The City also operates its Combined Wastewater Treatment Plant
(CWTP) on 35th Avenue, where an additional 130 mgd of combined wastewater can receive
primary treatment with disinfection prior to discharging to the Sacramento River. The CWTP
operates under a National Pollutant Discharge Elimination System (NPDES) permits (NPDES No.
CA 00791111), which requires permittees to develop, administer, implement, and enforce a
comprehensive Stormwater Quality Improvement Plan (SQIP) in order to reduce pollutants in
urban runoff to the maximum extent practicable.

Groundwater Resources

The City is underlain by various geologic formations that constitute the water-bearing deposits.
These formations include an upper, unconfined aquifer system consisting of the Modesto,
Riverbank, Turlock Lake, Victor, Fair Oaks, and Laguna formations, and Arroyo Seco and South
Fork Gravels, and a lower, semi-confined aquifer system consisting primarily of the Mehrten
Formation. These formations are typically composed of lenses of inter-bedded sand, silt, and clay
that are interlaced with coarse-grained stream channel deposits. These deposits form a wedge
that generally thickens from east to west to a maximum thickness of about 2,500 feet along the
western margin of the subbasins (DWR 2006).

Groundwater occurs in unconfined to semi-confined states throughout the subbasins. Semi-
confined conditions occur in localized areas; the degree of confinement typically increases with
depth below the ground surface. Groundwater in the upper aquifer formations is typically
unconfined. However, due to the mixed nature of the alluvial deposits, semi-confined conditions
can be encountered at shallow depths in the upper aquifer.

Groundwater quality in the City is generally within the secondary drinking water standards for
municipal use, including levels of iron, manganese, arsenic, chromium, and nitrates. The
groundwater in the Policy Areas is described as a calcium magnesium bicarbonate, with minor
fractions of sodium magnesium bicarbonate (DWR 2004). The water quality in the upper aquifer
system is regarded as superior to that of the lower aquifer system, principally because the lower
aquifer system (specifically the Mehrten formation) contains higher concentrations of iron and
manganese. Water from the upper aquifer generally does not require treatment (other than
disinfection) (SGA 2008).
The lower aquifer system also has higher concentrations of total dissolved solids (TDS, a measure of salinity) than the upper aquifer, although it typically meets standards as a potable water supply. The TDS in most wells are within the secondary drinking water standard, but vary quite significantly throughout the City, ranging from 21 to 657 mg/L, with the overall average at 221 mg/L (DWR 2004).

Flooding

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) and delineates areas subject to flood hazard on flood insurance rate maps (FIRMs) for each community participating in the NFIP. The FIRMs show the area subject to inundation by a flood that has a 1 percent or greater chance of being equaled or exceeded in any given year. As discussed above, this type of flood is referred to as the 100-year or base flood. The hydrologic and hydraulic models that are used to predict the boundaries of the 100-year floodplain and the estimated water surface elevations within the floodplain reflect a worst-case scenario of rate and volume of flow.

The Sacramento Area Flood Control Agency (SAFCA) was formed to address the Sacramento area’s vulnerability to catastrophic flooding. This vulnerability was exposed during the record flood of 1986, when Folsom Reservoir exceeded its normal flood control storage capacity and several area levees nearly collapsed under the strain of the storm. In response, the City, Sacramento and Sutter Counties, Sutter County, the American River Flood Control District, and Reclamation District 1000 created SAFCA through a joint exercise of powers agreement to provide the Sacramento region with increased flood protection along the American and Sacramento Rivers. Further, the City has implemented a CIP that includes improvement of stormwater drainage facilities within the city to lessen localized flooding.

Floodplain Protection

In general, the area adjacent to a stream, river, or other water channel is called the floodplain. The floodplain is the area that is inundated during a flood event and is often physically discernible as a broad, flat area created by historical floods. Floodplains are illustrated on FIRMs produced by FEMA, which show areas of potential flooding. In its most common representation, the floodplain is most often referred to as the area that is inundated by a 100-year flood event. As mentioned above, a 100-year flood event has a 1 percent chance in any given year of being equaled or exceeded. The 100-year flood is the national, federally determined minimum standard to which communities regulate their floodplains through the NFIP.

In February 1996, the City prepared the Comprehensive Flood Management Plan to better protect citizens and property from major flood events. The Comprehensive Flood Management Plan was conceived as an implementation tool for the City Council to use in planning future modifications to policies and ordinances to enhance the level of flood protection in the City. Also, in 1996, Congress approved funding of American River levee improvements. In 1999, Congress approved significant flood control projects, including the enlargement of the outlets in Folsom Dam, and raising the lowest levees on the American River, and Morrison Creek and its tributaries in southern areas of the city.

In December of 2008, the Flood Insurance Rate Maps (FIRMs) for the Natomas Basin were remapped by FEMA. The area, which was previously understood to offer between 100-year and 500-year protection (Shaded X Zone) was reclassified as within the 100-year floodplain (AE Zone) after the Corps decertified the levee system protecting the basin. The remap required mandatory flood insurance for property owners and meant all new construction or substantial improvements to structures had to meet a 33-foot base flood elevation requirement. In response to the Corps decertification, SAFCA implemented the Natomas Levee Improvement Program (NLIP) to upgrade
The levee system protecting the Natomas Basin (City of Sacramento 2010).

The principal objective of NLIP is providing 200-year flood protection to the Natomas Basin. As of December 2012, most of SAFCA’s work under the NLIP had been completed or was planned for completion in 2013. Completion of the Corps’ portion of the project was tentatively scheduled for 2014. A report documenting compliance with FEMA Zone A99 (areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system) was submitted to FEMA in November of 2012. Congressional authorization will be required to achieve A99 status (SAFCA 2012).

**STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, impacts to hydrology and water quality may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increases in sediments and other contaminants generated by construction and/or development of the Specific Plan or
- substantially increase the exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

**SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Chapter 4.7 of the Master EIR evaluates the potential effects of the 2035 General Plan as they relate to surface water, groundwater, flooding, stormwater and water quality. Potential effects include water quality degradation due to construction activities (Impacts 4.7-1, 4.7-2), and exposure of people to flood risks (Impact 4.7-3). Policies included in the 2035 General Plan, including a directive for regional cooperation (Policies ER 1.1.2, EC 2.1.1, EC 2.1.2), comprehensive flood management (Policy EC 2.1.23), and construction of adequate drainage facilities with new development (Policy U 4.1.1) were identified that reduced all impacts to a less-than-significant level.

**MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

**ANSWERS TO CHECKLIST QUESTIONS**

*Questions A and B*

Adoption of the proposed amendments would not affect or modify existing City policies or regulations addressing water quality or flooding. The amendments do not exclude any new development projects from being subject to CEQA, nor does it propose changes to development standards, such as lot coverage, landscaping, or building materials that could increase runoff and negatively affect drainage patterns.

**MITIGATION MEASURES**

No mitigation measures are required.
**FINDINGS**

The project would have no additional project-specific environmental effects relating to Hydrology and Water Quality.

<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effect will be studied in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
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<tbody>
<tr>
<td>8. NOISE</td>
<td>Would the project:</td>
<td></td>
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<tr>
<td>A)</td>
<td>Result in exterior noise levels in the project area that are above the upper value of the normally acceptable category for various land uses due to the project’s noise level increases?</td>
<td></td>
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<tr>
<td>B)</td>
<td>Result in residential interior noise levels of 45 dBA $L_{dn}$ or greater caused by noise level increases due to the project?</td>
<td></td>
<td>x</td>
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<tr>
<td>C)</td>
<td>Result in construction noise levels that exceed the standards in the City of Sacramento Noise Ordinance?</td>
<td></td>
<td>x</td>
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<tr>
<td>D)</td>
<td>Permit existing and/or planned residential and commercial areas to be exposed to vibration-peak-particle velocities greater than 0.5 inches per second due to project construction?</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>E)</td>
<td>Permit adjacent residential and commercial areas to be exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations?</td>
<td></td>
<td>x</td>
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<tr>
<td>F)</td>
<td>Permit historic buildings and archaeological sites to be exposed to vibration-peak-particle velocities greater than 0.2 inches per second due to project construction and highway traffic?</td>
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<td>x</td>
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</table>

**ENVIRONMENTAL SETTING**

Land uses within the City include a range of residential, commercial, institutional, industrial, recreational, and open space areas. Although there are many noise sources within the City, the primary noise source is traffic. Significant noise also occurs from airplane traffic, railroads, and various stationary sources, as described below.

*Freeways and Highways in the Policy Area*
Motor vehicle noise commonly causes sustained noise levels in the vicinity of busy roadways or freeways. Several major freeways traverse the City. These include Interstate 5, Interstate 80, U.S. Highway 50, State Route 99, and State Route 160. The City also has many local roads that experience very high traffic volumes and contribute traffic noise. Most noise receptors, such as residences, built near these high-traffic corridors have some level of noise attenuation such as a sound wall or barrier. These receptors also have built-in interior noise attenuation that is the result of the building construction and insulation.

Noise levels affecting proposed new residences are reviewed on a project-by-project basis during the environmental review process. Residential projects that are proposed near major noise sources within the City are evaluated to determine whether they will be exposed to noise levels that will exceed applicable noise standards.

Aircraft Noise

Sacramento is served by four airports, the Sacramento International Airport, Executive Airport, McClellan Airfield, Mather Airport. The County owns and operates the airports as part of the Sacramento County Airport System. Of these airports, Sacramento International provides almost all commercial passenger flights. McClellan Airfield, formerly McClellan Air Force Base, features a 10,600-foot lighted runway approved for day/night use, includes a full-service fixed-base operator, and is shared by the U.S. Coast Guard. Mather Airport is used primarily for air shipping purposes, but also includes fixed-base operators and CalFIRE aircraft. Executive Airport is a public-use airport that serves mostly smaller, private planes.

Railway Noise

Rail lines cross through the City in a number of locations. Union Pacific trains traverse three routes:

- Generally north/south past California State University at Sacramento. This route averages approximately 17 trains per day;
- Generally north/south through downtown Sacramento. This route averages approximately 20 trains per day;
- Generally east/west through West Sacramento to the Union Pacific depot. This route averages approximately 10-12 freight trains per day.

Aside from freight trains, Amtrak passenger trains also arrive and depart from the Amtrak station located at 3rd and I streets in downtown Sacramento. The Capitol Corridor service operated by Amtrak is an intercity passenger train system serving Placer, Sacramento, and Yolo counties. It operates 32 trains daily carrying about 120,000 riders per month on average between Sacramento and San Jose and is the fourth busiest Amtrak-operated route in the nation. Amtrak’s San Joaquin Route provides intercity rail service between the Bay Area and Sacramento and Bakersfield, with bus connections to Los Angeles, Redding, Yosemite National Park and Las Vegas, Nevada. The Sacramento-to-Bakersfield segment has two daily round trips. Four daily round trips between Oakland/San Francisco and Bakersfield are also accessible by Sacramento and Elk Grove riders through Amtrak connecting buses (SACOG 2012). In addition to the noise generated by the trains themselves, noise is generated where trains intersect roadways by the warning bells used to alert motorists of a train’s arrival.

Light Rail
Light rail transit, which is a major component of the City’s transit system, also runs through the City of Sacramento along three routes: the Blue Line, the Green Line, and the Gold Line. The Blue Line runs from the Interstate 80/Watt Avenue interchange to the Meadowview area. The Green Line runs from Richards Boulevard through downtown to R Street. The Gold Line runs from Folsom to the Sacramento Valley Station in downtown Sacramento. Light rail service operates daily, beginning on weekdays at 4:00 AM, with service at 15-minute intervals throughout the day and every 30 minutes in the evening. On weekdays, trains operate until 1:00 AM on the Blue Line, until 12:00 AM on the Gold Line between Sacramento Valley Station and Sunrise Station, and until 7:00 PM from Sunrise Station to the terminus at Historic Folsom.

**Stationary Sources**

A wide variety of stationary noise sources are present in the City. The City contains many different land uses, all of which can produce noise. Residential areas are subject to noise through the use of heating and cooling equipment, and through landscape maintenance activities such as leaf-blowing and gasoline-powered lawnmowers. Commercial uses can also generate noise through the operation of rooftop heating and cooling equipment, truck deliveries, and other operational activities. Daily activity of certain industrial uses can generate noise as well, especially those that use heavy equipment as part of normal operations such as shipping and loading, concrete crushing, and recycling. Outdoor sporting event facilities that can attract large numbers of spectators, such as high school or college football fields, can also produce noise. The amount of noise produced depends on the size of the facility and the turnout for a specific event.

Noise monitoring results indicate that sources that would seem intuitively to generate high noise levels may not generate much noticeable noise at all. Large manufacturing facilities or utility plants often have noise producing equipment enclosed in the interior of buildings or are located on large sites where the equipment is set far back from potential receptors. In either case, noise from actual processes ongoing at the facility may be very low or not noticeable at all beyond the facility’s property line.

**Roadway Noise Levels**

Existing 24-hour noise levels have been calculated for various freeways, highways, and road segments throughout the City. Noise levels were modeled for the roadways with the highest traffic volumes within the City.

Traffic noise modeling was consistent with FHWA and Caltrans Traffic Noise Model (FHWA 2006 and Caltrans 2009) and used traffic volume data developed for the transportation analysis (F&P 2013). The modeling is based on the reference noise emission levels for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and ground attenuation factors. Truck usage and vehicle speeds on study area roadways were provided by the project-specific traffic report (F&P 2013). The modeling conducted does not account for any natural or human-made shielding (e.g., the presence of vegetation, berms, walls, or buildings) and, consequently, represents worst-case noise levels.

**STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, impacts due to noise may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:
• result in exterior noise levels in the project area that are above the upper value of the normally acceptable category for various land uses due to the project’s noise level increases;
• result in residential interior noise levels of 45 dBA $L_{dn}$ or greater caused by noise level increases due to the project;
• result in construction noise levels that exceed the standards in the City of Sacramento Noise Ordinance;
• permit existing and/or planned residential and commercial areas to be exposed to vibration-peak-particle velocities greater than 0.5 inches per second due to project construction;
• permit adjacent residential and commercial areas to be exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations; or
• permit historic buildings and archaeological sites to be exposed to vibration-peak-particle velocities greater than 0.2 inches per second due to project construction and highway traffic.

**SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR evaluated the potential for development under the 2035 General Plan to increase noise levels in the community. New noise sources include vehicular traffic, aircraft, railways, light rail and stationary sources. The General Plan policies establish exterior (Policy EC 3.1.1) and interior (EC 3.1.3) noise standards. A variety of policies provide standards for the types of development envisioned in the General Plan. See Policy EC 3.1.8, which requires new mixed-use, commercial and industrial development to mitigate the effects of noise from operations on adjoining sensitive land uses, and Policy 3.1.9, which calls for the City to limit hours of operations for parks and active recreation areas to minimize disturbance to nearby residences. Notwithstanding application of the General Plan policies, noise impacts for exterior noise levels (Impact 4.8-1) and interior noise levels (Impact 4.8-2), and vibration impacts (Impact 4.8-4) were found to be significant and unavoidable.

**MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

**ANSWERS TO CHECKLIST QUESTIONS**

*Questions A–F*

The proposed amendments would not affect the design or construction standards for residential, multi-family, commercial and office buildings in the City. The proposed amendments do not encourage or support activities that would be likely to generate noise levels beyond what was contemplated for the underlying zone and analyzed in the 2035 General Plan Master EIR. All properties are subject to the City’s noise regulations prescribed in Chapter 8.68 of the Sacramento City Code and the proposed ordinance does not include amendments related to the City’s noise standards nor does it exempt any land use from these standards.

**MITIGATION MEASURES**

No mitigation measures are required.
Findings

The project would have no additional project-specific environmental effects relating to Noise.

<table>
<thead>
<tr>
<th>Issues:</th>
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<th>Effect can be mitigated to less than significant</th>
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</tr>
</thead>
<tbody>
<tr>
<td>9. PUBLIC SERVICES</td>
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</table>

Would the project result in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services beyond what was anticipated in the 2035 General Plan?

Environmental Setting

Fire Protection

The Sacramento Fire Department (SFD) provides fire protection services to the entire city which includes approximately 99.2 square miles within the existing City Limits, as well as two contract areas that include 47.1 square miles immediately adjacent to the city boundaries within the unincorporated county (SFD 2011a). Contracted areas within SFD’s jurisdiction include the Pacific Fruitridge and Natomas Fire Protection Districts.

Areas outside of SFD’s service area but within the City are served by the Sacramento Metropolitan Fire District (Metro Fire), which provides regional fire protection and emergency services to unincorporated portions of Sacramento County.

Police Protection

The Sacramento Police Department (SPD) is principally responsible for providing police protection services for areas within the city and City. The County Sheriff’s Department; the California Highway Patrol (CHP); the University of California, Davis, Medical Center Police Department; and the RT Police Department support SPD to provide police protection within the City.

SPD operates four substations and is staffed by 676 sworn police officers and 240 civilian positions (SPD 2012). SPD is authorized to fund 700 sworn positions, including: one chief, four deputy chiefs, 12 captains, 23 lieutenants, 102 sergeants, and 662 officers., and 255 civilian positions. Additionally, there are 44 cadets in the Police Academy, 11 recruits awaiting academy training, and 183 civilian volunteers.

SPD does not have an adopted officer-to-resident ratio. The Department uses a variety of data that includes GIS based data, call and crime frequency information, and available personnel to rebalance its deployment on an annual basis to meet the changing demands of the city. SPD maintains an unofficial goal of 2.0 to 2.5 sworn police officers per 1,000 residents and 1 civilian support staff per 2 sworn officers. The Department is currently funded for 1.49 officers per 1,000 residents. Based on a 2011 population of 469,447 people and a current (2011) staffing level of 676
full time sworn officers, the ratio is 1.44 officers per 1,000 residents (DOF 2012). Based on 676 full time sworn officers and 240 civilian employees, the ratio of sworn officers to civilian employees is 2.82, which is just below SPD’s goal.

Schools

The Sacramento City Unified School District (SCUSD) is the primary provider of school services within the city. Other districts serving residents within the City include the Twin Rivers Unified School District (TRUSD), Robla School District (RSD), Natomas Unified School District (NUSD), San Juan Unified School District (SJUSD), and the Elk Grove Unified School District (EGUSD). Some of these districts have schools outside the City Limits but within the City. It should be noted that on November 6, 2007, north area residents approved Measure B, a proposal to reorganize four north area school districts (North Sacramento, Del Paso Heights, Grant, and Rio Linda) into one unified preschool through adult education district, newly called the Twin Rivers Unified School District (TRUSD).

The SCUSD area covers the Central City, east to the City Limits. SCUSD is bordered on the north by TRUSD. NUSD, SJUSD, and RSD are located further north, extending to the county border. EGUSD covers the southern portion of the City.

Among the city’s 297,212 residents aged 25 or over in 2011, 81.5 percent hold a high school diploma or higher and 29.2 percent hold a bachelor’s degree or higher (U.S. Census 2011).

More than 150 public schools serve the City. Specifically, SCUSD operates more than 80 schools throughout the City; the District includes traditional elementary, middle, and high schools, as well as alternative education, adult education, and charter school facilities (SCUSD 2012a). TRUSD has 15 elementary schools, four middle schools, and three high schools in the Policy Area (TRUSD 2012a; TRUSD 2012b). TRUSD also operates many alternative education, adult education, special education, and charter school facilities. The RSD includes only elementary schools and one preschool, and all six of their schools are located within the City Limits (RSD 2012a; RSD 2012b). NUSD operates two high schools, one middle school, and eight elementary schools serving residents of the Natomas area (NUSD 2010a; NUSD 2010b). NUSD also has a School Readiness and Early Learning Program for preschool services, a science and technology-focused school for elementary and middle school students, a continuation high school, and six charter schools for students from elementary to high school. The SJUSD has one elementary school, one K-8 school, and one high school that serve the City (SJUSD 2012a; SJUSD 2012b; SJUSD 2012c; SJUSD 2012d). EGUSD has five high schools, four middle schools, and seven elementary schools that serve students in the City (EGUSD 2012a; EGUSD 2012b). EGUSD also offers alternative education options through a continuation high school, an independent study high school, and a virtual academy providing education online for elementary and middle school students.

Higher Education

Opportunities for higher education in the City are provided by both public and private colleges and universities including Cosumnes River College, McGeorge School of Law, UC Davis Medical School, Sacramento State University, Sacramento City College, and American River College.

The Los Rios Community College District operates Cosumnes River College (8401 Center Parkway), American River College (4700 College Oak Drive), and the Sacramento City College (3835 Freeport Boulevard) within the City, which provide transfer, general, and career education at the lower division level. The Los Rios Community College District enrolls more than 90,000 students (LRCCD 2012).
The University of the Pacific operates McGeorge School of Law. The private campus is located in Sacramento, at 3200 Fifth Avenue.

The California State University, Sacramento (Sacramento State) campus, provides undergraduate and graduate education to approximately 28,000 students and graduates about 6,500 students each year (CP 2011). The public university is located at 6000 J Street and encompasses approximately 300 acres (CSUS 2012). In fall of 2011, Sacramento State became an “impacted” university, where documented student demand exceeds funded capacity (CSUS 2009). Sacramento State uses supplemental admission criteria to evaluate first-time freshmen and new transfer applicants outside of local areas for admission. Applicants outside local areas for admission are required to meet additional criteria and are offered admission by rank order. As diversity in the Sacramento region continues to increase, Sacramento State anticipates that the student body will continue to diversify even while impacted.

Libraries

The Sacramento Public Library (SPL) is a joint powers agency between the cities of Sacramento, Citrus Heights, Elk Grove, Galt, Isleton, Rancho Cordova, and the County of Sacramento (SPL 2007b). SPL serves residents of each of these cities and county.

SPL operates a total of 27 branches, including 11 branches within the City and 16 branches outside the City, and a bookmobile (SPL 2012c). Residents of Sacramento County have access to all library branches both inside and outside the City. Figure 5-6 shows the current locations of libraries located in the City.

Emergency Services

The City and County both implement programs to facilitate emergency preparedness. Specifically, the City of Sacramento Multi-Hazard Emergency Plan addresses the City’s planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations for areas within the City’s jurisdictional boundaries. It provides operational concepts related to various emergency situations, identifies components of the local emergency management organization, and describes the City’s overall responsibilities for protecting life and property during an emergency.

The plan also identifies possible sources of outside support (through mutual aid and specific statutory authorities) from other jurisdictions, and the private sector. The Sacramento County Multi-Hazard Mitigation Plan, a multijurisdictional plan that aims to reduce or eliminate long-term risk to people or property from natural disasters and their effects, is also applicable to the city of Sacramento and areas that are outside of the city but within the City. Both plans provide an overview of operational concepts, identify components of the County’s and City’s emergency management organization within the Standardized Emergency Management System, and describe the overall responsibilities of Federal, State, and local agencies for protecting life and property and assuring the overall well-being of the population.
STANDARDS OF SIGNIFICANCE

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services beyond what was anticipated in the 2035 General Plan.

SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The Master EIR evaluated the potential effects of the 2035 General Plan on various public services. These include parks (Chapter 4.9) and police, fire protection, schools, libraries and emergency services (Chapter 4.10).

The General Plan provides that adequate staffing levels for police and fire are important for the long-term health, safety and well-being of the community (Goal PHS 1.1, PHS 2.1). The Master EIR concluded that effects would be less than significant.

General Plan policies that call for the City to consider impacts of new development on schools (see, for example, Policy ERC 1.1.2 setting forth locational criteria, and Policy ERC 1.1.5 that encourages joint-use development of facilities) reduced impacts on schools to a less-than-significant level. Impacts on library facilities were also considered less than significant (Impact 4.10-5).

MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

None.

ANSWER TO CHECKLIST QUESTION

Adoption of the proposed amendments would not affect or modify existing City policies or development regulations addressing public services. The City has structured its development impact fees to provide for adequate public infrastructure and services for new development. Impacts of new development would continue to be addressed at a project level through design, building codes, fee payment, and other means deemed acceptable to service providers. The proposed amendments would not affect the City’s planning in this regard.

The proposed ordinance would not affect the various City policies and programs that fund public services. Adoption of the proposed ordinance would not result in any reasonably foreseeable increase in demand for police, fire or emergency services. These services are now provided in the areas affected by the ordinance and would continue to be provided as needed. No new effects on public services would occur as a result of adoption of the proposed ordinance.

MITIGATION MEASURES

No mitigation measures are required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Public Services.
Effect will be studied in the EIR
Effect can be mitigated to less than significant
No additional significant environmental effect

<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effects</th>
<th>Mitigation</th>
<th>No additional significant environmental effect</th>
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<tbody>
<tr>
<td>10. RECREATION</td>
<td>Would the project:</td>
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<td>x</td>
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<tr>
<td>A) Cause or accelerate substantial physical deterioration of existing area parks or recreational facilities?</td>
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<td>x</td>
</tr>
<tr>
<td>B) Create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2035 General Plan?</td>
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<td>x</td>
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</table>

**ENVIRONMENTAL SETTING**

The Parks Department maintains more than 4,368 acres of parkland, and manages more than 223 parks, recreation, parkway and open space sites, 88 miles of road bikeways and trails, 21 lakes, ponds or beaches, over 27 aquatic facilities, and provides park and recreation services at City-owned facilities within the city of Sacramento. Several facilities within the City of Sacramento are owned or operated by other jurisdictions, such as the County of Sacramento, the State of California, and Sacramento City Unified School District.

The City of Sacramento Parks and Recreation Master Plan (PRMP) guides park development in the city. The Parks Department generally categorizes parks according to five distinct park types: 1) neighborhood, 2) community, 3) regional, and 4) open Space/parkways (PRD 2012). Several facilities within the City are owned or operated by other jurisdictions, such as the County and the State of California. The City of Sacramento Parks and Recreation Master Plan guides park development in the city. The City maintains 1,535.1 acres of Citywide/Regionally Serving parkland. With a 2010 population of 466,488, the City achieves a service level of approximately 3.3 Citywide/Regionally Serving acres per 1,000 residents. As identified in the City’s PRMP, the Citywide/Regionally-serving park service goal is to provide 8.0 acres per 1,000 persons (PRD 2013).

Parks are generally categorized into five distinct park types by the Parks Department: urban plazas/pocket parks, neighborhood parks, community parks, regional parks, and open space/parkways. Sacramento’s parks contain a variety of recreational facilities, with areas available for active organized sports, including soccer fields, baseball diamonds, tennis courts, volleyball courts, and basketball courts. Additionally, benches, picnic tables, and barbecues are available for informal recreation activities. Tot lots exist for children in many of the play areas in the city’s parks. Biking and walking trails are also popular recreational amenities. In addition, swimming pools and wading/play pool facilities are available to the public. Additional recreational resources within the city include community centers, bocce ball courts, dog parks, equestrian trails, four 18-hole golf courses, and two nine-hole golf courses. Specialized recreation facilities include the Garden & Art Center, the Southside Jogging Center and the Sacramento Horsemen’s Association. Private recreation facilities such as country clubs also provide recreational opportunities in the City.

**STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, impacts to recreational resources are considered significant if the
The proposed project would do either of the following:

- cause or accelerate substantial physical deterioration of existing area parks or recreational facilities; or
- create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2035 General Plan.

**SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Chapter 6.9 of the Master EIR considered the effects of the 2035 General Plan on the City’s existing parkland, urban forest, recreational facilities and recreational services. The general plan identified a goal of providing an integrated park and recreation system in the City (Goal ERC 2.1). New residential development will be required to dedicate land, pay in-lieu fees or otherwise contribute a fair share to the acquisition and development of parks and recreation facilities. (Policy ERC 2.2.5) Impacts were considered less than significant after application of the applicable policies. (Impacts 4.9-1 and 4.9-2)

**MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None required.

**ANSWERS TO CHECKLIST QUESTIONS**

*Questions A and B*

Implementing the proposed ordinance would not affect or modify existing City policies or development regulations addressing recreational facilities. The proposed ordinance would not result in a substantial increased demand for recreational facilities that has not already been addressed in the 2035 General Plan and Master EIR. The proposed ordinance does not exempt any one land use from complying with the City’s recreation and open space requirements.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The project would have no additional project-specific environmental effects relating to Recreation.

<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effect will be studies in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
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<tr>
<td>11. TRANSPORTATION AND CIRCULATION Would the project:</td>
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<tr>
<td>A) Roadway segments: degrade peak period Level of Service (LOS) from A, B, C or D (without the project) to E or F (with project)</td>
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</table>
the LOS (without project) is E or F, and project generated traffic increases the Volume to Capacity Ratio (V/C ratio) by 0.02 or more.

| B) Intersections: degrade peak period level of service from A, B, C or D (without project) to E or F (with project) or the LOS (without project) is E or F, and project generated traffic increases the peak period average vehicle delay by five seconds or more.? | x |
| C) Freeway facilities: off-ramps with vehicle queues that extend into the ramp’s deceleration area or onto the freeway; project traffic increases that cause any ramp’s merge/diverge level of service to be worse than the freeway’s level of service; project traffic increases that cause the freeway level of service to deteriorate beyond level of service threshold defined in the Caltrans Route Concept Report for the facility; or the expected ramp queue is greater than the storage capacity? | x |
| D) Transit: adversely affect public transit operations or fail to adequately provide for access to public? | x |
| E) Bicycle facilities: adversely affect bicycle travel, bicycle paths or fail to adequately provide for access by bicycle? | x |
| F) Pedestrian: adversely affect pedestrian travel, pedestrian paths or fail to adequately provide for access by pedestrians? | x |

**ENVIRONMENTAL SETTING**

**Roadways and Access**

An established transportation network in the City offers local and regional access within and around the City. Major highways include Capital City Freeway (SR 51), I-5, SR 99, and SR 160. Sacramento also contains numerous arterial, collector, and neighborhood streets, some of which include bicycle lanes. Sacramento is relatively well served by regional and intercity transit facilities. The Sacramento Regional Transit District’s (RT’s) light rail system and series of bus routes serve the city and help to accommodate pedestrian traffic, particularly to and from the Central City area.

**Parking**

Sacramento’s Zoning Code (Sacramento 2012a) parking requirements were recently updated to help achieve the City’s General Plan and Center City goals of increased livability and a sustainable and multimodal transportation system while adequately addressing the rapidly evolving challenges of new development and economic growth. In certain areas Downtown and near other destination centers, on-street parking shortages often occur even as vast amounts of nearby off-street parking is underutilized. In residential neighborhoods adjacent to busy commercial corridors, parking demand spillover can create parking shortages even on otherwise quiet streets (Sacramento 2011).

Previous parking requirements inadvertently created barriers to economic development in many instances, increasing the difficulty, expense, and uncertainty for the City, residents, developers, and businesses. Parking requirements for storefront commercial uses exceeded parking demand rates associated with urban retail, were onerous for in-fill development projects, and were overly specific.
The parking entitlement process created uncertainty for developers and absorbed an inordinate amount of time and resources. As a result, parking supply greatly exceeded demand in many facilities at peak hour. Meanwhile, on-street parking shortages continued in several commercial hotspots likely due to a combination of free and low-cost on-street parking that discourages the use of more expensive off-street lots and garages, and inadequate wayfinding signage to off-street garages (Sacramento 2012b).

**GENERAL PLAN POLICIES**

**General Plan Policy M 1.2.2 - LOS Standard:** The City shall allow for flexible Level of Service (LOS) standards, which will permit increased densities and mix of uses to increase transit ridership, biking, and walking, which decreases auto travel, thereby reducing air pollution, energy consumption, and greenhouse gas emissions.

**a. Core Area Level of Service Exemption**-LOS F conditions are acceptable during peak hours in the Core Area bounded by C Street, the Sacramento River, 30th Street, and X Street. If a Traffic Study is prepared and identifies a LOS impact that would otherwise be considered significant to a roadway or intersection that is in the Core Area as described above, the project would not be required in that particular instance to widen roadways in order for the City to find project conformance with the General Plan. Instead, General Plan conformance could still be found if the project provides improvements to other parts of the citywide transportation system in order to improve transportation-system-wide roadway capacity, to make intersection improvements, or to enhance non-auto travel modes in furtherance of the General Plan goals. The improvements would be required within the project site vicinity or within the area affected by the project's vehicular traffic impacts. With the provision of such other transportation infrastructure improvements, the project would not be required to provide any mitigation for vehicular traffic impacts to road segments in order to conform to the General Plan. This exemption does not affect the implementation of previously approved roadway and intersection improvements identified for the Railyards or River District Policy Areas.

**b. Level of Service Standard for Multi-Modal Districts**-The City shall seek to maintain the following standards in the Central Business District, in areas within 1/2 mile walking distance of light rail stations, and in areas designated for urban scale development (Urban Centers, Urban Corridors, and Urban Neighborhoods as designated in the Land Use and Urban Form Diagram). These areas are characterized by frequent transit service, enhanced pedestrian and bicycle systems, a mix of uses, and higher-density development.

- Maintain operations on all roadways and intersections at LOS A-E at all times, including peak travel times, unless maintaining this LOS would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals. LOS F conditions may be acceptable, provided that provisions are made to improve the overall system and/or promote non-vehicular transportation and transit as part of a development project or a City-initiated project.

**c. Base Level of Service Standard** - The City shall seek to maintain the following standards for all areas outside of multi-modal districts.

- Maintain operations on all roadways and intersections at LOS A-D at all times, including peak travel times, unless maintaining this LOS would, in the City's judgment,
be infeasible and/or conflict with the achievement of other goals. LOS E or F conditions may be accepted, provided that provisions are made to improve the overall system and/or promote non-vehicular transportation as part of a development project or a City-initiated project.

d. Roadways Exempt from Level of Service Standard-The above LOS standards shall apply to all roads, intersections or interchanges within the City except as specified below. If a Traffic Study is prepared and identifies a significant LOS impact to a roadway or intersection that is located within one of the roadway corridors described below, the project would not be required in that particular instance to widen roadways in order for the City to find project conformance with the General Plan. Instead, General Plan conformance could still be found if the project provides improvements to other parts of the city-wide transportation system in order to improve transportation-system-wide roadway capacity to make intersection improvements, or to enhance non-auto travel modes in furtherance of the General Plan goals. The improvements would be required within the project site vicinity or within the area affected by the project’s vehicular traffic impacts. With the provision of such other transportation infrastructure improvements, the project would not be required to provide any mitigation for vehicular traffic impacts to the listed road segment in order to conform to the General Plan.

- 12th/14th Avenue: State Route 99 to 36th Street
- 24th Street: Meadowview Road to Delta Shores Circle
- 65th Street: Folsom Boulevard to 14th Avenue
- Alhambra Boulevard: Folsom Boulevard to P Street
- Arcade Boulevard: Marysville Boulevard to Del Paso Boulevard
- Arden Way: Capital City Freeway to Ethan Way
- Blair Avenue/47th Avenue: S. Land Park Drive to Freeport Boulevard
- Broadway: 15th Street to Franklin Boulevard
- Broadway: 58th to 65th Streets
- El Camino Avenue: Stonecreek Drive to Marysville Boulevard
- El Camino Avenue: Capitol City Freeway to Howe Avenue
- Elder Creek Road: 65th Street to Power Inn Road
- Florin Perkins Road: 14th Avenue to Elder Creek Road
- Florin Road: Greenhaven Drive to 1-5; 24th Street to Franklin Boulevard
- Folsom Boulevard: 34th Street to Watt Avenue
- Freeport Boulevard: Broadway to Seamas Avenue
- Fruitridge Road: Franklin Boulevard to SR 99
- Garden Highway: Truxel Road to Northgate Boulevard
- Howe Avenue: American River Drive to Folsom Boulevard
- J Street: 43rd Street to 56th Street
- Mack Road: Meadowview Road to Stockton Boulevard
- Martin Luther King Boulevard: Broadway to 12th Avenue
- Marysville Boulevard: 1-80 to Arcade Boulevard
- Northgate Boulevard: Del Paso Road to SR 160
- Raley Boulevard: Bell Avenue to 1-80
- Roseville Road: Marconi Avenue to 1-80
- Royal Oaks Drive: SR 160 to Arden Way
- Truxel Road: 1-80 to Gateway Park

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, impacts resulting from changes in transportation or circulation
may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

**Roadway Segments**

- the traffic generated by a project degrades peak period Level of Service (LOS) from A, B, C or D (without the project) to E or F (with project) or
- the LOS (without project) is E or F, and project generated traffic increases the Volume to Capacity Ratio (V/C ratio) by 0.02 or more.

**Intersections**

- the traffic generated by a project degrades peak period level of service from A, B, C or D (without project) to E or F (with project) or
- the LOS (without project) is E or F, and project generated traffic increases the peak period average vehicle delay by five seconds or more.

**Freeway Facilities**

Caltrans considers the following to be significant impacts.

- off-ramps with vehicle queues that extend into the ramp’s deceleration area or onto the freeway;
- project traffic increases that cause any ramp’s merge/diverge level of service to be worse than the freeway’s level of service;
- project traffic increases that cause the freeway level of service to deteriorate beyond level of service threshold defined in the Caltrans Route Concept Report for the facility; or
- the expected ramp queue is greater than the storage capacity.

**Transit**

- adversely affect public transit operations or
- fail to adequately provide for access to public transit.

**Bicycle Facilities**

- adversely affect bicycle travel, bicycle paths or
- fail to adequately provide for access by bicycle.

**Pedestrian Circulation**

- adversely affect pedestrian travel, pedestrian paths or
- fail to adequately provide for access by pedestrians.
SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

Transportation and circulation were discussed in the Master EIR in Chapter 4.12. Various modes of travel were included in the analysis, including vehicular, transit, bicycle, pedestrian and aviation components. The analysis included consideration of roadway capacity and identification of levels of service, and effects of the 2035 General Plan on the public transportation system. Provisions of the 2035 General Plan that provide substantial guidance include Goal Mobility 1.1, calling for a transportation system that is effectively planned, managed, operated and maintained, promotion of multimodal choices (Policy M 1.2.1), identification of level of service standards (Policy M 1.2.2), and development of complete streets (Goal M 4.2).

While the General Plan includes numerous policies that direct the development of the City’s transportation system, the Master EIR concluded that the General Plan development would result in significant and unavoidable effects. See Impacts 4.12-3 and 4.12-4 for significant and unavoidable impacts related to road segments of adjacent jurisdictions and freeways.

MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

None.

ANSWERS TO CHECKLIST QUESTIONS

Questions A – F

The proposed amendments would not affect any existing transportation programs within the City. The proposed amendments do not propose any specific projects for future development beyond what was anticipated in the 2035 General Plan MEIR. Adoption of the amendments would not affect or modify existing City policies or development regulations addressing traffic congestion, levels of service, vehicle miles traveled, and roadway infrastructure. Roadway improvements made necessary by the development of residential or commercial uses are determined when such uses are proposed. Transportation impacts resulting from new developments are considered as part of the environmental review for each project, with appropriate mitigation applied, if applicable. Additionally, any design requirements, as specified in Title 12 of the City Code would be implemented at that time. Automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment under CEQA. (Public Resources Code 21099(b)(2); CEQA Guidelines 15064.3(a).)

MITIGATION MEASURES

No mitigation measures are required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Transportation and Circulation.
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<tr>
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<th>Effect will be studied in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>12. UTILITIES AND SERVICE SYSTEMS</strong>&lt;br&gt;Would the project:&lt;br&gt;&lt;br&gt;A) Result in the determination that adequate capacity is not available to serve the project’s demand in addition to existing commitments?&lt;br&gt;&lt;br&gt;B) Require or result in either the construction of new utilities or the expansion of existing utilities, the construction of which could cause significant environmental impacts?</td>
<td>x</td>
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**ENVIRONMENTAL SETTING**

*Communication Systems*

Telecommunication service to the city is provided by AT&T, Sprint, Comcast, Surewest, MetroPCS Wireless, Verizon Communications, Inc., Integra Telecom Holdings, Inc. (ITH), Digital Path, Inc., Frontier Communications Corporation, Level 3 Communications, LLC, and Earthlink Business. To minimize interference with public use of city streets, reduce the attendant loss of parking and business, and avoid shortening the life span of public roads, the City adopted Ordinance No. 97-537, which imposes a nondiscriminatory fee on telecommunications providers using the right-of-way to install facilities.

*Water Supply*

Domestic water services within the City are provided by the City and other water purveyors. The City provides domestic water service to the area within the City Limits and to several small areas within Sacramento County. The City’s water facilities also include water storage reservoirs, pumping facilities, and a system of transmission and distribution mains. The City’s water supply comes from the American and Sacramento Rivers and groundwater pumped from the North and South American Sub-basins.

*Sewer and Storm Drainage*

Wastewater collection in the City is provided by both the City and the County, depending on location. The City provides wastewater collection to about two-thirds of the area within the City Limits. Within the city, there are two distinct areas: areas served by a separate sewer system, and an area served by a combined sewer system, which is described in more detail later in this section.

The Sacramento Regional County Sanitation District (SRCSD) and the Sacramento Area Sewer District (SASD) [formerly County Services District CSD-1)] provide both collection and treatment services within their service area for the portions of the city served by the separate sewer system. Wastewater generated in this area is collected by trunk facilities in the Sacramento Area Sewer District and then conveyed via interceptors to the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRCSD has prepared and is implementing its master plan related to wastewater conveyance – the Interceptor Master Plan 2000 – and the SASD is implementing its
The Sacramento Area Sewer District serves the community plan areas of South Natomas, North Natomas, and portions of Arcade-Arden, portions of East Sacramento (e.g. College/Glen), portions of South Sacramento (e.g. Valley Hi Parkway, Woodbine, Brentwood), and Southeast Sacramento (e.g. Glen Elder, Depot Park, Avondale). The service area is divided into ten trunk sheds, which are based on the collection systems of the individual sewer districts from which CSD-1 was originally formed. For the most part, each trunk shed consists of several hydraulically independent systems, each discharging into the SRCSD interceptor system. According to the District’s Sewer System Capacity Plan 2010 Update, there are no existing capacity deficiencies within the Sacramento City Limits.

The community plan areas served by the City’s separate sewer system include North Sacramento, portions of Arden-Arcade, most of South Sacramento (e.g. Pocket, Airport, Meadowview, South Land Park), and most of East Sacramento. The areas served by the City’s separate sewer systems are divided into 54 sewer basins, and wastewater from the basins is conveyed to the SRWTP via gravity flow or one of the 40 pumping stations located throughout the city. Twenty-seven of the pumping facilities were constructed between the 1950s and 1970s, with most of them being rebuilt in the past 15 years. The remaining 13 pumping stations were constructed between 1985 and 2004.

The older Central City area is served by a system in which sanitary sewage and storm drainage are collected and conveyed in the same system of pipelines, referred to as the Combined Sewer System (CSS). The area served by the CSS extends from the Sacramento River on the west, to the vicinity of Sutterville Road and 14th Avenue on the south, to about 65th Street on the east, and to North B Street and the American River on the north (see Figure 4-1) and constitutes approximately 7,545 acres or 12 percent of the total area within the current City Limits. There are some local areas within this larger area that have separate sewer and storm drainage systems, but the bulk of the area is served by the combined system. Additionally, there are some peripheral areas that have separate sewer and storm drainage that contribute sewage to the CSS.

Solid Waste

As of September 1994, the City of Sacramento closed its landfill to the acceptance of municipal solid waste. The City is working with Conergy, a solar panel manufacturer and distributor, to create a solar park at the closed landfill site (City of Sacramento 2012b).

The City collects all residential solid waste for customers within the City. Refuse from the south region of the city is transported to the Sacramento Recycling and Transfer Station (SRTS) at 8491 Fruitridge Road and refuse collected in the north region is transported to the Sacramento County North Area Recovery Station (NARS). Refuse is then hauled from both locations to the Sacramento County Kiefer Landfill. Commercial solid waste is collected by private franchised haulers and disposed of at various facilities including the SRTS, the Sacramento County Kiefer Landfill, the Yolo County Landfill, L and D Landfill, Florin Perkins Landfill, Elder Creek Transfer Station, and the Sacramento County North Area Recovery Station. In addition to collecting municipal refuse every week, the City collects garden refuse on a weekly basis, which is delivered to the SRTS and the Elder Creek Transfer Station; collects curbside recycling every other week (as of July 1, 2013), which is brought to the SRTS; and offers a neighborhood cleanup collection and one dump coupon a year to each household.

On June 26, 2012, the City of Sacramento Recycling and Solid Waste Division presented the 2012 Business Plan to the City Council (SWRD 2012). Staff recommended that the Recycling and Solid Waste Division discontinue commercial waste collection and recycling services in order to focus on
residential services and to avoid a 37 percent rate increase. The City discontinued commercial waste services on August 3, 2012. The Business Plan recommended reducing curbside recycling from weekly to biweekly collection, implementing year-round containerized yard waste collection (Measure T passed on November 6, 2012), providing loose-in-the-street (LITS) yard waste collection service during leaf season, increasing staffing and equipment for the illegal dumping cleanup program, and adding a pilot “dump coupon” program allowing residents to deliver up to five cubic yards of waste to the Sacramento Recycling and Transfer Station at no charge.

The Business Plan also recommended restoring the Appointment Based Neighborhood Cleanup Program which allows residents to schedule one appointment per year between February and October for the collection of large refuse items. The City anticipates adopting the changes as part of the City’s Municipal Code in mid-2013, with service changes scheduled to go into effect July 1, 2013. The proposed changes will reduce carbon emissions generated by the City’s solid waste fleet by an estimated five percent, reduce fuel consumption by 83,000 gallons, and reduce truck miles traveled on City streets by 87,000 miles annually.

The City of Sacramento also operates a street sweeping service which sweeps more than 150,000 miles of public right-of-way every year, provides information and resources for residents interested in backyard composting, and offers household hazardous waste drop-off at the Sacramento Recycling and Transfer Station at no charge for most materials (City of Sacramento 2012d). The City provides public outreach for recycling through presentations at schools, clubs, church groups, and community groups.

The Sacramento County Kiefer Landfill is the primary location for the disposal of waste by the City of Sacramento. The landfill accepts municipal waste and industrial waste and is permitted to accept up to 10,815 tons per day, averaging 6,300 tons per day (CalRecycle, Solid Waste Facility Permit 34-AA-0001). This is further limited, however, by Section 17, Condition 26 and Table 2 of Kiefer’s Solid Waste Permit, which limits the 2013 peak to 5,928 TPD and average to 3,487 TPD. The landfill received over 658,000 tons in 2012 (Sacramento County). It is the only landfill facility in Sacramento County permitted to accept household waste from the public. Current peak and average daily disposal is much, much lower than the current permitted amounts. As of 2012, 305 acres of the 660 acres contain waste (County of Sacramento 2012d). As a result, the Kiefer Landfill should be able to serve the area until the year 2065. The landfill facility sits on 1,084 acres.

**STANDARDS OF SIGNIFICANCE**

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, or school facilities beyond what was anticipated in the 2035 General Plan:

- result in the determination that adequate capacity is not available to serve the project’s demand in addition to existing commitments or
- require or result in either the construction of new utilities or the expansion of existing utilities, the construction of which could cause significant environmental impacts.

**SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR evaluated the effects of development under the 2035 General Plan on water supply, sewer and storm drainage, solid waste, electricity, natural gas and telecommunications. See Chapter 4.11.
The Master EIR evaluated the impacts of increased demand for water that would occur with development under the 2035 General Plan. Policies in the general plan would reduce the impact generally to a less-than-significant level (see Impact 4.11-1) but the need for new water supply facilities results in a significant and unavoidable effect (Impact 4.11-2). The potential need for expansion of wastewater treatment facilities was identified as having a less than significant effect (Impact 4.11-4). Impacts on solid waste facilities were less than significant (Impact 4.11-5). Implementation of energy efficient standards as set forth in Titles 20 and 24 of the California Code of Regulations for residential and non-residential buildings, would reduce effects for energy to a less-than-significant level.

**MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None available.

**ANSWERS TO CHECKLIST QUESTIONS**

*Questions A and B*

The proposed amendments do not propose any specific projects for future development beyond what was anticipated in the 2035 General Plan MEIR. Adoption of the proposed amendments would not affect or modify existing City policies or development regulations addressing utilities and service systems. Because the proposed amendments would not substantially affect the location or density of development, adoption would not result in a substantial increased demand for water and sewer needs that has not already been addressed in the 2035 General Plan and MEIR. Any new development occurring after the adoption of the proposed ordinance would be subject to environmental review as well as all existing City and State standards. Adopting the proposed amendments would result in no additional significant impacts relating to utilities and service systems.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The project would have no additional project-specific environmental effects relating to Utilities and Service Systems.

**MANDATORY FINDINGS OF SIGNIFICANCE**

<table>
<thead>
<tr>
<th>Issues:</th>
<th>Effect will be studied in the EIR</th>
<th>Effect can be mitigated to less than significant</th>
<th>No additional significant environmental effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. MANDATORY FINDINGS OF SIGNIFICANCE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A.) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<table>
<thead>
<tr>
<th>Question B</th>
<th>Does the project have impacts that are individually limited, but cumulatively considerable? (&quot;Cumulatively considerable&quot; means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question C</th>
<th>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>

**Answers to Checklist Questions**

**Question A and B**

As described in the preceding sections, the proposed amendments do not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. Adoption of the proposed amendments would not affect or modify existing City policies or development regulations addressing biological resources, air quality, transportation and traffic, noise, public services, groundwater, utilities, aesthetics, energy, recreation, and cultural resources individually or cumulatively. Any development occurring after the adoption of the proposed ordinance would be subject to environmental review as well as all existing City and State standards. Adoption of the proposed amendments would result in no additional significant cumulative impacts.

**Question C**

As described in the previous sections, the proposed amendments do not have the potential to cause impacts on biological resources, air quality, transportation and traffic, noise, public services, groundwater, utilities, aesthetics, energy, cultural resources, and recreation that could result in substantial adverse effects on human beings either directly or indirectly. Adoption of the proposed amendments would result in no additional significant impacts.
The environmental factors checked below would potentially be affected by this project.

Aesthetics
—— Air Quality
—— Biological Resources
—— Cultural Resources
—— Energy and Mineral Resources
—— Geology and Soils
—— Hydrology and Water Quality

X None Identified

Hazards
—— Noise
—— Public Services
—— Recreation
—— Transportation/Circulation
—— Utilities and Service Systems

——
On the basis of the initial study:

X I find that (a) the proposed amendments to the Planning and Development Code and the proposed implementing ordinance was described in the Master EIR and constitutes a subsequent project within the scope of the Master EIR for the City of Sacramento 2035 General Plan and is consistent with the 2035 General Plan land use designations and the permissible densities and intensities of use; and (b) the proposed project will not have any project-specific additional significant environmental effects not previously examined in the Master EIR, and no new mitigation measures or alternatives will be required. Mitigation measures from the Master EIR will be applied to the proposed project as appropriate. Notice shall be provided pursuant to CEQA Guidelines Section 15087. (CEQA Guidelines Section 15177(b))

January 13, 2020

___________________________________________
Scott Johnson, Senior Planner, Environmental Planning Services
AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLES 2 AND 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT

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

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city’s specific plans and transit village plans; and

2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

A. Subsection A of section 2.60.070 of the Sacramento City Code is amended to read as follows:

   A. Title 176 relating to subdivisions;

B. Except as amended by subsection A above, all provisions of section 2.60.070 remain unchanged and in full effect.

SECTION 3.

A. Subsection B of section 17.808.120 of the Sacramento City Code is amended to read as follows:

   B. Except as otherwise provided in this title, a deviation from design guidelines and development standards for the matters listed in subsection A of this section is subject to director-level review. as follows:

   1. A deviation that reduces any minimum or exceeds any maximum distance, area, or quantity stated in a development standard by an amount greater than 50% is subject to commission-level review.
2. A deviation that reduces any minimum or exceeds any maximum distance, area, or quantity stated in a development standard by an amount not exceeding 50% is subject to director-level review.

3. A deviation for an accessory structure, wall, fence, or gate is subject to director-level review.

4. A deviation from a development standard that does not involve a distance, area, or quantity is subject to director-level review.

5. A deviation from a design guideline is subject to director-level review.

B. Except as amended by subsection A above, all provisions of section 17.808.120 remain unchanged and in full effect.

SECTION 4.

A. Subsection A of section 17.808.130 of the Sacramento City Code is amended to read as follows:

A. Site plan and design review at the commission level is required for the following described development projects:

1. A development project in any zone, excluding the industrial zone, that exceeds 65 feet in height;

2. A development project in an industrial zone that exceeds 70 feet in height;

3. A residential development project of more than 150 dwelling units;

4. A nonresidential development project exceeding 125,000 square feet;

5. A mixed-use development project exceeding 125,000 square feet;

6. A development project that includes a deviation from the design guidelines or development standards that is subject to commission-level review under section 17.808.120;
71. A development project involving a landmark, contributing resource or noncontributing resource that, in the determination of the preservation director, involves one or more of the following:

   a. Significant alteration to an existing landmark or contributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource’s eligibility for listing in the Sacramento register;

   b. New construction of a building or structure on the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource’s eligibility for listing in the Sacramento register; or

   c. Relocation of a building or structure to the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource’s eligibility for listing in the Sacramento register;

82. A development project that involves the demolition or relocation of a landmark or contributing resource, except the demolition or relocation of accessory buildings and structures that are not identified as significant features or characteristics of the landmark or contributing resource;

93. A development project that involves the relocation of a building or structure to a vacant lot in a historic district;

104. When review of the project is elevated to the commission level under section 17.808.300 or commission-level review is otherwise required under this title.

B. Except as amended by subsection A above, all provisions of section 17.808.130 remain unchanged and in full effect.

SECTION 5.

A. Section 17.808.500 of the Sacramento City Code is amended as follows:

1. Subsection B is amended to read as follows:

   B. Planning and Design Commission. The planning and design commission shall be responsible for:
1. The approval, conditional approval, or denial of tentative maps for all subdivisions requiring a final map except vesting tentative maps;

2. The approval, conditional approval, or denial of all post-tentative map design deviations for all subdivisions requiring a final map;

31. Making recommendations to the city council on approval, conditional approval, or denial of vesting tentative maps and tentative maps; and

42. Hearing appeals of the zoning administrator with respect to a tentative map.

2. Subsection D is amended to read as follows:

D. Zoning Administrator. The zoning administrator shall be responsible for:

1. The approval, conditional approval, or denial of all tentative maps other than vesting tentative maps for all subdivisions not requiring a final map including tentative maps for subdivisions described in section 17.816.020.A.1 through 5;

2. The approval or denial of requests for extensions of time for tentative maps other than vesting tentative maps;

3. The approval, conditional approval, or denial of all post-tentative map design deviations for all subdivisions requiring a parcel map; and

4. The approval, conditional approval, or denial of minor amendments of approved tentative maps.

B. Except as amended by subsection A above, all provisions of section 17.808.500 remain unchanged and in full effect.

SECTION 6.

Section 17.828.090 of the Sacramento City Code is amended to read as follows:

17.828.090 Tentative maps for four or fewer parcels other than vesting tentative maps.

A. Public Hearing before Zoning Administrator—Notice.

1. Within a reasonable period of time following consideration by the subdivision review committee of an application for a tentative map for four or fewer parcels, other than a vesting tentative map, the planning director shall set the matter
for hearing before the zoning administrator. The procedural requirements for the hearing before the zoning administrator and the contents of the hearing notice shall be governed by the provisions of chapter 17.812. Notice of the hearing shall be given by publication, posting, and mail pursuant to section 17.812.030. In addition, if the proposed subdivision is a conversion of residential real property to a condominium, community apartment, or stock cooperative project, notice shall be given to each tenant of the property in accordance with chapter 17.716 and California Government Code section 66451.3. Substantial compliance with these provisions for notice shall be sufficient, and a technical failure to comply shall not affect the validity of any action taken according to the procedures in this chapter.

2. Notwithstanding the provisions of subsection A.1 of this section, if the tentative map is sought as part of a development project requiring approval of one or more entitlements by the planning and design commission, the planning and design commission shall hear and act upon the tentative map under section 17.828.095.

3. Notwithstanding the provisions of subsection A.1 of this section, at the discretion of the zoning administrator, a tentative map for four or fewer parcels may be heard and acted upon by the planning and design commission in the same manner as a tentative map for five or more parcels under section 17.828.095.

B. Action by the Zoning Administrator. The zoning administrator may approve or conditionally approve a tentative map by adopting a resolution, or may deny approval of the proposed tentative map. In reaching a decision upon the tentative map, the zoning administrator shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

C. Approval. The tentative map may be approved or conditionally approved by the zoning administrator if it is found that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific or community plan, and all applicable provisions of this code.

D. Denial. The tentative map may be denied by the zoning administrator on any of the grounds provided by the Subdivision Map Act or this code. Except as otherwise required by state or federal law, the zoning administrator shall deny approval of the tentative map if it makes any of the following findings:

1. That the proposed map is inconsistent with the general plan or any applicable specific plan, or other applicable provisions of this code;

2. That the site is not physically suitable for the type of development;
3. That the site is not physically suitable for the proposed density of development;

4. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the zoning administrator may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to section 21081(c) of the [California Public Resources Code](https://leginfo.legislature.ca.gov/faces/codes_displayCode.xhtml?code=CPUC&division=2&part=7&section=21081&title=Public+Resources+Code) CEQA that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;

5. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;

6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the zoning administrator may approve a map if he or she finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the zoning administrator to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or.

7. The conditions set forth in Government Code section 66474.4 are met, relating to subdivisions of land that would result in parcels too small to sustain their agricultural use or that would result in residential development not incidental to the commercial agricultural use of the land, including land subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (California Government Code sections 51200 et seq.).

**SECTION 7.**

Section 17.828.095 (Tentative maps—Procedures for five or more parcels) of the Sacramento City Code is deleted.

17.828.095 Tentative maps—Procedure for five or more parcels.

A. Public Hearing before Planning and Design Commission—Notice. Within a reasonable period of time following consideration by the subdivision review committee of an application for a tentative map for five or more parcels, other than a vesting tentative map, the planning director shall prepare a report with recommendations, and shall set the matter for hearing before the planning and design commission. A copy of the director’s report shall be forwarded to the subdivider at least five days prior to the
public hearing. The procedural requirements for the hearing before the planning and
design commission and the contents of the hearing notice shall be governed by the
provisions of chapter 17.812. Notice of the hearing shall be given by publication, posting
and mail pursuant to section 17.812.030, except that the notice by mail required by
section 17.812.030 shall be given to the owners of real property located within 300 feet
of the subject real property. In addition, a proposed conversion of residential real
property to a condominium, community apartment, or stock cooperative project shall
be noticed in accordance with section 66451.3 of the California Government Code and
chapter 17.716. Substantial compliance with these provisions for notice shall be
sufficient, and a technical failure to comply shall not affect the validity of any action
taken according to the procedures in this chapter.

B. Action. Except as provided in section 17.828.097, the planning and design
commission shall approve, conditionally approve or deny the tentative map within 50
days of the date of certification of the EIR, adoption of a negative declaration, or a
determination by the planning and design commission that the project is exempt from
the requirements of CEQA, and the planning director shall thereafter report the decision
of the planning and design commission to the subdivider. In reaching a decision upon
the tentative map, the planning and design commission shall consider the effect of that
decision on the housing needs of the region and balance these needs against the public
service needs of its residents and available fiscal and environmental resources. Except as
provided otherwise by the Subdivision Map Act, failure to act within the above-specified
time limits shall not be deemed or considered approval of the tentative map.

C. Approval. The tentative map may be approved or conditionally approved
by the planning and design commission if it finds that the proposed subdivision,
together with the provisions for its design and improvement, is consistent with the
general plan, any applicable specific or community plan, and all applicable provisions of
this code. The planning and design commission may require as a condition of its
approval that the payment by the subdivider of all development fees required to be paid
at the time of the application for, or issuance of, a building permit or other similar
permit shall be made at the rate for such fees in effect at the time of such application or
issuance. The planning and design commission may modify or delete any of the
conditions of approval recommended in the department’s report. The planning and
design commission may add additional requirements as a condition of its approval.

D. Denial. The tentative map may be denied by the planning and design
commission on any of the grounds provided by the subdivision map act or this code.
Except as otherwise required by state or federal law, the planning and design
commission shall deny approval of the tentative map if it makes any of the following
findings:
1. That the proposed map, together with the provisions for its design and improvement, is inconsistent with the general plan or any applicable specific plan, or other applicable provisions of this code;

2. That the site is not physically suitable for the type of development;

3. That the site is not physically suitable for the proposed density of development;

4. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the planning and design commission may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to section 21081(c) of the California Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;

5. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;

6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning and design commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the planning and design commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or

7. Subject to section 66474.4 of the California Government Code, that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with section 51200 of the California Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.

SECTION 8.

A. Section 17.200.110.B.1 (A zone; conditional uses; commercial and institutional uses) of the Sacramento City Code is amended as follows:
1. The “assembly—cultural, religious, social” row is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

2. The “kennel” row is amended to read as follows:

| Kennel | PDCZA |

3. The “veterinary clinic; veterinary hospital” row is amended to read as follows:

| Veterinary clinic; veterinary hospital | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.

SECTION 9.

A. Section 17.200.210.B2 (A-OS zone; conditional uses; commercial and institutional uses) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

2. The “kennel” row is amended to read as follows:

| Kennel | PDCZA |

3. The “veterinary clinic; veterinary hospital” row is amended to read as follows:

| Veterinary clinic; veterinary hospital | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

SECTION 10.

A. Section 17.204.110 (RE zone) of the Sacramento City Code is amended as follows:
1. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

2. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

3. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 |

B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

SECTION 11.

A. Section 17.204.210 (R-1 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | PDCZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | PDCZA |

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 |

B. Except as amended by subsection A above, all provisions of section 17.204.210 remain unchanged and in full effect.

**SECTION 12.**

A. Section 17.204.310 (R-1A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | PDCZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |
5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | PDCZA |

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 |

B. Except as amended by subsection A above, all provisions of section 17.204.310 remain unchanged and in full effect.

SECTION 13.

A. Section 17.204.410 (R-1B zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | PDCZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
Nonresidential care facility | PDCZA

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 |

B. Except as amended by subsection A above, all provisions of section 17.204.410 remain unchanged and in full effect.

SECTION 14.

A. Section 17.204.510 (R-2 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | PDCZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | PDCZA |

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:
B. Except as amended by subsection A above, all provisions of section 17.204.510 remain unchanged and in full effect.

**SECTION 15.**

A. Section 17.208.110 (R-2A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Dormitory       | Subject to special use regulations in section 17.228.111 | PDCZA |

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | PDCZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | PDCZA |

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; | PDCZA |
B. Except as amended by subsection A above, all provisions of section 17.208.110 remain unchanged and in full effect.

SECTION 16.

A. Section 17.208.210 (R-2B zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

   | Dormitory | Subject to special use regulations in section 17.228.111 | PDCZA |

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

   | Residential care facility | PDCZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   | Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   | Kennel | PDCZA |

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   | Nonresidential care facility | PDCZA |

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

   | Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | PDCZA |
B. Except as amended by subsection A above, all provisions of section 17.208.210 remain unchanged and in full effect.

SECTION 17.

A. Section 17.208.310 (R-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

<table>
<thead>
<tr>
<th>Dormitory</th>
<th>Subject to special use regulations in section 17.228.111</th>
</tr>
</thead>
</table>

2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

<table>
<thead>
<tr>
<th>Dormitory</th>
<th>Subject to special use regulations in section 17.228.111</th>
<th>PDC</th>
</tr>
</thead>
</table>

3. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Residential care facility</th>
<th>PDCZA</th>
</tr>
</thead>
</table>

4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Assembly—cultural, religious, social</th>
<th>Subject to special use regulations in section 17.228.128</th>
<th>PDCZA</th>
</tr>
</thead>
</table>

5. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Kennel</th>
<th>PDCZA</th>
</tr>
</thead>
</table>

6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Nonresidential care facility</th>
<th>PDCZA</th>
</tr>
</thead>
</table>

7. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

<table>
<thead>
<tr>
<th>Childcare center</th>
<th>Permitted if accessory to assembly—cultural, religious, social;</th>
</tr>
</thead>
</table>
B. Except as amended by subsection A above, all provisions of section 17.208.310 remain unchanged and in full effect.

SECTION 18.

A. Section 17.208.410 (R-3A zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.113 |

2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Dormitory | Subject to special use regulations in section 17.228.113 | PDC |

3. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | PDCZA |

4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

5. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | PDCZA |

7. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:
Childcare center
Permitted if accessory to assembly—cultural, religious, social:
Subject to special use regulations in section 17.228.113

B. Except as amended by subsection A above, all provisions of section 17.208.410 remain unchanged and in full effect.

SECTION 19.

A. Section 17.208.510 (R-4 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

   Dormitory (inside central city) Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

   Residential care facility

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

   Assembly—cultural, religious, social
   This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater;
   Subject to special use regulations in section 17.228.128.

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

   Nonresidential care facility
   This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

   Dormitory (outside central city) Subject to special use regulations in section 17.228.111
6. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Alcoholic beverage sales, off-premises consumption</th>
<th>This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108</th>
</tr>
</thead>
</table>

7. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Kennel</th>
<th>This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater</th>
</tr>
</thead>
</table>

8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Veterinary clinic; veterinary hospital</th>
<th>This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater</th>
</tr>
</thead>
</table>

B. Except as amended by subsection A above, all provisions of section 17.208.510 remain unchanged and in full effect.

SECTION 20.

A. Section 17.208.610 (R-4A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Dormitory (inside-central-city)</th>
<th>Subject to special use regulations in section 17.228.111</th>
</tr>
</thead>
</table>

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:
3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater |

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Dormitory (outside central city) | Subject to special use regulations in section 17.228.111 | PDC |

6. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108 | PDCZA |

7. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater | PDCZA |
8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.208.610 remain unchanged and in full effect.

SECTION 21.

A. Section 17.208.710 (R-5 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

| Dormitory (inside-central-city) | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater |

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.
6. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Alcoholic beverage sales, off-premises consumption</th>
<th>This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108</th>
</tr>
</thead>
</table>

7. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Kennel</th>
<th>This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater</th>
</tr>
</thead>
</table>

8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Veterinary clinic; veterinary hospital</th>
<th>This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater</th>
</tr>
</thead>
</table>

B. Except as amended by subsection A above, all provisions of section 17.208.710 remain unchanged and in full effect.

SECTION 22.

A. Section 17.212.110 (RMX zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |
2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

6. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Dormitory (outside central city) | Subject to special use regulations in section 17.228.111 | PDC |

7. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential-care facility | PDC |

8. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Childcare-center | Subject to special use regulations in section 17.228.113 | ZA |

9. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDC ZA |
10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

11. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

| Veterinary clinic; veterinary hospital | ZA |

B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECION 23.

A. Section 17.212.210 (RO zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:
6. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Nonresidential care facility |

7. The “residential care facility” row in subsection B.2 (Conditional uses; residential uses) is deleted.

| Residential care facility |

8. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is deleted.

| Childcare center  | Subject to special use regulations in section 17.228.111 | ZA |

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel |

10. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

| Veterinary clinic; veterinary hospital |

B. Except as amended by subsection A above, all provisions of section 17.212.210 remain unchanged and in full effect.

**SECTION 24.**

A. Section 17.216.110 (OB zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory  | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:
3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

| Childcare center | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.113 |

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility | PDC |

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | PDC |
9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcohol beverage sales, off-premises consumption | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108 | PDCZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | PDCZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.216.110 remain unchanged and in full effect.

**SECTION 25.**

A. Section 17.216.210 (OB-2 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

   | Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

   | Residential care facility |

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:
Childcare center  
Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;  
Subject to special use regulations in section 17.228.113

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use;  
Subject to special use regulations in section 17.228.128 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility | PDC |

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | PDC |

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
Alcoholic beverage sales, off-premises consumption

| Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108 |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use |

B. Except as amended by subsection A above, all provisions of section 17.216.210 remain unchanged and in full effect.

**SECTION 26.**

A. Section 17.216.310 (OB-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

| Childcare center | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; |
4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility | PDC |

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | PDC |

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; | PDCZA |
Subject to special use regulations in section \textbf{17.228.108}

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | PDCZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.216.310 remain unchanged and in full effect.

\textbf{SECTION 27.}

A. Table 1 of Section 17.216.420 (EC zone) of the Sacramento City Code is amended to read as follows:

\begin{tabular}{|l|l|l|}
\hline
\textbf{Category} & \textbf{Permitted uses} \\
\hline
Primary & Office  \\
& High-tech manufacturing research and development (not limited to 25% office—may have 100% office uses)  \\
& Medical facilities:  \\
& \hspace{1cm} Hospital  \\
& \hspace{1cm} Laboratory  \\
& \hspace{1cm} \textbf{Residential care facility}  \\
& \hspace{1cm} \textbf{Nonresidential care facility}  \\
& Skilled nursing facility  \\
& Research and development  \\
& Physician’s clinic  \\
& Convalescent hospital  \\
& Drug/alcohol treatment centers \\
\hline
\end{tabular}
<table>
<thead>
<tr>
<th>Category</th>
<th>Permitted uses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Pharmacy</td>
</tr>
<tr>
<td></td>
<td>Optician lab or clinic</td>
</tr>
<tr>
<td></td>
<td>Veterinary clinic; veterinary hospital (^1)</td>
</tr>
<tr>
<td></td>
<td><strong>Kennel (subject to approval of a conditional use permit by the zoning administrator)</strong></td>
</tr>
<tr>
<td>Educational/vocational/training (public or private)</td>
<td>Banks; savings and loans</td>
</tr>
<tr>
<td></td>
<td>Post office</td>
</tr>
<tr>
<td></td>
<td>Childcare center</td>
</tr>
<tr>
<td>Light Industrial Uses:</td>
<td>Warehouse; distribution center is permitted by right when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</td>
</tr>
<tr>
<td></td>
<td>Manufacturing</td>
</tr>
<tr>
<td></td>
<td>High-tech manufacturing research and development (limited to 25% office)</td>
</tr>
<tr>
<td></td>
<td>Assembly</td>
</tr>
<tr>
<td>Support Retail</td>
<td>Health club</td>
</tr>
<tr>
<td>Retail</td>
<td>School—dance, music, art, martial arts</td>
</tr>
<tr>
<td></td>
<td>Auto—sales, storage, rental is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</td>
</tr>
<tr>
<td></td>
<td>Auto—service, repair is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</td>
</tr>
<tr>
<td></td>
<td>Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted by right when located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</td>
</tr>
<tr>
<td></td>
<td>Restaurant; café; deli</td>
</tr>
<tr>
<td></td>
<td>Hotel; motel; bed and breakfast inn</td>
</tr>
<tr>
<td></td>
<td>Consumer retail (maximum 10,000 square feet per store, with an aggregate building size of 30,000 square feet)(^2) (e.g., books, food, videos, etc.)</td>
</tr>
<tr>
<td></td>
<td>Antenna; telecommunications facility (subject to special use regulations in section 17.228.300 et seq.)</td>
</tr>
<tr>
<td>Category</td>
<td>Permitted uses</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Residential</td>
<td>Multi-unit dwelling</td>
</tr>
<tr>
<td></td>
<td>Dormitory (subject to special use regulations in section 17.228.111)</td>
</tr>
</tbody>
</table>

1. Veterinary clinics and hospitals need a conditional use permit if there is outdoor boarding of animals.

2. Includes 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. Includes auto-related retail uses (excluding gas sales) up to a maximum of 15,000 square feet.

B. Except as amended by subsection A above, all provisions of section 17.216.420 remain unchanged and in full effect.

**SECTION 29.**

A. Section 17.216.510 (SC zone) of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

   A. Permitted uses. The following uses are permitted by right in the SC zone, subject to the limitations specified:

<table>
<thead>
<tr>
<th>Use</th>
<th>Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Uses</td>
<td></td>
</tr>
<tr>
<td>Dormitory</td>
<td>Subject to special use regulations in section 17.228.111</td>
</tr>
<tr>
<td>Dwelling, multi-unit</td>
<td>Subject to special use regulations in section 17.228.117</td>
</tr>
<tr>
<td>Residential care facility</td>
<td></td>
</tr>
<tr>
<td>2. Commercial and Institutional Uses</td>
<td></td>
</tr>
<tr>
<td>Amusement center, indoor</td>
<td></td>
</tr>
<tr>
<td>Assembly—cultural, religious, social</td>
<td>Subject to special use regulations in section 17.228.128</td>
</tr>
<tr>
<td>Athletic club; fitness studio</td>
<td></td>
</tr>
<tr>
<td>Childcare center</td>
<td>Subject to special use regulations in section 17.228.113</td>
</tr>
<tr>
<td>Use Type</td>
<td>Regulations and Conditions</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>College extension</td>
<td></td>
</tr>
<tr>
<td>Commercial service</td>
<td></td>
</tr>
<tr>
<td>Community market</td>
<td>Subject to special use regulations in section 17.228.124</td>
</tr>
<tr>
<td>Hotel; motel</td>
<td></td>
</tr>
<tr>
<td>Laundromat, self-service</td>
<td></td>
</tr>
<tr>
<td>Library; archive</td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td></td>
</tr>
<tr>
<td>Nonresidential care facility</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td>Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform</td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Retail store</td>
<td>This use is limited to 60,000 gross square feet; if use exceeds this limitation, a conditional use permit is required</td>
</tr>
<tr>
<td>School—dance, music, art, martial arts</td>
<td></td>
</tr>
<tr>
<td>School, vocational</td>
<td></td>
</tr>
<tr>
<td>Temporary commercial building</td>
<td>Subject to special use regulations in section 17.228.126</td>
</tr>
<tr>
<td>Theater</td>
<td></td>
</tr>
<tr>
<td>Tobacco retailing</td>
<td>Permitted in a store that has greater than 15,000 square feet of gross floor area if the total area of shelving allocated to tobacco products and tobacco paraphernalia does not exceed 250 square feet.</td>
</tr>
<tr>
<td>Veterinary clinic; veterinary hospital</td>
<td>Entire business to be conducted within a building and no outdoor boarding of animals is allowed</td>
</tr>
</tbody>
</table>

2. Industrial and Agricultural Uses

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Regulations and Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquaculture</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Community garden, private (not exceeding 3.0 acres)</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Market garden (not exceeding 3.0 acres)</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
</tbody>
</table>
Solar energy system, commercial (city property) | Allowed in this zone and is exempt from the provisions of this title

2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Dormitory | Subject to special use regulations in section 17.228.111 | PDC |

3. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Dwelling, multi-unit | Subject to special use regulations in section 17.228.117 | PDC |

4. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential-care-facility | PDC |

5. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential-care-facility | PDC |

7. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA |

8. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

9. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 30.

A. Section 17.216.610 (C-1 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

Dormitory (inside central city) | Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

Dormitory (outside central city) | Subject to special use regulations in section 17.228.111 | PDC

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.
7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

**SECTION 31.**

A. Section 17.216.710 (C-2 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

| Dormitory (inside-central-city) | Subject to special use regulations in section 17.228.111 | PDCZA |
2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Dormitory (outside central city) | Subject to special use regulations in section 17.228.111 | PDC |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility | PDC |

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential care facility | PDC |

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel | PDCZA

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Vetinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 32.

A. Section 17.216.810 (C-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Dormitory | Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

Residential care facility

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

Nonresidential care facility
5. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Dormitory | Subject to special use regulations in section 17.228.111 | PDC |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential-care-facility | PDC |

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential-care-facility | PDC |

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.
SECTION 33.

A. Section 17.216.910 (C-4 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility | PDC |

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |
8. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Childcare-center | Subject to special use regulations in section 17.228.113 | ZA |

9. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential care facility | PDC |

10. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA |

11. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

12. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 34.

A. Section 17.220.110 (M-1 zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility | PDC |

|  |  |  |

Page 42 of 56
2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility |

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social |

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Childcare center | Subject to special use regulations in section 17.228.113 |

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential care facility |

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 |

| PDCZA |
10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 35.

A. Section 17.220.210 (M-1(S) zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |
5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential-care-facility | PDC |

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Childcare-center | Subject to special use regulations in section 17.228.113 | ZA |

8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Non-profit residential care facility | PDC |

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA |
B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 36.

A. Section 17.220.310 (M-2 zone) of the Sacramento City Code is amended to read as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility | PDC |

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.
8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 37.

A. Section 17.220.410 (M-2(S) zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:
3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility | PDC |

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Childcare center | Subject to special use regulations in section 17.228.113 | ZA |

8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Non-profit residential care facility | PDC |

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA |
10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

**SECTION 38.**

A. A row for “assembly—cultural, religious, social” is added to section 17.220.510.A.2 of the Sacramento City Code (MIP zone; permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

B. Except as amended by subsection A above, all provisions of section 17.220.510 remain unchanged and in full effect.

**SECTION 39.**

A. Section 17.220.610 (MRD zone) of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

   A. **Permitted uses.** The following uses are permitted by right in the MRD zone, subject to the limitations specified:

<table>
<thead>
<tr>
<th>Use</th>
<th>Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Uses</td>
<td></td>
</tr>
<tr>
<td>Residential care facility</td>
<td></td>
</tr>
<tr>
<td>42. Commercial and Institutional Uses</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Limitations</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Assembly—cultural, religious, social</td>
<td>Subject to special use regulations in section 17.228.128</td>
</tr>
<tr>
<td>Athletic club; fitness studio</td>
<td></td>
</tr>
<tr>
<td>Cannabis testing</td>
<td>Subject to special use regulations in section 17.228.910</td>
</tr>
<tr>
<td>Childcare center</td>
<td>Subject to special use regulations in section 17.228.113</td>
</tr>
<tr>
<td>College campus</td>
<td></td>
</tr>
<tr>
<td>College extension</td>
<td></td>
</tr>
<tr>
<td>Commercial service</td>
<td></td>
</tr>
<tr>
<td>Community market</td>
<td>Subject to special use regulations in section 17.228.124</td>
</tr>
<tr>
<td>Hotel; motel</td>
<td></td>
</tr>
<tr>
<td>Library; archive</td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td></td>
</tr>
<tr>
<td>Nonresidential care facility</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Retail store</td>
<td>This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required</td>
</tr>
<tr>
<td>Temporary commercial building</td>
<td>Subject to special use regulations in section 17.228.126</td>
</tr>
<tr>
<td>Veterinary clinic; veterinary hospital</td>
<td>Entire business to be conducted within a building and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside or entire business is not conducted within a building</td>
</tr>
<tr>
<td>Wholesale store</td>
<td>Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform</td>
</tr>
<tr>
<td>2. Industrial and Agricultural Uses</td>
<td></td>
</tr>
<tr>
<td>Aquaculture</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Community garden, private</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Laboratory, research</td>
<td></td>
</tr>
<tr>
<td>Manufacturing, service and repair</td>
<td></td>
</tr>
</tbody>
</table>
Use | Limitations
---|---
Market garden | Subject to special use regulations in section 17.228.810 et seq.
Solar energy system, commercial (city property) | Allowed in this zone and exempt from the provisions of this title
Warehouse; distribution center |

2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Dwelling, multi-unit | Subject to special use regulations in section 17.228.117 | PDCZA |

3. A row for “dormitory” is added to subsection B.1 (Conditional uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 | ZA |

4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

5. A row for “kennel” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

| Kennel | ZA |

6. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.220.610 remain unchanged and in full effect.

**SECTION 40.**
A. Section 17.220.710 (M-T zone) of the Sacramento City Code is amended as follows:

1. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

2. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

4. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential care facility | PDC |

5. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | PDCZA |

6. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.220.710 remain unchanged and in full effect.

**SECTION 41.**
A. Section 17.224.110 (H zone) of the Sacramento City Code is amended as follows:

1. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | PDCZA |

2. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

3. The “Nonresidential care facility” in subsection B.2 (Conditional uses; commercial and institutional uses) row is amended to read as follows:

| Nonresidential care facility | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.224.110 remain unchanged and in full effect.

SECTION 42.

A. Section 17.224.210 (SPX zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

2. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.224.210 remain unchanged and in full effect.
**SECTION 43.**

A. Section 17.224.310 (TC zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | PDCZA |

2. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | PDCZA |

3. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |

4. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.224.310 remain unchanged and in full effect.

**SECTION 44.**

A. Section 17.224.410 (HC zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

| Residential care facility | PDCZA |
2. A row for “assembly—cultural, religious, social” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

3. A row for “childcare center” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

4. A row for “childcare center” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| Residential care facility | PDC |

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Assembly—cultural, religious, social | PDC |

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Childcare center | Subject to special use regulations in section 17.228.113 | ZA |

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| Nonresidential care facility | PDC |

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | PDCZA |
10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | PDCZA |

B. Except as amended by subsection A above, all provisions of section 17.224.410 remain unchanged and in full effect.

**SECTION 45.**

Section 17.228.128 is added to the Sacramento City Code to read as follows:

**17.228.128 Assembly–cultural, religious, social.**

Unless otherwise authorized by a conditional use permit approved by the zoning administrator or the planning and design commission, outdoor events are limited to four times per year, may not exceed two hours, and must end no later than 5:00 p.m.
ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLES 2 AND 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT

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

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city’s specific plans and transit village plans; and

2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

A. Subsection A of section 2.60.070 of the Sacramento City Code is amended to read as follows:

   A. Title 17 relating to subdivisions;

B. Except as amended by subsection A above, all provisions of section 2.60.070 remain unchanged and in full effect.

SECTION 3.

A. Subsection B of section 17.808.120 of the Sacramento City Code is amended to read as follows:

   B. Except as otherwise provided in this title, a deviation from design guidelines and development standards for the matters listed in subsection A of this section is subject to director-level review.

B. Except as amended by subsection A above, all provisions of section 17.808.120 remain unchanged and in full effect.
SECTION 4.

A. Subsection A of section 17.808.130 of the Sacramento City Code is amended to read as follows:

   A. Site plan and design review at the commission level is required for the following development projects:

      1. A development project involving a landmark, contributing resource or noncontributing resource that, in the determination of the preservation director, involves one or more of the following:

         a. Significant alteration to an existing landmark or contributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource’s eligibility for listing in the Sacramento register;

         b. New construction of a building or structure on the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource’s eligibility for listing in the Sacramento register; or

         c. Relocation of a building or structure to the site of an existing landmark, contributing resource or noncontributing resource that would have a significant impact upon the character-defining features of the resource or upon original fabric, or would impact the resource’s eligibility for listing in the Sacramento register;

      2. A development project that involves the demolition or relocation of a landmark or contributing resource, except the demolition or relocation of accessory buildings and structures that are not identified as significant features or characteristics of the landmark or contributing resource;

      3. A development project that involves the relocation of a building or structure to a vacant lot in a historic district;

      4. When review of the project is elevated to the commission level under section 17.808.300 or commission-level review is otherwise required under this title.

B. Except as amended by subsection A above, all provisions of section 17.808.130 remain unchanged and in full effect.

SECTION 5.
A. Section 17.808.500 of the Sacramento City Code is amended as follows:

1. Subsection B is amended to read as follows:

   B. Planning and Design Commission. The planning and design commission shall be responsible for:

   1. Making recommendations to the city council on approval, conditional approval, or denial of vesting tentative maps and tentative maps; and

   2. Hearing appeals of the zoning administrator with respect to a tentative map.

2. Subsection D is amended to read as follows:

   D. Zoning Administrator. The zoning administrator shall be responsible for:

   1. The approval, conditional approval, or denial of all tentative maps other than vesting tentative maps;

   2. The approval or denial of requests for extensions of time for tentative maps other than vesting tentative maps;

   3. The approval, conditional approval, or denial of all post-tentative map design deviations; and

   4. The approval, conditional approval, or denial of minor amendments of approved tentative maps.

B. Except as amended by subsection A above, all provisions of section 17.808.500 remain unchanged and in full effect.

SECTION 6.

Section 17.828.090 of the Sacramento City Code is amended to read as follows:

17.828.090 Tentative maps other than vesting tentative maps.

   A. Public Hearing before Zoning Administrator—Notice. Within a reasonable period of time following consideration by the subdivision review committee of an application for a tentative map, other than a vesting tentative map, the planning director shall set the matter for hearing before the zoning administrator. The procedural requirements for the hearing before the zoning administrator and the contents of the hearing notice shall be governed by the provisions of chapter 17.812. Notice of the
hearing shall be given by publication, posting, and mail pursuant to section 17.812.030. In addition, if the proposed subdivision is a conversion of residential real property to a condominium, community apartment, or stock cooperative project, notice shall be given to each tenant of the property in accordance with chapter 17.716 and California Government Code section 66451.3. Substantial compliance with these provisions for notice shall be sufficient, and a technical failure to comply shall not affect the validity of any action taken according to the procedures in this chapter.

B. Action by the Zoning Administrator. The zoning administrator may approve or conditionally approve a tentative map by adopting a resolution, or may deny approval of the proposed tentative map. In reaching a decision upon the tentative map, the zoning administrator shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

C. Approval. The tentative map may be approved or conditionally approved by the zoning administrator if it is found that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific or community plan, and all applicable provisions of this code.

D. Denial. The tentative map may be denied by the zoning administrator on any of the grounds provided by the Subdivision Map Act or this code. Except as otherwise required by state or federal law, the zoning administrator shall deny approval of the tentative map if it makes any of the following findings:

1. That the proposed map is inconsistent with the general plan or any applicable specific plan, or other applicable provisions of this code;

2. That the site is not physically suitable for the type of development;

3. That the site is not physically suitable for the proposed density of development;

4. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the zoning administrator may approve such a tentative map if any environmental impact report was prepared with respect to the project and a finding was made pursuant to section 21081(c) of the California Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;

5. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the zoning administrator may approve a map if he or she finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is granted to the zoning administrator to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision; or

7. The conditions set forth in Government Code section 66474.4 are met, relating to subdivisions of land that would result in parcels too small to sustain their agricultural use or that would result in residential development not incidental to the commercial agricultural use of the land, including land subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (California Government Code sections 51200 et seq.).

SECTION 7.

Section 17.828.095 (Tentative maps—Procedures for five or more parcels) of the Sacramento City Code is deleted.

SECTION 8.

A. Section 17.200.110.B.1 (A zone; conditional uses; commercial and institutional uses) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

2. The “kennel” row is amended to read as follows:

| Kennel | ZA |

3. The “veterinary clinic; veterinary hospital” row is amended to read as follows:

| Veterinary clinic; veterinary hospital | ZA |

B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.
**SECTION 9.**

A. Section 17.200.210.B2 (A-OS zone; conditional uses; commercial and institutional uses) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row is amended to read as follows:

   | Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

2. The “kennel” row is amended to read as follows:

   | Kennel | ZA |

3. The “veterinary clinic; veterinary hospital” row is amended to read as follows:

   | Veterinary clinic; veterinary hospital | ZA |

B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

**SECTION 10.**

A. Section 17.204.110 (RE zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   | Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

2. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   | Kennel | ZA |

3. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

   | Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | ZA |
B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

**SECTION 11.**

A. Section 17.204.210 (R-1 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Dormitory</th>
<th>Subject to special use regulations in section 17.228.111</th>
<th>ZA</th>
</tr>
</thead>
</table>

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Residential care facility</th>
<th>ZA</th>
</tr>
</thead>
</table>

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Assembly—cultural, religious, social</th>
<th>Subject to special use regulations in section 17.228.128</th>
<th>ZA</th>
</tr>
</thead>
</table>

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Kennel</th>
<th>ZA</th>
</tr>
</thead>
</table>

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Nonresidential care facility</th>
<th>ZA</th>
</tr>
</thead>
</table>

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

<table>
<thead>
<tr>
<th>Childcare center</th>
<th>Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113</th>
</tr>
</thead>
</table>

B. Except as amended by subsection A above, all provisions of section 17.204.210 remain unchanged and in full effect.
SECTION 12.

A. Section 17.204.310 (R-1A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Dormitory</th>
<th>Subject to special use regulations in section 17.228.111</th>
<th>ZA</th>
</tr>
</thead>
</table>

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Residential care facility</th>
<th>ZA</th>
</tr>
</thead>
</table>

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Assembly—cultural, religious, social</th>
<th>Subject to special use regulations in section 17.228.128</th>
<th>ZA</th>
</tr>
</thead>
</table>

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Kennel</th>
<th>ZA</th>
</tr>
</thead>
</table>

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Nonresidential care facility</th>
<th>ZA</th>
</tr>
</thead>
</table>

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

<table>
<thead>
<tr>
<th>Childcare center</th>
<th>Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113</th>
</tr>
</thead>
</table>

B. Except as amended by subsection A above, all provisions of section 17.204.310 remain unchanged and in full effect.

SECTION 13.

A. Section 17.204.410 (R-1B zone) of the Sacramento City Code is amended as follows:
1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 | ZA |

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | | ZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | | ZA |

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | | ZA |

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | ZA |

B. Except as amended by subsection A above, all provisions of section 17.204.410 remain unchanged and in full effect.

**SECTION 14.**

A. Section 17.204.510 (R-2 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:
Dormitory | Subject to special use regulations in section 17.228.111 | ZA
---|---|---

2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Residential care facility | ZA

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Kennel | ZA

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

Nonresidential care facility | ZA

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | ZA

B. Except as amended by subsection A above, all provisions of section 17.204.510 remain unchanged and in full effect.

**SECTION 15.**

A. Section 17.208.110 (R-2A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

Dormitory | Subject to special use regulations in section 17.228.111 | ZA
2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | ZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | ZA |

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | ZA |

B. Except as amended by subsection A above, all provisions of section 17.208.110 remain unchanged and in full effect.

SECTION 16.

A. Section 17.208.210 (R-2B zone) of the Sacramento City Code is amended as follows:

1. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 | ZA |
2. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | ZA |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

4. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

5. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | ZA |

6. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 |

B. Except as amended by subsection A above, all provisions of section 17.208.210 remain unchanged and in full effect.

**SECTION 17.**

A. Section 17.208.310 (R-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.
3. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | ZA |

4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

5. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | ZA |

7. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 |

B. Except as amended by subsection A above, all provisions of section 17.208.310 remain unchanged and in full effect.

**SECTION 18.**

A. Section 17.208.410 (R-3A zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.
3. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | ZA |

4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

5. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Nonresidential care facility | ZA |

7. A row is added to the table set forth in subsection C (Accessory uses) to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 |

B. Except as amended by subsection A above, all provisions of section 17.208.410 remain unchanged and in full effect.

**SECTION 19.**

A. Section 17.208.510 (R-4 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |
2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128. |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater |

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108 |

7. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | This and all other similarly restricted uses combined are limited to 25% of |

ZF
8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater | ZA |

B. Except as amended by subsection A above, all provisions of section 17.208.510 remain unchanged and in full effect.

SECTION 20.

A. Section 17.208.610 (R-4A zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater |
5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108 | ZA |

7. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater | ZA |

8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater | ZA |

B. Except as amended by subsection A above, all provisions of section 17.208.610 remain unchanged and in full effect.

SECTION 21.

A. Section 17.208.710 (R-5 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:
Dormitory | Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.128 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater |

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

|  |

6. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater; Subject to special use regulations in section 17.228.108 | ZA |

7. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
Kennel | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater | ZA

8. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater | ZA

B. Except as amended by subsection A above, all provisions of section 17.208.710 remain unchanged and in full effect.

SECTION 22.

A. Section 17.212.110 (RMX zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:
Nonresidential care facility

6. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

7. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

8. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

11. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

| Veterinary clinic; veterinary hospital | ZA |

B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECTION 23.

A. Section 17.212.210 (RO zone) of the Sacramento City Code is amended as follows:
1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory                     | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility     |                                      |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center               | Subject to special use regulations in section 17.228.113 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility   |                                      |

6. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

7. The “residential care facility” row in subsection B.2 (Conditional uses; residential uses) is deleted.

8. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is deleted.

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
10. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

| Veterinary clinic; veterinary hospital | ZA |

B. Except as amended by subsection A above, all provisions of section 17.212.210 remain unchanged and in full effect.

SECTION 24.

A. Section 17.216.110 (OB zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use |
6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | ZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | ZA |

B. Except as amended by subsection A above, all provisions of section 17.216.110 remain unchanged and in full effect.
SECTION 25.

A. Section 17.216.210 (OB-2 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory                  | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility | |

3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

| Childcare center     | Subject to special use regulations in section 17.228.113 |

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

| |

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

| | |
8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | ZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use | ZA |

B. Except as amended by subsection A above, all provisions of section 17.216.210 remain unchanged and in full effect.

SECTION 26.

A. Section 17.216.310 (OB-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:
3. The “childcare center” row in subsection A.2 (Permitted uses; commercial and institutional uses) is amended to read as follows:

| Residential care facility | Subject to special use regulations in section 17.228.113 |

4. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; Subject to special use regulations in section 17.228.128 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use; ZA |
10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Kennel</th>
<th>Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use</th>
<th>ZA</th>
</tr>
</thead>
</table>

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Veterinary clinic; veterinary hospital</th>
<th>Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use</th>
<th>ZA</th>
</tr>
</thead>
</table>

B. Except as amended by subsection A above, all provisions of section 17.216.310 remain unchanged and in full effect.

SECTION 27.

A. Table 1 of Section 17.216.420 (EC zone) of the Sacramento City Code is amended to read as follows:

<table>
<thead>
<tr>
<th>Category</th>
<th>Permitted uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary</td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td>High-tech manufacturing research and development (not limited to 25% office—may have 100% office uses)</td>
</tr>
<tr>
<td>Medical facilities:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hospital</td>
</tr>
<tr>
<td></td>
<td>Laboratory</td>
</tr>
<tr>
<td></td>
<td>Residential care facility</td>
</tr>
<tr>
<td></td>
<td>Nonresidential care facility</td>
</tr>
<tr>
<td></td>
<td>Skilled nursing facility</td>
</tr>
<tr>
<td></td>
<td>Research and development</td>
</tr>
<tr>
<td></td>
<td>Physician’s clinic</td>
</tr>
<tr>
<td></td>
<td>Convalescent hospital</td>
</tr>
<tr>
<td>Category</td>
<td>Permitted uses</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Drug/alcohol treatment centers</td>
<td></td>
</tr>
<tr>
<td>Pharmacy</td>
<td></td>
</tr>
<tr>
<td>Optician lab or clinic</td>
<td></td>
</tr>
<tr>
<td>Veterinary clinic; veterinary hospital</td>
<td></td>
</tr>
<tr>
<td>Kennel (subject to approval of a conditional use permit by the zoning administrator)</td>
<td></td>
</tr>
<tr>
<td>Educational/vocational/training (public or private)</td>
<td>Banks; savings and loans</td>
</tr>
<tr>
<td>Post office</td>
<td></td>
</tr>
<tr>
<td>Childcare center</td>
<td></td>
</tr>
<tr>
<td>Light Industrial Uses:</td>
<td></td>
</tr>
<tr>
<td>Warehouse; distribution center is permitted by right when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td></td>
</tr>
<tr>
<td>High-tech manufacturing research and development (limited to 25% office)</td>
<td></td>
</tr>
<tr>
<td>Assembly</td>
<td></td>
</tr>
<tr>
<td>Support Retail</td>
<td>Health club</td>
</tr>
<tr>
<td>School—dance, music, art, martial arts</td>
<td></td>
</tr>
<tr>
<td>Auto—sales, storage, rental is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</td>
<td></td>
</tr>
<tr>
<td>Auto—service, repair is permitted when use is located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</td>
<td></td>
</tr>
<tr>
<td>Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted by right when located greater than ½ mile from the center of an existing or proposed light rail station platform; for conditional uses, see subsection B.2.c.</td>
<td></td>
</tr>
<tr>
<td>Restaurant; café; deli</td>
<td></td>
</tr>
<tr>
<td>Hotel; motel; bed and breakfast inn</td>
<td></td>
</tr>
<tr>
<td>Consumer retail (maximum 10,000 square feet per store, with an aggregate building size of 30,000 square feet)² (e.g., books, food, videos, etc.)</td>
<td></td>
</tr>
</tbody>
</table>
B. Except as amended by subsection A above, all provisions of section 17.216.420 remain unchanged and in full effect.

SECTION 29.

A. Section 17.216.510 (SC zone) of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

   A. Permitted uses. The following uses are permitted by right in the SC zone, subject to the limitations specified:

<table>
<thead>
<tr>
<th>Use</th>
<th>Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Uses</td>
<td></td>
</tr>
<tr>
<td>Dormitory</td>
<td>Subject to special use regulations in section 17.228.111</td>
</tr>
<tr>
<td>Dwelling, multi-unit</td>
<td>Subject to special use regulations in section 17.228.117</td>
</tr>
<tr>
<td>Residential care facility</td>
<td></td>
</tr>
<tr>
<td>2. Commercial and Institutional Uses</td>
<td></td>
</tr>
<tr>
<td>Amusement center, indoor</td>
<td></td>
</tr>
<tr>
<td>Assembly—cultural, religious, social</td>
<td>Subject to special use regulations in section 17.228.128</td>
</tr>
<tr>
<td>Athletic club; fitness studio</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Regulations</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Childcare center</td>
<td>Subject to special use regulations in section 17.228.113</td>
</tr>
<tr>
<td>College extension</td>
<td></td>
</tr>
<tr>
<td>Commercial service</td>
<td></td>
</tr>
<tr>
<td>Community market</td>
<td>Subject to special use regulations in section 17.228.124</td>
</tr>
<tr>
<td>Hotel; motel</td>
<td></td>
</tr>
<tr>
<td>Laundromat, self-service</td>
<td></td>
</tr>
<tr>
<td>Library; archive</td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td></td>
</tr>
<tr>
<td>Nonresidential care facility</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td>Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform</td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Retail store</td>
<td>This use is limited to 60,000 gross square feet; if use exceeds this limitation, a conditional use permit is required</td>
</tr>
<tr>
<td>School—dance, music, art, martial arts</td>
<td></td>
</tr>
<tr>
<td>School, vocational</td>
<td></td>
</tr>
<tr>
<td>Temporary commercial building</td>
<td>Subject to special use regulations in section 17.228.126</td>
</tr>
<tr>
<td>Theater</td>
<td></td>
</tr>
<tr>
<td>Tobacco retailing</td>
<td>Permitted in a store that has greater than 15,000 square feet of gross floor area if the total area of shelving allocated to tobacco products and tobacco paraphernalia does not exceed 250 square feet.</td>
</tr>
<tr>
<td>Veterinary clinic; veterinary hospital</td>
<td>Entire business to be conducted within a building and no outdoor boarding of animals is allowed</td>
</tr>
<tr>
<td>2. Industrial and Agricultural Uses</td>
<td></td>
</tr>
<tr>
<td>Aquaculture</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Community garden, private (not exceeding 3.0 acres)</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Market garden (not exceeding 3.0 acres)</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Solar energy system, commercial (city property)</td>
<td>Allowed in this zone and is exempt from the provisions of this title</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
</tbody>
</table>

2. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

3. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is deleted.

4. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

5. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

6. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

7. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA

8. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   Kennel | ZA

9. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded | ZA
B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 30.

A. Section 17.216.610 (C-1 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.
8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcohol:beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 31

A. Section 17.216.710 (C-2 zone) of the Sacramento City Code is amended as follows:

1. The “dormitory (inside central city)” row in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |  |
3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “dormitory (outside central city)” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |
11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 32.

A. Section 17.216.810 (C-3 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |

2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “dormitory” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.
7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 33.

A. Section 17.216.910 (C-4 zone) of the Sacramento City Code is amended as follows:

1. A row for “dormitory” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Dormitory | Subject to special use regulations in section 17.228.111 |
2. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

3. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

4. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

5. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

6. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

7. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

10. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA

11. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

12. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

**SECTION 34.**

A. Section 17.220.110 (M-1 zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Childcare center | Subject to special use regulations in section 17.228.113 |

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:
5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   | Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

    | Kennel | ZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

    | Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.
SECTION 35.

A. Section 17.220.210 (M-1(S) zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

   Residential care facility

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

   Assembly—cultural, religious, social
   Subject to special use regulations in section 17.228.128

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

   Childcare center
   Subject to special use regulations in section 17.228.113

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

   Nonresidential care facility

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.
9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 36.

A. Section 17.220.310 (M-2 zone) of the Sacramento City Code is amended to read as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

| Residential care facility |

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:
4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 37.

A. Section 17.220.410 (M-2(S) zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” is added to subsection A.1 (Permitted uses; residential uses) to read as follows:

   Residential care facility

2. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

   Assembly—cultural, religious, social

   Subject to special use regulations in section 17.228.128

3. A row for “childcare center” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

   Childcare center

   Subject to special use regulations in section 17.228.113

4. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

   Nonresidential care facility

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.
7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “non-profit residential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “alcoholic beverage sales” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA |

10. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

11. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 38.

A. A row for “assembly—cultural, religious, social” is added to section 17.220.510.A.2 of the Sacramento City Code (MIP zone; permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

B. Except as amended by subsection A above, all provisions of section 17.220.510 remain unchanged and in full effect.
SECTION 39.

A. Section 17.220.610 (MRD zone) of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

   A. Permitted uses. The following uses are permitted by right in the MRD zone, subject to the limitations specified:

<table>
<thead>
<tr>
<th>Use</th>
<th>Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Uses</td>
<td></td>
</tr>
<tr>
<td>Residential care facility</td>
<td></td>
</tr>
<tr>
<td>2. Commercial and Institutional Uses</td>
<td>Subject to special use regulations in section 17.228.128</td>
</tr>
<tr>
<td>Assembly—cultural, religious, social</td>
<td></td>
</tr>
<tr>
<td>Athletic club; fitness studio</td>
<td></td>
</tr>
<tr>
<td>Cannabis testing</td>
<td>Subject to special use regulations in section 17.228.910</td>
</tr>
<tr>
<td>Childcare center</td>
<td>Subject to special use regulations in section 17.228.113</td>
</tr>
<tr>
<td>College campus</td>
<td></td>
</tr>
<tr>
<td>College extension</td>
<td></td>
</tr>
<tr>
<td>Commercial service</td>
<td></td>
</tr>
<tr>
<td>Community market</td>
<td>Subject to special use regulations in section 17.228.124</td>
</tr>
<tr>
<td>Hotel; motel</td>
<td></td>
</tr>
<tr>
<td>Library; archive</td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td></td>
</tr>
<tr>
<td>Nonresidential care facility</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Retail store</td>
<td>This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required</td>
</tr>
<tr>
<td>Temporary commercial building</td>
<td>Subject to special use regulations in section 17.228.126</td>
</tr>
<tr>
<td>Veterinary clinic; veterinary hospital</td>
<td>Entire business to be conducted within a building and no outdoor boarding of animals is allowed; a conditional</td>
</tr>
<tr>
<td>Use</td>
<td>Limitations</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Wholesale store</td>
<td>use permit is required if animals are boarded outside or entire business is not conducted within a building</td>
</tr>
<tr>
<td></td>
<td>Permitted if use is located ¼ mile or greater from the center of a light rail station platform; a conditional use permit is required if use is located less than ¼ mile from the center of a light rail station platform</td>
</tr>
</tbody>
</table>

2. **Industrial and Agricultural Uses**

<table>
<thead>
<tr>
<th>Use</th>
<th>Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquaculture</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Community garden, private</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Laboratory, research</td>
<td></td>
</tr>
<tr>
<td>Manufacturing, service and repair</td>
<td></td>
</tr>
<tr>
<td>Market garden</td>
<td>Subject to special use regulations in section 17.228.810 et seq.</td>
</tr>
<tr>
<td>Solar energy system, commercial</td>
<td>Allowed in this zone and exempt from the provisions of this title</td>
</tr>
<tr>
<td>(city property)</td>
<td></td>
</tr>
<tr>
<td>Warehouse; distribution center</td>
<td></td>
</tr>
</tbody>
</table>

2. The “dwelling, multi-unit” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

<table>
<thead>
<tr>
<th>Dwelling, multi-unit</th>
<th>Subject to special use regulations in section 17.228.117</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ZA</td>
</tr>
</tbody>
</table>

3. A row for “dormitory” is added to subsection B.1 (Conditional uses; residential uses) to read as follows:

<table>
<thead>
<tr>
<th>Dormitory</th>
<th>Subject to special use regulations in section 17.228.111</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ZA</td>
</tr>
</tbody>
</table>

4. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

5. A row for “kennel” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:
6. A row for “veterinary clinic; veterinary hospital” is added to subsection B.2 (Conditional uses; commercial and institutional uses) to read as follows:

| Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA |

B. Except as amended by subsection A above, all provisions of section 17.220.610 remain unchanged and in full effect.

**SECTION 40.**

A. Section 17.220.710 (M-T zone) of the Sacramento City Code is amended as follows:

1. A row for “assembly—cultural, religious, social” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 |

2. A row for “nonresidential care facility” is added to subsection A.2 (Permitted uses; commercial and institutional uses) to read as follows:

| Nonresidential care facility |

3. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

4. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

5. The “alcoholic beverage sales, off-premises consumption” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
Alcoholic beverage sales, off-premises consumption | Subject to special use regulations in section 17.228.108 | ZA

6. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

B. Except as amended by subsection A above, all provisions of section 17.220.710 remain unchanged and in full effect.

SECTION 41.

A. Section 17.224.110 (H zone) of the Sacramento City Code is amended as follows:

1. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is amended to read as follows:

| Residential care facility | ZA |

2. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

3. The “Nonresidential care facility” in subsection B.2 (Conditional uses; commercial and institutional uses) row is amended to read as follows:

| Nonresidential care facility | ZA |

B. Except as amended by subsection A above, all provisions of section 17.224.110 remain unchanged and in full effect.

SECTION 42.

A. Section 17.224.210 (SPX zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:
### Assembly—cultural, religious, social

| Subject to special use regulations in section 17.228.128 | ZA |

2. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | ZA |

#### B.

Except as amended by subsection A above, all provisions of section 17.224.210 remain unchanged and in full effect.

### SECTION 43.

A. Section 17.224.310 (TC zone) of the Sacramento City Code is amended as follows:

1. The “assembly—cultural, religious, social” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128 | ZA |

2. The “childcare center” row in subsection B.1 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Childcare center | Permitted if accessory to assembly—cultural, religious, social; Subject to special use regulations in section 17.228.113 | ZA |

3. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

| Kennel | ZA |

4. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:
Veterinary clinic; veterinary hospital | Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building | ZA

B. Except as amended by subsection A above, all provisions of section 17.224.310 remain unchanged and in full effect.

SECTION 44.

A. Section 17.224.410 (HC zone) of the Sacramento City Code is amended as follows:

1. A row for “residential care facility” in subsection A.1 (Permitted uses; residential uses) is amended to read as follows:

   Residential care facility

2. A row for “assembly—cultural, religious, social” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

   Assembly—cultural, religious, social | Subject to special use regulations in section 17.228.128

3. A row for “childcare center” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

   Childcare center | Subject to special use regulations in section 17.228.113

4. A row for “childcare center” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

   Nonresidential care facility

5. The “residential care facility” row in subsection B.1 (Conditional uses; residential uses) is deleted.

6. The “assembly—cultural, religious, social” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.
7. The “childcare center” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

8. The “nonresidential care facility” row in subsection B.2 (Conditional uses; commercial and institutional uses) is deleted.

9. The “kennel” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

   | Kennel | ZA |

10. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses; commercial and institutional uses) is amended to read as follows:

    | Veterinary clinic; veterinary hospital | ZA |

B. Except as amended by subsection A above, all provisions of section 17.224.410 remain unchanged and in full effect.

**SECTION 45.**

Section 17.228.128 is added to the Sacramento City Code to read as follows:

17.228.128 Assembly–cultural, religious, social.

Unless otherwise authorized by a conditional use permit approved by the zoning administrator or the planning and design commission, outdoor events are limited to four times per year, may not exceed two hours, and must end no later than 5:00 p.m.
| Use                                                      | Zone | A-OS F | ARP-F | RE | R-1 | R-1A | R-1B | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | RMX | RO | OB | OB-2 | OB-3 | EC | SC | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | M-3 | MIP | MRD | H | SPX | TC | HC |
|----------------------------------------------------------|------|--------|-------|----|-----|------|------|-----|------|-----|------|-----|------|-----|-----|----|----|------|------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| Dormitory (6+ beds/rooms)                               | Prohi| Prohi  | Prohi | Prohi| to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA |
| Residential Care Facility (24/7 living)                 | Prohi| Prohi  | Prohi | Prohi| to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA |
| Assembly (Cultural, Religious, Social)                 | Prohi| Prohi  | Prohi | Prohi| to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA |
| Childcare Center (15+ Kids)                            | Prohi| Prohi  | Prohi | Prohi| to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA |
| Kennel                                                   | Prohi| Prohi  | Prohi | Prohi| to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA |
| Nonresidential Care Facility (not 24/7 Living)           | Prohi| Prohi  | Prohi | Prohi| to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA | to ZA |
| Alcohol Sales; off-site consumption                      | Prohi| Prohi  | Prohi | Prohi| Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | to ZA | to ZA | Prohi | Prohi | to ZA | to ZA | to ZA | to ZA | to ZA | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi | Prohi |

Chart is subject to change until final ordinance is adopted

1 Indicates a proposed change  
2 BOLD: Indicates the proposed level of review  
3 2A: Zoning Administrator Conditional Use Permit (CUP) required  
4 PDC: Planning and Design Commission Conditional Use Permit (CUP) required

Use is Subject to Limitations:
1 Special Use Regulations: 17.228.111
2 Special Use Regulations: 17.228.111
3 This and all other similarly restricted uses combined are limited to 25% of gross floor area or 6,400 square feet of a building, whichever is greater
4 Special Use Regulations: 17.228.106
5 Permitted in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
6 Veterinary clinics and hospitals need a ZA conditional use permit if there is outdoor boarding of animals.
7 New special use regulations proposed for Assembly Uses: "Outdoor events are limited to four times per year, may not exceed two hours, and must end no later than 5:00 p.m."

Updated: February 2020
Dear Mr. Norman

I had trouble submitting my comments by e-comments on tonight’s Council Meeting agenda Item 22 - Ad hoc ordinance streamlining the planning entitlement process. Please include my following comments in the public record prior to the meeting.

**In Support**

I am in favor of the city council approving the ad hoc ordinance streamlining the planning entitlement process. I am born and raised in Sacramento and have lived in the central city for 40 +/- years. I am also an owner/resident of a Landmark residential building. I recently participating in the new historical district plans where I saw a small organized group of individuals attempt to basically eliminate any meaningful development within historic districts with outdated, backwards “planning NIMBYism”. Currently, the main commercial corridor located immediately next to my neighborhood is J Street which has much to many vacant and underutilized buildings. I see the ordinance increasing investment and development of both commercial and residential areas that makes way for more efficient and necessary new building types and uses. Let us not try to emulate Portland but instead became a more vibrant, compassionate forward-thinking Capitol City.

Respectfully submitted,

Steven Cvitanov
I am Susan Henas, a resident of District 5. I have very strong concerns about the adoption of the proposed ordinance and the detrimental effects of moving all development decisions from commission level to director level.

But I am even more concerned that City Council has decided to hear this issue during the COVID-19 crisis when we are not allowed to attend the council meeting in person. To use the excuse that this ordinance must be passed immediately because it is a streamlining measure related to COVID-19 crisis is irresponsible and makes no sense to me.

I am asking that you reconsider the decision to vote this evening and delay the vote to allow for further discussion by the Planning Commission (as was requested by the Law & Legislation Subcommittee on February 17, 2020).
April 6, 2020

To: Mayor and Council, City of Sacramento

From: “Friends of Woodlake”, a Neighborhood Group

Subject: eComment for City Council Public Hearing on April 7, 2020,
Re: “Ad Hoc Ordinance Streamlining the Planning Entitlement Process” (M19-004)

We, the undersigned “Friends of Woodlake”, DO NOT SUPPORT APPROVAL OF THE PROPOSED ORDINANCE referenced above; this “streamlining” quickens the planning entitlement process by lessening the time and opportunity for, what should be, all-important public outreach and input from the Citizens of Sacramento. Every proposed development has unique obstacles that need to be addressed on a project-by-project basis for the good of each community. This requires a higher level of review and more processing time than streamlining allows. Under the current (longer) process, the time and effort in public out-reach is already inadequate, minimizing the Public’s awareness, understanding, and involvement on a proposed project, and pretty much negating any opportunity for meaningful public input. If anything, the City should be devoting more time and effort to this process –and certainly not less!

The City’s proposed “streamlining” of its planning entitlement process appears to benefit developers at the expense of existing residents and neighborhoods. In the rush to provide affordable housing and to house the homeless, the City must not lose sight of the importance in: 1) maintaining the integrity of established neighborhoods and the quality of life of their residents; and 2) allowing existing residents adequate time and opportunity to minimize adverse impacts and positively affect the outcome of a proposed project on their neighborhood. More specifically, the City should not turn a blind eye on the potential for adverse impacts from a proposed high-density, high-rise, 100% low-income, infill apartment project which is in immediate proximity to an established, middle-income neighborhood of single family homes in a non-urban setting. Likely adverse impacts on the neighborhood would be from traffic, parking, noise, sewer/water/drainage, air quality, light, glare, reduced safety, reduced privacy, and a decline in property values—all worthy of the City’s time and attention in mitigating. Therefore, do not streamline the planning entitlement process: Do not reduce the processing time, or the level of review currently required. The City, the Developer, and the Public have only one chance to ‘get it right’ for the next 55 years.

• Do not reduce the processing time of private development applications;
• Do not reduce the level of review on these applications; and
• Do not allow for cost savings that benefit the developer at the expense of existing neighborhoods.

Please DO NOT APPROVE this proposed Ordinance to Streamline the Planning Entitlement Process.

Sincerely,

“Friends of Woodlake”:

Michele Rudek          Elaine Jackson          Jim Olson          Heidi Halderman
Brice Anderson        Jeff Brooke            Karen Olson        Tom Phayer
Sharon Leemans         Jane Macaulay         Haunani Henry      Rick Guidara
Andrew Hughan          Brett Blackburn        Beverly Coleman

c: Garrett Norman, Associate Planner
April 3, 2020

Honorable Mayor Darrell Steinberg and
Members of the Sacramento City Council

Sent via email

APRIL 7, 2020 CITY COUNCIL MEETING, PUBLIC HEARING ITEM 22: AD HOC ORDINANCE STREAMLINING THE PLANNING ENTITLEMENT PROCESS (M19-004),

The Board of Directors of the Boulevard Park Neighborhood Association has met and discussed these proposed ordinance changes. While we see significant benefit in changes that will cause (1) posting of signs on proposed development sites when an application is first received by the City and (2) mailing of public notices to residents in addition to property owners in advance of a public hearing, we also have significant concerns.

Over many years, the City of Sacramento’s planning entitlement process has been amended several times with the aim of streamlining and moving more project reviews from the Commission level to Director and staff levels. In general, these changes have tended to reduce public and neighborhood involvement in the planning entitlement process, shortening or eliminating notice requirements and the potential for appeals. In return, City staff involved in the development of these ordinance changes have offered “early notification” to get neighbors and neighborhoods involved early in the process, even before a project has been fully designed, when changes would not necessarily result in substantial additional cost to project proponents.

At present, neighborhood associations are notified by email once a complete application has been filed with the City, and property owners within a fairly restricted radius of the project site are sent a notice by mail ten days in advance of a hearing. This system places the burden on neighborhood associations to inform potentially impacted neighbors, which we are often not capable of doing because we lack a complete list of property owners and renters within our boundaries. This system also limits neighboring property owner input to just before a hearing, by which time too much has been invested by project proponents and city staff to cause them to be receptive to significant changes.

Commission hearings are normally held during evening hours, when working people are more likely to be able to attend. Director hearings are normally held during the workday, again limiting public input. Commission decisions are appealable to the City Council, a body composed of our publicly elected leaders to which residents have access. Director decisions are appealable to the Commissions, but within a fairly tight time window. Staff decisions can be reconsidered at the Director level but only if citizens are made aware of what has been decided in
time for them to request reconsideration. Moving more decision-making to lower levels will significantly reduce public input in comparison with that of project proponents. Realize that the neighbors and neighborhoods must live with the result of these decisions long after developers have left the scene. The City’s promise of “early notification” and early involvement in decision-making by neighbors and neighborhoods has failed to be realized or sustained. Proposed earlier site signage and more complete hearing noticing may help but are still insufficient to compensate for the general lessening of public involvement.

For development projects within Historic Districts like Boulevard Park, the proposed changes would allow review of new construction to be completed at staff level “if the project meets all the development standards and design guidelines.” However, “meeting design guidelines” is subject to considerable discretionary decision making, as a majority of the Historic District Plan design guidelines are not written in a prescriptive manner and are, therefore, open to a variety of interpretations. Some of these interpretations could adversely affect existing historic neighborhoods and individual residents and will be exacerbated by reduced public input. For these reasons, we urge you not to change the current level of review of development projects.

Boulevard Park Neighborhood Association is also concerned with changes proposed for specific land use decisions, particularly the one involving off-site liquor sales. The Winn Park Historic District Association detailed concerns in their letter of March 30, 2020 (attached) and the Board of Directors of the Boulevard Park Neighborhood Association agrees with their position. Given the unpleasant history of bad actors in residential zones R1, R2 and R3A, alcohol sales are a particularly sensitive issue for residential communities. Currently there are several liquor stores in these residential zoned areas that are now considered non-conforming uses. Under the current Planning and Development Code, any changes to these “deemed” (grandfathered) uses require a new Conditional Use Permit (CUP) at the Commission level of review with decisions appealable to the City Council. Some of those changes could involve adding hard liquor sales to businesses currently permitted to sell only beer and wine. We request that changes to alcohol sales at nonconforming sites in residential zones remain at the Commission level. The community needs the ability to appeal decisions to its elected representatives. It also relies upon the ability of the elected representatives to work with applicants and the community to resolve potentially contentious issues.

Sincerely,

Dr. Jon B. Marshack
Preservation Committee Chair
Boulevard Park Neighborhood Association

Attachment (1)

cc: Stacia Cosgrove, Principal Planner, Community Development Department
Evan Compton, Zoning Administrator, Community Development Department
Garrett Norman, Associate Planner, Community Development Department
Board of Directors, Boulevard Park Neighborhood Association
Dear Garrett Norman & Neighbors, please share Billie's message below & the attached public hearing notice. My two cents, April 7th is too soon to hold this public hearing! National medical experts & the President directed all Americans to shelter in place until April 30th.

Stay healthy & strong! We need you all!
Lola Acosta

---------- Forwarded message ---------
From: Lola Acosta <lolaalwv@gmail.com>
Date: Mon, Mar 30, 2020 at 10:59 AM
Subject: Re: Fw: Notice of Public Hearing: Ad Hoc Ordinance Streamlining the
To: billie.boothe@yahoo.com <billie.boothe@yahoo.com>

Billie, thanks! I've attended so many of these to speak on behalf of our District, already impacted with too many poorly thought out programs. It is time for others to step up. Oftentimes I was the only senior citizen in the room, with much younger & paid lobbyists speaking for their industries. More neighbors need to be recruited to attend.

BTW, April 7th is too soon to conduct this hearing...national medical experts & the President just directed that we self isolate until the end of April!

Glad to see you are still in the fray! Thanks for all you do on our behalf!!!
Stay healthy & strong!
Lola Acosta

On Mon, Mar 30, 2020 at 7:49 AM Billie Boothe <billie.boothe@yahoo.com> wrote:
  I thought I sent this but I'm not sure. Did you get this?

  Sent from Yahoo Mail on Android

  ----- Forwarded Message ----- 
  From: "Garrett Norman" <GNorman@cityofsacramento.org>
  To: "Garrett Norman" <GNorman@cityofsacramento.org>
  Sent: Fri, Mar 27, 2020 at 4:28 PM
  Subject: Notice of Public Hearing: Ad Hoc Ordinance Streamlining the
Good afternoon,

This email is to inform you that the Ad Hoc Ordinance Streamlining the Planning Entitlement Process is scheduled for public hearing before the City Council on Tuesday, April 7, 2020. The meeting will begin at 5:00pm. Please see attached public notice for additional public hearing information. The staff report for the City Council hearing will be available by the end of day on April 2, at the following link: http://sacramento.granicus.com/ViewPublisher.php?view_id=21

Public participation during the hearing will be done through the eComment feature at the link provided above. You will be required to register before leaving a comment. All eComments will be part of the public record. Please note there will be no public comment from the podium at City Hall due to social distancing concerns. Please feel free to send me any comments by email before the hearing. All comments I receive will be shared with the City Clerk and distributed to each councilmember.

Lastly, feel free to email me questions or comments and we can arrange for a phone call if desired. And please forward this email to any interested persons.

Thank you,

Garrett Norman

*I am working from home during COVID19

Associate Planner
Community Development Department
City of Sacramento
(916) 808-7934
Re: M19-004, Ad Hoc Ordinance Streamlining the Planning Entitlement Process (Item 22) I ask the City Council to vote no on this item.

This proposal moves decisions regarding developments of any size, with no maximum, from commission level to director level. This creates a barrier to public access and public record.

This item is not non-controversial. I ask the City Council to pull this item from the agenda, or, failing that, vote no on its approval.

Sincerely,

Frank Lindsen
2706 Q Street
916-456-1513
Dear Ms. Cosgrove and Mr. Norman,

I am writing to request that you defer a decision on this item until it can be returned to the Planning & Design Commission and subsequently presented at a City Council meeting where the public can participate. Planning decisions should not be “streamlined” by excluding public participation, nor should they be made behind locked doors in a venue where live broadcast is not possible.

The ordinance’s proposed creation of an informal design committee, whose meetings are not public, eliminates the public’s ability to comment on the project. Any such body should be Brown Act compliant and their meetings accessible to the public, including public comment.

Neighborhood associations and community members throughout the city have strong concerns about this item. Rendering a decision at a meeting with no opportunity for public comment can only be perceived as a way to avoid addressing areas of controversy, regardless of the city’s intent. There is no need for urgency on this item, and there is little explanation as to why staff was asked to return it now without the required review.

I am asking the City Council to pull this item from the agenda, or, failing that, to vote no on its approval.

Sincerely,
Mattie Parfitt
April 6, 2020

Stacia Cosgrove, Principal Planner
Garrett Norman, Associate Planner
Community Development Department
300 Richards Blvd.
Sacramento, CA 95811

Re: M19-004, Ad Hoc Ordinance Streamlining the Planning Entitlement Process (Item 22)

The Board of Directors of Preservation Sacramento wish to express our strong concerns regarding this item. We request that the City Council defer a decision until it can be returned to the Planning & Design Commission, and subsequently presented at a City Council meeting where the public can participate actively in the meeting, either in person or virtually. Failing that deferral, we ask the City Council to vote no on this item. Streamlining of planning decisions should not be done by excluding public participation.

This proposal moves decisions regarding developments of any size, with no maximum, from commission level to director level. This creates a barrier to public access and public record. Instead of meetings held at City Hall, the recognized seat of city authority in a space with large capacity and open accessibility to the public, Director hearings are held in a meeting room behind locked doors at 300 Richards. These meetings are also held in the afternoon instead of evenings. This location is more convenient for staff, and familiar to applicants who submit plans, but creates an accessibility barrier for members of the public, due to issues of room capacity, daytime vs. evening hours, and simple perception of accessibility. Meetings held at 300 Richards are also not broadcast live, as meetings at City Hall are, meaning people cannot watch from home, either during the meetings or afterward. Director hearings are recorded on an audio device, but not posted online, and must be requested by the city, and audio recordings are not indexed by item or easily reviewable. Finally, staff reports are not posted on the City’s website for Director level hearings, meaning that the public cannot review those reports. All of these barriers make public attendance and participation more difficult and information harder to obtain. This does not serve the public’s interest.

The ordinance’s proposed creation of an informal design committee, whose meetings are not public, also decreases the public’s ability to comment on the project. Any such body should be Brown Act compliant and their meetings accessible to the public, including public comment.

Measures in the proposed changes intended to address the loss of opportunity for public participation are minimal, based on the assumption that project proponents will voluntarily do outreach, or that city
staff will always move potentially controversial items to commission level review. Requests of city staff to require developers to do outreach at the October public meeting were rebuffed—and we have already seen the repercussions of failure to perform outreach, in the form of the controversy regarding the demolition of the Tower Records and Books buildings on Broadway, where city staff gave demolition approval, but strongly advised a developer to perform outreach before demolition. Because this outreach was not required, no outreach was performed, with a strong negative response from neighborhood groups and individuals.

This item is not non-controversial. As noted in the city’s staff report, neighborhood associations and community members throughout the city have strong concerns about this item. Rendering a decision at a meeting with no opportunity for public comment can only be perceived as a way to avoid addressing these areas of controversy, regardless of the city’s intent. There is no need for urgency on this item, and there is little explanation as to why staff was asked to return it now without the required review.

Finally, devolution of planning decisions in this manner means that the City Council is no longer the final arbiter of planning decisions in the city of Sacramento, because items appealed at the Director level would be reviewed by the associated commission, which could then not be appealed to City Council. Councilmembers thus lose the ability to call up items for Council decision. Your authority as members of the City Council is reduced by this decision.

On February 17, 2020, the Law & Legislation Subcommittee requested that this item be returned to Planning Commission for further discussion. Instead of doing so, the City is now arguing that this item is a necessary incentive in response to the current health and economic crisis. But the City has provided no basis for how it meets that end, and no justification for expediting its approval. The temporary weakening of Brown Act regulations, intended to allow government to function in extraordinary circumstances, should not be utilized as a means to avoid public process. Any decision on this item should be deferred until it can be returned to Planning Commission, at a meeting accessible to the public in person or via online means, and subsequently to Law & Legislation, before a City Council decision is made. We ask the City Council to pull this item from the agenda, or, failing that, vote no on its approval.

Sincerely,

William Burg, President, Preservation Sacramento Board of Directors
TO: Garrett Norman, Associate Planner, City of Sacramento
Honorable Members of the Sacramento City Planning Commission

RE: Ad-hoc Committee Changes to the Planning Entitlement Process

The Winn Park Historic District and Friends of Capitol Mansions Neighborhood Association(s) respectfully request the Commission remove ONE provision from the recommendations.

For the handful of liquor/convenience stores currently operating as non-conforming uses in residential zones, ALL changes to alcohol licenses at these specific sites must remain at the Planning Commission level, appealable to the City Council. We must keep our council member involved in this process.

**This situation is unique to the central city and needs special consideration.**

A small number of liquor/convenience stores still operate as non-conforming uses in residential (R1, R2, R3A) zones. Changes to these “deemed” (grandfathered) uses currently require a new Conditional Use Permit (CUP), reviewed by the Commission and appealable to Council. The CUP also allows the Police Dept. to apply new conditions and enforce them when conditions of use change.

We must keep this ONE application type (changes to alcohol sales at non-conforming sites in residential zones), at the Commission level, appealable to Council, so the Council member retains the authority to negotiate with applicants and the community.

Requests for new CUPs at non-conforming sites are infrequent and will not create a burden for staff or the Commission. When they do come up, given the history of bad actors in the Central City, this is a sensitive issue for residents. It took many years of citizen and City cooperation led by Council members to remedy this. The result is liquor sales are NOT ALLOWED in residential (R1, R2, R3A) zones, yet several stores remain as non-conforming uses, and community concerns remain.

We must retain our elected representative’s ability to work with their communities. It is critical communities be noticed and be able respond to applications to change the type of alcohol sales (i.e. from beer & wine to beer & wine & spirits) and intensity of use at any of these non-conforming sites.

We need the ability to appeal this ONE specific decision to elected representatives, and maintain the ability of the elected representatives to work with applicants and the community to resolve potentially contentious issues. These changes remove the elected official from having input on what happens in their communities.

For this reason we ask that this ONE provision be removed. Thank you.
February 11, 2020

City of Sacramento Planning and Design Commission
Sacramento, CA 95816

RE: M19-004 Ordinance Streamlining the Planning Entitlement Process
February 13, 2020

Dear Members, Planning and Design Commission:

The East Sacramento Improvement Association (ESIA) Board of Directors has reviewed the proposed streamlining ordinance and we have no objection. ESIA Land Use Committee members also attended the October public outreach workshop.

We support transparency in the planning process and find that the proposed changes will still maintain opportunities for our neighborhood association to comment on important matters. The planning entitlements that are “pushed down” to the Director level will still have public notice and opportunity for review. The entitlements that will no longer require a conditional use permit are mostly located in high-density residential and commercial districts and are appropriate for those areas.

We applaud the increased public notification procedures. We also believe the early architectural and site planning review by the Design Advisory Committee will enhance high quality design in our neighborhood.

Thank you for the opportunity to comment. If you have any questions, please feel free to contact me at noblep5@comcast.net or Tricia Stevens, Land Use Committee Chair, at tricias@surewest.net.

Sincerely,

Paul Noble, President
East Sacramento Improvement Association
TO: Garret Norman, Associate Planner, City of Sacramento  
Stacia Cosgrove, Principal Planner, City of Sacramento  
Honorable Members of the Sacramento City Planning Commission

RE: Recommended Changes to the Planning Entitlement Process

The Winn Park Historic District Association respectfully requests Staff and the Commission reconsider recommendations related to alcohol sales in the Central City. We are sensitive to workload demands of Commissioners and staff, and support most of the proposed changes, and ask that the recommendation regarding Alcohol Sales be removed from applying to the Central City Special Planning District.

**Alcohol sales in the central city**: currently there are at least 10 small liquor stores in residential zones (3 in Winn Park alone) that are considered non-conforming uses. Under the current Code, changes to these “deemed” (grandfathered) uses require a new Conditional Use Permit (CUP) that is reviewed at the Commission level with appeal to the City Council. We need alcohol sales in residential zones to remain at the Commission level so the Councilmember retains the ability to assist their neighborhoods. This situation is unique to the central city and needs special consideration.

Requests for new CUPs in the Central City are infrequent and would not cause an undue burden on staff or the Commission. When they do come up, however, given the unpleasant history of bad actors in the Central City, alcohol sales are a particularly sensitive issue for Central City communities. It took many years of citizen and City cooperation led by Councilmembers to mostly remedy this situation. The result is now, no new liquor stores are allowed in R1, R2 and R3A zones, yet several stores still exist and community concerns remain. We need to retain our elected representative’s ability to help our communities and are concerned about backsliding on this issue. It is critical communities have the ability to be noticed and respond to applications to changes in the the type of alcohol sales (example: from beer & wine to beer & wine & spirits) and levels of intensity of use at any of these grandfathered sites so we may be assisted at the Council level.

While a public hearing by the Zoning Administrator / Planning Director would still have some noticing, Director hearings occur during the day in an informal setting which makes it harder for people to attend and are a bit more intimidating for those not familiar with the director hearing process. Given the unique challenges posed in the Central City with alcohol sales right next to residences and small parks, the community needs the ability to appeal decisions to their elected representative, and maintain the ability of the elected representative to work with applicants and the community to resolve potentially contentious issues. These changes remove the elected official from having input on what happens in their communities.

For these reasons we ask that the Central City Special Planning District be removed /exempted from the alcohol sales recommendation. Thank you.

Winn Park Historic District Association  
Winnparkassociation.org   winnparkassociation@gmail.com
FYI - For your purple sheet.

From: Joseph Yee <jyeepdc@gmail.com>
Sent: Tuesday, February 11, 2020 3:25 PM
To: Stacia Cosgrove <SCosgrove@cityofsacramento.org>
Subject: Fwd: "Ad Hoc Committee Streamlining" (February 13th meeting, Item # 6)

Stacia
FYI: I do not believe City Staff was included in the distribution of the email below.
Joe.

-------- Forwarded message --------
From: Karen Jacques <threegables1819@gmail.com>
Date: Tue, Feb 11, 2020 at 1:54 PM
Subject: "Ad Hoc Committee Streamlining" (February 13th meeting, Item # 6)
To: Alix Ogilvie <aogilvie.sacpdc@gmail.com>, Cornelius Burke <cburke.realestate@gmail.com>,
    Douglas Covill <dcovill@cbnorcal.com>, William Farrell <wdfarrell@hotmail.com>, Todd Kaufman
    <todd.s.kaufman@gmail.com>, Lynn Lenzi <lynnlenzi2@gmail.com>, Alan LoFaso
    <ALofaso@sbcglobal.net>, Darryl Lucien <darryl.lucien@gmail.com>, Phil Pluckebaum
    <phil.pluckebaum@gmail.com>, Kendra Reed <kreed.pdc@gmail.com>, Matthew Rodgers
    <matt@mpre.com>, Jia Wang-Connelly <wangconnellypdc@gmail.com>, Joe Yee
    <jyeepdc@gmail.com>

Dear Chair Ogilvie and Commission Members

I am unable to attend the Thursday February 13th Planning Commission meeting and so am
submitting written comments on Agenda Item # 6, “Ad Hoc Ordinance Streamlining”. My comments
are based on my experience as both a long time neighborhood activist (I founded the Midtown
Neighborhood Association - formerly the Winn Park/Capitol Avenue Neighborhood Association - in
1991 and served on its board until mid 2015) and someone very familiar with the City’s Preservation
Program (I served on the Preservation Commission between 2007 and 2012, including two years as
chair and my husband and I have successfully rehabbed ten historic buildings in the Central City.)

PUBLIC NOTIFICATION AND OPPORTUNITY FOR INPUT: I appreciate that community outreach now
includes residents as well as property owners. This is an improvement. Unfortunately, while this
means more people will know about proposed projects than before, fewer people will have an
opportunity to provide input. This is because, under your proposed ordinance changes, more
decisions will be made at the staff level where there is little or no opportunity for public input and
decisions that used to take place at the Commission level will now be made at the Director level with
hearings that take place during the day when most people are at work and can’t attend. Knowing about proposed projects does the public little good if we don’t have a meaningful way to provide input. The City used to have an “Early Notification” program where potentially impacted neighbors and neighborhood associations were able to meet with the developer and City staff early in the process (often before a formal application was even submitted) to learn about a proposed project, express whatever concerns we had and provide input. “Early Notification” disappeared some time ago (except for a shrinking number of developers who do it informally), even for very large projects and, while planning application forms still ask whether the applicant has talked to neighbors, no one seems to care whether they do or not. I remember how many times the “Early Notification” process resulted in significant improvements to projects and I continue to believe that it is important for members of the public to have a real voice in what gets built in our city and our neighborhoods. For these reasons, I strongly urge you to bring the Early Notification program back as part of the changes that you are now making.

HANDLING OF DEVIATIONS: Deviations can range from something very small to something as large as the proposed “Yamanee” project at 25th and J where the deviation was for a one hundred foot increase in height above what the General Plan and Zoning Code allowed. Before you decide to move all deviation hearings to afternoon Director level hearings that most of the public can’t attend, I strongly urge you to rethink how to handle deviations because deviations as large as Yamanee make a mockery of both the General Plan (and all the public time and effort that went into developing it) and the Zoning Code. There needs to be a firm cap place on how large deviations of height and floor area ratio (FAR) can be and, if the City is going to continue to use “community benefit” as a means of justifying large deviations, it needs to work with the public to clearly define what constitutes a “community benefit”. Without this, the deviation approval process is arbitrary and capricious.

REMOVAL OF CUP REQUIREMENT FOR CERTAIN ALCOHOL PERMITS: By this time you should have received a letter from the Winn Park Historic District Association that raises the issue of how to handle alcohol sales in residentially zoned neighborhoods in the Central City, given the problematic history of alcohol sales in these neighborhoods. I concur with the Winn Park Historic District Association letter. As a long time Central City resident, I have experienced the problems caused by alcohol sales in our neighborhoods.

ARCHITECTURAL REVIEW: I oppose the recommendation to effectively remove architectural review from the public process and delegate it to an Architectural Review Committee (ARC) that will approve the architectural design of proposed projects with little or no opportunity for the public to have a role. I have been a neighborhood activist long enough to remember how hard the community fought to make sure that we would have a Design Commission as well as a Preservation Commission when the old Design Review and Preservation Board was disbanded. That promise was kept for only a short time. Then the Design Commission was disbanded and the design review function moved to an expanded Design and Planning Commission where design seemed to get short shrift. Now the proposal is to move to a system where there appears to be no public design review at all. I do not like that this new streamlining proposal breaks promises previously made to the community and that the public appears to be excluded from any meaningful input with regard to the design of buildings that we will have to live with for decades or generations (assuming that the climate crisis
does not destroy us all before that).

TREE APPEALS: Since the adoption of the most recent Tree Ordinance, one of the functions of the Planning and Design Commission has been to handle appeals regarding development projects that involve the removal of healthy city street trees and/or ‘private protected trees’. The City has already lost many large, healthy trees because city design guidelines apparently do not mandate that projects be designed in ways that preserve as many existing trees as possible. I’m concerned that this tree loss trend will continue when the ARC reviews projects and that the public will have less opportunity than it does now to speak up for trees. I’m also concerned that tree appeal hearings will likely move to Director level hearings which take place during the day when much of the public cannot attend. The Mayors’ Commission on Climate Change has called out the importance of trees in addressing the climate crisis the City Council has just declared a climate emergency. It is extremely important that City Staff and the Planning Commission City review and, where necessary change, its Design Guidelines so that more existing trees will be preserved and more new trees will be planted. It is also important to make sure that tree removal appeal hearings take place when members of the public can attend.

PLANNING COMMISSION SIZE AND MEMBERSHIP: I have no problem with reducing the size of the Planning Commission. I would like to suggest a return to the process where the P& PE Committee recommends all prospective appointees and the council then approves them (as is done with Preservation Commissioners), rather than the current system where the mayor and each council member directly appoint a Commission member. That is because P& PE recommendations allow for greater review and transparency. I would also like to see one Commission member be appointed to represent the general public and have no ties to the development community.

I appreciate this opportunity to comment. I am saddened by how much the role of the public in the planning process has been diminished over time.

Karen Jacques

--
Joseph Yee, Commissioner City of Sacramento Planning and Design Commission
February 11, 2020

Members of the City of Sacramento Planning and Design Commission
Stacia Cosgrove, Principal Planner
Matthew Compton, Zoning Administrator
Mr. Garrett Norman, Associate Planner
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

AD HOC ORDINANCE STREAMLINING THE PLANNING ENTITLEMENT PROCESS
(M19-004)

The Board of Directors of the Boulevard Park Neighborhood Association has met and discussed these proposed ordinance changes. While we see significant benefit in changes that will cause (1) posting of signs on proposed development sites when an application is first received by the City and (2) mailing of public notices to residents in addition to property owners in advance of a public hearing, we also have significant concerns.

Over many years, the City of Sacramento’s planning entitlement process has been amended several times with the aim of streamlining and moving more project reviews from the Commission level to Director and staff levels. In general, these changes have tended to reduce public and neighborhood involvement in the planning entitlement process, shortening or eliminating notice requirements and the potential for appeals. In return, City staff involved in the development of these ordinance changes have offered “early notification” to get neighbors and neighborhoods involved early in the process, even before a project has been fully designed, when changes would not necessarily result in substantial additional cost to project proponents.

At present, neighborhood associations are notified by email once a complete application has been filed with the City, and property owners within a fairly restricted radius of the project site are sent a notice by mail ten days in advance of a hearing. This system places the burden on neighborhood associations to inform potentially impacted neighbors, which they are often not capable of doing because they lack a complete list of property owners and renters within their boundaries. This also limits neighboring property owner input to just before a hearing, by which time too much has been invested by project proponents to cause them to be receptive to significant changes.

P.O. Box 163179, Sacramento, CA. 95816-9179
Commission hearings are normally held during evening hours, when working people are more likely to be able to attend. Director hearings are normally held during the workday, again limiting public input. Commission decisions are appealable to the City Council, a body composed of our publicly elected leaders to which residents have access. Director decisions are appealable to the Commissions within a fairly tight time window. Staff decisions can be reconsidered at the Director level but only if citizens are made aware of what has been decided in time for them to request reconsideration. Moving more decision-making to lower levels will significantly reduce public input in comparison with that of project proponents. Realize that the neighbors and neighborhoods must live with the result of these decisions long after developers have left the scene. The City’s promise of “early notification” and early involvement in decision-making by neighbors and neighborhoods have failed to be realized or sustained. Proposed earlier site signage and more complete hearing noticing will help but are still insufficient to compensate for the general lessening of public involvement.

Boulevard Park Neighborhood Association is also concerned with changes proposed for specific land use decisions, especially involving off-site liquor sales. The Winn Park Historic District Association detailed concerns in their letter of February 7, 2020 and the Board of Directors of the Boulevard Park Neighborhood Association agrees with their position. Given the unpleasant history of bad actors in the Central City, alcohol sales are a particularly sensitive issue for Central City communities. Currently there are several liquor stores in residential zoned areas of the Central City that are now considered non-conforming uses. Under the current Planning and Development Code, any changes to these “deemed” (grandfathered) uses require a new Conditional Use Permit (CUP) at the Commission level of review. Some of those changes could involve adding hard liquor sales to businesses currently permitted to sell only beer and wine. We request that alcohol sales in the Central City Special Planning District remain at Commission level. The community needs the ability to appeal decisions to their elected representatives and to maintain the ability of the elected representatives to work with applicants and the community to resolve potentially contentious issues.

Sincerely,

[Signature]
Dr. Jon B. Marshack
Preservation Committee Chair
Boulevard Park Neighborhood Association

cc: Councilmember Steve Hansen, City of Sacramento
Carson Anderson, Preservation Director, City of Sacramento
Board of Directors, Boulevard Park Neighborhood Association
February 16, 2020

Councilmember Jay Schenirer, City of Sacramento
Councilmember Steve Hansen, City of Sacramento
Councilmember Jeff Harris, City of Sacramento
Councilmember Eric Guerra, City of Sacramento

AD HOC ORDINANCE STREAMLINING THE PLANNING ENTITLEMENT PROCESS
(M19-004), FEBRUARY 18 LAW AND LEGISLATION COMMITTEE AGENDA ITEM #3

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Finally, I bring to your attention the sequence of events that brought this item to you for consideration at this time. This item was on the February 13 agenda of the Planning and Design Commission. The purpose of that meeting was to acquire Commission comments and recommendations that would inform your consideration. However, those comments and recommendations do not appear in your agenda packet because that packet was produced and sent to you prior to the Commission meeting. This has the appearance of a bypass of proper process.

Sincerely,

Dr. Jon B. Marshack
Preservation Committee Chair
Boulevard Park Neighborhood Association

cc:  Stacia Cosgrove, Principal Planner, Community Development Department
     Evan Compton, Zoning Administrator, Community Development Department
     Mr. Garrett Norman, Associate Planner, Community Development Department
     Board of Directors, Boulevard Park Neighborhood Association
Dear Mr. Norman,

I was unable to attend the workshop on Thursday but I wish to convey my overwhelming support for the proposed changes. Recently, I have had to go to Richards Blvd Planning department. I am very pleased at how immediately I was able to be served and get answers. A great improvement over prior years. I only see these new Code Amendment changes as continuing these improvement.

However, I did want to caution you about neighborhood groups. The only represent a very small minority of any neighborhood and tend to be formed to oppose change. They are a very poor substitute for an informed consent of the majority residents. We know that only about 12% of the housing units in the Central City are owner occupied but there is a huge number of property owners who should have a voice too. I am not in agreement that renters should also have a voice. Any notice of change should not just go to the property address but to the property owner's address.

The City has committed through its Visions and Principles in the 20140 General Plan Update and Climate Change document to foster a denser, transit oriented City that fully supports infill development. I am fully in support of this. These Code amendment changes can bring this about more efficiently and sooner.

Sincerely

Deborah Condon
2009 G st.
Sacramento, CA
I wasn't able to make the public outreach meeting this morning, due to having a job and the timing being poor for anyone who has a job and would like to comment. I would like to express my disappointment with the attempt to continue the trend and hold meetings in the daytime and at the Richards blvd location. Neither of which is conducive to public participation, but it seems that that is the intent to have the public participate less in their government. Because that is the sort of thing that creates a real sense of confidence in government when the electorate is discouraged from participation.

Nothing personal, but when it comes to preserving the heritage of the city AND moving us forward with regards to housing, I don't trust the majority of those in power to not capitulate to the monied interests and bulldoze each and every last historic monument if it meant getting reelected because some new fantastical project was being created during their time in office. A balance must be found and it is imperative that the citizens have a say to ensure that overzealous capitulation is tempered by people who have a less self-interested view of projects.

Thanks for your time
Paul Andrews
Dear Mr Norman,
I’m writing to protest the proposed changes to the city’s planning process limiting public input. Public input should be encouraged not restricted. I find it troubling that a public entity wants to restrict or limit public input. The citizens of this city have a right to access all public meetings and records since we pay for them through fees and taxes!
Rick Henry, Concerned Elmhurst Neighborhood resident
Sent from my iPad
Hi Rick- Thank you very much for your email and input- it has been received and I will place a copy with the file.

Thank you,
Stacia

-----Original Message-----
From: richard henry <ovejasave.henry@gmail.com>
Sent: Friday, October 11, 2019 7:57 AM
To: Stacia Cosgrove <SCosgrove@cityofsacramento.org>
Subject: Proposed changes to city planning process

Dear Ms. Cosgrove,

I’m writing to protest the proposed changes to the city planning process limiting public input and access. Full disclosure and access should be encouraged not restricted or denied. Such restrictions encourage corruption in the planning process.
Rick Henry, Concerned Elmhurst Neighborhood resident Sent from my iPad
I will “admit” to being a member of Preservation Sacramento and that membership represents my and my husband’s community views. So when we hear about a major overhaul, lessening public input into the planning process and protection of what we consider Sacramento’s heritage, we get pretty upset. Sometimes Sacramento is described as a Cowtown but we have been well served by the tedious process in place. When everybody in town has an opportunity for input, I feel it makes us stronger, even when the decision is not one of our liking. But, at least, we were heard.

The proposed shortening of the process, largely eliminating public input, or virtually so by scheduling meetings when people are not free to attend, smacks of railroading and deference to the “big boys.” When money is involved, big companies will have paid representatives at every meeting.

Another thing that displeased us was short notice of public hearings on the changes. We would not have known about them at all without our organization’s notice.

Sacramento has lots of building going on all over town and we don’t need to mow down public input on decisions. Personally, I wonder if building is outpacing demand and we will have a glut on the market.

We certainly hope our representatives will reconsider these proposals.

Phyllis Ehlert and Dennis Blegen
I am registering my disagreement with the amendments to city code that changes responsibility from the P & D commission to city staff the permit planning decisions. These are important decisions that affect communities and our current system allows for appropriate community input. Allowing staff to approve proposals behind closed doors and a director to approve changes has great potential for abuse by developers.

In this day and age, we need more transparency—not less! Maintaining the current system gives more working people who want to be an active participant in shaping the community they live in...The developers don’t live in these neighborhoods. We should have the right attend public meetings to share concern over alcohol licenses or new developments being considered in our own neighborhoods.

Finally, what does “dormitory” mean in terms of new staff approval abilities—is this related to emergency shelters for people experiencing homelessness? Same goes for pet kennel—very odd things to identify. If that is what you are going for then, please be explicit. Presumably it would be easier for the city to get shelters built by having staff approve locations, size, and services rather than hosting a discussion at a public meeting?

Thank you for your time,
Dominique Ritley
Elmhurst neighbor

Sent from my iPhone
12 February 2020

Sacramento Planning & Design Commission
ATTN: Garrett Norman
Community Development Department
City of Sacramento

Ad Hoc Ordinance Streamlining the Planning Entitlement Process (M19-004)

**Recommendations**: To improve neighborhood outreach and access to the public planning process:

1. Provide a *Response to Project Public Comments* as part of Staff and Director reviews to both clarify decisions and complete the public planning dialogue.

2. Adopt a uniform 10 day Appeal window for all Reviews by either the Director, the Commission and the Council allowing for the response of citizen volunteer-based neighborhood associations.

3. Require CPU’s for projects such as kennels, dormitories, group housing, liquor sales, etc if projects share lot lines with R-1&2 zoned parcels.

4. The Architectural Review Committee (ARC) should inform and advise the project’s public planning process by facilitating the collaboration between neighborhood representative, applicants, city staff and decision-makers in an effort to more effectively develop the public-private realm.

5. Require the submittal by the Applicant of a Nightscape Lighting elevation, an Existing Context Perspective and an envisioned Streetscape Character Perspectives to aid the collaborative neighborhood planning process and improve the project’s contribution to place-making. (See R Street example from Central City Neighborhood Design Guidelines 2020)

Respectfully,

Kirk Vyverberg
Land Park Community Association
Land Use Planning Lead
Sacramento, CA
Kvyverberg@comcast.net
916.212.7693
Regarding Proposed Changes to City Planning Process:

The City must prioritize public input. This means that the public should be kept informed in a timely manner with adequate notice and easy and convenient access to public hearings. It appears that the goal of these proposed changes is to limit rather than encourage public input.

thank you,
Patricia Daugherty
Maggie Coulter
Elmhurst, Sacramento

--

Patricia Daugherty
916.225.8511
Hello Mr. Norman

Please include this email in the public record for the October 10, 2019 Community Outreach Meeting, New City Hall, 915 I Street, Room 1119, 9am, regarding proposed changes to the planning process:

I am interested: Did the Planning Department do any outreach to Sacramento’s neighborhoods, including public meetings or information for Neighborhood Associations about this proposed change to the Planning Code?

I heard about this proposal from a community activist who received information about it from Preservation Sacramento. Given that the public outreach meeting prior to the beginning of Council action is to be held this morning, I am concerned that this is not a “streamlining” but a “bulldozing.” I am further concerned that the public will have less input, not more input, in the planning and design process.

I believe these proposals merit a wider dissemination before Council begins its committee process. A series of public meetings in the various areas of Sacramento would be most appropriate.

Sincerely,

Kate Riley