

City of Sacramento

Legislation Text

File #: 2019-00286, **Version:** 1

Title:

(Pass for Publication) Ordinance Amending Sections 17.220.110, 17.220.210, 17.220.310, and 17.220.410 of the Sacramento City Code, Relating to Manufacturing, Service, and Repair in the Industrial Zones

File ID: 2019-00286

Location: Citywide Industrial Zones

Recommendation:

1) Review a Resolution concluding the project is a subsequent project within the scope of the City's Master Environmental Impact Report for the 2035 General Plan (Cal. Pub. Res. Code sec. 21157.1 and CEQA Guidelines section 15177) and the project will not have a significant effect on the environment; 2) review an Ordinance Amending Sections 17.220.110, 17.220.210, 17.220.310, and 17.220.410 of the Sacramento City Code, relating to Manufacturing, Service, and Repair in the Industrial Zones; and 3) pass for publication the ordinance title per Sacramento City Charter Article III, section 32(c) for adoption on March 26, 2019.

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Attachments:

- 1-Description/Analysis
- 2-Ordinance - Redline
- 3-Ordinance - Clean
- 4-Resolution - Environmental

Description/Analysis

Issue Detail: On October 17, 2017, City Council directed the City Manager to bring forward policy and code changes that would limit low-density auto-oriented uses near light rail stations. Uses that are incompatible with light rail are those that are auto-oriented and generate high levels of Vehicle Miles Traveled (VMT) while not encouraging the use of transit. Compatible uses are those that increase transit ridership. Examples of compatible uses are high-density housing and job-intensive

office and retail uses.

On December 11, 2018, City Council adopted Ordinance No. 2018-0055 amending various sections of Title 17 of the Sacramento City Code, relating to Transit-Oriented Development, which became effective January 10, 2019. This ordinance inadvertently prohibited manufacturing, service, and repair uses within ½ mile of a light rail station in four zoning districts. These uses were previously allowed by right.

The proposed ordinance would fix this error and amend the City Code to permit manufacturing, service, and repair uses with a conditional use permit if the use is located within a ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127 in the following zoning districts:

1. M-1 Zone (Light Industrial)
2. M-1(S) Zone (Light Industrial)
3. M-2 Zone (Heavy Industrial)
4. M-2(S) Zone (Heavy Industrial)

Manufacturing, service, and repair uses will continue to be permitted by right if the use is located greater than a ½ mile from the center of an existing or proposed light rail station platform.

On February 14, 2019, staff presented this item to the Planning and Design Commission, who recommended approval. On February 26, 2019, the Law and Legislation Committee recommended approval. Staff will return to the City Council at the March 26, 2019 meeting with the technical corrections to the Transit-Oriented Development Ordinance, as well as provide an update on the outreach to affected property owners/businesses and recommended next steps.

Policy Considerations: None. The proposed change is a minor technical correction to address unintended code changes.

Economic Impacts: None. The proposed change is a minor technical correction to address unintended code changes.

Environmental Considerations: No effect on the environment. The proposed change is a minor technical correction to address an error created when the TOD ordinance was adopted in December. Impacts from the TOD Ordinance were analyzed in the previously approved Initial Study for the project and determined that the project would not result in any additional significant environmental effects not previously analyzed in the Master EIR. Pursuant to CEQA Guidelines section 15177, the Transit-Oriented Development Ordinance was 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 no additional environmental review for the project was required. No new additional

mitigation measures or alternatives were required. The initial study can be accessed at <https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

Additionally, the City Code, prior to the adoption of the ordinance, allowed manufacturing, service, and repair by right in the M-1, M-1(S), M-2, and M-2(S) zones, regardless of their proximity to a light rail station platform. This ordinance would require a developer to obtain a conditional use permit to operate these uses within a half mile of light rail. As a result, there will be less development of these uses in these zones as compared to the (by-right) baseline. Accordingly, the ordinance will not have a significant effect on the environment.

Sustainability: None. The proposed change is a minor technical correction to address unintended code changes.

Commission/Committee Action: On February 14, 2019, staff presented to the Planning and Design Commission. The commission forwarded a recommendation to the City Council to adopt Item A: Environmental Determination - Subsequent Project within the scope of the City's Master Environmental Impact Report for the 2035 General Plan (Cal. Pub. Res. Code sec. 21157.1 and CEQA Guidelines section 15177) and the project will not have a significant effect on the environment; and Item B: An Ordinance Amending Sections 17.220.110, 17.220.210, 17.220.310, and 17.220.410 of the Sacramento City Code, relating to Manufacturing, Service, and Repair in the Industrial Zones.

On February 26, 2019, the Law and Legislation Committee forwarded a recommendation to the City Council to adopt: 1) A Resolution concluding the project is a subsequent project within the scope of the City's Master Environmental Impact Report for the 2035 General Plan (Cal. Pub. Res. Code sec. 21157.1 and CEQA Guidelines section 15177) and the project will not have a significant effect on the environment; and 2) An Ordinance Amending Sections 17.220.110, 17.220.210, 17.220.310, and 17.220.410 of the Sacramento City Code, relating to Manufacturing, Service, and Repair in the Industrial Zones.

Rationale for Recommendation: The proposed changes would permit manufacturing, service, and repair uses in the Industrial Zones consistent with how the use is considered in other zoning districts, which would meet the intent of the previously approved Transit-Oriented Development Ordinance. (Ordinance No. 2018-0055).

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.