



Community Meeting
December 4, 2023

A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Golden Gate Bridge, set against a light blue background.

Interim Ordinance

Relating to Commercial Truck Usage in North
Sacramento & Title 17 Permits

Agenda

- Introductions
- Origin of Legislation
- Planning Issue
- Interim Ordinance Explanation
- Question, Answer & Comment Session
- Next Steps

Introductions



Kevin Colin
Zoning Administrator



Jamie Mosler
Associate Planner



Greg Sandlund
Planning Director

Introductions

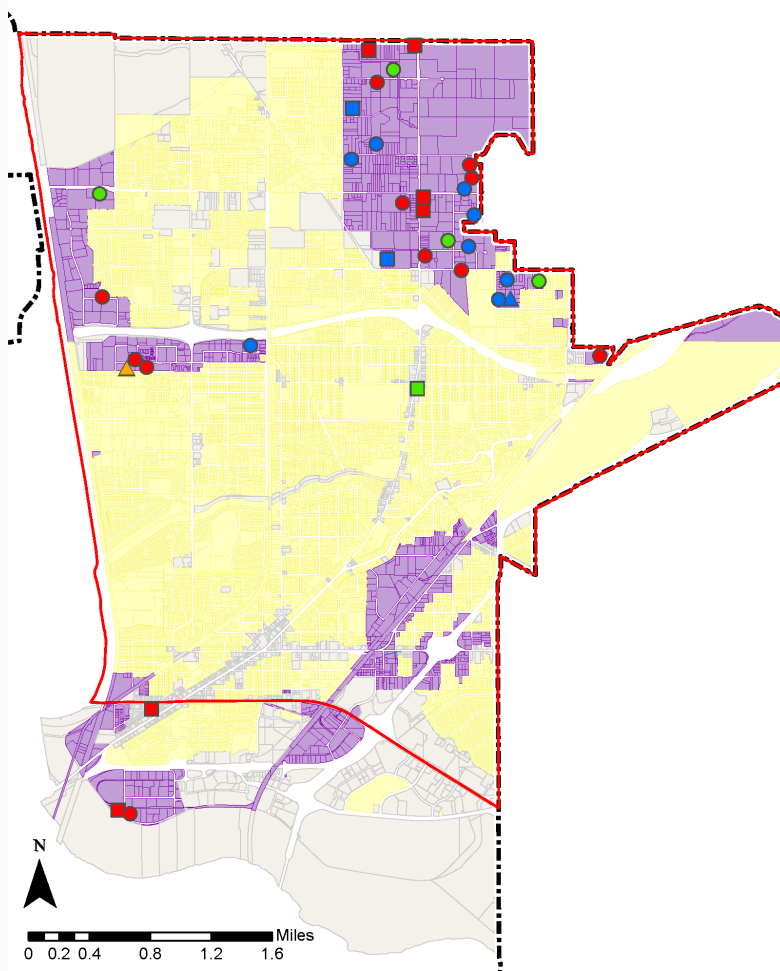


Councilmember Loloe
District 2

Origin of Legislation

- **August 2021** District 2 - Council log request made






“Present to council research on historical land use/zoning decisions that negatively impact the North Sacramento community. Present the history of the annexation of north Sacramento.”
- **June 2022** District 2 briefing
- **August 2022** Focus narrowed to land use incompatibilities
- **March 2023** District 2 briefing – interim ordinance to be prepared



Development Activity: Land Use & Status

-  Tractor or Heavy Truck Service, Repair, In Progress
-  Tractor or Heavy Truck Sales, Storage, Rental, Approved
-  Tractor or Heavy Truck Sales, Storage, Rental, In Progress
-  Tractor or Heavy Truck Sales, Storage, Rental, Withdrawn
-  Warehouse; Distribution Center, Approved
-  Warehouse; Distribution Center, Withdrawn
-  Contractor Storage Yard, Approved
-  Contractor Storage Yard, Withdrawn

Zoned Parcels

-  Industrial
-  Residential
-  All Other Zones
-  Area Affected by Proposed Ordinance
-  City of Sacramento Boundary






Development Activity: Land Use & Status

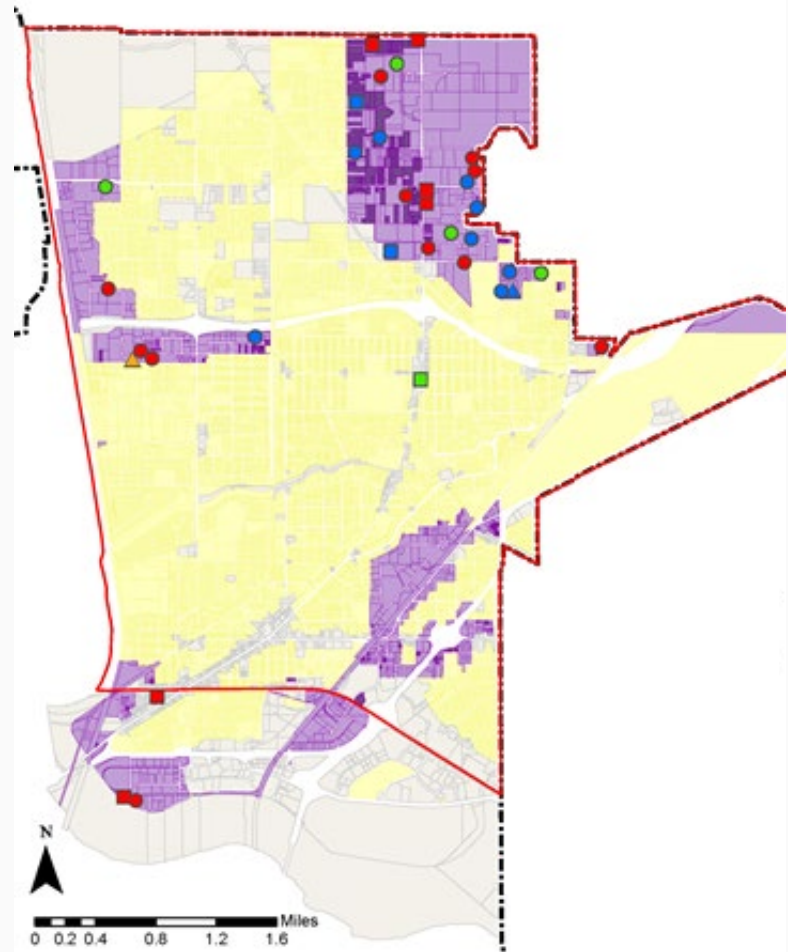
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-  Contractor Storage Yard, Approved
-  Contractor Storage Yard, Withdrawn

Zone vs Land Use Parcels

-  Industrial Zones with Non-Conforming Residential Uses

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-  Residential
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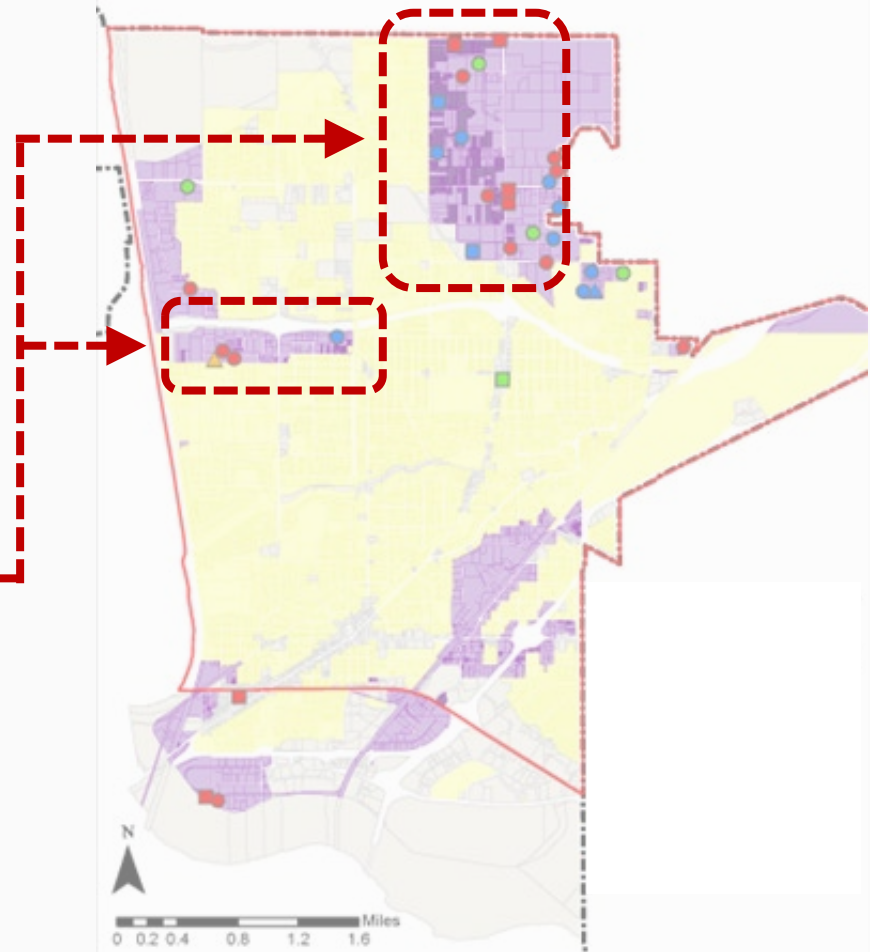
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- Warehouse; Distribution Center, Approved
- Warehouse; Distribution Center, Withdrawn
- Contractor Storage Yard, Approved
- Contractor Storage Yard, Withdrawn

Zone vs Land Use Parcels

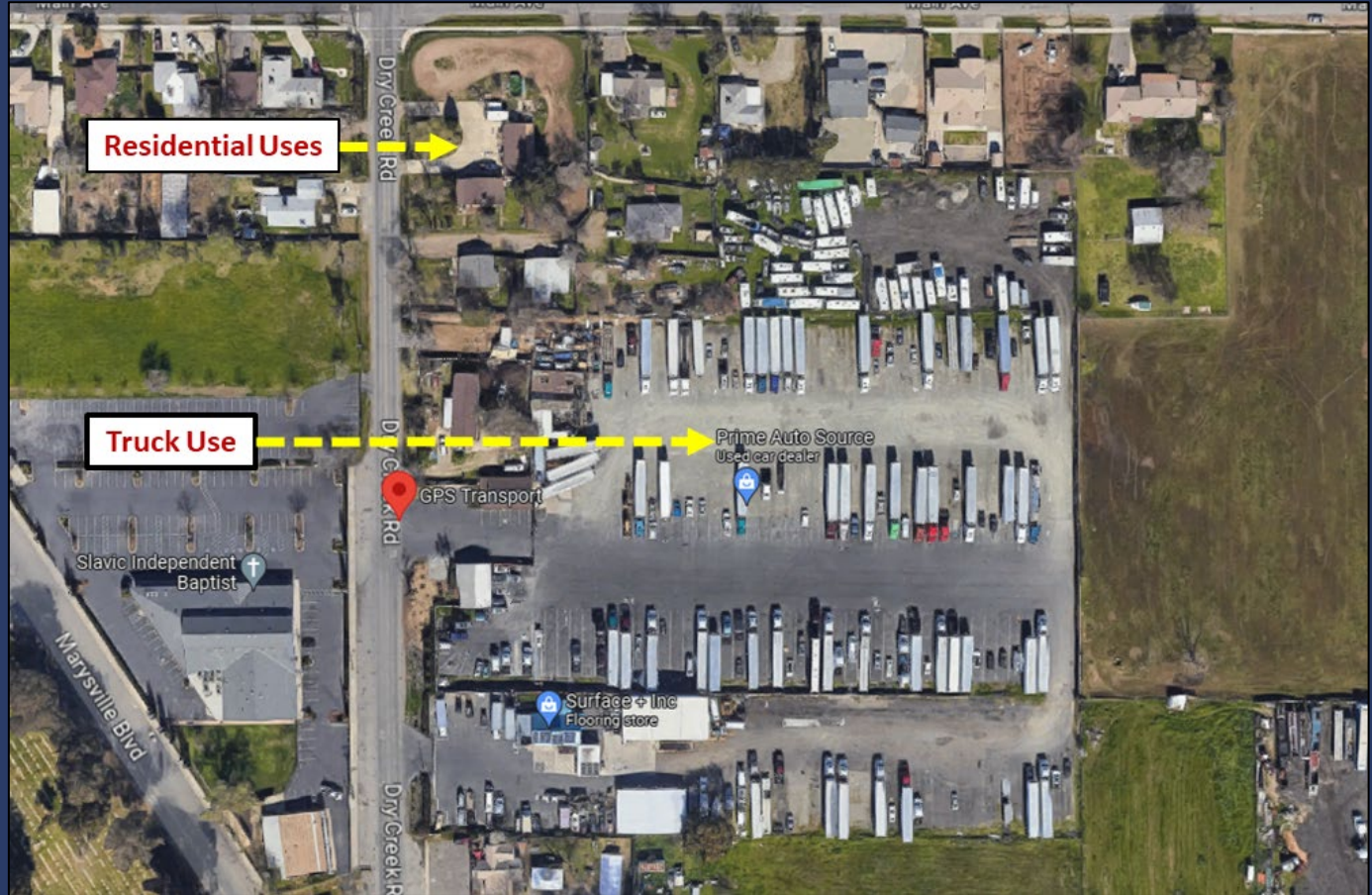
- Industrial Zones with Non-Conforming Residential Uses

Zoned Parcels

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Dry Creek Rd
& Main Ave



Santa Ana Ave



Santa Ana Ave



Current Regulations

Land Uses

Contractor storage yard
Terminal yard, trucking
Heavy truck sales, storage, rental
Heavy truck service, repair
Warehouse distribution center

Zones

M-1
M-1(S)
M-2
M-T

Land Use Permit

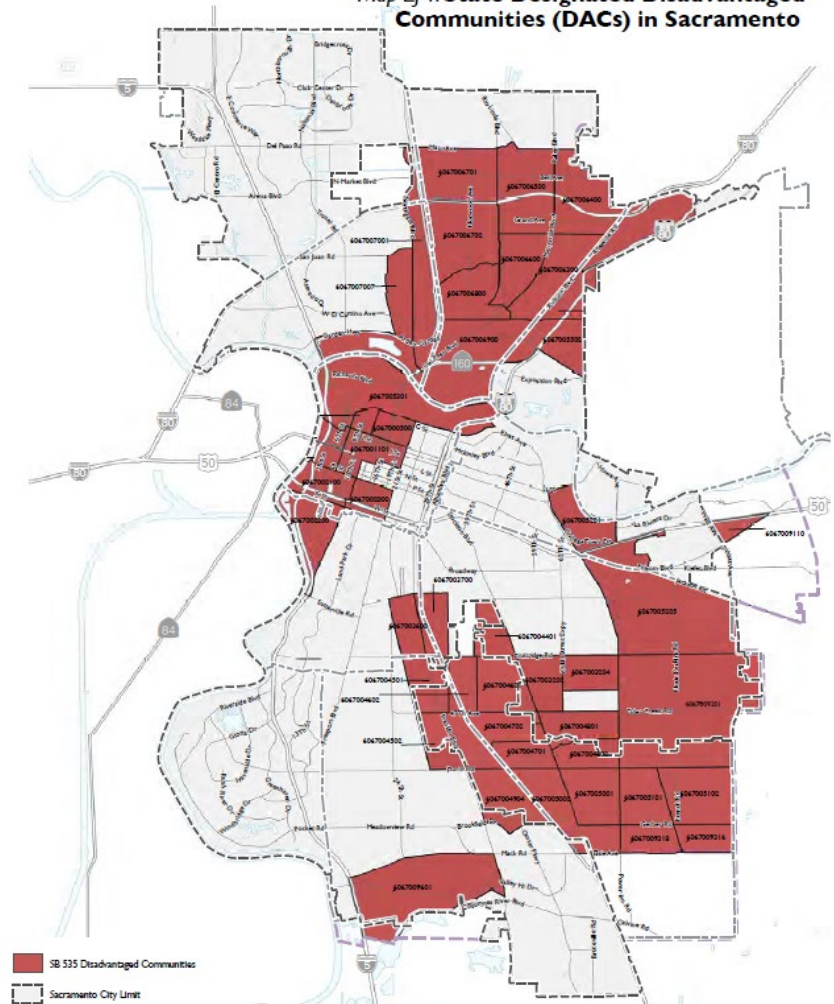
Site Plan & Design Review

By-Right Land Use
Architectural Review Only

Land Use Planning & Environmental Justice

A low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, and environmental degradation.

Map EJ-1: State Designated Disadvantaged Communities (DACs) in Sacramento



Draft 2040 General Plan

Implements SB 1000

new Environmental Justice Element

Draft Policy EJ-A-5 states,

“The City shall develop zoning standards applicable to new and existing industrial and manufacturing developments to minimize or avoid adverse effects related to **air quality**, **noise**, or **safety** on sensitive populations in disadvantaged communities and other areas of the city where industrial and manufacturing uses are near residential uses, such as the Robla neighborhood.”

Interim Ordinance

City Code Sec. 17.916.030(A)

City Council may adopt... **additional or alternative processes, rules, regulations, requirements**, or prohibitions on any permits or uses that are the **subject of a contemplated general plan**...that the city council or the planning agency is considering or studying or **intends to consider or study** within a reasonable time.

Interim Ordinance

Commission-level Conditional Use Permit required:

- Land uses of contractor storage yard, trucking terminal yard, tractor or heavy truck sales, storage, rental, tractor or heavy truck service, repair, and warehouse center distribution;

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- **When** located in the M-1, M-1(S), M-2, and M-T zones;

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- **When** located in the area bounded by city limits on the north and east, Arden Way on the south, and Steelhead Creek on the west; and
- **When** located within 1,000 of any residentially-zoned property or existing residential use, K-12 school, childcare center, medical clinic or office, or senior housing

Question, Answer & Comment

Please 'raise your hand' in Zoom if you'd like to speak

- Online First click "reactions" then click "Raise Hand"
- Mobile App Click "More" then "Raise Hand"
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Question, Answer & Comment

#1) Ordinance + Existing Business = “Deemed CUP”

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Land Uses

Contractor storage yard

Terminal yard, trucking

Heavy truck sales, storage, rental

Heavy truck service, repair

Warehouse distribution center

Question, Answer & Comment

#1) Ordinance + Existing Business = “Deemed CUP”

City Code Section 17.232.060(A)

A use that was lawfully established when a conditional use permit was not required, but for which a requirement for a conditional use permit was later adopted, is **deemed** to have an **approved conditional use permit** and shall be subject to all of the provisions of this title relating to conditional use permits.

Question, Answer & Comment

#2) Ordinance + *Change* to Business = *Modification*

Question, Answer & Comment

#2) Ordinance + *Change* to Business = *Modification*

City Code Section 17.808.440

Request for modification—Classification as major or minor

* Example specific to business with deemed CUP

Question, Answer & Comment

#2) Ordinance + *Change* to Business = *Modification*

City Code Section 17.808.440 (Major)

- Any major change in the pattern or volume of traffic flow either on or off any property covered by the permit;
- Any change in the nature of the use;
- Any increase in the density of dwelling units per acre; and
- Any material changes in the orientation or location of structures on the parcel.

Question, Answer & Comment

#2) Ordinance + *Change* to Business = *Modification*

City Code Section 17.808.440 (Major)

- Public notice
- Public hearing
- Zoning Administrator review

Question, Answer & Comment

#2) Ordinance + *Change* to Business = *Modification*

City Code Section 17.808.440 (Minor)

- Any change not classified as major
- No public notice
- No public hearing
- Staff review

Question, Answer & Comment

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Next Steps

- Virtual Community Meetings (Dec. 4 & 5, 2023)
- Review Questions & Comments
- City Council in Early 2024

Thanks!

Contact:

Kevin Colin

Zoning Administrator

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(916) 808-5260

City of
SACRAMENTO

