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 Loloee
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
- 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- Warehouse; Distribution Center, Withdrawn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- Contractor Storage Yard, Withdrawn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
- Industrial
- Residential
- All Other Zones

Area Affected by Proposed Ordinance
City of Sacramento Boundary

Development Activity – Commercial Truck & Trailer Uses – Residential Uses in Industrial Zones
Dry Creek Rd & Main Ave
## Current Regulations

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Zones</th>
<th>Land Use Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor storage yard</td>
<td>M-1</td>
<td>Site Plan &amp; Design Review</td>
</tr>
<tr>
<td>Terminal yard, trucking</td>
<td>M-1(S)</td>
<td>By-Right Land Use</td>
</tr>
<tr>
<td>Heavy truck sales, storage, rental</td>
<td>M-2</td>
<td>Architectural Review Only</td>
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<tr>
<td>Heavy truck service, repair</td>
<td>M-T</td>
<td></td>
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<tr>
<td>Warehouse distribution center</td>
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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.

CA Health & Safety Code Sec. 39711
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;
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;

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

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

- **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
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;
- **When** located in the M-1, M-1(S), M-2, and M-T zones;
- **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.
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”
- **Telephone** Dial *9 to raise hand then *6 to unmute or mute
#1) Ordinance + Existing Business = “Deemed CUP”
#1) Ordinance + Existing Business = “Deemed CUP”

**Land Uses**
- Contractor storage yard
- Terminal yard, trucking
- Heavy truck sales, storage, rental
- Heavy truck service, repair
- Warehouse distribution center
#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.
#2) Ordinance + Change to Business = Modification
#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
#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
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Next Steps

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

Contact:

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Zoning Administrator
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