Executive Summary: Recommended Code Amendments, PDC Subcommittee

In January 2019, the Planning and Design Commission (PDC) formed a subcommittee to discuss changes to the structure and procedures of the Commission in order to streamline quality development in commercial corridors, adjacent to transit, and to encourage smart, sustainable, and equitable growth.

Objectives:

1. Streamline the entitlement process for projects that comply with City Code and design requirements;
2. Provide enhanced architectural input to developers early in the planning process;
3. Improve neighborhood outreach and access to the public planning process.

Proposed Code Amendments:

1. Eliminate the automatic triggers for Commission review of Site Plan and Design Review projects, allowing more projects to be heard at the Staff and Director level if compliant with City Code and design guideline requirements;
2. Hear all deviations from development standards at the Director level. Currently, a deviation of more than 50% of the required standard must be heard at the Commission level;
3. Allow the Zoning Administrator (ZA) to hear all tentative map applications at the Director level. As the code is currently written, tentative maps with more than five (5) parcels must be heard by the Commission;
4. Delegate the approval of some conditional use permits (CUPs) to the Director level, including alcohol sales, kennels, and vet clinics. Delegate the approval of assembly, dormitory, residential and non-residential care facilities to the Director Level in single/two family and some multi-family zones. These projects would still require a public hearing.
5. Eliminate CUPs for the following uses in denser multi-family, commercial, and industrial zones:
   a. childcare centers (15+ children)
   b. assembly uses (e.g. churches, community event spaces)
   c. dormitory housing
   d. residential and non-residential care facilities
6. Establish an Architectural Review Committee (ARC) for the purpose of providing informal peer review for major projects early in the planning process. The advice of the ARC will be taken under consideration by the applicant, staff, and decision makers.

Reduce the Number of Planning and Design Commissioners:

To increase the efficiency of the Commission, reduce the current 13-member commission to 9 members. This change would require an amendment to Title 2 of the City Code.

Changes to Improve Public Access to the Planning Process:

1. Post signs on proposed development sites when an application is first received by the City, including staff contact information;
2. Mail public notices to residents in addition to property owners in advance of a public hearing;
3. Continue using the online Development Tracker tool to give members of the public easy access to project applications and exhibits. Development Tracker can be found at the following location online: http://www.cityofsacramento.org/Community-Development/Development-Tracker
Next Steps:

The amendments will be presented and discussed at the following public meetings. If you are unable to attend one of these meetings but would like more information, please contact the Planning staff listed below.

October 10, 2019
Community Outreach Meeting, New City Hall, 915 I Street, Room 1119, 9am
October 15, 2019
Law and Legislation Committee, City Council Chambers, 915 I Street, 1pm
October 16, 2019
Preservation Commission, City Council Chambers, 915 I Street, 5:30pm
November 19, 2019
Law and Legislation Committee, City Council Chambers, 915 I Street, 1pm
December 12, 2019
Planning and Design Commission, City Council Chambers, 915 I Street, 5:30pm
January 2020 (Date TBD)
Final City Council hearing

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