

ORDINANCE 26-1

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO
AMENDING VARIOUS SECTIONS WITHIN TITLE 8 (HEALTH AND SAFETY), 17
(ZONING), AND TITLE 18 (FLOODPLAIN MANAGEMENT) OF THE WEST
SACRAMENTO MUNICIPAL CODE

The City Council of the City of West Sacramento does ordain as follows:

Section 1. Purpose and Authority. The purpose of the Ordinance is to make proposed amendments to Title 8 (Health and Safety), Title 17 (Zoning) and Title 18 (Floodplain Management) of the West Sacramento Municipal Code.

Section 2. Amendments. The following amendments are made to various sections of the West Sacramento Municipal Code:

1. The definition of "Hazardous materials" in Section 8.18.040 of the West Sacramento Municipal Code is hereby amended to read as follows:

"Hazardous materials" mean those chemicals or substances which are physical hazards or health hazards as defined and classified in the CFC, whether the materials are in usable or waste condition.

2. The table in Section 17.09.020 is amended by adding additional uses. The remainder of the table remains unchanged. The following is hereby added to the table in Section 17.09.020:

TABLE 17.09.020: LAND USE REGULATIONS—COMMERCIAL AND MIXED USE ZONES							
<i>"P" = Permitted use "C" = Conditional Use Permit required "M" = Minor Use Permit required "-" Use not allowed</i>							
Use Classification	CBD	C	CH	MU-NC	MU-C	WF	Additional Regulations
Residential Uses							
<u>Low Barrier Navigation Center</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	<u>P</u>	
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zone.						
Transitional Housing							

Specific Limitations:

(5) A Low Barrier Navigation Center shall comply with Government Code Sections 65660, 65664, and 65666

3. Section 17.22.030(b) is amended, and Section 17.22.030(c) is added to the West

Sacramento Municipal Code, to read as follows:

B. Exceptions. If more than 60% of a lot (as measured by lot area) is located in one zone, modifications to the provisions of this section may be granted by the Zoning Administrator.

C. Appeals.

1. Any determination made pursuant to this section shall be subject to appeal in accordance with Chapter 17.35.130 (Appeals).

4. Section 17.27.050(G) is hereby added to the West Sacramento Municipal Code to read as follows:

(G) California Assembly Bill (AB) 2097 (2022)

AB 2097 (Gov't. Code section 65863.2) prohibits cities from enforcing minimum automobile parking requirements for residential, commercial, or other development projects located within one-half (1/2) mile of "public transit," except in limited circumstances as detailed in subsection 2.

1. Definitions. For the purposes of subsection G, the following definitions shall apply:
 - i. "Housing development project" means a housing development project as defined in Government Code section 65589.5(h)(2).
 - ii. "Project" does not include a project where any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.
 - iii. "Public transit" means "major transit stop" as defined in Public Resources Code section 21155.
 - iv. Public Resources Code section 21155 defines "major transit stop" as "a major transit stop is as defined in Section 21064.3, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. A project shall be considered to be within one-half mile of a major transit stop or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor."
 - v. Public Resources Code section 21064.3 defines "major transit stop" as a site containing any of the following:
 - a. an existing rail or bus rapid transit station.
 - b. a ferry terminal served either by a bus or rail transit service.
 - c. the intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.
2. Notwithstanding subparagraph 1, the City may impose or enforce minimum automobile parking requirements within one-half (1/2) mile of public transit if the City makes written findings, within 30 days of the receipt of the completed application, that not imposing or enforcing minimum automobile parking requirements on development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on any of the following, consistent with Government Code section 65863.2:

- i. The City's ability to meet its share of the regional housing need for low- and very low income households;
 - ii. The City's ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to Government Code section 65583(a)(7); or
 - iii. Existing residential or commercial parking within one-half (1/2) mile of the housing development project.
 3. For a housing development project, subparagraph 2 shall not apply if the housing development project satisfies all of the following:
 - i. The development dedicates a minimum of twenty percent (20%) of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities.
 - ii. The development contains fewer than twenty (20) housing units.
 - iii. The development is subject to parking reductions based on the provisions of any other applicable law.
- 5. Section 17.30.100(A)(2)(a) of the West Sacramento Municipal Code is hereby amended to read as follows:**
- a. *Parking.* None beyond the parking required for the residential housing type
- 6. The definition of "sign face" in Section 17.31.080 is hereby amended to read as follows:**
- Sign face. An exterior display surface of a sign, including non-structural trim, exclusive of the supporting structure. The area of a sign which is available for mounting and public display of the visually communicative image. Each face of the temporary sign shall count towards the square footage allowed.
- 7. Section 17.31.090 – Adding General Requirement language as new subsection (A). The remainder of Section 17.31.090 is hereby re-lettered without substantive change. Section 17.31.090(A) of the West Sacramento Municipal Code is hereby added to read as follows:**
- § 17.31.090 On-Site Temporary Signs.
- A. General Requirements
 1. Illumination. On-site temporary signs regulated in this subsection shall not be illuminated.
 2. Other Prohibitions. All prohibitions stated in Chapter 17.29.050 shall apply to temporary signs.
- 8. Section 17.31.110 is hereby added to the West Sacramento Municipal Code to read as follows:**
- § 17.31.110 Statement of Responsibility
- Every temporary sign located in a non-residential or commercial zone shall have a written corresponding statement of responsibility filed with the office of the City Clerk certifying a person who will be responsible for removing the sign and who will reimburse the City for any cost incurred to remove it, with such certification being made upon forms prepared by

the City.

9. Section 17.35.040(A)(1)(d) is hereby amended to read as follows:

Expiration of Application. If an applicant fails to correct the specified deficiencies within the specific time limit, the application shall expire and be deemed withdrawn within one (1) year of an application being deemed incomplete if no notification action is taken by the applicant, unless an extension is granted by the Director. Staff shall provide at least one notice (via e-mail or mail) to the applicant at least sixty (60) days prior to the application being deemed withdrawn. After the expiration of an application, review shall require the submittal of a new, complete application, along with all required fees.

10. Section 17.35.040(A)(2) is hereby amended to read as follows:

2. Complete Application. When an application is deemed complete, the Director shall make a record of that date.

a. Additional Information Necessary. Following a determination that an application is complete, if the Director determines that modifications or additional information is necessary before the application can proceed, the Director shall provide written notification to the applicant listing what information is needed.

b. Submittal of Additional Information. The applicant shall provide the necessary information within the time limit specified by the Director, which shall be no sooner than 30 days. The Director may grant one extension of up to ninety (90) days.

c. Expiration of Application. If an applicant fails to provide the information requested by the Director within the specified time limit, the application shall expire and be deemed withdrawn within one (1) year of the written notice from the Director to the applicant if no action is taken by the applicant, unless an extension is granted by the Director. Staff shall provide at least one notice (via e-mail or mail) to the applicant at least sixty (60) days prior to the application being deemed withdrawn. After the expiration of an application, review shall require the submittal of a new, complete application, along with required fees.

d. Public Hearing. If an application requires a public hearing, the Director shall schedule it and notify the applicant of the date and time, pursuant to Section 17.35.060, Public Notice.

11. Section 17.35.060(A)(2) is hereby amended to read as follows:

All property owners of record and site addresses within a minimum 500-foot radius of the subject property as shown on the latest available assessment roll or a larger radius if deemed necessary by the Director to provide adequate public notification.

12. Section 17.35.100(D) is hereby amended to read as follows:

Extensions. The Zoning Administrator may approve a two-year extension of any permit or approval granted under this title upon receipt of a written application with the required fee within the time period specified by the Review Authority, or two years of the date of the approval, if the permit or approval is substantially consistent with previous entitlements.

13. Section 17.51.020 is hereby amended to add the definition of "Low Barrier Navigation Center." The definition of "Low Barrier Navigation Center" is hereby added to Section 17.51.020 and shall read as follows:

Low Barrier Navigation Center. A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The centers reduce barriers to access, such as not prohibiting pets or storage of possessions, permitting individuals to reside with partners, or designing shelters to permit privacy.

14. Section 18.20.040(B) is amended by removing subparagraph (2). Section 18.20.040(B) is hereby amended to read as follows:

(B) All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH, AE on the community's Flood Insurance Rate Map that are not subject to the provisions of subsection A of this section will be elevated so that the:

1. Lowest floor of the manufactured home is at least one foot above the base flood elevation.

Section 3. Severability. If any provision of this chapter, or the application of any such provision to any person or circumstance shall be held invalid, the remainder of this chapter, to the extent it can be given effect, or the application of those provisions to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and to this end the provisions of this chapter are severable.

Section 4. Environmental Considerations. This project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15305 (Minor Alterations in Land Use Limitations) and §15061(b)(3) (where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment) which are classified as Categorical Exemptions of the CEQA Guidelines.

Section 5. Effective Date and Publication. This ordinance shall take effect 30 days after its adoption, and pursuant to Resolution 99-46 was published in summary format prior to adoption, and a summary will be published within 15 days after adoption in a paper of general circulation published and circulated within the City of West Sacramento.

PASSED AND ADOPTED by the City Council of the City of West Sacramento this 15th day of April 2026, by the following votes:

AYES: ALCALA, OROZCO, SULPZIO HULL, GUERRERO.
NOES: NONE.
ABSENT: EARLY.
ABSTAIN: NONE.

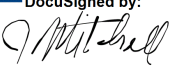
Signed by:

 272563142419406
 Martha Guerrero, Mayor

ATTEST:

Signed by:

 A1226B884FBC4E8...
 Jennifer Cusmir, City Clerk

APPROVED AS TO FORM:
 DocuSigned by:

 5D9753D2431B4EB
 Jeffery Mitchell, City Attorney

CODIFY X UNCODIFY