

4.1

WITHDRAWN
SEP 16 2003
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

THIS ITEM WILL CONTINUE

TO

~~SEPTEMBER 30, 2003
[STAFF]~~

4.1

THIS ITEM WILL CONTINUE

TO

~~SEPTEMBER 16, 2003~~

[STAFF]

Continued to 9/30/03



4.1
B.20

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

July 30, 2003

City Council
Sacramento, California

PASSED FOR
PUBLICATION
& CONTINUED
TO 9/16/03

Honorable Members in Session:

**SUBJECT: SECOND RESIDENTIAL UNITS, PFP, M03-115
AN ORDINANCE AMENDING FOOTNOTE 30 OF SECTION 17.24.050 AND
SECTION 17.24.020 OF CHAPTER 17.24 OF TITLE 17 OF THE
SACRAMENTO CITY CODE PERTAINING TO THE APPROVAL OF SECOND
RESIDENTIAL UNITS.**

LOCATION AND COUNCIL DISTRICT Citywide and All Districts

RECOMMENDATION: It is recommended that the item be passed for publication of title and continued August 19, 2003.


CONTACT PERSON: Lindsey Alagozian, Assistant Planner, 264-5543

FOR COUNCIL MEETING OF: August 12, 2003

SUMMARY: This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32

BACKGROUND INFORMATION: This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32. Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date. Attached is the new ordinance amending Footnote 30, and the strikeout version.

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:

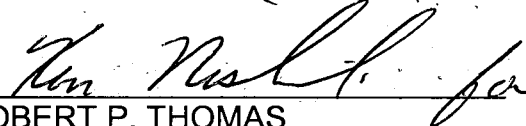

ROBERT P. THOMAS
CITY MANAGER

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Ordinance – (Strikeout – old language)	Page 6

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING FOOTNOTE 30 OF SECTION 17.24.050 AND SECTION 17.24.020 OF CHAPTER 17.24 OF TITLE 17 OF THE SACRAMENTO CITY CODE PERTAINING TO THE APPROVAL OF SECOND RESIDENTIAL UNITS. M03-115

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1:

Footnote 30 of Section 17.24.050 of Chapter 17.24 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

30. Second Residential Unit. Notwithstanding any other provision of this code, an attached or detached second residential unit shall be permitted on a parcel zoned R-1, R-1A or R-1B; provided that no second residential unit shall be allowed on any corner lot developed with a duplex or halfplex. Except as provided in subsection (b) below, Second residential units shall not be subject to discretionary design review. Second residential units shall comply with the development standards set forth in subsection (a) below, except as provided in subsection (b) below. The zoning administrator and Planning Director are authorized to approve the required exceptions from development standards pursuant to subsection (b) below.
- a. Development Standards.
- i. The area of the second residential unit shall not exceed eight hundred fifty (850) square feet. (A garage, if provided, is not included in the square footage calculation.)

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

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- ii. The second residential unit shall comply with the height, lot coverage, and setback requirements of this title. A second residential unit in the R-1A zone may deviate from the height, lot coverage, and setback requirements of this title to the extent permitted by the existing PUD Guidelines and special permit applicable to the parcel.
- iii. At least one parking space shall be provided for the second residential unit, which shall be outside of the front and street sideyard setback areas. The parking space may be provided in an existing or proposed garage.
- iv. The main entrance of a second residential unit shall face the front or street side of the lot. Within the central city or the Alhambra Corridor SPD, a dwelling unit may have its main entrance from the rear yard area if the rear yard abuts an alley.
- v. The second residential unit shall comply with the single and two family design guidelines adopted pursuant to Section 17.132.035 of this code, as they may be amended from time to time.

b. Exceptions.

- i. To deviate from any requirement of subsections (a)(i), (a)(ii), (a)(iii) or (a)(iv) above, a zoning administrator's special permit pursuant to Chapter 17.212 of this title is required.
- ii. To deviate from any requirement of subsection (a)(v) above, discretionary design review by the Planning Director pursuant to subsection 17.132.035 B of this code is required.
- iii. If the second residential unit is to be constructed on a parcel identified on the federal, state or local list of historical resources, a zoning administrator's special permit pursuant to Chapter 17.212 of this title and compliance with Chapter 15.124 of this code, is required.

Section 2:

(a) The matrix in Table 17.24.020A is amended to read as set forth below for the Second residential unit use:


USE	RE	R1	R1A	R1B	R2	R2A	R2B	R3	R3A	R4	R5	RMX	RO	OB
Second residential unit*		30	30	30										

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(b) Except as specifically amended by paragraph "a" above for the use specified therein, the provisions of Table 17.24.020A shall remain unchanged and in full force and effect.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M03-115

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~~administrator shall have the authority to approve a special permit if the development standards set forth in subsection (30)(a) of this section are satisfied; or if the zoning administrator and Planning Director are authorized to approve the required variance(s) exceptions from development standards pursuant to subsection (30)(b) of this section. All other special permits for second residential units shall require planning commission approval below.~~

a. Development Standards.

i. The area of the second residential unit shall not exceed eight hundred fifty (850) square feet. (A garage, if provided, is not included in the square footage calculation.)

ii. The second residential unit shall comply with the height, lot coverage, and setback requirements of this title. A second residential unit in the R-1A zone may deviate from the height, lot coverage, and setback requirements of this title to the extent permitted by the existing PUD Guidelines and special permit applicable to the parcel.

iii. At least one parking space shall be provided for the second residential unit, which shall be outside of the front and street sideyard setback areas. The parking space may be provided in an existing or proposed garage.

iv. The main entrance of a second residential unit shall face the front or street side of the lot. Within the central city or the Alhambra Corridor SPD, a dwelling unit may have its main entrance from the rear yard area if the rear yard abuts an alley.

~~b. Exceptions. The zoning administrator or planning commission may approve a~~
~~_____v. The second residential unit which deviates from the development standards specified in subsection (30)(a) of this section pursuant to the following provisions:~~

~~i. To waive requirements in subsection (30)(a)(i) of this section, a planning commission variance pursuant to Chapter 17.216 of this title is required.~~

~~ii. To waive requirements in subsection (30)(a)(ii) of this section for an existing structure requires shall comply with the single and two family design guidelines adopted pursuant to Section 17.132.035 of this code, as they may be amended from time to time.~~

b. Exceptions.

i. To deviate from any requirement of subsections (a)(i), (a)(ii), (a)(iii) or (a)(iv) above, a zoning administrator's special permit pursuant to Chapter

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17.212 of this title prior to the issuance of a building permit. (A variance to waive these requirements is not required.)

iii. To waive requirements in subsection (30)(a)(ii) of this section for new construction, including new construction attached to or above an existing structure, requires a planning commission special permit pursuant to Chapter 17.212 of this title prior to the issuance of a building permit. (A variance to waive these requirements is not required.)

iv. To waive requirements in subsection (30)(a)(iii) of this section requires is required.

ii. To deviate from any requirement of subsection (a)(v) above, discretionary design review by the Planning Director pursuant to subsection 17.132.035 B of this code is required.

iii. If the second residential unit is to be constructed on a parcel identified on the federal, state or local list of historical resources, a zoning administrator's special permit pursuant to Chapter 17.212 of this title prior to issuance of a building permit. (A variance to waive these requirements is not required.)

c. Findings. In granting a special permit for a second residential unit, the zoning administrator or planning commission must find, in addition to the findings required by Section 17.212.010 of this title, that the architecture of the second unit is compatible with the architecture of the main residential unit. and compliance with Chapter 15.124 of this code, is required.

Section 2:

(a) The matrix in Table 17.24.020A is amended to read as set forth below for the Second residential unit use:

USE	RE	R1	R1A	R1B	R2	R2A	R2B	R3	R3A	R4	R5	RMX	RO	OB
Second residential unit*		30	<u>30</u>	<u>30</u>										

(b) Except as specifically amended by paragraph "a" above for the use specified therein, the provisions of Table 17.24.020A shall remain unchanged and in full force and effect.

FOR CITY CLERK USE ONLY

ORDINANCE NO. _____

DATE ADOPTED: _____

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M03-115

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4821

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 - a. Development Standards.
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- ii. The second residential unit shall comply with the height, lot coverage, and setback requirements of this title. A second residential unit in the R-1A zone may deviate from the height, lot coverage, and setback requirements of this title to the extent permitted by the existing PUD Guidelines and special permit applicable to the parcel.
- iii. At least one parking space shall be provided for the second residential unit, which shall be outside of the front and street sideyard setback areas. The parking space may be provided in an existing or proposed garage.
- iv. The main entrance of a second residential unit shall face the front or street side of the lot. Within the central city or the Alhambra Corridor SPD, a dwelling unit may have its main entrance from the rear yard area if the rear yard abuts an alley.
- v. The second residential unit shall comply with the single and two family design guidelines adopted pursuant to Section 17.132.035 of this code, as they may be amended from time to time.

b. Exceptions.

- i. To deviate from any requirement of subsections (a)(i), (a)(ii), (a)(iii) or (a)(iv) above, a zoning administrator's special permit pursuant to Chapter 17.212 of this title is required.
- ii. To deviate from any requirement of subsection (a)(v) above, discretionary design review by the Planning Director pursuant to subsection 17.132.035 B of this code is required.
- iii. If the second residential unit is to be constructed on a parcel identified on the federal, state or local list of historical resources, a zoning administrator's special permit pursuant to Chapter 17.212 of this title and compliance with Chapter 15.124 of this code, is required.

Section 2:

(a) The matrix in Table 17.24.020A is amended to read as set forth below for the Second residential unit use:

USE	RE	R1	R1A	R1B	R2	R2A	R2B	R3	R3A	R4	R5	RMX	RO	OB
Second residential unit*		30	30	30										

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(b) Except as specifically amended by paragraph "a" above for the use specified therein, the provisions of Table 17.24.020A shall remain unchanged and in full force and effect.

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- iii. At least one parking space shall be provided for the second residential unit, which shall be outside of the front and street side setback areas. The parking space may be provided in an existing or proposed garage.
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- v. The second residential unit shall comply with the single and two family design guidelines adopted pursuant to Section 17.132.035 of this code, as they may be amended from time to time.

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(a) The matrix in Table 17.24.020A is amended to read as set forth below for the Second residential unit use:

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b. ~~Exceptions. The zoning administrator or planning commission may approve a~~
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c. Findings. ~~In granting a special permit for a second residential unit, the zoning administrator or planning commission must find, in addition to the findings required by Section 17.212.010 of this title, that the architecture of the second unit is compatible with the architecture of the main residential unit. and compliance with Chapter 15.124 of this code, is required.~~

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(b) Except as specifically amended by paragraph "a" above for the use specified therein, the provisions of Table 17.24.020A shall remain unchanged and in full force and effect.

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