

AMENDED
ORDINANCE NO. 2003-018

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF **MAY 8 2003**

AN ORDINANCE AMENDING TABLE 17.24.020A OF SECTION 17.24.030 OF TITLE 17 OF THE CITY CODE, FOOTNOTE 75 TO SECTION 17.24.050 OF TITLE 17 OF THE CITY CODE AND SECTION 17.180.060 OF THE CITY CODE, PERTAINING TO RESIDENTIAL DEVELOPMENT IN MULTI-FAMILY ZONES AND TO THE PROCESSING OF PLAN REVIEW FOR APARTMENTS (M00-069)

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

SECTION 1

Section 17.24.020 of Title 17 of the City Code is amended as follows:

- a. The matrix for "Apartments" set forth in Table 17.24.020A is amended to read as follows:

Table 17.24.020A

	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 5	R M X	R O	O B
Apartments						1/75	1/75	1/75	1/75	1/75	1/75	1/69	1/75	

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- b. The matrix for "Artist's Live/Work" set forth in Table 17.24.020A is amended to read as follows:

Table 17.24.020A

	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 5	R M X	R O	O B
Artist=s Live/Work	49	49	49	49	49	49	49	49	49	49	49	49/69	49	49/18

- c. The matrix for "Dormitory" set forth in Table 17.24.020A is amended to read as follows:

Table 17.24.020A

	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 5	R M X	R O	O B
Dormitory		47		47	47	47	47	47	47	47	47	47/69	47	

- d. The matrix for "Duplex" set forth in Table 17.24.020A is amended to read as follows:

Table 17.24.020A

	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 5	R M X	R O	O B
Duplex		37	37	27	1	1	1	1	1	1	1	1/69	1	

- e. The matrix for "Mobilehome/Manufactured" set forth in Table 17.24.020A is amended to read as follows:

Table 17.24.020A

	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 5	R M X	R O	O B
Mobilehome/Manufactured Home	26	26	17	26	26	26	26	26	26	26	26	26/69	26	

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- f. The matrix for "Rooming & Boarding" set forth in Table 17.24.020A is amended to read as follows:

Table 17.24.020A

	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 5	R M X	R O	O B
Rooming & Boarding		2	2	2	2	5	5	5	5			5/69		

- g. The matrix for "Single-Family Dwelling" set forth in Table 17.24.020A is amended to read as follows:

Table 17.24.020A

	R E	R 1	R 1 A	R 1 B	R 2	R 2 A	R 2 B	R 3	R 3 A	R 4	R 5	R M X	R O	O B
Single-Family Dwelling	26	26	17	26	26	26	26	26	26	26	5	26/69	26	

SECTION 2

Footnote 75 of Section 17.24.050 of Title 17 of the City Code is amended to read as follows:

75. Apartments:

- A. General Rule: Apartments are a permitted use in this zone, subject to plan review by either the Planning Director or Planning Commission, as specified below.

Exception: A plan review shall not be required for an apartment project for which a special permit is required; provided that where a special permit would otherwise be required only because the apartment project is located within a PUD, the project shall be subject to plan review, and no special permit shall be required.

- B. Plan Review by the Planning Director or Planning Commission: Apartment projects of 200 units or less within a PUD and of 100 units or less not within a PUD subject to plan review shall be reviewed by the Planning Director, pursuant to Chapter 17.220. The decision of the Planning Director or the Planning Commission shall be subject to appeal in the manner specified in Chapter 17.200 of this Title. Apartment

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projects of more than 200 units within a PUD and projects of more than 100 units not within a PUD subject to plan review shall be reviewed by the Planning Commission pursuant to Chapter 17.220.

1. Required Application Information and Materials: The application for plan review of an apartment project shall, in addition to the information and materials required for plan review, include the information and materials required under Section 17.132.060 for an application for design review.
 2. Projects of More than 100 units within design review districts: Design Review and Preservation Board review and recommendation: Notwithstanding Chapter 17.132 of this Title, prior to the hearing before the Planning Commission, the design of an apartment project of more than 100 units that is located within a design review district for which design review guidelines have been adopted shall be reviewed by the Design Review and Preservation Board, and the Board shall make a recommendation to the Planning Commission on the project design. The hearing before the Design Review and Preservation Board shall be noticed in the manner specified in Section 17.132.060-B.
 3. Projects of 100 units or less within design review districts: Design review staff review and recommendation: Notwithstanding Chapter 17.132, prior to the consideration by the Planning Director, the design of an apartment project of 100 or less units that is located within a design review district for which design review guidelines have been adopted shall be reviewed by design review staff, and the staff shall make a recommendation on the project design. No hearing shall be required for review and recommendation by design review staff.
- C. Findings: In addition to the findings required by Chapter 17.220, no apartment project shall be approved unless the Planning Director or Planning Commission finds that the project is consistent with the Multi-Family Residential Design Principles (Resolution No. 2000-487), as they may be amended from time to time; provided that, where the project is located within a design review district for which design guidelines have been adopted, the design guidelines shall apply, and the Planning Director or Planning Commission shall not approve a project unless, in addition to the findings required by Chapter 17.220, the Planning Director or Planning Commission finds that the project is consistent with the applicable design guidelines. Upon approval of a plan review of an apartment project by the Planning Director or Planning Commission, no further design review shall be required.

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D. Management and Maintenance Requirements:

1. General Rule: All development standards and conditions of approval of plan review or a special permit for an apartment project shall be continuously met by that project. Buildings and premises, including paint, siding, roofs, windows, fences, parking lots and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris and abandoned vehicles.
2. Conditions of Approval: The following conditions shall apply to apartment projects subject to plan review or a special permit; provided that the Planning Director or Planning Commission shall have the authority to waive or modify the conditions; and provided further, that nothing in this section shall alter, modify or restrict the authority of the Planning Director or Planning Commission to condition the project pursuant to Chapter 17.220 of this Code.
 1. For projects of fifteen (15) or more dwelling units, the project shall have a manager that resides on-site .
 2. Owner/Operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff. Signage shall be subject to approval by the Planning Director.
 3. Owner/Operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures and recreation facilities.
 4. Owner/Operator shall establish and conduct a regular program of routine maintenance for the property. Such a program shall include common areas and scheduled repainting, replanting and other similar activities that typically require attention at periodic intervals but not necessarily continuously. Owner/Operator shall repaint or retreat all painted or treated areas at least once every 8 years; provided that the Planning Director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program shall be subject to review and approval by the Planning Director.

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5. Owner/Operator shall maintain landscaping and irrigation in a healthy and serviceable condition.
6. Owner/Operator shall indicate and maintain all locations of parking stalls for handicapped/disabled access and strictly enforce rules related thereto.

SECTION 3

Section 17.180.060 of Title 17 of the City Code is amended as follows:

Subsection B is amended to read:

- a. B. Special Permit. Except as provided in subsections C and D of this section, a special permit from the planning commission in accordance with Chapter 17.212 of this title shall be required for development within an area designated for a PUD.
- b. Subsection D is added to read as follows:
D. Apartment projects in a PUD shall be subject to plan review, pursuant to Chapter 17.220 of this title. Apartment projects shall be subject to plan review by either the Planning Director or the Planning Commission in the manner specified by footnote 75 of Section 17.24.050, and shall be subject to the management and maintenance requirements specified in Subsection D of footnote 75.

Except as so amended by paragraphs "a" and "b" above, the provisions of Section 17.180.060 shall remain unchanged and in full force and effect.

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DATE PASSED FOR PUBLICATION: APR 22 2003
DATE ENACTED: MAY 8 2003
DATE EFFECTIVE: JUN 9 2003

Decker Fargo
MAYOR

ATTEST:

Margaret Kennedy
CITY CLERK

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