

ORDINANCE NO.

92-008

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF FEB 18 1992

AN ORDINANCE ADDING PARAGRAPH J TO SECTION 2.98 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED)

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

SECTION 1.

Section 2.98 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is amended by adding Paragraph J thereto, to read as follows:

J. Capitol View Protection Requirements

- 1. **Purpose:** The State Capitol building and the surrounding grounds of Capitol Park provide the City with a unique cultural and open space resource. This paragraph establishes height restrictions, setback requirements and parking regulations for certain areas of the Central Business District located near the State Capitol building and Capitol Park. These regulations are designed to provide visual protection to and from the Capitol building and Capitol Park.
- 2. **Height Restrictions.** Notwithstanding any other provisions of this Ordinance to the contrary, the following height limits shall apply. The height limits are illustrated on the map attached hereto as Attachment 1.
 - a. **80 Feet:** The applicable height limit shall be eighty (80) feet for the following areas:
 - 1) The first half block to the east of 15th Street between L Street on the north and a line parallel to and 210 feet to the north of N Street on the south.

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- 2) the half block to the west of 16th Street between L Street on the north and a line parallel to and 210 feet to the south of Capitol Avenue on the south; and
 - 3) the block to the east of 16th Street between L Street on the north and a line parallel to and 210 feet to the south of Capitol Avenue on the south.
- b. 150 Feet: The applicable height limit shall be one hundred and fifty (150) feet for the following areas:
- 1) The half block to the north of L Street between 16th Street on the east and a line parallel to and 200 feet to the west of 9th Street on the west; and
 - 2) the half block to the west of 9th Street between L Street on the north and N Street on the south.
- c. 250 Feet: The applicable height limit shall be two hundred and fifty (250) feet for property located within the following areas:
- 1) The half block to the south of K Street between 12th Street on the east and 10th Street on the west; and
 - 2) the block to the north of K Street between a line parallel to and 200 feet to the west of 11th Street on the west, and a line parallel to and 200 feet to the east of 11th street on the east.
- d. 300 Feet: The applicable height limit shall be three hundred (300) feet for property located within the following areas:
- 1) The half block to the south of K Street, between 16th Street on the east and 12th Street on the west;
 - 2) the half block to the south of K Street, between 10th Street on the east and 8th Street on the west; and
 - 3) the half block east of 8th Street, between a line parallel to and 210 feet to the north of L Street on the north and N Street on the south.

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- e. 350 Feet: The applicable height limit shall be three hundred and fifty (350) feet for property located within the following areas:
- 1) The block to the north of J Street between a line parallel to and 200 feet to the east of 11th Street on the east and a line parallel to and 200 feet west of 11th Street on the west; and
 - 2) the half block to the north of I Street, between 11th Street on the east and a line parallel to and 200 feet to the west of 11th Street on the west.
- f. 400 Feet: The applicable height limit shall be four hundred (400) feet for property located within the following areas:
- 1) The half block to the north of K Street between 16th Street on the east and a line parallel to and 200 feet to the west of 12th Street on the west;
 - 2) the half block to the north of K Street between a line parallel to and 200 feet east of Tenth Street on the east and a line parallel to and 200 feet west of Eighth Street on the west; and
 - 3) the block to the west of 8th Street between K Street on the north and N Street on the south.
- g. 450 Feet: The applicable height limit shall be four hundred and fifty (450) feet for property located within the following areas:
- 1) The half block to the south of J Street between 16th Street on the east and a line parallel to and 200 feet west of 12th Street on the west;
 - 2) the half block to the south of J Street between a line parallel to and 200 feet to the east of 10th Street on the east and 7th Street on the west; and
 - 3) the half block to the north of K Street between a line parallel to and 200 feet to the east of 7th Street on the east and 7th Street on the west.

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3. **Set Back Requirements:** Notwithstanding any other provisions of this Ordinance to the contrary, the following setback requirements shall apply. The overall setback requirements are illustrated on the map attached hereto as Attachment 2.
- a. **Buildings along L Street and 9th Street:** Buildings in the first half block north of L Street between a line parallel to and 200 feet to the east of 15th Street on the east and a line parallel to and 200 feet to the west of 9th Street on the west, and buildings in the first half-block west of 9th Street between L Street on the north and N Street on the south shall be subject to the following setback requirements. The setback requirements are illustrated on the map attached hereto as Attachment 3.
- 1) **Set back from property line:** Each building shall be set back not less than fifteen (15) feet from the property line(s) along L Street and 9th Street.
 - 2) Buildings may be designed to include street level pedestrian oriented features such as arcades, plazas or building bases. These features may extend up to six feet into the required 15 foot set back area, but shall not exceed 30 feet in height.
- b. **Buildings along 15th Street:** Buildings in the first half block east of 15th Street between L Street on the north and the CBD boundary on the south shall be subject to the following setback requirements. The setback requirements are illustrated on the map attached hereto as Attachment 4.
- 1) Each building shall be set back not less than nine (9) feet from the property line along 15th Street.
 - 2) That portion of each building exceeding sixty feet shall be set back not less than fifteen feet from the base of the building along 15th Street:
- c. **Buildings along 11th Street:** Buildings in the first half block east of 11th Street between I Street on the north and a line parallel to and 210 feet to the south of K Street on the south, and buildings in the first half block to the west of 11th Street between H Street on the north and a line parallel to and 210 to the south of K Street on the south, shall be subject to the following setback requirements. The setback requirements are illustrated on the map attached hereto as Attachment 5.

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- 1) Set back above Seventy (70) feet or Five Floors: That portion of each building exceeding seventy feet or five floors, whichever is lower, shall be set back not less than thirty (30) feet from the base of the building along Capitol Mall and 11th Street.
4. Parking Requirements: Notwithstanding any other provisions of this Ordinance to the contrary, the Planning Commission may, by Special Permit, authorize i) a reduction in the amount of parking that would otherwise be required by this Ordinance; ii) off-site parking; iii) shared parking; or iv) stacked parking: provided that the proposed project is located on property within one block of Capitol Park.
- a. Single special permit: To the extent that a project requires a major project or other special permit, a request for reduced parking, off-site parking or shared parking pursuant to this subsection may be made as part of the major project or other special permit, and no separate or additional special permit shall be required.
5. Definitions and References:
- a. Capitol Park: The area lying between Ninth Street on the west, Fifteenth Street on the east, N Street on the south, and L Street on the north.
 - b. References to "height limit": Building height limits shall apply to the highest point of the building except for the following unoccupied elements: Building caps that serve a decorative function, roof-top mechanical equipment that is screened and placed in a location furthest away when viewed from the Capitol grounds, and other architectural embellishments approved by the City Planning Commission through Special Permits.
 - c. References to "Block" and "Half Block"
 - 1) Block: A reference to a block in a specified direction from a given numbered street shall mean the property bounded by the center line of the given street and the center line of the adjacent numbered street in the specified direction. A reference to a block in a specified direction from a given lettered street shall mean the property bounded by the center line of the specified street and the center line of the adjacent lettered street in the specified direction.
 - 2) Half Block: A reference to a half block in a specified direction from a given numbered street shall mean the property bounded by

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the center line of the given street and a line parallel to, and 200 feet in the specified direction from, the center line of the given street. A reference to a half block in a specified direction from a given lettered street shall mean the property bounded by the center line of the given street and a line parallel to, and 210 feet in the specified direction from, the center line of the given street.

- d. References to "Street": For purposes of the height restrictions and setback requirements, a reference to a particular street shall mean the center line of the street.
- 1) Abandoned or Built Across Streets: Where a portion of a given street has been abandoned or built across, reference to the given street shall mean the center line of the street that would exist if the street had not been abandoned or built across, and was the same width as the existing given street.
 - 2) References to K Street: For purposes of this paragraph, a reference to K Street shall mean, for property west of 14th Street, the center line of the K Street Mall.

DATE PASSED FOR PUBLICATION: February 11, 1992

DATE ENACTED: February 19, 1992

DATE EFFECTIVE: March 20, 1992


MAYOR

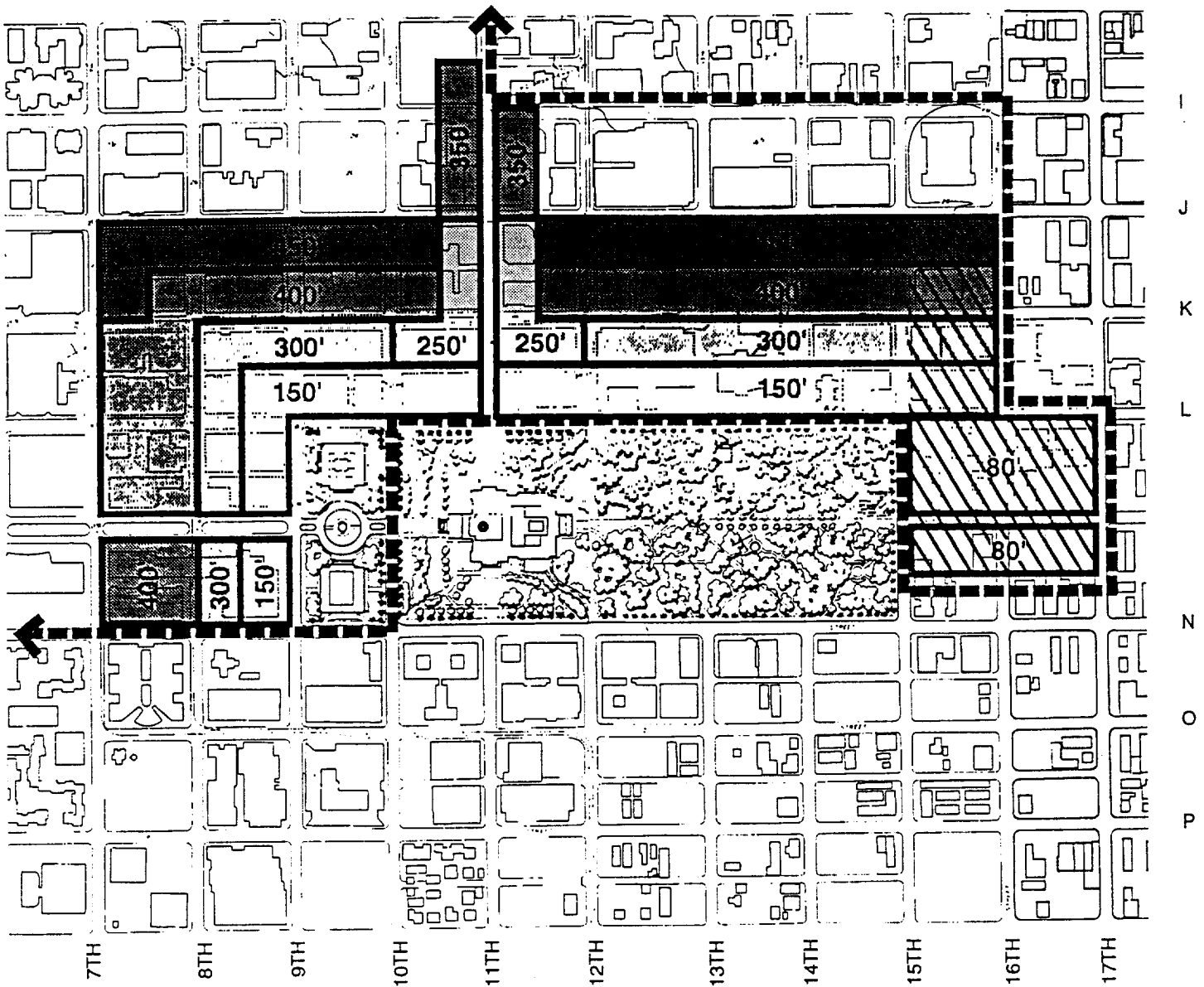
ATTEST:


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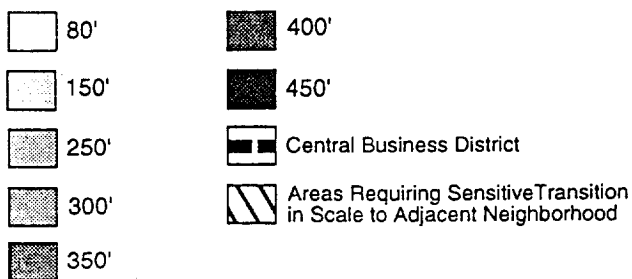
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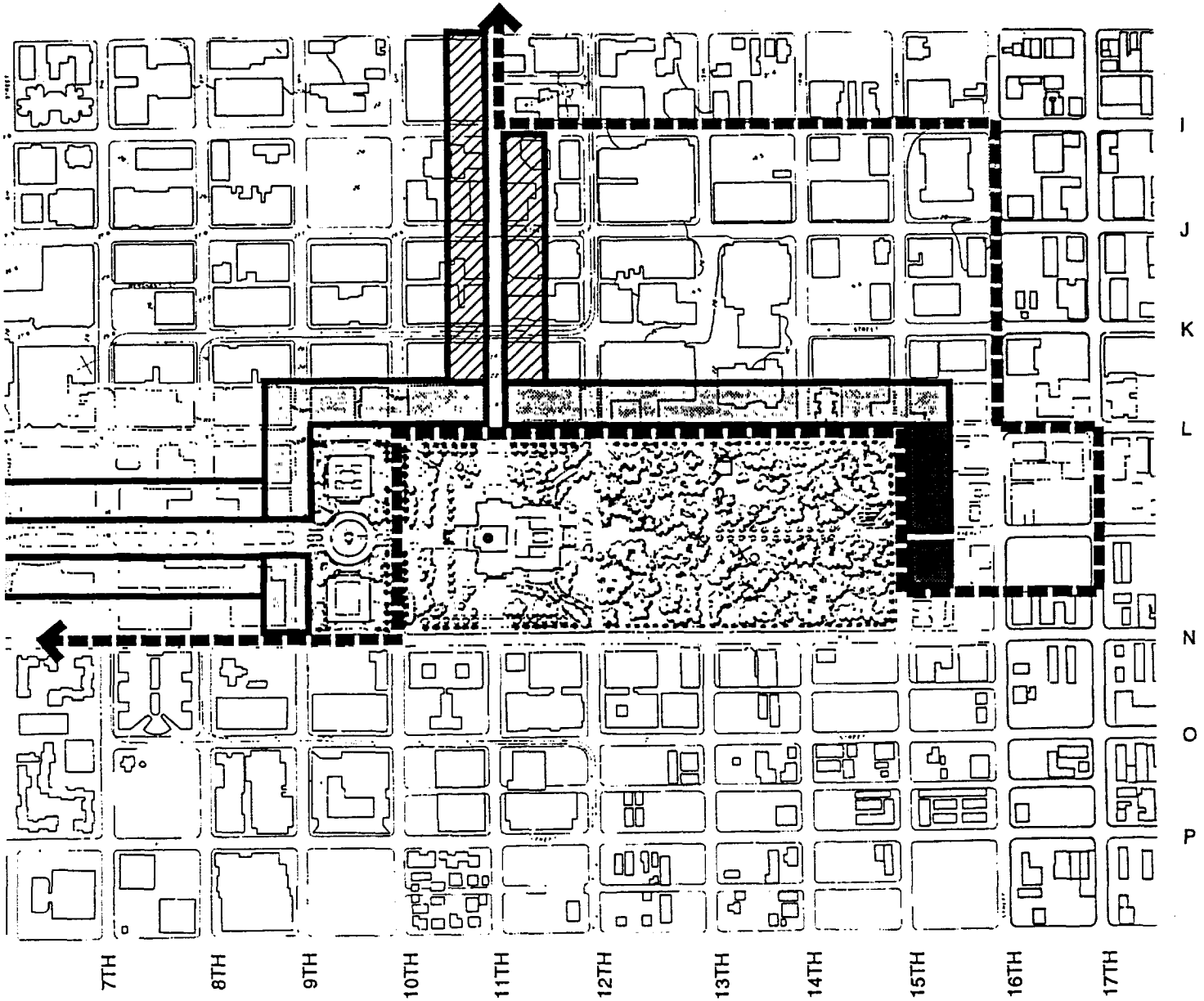
Attachment 1

Height Limits* for Capitol View Protection in the C-3 Zone








* Height limits are defined more specifically in the implementing Ordinance and are the maximum building heights allowed. Maximum heights are not allowed by right. All future proposed projects located within the Capitol View Protection height limit boundary will be reviewed on a case-by-case basis to determine if the project is designed and scaled appropriately for the surrounding environment. Section 3-C-10 of the Zoning Ordinance requires a special permit for any building that exceeds 75,000 square feet.

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Attachment 2

Overview of Setback Requirements for Capitol View Protection in the C-3 Zone

-  Building Stepback of 30 ft, Required Above 70 ft. in Height
-  Building Setback of 9 ft. Required
Building Stepback of 15 ft. Required Above 30 ft. in Height
-  Building Setback of 9 ft. Required
Building Stepback Required Above 60 ft. in Height
-  Central Business District (C-3 Zone)
-  Existing Setback/Stepback Requirements in Urban Design Plan
Towers setback 140' from centerline of Capitol Mall

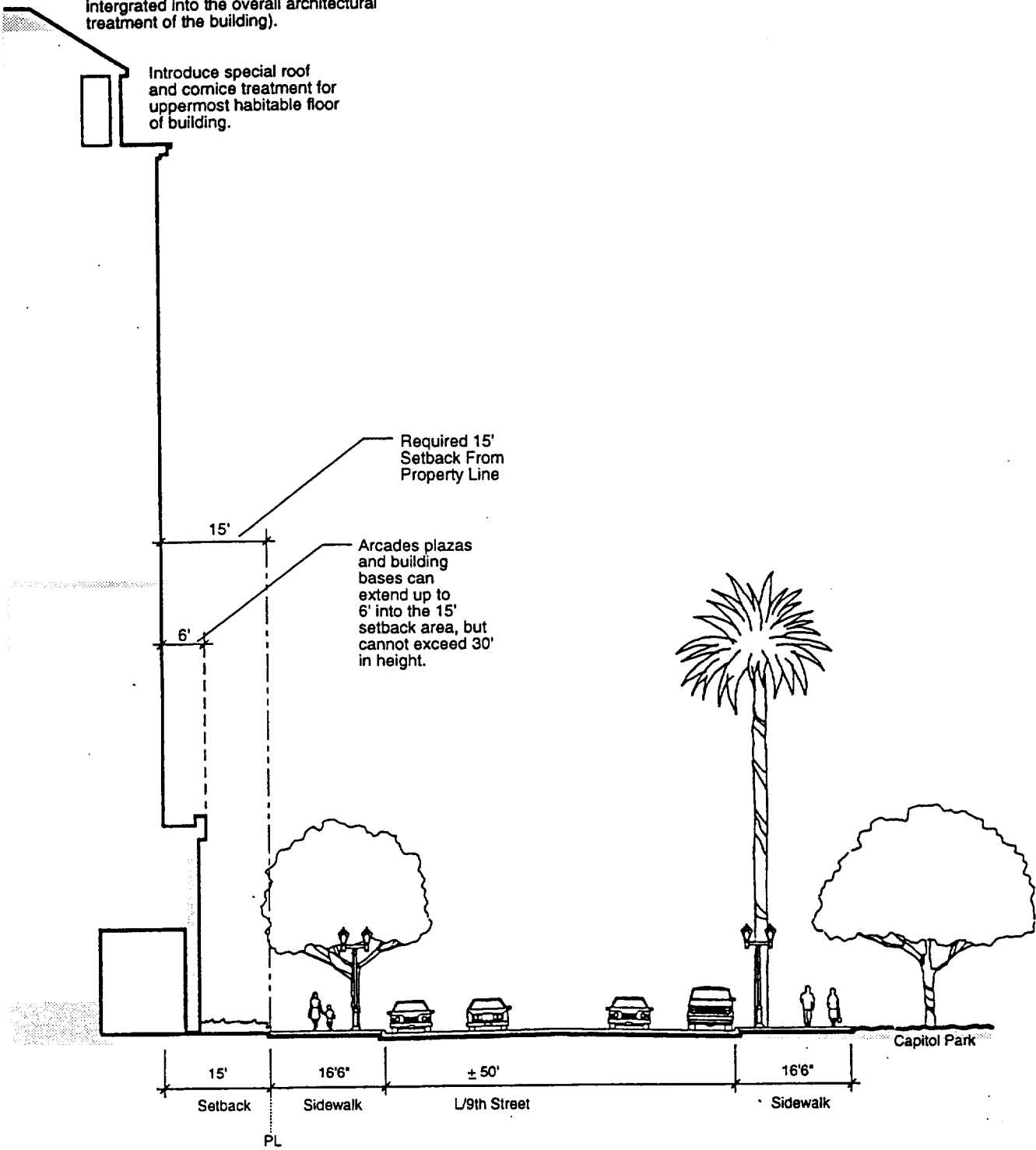
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Maximum Height + 150'
(Not including roof treatments and
mechanical apurtenances that are
intergrated into the overall architectural
treatment of the building).

Introduce special roof
and cornice treatment for
uppermost habitable floor
of building.

Required 15'
Setback From
Property Line

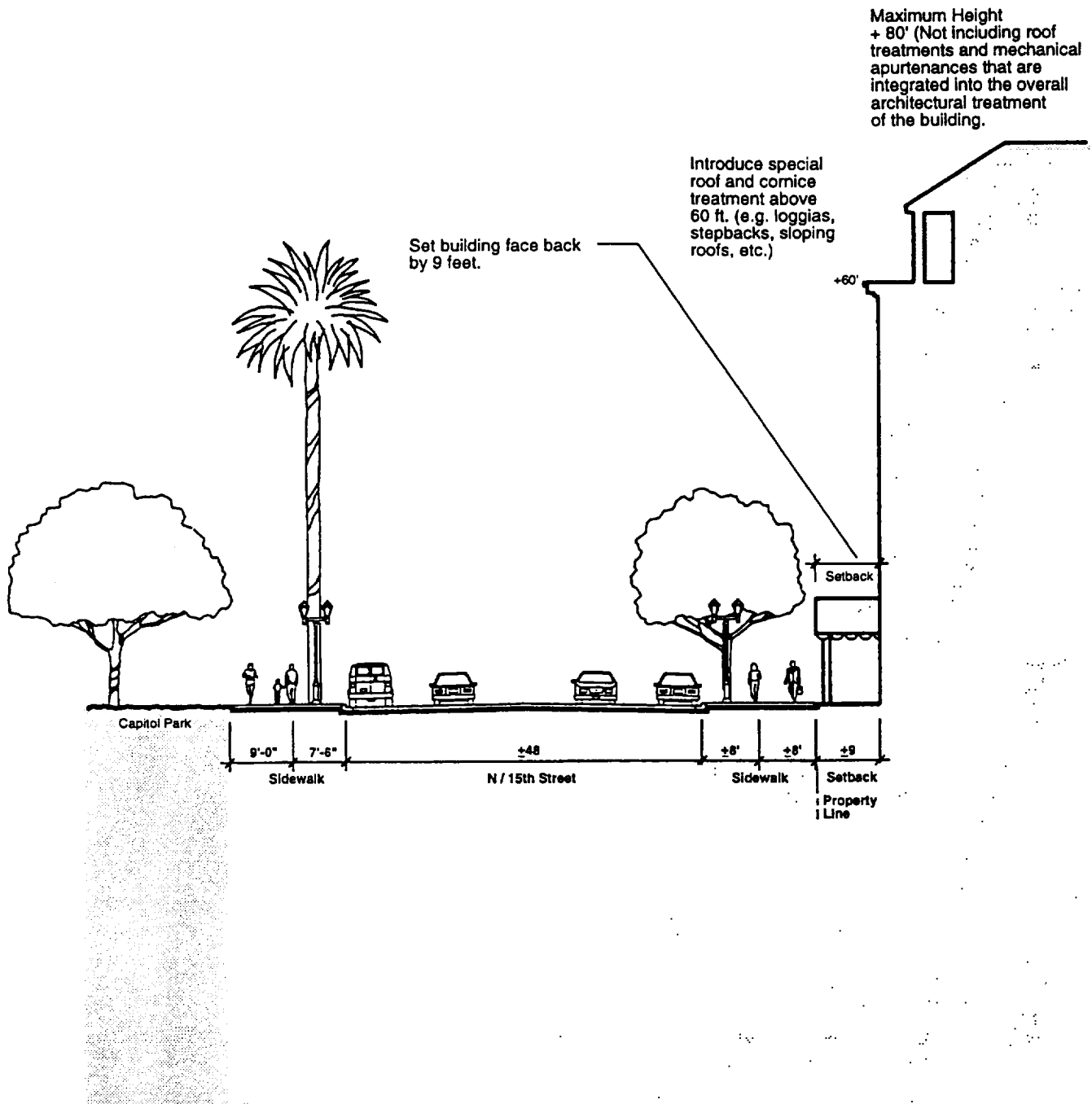
Arcades plazas
and building
bases can
extend up to
6' into the 15'
setback area, but
cannot exceed 30'
in height.



Attachment 3

L Street / 9th Street Park Edge Setback Requirements for Capitol View Protection

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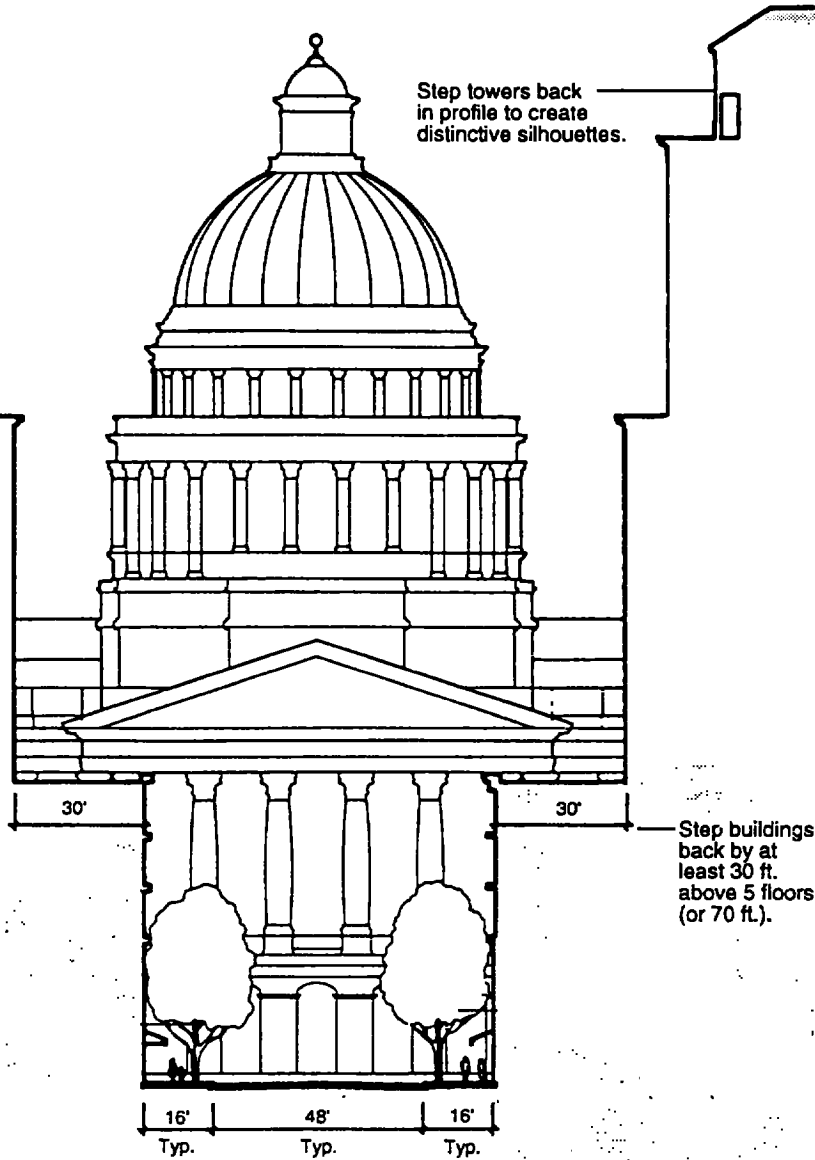


Attachment 4

15th Street / N Street Park Edge
 Setback Requirements for Capitol View Protection

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250 ft.
Maximum height
(south of J St.).



Attachment 5
11th Street Corridor
Setback Requirements for Capitol View Protection

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