



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
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SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 10, 1985

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

APR 10 1985

OFFICE OF THE
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
APR 11 1 17 PM '85

SUBJECT: Establishment of the Oak Park Design Review District and Amendment of Section 16 of the Comprehensive Zoning Ordinance in order to establish new Design Review Procedures for one and two family buildings. (M85-028)

SUMMARY

On March 26, 1985, the City Council directed the City Planning Commission to consider the establishment of the Oak Park Design Review District. After conducting a public hearing, the Commission recommended that this district be established and that an ordinance be adopted which would allow staff to review one and two family buildings in design review districts.

Staff recommends that the City Council adopt the attached resolution and ordinances establishing the Oak Park Design Review District and new design review procedures for one and two family buildings.

BACKGROUND INFORMATION

During the preparation of the Oak Park Redevelopment Plan, Agency staff found that there was a need to establish a design review process in order to ensure that all new land uses and major changes to existing properties in this redevelopment area are well planned with respect to surrounding properties. On March 26, 1985, the City Council adopted this recommendation as part of the Redevelopment Plan and directed the City Planning Commission to initiate hearings to establish a design review district for Oak Park.

On March 28, 1985, the Planning Commission after hearing oral and written testimony recommended that the Oak Park Design District be established. This district would function in the same manner as the Central City Design Review District and projects will be reviewed based on a design plan similar to the one used in the Central City. The boundary of the district would conform with the boundary of the Oak Park Redevelopment Project area.

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Since the adopted Oak Park Redevelopment Plan recommended all projects be reviewed under the design review procedures, the Planning Commission also recommended adoption of an ordinance which would allow staff review of one and two family buildings. Staff will use the same design review guidelines prescribed for the district, and the decision of staff can be appealed to the Planning Commission. These new procedures will ensure that one and two family projects are well designed and compatible with adjacent uses without requiring a lengthy review and hearing process. This process will save staff time preparing reports for Commission action and allow the applicant to proceed in a more rapid manner with a project.

FINANCIAL DATA

Since establishment of the Oak Park Design Review District will require additional staffing, the Sacramento Housing and Redevelopment Agency will amend its budget to provide funds for one assistant planner. In order to provide enough time to fill this position, the Oak Park Design Review District will be legally established on July 1, 1985.

VOTE OF THE PLANNING COMMISSION

On March 28, 1985, the City Planning Commission recommended by a vote of six ayes, three absent, that the City Council adopt the attached Resolution and Ordinances.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution and Ordinances establishing the Oak Park Design Review District and allowing, at staff level, design review of one and two family buildings.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

GZ:lao
attachments
M85-028

April 16, 1985
District No. 5

MEETING DATE March 28, 1985
 ITEM NO. 3A FILE P _____
 M 85-028

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER Ordinance amending Dec. 16 of Spring Ordinance

Location: _____

Recommendation:
 Favorable
 Unfavorable
 Petition
 Correspondence

<u>PROponents</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPponents</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	SECOND
Ferris	✓			✓
Fong	<i>absent</i>			
Goodin	<i>absent</i>			
Holloway	<i>absent</i>			
Hunter	✓			
Ishmael	✓		✓	
Ramirez	✓			
Simpson	✓			
Augusta	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

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ORDINANCE NO. 85-029

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

APR 16 1985

OFFICE OF THE
CITY CLERK

ORDINANCE AMENDING SECTION 16 OF THE
COMPREHENSIVE ZONING ORDINANCE NO.
2550, FOURTH SERIES, RELATING TO
DESIGN REVIEW PROCEDURES (M85-028)

BE IT ENACTED by the Council of the City of Sacramento as follows:

SECTION 1

Section 16, Paragraph 11.08 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read:

Paragraph 11.08. Exemptions.

Notwithstanding the provisions of Paragraph 11.07 to the contrary, required permits shall not be subject to prior approval by the Board for the following:

- (a) Additions or repairs to the exterior of any existing buildings or structures or improvement excluding advertising structures if the value of any exterior additions and repairs to such improvement does not exceed \$5,000.00 in any twelve-month period; however, if in the director's discretion the proposed addition or repair is a substantial modification of the existing building, structure or improvement, then he shall forward the permit application to the board for review pursuant to this article.
- (b) Modifications, alterations, repairs to the interior of any existing improvement.
- (c) Modifications, alterations, and repairs to any existing improvement where required by law.

SECTION 2

Paragraph 11.11 is hereby added to Section 16 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550 Fourth Series as Amended) to read:

Paragraph 11.11. Procedure for Single, Two-Family Dwellings.

- (a) Any person proposing to construct, alter, or rehabilitate any one- or two-family residential building or structure in a design review district shall, prior to filing for a building

permit or any other entitlement of use, file an application for review with the Design Review and Preservation Director pursuant to Paragraph 11.10. The Planning Director shall review the application and shall approve, conditionally approve, or deny the application, using the criteria set forth in Paragraph 11.15, criteria adopted pursuant to Paragraph 11.19, and criteria referred to in Paragraph 11.21, in making such decision.

- (b) The following procedure shall apply: No public hearing shall be required. The application shall be accompanied by proof that the applicant has given notice to the owners of all property which adjoins the property in the same ownership as that involved in the proceedings or which is separated by a street, alley, public right-of-way or other easement, public use or recreational use. Same ownership exists when any legal or equitable interest is held in such adjoining property. The notice shall generally describe the scope and nature of the application. After decision by the Planning Director, the Planning Director shall give written notice by mail to the owners of all property adjoining the property which was the subject of the decision of the decision and of their right to appeal the decision to the Planning Commission within five (5) days of the notice. Notwithstanding any other provision of this ordinance to the contrary, the decision of the Planning Commission shall be final. No fee shall be charged for such appeal by any aggrieved person other than the applicant.

MAYOR

ATTEST:

CITY CLERK

M85-028

RESOLUTION NO. 85-~~030~~²⁸³ 25

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

APR 16 1985

ADOPTING THE OAK PARK DESIGN REVIEW DISTRICT PLAN
(M85-028)

OFFICE OF THE
CITY CLERK

WHEREAS, the Oak Park Redevelopment Plan and Implementation Strategy recommends that the Oak Park Redevelopment Project Area be established as a Design Review District; and

WHEREAS, the City Council has initiated proceedings to establish this Design Review District; and

WHEREAS, the City Planning Commission has approved a Resolution establishing the boundaries and a Design Plan for this District; and

WHEREAS, the hearings have been noticed according to Paragraph 5.08 of Section 16 of the Comprehensive Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts the Oak Park Design Review District Plan as per Exhibit 1.

MAYOR

ATTEST:

CITY CLERK

M85-028

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OAK PARK DESIGN
REVIEW DISTRICT PLAN

TABLE OF CONTENTS

- I. Introduction
- II. Goals
- III. Design Standards and Criteria
 - A. Site Plan: Residential and Non-Residential Uses
 - 1. Landscape and Site Treatment
 - 2. Relationship of Building to Surrounding Neighborhood
 - 3. Parking and Circulation
 - 4. Signs and Other Advertising Features
 - 5. Building and Site Lighting
 - 6. Service Areas
 - 7. Utility Service
 - B. Building Design
- IV. Related Codes and Ordinances

I

INTRODUCTION

The intent of this document is to define the goals, objectives, standards and criteria for the Oak Park Design Review District. In addition, the document establishes, clarifies and refines the design standards and criteria contained in Article II, Paragraph 11.15 of Section 16, Design Review Districts of the Sacramento City Zoning Ordinance No. 2550 - 4th Series.

GOALS OF THE OAK PARK DESIGN REVIEW DISTRICT

The following goals are established to achieve orderly, harmonious and integrated developments and protect land values, investments and the general welfare of the public in the Oak Park Design Review District:

To encourage architecture which is integrated and compatible with the existing development in the neighborhood.

To upgrade and maintain the quality of residential areas in Oak Park.

To encourage creativity and innovation in designing residential and non-residential structures.

To insure that non-residential developments are designed and landscaped so as to be compatible with surrounding neighborhoods.

To encourage the retention and protection of the existing trees on the site.

To encourage planting of trees in parking areas and adjacent to structures for appearance and energy conservation.

To encourage planting of street trees in Oak Park.

To encourage innovative graphic designs which properly identify the project and complement the architecture of the project.

To encourage landscape screening of parking lots, trash areas and mechanical equipment.

To create a design compatible with the developing character of the neighboring area. Design compatibility includes harmonious building style, form, size, color and material.

To coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.

To encourage preservation of existing historic structures.

DESIGN STANDARDS AND CRITERIA

The following design standards and criteria are intended to guide the applicants in meeting the objectives of the Oak Park Design Review District goals. These standards and criteria are also intended to encourage creativity and innovation.

A. SITE DEVELOPMENT PLAN

Standards and criteria for the site development of residential and non-residential projects are established for the following categories:

1. Landscape and Site Treatment
2. Relationship of Building to Surrounding Neighborhood
3. Parking and Circulation
4. Signs and Other Advertising Features
5. Building and Site Lighting
6. Service Areas
7. Utility Service

Landscape and Site Treatment

It is the policy of the Design Review/Preservation Board to maximize the amount of landscape/site treatment on the proposed development. The landscaping shall harmonize with the building design. The landscaping shall be developed with due regard for the aesthetic qualities of the existing terrain and landscaping in order to maintain existing trees, significant plant material and minimize soil removal. Landscaped areas shall be utilized for the purpose of separating or screening parking, trash and storage areas from adjoining streets and building sites. In addition, landscape elements in the form of ground forms, rock grouping, water patterns, terraces and plazas should be considered in the articulation of the negative space. The following criteria are established to attain the landscape objectives:

- Existing trees and/or shrubs should be preserved.
- Meandering sidewalks adjacent to public streets are encouraged in order to preserve existing trees within the public right-of-way.
- Landscaping areas between the sidewalks and curb should be landscaped with plant material and maintained by the property owner, except for street trees which may be planted and maintained by the City.

26

Landscaping in setback areas should consist of an effective combination of plant materials, such as trees, shrubs and ground cover.

Areas not utilized for parking and storage should be landscaped with plant materials. Where there are small areas between buildings and property lines, the use of climbers, vine and/or ground cover is recommended.

Landscaping on private property shall be complementary to City landscaping of streets.

Parking areas adjacent to public streets should be screened with earth berms, shrubs, fences and/or walls. Landscaping shall be provided in front of the fences and/or walls.

Fences and landscaping to buffer non-residential uses and parking areas from adjacent residential uses are recommended.

Trees and planting areas shall be planted in parking lots in order to shade and cool parking areas and to make them more attractive.

Shrubs are limited to three feet in height when located within 15 feet of the parking lot entrance/exit.

Planters in parking lots should be protected with a six inch raised concrete curb. Wood barriers may be used, upon approval of Design Review/Preservation Board in locations where the City Zoning Ordinance does not require concrete curbs.

Plastic plant materials are not encouraged; however, the Design Review/Preservation Board may approve the use of artificial turf in required four foot planters for non-residential land uses.

Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.

Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important areas, and provide shade in Summer, sun in Winter. Spectacular effects shall be reserved for special locations only.

Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be harmonious to the design, and of good appearance shall be used.

In areas where general planting will not prosper, other material - such as fences, walls and pavings of wood, brick, stone, gravel and cobbles shall be used. Carefully selected plants shall be combined with such material where possible.

Relationship of Proposed Buildings to Surrounding Neighborhood:

The siting of structures should display a sensitivity to the best aspects of the character, quality and scale of those existing developments in the area of the proposed project. In many existing neighborhoods, the relationship of buildings has already been determined.

This relationship is guided by the basic proportions, height and form of the buildings as well as their position in relationship to the street and adjacent structures.

The following criteria are established to attain the above objectives:

- Illustrate a design compatibility with the desired developing character of the surrounding area. Design compatibility shall include harmonious building style, form, size, color and material.
- Create a development which is pleasant in character, human in scale, and facilitates easy circulation.

Parking and Circulation

Parking areas and the location and number of driveways to public streets are to be designed to reduce visual impact of cars and provide for the safety of the public. In addition, the design of parking areas should not have an impact on neighboring properties and should be designed to reduce noise and circulation to adjacent residential uses. The design of parking areas should be in conformance with the landscape criteria section of this document. The following criteria are established to guide the development of parking areas and driveways to the parking areas:

- Parking areas shall be screened from streets and adjoining uses by walls, fences, earth berms or screen planting. Landscaping shall be provided in front of walls or fences.
- Parking areas should be located to the rear or side of the property rather than in front of the development.
- When parking areas are located adjacent to the alley, planting material should be provided between the parking area and the alley.
- Lighting fixtures in a parking area should be attractively designed to complement the architecture of the project. Decorative lighting in parking lots is encouraged.
- All parking areas should be lighted adequately for safety and theft protection.
- All street lighting shall reflect away from residential areas and public streets.

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All driveways shall be reviewed and approved by the City Traffic Engineer. A driveway permit shall be obtained from the City Traffic Engineer.

Signs and Other Advertising Features

All new signs and graphics shall be compatible with the design of proposed buildings and/or structures as well as the surrounding properties. The following criteria have been established in regard to the size, location, design, color, lighting, and materials of all permanent signs and graphics:

- All signs shall conform to the Sacramento City Sign Ordinance. Signs located in any redevelopment area and/or special sign district shall conform to such regulations.
- An overall plan for signs and graphics shall be submitted for review when projects include several signs and graphics.
- Information contained in any sign or group of signs should be limited so that it results in a clear, readable message and design. Message simplification using graphics, logos or symbols is encouraged.
- The height, location and size of signs and graphics shall not hinder the views from buildings or from streets.
- The design, color and texture of signs shall be coordinated with the building color.
- External spot or floodlighting should be arranged so that the light source is screened from public view.

Building and Site Lighting:

The policy is to prevent light glare or reflection and provide safety to the public. The criteria are as follow:

- All exterior lighting shall be designed and located on the property or the building to reduce or prevent glare or reflection onto adjacent residential properties or public streets.
- All exterior lighting fixtures shall be compatible to the building in color, material and design.
- Decorative lighting in parking lots is encouraged.

Service Areas:

The policy is to screen and locate storage areas, machinery installation service areas, utility structures, trash areas and similar accessory

structures so that those areas will be compatible with the structure and be attractive to the public view. The criteria are as follow:

- In non-residential developments, outdoor storage areas, machinery installation service areas, truck loading areas, utility buildings, and similar accessory structures should be screened with plant material and/or by other screening devices where feasible.
- Where feasible, service areas shall be located to the rear or side of the building and designed to be screened from public view and adjacent properties.
- The color of a wood fence or wall when used for screening purposes should be compatible with the color of the building.
- All trash areas should be enclosed by a five foot fence and be surrounded by plant material. The texture and color of the enclosure should complement the architecture of the building.
- All trash areas and facilities must be accessible for the trash pick-up methods used by the City of Sacramento or private collecting firms.
- Trash enclosures shall be constructed with concrete or asphalt floor and designed so that they can be washed out and kept in a sanitary condition.
- To prevent noise, odor and provide sanitary conditions, all trash areas should be located away from any residential uses.

Utility Service

The policy is to screen and locate the utility installations in areas that are less visible from the public view. The criteria are as follow:

- All utility installations should be placed underground.
- Any utility installation remaining above ground, such as pad-mounted transformers, shall be integrated into the architecture or landscaping of the project and be compatible with the structure on the site.
- These installations shall be located in areas less visible but easily accessible for servicing and shall be screened with a fence or plant material.

B. BUILDING DESIGN

This section sets forth criteria to be used in reviewing design of buildings and structures. The intent of this criteria is to attain the following objectives:

- Create a design compatible with the developing or existing character of the neighboring area. Design compatibility shall

include harmonious building style, form, size, color and material.

Coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.

The criteria for building design pertains to residential as well as non-residential developments in Oak Park. The following criteria are established to guide the applicant in attaining the design objectives mentioned above:

Where front or side elevations of the building contain design features, such features should be continued on all sides where exposed to the public view.

Long exterior walls shall have design features which visually "break up" their appearance.

The shape, color and texture of the roof should be coordinated with the treatment of the perimeter walls.

Design and/or screen as an integral part of the building design, all rooftop mechanical and electrical equipment so that it is screened from public view and from elevated freeways.

Exterior materials and color shall be compatible to existing surrounding structures.

Structures which are located adjacent to, or across the street from, Preservation Districts shall contain design features such as color, texture, materials, roof shape and scale that are compatible and retain the character of such district.

A proposed structure to be located on a lot with existing structures shall relate in color, texture, materials and roof shape.

A recessed planter or planting areas should be incorporated in the design of new or remodeled commercial building fronts where such buildings have no required front yard setback.

Mechanical equipment should be located on the roof or such side of the structure that is not adjacent to residential structures.

When one building has several store fronts located on the same street, each separate store front should relate to the entire structure in material, texture and design elements.

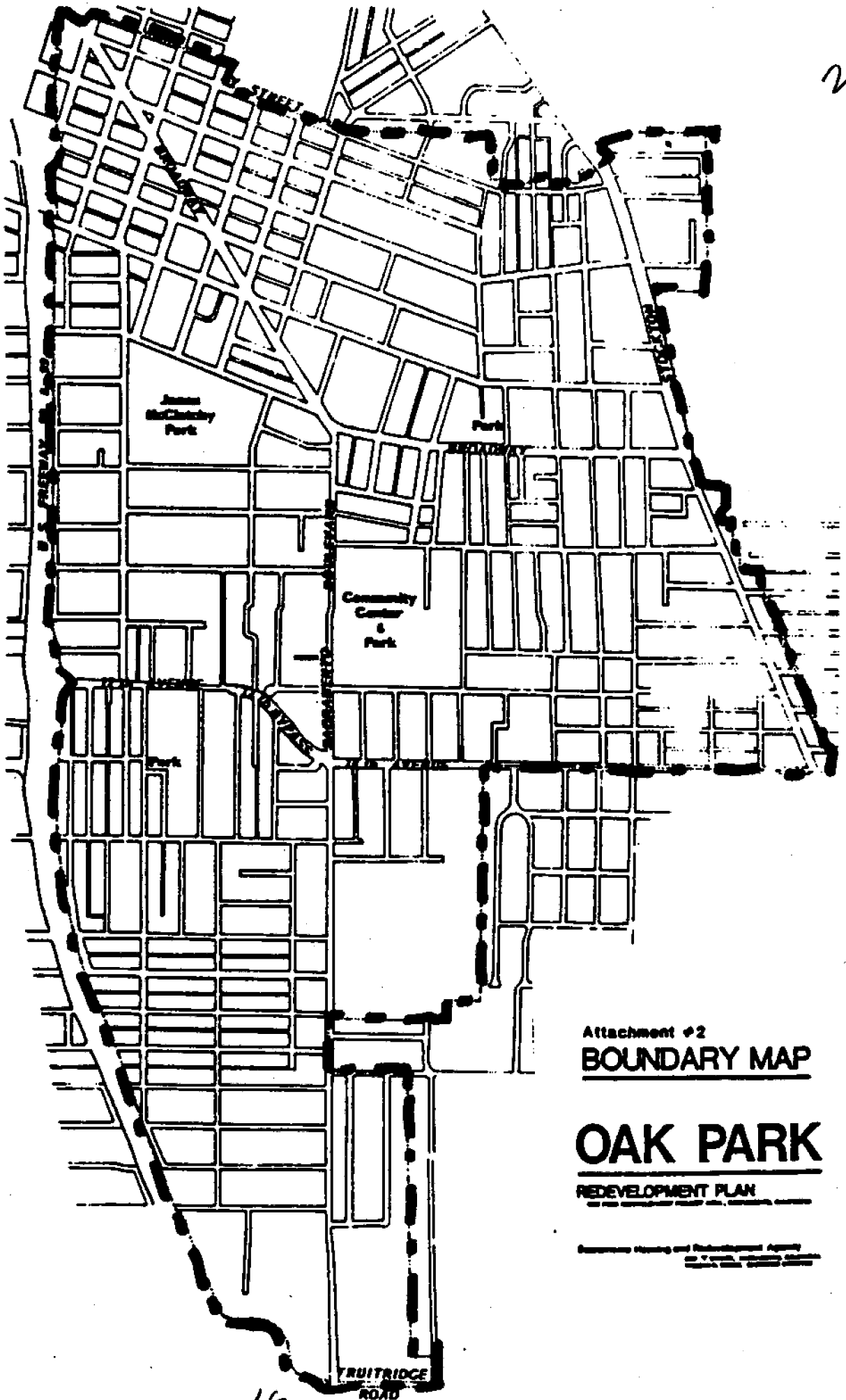
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RELATED CODES AND ORDINANCES

The Design Review/Preservation Board reviews site and architectural plans for compliance with codes and ordinances relating to the guidelines contained herein, and with additional codes and ordinances as follows:

1. Zoning Ordinance
2. Uniform Building Code
3. Fire Code
4. Subdivision Ordinance
5. Sign Ordinance
6. Redevelopment Ordinance

15



Attachment #2
BOUNDARY MAP

OAK PARK

REDEVELOPMENT PLAN

Community Planning and Redevelopment Agency
 200 N. 1st Street, Suite 100
 Lincoln, NE 68502

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OAK PARK

LEGAL DESCRIPTION OF THE PROJECT AREA

All that real property lying with the boundaries described as:

Beginning at the intersection of the easterly right-of-way line of Highway 99 at the northerly right-of-way line of Broadway; thence easterly along said line of Broadway to the westerly right-of-way line of Alhambra Boulevard; thence northerly along said line of Alhambra Boulevard to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of Alhambra Boulevard); thence easterly along said northerly property line and its extensions to the easterly right-of-way line of 34th Street; thence southerly along said easterly line of 34th Street to the northerly right-of-way line of Y Street; thence easterly along said line of Y Street to the westerly right-of-way line of 36th Street; thence northerly along said line of 36th Street to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of 36th Street); thence easterly along said northerly property lines and their extensions to the westerly right-of-way line of 41st Street; thence northerly along said line of 41st Street to the intersection with the extension of the northerly property line of the second parcel lying northerly of Y Street; thence easterly along said northerly parcel line and its extension to the easterly line of an alley between 41st Street and 42nd Street; thence southerly along said line of alley to the northerly property line of the parcels of land lying northerly of and adjacent to Y Street; thence easterly along said northerly property lines to the westerly right-of-way line of Stockton Boulevard; thence northerly along said line of Stockton Boulevard to the intersection with the extension of the southerly property line of the Sacramento County Hospital property; thence easterly along said property line to the westerly line of the old State Fair Grounds; thence southerly along said line and westerly to the easterly right-of-way line of Stockton Boulevard; thence southerly along said line of Stockton Boulevard to the northerly right-of-way line of 6th Avenue; thence easterly along said line of 6th Avenue to the intersection with the extension of the easterly property lines of the parcels of land lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 6th Avenue); thence southerly along said parcel lines to the alley between 8th

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Avenue and 9th Avenue; thence easterly along said alley approximately 170 feet to a parcel line; thence southerly along said parcel line to the northerly right-of-way line of 9th Avenue; thence easterly along said line of 9th Avenue to the extension of the easterly property line of the parcels lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 9th Avenue); thence southerly along said parcel lines to the center line of 14th Avenue being also the City-County boundary; thence westerly and southerly along said City-County boundary to the northerly right-of-way line of Fruitridge Road; thence westerly along said line of Fruitridge Road to the easterly right-of-way of Highway 99; thence northerly along said line of Highway 99 to the Point of Beginning.

ORDINANCE NO. 85-030

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ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE ESTABLISHING THE BOUNDARIES
OF THE OAK PARK DESIGN REVIEW DISTRICT
(M85-028)

APPROVED
BY THE CITY COUNCIL

APR 16 1985

OFFICE OF THE
CITY CLERK

BE IT ENACTED by the Council of the City of Sacramento as follows:

SECTION 1

The boundaries for the Oak Park Design Review District shall conform with the legal description and boundary map as shown on Exhibit 1.

SECTION 2

This Ordinance shall become effective on July 1, 1985.

MAYOR

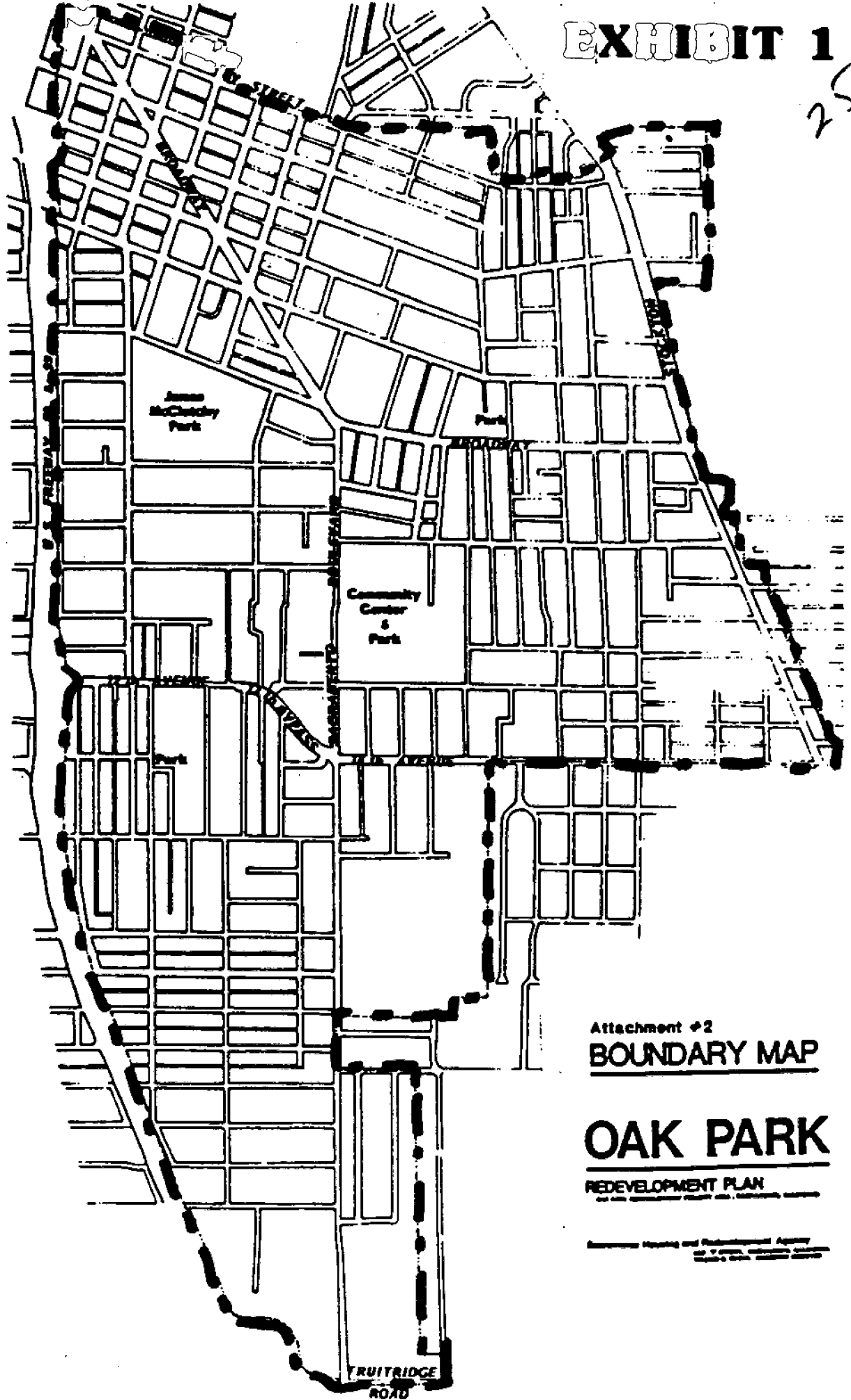
ATTEST:

CITY CLERK

M85-028

19
8

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Attachment #2
BOUNDARY MAP

OAK PARK

REDEVELOPMENT PLAN

City of Oak Park, Planning Department
1000 1st Street, Oak Park, WI 53090
Phone: 414.224.2200

FRUITRIDGE ROAD

520

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OAK PARK

LEGAL DESCRIPTION OF THE PROJECT AREA

All that real property lying with the boundaries described as:

Beginning at the intersection of the easterly right-of-way line of Highway 99 at the northerly right-of-way line of Broadway; thence easterly along said line of Broadway to the westerly right-of-way line of Alhambra Boulevard; thence northerly along said line of Alhambra Boulevard to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of Alhambra Boulevard); thence easterly along said northerly property line and its extensions to the easterly right-of-way line of 34th Street; thence southerly along said easterly line of 34th Street to the northerly right-of-way line of Y Street; thence easterly along said line of Y Street to the westerly right-of-way line of 36th Street; thence northerly along said line of 36th Street to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of 36th Street); thence easterly along said northerly property lines and their extensions to the westerly right-of-way line of 41st Street; thence northerly along said line of 41st Street to the intersection with the extension of the northerly property line of the second parcel lying northerly of Y Street; thence easterly along said northerly parcel line and its extension to the easterly line of an alley between 41st Street and 42nd Street; thence southerly along said line of alley to the northerly property line of the parcels of land lying northerly of and adjacent to Y Street; thence easterly along said northerly property lines to the westerly right-of-way line of Stockton Boulevard; thence northerly along said line of Stockton Boulevard to the intersection with the extension of the southerly property line of the Sacramento County Hospital property; thence easterly along said property line to the westerly line of the old State Fair Grounds; thence southerly along said line and westerly to the easterly right-of-way line of Stockton Boulevard; thence southerly along said line of Stockton Boulevard to the northerly right-of-way line of 6th Avenue; thence easterly along said line of 6th Avenue to the intersection with the extension of the easterly property lines of the parcels of land lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 6th Avenue); thence southerly along said parcel lines to the alley between 8th

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Avenue and 9th Avenue; thence easterly along said alley approximately 170 feet to a parcel line; thence southerly along said parcel line to the northerly right-of-way line of 9th Avenue; thence easterly along said line of 9th Avenue to the extension of the easterly property line of the parcels lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 9th Avenue); thence southerly along said parcel lines to the center line of 14th Avenue being also the City-County boundary; thence westerly and southerly along said City-County boundary to the northerly right-of-way line of Fruitridge Road; thence westerly along said line of Fruitridge Road to the easterly right-of-way of Highway 99; thence northerly along said line of Highway 99 to the Point of Beginning.

City Planning Commission
Sacramento, California

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Members in Session:

Subject: 1) Oak Park Design Review District; 2) Del Paso Heights Design Review District; and 3) Proposed Revisions to the Design Review Procedures (M85-028)

SUMMARY: The Oak Park Redevelopment Plan recommends that an Oak Park design review district be established. Staff is requesting that the Planning Commission adopt a resolution establishing a design review plan and boundary map for the Oak Park Redevelopment Area.

The Del Paso Heights Redevelopment Plan recommends that a design review district be established. The Planning Commission should initiate the proceedings to establish a design review district for the Del Paso Heights Redevelopment Area. When the Del Paso Heights Redevelopment Area Plan is brought back to the Commission, the Commission will then consider the Del Paso Heights design review district plan and boundary map.

The Redevelopment Plans both recommend that all projects be reviewed in order to ensure that the design is compatible with adjacent land uses. Staff has prepared ordinance amendments which will require all new and rehabilitated one and two family uses and all building moves to be reviewed and approved by the Planning. Any appeal of the Director's decision is to be made to the City Planning Commission. The City Planning Commission decision would be final.

BACKGROUND: During the preparation of the Oak Park and Del Paso Heights Redevelopment Plans, Agency staff found that there was a need to institute a design review process in order to ensure that all new land use projects and major changes to existing properties in these redevelopment areas are well planned with respect to the surrounding community and enhance, rather than detract from, adjacent properties. As a result, the Oak Park and Del Paso Heights Redevelopment Plans recommend that these project areas be designated design review districts. These districts would function in the same manner as the Central City Design Review District.

The new redevelopment plans for Oak Park and Del Paso Heights recommend that design review take in all uses including one and two family. An amendment of the Zoning Ordinance and Chapter 9 of the City Code is required to achieve this goal. All residential uses of three family or more, as well as all non-residential new construction and rehabilitation would be reviewed by the Design Review Board as is now done in the Central City. To relieve the Boards agenda of items which may be handled by staff, all one and two family new construction and rehab would be reviewed and approved by the Planning Director. The Planning Division would consult with Sacramento Housing and Redevelopment Agency staff and PAC staff on these decisions. Any aggrieved party may appeal the Director's decision(s) and conditions(s) to the City Planning Commission. The decision of the City Planning Commission will be final. The new procedure would apply to all Design Review districts except for those instances which would be governed by Chapter 32 of the City Codes, Preservation Ordinance.

By approving this Ordinance, the City will be better able to ensure that new one and two family projects are well designed and compatible with adjacent uses

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without requiring a lengthy review and hearing process. This will save staff time and allow the applicant to proceed in a more rapid manner with the project.

Oak Park Design Review District:

Since the City Council has initiated the establishment of the Oak Park Design Review District, staff requests that the Planning Commission adopt the attached design plan and boundaries for this district. The plan contains the same goals, standards, and criteria as those used in the Central City. Existing land use is depicted on the display map used to support the Oak Park Redevelopment Plan. The boundaries are the same as the Oak Park Redevelopment Project Area.

Del Paso Heights Design Review District:

The Planning Commission is requested to pass a motion initiating the establishment of this design review district. The Planning Commission will consider the Del Paso Heights Design Review Plan and boundary map during the hearings on the Del Paso Heights Redevelopment Plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that this project is exempt as per State CEQA Guidelines Section 15308.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Recommend that the Council approve the ordinance amending Section 16 of the Zoning Ordinance to allow staff approval of one and two family projects (Exhibit A).
- B. Approve a resolution recommending that the Council adopt the Oak Park Design Review District and boundary map (Exhibit C).
- C. Initiate proceedings to establish a Del Paso Heights Design Review District.

Respectfully submitted,



Art Gee,
Principal Planner

RH:sg

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RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on Date of

ADOPTING THE OAK PARK DESIGN REVIEW
DISTRICT DESIGN PLAN AND BOUNDARY MAP
(M85-028)

WHEREAS, the Oak Park Redevelopment Plan and Implementation Strategy recommends that the Oak Park Redevelopment Project Area be established as a design review area; and

WHEREAS, the City Council has initiated proceedings to establish this design review district; and

WHEREAS, a map designating the boundaries for this design review district has been prepared; and

WHEREAS, the Commission has noticed a public hearing for the Oak Park Design Reivew District;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt the Oak Park Design District Plan as per Exhibit ~~B~~ and that the Council adopt an ordinance establishing the district's boundaries as per Exhibit C.

CHAIRPERSON

ATTEST:

SECRETARY

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EXHIBIT C

OAK PARK DESIGN
REVIEW DISTRICT PLAN

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TABLE OF CONTENTS

- I. Introduction
- II. Goals
- III. Design Standards and Criteria
 - A. Site Plan: Residential and Non-Residential Uses
 - 1. Landscape and Site Treatment
 - 2. Relationship of Building to Surrounding Neighborhood
 - 3. Parking and Circulation
 - 4. Signs and Other Advertising Features
 - 5. Building and Site Lighting
 - 6. Service Areas
 - 7. Utility Service
 - B. Building Design
- IV. Related Codes and Ordinances

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I

INTRODUCTION

The intent of this document is to define the goals, objectives, standards and criteria for the Oak Park Design Review District. In addition, the document establishes, clarifies and refines the design standards and criteria contained in Article II, Paragraph 11.15 of Section 16, Design Review Districts of the Sacramento City Zoning Ordinance No. 2550 - 4th Series.

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GOALS OF THE OAK PARK DESIGN REVIEW DISTRICT

The following goals are established to achieve orderly, harmonious and integrated developments and protect land values, investments and the general welfare of the public in the Oak Park Design Review District:

- To encourage architecture which is integrated and compatible with the existing development in the neighborhood.
- To upgrade and maintain the quality of residential areas in Oak Park.
- To encourage creativity and innovation in designing residential and non-residential structures.
- To insure that non-residential developments are designed and landscaped so as to be compatible with surrounding neighborhoods.
- To encourage the retention and protection of the existing trees on the site.
- To encourage planting of trees in parking areas and adjacent to structures for appearance and energy conservation.
- To encourage planting of street trees in Oak Park.
- To encourage innovative graphic designs which properly identify the project and complement the architecture of the project.
- To encourage landscape screening of parking lots, trash areas and mechanical equipment.
- To create a design compatible with the developing character of the neighboring area. Design compatibility includes harmonious building style, form, size, color and material.
- To coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.
- To encourage preservation of existing historic structures.

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DESIGN STANDARDS AND CRITERIA

The following design standards and criteria are intended to guide the applicants in meeting the objectives of the Oak Park Design Review District goals. These standards and criteria are also intended to encourage creativity and innovation.

A. SITE DEVELOPMENT PLAN

Standards and criteria for the site development of residential and non-residential projects are established for the following categories:

1. Landscape and Site Treatment
2. Relationship of Building to Surrounding Neighborhood
3. Parking and Circulation
4. Signs and Other Advertising Features
5. Building and Site Lighting
6. Service Areas
7. Utility Service

Landscape and Site Treatment

It is the policy of the Design Review/Preservation Board to maximize the amount of landscape/site treatment on the proposed development. The landscaping shall harmonize with the building design. The landscaping shall be developed with due regard for the aesthetic qualities of the existing terrain and landscaping in order to maintain existing trees, significant plant material and minimize soil removal. Landscaped areas shall be utilized for the purpose of separating or screening parking, trash and storage areas from adjoining streets and building sites. In addition, landscape elements in the form of ground forms, rock grouping, water patterns, terraces and plazas should be considered in the articulation of the negative space. The following criteria are established to attain the landscape objectives:

- Existing trees and/or shrubs should be preserved.
- Meandering sidewalks adjacent to public streets are encouraged in order to preserve existing trees within the public right-of-way.
- Landscaping areas between the sidewalks and curb should be landscaped with plant material and maintained by the property owner, except for street trees which may be planted and maintained by the City.

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- Landscaping in setback areas should consist of an effective combination of plant materials, such as trees, shrubs and ground cover.
- Areas not utilized for parking and storage should be landscaped with plant materials. Where there are small areas between buildings and property lines, the use of climbers, vine and/or ground cover is recommended.
- Landscaping on private property shall be complementary to City landscaping of streets.
- Parking areas adjacent to public streets should be screened with earth berms, shrubs, fences and/or walls. Landscaping shall be provided in front of the fences and/or walls.
- Fences and landscaping to buffer non-residential uses and parking areas from adjacent residential uses are recommended.
- Trees and planting areas shall be planted in parking lots in order to shade and cool parking areas and to make them more attractive.
- Shrubs are limited to three feet in height when located within 15 feet of the parking lot entrance/exit.
- Planters in parking lots should be protected with a six inch raised concrete curb. Wood barriers may be used, upon approval of Design Review/Preservation Board in locations where the City Zoning Ordinance does not require concrete curbs.
- Plastic plant materials are not encouraged; however, the Design Review/Preservation Board may approve the use of artificial turf in required four foot planters for non-residential land uses.
- Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important areas, and provide shade in Summer, sun in Winter. Spectacular effects shall be reserved for special locations only.
- Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be harmonious to the design, and of good appearance shall be used.
- In areas where general planting will not prosper, other material - such as fences, walls and pavings of wood, brick, stone, gravel and cobbles shall be used. Carefully selected plants shall be combined with such material where possible.

Relationship of Proposed Buildings to Surrounding Neighborhood:

The siting of structures should display a sensitivity to the best aspects of the character, quality and scale of those existing developments in the area of the proposed project. In many existing neighborhoods, the relationship of buildings has already been determined.

This relationship is guided by the basic proportions, height and form of the buildings as well as their position in relationship to the street and adjacent structures.

The following criteria are established to attain the above objectives:

- Illustrate a design compatibility with the desired developing character of the surrounding area. Design compatibility shall include harmonious building style, form, size, color and material.
- Create a development which is pleasant in character, human in scale, and facilitates easy circulation.

Parking and Circulation

Parking areas and the location and number of driveways to public streets are to be designed to reduce visual impact of cars and provide for the safety of the public. In addition, the design of parking areas should not have an impact on neighboring properties and should be designed to reduce noise and circulation to adjacent residential uses. The design of parking areas should be in conformance with the landscape criteria section of this document. The following criteria are established to guide the development of parking areas and driveways to the parking areas:

- Parking areas shall be screened from streets and adjoining uses by walls, fences, earth berms or screen planting. Landscaping shall be provided in front of walls or fences.
- Parking areas should be located to the rear or side of the property rather than in front of the development.
- When parking areas are located adjacent to the alley, planting material should be provided between the parking area and the alley.
- Lighting fixtures in a parking area should be attractively designed to complement the architecture of the project. Decorative lighting in parking lots is encouraged.
- All parking areas should be lighted adequately for safety and theft protection.
- All street lighting shall reflect away from residential areas and public streets.

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All driveways shall be reviewed and approved by the City Traffic Engineer. A driveway permit shall be obtained from the City Traffic Engineer.

Signs and Other Advertising Features

All new signs and graphics shall be compatible with the design of proposed buildings and/or structures as well as the surrounding properties. The following criteria have been established in regard to the size, location, design, color, lighting, and materials of all permanent signs and graphics:

- All signs shall conform to the Sacramento City Sign Ordinance. Signs located in any redevelopment area and/or special sign district shall conform to such regulations.
- An overall plan for signs and graphics shall be submitted for review when projects include several signs and graphics.
- Information contained in any sign or group of signs should be limited so that it results in a clear, readable message and design. Message simplification using graphics, logos or symbols is encouraged.
- The height, location and size of signs and graphics shall not hinder the views from buildings or from streets.
- The design, color and texture of signs shall be coordinated with the building color.
- External spot or floodlighting should be arranged so that the light source is screened from public view.

Building and Site Lighting:

The policy is to prevent light glare or reflection and provide safety to the public. The criteria are as follow:

- All exterior lighting shall be designed and located on the property or the building to reduce or prevent glare or reflection onto adjacent residential properties or public streets.
- All exterior lighting fixtures shall be compatible to the building in color, material and design.
- Decorative lighting in parking lots is encouraged.

Service Areas:

The policy is to screen and locate storage areas, machinery installation service areas, utility structures, trash areas and similar accessory

structures so that those areas will be compatible with the structure and be attractive to the public view. The criteria are as follow:

- In non-residential developments, outdoor storage areas, machinery installation service areas, truck loading areas, utility buildings, and similar accessory structures should be screened with plant material and/or by other screening devices where feasible.
- Where feasible, service areas shall be located to the rear or side of the building and designed to be screened from public view and adjacent properties.
- The color of a wood fence or wall when used for screening purposes should be compatible with the color of the building.
- All trash areas should be enclosed by a five foot fence and be surrounded by plant material. The texture and color of the enclosure should complement the architecture of the building.
- All trash areas and facilities must be accessible for the trash pick-up methods used by the City of Sacramento or private collecting firms.
- Trash enclosures shall be constructed with concrete or asphalt floor and designed so that they can be washed out and kept in a sanitary condition.
- To prevent noise, odor and provide sanitary conditions, all trash areas should be located away from any residential uses.

Utility Service

The policy is to screen and locate the utility installations in areas that are less visible from the public view. The criteria are as follow:

- All utility installations should be placed underground.
- Any utility installation remaining above ground, such as pad-mounted transformers, shall be integrated into the architecture or landscaping of the project and be compatible with the structure on the site.
- These installations shall be located in areas less visible but easily accessible for servicing and shall be screened with a fence or plant material.

B. BUILDING DESIGN

This section sets forth criteria to be used in reviewing design of buildings and structures. The intent of this criteria is to attain the following objectives:

- Create a design compatible with the developing or existing character of the neighboring area. Design compatibility shall

include harmonious building style, form, size, color and material.

Coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.

The criteria for building design pertains to residential as well as non-residential developments in Oak Park. The following criteria are established to guide the applicant in attaining the design objectives mentioned above:

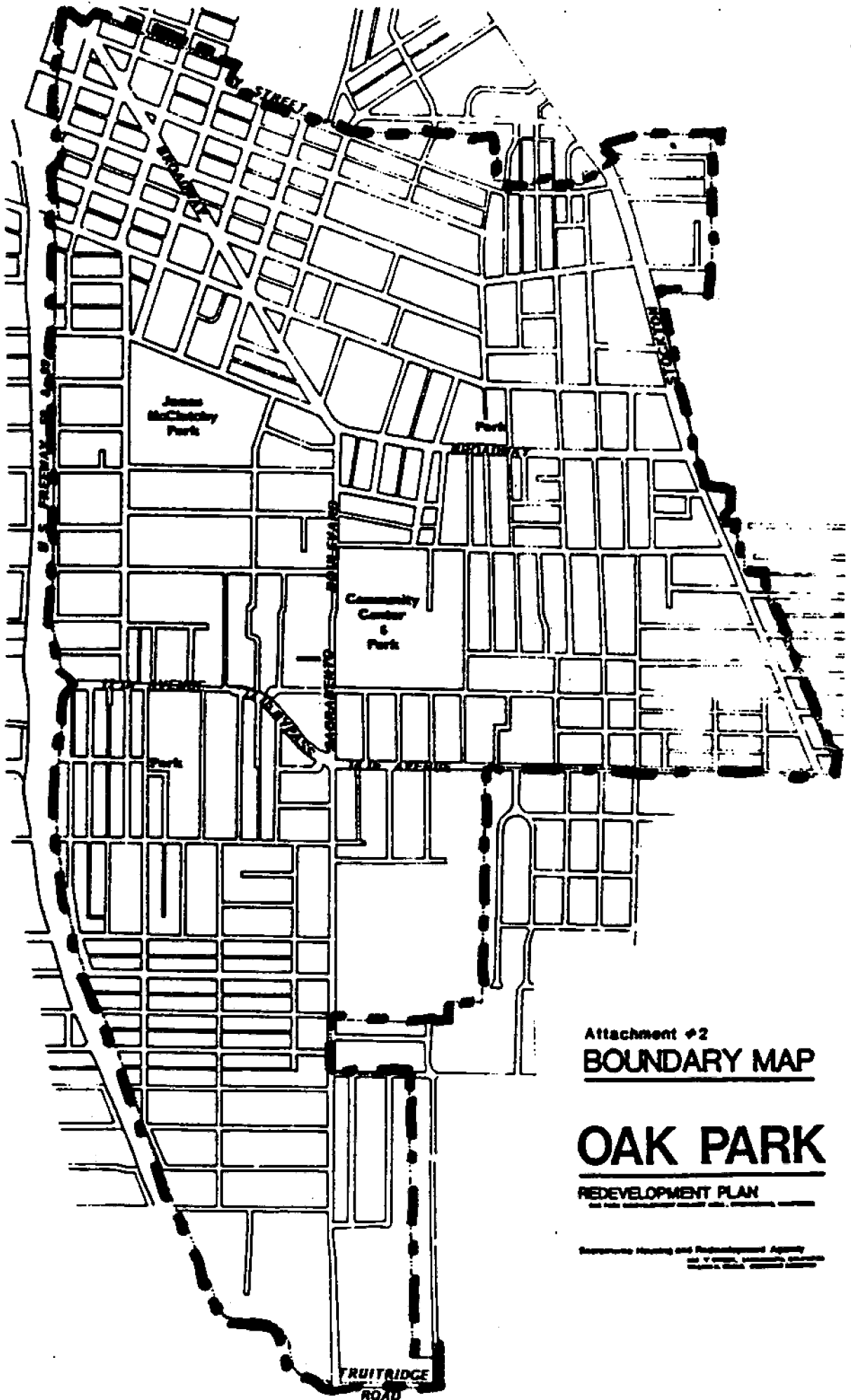
- Where front or side elevations of the building contain design features, such features should be continued on all sides where exposed to the public view.
- Long exterior walls shall have design features which visually "break up" their appearance.
- The shape, color and texture of the roof should be coordinated with the treatment of the perimeter walls.
- Design and/or screen as an integral part of the building design, all rooftop mechanical and electrical equipment so that it is screened from public view and from elevated freeways.
- Exterior materials and color shall be compatible to existing surrounding structures.
- Structures which are located adjacent to, or across the street from, Preservation Districts shall contain design features such as color, texture, materials, roof shape and scale that are compatible and retain the character of such district.
- A proposed structure to be located on a lot with existing structures shall relate in color, texture, materials and roof shape.
- A recessed planter or planting areas should be incorporated in the design of new or remodeled commercial building fronts where such buildings have no required front yard setback.
- Mechanical equipment should be located on the roof or such side of the structure that is not adjacent to residential structures.
- When one building has several store fronts located on the same street, each separate store front should relate to the entire structure in material, texture and design elements.

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RELATED CODES AND ORDINANCES

The Design Review/Preservation Board reviews site and architectural plans for compliance with codes and ordinances relating to the guidelines contained herein, and with additional codes and ordinances as follows:

1. Zoning Ordinance
2. Uniform Building Code
3. Fire Code
4. Subdivision Ordinance
5. Sign Ordinance
6. Redevelopment Ordinance



Attachment #2
BOUNDARY MAP

OAK PARK

REDEVELOPMENT PLAN

San Antonio Housing and Redevelopment Agency
 100 N. N. Street, San Antonio, Texas 78202
 (214) 522-1100

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OAK PARK

LEGAL DESCRIPTION OF THE PROJECT AREA

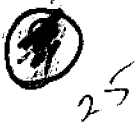
All that real property lying with the boundaries described as:

Beginning at the intersection of the easterly right-of-way line of Highway 99 at the northerly right-of-way line of Broadway; thence easterly along said line of Broadway to the westerly right-of-way line of Alhambra Boulevard; thence northerly along said line of Alhambra Boulevard to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of Alhambra Boulevard); thence easterly along said northerly property line and its extensions to the easterly right-of-way line of 34th Street; thence southerly along said easterly line of 34th Street to the northerly right-of-way line of Y Street; thence easterly along said line of Y Street to the westerly right-of-way line of 36th Street; thence northerly along said line of 36th Street to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of 36th Street); thence easterly along said northerly property lines and their extensions to the westerly right-of-way line of 41st Street; thence northerly along said line of 41st Street to the intersection with the extension of the northerly property line of the second parcel lying northerly of Y Street; thence easterly along said northerly parcel line and its extension to the easterly line of an alley between 41st Street and 42nd Street; thence southerly along said line of alley to the northerly property line of the parcels of land lying northerly of and adjacent to Y Street; thence easterly along said northerly property lines to the westerly right-of-way line of Stockton Boulevard; thence northerly along said line of Stockton Boulevard to the intersection with the extension of the southerly property line of the Sacramento County Hospital property; thence easterly along said property line to the westerly line of the old State Fair Grounds; thence southerly along said line and westerly to the easterly right-of-way line of Stockton Boulevard; thence southerly along said line of Stockton Boulevard to the northerly right-of-way line of 6th Avenue; thence easterly along said line of 6th Avenue to the intersection with the extension of the easterly property lines of the parcels of land lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 6th Avenue); thence southerly along said parcel lines to the alley between 8th



CITY OF SACRAMENTO

M 85-028



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APR 4 9 18 AM '85

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 3, 1985

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Ordinance amending Section 16 of the Comprehensive Zoning Ordinance, No. 2550, Fourth Series, relating to Design Review Procedures
- 2. Ordinance establishing the boundaries of the Oak Park Design Review District

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

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.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to April 16, 1985.

Respectfully submitted,

Marty Van Duyn
Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 4-16-85

MVD:lao
attachments
M85-028

April 9, 1985
All Districts

ORDINANCE NO. 2553

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING SECTION 16 OF THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, RELATING TO DESIGN REVIEW PROCEDURES (M85-028)

BE IT ENACTED by the Council of the City of Sacramento as follows:

SECTION 1

Section 16, Paragraph 11.08 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read:

Paragraph 11.08. Exemptions.

Notwithstanding the provisions of Paragraph 11.07 to the contrary, required permits shall not be subject to prior approval by the Board for the following:

- (a) Additions or repairs to the exterior of any existing buildings or structures or improvement excluding advertising structures if the value of any exterior additions and repairs to such improvement does not exceed \$5,000.00 in any twelve-month period; however, if in the director's discretion the proposed addition or repair is a substantial modification of the existing building, structure or improvement, then he shall forward the permit application to the board for review pursuant to this article.
- (b) Modifications, alterations, repairs to the interior of any existing improvement.
- (c) Modifications, alterations, and repairs to any existing improvement where required by law.

SECTION 2

Paragraph 11.11 is hereby added to Section 16 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550 Fourth Series as Amended) to read:

Paragraph 11.11. Procedure for Single, Two-Family Dwellings.

- (a) Any person proposing to construct, alter, or rehabilitate any one- or two-family residential building or structure in a design review district shall, prior to filing for a building

permit or any other entitlement of use, file an application for review with the Design Review and Preservation Director pursuant to Paragraph 11.10. The Planning Director shall review the application and shall approve, conditionally approve, or deny the application, using the criteria set forth in Paragraph 11.15, criteria adopted pursuant to Paragraph 11.19, and criteria referred to in Paragraph 11.21, in making such decision.

- (b) The following procedure shall apply: No public hearing shall be required. The application shall be accompanied by proof that the applicant has given notice to the owners of all property which adjoins the property in the same ownership as that involved in the proceedings or which is separated by a street, alley, public right-of-way or other easement, public use or recreational use. Same ownership exists when any legal or equitable interest is held in such adjoining property. The notice shall generally describe the scope and nature of the application. After decision by the Planning Director, the Planning Director shall give written notice by mail to the owners of all property adjoining the property which was the subject of the decision of the decision and of their right to appeal the decision to the Planning Commission within five (5) days of the notice. Notwithstanding any other provision of this ordinance to the contrary, the decision of the Planning Commission shall be final. No fee shall be charged for such appeal by any aggrieved person other than the applicant.

MAYOR

ATTEST:

CITY CLERK

M85-028

ORDINANCE NO. ~~85-030~~

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE ESTABLISHING THE BOUNDARIES
OF THE OAK PARK DESIGN REVIEW DISTRICT
(M85-028)

APPROVED
BY THE CITY COUNCIL

APR 10 1985

OFFICE OF THE
CITY CLERK

BE IT ENACTED by the Council of the City of Sacramento as follows:

SECTION 1

The boundaries for the Oak Park Design Review District shall conform with the legal description and boundary map as shown on Exhibit 1.

SECTION 2

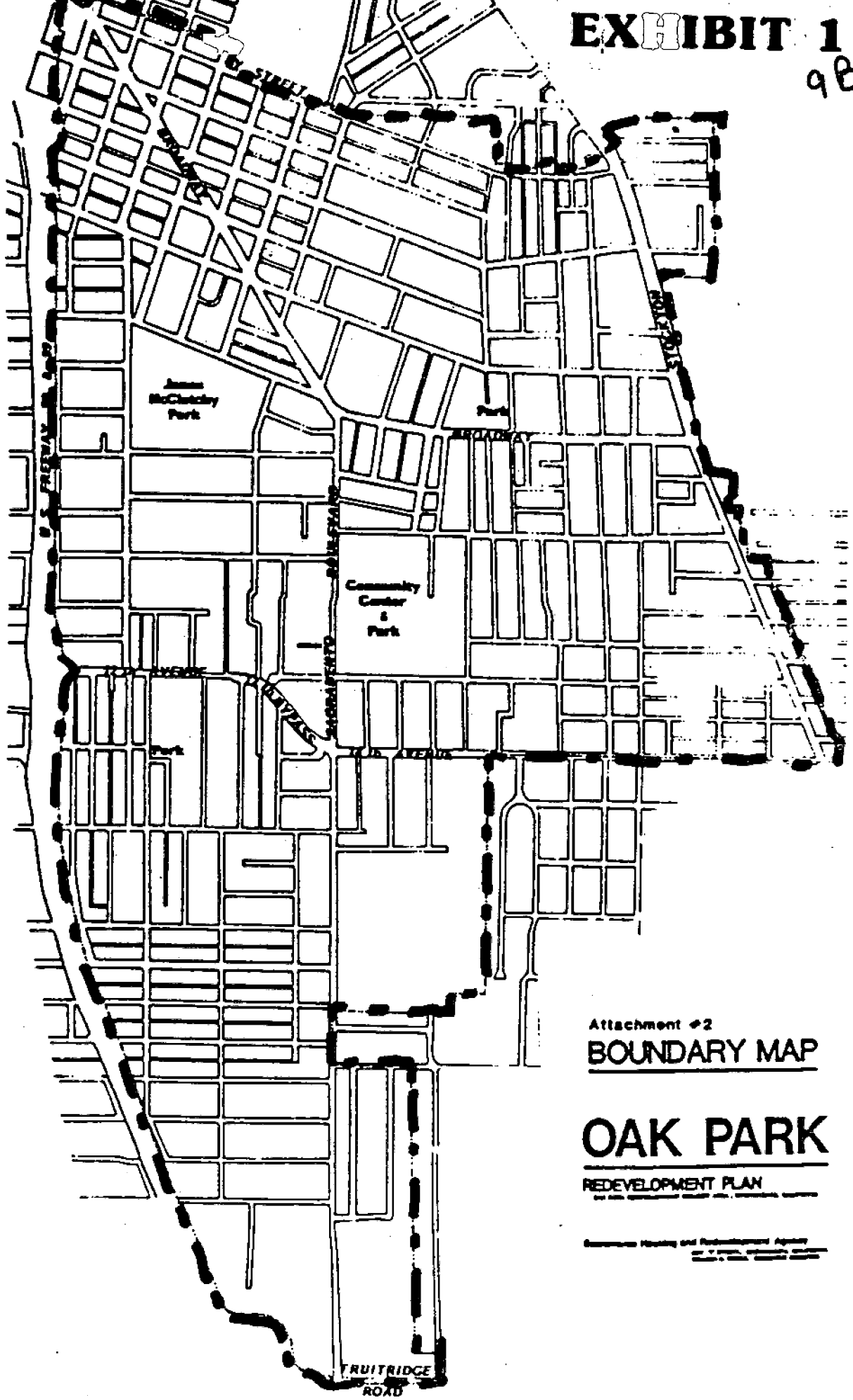
This Ordinance shall become effective on July 1, 1985.

MAYOR

ATTEST:

CITY CLERK

M85-028



Attachment #2
BOUNDARY MAP

OAK PARK

REDEVELOPMENT PLAN

Community Housing and Redevelopment Agency
1234 5th Street, Sacramento, CA 95811
916.441.1234

OAK PARK

LEGAL DESCRIPTION OF THE PROJECT AREA

All that real property lying with the boundaries described as:

Beginning at the intersection of the easterly right-of-way line of Highway 99 at the northerly right-of-way line of Broadway; thence easterly along said line of Broadway to the westerly right-of-way line of Alhambra Boulevard; thence northerly along said line of Alhambra Boulevard to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of Alhambra Boulevard); thence easterly along said northerly property line and its extensions to the easterly right-of-way line of 34th Street; thence southerly along said easterly line of 34th Street to the northerly right-of-way line of Y Street; thence easterly along said line of Y Street to the westerly right-of-way line of 36th Street; thence northerly along said line of 36th Street to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of 36th Street); thence easterly along said northerly property lines and their extensions to the westerly right-of-way line of 41st Street; thence northerly along said line of 41st Street to the intersection with the extension of the northerly property line of the second parcel lying northerly of Y Street; thence easterly along said northerly parcel line and its extension to the easterly line of an alley between 41st Street and 42nd Street; thence southerly along said line of alley to the northerly property line of the parcels of land lying northerly of and adjacent to Y Street; thence easterly along said northerly property lines to the westerly right-of-way line of Stockton Boulevard; thence northerly along said line of Stockton Boulevard to the intersection with the extension of the southerly property line of the Sacramento County Hospital property; thence easterly along said property line to the westerly line of the old State Fair Grounds; thence southerly along said line and westerly to the easterly right-of-way line of Stockton Boulevard; thence southerly along said line of Stockton Boulevard to the northerly right-of-way line of 6th Avenue; thence easterly along said line of 6th Avenue to the intersection with the extension of the easterly property lines of the parcels of land lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 6th Avenue); thence southerly along said parcel lines to the alley between 8th

Avenue and 9th Avenue; thence easterly along said alley approximately 170 feet to a parcel line; thence southerly along said parcel line to the northerly right-of-way line of 9th Avenue; thence easterly along said line of 9th Avenue to the extension of the easterly property line of the parcels lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 9th Avenue); thence southerly along said parcel lines to the center line of 14th Avenue being also the City-County boundary; thence westerly and southerly along said City-County boundary to the northerly right-of-way line of Fruitridge Road; thence westerly along said line of Fruitridge Road to the easterly right-of-way of Highway 99; thence northerly along said line of Highway 99 to the Point of Beginning.

M-85028



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CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

March 13, 1985

OLC gnr

*PPP 4-9-85
Hy. 4-16-85*

MEMORANDUM

TO: ✓ Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request for continuance

03-26-85

Staff is requesting that M85-028 be continued to the April 16, 1985 Council meeting. ↔

If this poses a problem, please feel free to contact Gary Ziegenfuss at 449-5381.

re: Oak Park Design Review Dist.

3-14 talked to Gary & told him that Leslie still has this item.