



10.4

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

October 29, 1991

APPROVED  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

OCT 29 1991

PLANNING  
916-449-5604

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT: 1. ENVIRONMENTAL DETERMINATION
2. AN ORDINANCE AMENDING SECTION 3.0 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO THE ADDITION OF SECTION 3.1 PERTAINING TO WALLS (M91-012)

LOCATION: City-wide

**SUMMARY**

This is a request to amend Section 3 of the Comprehensive Zoning Ordinance to create standards for south/safety walls along major streets and highways. The Planning Commission and staff recommend approval of this request.

**VOTE OF THE PLANNING COMMISSION**

On August 22, 1991, the Planning Commission voted seven ayes, two absent to recommend approval of the request.

**STAFF RECOMMENDATION**

The Planning Commission and Planning Staff recommend the following action by the City Council:

1. Ratify the Negative Declaration;
2. Adopt the attached Ordinance which approves the wall standards.

## **BACKGROUND**

The Sound Wall Team consisting of Councilmember Kastanis, the staff from the City Manager's office, and staff from Public Works Department and Planning Division have developed a sound/safety wall ordinance which sets standards for wall design, setback, height and maintenance, in order to provide quality design and durable construction for various kinds of walls throughout the City.

The proposed amendment pertains to walls which are required by the Noise Element of the General Plan, Subdivision design, building permit, conditions to a Special Permit or other land use entitlements. All other design options shall be considered first in protecting residential areas from adverse environmental impacts and walls shall be required as a last design option. These wall standards apply only to major public streets as defined in the Circulation Element of the General Plan and along state highways and railroad tracks.

The Building Industry Association (BIA) supports the proposed wall standards. However, a pre-fabricated wall company opposes the wall criteria that requires a wall thickness of six inches (6") and a continuous footing. Staff has met with the wall company and believe the structural criteria is necessary for long-lasting appearance and durability.

The Environmental Coordinator has determined that the proposed project does not have the potential for causing a significant effect on the environment and has issued a Negative Declaration without mitigation requirements.

## **FINANCIAL DATA**

None.

## **POLICY CONSIDERATIONS**

The proposal is consistent with the General Plan.

**MBE/WBE EFFORTS**

None.

FOR CITY COUNCIL INFORMATION:  
WALTER J. SLIPE  
CITY MANAGER

**Contact Person:**

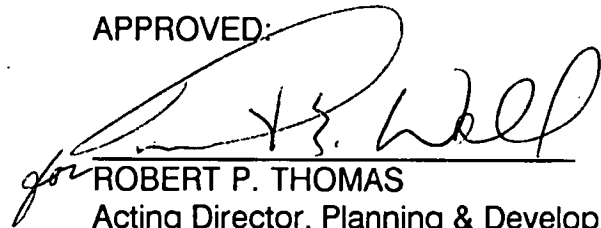
Will Weitman, Principal Planner  
Doug Holmen, Planner  
(916) 449-5604

RPT:GS:WW:DH:vr  
Attachments

Respectfully submitted,

  
\_\_\_\_\_  
GARY STONEHOUSE  
Planning Director

APPROVED:

  
\_\_\_\_\_  
ROBERT P. THOMAS  
Acting Director, Planning & Development

October 29, 1991  
All Council Districts

# ORDINANCE NO. 91-081

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 3.0 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO THE ADDITION OF SECTION 3.1 PERTAINING TO WALLS (M91-012)**

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

Section 1 Add Section 3.1 WALL REGULATIONS

SECTION 3.1 WALL REGULATIONS

APPROVED  
BY THE CITY COUNCIL  
JUL 29 1991  
OFFICE OF THE  
CITY CLERK

A. PURPOSE

The purpose of this section is to provide standards for structural stability and design of walls along major public streets and state highways. These standards are intended to eliminate "broken down" walls and eyesores along public streets and improve the overall appearance of the neighborhoods. All other design options such as front on lots with circular driveways, frontage roadways or side-on-lots shall be considered first in protecting residential areas from adverse environmental impacts and walls shall be required only as a last design option.

B. APPLICATION

1. Walls required by Noise Studies or the Noise Element of the General Plan, City ordinance, subdivision design, building permit, conditions to a special permit or other land use entitlements shall comply with the standards set forth in this section.

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FOR CITY CLERK USE ONLY

2. The standards set forth in this section shall apply to major public streets as defined in the Transportation Element of the Sacramento General Plan and state highways.
3. Walls located adjacent to State Department of Transportation (CalTrans) right-of-ways shall utilize the CalTrans soundwall design criteria and the CalTrans standard construction drawings of approved soundwall types. In areas where terrain, grade and access control allow, walls may be constructed within the state right-of-way under a CalTrans encroachment permit.

C. DESIGN CRITERIA

1. Walls shall be constructed using brick, concrete, or masonry material.
2. The walls appearance shall be in character, scale and style of the surrounding neighborhood. The wall surface shall be easily maintainable. The wall design and appearance shall be reviewed and approved by the Planning Director. The applicant may appeal any decision of the Planning Director within 10 days as set forth in Section 17-K.
3. Walls shall be setback a minimum of 25 feet from the public right of way if possible.
4. Setback areas shall be landscaped with groundcover, shrubs, vines, mounds and trees. An automatic irrigation system shall be installed in the landscaped setback area. The landscaped setback area shall be approved by the City Director of Parks and Community Services.

D. HEIGHT

1. Walls shall have a minimum height of 6'0" above the adjacent finished grade. In computing the minimum height where the finished grades differ on each side of the wall (the wall is also used as a soil retaining structure), the wall height shall be measured from the higher adjacent finished grade.

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ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

2. Walls shall have a maximum height of 8'0" above the adjacent finished grade. In computing the maximum height locations where the finished grades differ on each side of the wall (the wall is used as a soil retaining structure), the wall height shall be measured from the lower adjacent finished grade.
3. Notwithstanding Sections D-1 and D-2, wall heights that are determined as part of studies (noise analysis, visual impact, etc.) required by the City shall be incorporated into the wall design. Walls required to be greater than 8'0" in height shall be constructed utilizing soil mounding to reduce the apparent height (10 foot high wall equals 8 foot wall with a 2 foot mound).
4. Walls over six feet in height as required by noise studies or the noise element of the General Plan shall not require a variance.

**E. STRUCTURAL CRITERIA**

Walls shall be designed and constructed in accordance with the following criteria and shall only apply to the major streets as identified on the Major Street's Plan (Map 3) in the Circulation Element of the Sacramento General Plan (Exhibit A) and along freeways and railroads:

1. Walls shall be designed in accordance with the applicable sections of the current Uniform Building Code (including, but not limited to, wind or seismic, and soil loadings), with the following requirements:
  - a. The permit exemption specified in Section 301(b)2 of the Uniform Building Code is amended to read: "Fences not over 5 feet 11 inches high."
  - b. Walls shall have a minimum 12" deep x 18" wide portland cement concrete continuous footing or grade beam provided that nothing will prevent the city from requiring a wider footing based on the design;
  - c. Walls shall have a minimum thickness of 6";
  - d. Precast panel walls shall utilize a minimum panel height of 4'0" for each wall section; and

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**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- e. Wood framed walls shall not be utilized;
- 2. Walls may be designed to meet CalTrans soundwall design criteria which meet or exceed the base stated standards and are acceptable as an alternative soundwall type.

F. LONG TERM MAINTENANCE FUNDING

A funding method to provide for the long term, ongoing maintenance of the wall and landscaped area shall be submitted to, and approved by the City.

G. SPECIAL PERMIT PROCEDURE

The Director of the Planning Division shall have the authority to issue special permits to allow applicants to deviate from the requirements set forth in this section. The provisions of Section 15 shall govern special permits issued pursuant to this subsection. No special permit shall be required if a height greater than 8 feet is required by environmental noise analysis.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

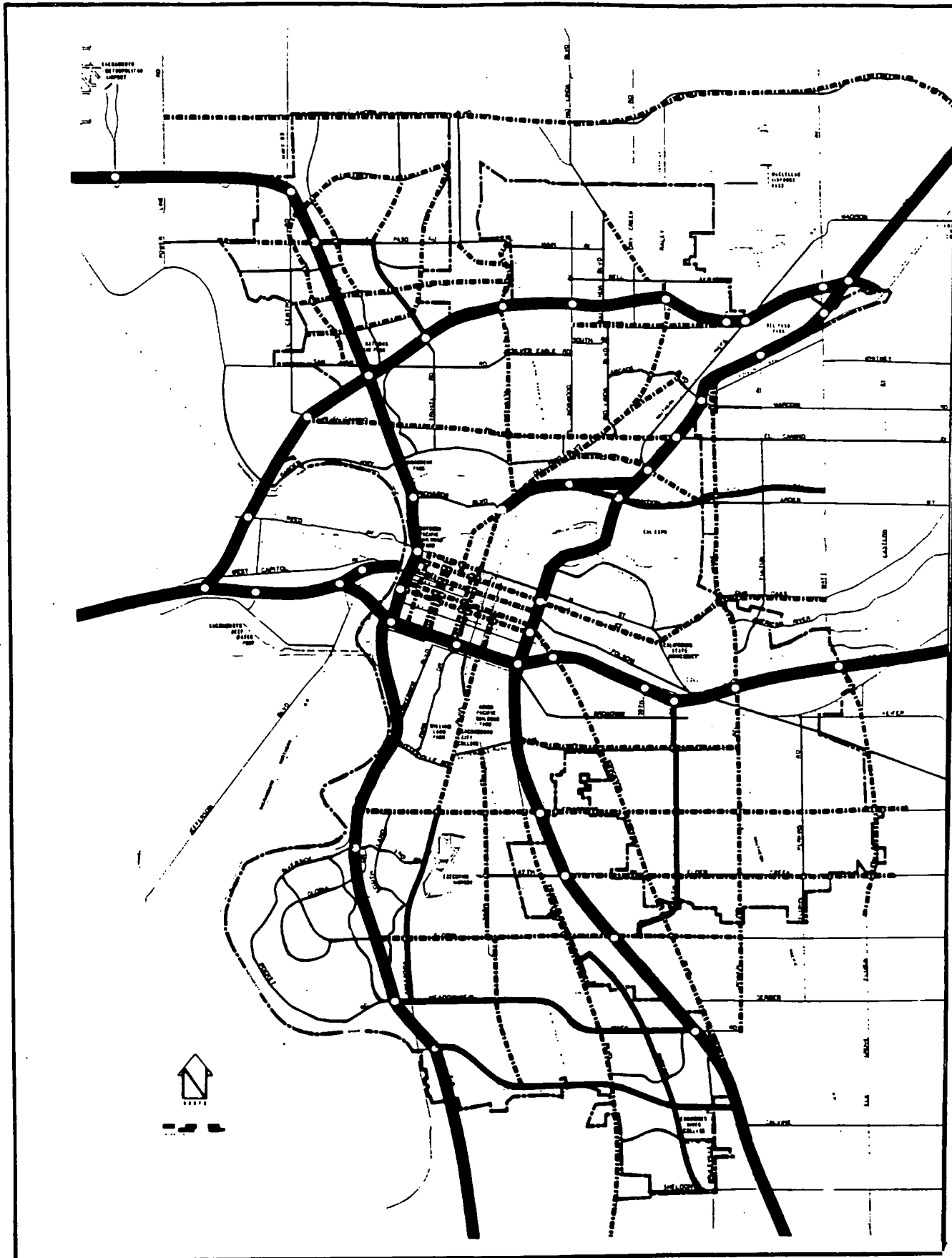
\_\_\_\_\_  
CITY CLERK

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FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



MAJOR STREETS PLAN



FREEWAYS



EXPRESSWAYS



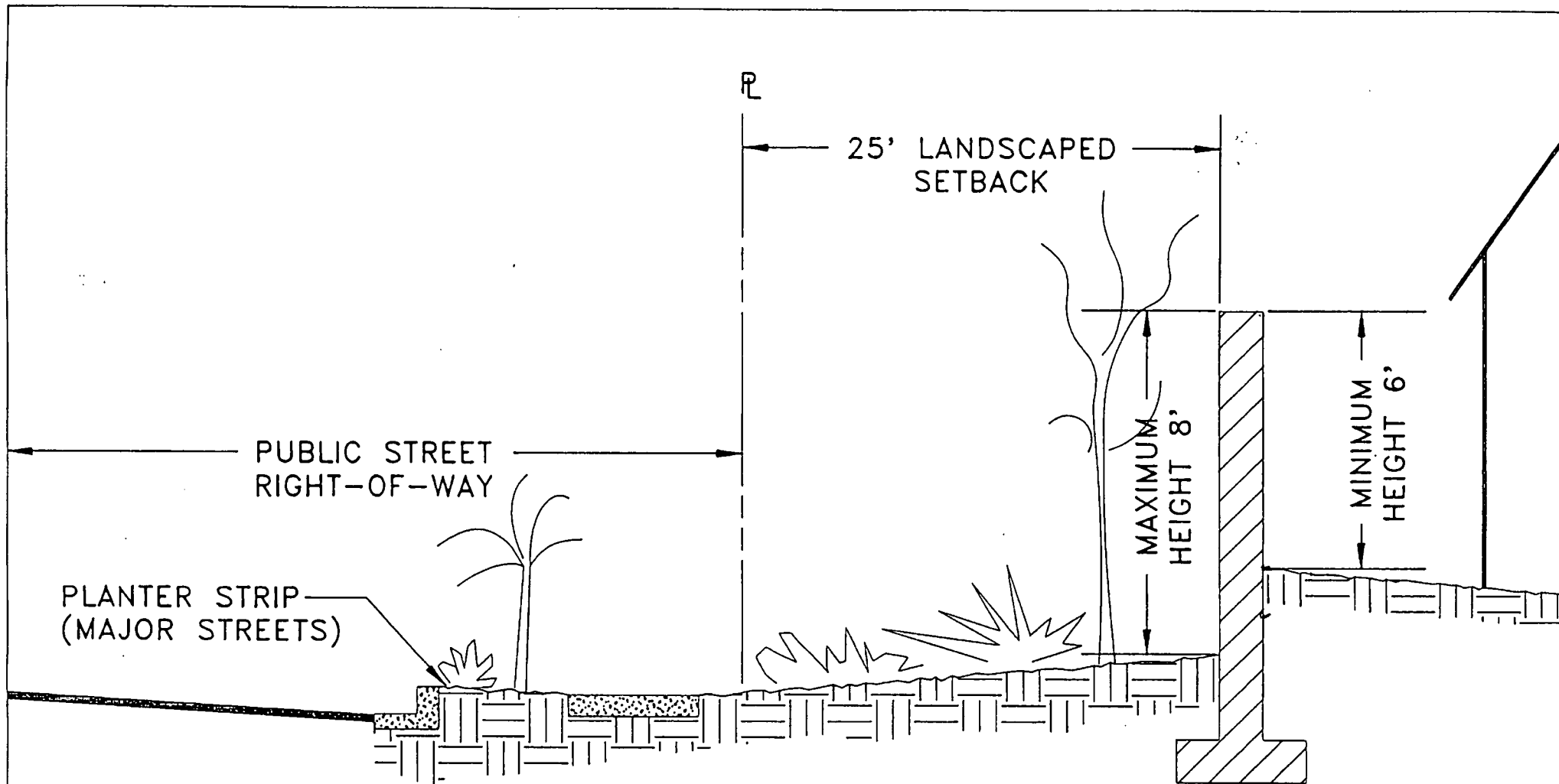
ARTERIALS



MINOR ARTERIALS





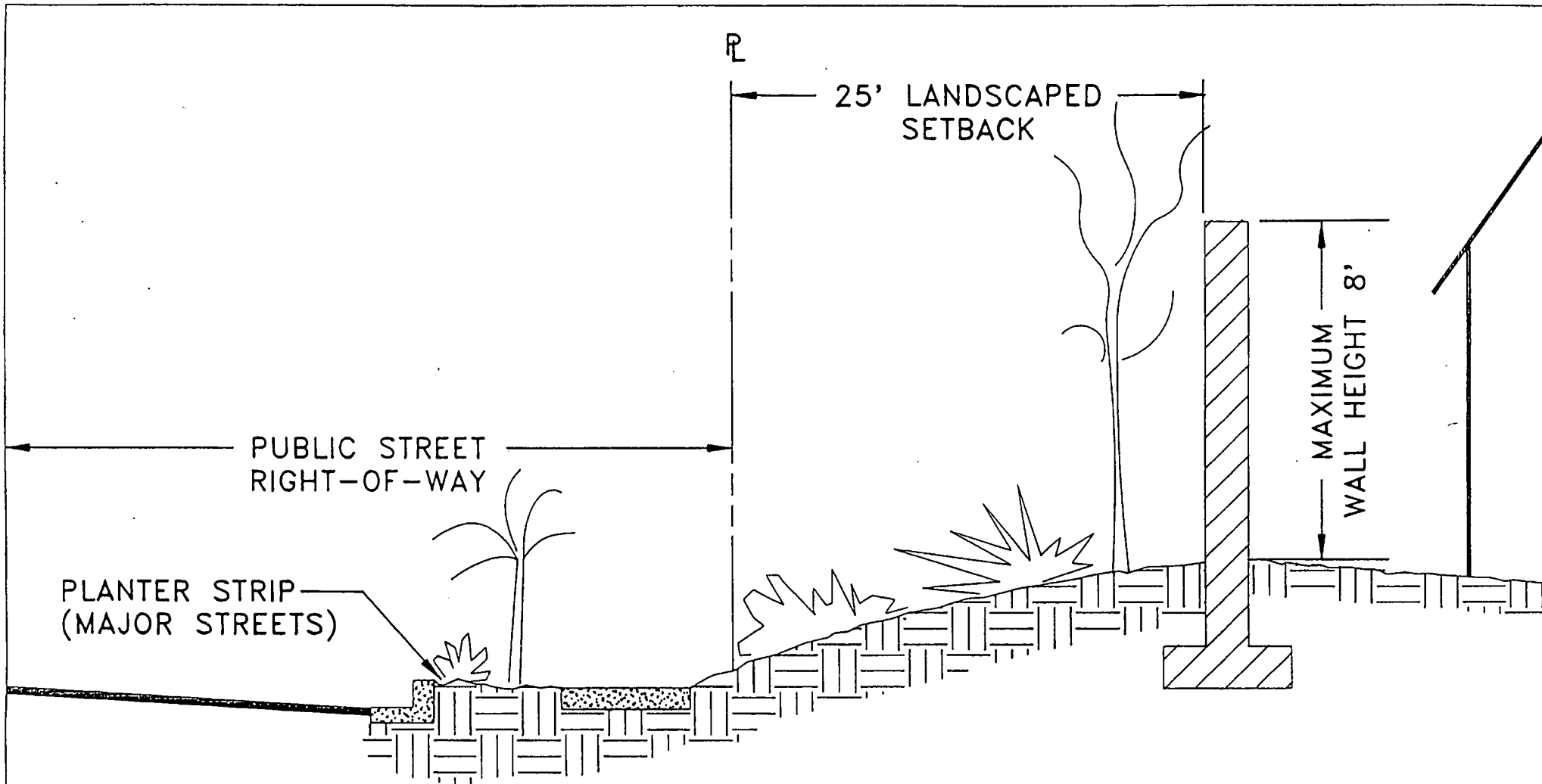


NOTE: MAXIMUM AND MINIMUM HEIGHT REQUIREMENTS PERTAIN TO BOTH SIDES OF THE WALL.

**GENERAL CONDITIONS OF THE CITY WALL ORDINANCE  
(TYPICAL EXAMPLE)**

DRAFT

FEB. 12, 1991  
FILE: WALL-1



**EXAMPLE OF "SOIL MOUNDING" TO REDUCE APPARENT WALL HEIGHT PER THE CITY WALL ORDINANCE**

DRAFT

FEB. 12, 1991  
FILE: WALL-2

**SACRAMENTO CITY PLANNING COMMISSION  
VOTING RECORD**

Meeting Date
August 22, 1991
Item Number
9A & 9B
Permit Number
M91-012

**ENTITLEMENTS**

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT   | <input type="checkbox"/> TENTATIVE MAP  |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION   |
| <input type="checkbox"/> REZONING                 | <input type="checkbox"/> LOT LINE ADJUSTMENT  |
| <input type="checkbox"/> SPECIAL PERMIT           | <input checked="" type="checkbox"/> ENVIRONMENTAL DETERMINATION   |
| <input type="checkbox"/> VARIANCE                 | <input checked="" type="checkbox"/> OTHER Amend Sec. 3 of Zoning Ordinance to add Sec. 3.1 re. wall regulations |

Staff Recommendation
<input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION: _____
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MOTION # \_\_\_\_\_

MOTION

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓			
DONAHUE	✓		✓	
HOLLICK	✓			✓
OTTO	absent			
REYNA	✓			
WALKER	absent			
YEE	✓			
NOTESTINE	✓			

- |   |   |
|---|---|
| <input type="checkbox"/> To Approve   | <input checked="" type="checkbox"/> To recommend approval & forward to City Council <i>As amended</i> |
| <input type="checkbox"/> To Deny  | <input type="checkbox"/> To recommend approval subject to cond. & forward to City Council             |
| <input type="checkbox"/> To approve subject to cond. & based on find. of fact in staff report       | <input checked="" type="checkbox"/> To ratify negative declaration                                    |
| <input type="checkbox"/> To approve/deny based on find. of fact in staff report                     | To continue to _____  |
| <input type="checkbox"/> Intent to approve/deny subject to cond. & based on find. of fact due _____ | <input type="checkbox"/> meeting _____  |
|   | <input type="checkbox"/> Other _____  |

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City Planning Commission  
Sacramento, California

Members in Session:

Subject: Zoning Ordinance Amendment relating to Wall regulations.  
(M91-012)

Location: Citywide

SUMMARY:

The proposed Zoning Ordinance Amendment would amend Section 3 of the Comprehensive Zoning Ordinance to add Section 3.1 relating to Wall regulations. Staff recommends the Planning Commission recommend adoption of the attached Zoning Ordinance Amendment to the City Council.

BACKGROUND INFORMATION:

At the request of City Councilmember Kastanis and the City Manager's Office, the Planning Division and Public Works Department have been engaged in developing a wall ordinance which would regulate wall design, setback, construction, and maintenance in order to provide quality design of various kinds of walls throughout the city. Several cities and counties throughout California were queried regarding their wall ordinances. The County of Sacramento has a wall ordinance which has been applied on developments throughout the County.

City staff has met with the Building Industry to obtain its input and support for this proposed ordinance. In addition, staff has conferred with Planning Commission members to further define as to which streets the structural criteria should apply. The proposed amendment pertains to walls which are required by the Noise Element of the General Plan, City ordinance, subdivision design, building permit, conditions to a special permit or other land use entitlements. All other design options shall be considered first in protecting residential areas from adverse environmental impacts and walls shall be required only as a last resort.

*add  
to  
Ord.*

The amendment defines the visual appearance (brick, concrete, or masonry), height of walls (6 to 8 feet), long term maintenance funding, special permit procedure for any deviation, structural criteria, and landscaping of setbacks.

The visual appearance of a wall shall be in character, scale, and style of the surrounding neighborhood in which it is being constructed. Walls shall be set back 25 feet from the public right

APPLC. NO. M91-012

MEETING DATE: August 22, 1991

ITEM NO. 9

(12)

of way if possible and the setback area shall be landscaped with groundcover, shrubs, vines, mounds and trees. Also, an automatic irrigation system shall be required to be installed in the landscaped setback area. The landscaped setback area shall be approved by the City Director of Parks and Community Services.

The height of the walls may be higher than eight feet if a higher wall is required for noise mitigation. A funding method for the maintenance of the wall and landscaped area would need to be submitted and approved by staff before it can be built. In addition, the Planning Director shall have the authority to grant special permits from these proposed requirements.

The Building Industry Association and several Wall contractors have been notified regarding this proposed ordinance. Those wall contractors who use a prefabricated method of wall construction and do not use continuous footings oppose the structural criteria recommendations in the proposed ordinance.

#### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed project does not have the potential for causing a significant effect on the environment and has issued a Negative Declaration without mitigation requirements.

RECOMMENDATION: Staff recommends the Planning Commission recommend approval of the attached Zoning Ordinance Amendment and forward to the City Council.

Respectfully Submitted,

  
Will Weitman  
Principal Planner

Report Prepared By,

Doug Holmen  
Associate Planner

ORDINANCE NO.  
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 3.0 OF THE  
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF  
SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES,  
AS AMENDED) RELATING TO THE ADDITION OF  
SECTION 3.1 PERTAINING TO WALLS (M91-012)

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

Section 1 Add Section 3.1 WALL REGULATIONS

SECTION 3.1 WALL REGULATIONS

A. PURPOSE

The purpose of this section is to provide standards for structural stability and design of walls along public streets and between commercial and residential uses. These standards are intended to eliminate "broken down" walls and eyesores along public streets and improve the overall appearance of the neighborhoods.

B. APPLICATION

1. Walls required by Noise Studies or the Noise Element of the General Plan, City ordinance, subdivision design, building permit, conditions to a special permit or other land use entitlements shall comply with the standards set forth in this section.

~~Walls shall be provided as a requirement of a Final Map and required at the time the building permit is issued.~~

3. Walls located adjacent to State Department of Transportation (CalTrans) right-of-ways shall utilize the CalTrans soundwall design criteria and the CalTrans standard construction drawings of approved soundwall types. In areas where terrain, grade and access control allow, walls may be constructed within the state right-of-way under a CalTrans encroachment permit.

C. VISUAL APPEARANCE

1. Walls shall be constructed using brick, concrete, or masonry material.

2. The walls appearance shall be in character, scale and style of the surrounding neighborhood. The wall surface shall be easily maintainable.

3. Walls shall be setback a minimum of 25 feet from the public right of way if possible.
4. Setback areas shall be landscaped with groundcover, shrubs, vines, mounds and trees. An automatic irrigation system shall be installed in the landscaped setback area. The landscaped setback area shall be approved by the City Director of Parks and Community Services.

**D. HEIGHT**

1. Walls shall have a minimum height of 6'0" above the adjacent finished grade. In computing the minimum height where the finished grades differ on each side of the wall (the wall is also used as a soil retaining structure), the wall height shall be measured from the higher adjacent finished grade.
2. Walls shall have a maximum height of 8'0" above the adjacent finished grade. In computing the maximum height locations where the finished grades differ on each side of the wall (the wall is used as a soil retaining structure), the wall height shall be measured from the lower adjacent finished grade.
3. Notwithstanding Sections D-1 and D-2, wall heights that are determined as part of studies (noise analysis, visual impact, etc.) required by the City shall be incorporated into the wall design. Walls required to be greater than 8'0" in height shall be constructed utilizing soil mounding to reduce the apparent height (10 foot high wall equals 8 foot wall with a 2 foot mound).
4. Walls over six feet in height as required by noise studies or the noise element of the General Plan shall not require a variance.

**E. STRUCTURAL CRITERIA**

X Walls shall be designed and constructed in accordance with either Section E-1-a or E-1-b and shall only apply to the major streets as identified on the Major Street's Plan (Map 3) in the Circulation Element of the Sacramento General Plan (Exhibit A):

1. Walls shall be designed in accordance with the applicable sections of the current Uniform Building Code (including, but not limited to, wind or seismic, and soil loadings), with the following requirements:

- a. The permit exemption specified in Section 301(b)2 of the Uniform Building Code is

15

amended to read: "Fences not over 5 feet 11 inches high."

- ~~X~~ b. Walls shall have a minimum 12" deep x 18" wide portland cement concrete continuous footing or grade beam;
  - c. Walls shall have a minimum thickness of 6";
  - d. Precast panel walls shall utilize a minimum panel height of 4'0" for each wall section; and
  - e. Wood framed walls shall not be utilized;
2. Walls may be designed to meet CalTrans soundwall design criteria which meet or exceed the base stated standards and are acceptable as an alternative soundwall type.

F. LONG TERM MAINTENANCE FUNDING

A funding method to provide for the long term, ongoing maintenance of the wall and landscaped area shall be submitted to, and approved by the City.

G. SPECIAL PERMIT PROCEDURE

The Director of the Planning Division shall have the authority to issue special permits to allow applicants to deviate from the requirements set forth in this section and shall be the same as Section 15 of the Comprehensive Zoning Ordinance. No special permit shall be required if a height greater than 8 feet is required by environmental noise analysis.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M91-012

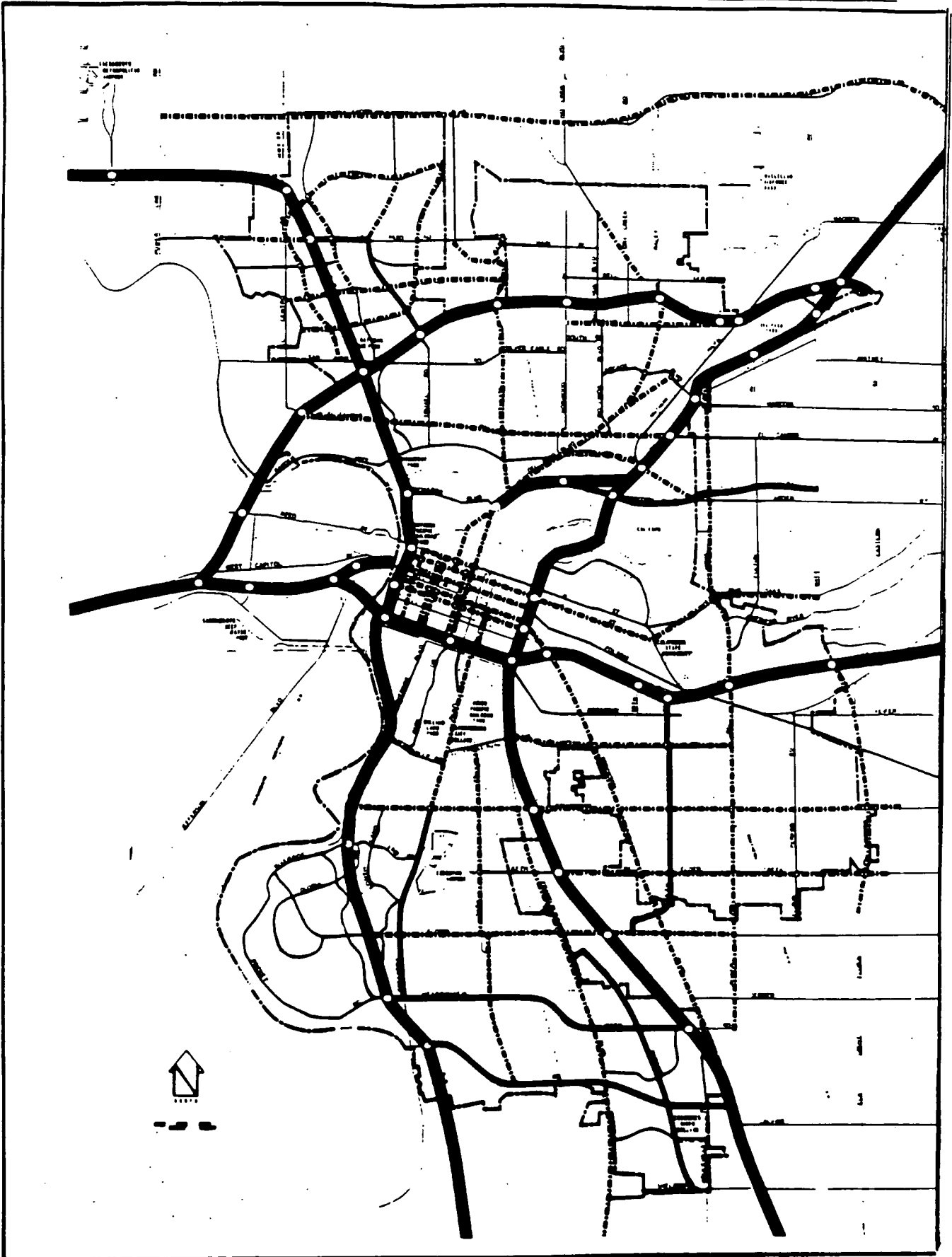
APPLC. NO. M91-012

MEETING DATE: August 22, 1991

ITEM NO. 9

(16)





MAJOR STREETS PLAN



FREEWAYS



ARTERIALS



EXPRESSWAYS



MINOR ARTERIALS



2.9  
10.4

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

October 22, 1991

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 10-29-91

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: ZONING ORDINANCE AMENDMENT RELATING TO WALL REGULATIONS (M91-012)

SUMMARY

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

BACKGROUND INFORMATION

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 October 29, 1991.

Respectfully Submitted,

GARY STONEHOUSE  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

Approved By,

ROBERT THOMAS  
Acting Director, Planning & Development

Contact Person  
Will Weitman, Principal Planner  
(916) 449-5604

Attachments

October 22, 1991  
All Council Districts

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 3.0 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO THE ADDITION OF SECTION 3.1 PERTAINING TO WALLS (M91-012)**

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

Section 1 Add Section 3.1 WALL REGULATIONS

## **SECTION 3.1 WALL REGULATIONS**

### **A. PURPOSE**

The purpose of this section is to provide standards for structural stability and design of walls along major public streets and state highways. These standards are intended to eliminate "broken down" walls and eyesores along public streets and improve the overall appearance of the neighborhoods. All other design options such as front on lots with circular driveways, frontage roadways or side-on-lots shall be considered first in protecting residential areas from adverse environmental impacts and walls shall be required only as a last design option.

### **B. APPLICATION**

1. Walls required by Noise Studies or the Noise Element of the General Plan, City ordinance, subdivision design, building permit, conditions to a special permit or other land use entitlements shall comply with the standards set forth in this section.

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FOR CITY CLERK USE ONLY

2. The standards set forth in this section shall apply to major public streets as defined in the Transportation Element of the Sacramento General Plan and state highways.
3. Walls located adjacent to State Department of Transportation (CalTrans) right-of-ways shall utilize the CalTrans soundwall design criteria and the CalTrans standard construction drawings of approved soundwall types. In areas where terrain, grade and access control allow, walls may be constructed within the state right-of-way under a CalTrans encroachment permit.

**C. DESIGN CRITERIA**

1. Walls shall be constructed using brick, concrete, or masonry material.
2. The walls appearance shall be in character, scale and style of the surrounding neighborhood. The wall surface shall be easily maintainable. The wall design and appearance shall be reviewed and approved by the Planning Director.

The applicant may appeal any decision of the Planning Director within 10 days as set forth in Section 17-K.

3. Walls shall be setback a minimum of 25 feet from the public right of way if possible.
4. Setback areas shall be landscaped with groundcover, shrubs, vines, mounds and trees. An automatic irrigation system shall be installed in the landscaped setback area. The landscaped setback area shall be approved by the City Director of Parks and Community Services.

**D. HEIGHT**

1. Walls shall have a minimum height of 6'0" above the adjacent finished grade. In computing the minimum height where the finished grades differ on each side of the wall (the wall is also used as a soil retaining structure), the wall height shall be measured from the higher adjacent finished grade.

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FOR CITY CLERK USE ONLY

2. Walls shall have a maximum height of 8'0" above the adjacent finished grade. In computing the maximum height locations where the finished grades differ on each side of the wall (the wall is used as a soil retaining structure), the wall height shall be measured from the lower adjacent finished grade.
3. Notwithstanding Sections D-1 and D-2, wall heights that are determined as part of studies (noise analysis, visual impact, etc.) required by the City shall be incorporated into the wall design. Walls required to be greater than 8'0" in height shall be constructed utilizing soil mounding to reduce the apparent height (10 foot high wall equals 8 foot wall with a 2 foot mound).
4. Walls over six feet in height as required by noise studies or the noise element of the General Plan shall not require a variance.

**E. STRUCTURAL CRITERIA**

Walls shall be designed and constructed in accordance with the following criteria and shall only apply to the major streets as identified on the Major Street's Plan (Map 3) in the Circulation Element of the Sacramento General Plan (Exhibit A):

1. Walls shall be designed in accordance with the applicable sections of the current Uniform Building Code (including, but not limited to, wind or seismic, and soil loadings), with the following requirements:
  - a. The permit exemption specified in Section 301(b)2 of the Uniform Building Code is amended to read: "Fences not over 5 feet 11 inches high."
  - b. Walls shall have a minimum 12" deep x 18" wide portland cement concrete continuous footing or grade beam provided that nothing will prevent the city from requiring a wider footing based on the design;
  - c. Walls shall have a minimum thickness of 6";
  - d. Precast panel walls shall utilize a minimum panel height of 4'0" for each wall section; and
  - e. Wood framed walls shall not be utilized;

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FOR CITY CLERK USE ONLY

2. Walls may be designed to meet CalTrans soundwall design criteria which meet or exceed the base stated standards and are acceptable as an alternative soundwall type.

F. LONG TERM MAINTENANCE FUNDING

A funding method to provide for the long term, ongoing maintenance of the wall and landscaped area shall be submitted to, and approved by the City.

G. SPECIAL PERMIT PROCEDURE

The Director of the Planning Division shall have the authority to issue special permits to allow applicants to deviate from the requirements set forth in this section. The provisions of Section 15 shall govern special permits issued pursuant to this subsection. No special permit shall be required if a height greater than 8 feet is required by environmental noise analysis.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

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FOR CITY CLERK USE ONLY