

3.1

PLANNING AND BUILDING  
DEPARTMENT

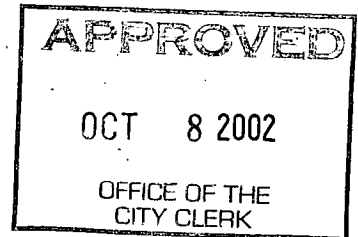
**CITY OF SACRAMENTO**  
CALIFORNIA

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SACRAMENTO, CA  
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PLANNING  
916-264-2381  
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September 23, 2002

City Council  
Sacramento, California



Honorable Members in Session:

**SUBJECT: CITYWIDE SINGLE FAMILY DESIGN STANDARDS (M00-002)**

- A. **Addendum to a previously approved Negative Declaration;**
- B. **An Ordinance amending adding section 17.132.035 to title 17 of the city code, pertaining to minimum design requirements; and**
- C. **A Resolution establishing minimum design requirements for new one and two family residential development projects pursuant to section 17.132.035 and ordinance no. 96-007.**

**LOCATION AND COUNCIL DISTRICT:** Citywide/All

**RECOMMENDATION:** Staff recommends that City Council adopt an ordinance and approve a resolution to establish minimum design standards for new one and two family residential projects pursuant to a Citywide Single Family Design Checklist.

**CONTACT PERSON:**

Jim McDonald AICP, Senior Planner, 264-5723  
Art Gee, Assitant Director, 264-7110  
Luis Sanchez, AIA, Associate Architect 264-5957

**FOR COUNCIL MEETING OF:** October 8, 2002

**SUMMARY:** The Planning Commission and staff recommend that the Council adopt the resolution and ordinance creating Citywide Residential Design Standards to provide for minimum design standards for new single and two family residential development. These design standards would apply to new residential development not currently subject to formal design review or entitlements that would allow for staff review with the *Single Family Residential Design Principles* document.

**COMMITTEE/COMMISSION ACTION:** On August 22, 2002, the City Planning Commission voted unanimously to recommend approval of the Citywide Residential Design Standards.

Staff also received comments by the Design Review and Preservation Board on March 6, 2002. The Board had a number of broader policy level comments regarding the Citywide Standards. They generally felt that design review should be handled through a more formal design review process and that the checklist process is a "one size fits all approach" that doesn't encourage good or quality design. The Board felt that there should be design guidance on a neighborhood or community level rather than Citywide.

**BACKGROUND INFORMATION:** The design standards, developed at the request of City Council, will provide for basic staff level design review for single and two family dwelling units where none currently exists. They do not provide the detailed level of review found in formal design review districts, but instead offer review of basic building design that would otherwise be allowed by right. The Council previously expressed concern that a number of new homes have been constructed to less than desirable standards. Design issues have included poor building materials, prominent garages, little or no porch area and limited street visibility.

The Citywide Single Family Design Review Standards (Attachment A) shall apply to all new single family development where no design review currently exists. Developments subject to an existing review including design review process, special permits or plan review, would use the Single Family Design Principles as a guide for design review conditions.

~~The Citywide Single Family Design Standards shall not supercede any existing design guidelines or requirements identified in existing design review districts, PUD's or as conditions of approved discretionary entitlements. New subdivisions will be included in the checklist review process. Applicants may submit individual permits for review, or have all model plans reviewed concurrently for a single fee.~~

The proposed checklist and staff level review process is very similar to the Expanded North Area Design Review District checklist adopted by Council on September 3, 1996. This program has had great success in ensuring basic, quality design review at a low cost and expedited fashion. It has been the experience of design review staff that the checklist has not impeded or deterred the construction of affordable housing, but has instead resulted in improved overall designs of new home construction in the North Area. The checklist has also been used with great success as the basis for review of new home construction in North Natomas through the Planning Director Special Permit entitlement.

**Subcommittee Findings/recommendations**

The Planning Commission formed a subcommittee consisting of Commissioners, neighborhood and building industry representatives. This subcommittee met on several occasions to provide supplemental review and comment on the Citywide Single Family Design Standards (see Attachment B). This process resulted in key modifications to the Citywide Single Family Design Standards which make it a more balanced document that provides for quality, timely review. Key comments and modifications that resulted are identified below:

**Increase in design options included in the proposed checklist.**

Provide a wider range of standards and materials options to allow for a greater variety of design.

**Modify the 60% garage width allowance.**

Reduce the garage width allowance to 50% for the front elevation homes on lots 52 feet or greater in width. The garage width allowance was modified to a 60% maximum width for houses on lots less than 52 feet wide. (currently, there are no restrictions and garages can be up to 100 % of the front elevation)

**Provide a 1/3 garage design deviation allowance**

Allow 1/3 of garage designs to deviate from the "flush or setback" requirement, provided that mitigation measures such as large front porches, courtyards or living space above the garage, are provided. Additionally, allow up to 10 percent of the total number of homes to deviate from the garage setback standard where six or more models are provided. The subcommittee felt that this would provide both flexibility and visual interest in streetscapes.

**Need overriding statement to "Achieve quality design..."**

Add clarification in the introduction section of the Checklist to add QUALITY design and materials as a goal in the checklist introduction.

There were also questions regarding the implementation of the Checklist. These are addressed below:

**How do we address projects that are inconsistent with the checklist?**

Projects that do not meet the requirements of the checklist will be subject to staff level design review. The cost difference (compared to the Checklist) ranges between \$35 and \$210, depending on the level of review and modifications required. The change in level of review would also result in some additional review time (up to 3 weeks).

**The Checklist does not provide a detailed level of review. Why can't formal design review be applied Citywide?**

The City Council has requested the creation of Citywide Single Family Design Standards, recognizing the limited staffing and budget available for additional design review. There are older, mature neighborhoods that might benefit from a more detailed design review process. The creation of design review districts in these areas can only be made at the request of the City Council.

**Will the Checklist result in increased costs?**

The Citywide Single Family Design Standards may result in some design changes. Additional costs will only occur for those projects that are initially designed in a "substandard" fashion. The Citywide Single Family Design Standards have been applied for the past six years in the North Area, an economically challenged area, with great success.

At the Planning Commission hearings a representative from California Foundation for Independent Living Centers asked that the Commission consider adding the following features to the checklist:

- one "no step" access/entry
- 36 inch door width requirement

Building industry representatives made the argument that requiring these features to new homes would be cost prohibitive. The Planning Commission drafted a letter in response to this issue (Attachment C). Staff recommends that these features be identified as options within model home plans. These options could be identified as a footnote recommendation in the checklist. The options could also be identified as a recommendation in the Single Family Residential Design Principles document.

Additionally, there is pending state legislation (AB 2787) that would require the State Department of Housing and Community Development (HCD) to develop guidelines and model ordinances encouraging design standards that allow housing to be used regardless of age and physical abilities or disabilities of a occupants and guests. Local jurisdictions would then have the option or ability to adopt similar codes.

**FINANCIAL CONSIDERATIONS:** In addition to existing Board level and Expanded North Area Design Review District staff level projects, design review staff will also review all new single and two family residential projects in the area South of the American River. Adoption and implementation of the Citywide Single Family Design Standards will result in a significant increase in the use of design review staff, and may potentially result in increased review times for both staff and Board level design review projects. The number of single family projects subject to the "checklist" review is anticipated to increase from approximately 60 applications per year to 200 applications per year.

Staff level design review ideally takes two to three weeks to process. Given current and projected workload resulting from both the Stockton/Broadway SPD and the Citywide Single Family Design Standards, staff estimates that staff level design review may increase to an average of six weeks.

There are a number of options available to address the staffing and implementation of the Citywide Single Family Design Standards. These include:

- **Convert an existing, but unfilled (frozen) planning position to provide design review assistance.** This option would provide immediate relief to design review staffing, but would affect planning related staff workload.
- **Adopt the ordinance, but don't implement it until we have funding for staffing.** This would allow residential projects, subject to only building permit review, to continue to be constructed without review until such time that staffing is provided.
- **Adopt the ordinance and add to the existing staffing workload.** This option would provide immediate design assistance, but would result in increased design review and planning application processing times.
- **Increase design review fees to fund an additional position.** This option would require the creation of a new position, which would be funded through higher fees collected. There has not been a major restructuring of fees within the past 10 year. Current fee levels do not currently provide for full cost recovery.

The Planning Division recommends that an additional design review staff person and funding be added to facilitate timely review of applications resulting from recent policy changes.

**ENVIRONMENTAL CONSIDERATIONS:**

An addendum to the Negative Declaration prepared for the North Area Design Review Checklist has been prepared. It has been determined that the project will not have a significant effect on the environment.

**POLICY CONSIDERATIONS:**

**City of Sacramento General Plan**

The Citywide Single Family Design Standards are consistent with the Residential and Housing Elements goals and policies of the General Plan to improve the quality of residential design. In particular, this document is consistent with the following goals, policies and actions:

**General Plan - Section 1**

Policy 1 In some areas which lack guidance, the character and integrity of the community is threatened since design and compatibility are features often overlooked. To create pleasant, attractive neighborhoods, it may be necessary to develop minimum standards and guidelines for residential [development].

**General Plan - Section 3 (Housing Element)**

Policy 5.A The City shall expand the design review program to encourage residential development of high architectural and structural quality which is compatible with neighboring land uses.


Program 5.1 The City shall continue to provide and improve the Design Review program of the City. In particular, the City shall develop Design Guidelines to help standardize design expectations and shall investigate alternative administrative processes for small project design review.

The Citywide Residential Design Standards document also implements the City's adopted **Smart Growth Principles**, including: "Promote distinctive, attractive communities with a strong sense of place...", and "Make development decisions predictable, fair and cost effective..."

**E/SBD CONSIDERATIONS:**

No goods or services are being purchased under this report.

RECOMMENDATION APPROVED:

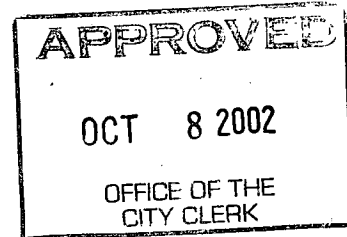
  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

Respectfully submitted,

  
\_\_\_\_\_  
GARY L. STONEHOUSE  
Planning Director

**ATTACHMENTS**

- Ordinance amending adding section 17.132.035
- Resolution establishing minimum design requirements
- Attachment A** - Single Family Design Checklist
- Attachment B** - Timeline/Outreach
- Attachment C** - Planning Commission Letter



**ORDINANCE NO. 2002-036**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

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

**AN ORDINANCE ADDING SECTION 17.132.035 TO TITLE 17 OF THE CITY CODE, PERTAINING TO MINIMUM DESIGN REQUIREMENTS**

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

**Section 1**

Section 17.132.035 is added to Title 17 of the City Code to read as follows:

~~**Section 17.132.035 Minimum Design Requirements**~~

- A. In addition to establishing design review districts and design review guidelines plans pursuant to Section 17.132.030 above, the Council may establish minimum design requirements applicable to development projects of a specified size, type, or location; provided that the minimum design requirements shall not apply to projects that are subject to discretionary design review pursuant to this chapter, to projects for which a special permit is required under this Code or to projects that are within a PUD. Minimum design requirements shall be adopted by resolution and shall be enacted in the same manner as a design guidelines plan is enacted pursuant to Section 17.132.030 above. Design requirements established pursuant to this section shall be mandatory in nature; and the review for consistency with the adopted design requirements and approval shall be ministerial and non-discretionary in nature.

**FOR CITY CLERK USE ONLY**

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

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

- B. A development project subject to minimum design requirements adopted pursuant to this Section shall comply with the applicable minimum design requirements, and no building permit shall be issued for a project that is not consistent with the minimum design requirements; provided that an applicant may seek to deviate from one or more minimum design requirements by filing an application for discretionary design review. An application to deviate from one or more minimum design requirements for a project which is subject to minimum design requirements pursuant to a resolution adopted in accordance with this section shall be subject to discretionary design review pursuant to this chapter as if it were a project located within a design review district and it shall be developed pursuant to the design approved during the discretionary design review process. Nothing in this provision is intended to permit a project otherwise subject to discretionary design review pursuant to any other provision of this Code Ordinance or other applicable City law or regulation to proceed without having undergone such discretionary design review.
- C. An applicant for a development project who disagrees with an interpretation and application of an applicable minimum design requirement established pursuant to this section may request review of that interpretation by the Planning Director by filing a written request for review with the Planning Director. The Planning Director shall review the matter and render his or her decision on the request within a reasonable period of time. No hearing shall be required, and the decision of the Planning Director shall be final.

**Section 2**

The establishment of minimum design requirements is currently authorized by uncodified City Ordinance No. 96-007. The primary purpose, intent and effect of Section 1 of this ordinance is to codify the minimum design requirements process in Title 17 (the Zoning Code) of the City Code. The provisions of this ordinance shall supercede Ordinance No. 96-007. Minimum design requirements established by resolutions adopted pursuant to Ordinance No. 96-007 shall continue in existence and shall be in full force and effect.

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FOR CITY CLERK USE ONLY

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

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

**Section 3**

A resolution establishing minimum design requirements for new construction of single and two family residential dwellings has been processed concurrently with this ordinance, and in the manner specified in Section 1 of this ordinance as well as in the manner specified in uncodified Ordinance No. 96-007. It is the intent of the Council that this resolution, and the minimum design requirements it establishes, shall take effect upon the effective date of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

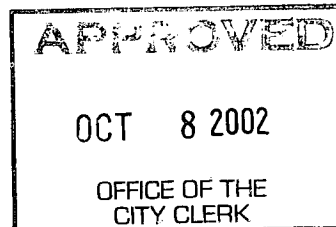
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FOR CITY CLERK USE ONLY

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

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



**RESOLUTION NO. 2002-675**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**A RESOLUTION ESTABLISHING MINIMUM DESIGN REQUIREMENTS FOR NEW ONE AND TWO FAMILY RESIDENTIAL DEVELOPMENT PROJECTS PURSUANT TO SECTION 17.132.035 AND ORDINANCE NO. 96-007**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. Pursuant to Section 17.132.035 of the City Code, all new construction of one and two family dwellings in the City of Sacramento shall be subject to the minimum design standards set forth in Attachment 1 to this Resolution; provided that, pursuant to Section 17.132.035, the minimum design standards shall not apply to projects that are subject to discretionary design review pursuant to Chapter 17.132 of the City Code, this chapter, to projects for which a special permit is required under Title 17 of the City Code, or to projects that are within a Planned Unit Development (PUD) and governed by the provisions of Chapter 17.180 of the City Code . . .
2. The minimum design standards set forth in Exhibit 1 are adopted and approved and incorporated by reference as if set forth fully herein. Pursuant to Section 17.132.035 of the City Code, projects subject to the minimum design standards pursuant to Section 1 above shall comply with these minimum design standards or be subject to the design review requirements of Chapter 17.132.
3. On July 30, 1996, the City Council adopted Resolution No. 96-403, which established the Expanded North Area Design Review District ("Expanded North Area District"), established requirements for discretionary design review pursuant to this chapter for certain types of residential and non-residential projects, and established minimum design requirements for new construction of one and two family dwellings within the Expanded North Area District and also minimum design standards for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO. \_\_\_\_\_

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

New construction of single and two family dwellings in the City of Sacramento, including projects located within the Expanded North Area District, shall be subject to the provisions of Sections 1 and 2 of this resolution. To the extent of any conflict between the minimum design requirements established by this resolution and those adopted by Resolution No. 96-403, including the exemption of Section 1 on application of minimum design requirements to new construction of single and two family dwellings to projects that are subject to design review or a special permit required, or are located within a PUD, the provisions of this resolution shall prevail.

Nothing in this resolution is intended to modify, alter or effect the provisions of Resolution No. 96-403, and its requirements for discretionary review of certain residential and non-residential projects in the Expanded North Area District and the establishment of minimum design requirements for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

\_\_\_\_\_  
MAYOR

ATTEST:

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

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\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

**NEW CONSTRUCTION**

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**MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND  
TWO FAMILY DWELLINGS  
CITY OF SACRAMENTO  
STAFF REVIEW APPLICATION PACKET  
1 and 2 Family Residential Construction**

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**DESIGN REVIEW AUTHORITY AND CRITERIA**

New 1 and 2 family dwellings, including infill and production homes in subdivisions will be reviewed with an expedited review process utilizing the Minimum Standards for New Construction (Form B attached). Projects shall be expected to meet the identified minimum standards. Standards identified in this document shall not supercede existing adopted standards. **The purpose of the checklist is to ensure that new single and two family residential development achieve quality design and add value to the neighborhoods within which they are built.**

The Citywide Single Family Design Review process applies to Expanded North Area and South Area Design Review Districts, but excludes projects subject to design guidelines that have been adopted for a specific area (see attachment). Projects that deviate from the requirements of this checklist will be subject to staff level design review. For additional design guidance, see "Single Family Residential Design Principles".

**DESIGN REVIEW APPLICATION PROCESS**

The following shall be provided for staff review of 1 and 2 family projects:

**New Construction of 1 and 2 family dwellings**

1. Provide two sets of plans to scale which include: site/landscaping plan, floor plan, roof plan, and exterior elevations of all building sides
2. Provide photographs of subject site and surrounding properties
3. Complete application Form A
4. Complete checklist Form B
5. Provide appropriate application fee (fee schedule attached)

**MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF  
SINGLE AND TWO FAMILY DWELLINGS  
CITY OF SACRAMENTO  
STAFF REVIEW APPLICATION PACKET  
1 and 2 Family Residential Construction  
FORM A**

Please complete the following application for staff level review of 1 and 2 family projects in the Expanded North Ares subject to staff level Design Review. The action of staff is ministerial. The application must comply with the Minimum Standards for approval.

Project Address: \_\_\_\_\_

Assessor's Parcel Number: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Parcel Dimensions: \_\_\_\_\_

Parcel Zoning: \_\_\_\_\_ Existing Use: \_\_\_\_\_

No. of units: \_\_\_\_\_ No. of stories: \_\_\_\_\_ Square footage of unit(s): \_\_\_\_\_

Statement Of Work Proposed: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Design Review Number: \_\_\_\_\_ Date Received Stamp: \_\_\_\_\_

# NEW CONSTRUCTION

## MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND TWO FAMILY DWELLINGS

### 1 and 2 Family Residential Construction FORM B

#### I. Site Design Standards

**A. Front Yard Setbacks:** Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. **Provide photos and drawings to indicate compliance.**

**Check one:**

- 1. Front yard setback is the average of the two adjacent structures.
- 2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures. Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

**B. Landscaping (Required):** Front yard and corner lot street side yard landscaping shall be provided.

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

Note: Drought tolerant and thematic plantings are encouraged

**C. Fencing:** New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

**Interior side yard/rear yard fencing (no setback required)**

**Check one:**

- 1. Wood fencing provided.
- 2. Standard chain link fencing provided (dark green vinyl coating recommended).
- 3. Painted or split face concrete block, brick, or plaster finished wall provided.

**Street side yard fencing on corner lots (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)**

**Check one:**

- 1. Wood fencing provided.
- 2. Chain link with vinyl coating (green color recommended) with vines provided.
- 3. Painted ornamental steel (wrought iron) fence provided.
- 4. Painted or split face concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0' high").

**Front yard fencing (Shall be 3'-0" high or less if within front setback.)**

**Check one:**

- 1. No front yard fencing proposed.
- 2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.
- 3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
- 4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
- 5. Painted or split face concrete block, brick, or plaster finished wall provided (max. 3'-0' high").

#### II. Building Design Standards

**A. Building Height/Roof Forms and Pitch:** Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure. **Provide photos and drawings to indicate compliance.**

**Check one:**

- 1. Roof forms and pitches are similar to adjacent and surrounding structures.
- 2. 5 in 12 pitch, or greater, provided.

**B. Street Facade:** The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view.

**The following are required and must all be checked for compliance:**

- \_\_\_ 1. Entry area and "front" of structure shall be fully visible from the street.
- \_\_\_ 2. Windows provided facing the street.
- \_\_\_ 3. Decorative front door provided.

**C. Front Porch/Decorative Entry Element:** A useable front porch (min. 5'-0" square) with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete "stoop" (min. 4'-0" square) with decorative columns and a decorative roof cover.

**Check one:**

- \_\_\_ 1. Front porch with decorative posts and railing provided (5'-0" square min. depth).
- \_\_\_ 2. Decorative entry element with concrete stoop (min. 4'-0" square), decorative columns and decorative roof cover provided.

**D. Garages:** Garages (where provided) shall be flush or recessed back from the face of the primary structure (excluding porch). Garages shall not exceed 50% of the length of the street facing building facade on lots 52 feet or greater in width. On lots less than 52 feet wide, garages may be up to 60% of the street facing building facade. The garage shall match the design of the primary structure.

**Check one:**

- \_\_\_ 1. Attached garage (flush or recessed back from the face of the primary structure) provided.
- \_\_\_ 2. Side entry garage with decorative window in side facade provided visible from street view provided.
- \_\_\_ 3. Detached garage matching the main structure design provided.
- \_\_\_ 4. No garage provided. Parking pad provided behind front setback.
- \_\_\_ 5. Garage design is not flush or recessed, but constitutes less than one third of models in a subdivision with three or more models and one of the following design features is provided: courtyard, living area over garage, front porch with an area greater than 36 square feet.
- \_\_\_ 6. Garage design is not flush or recessed, but constitutes less than 10% of the total units constructed in a subdivision with six or more models provided.

**Note:** Minimal driveway widths are encouraged.

Flush is defined as garage location within five feet (forward or back) from the face of the primary structure.

**E. Accessory Structures:** All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property.

- \_\_\_ 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.

**F. Exterior Materials:** Exterior materials shall be of highest quality found on adjacent and surrounding structures, be durable and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of 2'0" around facades not facing the street.

**Siding**

**Check one:**

- \_\_\_ 1. Horizontal siding provided (wood, composite, or cementitious).
- \_\_\_ 2. Wood shingle or shake siding provided.
- \_\_\_ 3. Plaster (stucco) siding and door/window trim provided.
- \_\_\_ 4. Brick as main facade material provided.
- \_\_\_ 5. Grooved, textured plywood siding ( $\frac{1}{2}$ " or thicker) with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a min. of 12" on center shall be provided to create a board and batten appearance.
- \_\_\_ 6. Vinyl siding with dimensional trim at doors and windows provided.
- \_\_\_ 7. Metal siding, simulating materials listed above, with dimensional trim at doors and windows provided.

**Roofing**

**Check one:**

- 1. Laminated dimensional composition shingles (30yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Metal dimensional roofing (that simulates above listed materials)

**Gutters/Downspouts (Required if matches existing)**

- 1. Painted or prefinished gutters/downspouts shall be provided.

**G. Doors/Windows:** Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facing active use areas such as parks, schools and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

**Entry doors**

- 1. Exterior doors with raised panel or other decorative design and decorative trim are provided.

**Garage doors**

**Check one:**

- 1. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
- 2. Alternative garage door that provides raised panel or other decorative design provided.

**Windows**

**Check one:**

- 1. Double or single hung windows with decorative trim/sill provided.
- 2. Horizontal sliding windows with grids and decorative trim/sill provided.
- 3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

**H. Mechanical Equipment:** Mechanical equipment shall not be placed on the roof where it may be visible from any street view.

**Check one:**

- 1. Mechanical equipment shall be attic and/or ground mounted with screening.
- 2. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.

# FEES

## Expanded North Area Design Review District

### Exterior Additions, Modifications, and Rehabilitations

Residential and Non-residential projects (Exterior work valued up to \$50,000)	\$ 60
Residential and Non-residential projects (Exterior work valued from \$50,000 to \$100,000)	\$ 120
Residential Projects (Exterior work valued over \$100,000)	\$ 235
Non-residential projects (Exterior work valued over \$100,000)	\$ 350

### New Construction

1 and 2 Family Units (With minimal staff review/modification required)	\$ 60
1 and 2 Family Units (With some staff review/modification required)	\$ 120
1 and 2 Family Units (Extensive staff review/modifications required)	\$ 235
Multi-family Units (3 or more units)	\$ 252
Non-residential Developments	\$ 470

Note: All projects in the Expanded north Design Review District are reviewed by staff unless appealed to the Design Review/Preservation Board. Projects requiring additional staff review and coordination will be billed at a rate of \$95.00 per hour based on the amount of staff time required for final action.

# Appeals

## To Design Review/Preservation Board

Appeal of Staff Review Project	\$ 150
Appeal of Staff Review (Expanded North Area Project)	\$ 470

## To Planning Commission

Applicant Appeal	\$ 500
Third Party Appeal	\$ 250
Appeal of Staff Review Project	\$ 150

## To City Council from Planning Commission

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 60

## To City Council from Environmental Coordinator

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 40

## To City Council from Design Review/Preservation Board

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 65

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## Attachment B

### South Area Single Family Checklist Timeline

Meeting w/City Attorney	12/17/01
Industry/Community Meeting	2/21/02
Design Review Board Meeting	3/6/02
Planning Commission #1	2/28/02
Subcommittee Meeting #1	3/26/02
Subcommittee Meeting #2	5/14/02
Planning Commission #2	7/25/02
Subcommittee Meeting #3	8/6/02
Subcommittee Meeting #4	8/12/02
Planning Commission #3	8/22/02
City Council - pass for publication	10/1/02
City Council - hearing	10/8/02

PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING DIVISION

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

September 25, 2002

Mayor and Councilmembers  
City of Sacramento  
915 I Street, Room 205  
Sacramento, CA 95814

**SUBJECT: Housing Element/Disabled Access and Visitability Standards**

Dear Mayor and City of Sacramento Councilmembers:

The Planning Commission recently heard a presentation, by Amor Taylor of the California Foundation for Independent Living Centers, on the issue of design, or "visitability", features in single family homes, for persons with disabilities. The presentation, by Mrs. Taylor, pointed out that most single family homes built around the nation do not include design elements that allow people with disabilities to enter a housing unit or move from room to room within a home. In a very informative video, Mrs. Taylor demonstrated how standards such as requiring at least one non-step entrance to a home or providing at least 36 inches of doorway or passage way clearance can make a significant difference in the lives of the disabled.

I am writing this letter on behalf of the Planning Commission, which would like to extend its support for the visitability standards and disabled use issue. In August, the Planning Commission recommended approval of the Single Family Design Checklist, which did not include standards for visitability. The Planning Commission would also like the Council to consider visitability standards when the Single Family Design Checklist and Housing Element is reviewed by City Council in the coming weeks. Thank you for your time in considering this important issue.

Sincerely,

Bob Waste  
Chairperson,  
City of Sacramento Planning Commission

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

AN ORDINANCE ADDING SECTION 17.132.035 TO TITLE 17 OF THE CITY CODE, PERTAINING TO MINIMUM DESIGN REQUIREMENTS

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

Section 1

Section 17.132.035 is added to Title 17 of the City Code to read as follows:

**Section 17.132.035      Minimum Design Requirements**

- A. In addition to establishing design review districts and design review guidelines plans pursuant to Section 17.132.030 above, the Council may establish minimum design requirements applicable to development projects of a specified size, type, or location; provided that the minimum design requirements shall not apply to projects that are subject to discretionary design review pursuant to this chapter, to projects for which a special permit is required under this Code or to projects that are within a PUD. Minimum design requirements shall be adopted by resolution and shall be enacted in the same manner as a design guidelines plan is enacted pursuant to Section 17.132.030 above. Design requirements established pursuant to this section shall be mandatory in nature; and the review for consistency with the adopted design requirements and approval shall be ministerial and non-discretionary in nature.

FOR CITY CLERK USE ONLY

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

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

- B. A development project subject to minimum design requirements adopted pursuant to this Section shall comply with the applicable minimum design requirements, and no building permit shall be issued for a project that is not consistent with the minimum design requirements; provided that an applicant may seek to deviate from one or more minimum design requirements by filing an application for discretionary design review. An application to deviate from one or more minimum design requirements for a project which is subject to minimum design requirements pursuant to a resolution adopted in accordance with this section shall be subject to discretionary design review pursuant to this chapter as if it were a project located within a design review district and it shall be developed pursuant to the design approved during the discretionary design review process. Nothing in this provision is intended to permit a project otherwise subject to discretionary design review pursuant to any other provision of this Code Ordinance or other applicable City law or regulation to proceed without having undergone such discretionary design review.
- C. An applicant for a development project who disagrees with an interpretation and application of an applicable minimum design requirement established pursuant to this section may request review of that interpretation by the Planning Director by filing a written request for review with the Planning Director. The Planning Director shall review the matter and render his or her decision on the request within a reasonable period of time. No hearing shall be required, and the decision of the Planning Director shall be final.

## Section 2

The establishment of minimum design requirements is currently authorized by uncodified City Ordinance No. 96-007. The primary purpose, intent and effect of Section 1 of this ordinance is to codify the minimum design requirements process in Title 17 (the Zoning Code) of the City Code. The provisions of this ordinance shall supercede Ordinance No. 96-007. Minimum design requirements established by resolutions adopted pursuant to Ordinance No. 96-007 shall continue in existence and shall be in full force and effect.

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FOR CITY CLERK USE ONLY

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

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

**Section 3**

A resolution establishing minimum design requirements for new construction of single and two-family residential dwellings has been processed concurrently with this ordinance, and in the manner specified in Section 1 of this ordinance as well as in the manner specified in uncodified Ordinance No. 96-007. It is the intent of the Council that this resolution, and the minimum design requirements it establishes, shall take effect upon the effective date of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

I:\real\ordinances\min design review ord 018602

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

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

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

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**A RESOLUTION ESTABLISHING MINIMUM DESIGN REQUIREMENTS FOR NEW ONE AND TWO FAMILY RESIDENTIAL DEVELOPMENT PROJECTS PURSUANT TO SECTION 17.132.035 AND ORDINANCE NO. 96-007**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. Pursuant to Section 17.132.035 of the City Code, all new construction of one and two family dwellings in the City of Sacramento shall be subject to the minimum design standards set forth in Attachment 1 to this Resolution; provided that, pursuant to Section 17.132.035, the minimum design standards shall not apply to projects that are subject to discretionary design review pursuant to Chapter 17.132 of the City Code, this chapter, to projects for which a special permit is required under Title 17 of the City Code, or to projects that are within a Planned Unit Development (PUD) and governed by the provisions of Chapter 17.180 of the City Code.
2. The minimum design standards set forth in Exhibit 1 are adopted and approved and incorporated by reference as if set forth fully herein. Pursuant to Section 17.132.035 of the City Code, projects subject to the minimum design standards pursuant to Section 1 above shall comply with these minimum design standards or be subject to the design review requirements of Chapter 17.132.
3. On July 30, 1996, the City Council adopted Resolution No. 96-403, which established the Expanded North Area Design Review District ("Expanded North Area District"), established requirements for discretionary design review pursuant to this chapter for certain types of residential and non-residential projects, and established minimum design requirements for new construction of one and two family dwellings within the Expanded North Area District and also minimum design standards for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

New construction of single and two family dwellings in the City of Sacramento, including projects located within the Expanded North Area District, shall be subject to the provisions of Sections 1 and 2 of this resolution. To the extent of any conflict between the minimum design requirements established by this resolution and those adopted by Resolution No. 96-403, including the exemption of Section 1 on application of minimum design requirements to new construction of single and two family dwellings to projects that are subject to design review or a special permit required, or are located within a PUD, the provisions of this resolution shall prevail.

Nothing in this resolution is intended to modify, alter or effect the provisions of Resolution No. 96-403, and its requirements for discretionary review of certain residential and non-residential projects in the Expanded North Area District and the establishment of minimum design requirements for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

\_\_\_\_\_  
MAYOR

ATTEST:

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

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**A RESOLUTION ESTABLISHING MINIMUM DESIGN REQUIREMENTS FOR NEW ONE AND TWO FAMILY RESIDENTIAL DEVELOPMENT PROJECTS PURSUANT TO SECTION 17.132.035 AND ORDINANCE NO. 96-007**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. Pursuant to Section 17.132.035 of the City Code, all new construction of one and two family dwellings in the City of Sacramento shall be subject to the minimum design standards set forth in Attachment 1 to this Resolution; provided that, pursuant to Section 17.132.035, the minimum design standards shall not apply to projects that are subject to discretionary design review pursuant to Chapter 17.132 of the City Code, this chapter, to projects for which a special permit is required under Title 17 of the City Code, or to projects that are within a Planned Unit Development (PUD) and governed by the provisions of Chapter 17.180 of the City Code.
2. The minimum design standards set forth in Exhibit 1 are adopted and approved and incorporated by reference as if set forth fully herein. Pursuant to Section 17.132.035 of the City Code, projects subject to the minimum design standards pursuant to Section 1 above shall comply with these minimum design standards or be subject to the design review requirements of Chapter 17.132.
3. On July 30, 1996, the City Council adopted Resolution No. 96-403, which established the Expanded North Area Design Review District ("Expanded North Area District"), established requirements for discretionary design review pursuant to this chapter for certain types of residential and non-residential projects, and established minimum design requirements for new construction of one and two family dwellings within the Expanded North Area District and also minimum design standards for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

New construction of single and two family dwellings in the City of Sacramento, including projects located within the Expanded North Area District, shall be subject to the provisions of Sections 1 and 2 of this resolution. To the extent of any conflict between the minimum design requirements established by this resolution and those adopted by Resolution No. 96-403, including the exemption of Section 1 on application of minimum design requirements to new construction of single and two family dwellings to projects that are subject to design review or a special permit required, or are located within a PUD, the provisions of this resolution shall prevail.

Nothing in this resolution is intended to modify, alter or effect the provisions of Resolution No. 96-403, and its requirements for discretionary review of certain residential and non-residential projects in the Expanded North Area District and the establishment of minimum design requirements for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

\_\_\_\_\_  
MAYOR

ATTEST:

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

- 2 -

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO. \_\_\_\_\_

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

**Exhibit 1**

**New construction of single and two family dwellings in the City of Sacramento not exempt pursuant to Section 17.132.035 of Title 17 (the Zoning Code) of the City Code shall comply with the site design standards and building design standards set forth below.**

**I. Site Design Standards**

**A. Front Yard Setbacks:** Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. This requirement shall be considered satisfied if one or more of the following applies:

- a. Front yard setback is the average of the two adjacent structures.
- b. Front yard setback does not vary more than five feet from adjacent and surrounding structures. Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
- c. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

**B. Landscaping:** Front yard and corner lot street side yard landscaping shall be provided. This requirement shall be considered satisfied if the following applies:

- a. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

**C. Fencing:** New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

**1. Interior side yard/rear yard fencing:** If interior side yard or rear yard fencing is provided, it shall be one of the following:

- a. Wood fencing.
- b. Standard chain link fencing.
- c. Painted or split face concrete block, brick, or plaster finished wall.

**2. Street side yard fencing on corner lots. If fencing is greater than three feet in height, a minimum of five feet of setback is required, except as otherwise noted below. Maximum height shall be six feet, except within the front yard setback which shall allow a maximum of three feet. If street side yard fencing is provided, it shall be one of the following:**

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

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

- a. Wood fencing.
  - b. Chain link with vinyl coating with vines
  - c. Painted ornamental steel or wrought iron fence.
  - d. Painted or split face concrete block, brick, or plaster finished wall.
- 3. Front yard fencing** . If front yard fencing is provided, it shall be one of the following:
- a. Painted wood picket or split-rail fence.
  - b. Chain link with green vinyl coating with vines.
  - c. Painted ornamental steel or wrought iron fence.
  - d. Painted or split face concrete block, brick, or plaster finished wall.

## II. Building Design Standards

**A. Building Height/Roof Forms and Pitch:** Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure.

- a. Roof forms and pitches are similar to adjacent and surrounding structures.
- b. 5 in 12 pitch, or greater, provided.

**B. Street Facade:** The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view. This requirement shall be considered satisfied if all of the following apply:

- a. Entry area and "front" of structure shall be fully visible from the street.
- b. Windows provided facing the street.
- c. Decorative front door provided.

**C. Front Porch/Decorative Entry Element:** A useable front porch with a minimum foot width and depth with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete "stoop" with a minimum 4 foot width and depth with decorative columns and a decorative roof cover. This requirement shall be considered satisfied if one or more of the following applies:

- a. Front porch with decorative posts and railing provided.
- b. Decorative entry element with concrete stoop with decorative columns and decorative roof cover provided.

**D. Garages:** Except as provided below, garages shall be flush or recessed back from the face of the primary structure. A porch shall not be considered part of the primary structure. Garages flush with or recessed from the face of the primary structure shall not exceed fifty percent of the length of the street facing building facade on lots fifty two feet or greater in width. On lots less than fifty two feet wide, garages may be up

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RESOLUTION NO.: \_\_\_\_\_

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

to sixty percent of the street facing building facade. The design of the garage shall match the design of the primary structure. This requirement shall be considered satisfied if one or more of the following applies:

- a. Attached garage (flush or recessed back from the face of the primary structure) provided.
- b. Side entry garage with decorative window in side facade provided visible from street view provided.
- c. Detached garage matching the main structure design provided.
- d. No garage provided. Parking pad provided behind front setback.
- e. Garage design is not flush or recessed, but constitutes less than one third of models in a subdivision with three or more models and one of the following design features is provided: courtyard, living area over garage, front porch with an area greater than thirty six square feet.
- f. Garage design is not flush or recessed, but constitutes less than ten percent of the total units constructed in a subdivision with six or more models provided.

**E. Accessory Structures:** All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property. This requirement shall be considered satisfied if one or more of the following applies:

- a. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.

**F. Exterior Materials:** Exterior materials shall be of highest quality found on adjacent and surrounding structures, be durable and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of two feet around facades not facing the street.

**1. Siding** This requirement shall be considered satisfied if one or more of the following applies:

- a. Horizontal siding provided.
- b. Wood shingle or shake siding provided.
- c. Plaster or stucco siding and door/window trim provided.
- d. Brick as main facade material provided.
- e. Grooved, textured plywood siding one half inch thick or greater with vertical and horizontal trim around doors and windows and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a minimum of twelve inches on center shall be provided to create a board and batten appearance.
- f. Vinyl siding with dimensional trim at doors and windows provided.
- f. Metal siding, simulating materials listed above, with dimensional trim at doors and windows provided.

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RESOLUTION NO.: \_\_\_\_\_

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

**2. Roofing** This requirement shall be considered satisfied if one or more of the following applies:

- a. Laminated dimensional composition shingles with a 25 year or greater rating, with heavy ridge caps provided.
- b. Concrete or tile roofing provided.
- c. Wood shake or shingle roofing provided.
- d. Metal dimensional roofing that simulates above listed materials.

**G. Doors/Windows:** Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facing active use areas such as parks, schools, and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

**Entry doors** This requirement shall be considered satisfied if one or more of the following applies:

- a. Exterior doors with raised panel or other decorative design and decorative trim are provided.

**Garage doors** This requirement shall be considered satisfied if one or more of the following applies:

- a. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
- b. Alternative garage door that provides raised panel or other decorative design provided.

**Windows** This requirement shall be considered satisfied if one or more of the following applies:

- a. Double or single hung windows with decorative trim/sill provided.
- b. Horizontal sliding windows with grids and decorative trim/sill provided.
- c. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

**H. Mechanical Equipment:** Mechanical equipment shall not be placed on the roof where it may be visible from any street view. This requirement shall be considered satisfied if one or more of the following applies:

- a. Mechanical equipment shall be attic and/or ground mounted with screening.
- b. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.

JM/jm:M00-002c.EXH.WPD 8/13/02

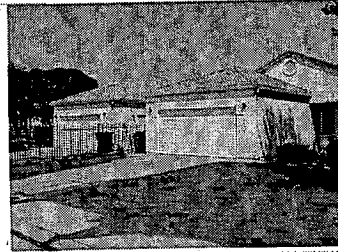
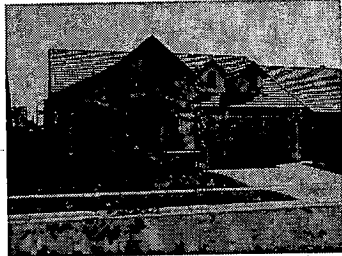
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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

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

## Citywide Single Family Design Standards



City Council  
October 8, 2002

## Citywide Single Family Design Standards

### **BACKGROUND**

- ◆ Requested by Council September 7, 2000
- ◆ 1<sup>st</sup> Commission Hearing February 28, 2002
- ◆ 2<sup>nd</sup> Commission Hearing July 25, 2002
- ◆ Subcommittee Review
- ◆ 3<sup>rd</sup> Commission Hearing August 22, 2002

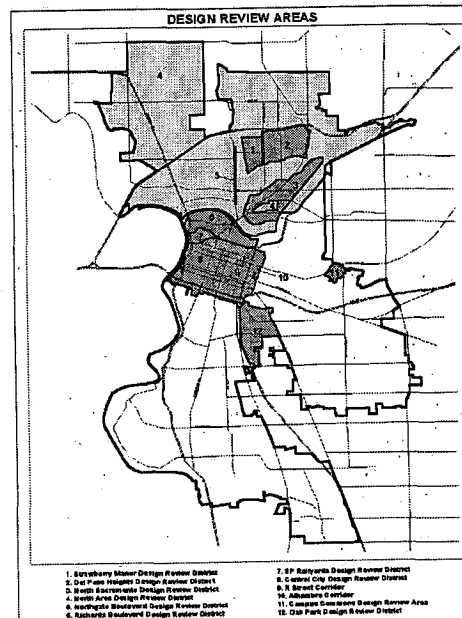
## Citywide Single Family Design Standards

### TIMELINE

◆ Industry/Community Meeting	2/21/02
◆ Planning Commission #1	2/28/02
◆ Design Review Board Meeting	3/6/02
◆ Subcommittee Meeting #1	3/26/02
◆ Subcommittee Meeting #2	5/14/02
◆ Planning Commission #2	7/25/02
◆ Subcommittee Meeting #3	8/6/02
◆ Subcommittee Meeting #4	8/12/02
◆ Planning Commission #3	8/22/02
◆ City Council Hearing	10/8/02

## Citywide Single Family Design Standards

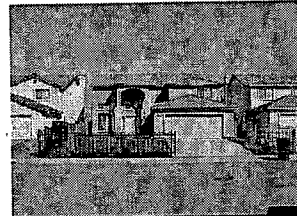
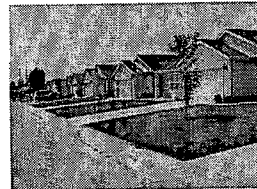
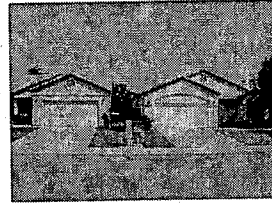
- ◆ **Similar to Expanded North Area Design Review District**
- ◆ **Applies to all new single family projects where no review currently exists.**



## Citywide Single Family Design Standards

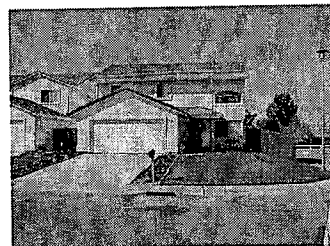
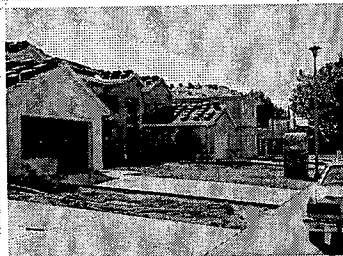
### PURPOSE

- ◆ Provide design guidance where none currently exists
- ◆ Identify minimum design standards
- ◆ Not intended to provide a higher level of design review



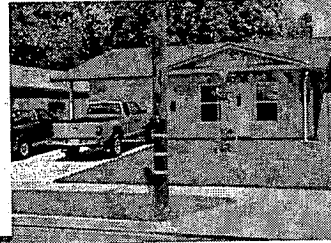
## Citywide Single Family Design Standards

### Recent Subdivision Development



## Citywide Single Family Design Standards

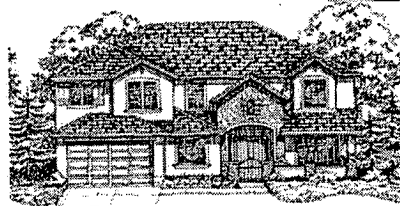
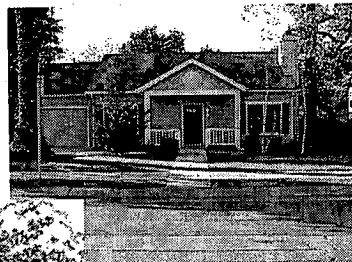
### Recent Infill Development



## Citywide Single Family Design Standards

### SITE DESIGN STANDARDS

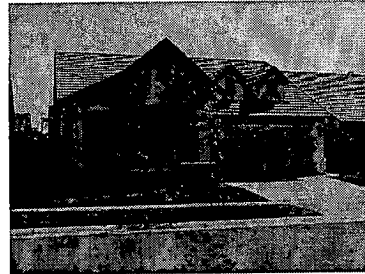
- ◆ Setbacks
- ◆ Landscaping
- ◆ Fencing



## Citywide Single Family Design Standards

### **BUILDING DESIGN STANDARDS**

- ◆ Building Height/Roof Forms and Pitch
- ◆ Street Facade
- ◆ Front Porch/Entry
- ◆ Garages
- ◆ Accessory Structures
- ◆ Exterior Materials
- ◆ Doors and Windows
- ◆ Mechanical Equipment



## Citywide Single Family Design Standards

### **SUBCOMMITTEE RECOMMENDATIONS**

- ◆ Increase in design options included in the proposed checklist
- ◆ Modify the 60% garage width allowance
- ◆ Provide a 1/3 garage design deviation allowance
- ◆ Need overriding statement to "Achieve quality design..."

## Citywide Single Family Design Standards

- ◆ **Increase in design options included in the proposed checklist.**

**Provide a wider range of standards and materials options to allow for a greater variety of design.**

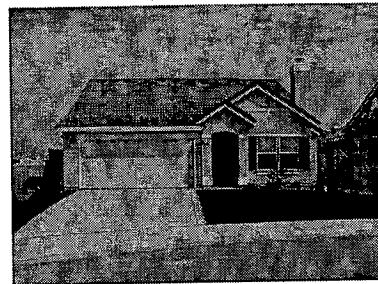
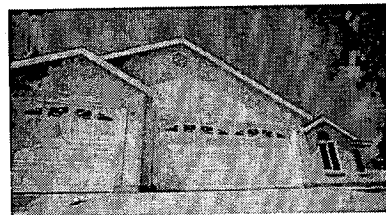


## Citywide Single Family Design Standards

- ◆ **Modify the 60% garage width allowance.**

**Reduce the garage width to 50% for standard lots**

**Allow 60% maximum width for houses on lots less than 52 feet wide.**



## Citywide Single Family Design Standards

- ◆ **Provide a 1/3 garage design deviation allowance**

Requires mitigation measures such as large front porches, courtyards or living space above the garage

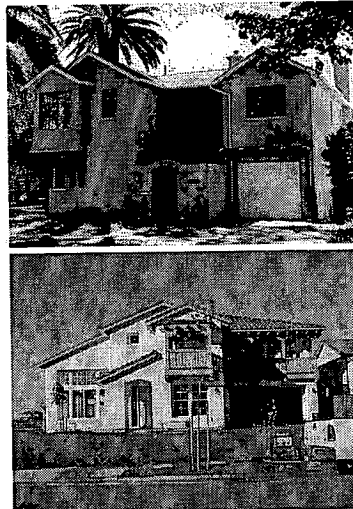
Additionally, allow up to 10% of homes to deviate from the garage setback standard where six or more models are provided.



## Citywide Single Family Design Standards

- ◆ **Need overriding statement to "Achieve quality design..."**

Add QUALITY design and materials as a goal in the checklist introduction



## Citywide Single Family Design Standards

### **OTHER RECOMMENDED MODIFICATIONS**

- ◆ Require 2 foot wrap of front siding;
- ◆ Add "All windows shall have integral paint color or shall be wood paint grade";
- ◆ Provide for alternative door design;
- ◆ Require "non slab" door;
- ◆ Strike "facing the street" with regards to doorways to allow for 90 degree door.

## Citywide Single Family Design Standards

### **ADDITIONAL POLICY RECOMMENDATIONS**

- ◆ Street Design
- ◆ Setbacks
- ◆ Lot Configuration
- ◆ Lot Coverage
- ◆ Timing of Review
- ◆ Fencing

## Citywide Single Family Design Standards

### **CALIFORNIANS FOR INDEPENDENT LIVING RECOMMENDATION**

#### **“No Step Requirement”**

#### **Implementation Options:**

- ◆ **Checklist**
- ◆ **Single Family Design Principles**
- ◆ **State Legislation (AB2787)**

## Citywide Single Family Design Standards

### **STAFF RECOMMENDATION**

- **Addendum to a previously approved Negative Declaration;**
- **An Ordinance amending adding section 17.132.035 to title 17 of the city code, pertaining to minimum design requirements; and**
- **A Resolution establishing minimum design requirements for new one and two family residential development projects pursuant to section 17.132.035 and ordinance no. 96-007.**

## Citywide Single Family Design Standards

### **STAFF ISSUES/OPTIONS**

- **Convert an existing, but unfilled (frozen) planning position to provide design review assistance.**
- **Adopt the ordinance, but don't implement it until we have funding for staffing.**
- **Adopt the ordinance and add to the existing staffing workload.**
- **Increase design review fees to fund an additional position.**

## Citywide Single Family Design Standards

### **Contact Information:**

Jim McDonald, AICP

1231 I Street, Room 300

Sacramento, CA 95814

(916)264-5723

[Jmcdonald@cityofsacramento.org](mailto:Jmcdonald@cityofsacramento.org)

Information as researched by Amor Taylor, at request of city council member Dave Jones and Mayor Fargo.

Met with Bruce Houdeshelt-Thurs. September 26 at CFILC offices.

Confirmed with Beverly Fitz Brown, SHRA that several years ago when this issue was brought up that houses built on flood plains were problematic and that is not the case now.

**Cost of retrofitting and building costs:**

Source: Carl Hammer of Rebuilding Together, does Home Modifications in Sacramento:455-1880.

- 1. Ramp \$100.00-1500.00 varies depending on how many steps needing to be ramped. (Length and materials)
- 2. Widening a doorway:  
 \$750.00 and up. This entails 3 hours labor costs.  
 Hide away hinges: \$20 a pair  
 Per Carl standard door widths range from 28-30"  
 32" works but 36: is ideal.

Source: Scott Myers, President Del Valle Homes, Builder Modesto area. Cell# (925) 963-0600.

- 3. Hallway: \$7,000-\$10,000 on 1500 sq.foot home, making all hallways 1ft. wider. Average estimate includes: Engineering, permit, demolition and remodel costs.
- 4. Ramp: \$1000.00

Scott Myers who builds entry- level homes, has a cost on average of \$45-\$50 per square foot.

Eric Tolles, Irvine City Manager, (949) 724-6453, \$80.00 per square foot.

### **In Comparison to including at the building stage**

When built into the design plan costs are much less expensive.  
Labor is already on sight.

### **Source: Carl Hammer**

The cost of 1 step on average is \$300.00. For the same price you can integrate a no step-entrance.

Amor:

Point to consider, many new homes are already integrating wider hallways into the design plan at no additional cost.

No-step entrances and wider hallways are very easily accomplished as is access to the first floor bathroom when included at the design stage.



3.1  
2.11

PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 10/8/02

September 17, 2002

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

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:** M00-002 Citywide Single Family Design Standards
- A. Addendum to a previously approved Negative Declaration;
  - B. An Ordinance amending adding section 17.132.035 to title 17 of the city code, pertaining to minimum design requirements; and
  - C. A Resolution establishing minimum design requirements for new one and two family residential development projects pursuant to section 17.132.035 and ordinance no. 96-007.

**LOCATION AND COUNCIL DISTRICT:** Citywide - All districts

**RECOMMENDATION:** It is recommended that the item be passed for publication of title and continued October 8, 2002.

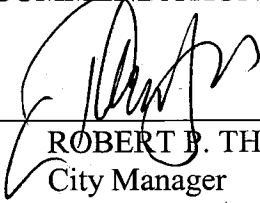
**CONTACT PERSON:** Jim McDonald, Senior Planner, 264-5723

**FOR COUNCIL MEETING OF:** October 1, 2002

**BACKGROUND INFORMATION:**

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32. Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

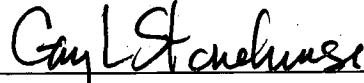
RECOMMENDATION APPROVED:



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ROBERT P. THOMAS  
City Manager

Respectfully submitted,



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GARY L. STONEHOUSE  
Planning Director

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

AN ORDINANCE ADDING SECTION 17.132.035 TO TITLE 17 OF THE CITY CODE, PERTAINING TO MINIMUM DESIGN REQUIREMENTS

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

Section 1

Section 17.132.035 is added to Title 17 of the City Code to read as follows:

**Section 17.132.035      Minimum Design Requirements**

A. In addition to establishing design review districts and design review guidelines plans pursuant to Section 17.132.030 above, the Council may establish minimum design requirements applicable to development projects of a specified size, type, or location; provided that the minimum design requirements shall not apply to projects that are subject to discretionary design review pursuant to this chapter, to projects for which a special permit is required under this Code or to projects that are within a PUD. Minimum design requirements shall be adopted by resolution and shall be enacted in the same manner as a design guidelines plan is enacted pursuant to Section 17.132.030 above. Design requirements established pursuant to this section shall be mandatory in nature; and the review for consistency with the adopted design requirements and approval shall be ministerial and non-discretionary in nature.

FOR CITY CLERK USE ONLY

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

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

- B. A development project subject to minimum design requirements adopted pursuant to this Section shall comply with the applicable minimum design requirements, and no building permit shall be issued for a project that is not consistent with the minimum design requirements; provided that an applicant may seek to deviate from one or more minimum design requirements by filing an application for discretionary design review. An application to deviate from one or more minimum design requirements for a project which is subject to minimum design requirements pursuant to a resolution adopted in accordance with this section shall be subject to discretionary design review pursuant to this chapter as if it were a project located within a design review district and it shall be developed pursuant to the design approved during the discretionary design review process. Nothing in this provision is intended to permit a project otherwise subject to discretionary design review pursuant to any other provision of this Code Ordinance or other applicable City law or regulation to proceed without having undergone such discretionary design review.
- C. An applicant for a development project who disagrees with an interpretation and application of an applicable minimum design requirement established pursuant to this section may request review of that interpretation by the Planning Director by filing a written request for review with the Planning Director. The Planning Director shall review the matter and render his or her decision on the request within a reasonable period of time. No hearing shall be required, and the decision of the Planning Director shall be final.

**Section 2**

The establishment of minimum design requirements is currently authorized by uncodified City Ordinance No. 96-007. The primary purpose, intent and effect of Section 1 of this ordinance is to codify the minimum design requirements process in Title 17 (the Zoning Code) of the City Code. The provisions of this ordinance shall supercede Ordinance No. 96-007. Minimum design requirements established by resolutions adopted pursuant to Ordinance No. 96-007 shall continue in existence and shall be in full force and effect.

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

**Section 3**

A resolution establishing minimum design requirements for new construction of single and two family residential dwellings has been processed concurrently with this ordinance, and in the manner specified in Section 1 of this ordinance as well as in the manner specified in uncodified Ordinance No. 96-007. It is the intent of the Council that this resolution, and the minimum design requirements it establishes, shall take effect upon the effective date of this Ordinance.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

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

I:\real\ordinances\min design review ord 018602

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

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

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

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**A RESOLUTION ESTABLISHING MINIMUM DESIGN REQUIREMENTS FOR NEW ONE AND TWO FAMILY RESIDENTIAL DEVELOPMENT PROJECTS PURSUANT TO SECTION 17.132.035 AND ORDINANCE NO. 96-007**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. Pursuant to Section 17.132.035 of the City Code, all new construction of one and two family dwellings in the City of Sacramento shall be subject to the minimum design standards set forth in Attachment 1 to this Resolution; provided that, pursuant to Section 17.132.035, the minimum design standards shall not apply to projects that are subject to discretionary design review pursuant to Chapter 17.132 of the City Code, this chapter, to projects for which a special permit is required under Title 17 of the City Code, or to projects that are within a Planned Unit Development (PUD) and governed by the provisions of Chapter 17.180 of the City Code.
2. The minimum design standards set forth in Exhibit 1 are adopted and approved and incorporated by reference as if set forth fully herein. Pursuant to Section 17.132.035 of the City Code, projects subject to the minimum design standards pursuant to Section 1 above shall comply with these minimum design standards or be subject to the design review requirements of Chapter 17.132.
3. On July 30, 1996, the City Council adopted Resolution No. 96-403, which established the Expanded North Area Design Review District ("Expanded North Area District"), established requirements for discretionary design review pursuant to this chapter for certain types of residential and non-residential projects, and established minimum design requirements for new construction of one and two family dwellings within the Expanded North Area District and also minimum design standards for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

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

New construction of single and two family dwellings in the City of Sacramento, including projects located within the Expanded North Area District, shall be subject to the provisions of Sections 1 and 2 of this resolution. To the extent of any conflict between the minimum design requirements established by this resolution and those adopted by Resolution No. 96-403, including the exemption of Section 1 on application of minimum design requirements to new construction of single and two family dwellings to projects that are subject to design review or a special permit required, or are located within a PUD, the provisions of this resolution shall prevail.

Nothing in this resolution is intended to modify, alter or effect the provisions of Resolution No. 96-403, and its requirements for discretionary review of certain residential and non-residential projects in the Expanded North Area District and the establishment of minimum design requirements for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

\_\_\_\_\_  
MAYOR

ATTEST:

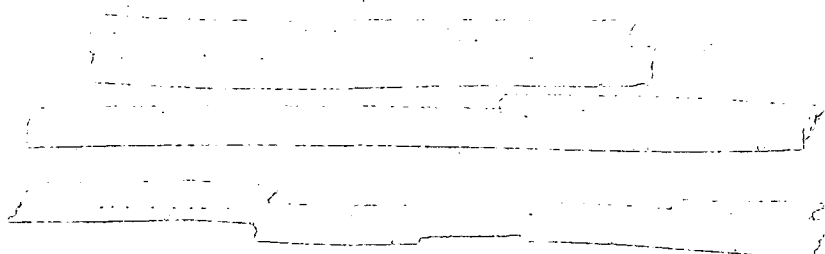
\_\_\_\_\_  
CITY CLERK

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



**Exhibit 1**

**New construction of single and two family dwellings in the City fo Sacramento not exempt pursuant to Section 17.132.035 of Title 17 (the Zoning Code) of the City Code shall comply with the site design standards and building design standards set forth below.**

**I. Site Design Standards**

**A. Front Yard Setbacks:** Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. This requirement shall be considered satisfied if one or more of the following applies:

- a. Front yard setback is the average of the two adjacent structures.
- b. Front yard setback does not vary more than five feet from adjacent and surrounding structures. Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
- c. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

**B. Landscaping:** Front yard and corner lot street side yard landscaping shall be provided. This requirement shall be considered satisfied if the following applies:

- a. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

**C. Fencing:** New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

**1. Interior side yard/rear yard fencing:** If interior side yard or rear yard fencing is provided, it shall be one of the following:

- a. Wood fencing.
- b. Standard chain link fencing.
- c. Painted or split face concrete block, brick, or plaster finished wall.

**2. Street side yard fencing on corner lots. If fencing is greater than three feet in height, a minimum of five feet of setback is required, except as otherwise noted below. Maximum height shall be six feet, except within the front yard setback which shall allow a maximum of three feet.** If street side yard fencing is provided, it shall be one of the following:

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- a. Wood fencing.
  - b. Chain link with vinyl coating with vines
  - c. Painted ornamental steel or wrought iron fence.
  - d. Painted or split face concrete block, brick, or plaster finished wall.
- 3. Front yard fencing .** If front yard fencing is provided, it shall be one of the following:
- a. Painted wood picket or split-rail fence.
  - b. Chain link with green vinyl coating with vines.
  - c. Painted ornamental steel or wrought iron fence.
  - d. Painted or split face concrete block, brick, or plaster finished wall.

**II. Building Design Standards**

**A. Building Height/Roof Forms and Pitch:** Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure.

- a. Roof forms and pitches are similar to adjacent and surrounding structures.
- b. 5 in 12 pitch, or greater, provided.

**B. Street Facade:** The “front” of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view. This requirement shall be considered satisfied if all of the following apply:

- a. Entry area and "front" of structure shall be fully visible from the street.
- b. Windows provided facing the street.
- c. Decorative front door provided.

**C. Front Porch/Decorative Entry Element:** A useable front porch with a minimum foot width and depth with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete “stoop” with a minimum 4 foot width and depth with decorative columns and a decorative roof cover. This requirement shall be considered satisfied if one or more of the following applies:

- a. Front porch with decorative posts and railing provided.
- b. Decorative entry element with concrete stoop with decorative columns and decorative roof cover provided.

**D. Garages:** Except as provided below, garages shall be flush or recessed back from the face of the primary structure. A porch shall not be considered part of the primary structure. Garages flush with or recessed from the face of the primary structure shall not exceed fifty percent of the length of the street facing building facade on lots fifty two feet or greater in width. On lots less than fifty two feet wide, garages may be up

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to sixty percent of the street facing building facade. The design of the garage shall match the design of the primary structure. This requirement shall be considered satisfied if one or more of the following applies:

- a. Attached garage (flush or recessed back from the face of the primary structure) provided.
- b. Side entry garage with decorative window in side facade provided visible from street view provided.
- c. Detached garage matching the main structure design provided.
- d. No garage provided. Parking pad provided behind front setback.
- e. Garage design is not flush or recessed, but constitutes less than one third of models in a subdivision with three or more models and one of the following design features is provided: courtyard, living area over garage, front porch with an area greater than thirty six square feet.
- f. Garage design is not flush or recessed, but constitutes less than ten percent of the total units constructed in a subdivision with six or more models provided.

**E. Accessory Structures:** All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property. This requirement shall be considered satisfied if one or more of the following applies:

- a. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.

**F. Exterior Materials:** Exterior materials shall be of highest quality found on adjacent and surrounding structures, be durable and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of two feet around facades not facing the street.

**1. Siding** This requirement shall be considered satisfied if one or more of the following applies:

- a. Horizontal siding provided.
- b. Wood shingle or shake siding provided.
- c. Plaster or stucco siding and door/window trim provided.
- d. Brick as main facade material provided.
- e. Grooved, textured plywood siding one half inch thick or greater with vertical and horizontal trim around doors and windows and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a minimum of twelve inches on center shall be provided to create a board and batten appearance.
- f. Vinyl siding with dimensional trim at doors and windows provided.
- f. Metal siding, simulating materials listed above, with dimensional trim at doors and windows provided.

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**2. Roofing** This requirement shall be considered satisfied if one or more of the following applies:

- a. Laminated dimensional composition shingles with a 25 year or greater rating, with heavy ridge caps provided.
- b. Concrete or tile roofing provided.
- c. Wood shake or shingle roofing provided.
- d. Metal dimensional roofing that simulates above listed materials.

**G. Doors/Windows:** Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facting active use areas such as parks, schools, and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

**Entry doors** This requirement shall be considered satisfied if one or more of the following applies:

- a. Exterior doors with raised panel or other decorative design and decorative trim are provided.

**Garage doors** This requirement shall be considered satisfied if one or more of the following applies:

- a. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
- b. Alternative garage door that provides raised panel or other decorative design provided.

**Windows** This requirement shall be considered satisfied if one or more of the following applies:

- a. Double or single hung windows with decorative trim/sill provided.
- b. Horizontal sliding windows with grids and decorative trim/sill provided.
- c. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

**H. Mechanical Equipment:** Mechanical equipment shall not be placed on the roof where it may be visible from any street view. This requirement shall be considered satisfied if one or more of the following applies:

- a. Mechanical equipment shall be attic and/or ground mounted with screening.
- b. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.

JM/jm:M00-002c.EXH.WPD 8/13/02

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RESOLUTION NO.: \_\_\_\_\_

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