

ORDINANCE NO. 2016-0041

Adopted by the Sacramento City Council

September 27, 2016

AN ORDINANCE AMENDING SECTIONS 17.420.010 AND 17.420.020 OF THE SACRAMENTO CITY CODE, RELATING TO THE ALHAMBRA CORRIDOR SPECIAL PLANNING DISTRICT

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

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

Section 17.420.010 of the Sacramento City Code is amended to read as follows:

17.420.010 Purpose and intent.

The Alhambra Corridor special planning district (SPD) generally consists of properties located between 29th and 34th streets from the Southern Pacific railroad mainline levee to the W/X Freeway. The specific district boundaries are identified on the map in Exhibit A. This district includes a number of different neighborhoods and is intended to assist in the preservation of the neighborhood scale and character, along with providing additional housing opportunities in the area. The goals of the Alhambra Corridor SPD are to:

- A. Maintain and improve the character, quality, and vitality of individual neighborhoods;
- B. Maintain the diverse character and housing opportunities provided in these urban neighborhoods; and
- C. Provide the opportunity for a balanced mixture of uses in neighborhoods adjacent to transit facilities and transportation corridors.

Exhibit A



SECTION 3.

Section 17.420.020 of the Sacramento City Code is amended to read as follows:

17.420.020 Alhambra Corridor special regulations and restrictions.

- A. Development within the Alhambra Corridor SPD is subject to the regulations and development standards of this chapter, in addition to the other regulations of this title. The provisions of this chapter prevail over any conflicting provisions of this title.
- B. Residential preservation transition buffer zone.
 - 1. Height limit. Except as provided in subsections B.2 and B.3, development located within 300 feet of a residential zone (measured from the street centerline) shall not exceed 35 feet in height. This restriction is intended to establish a residential preservation transition buffer zone to protect residential neighborhoods from visual intrusion by new development that is out of scale with the adjacent residential neighborhood.
 - 2. Conditional use permit. The planning and design commission may approve a conditional use permit allowing additional height, provided that the height may not exceed the limits established by the applicable base zoning chapter. To approve the conditional use permit, the planning and design commission must find that the development will not be out of scale with the adjacent residential neighborhood. An example where the intent of the buffer zone is maintained while allowing additional height is a development incorporating design features or step-backs that reduce the walled effect on adjacent smaller-scaled residential development.
 - 3. Excluded development. Development located within the area bounded by J Street to the north, Alhambra Boulevard to the east, N Street to the south, and 30th Street to the west is exempt from the requirements of subsection B.1.
- C. Restricted limited commercial. Property zoned C-1 and located between Granada Way and Folsom Boulevard on the east side of 32nd Street is subject to the following additional provisions:
 - 1. The total building square footage of any structure in the C-1 zone shall not exceed 6,400 square feet, except that the planning and design commission may issue a conditional use permit to exceed 6,400 square feet, subject to a finding that the proposed building scale is compatible with adjacent residential development.

2. Height. The maximum height for this zone is 35 feet.

D. Drive-through services. Drive-through services are prohibited for parcels that abut Alhambra Boulevard and are located in the Alhambra Corridor SPD. This prohibition includes both drive-through services for restaurants and as an accessory use.

Adopted by the City of Sacramento City Council on September 27, 2016, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, and Mayor Johnson

Noes: None

Abstain: None

Absent: Member Warren

Attest:

Shirley Concolino

Digitally signed by Shirley Concolino
DN: cn=Shirley Concolino, o=City of Sacramento, ou=City
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Shirley Concolino, City Clerk

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