

City of Sacramento

Legislation Text

File #: 2019-00746, **Version:** 1

Title:

(Pass for Publication) Citywide Design Guidelines: Ordinance and Resolution

File ID: 2019-00746

Location: Citywide

Recommendation:

1) Review the Environmental Determination: Subsequent project within the scope of the Master Environmental Impact Report for the 2035 General Plan; the project will not have any project-specific additional significant environmental effects not previously examined in the Master EIR and no new mitigation measures or alternatives are required (per Public Resources Code 21157.1 and CEQA Guidelines 15177; 2) review an Ordinance amending sections 17.600.100, 17.600.105, 17.600.110, and 17.600.125 of the Sacramento City Code, Relating to Applicable Design Guidelines and Development Standards for Single-Unit and Duplex Dwellings, Multi-Unit Dwellings, and Commercial Design; 3) review a Resolution rescinding resolutions 2000-523, 2000-487, and 2003-773, relating to citywide design principles, and adopting citywide design guidelines for single-unit and duplex dwellings, multi-unit dwellings, and commercial development; and 4) pass for publication the ordinance title under City Charter section 32(c), for consideration on June 4, 2019.

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Attachments:

- 01-Description/Analysis
- 02-List of Changes from Design Principles Documents
- 03-Ordinance (Design Guidelines) - Redline
- 04-Ordinance (Design Guidelines) - Clean
- 05-Neighborhood Commercial Corridor Design Principles (2003)
- 06-Multi-Family Residential Design Principles (2000)
- 07-Single Family Residential Design Principles (1998)
- 08-Design Review Districts Overall Map
- 09-Resolution

10-Exhibit A: Citywide Commercial Design Guidelines

11-Exhibit B: Citywide Multi-Unit Dwelling Design Guidelines

12-Exhibit C: Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines

Description/Analysis

Issue Detail: Staff is proposing a refresh of the Single-Family Residential Design Principles, Multi-Family Residential Design Principles, and the Neighborhood Commercial Corridor Design Principles to update graphics and pictures in the documents, and to ensure their format better aligns with more current examples of Citywide Design Guidelines. In addition to refreshing the format and graphics, new sections related to Crime Prevention Through Environmental Design (CPTED), tiny homes, and mixed-use development have been added to reflect issues not covered in the existing Design Principles.

The original Design Principles documents were approved from 1998 to 2003, with the goal of providing design assistance to ensure functional, attractive, and sustainable neighborhoods, and to give a general idea of basic design principles expected by the City. These documents can be found in Attachments 5-7. In the past 10 years, Design Review areas such as the Central City, Del Paso Heights, and Oak Park have received updates to their Design Guidelines. Attachment 8 is a map of Design Review Districts.

Staff is also proposing an Ordinance amending Title 17, which will update the names of the proposed design documents (change from principles to guidelines), remove outdated references to the old design principles (while also authorizing the new design guidelines to be updated by resolution in the future), and removing the subject of bulk control from the city code. Staff has moved bulk control into the new design guidelines. Addressing this topic in the guidelines as opposed to utilizing a rigid development standard will provide staff with flexibility to approve designs that are compatible with existing neighborhoods and do not negatively impact adjacent properties, despite that the project might not meet the old numerical standards.

Policy Considerations: The updated Design Guidelines are consistent with the City's goals and policies established in the 2035 General Plan, including:

Land Use (LU) 2.1.1 Neighborhoods as a Basic Unit. Recognizing that Sacramento's neighborhoods are the basic living environments that make-up the city's urban fabric, the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity, and livability from the downtown core to well integrated new growth areas.

LU 2.7.1 Development Regulations. The City shall promote design excellence by ensuring City development regulations clearly express intended rather than prohibited outcomes and reinforce rather than inhibit quality design.

LU 2.7.2 Design Review. The City shall require design review that focuses on achieving appropriate form and function for new and redevelopment projects to promote creativity, innovation, and design quality.

LU 2.7.4 Public Safety and Community Design. The City shall promote design of neighborhoods, centers, streets, and public spaces that enhances public safety and discourages crime by providing street-fronting uses (“eyes on the street”), adequate lighting and sight lines, and features that cultivate a sense of community ownership.

LU 6.1.12 Compatibility with Adjoining Uses. The City shall ensure that the introduction of higher density mixed-use development along major arterial corridors is compatible with adjacent land uses, particularly residential uses, by requiring such features as:

- buildings setback from rear or side yard property lines adjoining single-family residential uses;
- building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to protect privacy and solar access;
- landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas, to the degree feasible; and
- lighting shielded and directed downward to minimize impacts on adjacent residential uses.

ER 7.1.3: Lighting. The City shall minimize obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary, and requiring light for development to be directed downward to minimize spill-over onto adjacent properties and reduce vertical glare.

Economic Impacts: Enhanced neighborhood and commercial corridor design, including public safety considerations, can have positive economic impacts by improving the desirability of the area and increasing economic activity.

Environmental Considerations: Staff has reviewed the Citywide Design Guidelines for consistency with the 2035 General Plan, and has determined that, like the existing design regulations, the proposed ordinance will be consistent with the overall objectives of the general plan as well as specific general plan goals and policies. Environmental Planning Services prepared an initial study, which concludes the project (the resolution and ordinance) is a subsequent project within the scope of the Master Environmental Impact Report for the 2035 General Plan and will not have any project-specific additional significant environmental effects not previously examined in the Master EIR and no new mitigation measures or alternatives are required. The initial study may be viewed at

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>>. The study was posted March 28, 2019 through April 27, 2019 as required by the CEQA Guidelines. No comments were received.

The project will clarify and provide guidance to developers and City staff regarding the standards for urban development, consistent with the 2035 General Plan. The initial study concludes the project will not create a new source of light or glare or substantially interfere with an important existing scenic resource or substantially degrade the view of an important existing scenic resource. Further, the project will not conflict with zoning or other regulations governing scenic quality.

Sustainability: The proposed ordinance is consistent with the City's sustainability goals by the inclusion of principles that promote the development of enduring and sustainable neighborhoods.

Commission/Committee Action: On April 25, 2019, the Planning and Design Commission held a public hearing and recommended approval. On May 14, 2019, the Law and Legislation Committee reviewed and commented on the ordinance and resolution.

Rationale for Recommendation: City staff will comprehensively update all design guidelines following the 2040 General Plan Update process to ensure a baseline standard of quality throughout the City of Sacramento. The proposed ordinance and resolution is an interim measure to improve upon the previous design principles until staff resources are available for a complete update. City staff met with the American Institute of Architects (AIA) on multiple occasions to discuss the proposed Design Guidelines and have incorporated feedback throughout the documents. Staff is recommending an update to the Design Principles (into Citywide Design Guidelines) by updating graphics and pictures in the documents to ensure their format better aligns with more current examples of Citywide Design Guidelines. Crime Prevention Through Environmental Design (CPTED) has been added to all three documents, reflecting current best practices. The Citywide Commercial Design Guidelines will apply citywide instead of only to commercial corridors. The Multi-Unit Dwelling Design Guidelines have been expanded from two to nine sections and now address mixed-use development. The Single-Unit Dwelling and Duplex Dwelling Design Guidelines now include duplexes, manufactured homes, secondary dwelling units, and tiny houses. The proposed Ordinance and Resolution changes will allow all City Design Guidelines to be more easily updated.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.