

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01019

8/13/2026

2026 Title 17 Omnibus Ordinance: An Ordinance Amending Various Provisions of the Sacramento City Code Relating to Planning and Development (M26-015) [Published 07/24/2026]

File ID: 2026-01019

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion:** 1) determining the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15060(c)(3), 15061(b)(3), and 15378(b)(5); and 2) recommending City Council adopt an Ordinance amending various portions of the Sacramento City Code related to planning and development.

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Presenter: Anna Tolle, Associate Planner, (916) 808-5261, atolle@cityofsacramento.org, Community Development Department

Applicant: Not applicable

Property Owner: Not applicable

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Ordinance (Redline)
- 4-Ordinance (Clean)
- 5-Staff Presentation

Description/Analysis

Issue Detail: Staff has prepared an omnibus ordinance that includes various amendments to Title 17 (Planning & Development) of the City Code. An omnibus ordinance is an ordinance that covers a variety of topics in a single legislative document. Title 17 is the primary means by which the City's

land use policies are implemented. Pursuant to Section 17.916.010, all amendments to Title 17 require review by the Planning & Design Commission prior to City Council consideration. When reviewing proposed amendments, the Commission is to consider two findings:

1. As amended, this title 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 amendment promotes the public health, safety, convenience, and welfare of the City.

The proposed amendments fall into three categories:

1. State Law Consistency: These amendments respond to planning and zoning laws passed during the 2025 State legislative session.
2. Streamlining: These amendments refine existing regulations without establishing a fundamental new policy.
3. Administrative Cleanup: These amendments correct typographical errors.

A detailed explanation of the proposed amendments is provided in the Background section of this report (Attachment 2).

Public/Neighborhood Outreach and Comments: In accordance with City Code section 17.812.030, a notice of public hearing for this item was published in the Sacramento Bulletin, a newspaper of general circulation used for public notices, on July 24, 2026.

Policy Considerations: The proposed ordinance seeks to make changes that result in a code that is accurate (e.g. no typographical errors), consistent with State law, and that refines the implementation of certain policies in a manner consistent with the General Plan.

Staff's analysis of the amendments' ability to advance the following 2040 General Plan goals and policies is as follows:

Land Use Element

Goal LU-1: A compact urban footprint and sustainable development pattern with infrastructure that supports efficient delivery of public services while protecting surrounding open space lands

Goal LU-2: Balanced and connected community with thriving neighborhoods and centers and development intensities linked to transit.

Goal LU-3: Flexible development standards to promote revitalization in corridors and centers.

Staff Analysis: Orderly and well-planned development cannot be easily achieved without accurate and clear regulations. The ordinance provides for clearer regulations, accurate code text, consistency with new state laws, and streamlining of existing rules to better implement existing policies. In doing

so, the ordinance helps staff and code users maintain focus on achieving the policy goal rather than being distracted by questions about inaccuracies, inconsistencies with state law, or cumbersome processes that achieve the same goal with more effort or cost.

Housing Element

Policy H-2.3.2 Streamlined Application and Building Process: The city shall continue to facilitate interdepartmental review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all development types.

Policy H-2.3.5 Clear Development Standards and Approval Procedures: The city shall maintain and administer clear development standards, and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters.

Staff Analysis: For the same reasons stated in the Land Use Element analysis above, the ordinance also advances Policy H-2.3.2. On the topic of housing, the ordinance includes important clarifications (e.g. accessory dwelling units, state density bonus law), incorporates new State laws (e.g. Assembly Bill 507), and makes streamlining changes to further Policy H-2.3.5.

Economic Impacts: Not applicable.

Environmental Considerations: The proposed ordinance is exempt from CEQA pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(3), 15061(b)(3), and 15378(b)(5). The ordinance consists of amendments to title 17 to conform to existing state laws, streamline the development process, and fix typographical errors. None of these amendments will result in direct or indirect physical changes in the environment. Further, it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment. As such, the ordinance is exempt from CEQA review. Additionally, pursuant to Government Code section 65658.3(b), the portion of the ordinance specific to Assembly Bill 507 (Haney, 2025) is not considered a project under California Environmental Quality Act.

Sustainability: Not applicable.

Commission/Committee Action: The following actions were taken to initiate the proposed amendments to Title 17 of the City Code:

- On October 22, 2024, the City Council initiated, pursuant to City Code section 17.400.030, amendments to the Broadway-Stockton Special Planning District.
- On April 22, 2026, the Planning Director initiated, pursuant to City Code section 17.916.010.A, the amendments included within the proposed ordinance.

After the Planning & Design Commission's review of the ordinance, it will next be considered by the Law & Legislation Committee before proceeding to City Council.

Rationale for Recommendation: Staff recommend the Planning & Design Commission pass a motion forwarding an approval recommendation to the City Council. The amendments contained in the ordinance help ensure Title 17 of the City Code remains consistent with state law and is implemented in a streamlined manner, free of errors. Lastly, as noted above, the amendments also support several General Plan policies.

Financial Considerations: Not applicable.

Introduction

This attachment provides a summary for each amendment proposed in the omnibus ordinance. The amendments are categorized as follows:

- 1) State law consistency. These amendments are necessary to align Title 17 (Planning and Development Code) with state planning and zoning laws passed during the 2025 legislative session.
- 2) Streamlining. These amendments refine existing regulations without establishing new policy.
- 3) Administrative cleanup. These amendments correct typographical errors.

Within each category, the following information is provided:

- Topic: State law or city code section the ordinance amendments respond to.
- Ordinance section number(s): to locate and review the text within the ordinance.
- Title 17 section number(s): to identify the specific section(s) being amended.
- Issue statement: to explain why an amendment is proposed.
- Amendment summary: to explain the proposed amendment.
- Rationale: to provide the reasoning behind specific amendment(s) proposed.

Amendment Category: State Law Consistency

Topic: Accessory dwelling units and junior accessory dwelling units

Ordinance: Section 23

Title 17: Section [17.228.105](#)

Issue: [SB 543](#) became effective January 1, 2026. This bill makes numerous technical, clarifying, and organizational changes to existing accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) state laws. Some of these changes concern zoning or development standards applicable to either state or local ADUs & JADUs.

[AB 1154](#) became effective January 1, 2026. This bill makes two notable changes to existing junior accessory dwelling unit (JADU) law by: 1) removing the owner-occupancy requirement unless the JADU shares sanitation facilities with the primary dwelling, and 2) requiring JADUs approved under a local ordinance and offered for rent to be rented for a term longer than 30 days.

On January 20, 2026, the State Housing & Community Development Department responded to the City's transmittal of Ordinance 2024-0051 in accordance with Government Code Section 66326 ("HCD Letter"). The HCD Letter responded to an ordinance adopted more than one year prior. HCD alleged aspects of the City's ADU ordinance (i.e., City Code Section 17.228.105) were not compliant with State law. City staff refuted the HCD Letter's claims but, nonetheless, agreed to make specified clarifying changes concerning: (a) the total number of ADUs permitted; and (b) the applicable street side yard setback.

Amendment Summary

- Clarify the total number/combination of ADUs permitted is always three (3) State ADUs (1 detached, 1 attached, 1 Junior ADU) and, regardless of the number of State ADUs present on a lot, two (2) local ADUs are also allowed.
- Clarify the street side yard setback is four (4) feet.
- Clarify that floor area of an ADU refers to livable space as defined at Government Code Section 66313.
- Clarify that owner occupancy is only required if a JADU shares a bathroom with primary dwelling.
- Limit the rental term of any JADU to be greater than 30 days.

Rationale: Amendments responsive to SB 543 and AB 1154, as well as HCD's comment letter, are self-explanatory and ensure the City Code remains consistent with state law.

Topic: Childcare centers co-located with multi-unit dwellings: AB 752

Ordinance: Section 24

Title 17: Section [17.228.113](#)

Issue: [AB 752](#) became effective January 1, 2026. This bill makes child daycare centers a by-right land use when co-located with a multi-unit residential building of five or more units. Special use regulations for childcare centers at [17.228.113](#) conflict with this bill, as it prohibits the city from imposing restrictions or standards that do not also apply to multi-unit dwellings co-located with the center. “Child daycare center” has the same meaning as “childcare center” as defined in City Code Section 17.108.040. Also, note that AB 752 does not concern in-home childcare businesses and that no amendments are proposed for that land use classification.

Amendment Summary

- Update special use regulations governing childcare centers to include the provisions of AB 752.
- Childcare centers will be a permitted use when co-located with a multi-unit dwelling containing 5 or more multi-unit dwellings.
- When co-located with 5 or more multi-unit dwellings, development standards are limited to those required by AB 752 (i.e., those applicable to the multi-unit dwellings onsite).

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure consistency with State law.

Topic: Density bonus: AB 87

Ordinance: Sections 31 and 32

Title 17: Sections [17.704.060](#) and [17.704.070](#)

Issue: [AB 87](#) became effective January 1, 2026. This bill specifies that, if a density bonus project proposes transient lodging (i.e. hotel, motel, or B&B inn) within its scope, the city is not required to grant a waiver, concession, or incentive that would apply to the transient lodging.

Amendment Summary

- Insert new provision specifying that the city is not required to grant a waiver, concession, or incentive for transient lodging.

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure consistency with State density bonus law.

Topic: Adaptive reuse streamlining – Office to Housing Conversion Act of 2025: AB 507

Ordinance: Sections 38 and 39

Title 17: Section 17.860.025

Issue: [AB 507](#) became effective on July 1, 2026. This bill establishes a streamlines ministerial review process for an “adaptive reuse project,” defined as “the retrofitting and repurposing of an existing building to create new residential or mixed uses including office conversion projects.” AB 507 establishes an adaptive reuse project as a by-right land use in all zones, unless located in an industrial zone that does not permit residential uses. The bill’s requirements are extensive and include affordable housing and prevailing wage (for construction workers).

Amendment Summary

- Assign an Administrative Permit as the proper means of implementing AB 507’s requirement for ministerial review.
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Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure consistency with State law. An accompanying application form for AB 507 projects will be developed and published on the Community Development Department website.

Amendment Category: Streamlining

Topic: Permitted residential uses in the Shopping Center zoning district

Ordinance: Section 13

Title 17: Section [17.216.510](#)

Issue: Single-unit dwelling and duplex dwelling are conditionally permitted uses in the Shopping Center (SC) zoning district. This low-density development pattern is inconsistent with General Plan policies that envision higher-density residential development at lots with this zoning designation.

Amendment Summary

- Remove single-unit dwelling and duplex from list of conditionally permitted uses in the Shopping Center (SC) zone.

Rationale: The change is consistent with General Plan policies LUP-3.6 (minimum FAR), LUP-3.7 (minimum density), LUP-5.3 (mixed-use neighborhood centers), and implementing action LUP-A.10 (planning & development code update) to encourage higher-density residential development in the SC zone. Multi-unit dwellings remain a land use permitted by right in the SC zone.

Topic: Site Plan & Design Review: Exemptions for Demolition

Ordinance: Section 36

Title 17: Section [17.808.160](#)

Issue: Site Plan & Design Review is a permit required citywide for all physical development activities, including subdivisions and demolition of structures. All development requires this permit unless exempted.

At present, the Site Plan & Design Review exemption for demolition is limited to residential accessory structures (e.g., detached garage, shed) less than 50 years old. This frequently adds unnecessary time to the permitting process for a common accessory dwelling unit (ADU) project type (i.e., demolish detached garage, build ADU in its place). A similar delay happens less frequently but in an acute, distressing situation involving structures severely damaged by fire where there is a time-sensitive need to secure property from trespass and further damage.

Amendment Summary

- Add new exemption category for demolition of residential accessory structures over 50 years when not located at a historic landmark or within a historic district

and the Preservation Director determines it is ineligible for listing on the Sacramento historic register.

- Add new exemption category for the demolition of structures damaged by fire or natural disaster but not deemed immediately dangerous, not eligible for listing on the historic register, and that are impracticable to repair.

Rationale: These changes will reduce the time and cost spent in the permitting process for a common situation able to support housing development and for another involving recovery from disaster. At the same time, existing safeguards are retained to ensure that historic structures are not demolished through the Site Plan & Design Review exemption process.

Topic:	Modifications to Site Plan & Design Review: Deviations
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Ordinance:	Section 37
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Title 17:	Section 17.808.430
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Issue: Major modifications to approved Site Plan & Design Review permits require a director hearing. At present, regulations do not address deviations in considering whether a modification is classified as major or minor. Conflicting and redundant language related to decision-making also leads to confusion in applying these regulations.

Amendment Summary

- Add language related to deviations from the standards.
- Remove redundant language related to review by preservation director or design director. Approval of a major modification is still made at the director level.

Rationale: This change provides clarity for applicants and staff processing modifications to approved Site Plan & Design Review permits.

Topic:	Landscape Maintenance Requirements
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Ordinance:	Section 29
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Title 17:	Section 17.612.010
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Issue: Section 17.612.010 includes landscape maintenance language that is both duplicative of and slightly different than the existing property maintenance requirements in Chapters [8.04](#) and [8.28](#). Staff observe this has resulted in confusion and the inconsistent application of requirements through code enforcement activities.

Amendment Summary

- Remove references to maintenance within Section 17.612.010 related to development standards.
- The Code Enforcement Division will pursue amendments to Chapters 8.04 and 8.28 separately to clarify maintenance requirements.

Rationale: This amendment provides clarity to enforcement staff on applicable City Code provisions to reference for enforcement activities related to landscape maintenance as a general matter. Landscaping requirements associated with permits approved under Title 17 of the City Code will remain applicable and unchanged by this amendment.

Ordinance Category: Administrative Cleanup

Topic:	References to the Ascot Overlay Zone
Ordinance:	Sections 2 and 3
Title 17:	Sections 9.44.340 and 9.44.900

Issue: The standards for the Ascot Overlay Zone were removed in 2013 (Ord 2013-0007, and the overlay zone was removed from the Zoning Map by the 2024 Title 17 omnibus ordinance (Ord 2024-0052). Sections 9.44.340 and 9.44.900 establish regulations for keeping livestock and chickens in the city and include references to the Ascot Overlay Zone.

Amendment Summary

- Remove text references to the Ascot Overlay Zone.
- Revise the geographic boundary language to instead reference streets.

Rationale: The proposed change is self-explanatory and is limited to edits necessary to ensure the City Code remains internally consistent. The proposed change removes text references to an overlay zone that no longer exists, while maintaining regulations related to the keeping of livestock and chickens.

Topic:	“D” definitions
Ordinance:	Section 4
Title 17:	Section 17.108.050

Issue: The definitions for “accessory dwelling unit” and “junior accessory dwelling unit” include references to incorrect section numbers of the California Government Code. This is due to section renumbering resulting from SB 477 in March 2025 that was inadvertently missed in the last omnibus ordinance.

Amendment Summary

- Replace outdated references to state ADU and JADU law with the correct Government Code section (§66313) in the definition of “accessory dwelling unit” and “junior accessory dwelling unit.”

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure consistency with State law.

Topic:	“H” definitions
Ordinance:	Section 5
Title 17:	Section 17.108.090

Issue: The definition of “historic district” contains a typographical error.

Amendment Summary

- Insert the word “with” to complete the phrase, “in accordance *with* chapter 17.604.”

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

Topic:	“R” definitions, “S” definitions, permitted uses: superstore
Ordinance:	Sections 6, 7, and 13 through 22
Title 17:	Section 17.108.190 (“R” definitions)
Title 17:	Section 17.108.200 (“S” definitions)
Title 17:	Sections 17.216.510.B (SC zone), 17.216.610.B (C-1 zone), 17.216.710.B (C-2 zone), 17.216.810.B (C-3 zone), 17.216.910.B (C-4 zone), 17.220.110.B (M-1 zone), 17.220.210.B (M-1S zone), 17.220.310.B (M-2 zone), and 17.220.410.B (M-2S zone)

Issue: The sections listed above refer to a “superstore” land use classification that no longer exists. Land use regulations for that classification sunset on May 31, 2017 and their special use regulations were repealed by Ord 2024-0051 on December 10, 2024.

Amendment Summary

- Remove “superstore” from the list of “S” definitions
- Update the definition of “retail store” to remove reference to superstores.
- Remove “superstore” from land use tables in the zoning districts listed above.

Rationale: The proposed changes are self-explanatory and limited to edits necessary to ensure the City Code is internally consistent. Existing references to superstores in Section 17.608.030 (parking regulations) will be removed as part of a separate effort to update Title 17 for consistency with the 2040 General Plan.

Topic:	Permitted uses: temporary commercial building
Ordinance:	Sections 8 through 11
Title 17:	Sections 17.200.110.A (A zone), 17.200.210.A (A-OS zone), 17.200.310.A (F zone), and 17.200.410.A (ARP-F zone)

Issue: “Temporary commercial building” is presently listed as a permitted use in the A, A-OS, F, and ARP-F zoning districts. However, that use was deleted, and special use regulations for a “temporary nonresidential” use were established in its place, in 2024. These special use regulations establish that 1) a temporary nonresidential use, if it were permanent, must otherwise be allowed by right in the zoning district, and 2) temporary nonresidential use is limited to RMX, commercial/office zones, industrial/manufacturing zones, and miscellaneous zones. Temporary nonresidential use is therefore not permitted in agriculture and open space zones.

Amendment Summary

- Remove commercial uses from by-right use tables, including “temporary commercial building” use, and renumber remaining rows.

Rationale: The change corrects an error of omission from when the topic was addressed in a prior ordinance.

Topic:	Permitted uses: Rural Estates zoning district
Ordinance:	Section 12
Title 17:	Section 17.204.110

Issue: In-home childcare (family day care home) use is permitted in a residence according to CA [Health & Safety Code §1597.42](#). With the exception of the Rural Estates (RE) zoning district, all other zoning districts which allow dwelling units as a by-right land use also list in-home childcare as a permitted accessory use.

Amendment Summary

- Add “in-home childcare (family daycare home)” to permitted accessory uses in the RE zoning district, consistent with other districts.

Rationale: The change ensures the City Code remains consistent with state law related to family daycare homes.

Topic:	Typo in MRD Zoning District
Ordinance:	Section 23
Title 17:	Section 17.220.650

Issue: This section directs the user to Title 15 for sign regulations in the Manufacturing, Research, and Development (MRD) zoning district. Signs in the MRD zone are in fact regulated through section 17.220.640.

Amendment Summary

- Update the footnote with the correct reference.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

Topic:	Broadway-Stockton Special Planning District
Ordinance:	Sections 25 and 26
Title 17:	Sections 17.404.010.B and 17.404.050

Issue: The Broadway-Stockton Special Planning District regulations contain a reference to an outdated Broadway-Stockton urban design plan that no longer applies since the adoption of the Stockton Blvd Plan. Development in the Broadway-Stockton Special Planning District (SPD) is subject to city-wide design guidelines, not the design guidelines in the old urban design plan.

Amendment Summary

- Delete text references to the Broadway-Stockton urban design plan, including goals and design guidelines which no longer apply in the Broadway-Stockton SPD.

Rationale: This change ensures the correct design guidelines are applied to projects in the Broadway-Stockton SPD. SCC subsection 17.400.030.B establishes that either the Planning and Design Commission or City Council may initiate text amendments to a special planning district. The City Council initiated text amendments to the Broadway-Stockton SPD through adoption of Resolution 2024-0317 on 10/22/2024, directing staff to implement the new Stockton Blvd Plan.

Topic:	Typo in Driveway Regulations
Ordinance:	Sections 27 and 28
Title 17:	Sections 17.508.040 and 17.508.050

Issue: The driveway regulations and development standards contain typographical errors.

Amendment Summary

- Replace the word “flair” with “flare” in subsections H, I, and J of section 17.508.040.
- Replace the word “measures” with “measured” in subsection D of section 17.508.050.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct typographical errors.

Topic:	Typo in Accessory Structure Regulations
Ordinance:	Section 30
Title 17:	Section 17.624.060

Issue: Footnote 4 of the city’s accessory structure regulations establishes requirements for swimming pools, spas, or hot tubs, including for associated mechanical equipment (footnote 4.g). Footnote 4.g incorrectly points to another footnote related to play structures instead of mechanical equipment.

Amendment Summary

- Update footnote 4.g as it relates to mechanical equipment requirements for swimming pools.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

Topic:	Green building bonuses
Ordinance:	Section 33
Title 17:	Section 17.706.030

Issue: The code section listed above refers to residential green building bonuses that no longer exist in chapter 17.704, density bonus. The 2024 omnibus ordinance (Ord 2024-

0053) eliminated the additional density bonus not required by state law for buildings meeting or exceeding CALGreen Tier I or Tier II standards.

Amendment Summary

- Remove the text reference to green bonuses for residential development.

Rationale: The proposed change is self-explanatory and limited to edits necessary to ensure the Cide Code remains internally consistent. The change corrects an error of omission from when the topic was addressed in a prior ordinance.

Topic:	Typo in Condominium Conversion Regulations
Ordinance:	Section 34
Title 17:	Section 17.716.010

Issue: The Purpose and Intent section of the city’s condominium conversion regulations contains a typographical error.

Amendment Summary

- Replace the word “insure” with “ensure” in subsection E of section 17.716.010.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

Topic:	Typo in Site Plan & Design Review Regulations
Ordinance:	Section 35
Title 17:	Section 17.808.100

Issue: The Purpose section of the city’s Site Plan & Design Review regulations contains a typographical error.

Amendment Summary

- Replace the word “complimentary” with “complementary”

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLES 9 AND 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT

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.

A. Subsection B.1 of section 9.44.340 of the Sacramento City Code is hereby amended to read as follows:

1. To any ~~parcel of~~ property zoned ~~for~~ "A" or "A-OS" ~~by applicable provisions of the Planning and Development Code or;~~ to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley View Acres); ~~or to any property zoned M-1(S)R-AOL and located with~~in the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east ~~(and generally known as the Ascot Avenue overlay zone).~~

B. Except as amended by subsection A above, all provisions of section 9.44.340 remain unchanged and in full effect.

SECTION 3.

A. Subsection A of section 9.44.900 of the Sacramento City Code is hereby amended to read as follows:

A. To any ~~parcel of~~ property zoned for agricultural uses ~~by applicable provisions of the Planning and Development Code or~~; to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley View Acres); ~~or to any property zoned M-1(S)R-AOL and located with~~in the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east ~~(and generally known as the Ascot Avenue overlay zone).~~

B. Except as amended by subsection A above, all provisions of section 9.44.900 remain unchanged and in full effect.

SECTION 4.

A. Section 17.108.050 of the Sacramento City Code is hereby amended as follows:

1. The definition for “dwelling unit, accessory” is hereby amended to read as follows:

"Dwelling unit, accessory" means an accessory dwelling unit as defined in California Government Code section ~~6631365852.2~~, an efficiency unit as defined in California Health and Safety Code section 17958.1, or a manufactured home as defined in California Health and Safety Code section 18007

2. The definition for “dwelling unit, junior accessory” is hereby amended to read as follows:

"Dwelling unit, junior accessory" means a junior accessory dwelling unit ~~that is~~ defined in ~~and complies with~~ California Government Code section ~~6631365852.22~~.

B. Except as amended by subsection A above, all provisions of section 17.108.050 remain unchanged and in full effect

SECTION 5.

A. Number 10 in the “historic preservation” related definitions in section 17.108.090 of the Sacramento City Code is hereby amended to read as follows:

10. "Historic district" means a geographic area designated as a historic district by the council in accordance ~~with~~ chapter 17.604.

B. Except as amended by subsection A above, all provisions of section 17.108.090 remain unchanged and in full effect.

SECTION 6.

A. The definition of “retail store” in section 17.108.190 of the Sacramento City Code is hereby amended to read as follows:

"Retail store" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption or use. Goods or merchandise may be new or used. A retail store promotes itself to the general public; may buy, receive, and sell merchandise; may process or manufacture some of the products in stock, such as jewelry or baked goods; and may process articles owned by the customer, such as cleaners or shoe repair. Membership-type stores, indoor markets, bazaars, antique malls, consignment shops, thrift stores, and secondhand stores are examples of retail stores. Regulation of this use varies, depending on size of building.
~~"Retail store" does not include superstores.~~

B. Except as amended by subsection A above, all provisions of section 17.108.190 remain unchanged and in full effect.

SECTION 7.

A. The definition of “superstore” in section 17.108.200 of the Sacramento City Code is hereby deleted.

~~"Superstore" means a retail store with more than 90,000 gross square feet of floor area and more than 10% gross floor area devoted to the sale of non-taxable merchandise. Notwithstanding the foregoing, the term "superstore" shall exclude wholesale clubs or other establishments selling primarily bulk merchandise and charging membership dues or otherwise restricting merchandise sales to customers paying a periodic assessment or fee.~~

B. Except as amended by subsection A above, all provisions of section 17.108.200 remain unchanged and in full effect.

SECTION 8.

A. The table in subsection A of section 17.200.110 of the Sacramento City Code (A zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Residential Uses	
Dwelling, single unit	
Farm worker housing	Appropriate density determined during project review

2. Commercial and Institutional Uses	
—Temporary commercial building	Subject to special use regulations in section 17.228.126
23. Industrial and Agricultural Uses	
Agriculture, general use	
Community garden	
Produce stand (not exceeding 120 square feet)	
Solar energy system, commercial (city property)	Allowed in this zone and is exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.

SECTION 9.

A. The table in subsection A of section 17.200.210 of the Sacramento City Code (A-OS zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Residential Uses	
Farm worker housing	Appropriate density determined during project review
2. Commercial and Institutional Uses	
—Temporary commercial building	Subject to special use regulations in section 17.228.126
32. Industrial and Agricultural Uses	
Agriculture, general use	
Community garden	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

SECTION 10.

A. The table in subsection A of section 17.200.310 of the Sacramento City Code (F zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Commercial and Institutional Uses	
—Temporary commercial building	Subject to special use regulations in section 17.228.126
<u>21.</u> Industrial and Agricultural Uses	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.310 remain unchanged and in full effect.

SECTION 11.

A. The table in subsection A of section 17.200.410 of the Sacramento City Code (ARP-F zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Commercial and institutional uses	
—Temporary commercial building	Subject to special use regulations in section 17.228.126
<u>21.</u> Industrial and Agricultural Uses	
Agriculture, general use	Agriculture is permitted if no building or structure is erected on the premises; Livestock grazing, the raising of small animals and poultry, domestic livestock farming, dairying, and animal husbandry are prohibited

B. Except as amended by subsection A above, all provisions of section 17.200.410 remain unchanged and in full effect.

SECTION 12.

A. A row for “childcare, in-home (family day care home) is hereby added to the table in subsection C of section 17.204.110 (RE zone; accessory uses) of the Sacramento City Code to read as follows:

Childcare, in-home (family day care home)	
---	--

B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

SECTION 13.

A. Section 17.216.510 (SC zone) is hereby amended as follows:

1. The “dwelling, duplex” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

Dwelling, duplex		PDC
-----------------------------	--	----------------

2. The “dwelling, single-unit” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

Dwelling, single-unit		PDC
----------------------------------	--	----------------

3. The “superstore” row in subsection B.2 (conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 14.

A. The “superstore” row in subsection B.2 of section 17.216.610 (C-1 zone; conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 15.

A. The “superstore” row in subsection B.2 of section 17.216.710 (C-2 zone; conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 16.

A. The “superstore” row in subsection B.2 of section 17.216.810 (C-3 zone; conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 17.

A. The “superstore” row in subsection B.2 of section 17.216.910 (C-4 zone; conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 18.

A. The “superstore” row in subsection B.2 of section 17.220.110 (M-1 zone; conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 19.

A. The “superstore” row in subsection B.2 of section 17.220.210 (M-1(S) zone; conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 20.

A. The “superstore” row in subsection B.2 of section 17.220.310 (M-2 zone; conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 21.

A. The “superstore” row in subsection B.2 of section 17.220.410 (M-2S zone; conditional uses; commercial and institutional uses) is hereby deleted.

Superstore	Subject to special use regulations in section 17.228.119	PDC
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B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 22.

A. Subsection G of section 17.220.650 of the Sacramento City Code is hereby amended to read as follows:

G. For sign standards and regulations, see ~~chapter 15.148~~[section 17.220.640](#).

B. Except as amended by subsection A above, all provisions of section 17.220.650 remain unchanged and in full effect.

SECTION 23.

Section 17.228.105 of the Sacramento City Code is hereby amended to read as follows:

17.228.105 Accessory dwelling units and junior accessory dwelling units.

A. Generally.

A1. Purpose and options. The purpose of this section is to set forth the regulations governing the creation of accessory dwelling units and junior accessory dwelling units. ~~An applicant may choose to proceed under subsection B, which sets forth the city's local development options,~~ consistent with California Government Code sections 66310 through ~~66403~~66342. ~~Or the applicant may choose to proceed under subsection C below, which sets forth an alternative development option, consistent with California Government Code section 66323. The two options may not be combined.~~

2. Applicability. Each accessory dwelling unit and junior accessory dwelling unit is subject to either the standards in subsection B or subsection C. The standards applicable to accessory dwelling units do not apply to junior accessory dwelling units and vice versa.

3. Ministerial permit. Unless subsection A.4, below, applies, the city will ministerially approve building permits for accessory dwelling units and junior accessory dwelling units that conform to this section in accordance with California Government Code section 66317.

4. Deviations from objective standards. A request to deviate from the standards in subsections B.2.b and B.2.c, below, may be made by application for site plan and design review under chapter 17.808.

5. Definitions. In the event of a conflict between chapter 17.108 and Government Code section 66313, the latter shall prevail.

6. Calculating floor area. The calculation of floor area for an accessory dwelling unit includes all livable area within the accessory dwelling unit building envelope, excluding garages and accessory structures.

B. City's local development option. This subsection sets forth the city's local development option, consistent with California Government Code sections 66314 through 66322 for accessory dwelling units and section 66333 for junior accessory dwelling units.

1. Generally.

a. Maximum number of units.

(1) Unless subsection B.1.a.ii applies, a lot developed with a single-unit or duplex dwelling may have a maximum of two accessory dwelling units, one accessory dwelling unit and one junior accessory dwelling unit, or two junior accessory dwelling units. A lot developed with a ~~duplex or~~ multi-unit dwelling may have a maximum of two accessory dwelling units.

a.(2) A lot developed with the maximum number of accessory dwelling units and junior accessory dwelling units under subsection C (the State of California's development option), may have two additional accessory dwelling units or one accessory dwelling unit and one junior accessory dwelling unit under this subsection B.

b. Calculating density. Accessory dwelling units and junior accessory dwelling units shall not be included in the calculation of density of the lot on which the dwelling units are located.

b.c. Consistency with the general plan and zoning designation. Accessory dwelling units and junior accessory dwelling units are residential uses that are consistent with the general plan and zoning designation for the lot on which the dwelling units are located.

e.d. An accessory dwelling unit or junior accessory dwelling unit that is approved under this subsection B may be rented for a term less than 30 days in accordance with section 17.228.104.C.

2. Accessory dwelling units.

a. General requirements.

(1) The lot on which an accessory dwelling unit is located must be improved with a single-unit, duplex, or multi-unit dwelling before or at the same time as the construction of the accessory dwelling unit.

(2) An accessory dwelling unit may not be sold or otherwise conveyed separately from the primary residence, except as provided in California Government Code section 66341.

(3) No passageway is required in conjunction with the construction of an accessory dwelling unit.

b. Maximum area.

~~i. Calculation. The calculation of floor area for an accessory dwelling unit includes all floor area within the accessory dwelling unit building envelope, excluding garages and accessory structures.~~

~~ii.~~ Attached accessory dwelling units. The total floor area for each attached accessory dwelling unit on a lot ~~shall~~ may not exceed the greater of the following:

(1) 50% of the existing floor area of the largest primary dwelling; or

(2) 850 square feet if the accessory dwelling unit has one bedroom or less, or 1,000 square feet if the accessory dwelling unit has more than one bedroom.

~~iii.~~ Detached accessory dwelling units. The floor area of one detached accessory dwelling unit may not exceed 1,200 square feet. In the case of two detached accessory dwelling units on one lot, the combined floor area of both detached accessory dwelling units may not exceed 1,200 square feet.

c. Development standards.

i. The minimum distance between ~~the~~ primary dwellings and a detached accessory dwelling unit is 4 feet. The minimum distance between two detached accessory dwelling units is 4 feet. A detached accessory dwelling unit may be attached to another detached accessory dwelling unit.

ii. Height, lot coverage, and open space.

(1) General rule. Except as provided below, the height, lot coverage, and minimum open-space requirements applicable to the lot on which the accessory dwelling unit is located apply to the accessory dwelling unit.

(2) Exception. Accessory dwelling units that occupy less than 800 square feet total in lot coverage are exempt from maximum lot coverage and minimum open-space requirements.

iii. Setbacks. All accessory dwelling units must comply with the ~~street side-yard setbacks applicable to the lot on which the accessory dwelling unit is located. The other following~~ setback requirements ~~are as follows~~:

(1) If any portion of an accessory dwelling unit is within 60 feet of the front property line, the accessory dwelling unit must comply with the front-yard setback requirements applicable to the lot on which the accessory dwelling unit is located and maintain minimum interior side-yard, street side-yard, and rear-yard setbacks as required by the zoning designation for the primary dwelling or 3 feet each, whichever is less.

(2) For an accessory dwelling unit that is ~~farther further~~ than 60 feet from the front property line, the unit must comply with the following:

a. First floor. No setback is required for a single-story accessory dwelling unit or the first floor of a multistory accessory dwelling unit.

b. Second floor and above. The second floor and above of a multistory accessory dwelling unit must have minimum interior side-yard, street side-yard, and rear-yard setbacks as required by the zoning designation for the primary dwelling or 3 feet each, whichever is less.

(3) Notwithstanding subsections B.2.c.iii.(1) and B.2.c.iii.(2) above—

a. No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

b. An accessory dwelling unit may not project into the required setback from the landside toe of a levee.

(4) One accessory dwelling unit that does not exceed 800 square feet and complies with all the standards set forth in this subsection B may be constructed within the front-yard setback if:

a. The lot area in the rear and side yards does not permit the construction of a detached accessory dwelling unit that is two stories in height and at least 800 square feet; and

b. The lot area in the rear and side yards does not permit the construction of an attached accessory dwelling unit that is at least 800 square feet.

iv. The design of the accessory dwelling unit must conform to the objective design standards applicable to the lot on which the accessory dwelling unit is located.

v. No portion of an accessory dwelling unit balcony, deck, or open-stair landing within 10 feet of the rear lot line or side lot line may be higher than three feet from the ground unless the rear lot line or side lot line abuts a nonresidential use, alley, public street, or approved private street.

vi. If located in a historic district or on a landmark-designated property, an accessory dwelling unit must comply with objective standards for accessory dwelling units located in a historic district or on a landmark-designated property, as adopted by resolution of the city council.

3. Junior accessory dwelling units.

a. Maximum area. The floor area of one junior accessory dwelling unit may not exceed 500 square feet.

b. Owner occupancy. The property owner must reside onsite unless—

i. The lot ~~Unless is~~ owned by a government agency, land trust, or housing organization, ~~the property owner must reside onsite; or~~

ii. The junior accessory dwelling unit has separate sanitation facilities.

c. Deed restriction. A deed restriction must be recorded before final building permit inspection and include the requirements in, ~~in accordance with~~ California Government Code section 66333, ~~and state the following:~~

~~i. Sale of the junior accessory dwelling unit separate from the sale of the single-unit dwelling is prohibited;~~

~~ii. The deed restriction may be enforced against future purchasers; and~~

~~iii. The size and attributes of the junior accessory dwelling unit may not deviate from the building permit under which the unit was constructed.~~

d. Location. Junior accessory dwelling units must be constructed within the walls of a single-unit dwelling, which may include an attached garage.

e. Entrance. The junior accessory dwelling unit must have an entrance that is separate from the main entrance to the proposed or existing single-unit dwelling.

f. Bathroom. If the junior accessory dwelling unit does not include a separate bathroom, the junior accessory dwelling unit must include both the entrance required under subsection e above and an interior entry to the main living area of the single-unit dwelling.

g. Kitchen. The junior accessory dwelling unit must include an efficiency kitchen with:

i. Cooking appliances; and

ii. A food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

h. Rental term. A junior accessory dwelling unit that is approved under this subsection and offered for rent may be rented only for a term longer than 30 days.

~~4. Ministerial review.~~

~~a. Unless subsection B.5, below, applies, the city shall ministerially review all applications for accessory dwelling units and junior accessory dwelling units submitted under this section.~~

~~b. The city shall approve or deny an application to create an accessory dwelling unit or junior accessory dwelling unit under this section within 60 days of receipt of a complete application if there is an existing residential use on the lot.~~

~~c. If the application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new residential development on the lot, the city may delay approving or denying the permit application for the accessory dwelling unit or junior accessory dwelling unit until the permit application to create the residential development is approved. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the city has not approved or denied the completed application within 60 days, the application shall be deemed approved.~~

~~5. Deviations from development and design standards. A request to deviate from the development standards contained in subsection B.2.c above may be made by application for site plan and design review under chapter 17.808.~~

C. State of California's development option. This subsection sets forth the State of California's development option, consistent with Accessory dwelling units and junior accessory dwelling units eligible for ministerial review under California Government Code section 66323.

1. Notwithstanding subsection B, above, the city shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following units or any combination of the following units~~as set forth in California Government Code section 66323:~~

a. One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-unit dwelling if all the following are met:

i. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-unit dwelling or existing space of a single-unit dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

ii. The space has exterior access from the proposed or existing single-family dwelling.

iii. The side-yard and rear-yard setbacks are sufficient for fire and safety.

iv. The junior accessory dwelling unit complies with California Government Code section 66333.

b. One detached, new construction, accessory dwelling unit that does not exceed 4-foot side-yard and rear-yard setbacks for a lot with a proposed or existing single-unit dwelling. ~~The accessory dwelling unit may be combined with a junior accessory dwelling unit that meets the requirements set forth in California Government Code section 66333.~~ The accessory dwelling unit may not exceed a floor area of 800 square feet and a height of 18 feet unless additional height is needed to align the roof pitch of the accessory dwelling unit with the roof pitch of the primary dwelling unit. In that instance, the accessory dwelling unit may not exceed a height of 20 feet.

c. Multiple accessory dwelling units within the portions of existing multi-unit dwellings that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. The number of accessory dwelling units shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

d. Multiple accessory dwelling units, not to exceed the number specified in subsections C.1.d.i and C.1.d.ii below, that are located on a lot that has an existing or proposed multi-unit dwelling, but are detached from that multi-unit dwelling, maintain 4-foot rear-yard and side-yard setbacks, and do not exceed 18 feet in height unless additional height is needed to align the roof pitch of the accessory dwelling unit with the roof pitch of the primary dwelling unit. In that instance, the accessory dwelling unit may not exceed a height of 20 feet.

i. On a lot with an existing multi-unit dwelling, not more than eight detached accessory dwelling units may be constructed. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing dwelling units on the lot.

ii. On a lot with a proposed multi-unit dwelling, not more than two detached accessory dwelling units may be constructed.

2. An accessory dwelling unit or junior accessory dwelling unit approved under this subsection C ~~and offered for rent, may not~~ may be rented only for a term ~~less-longer~~ than 30 days.

3. No other objective development standard or design standard within this title apply to ~~accessory dwelling~~ units meeting the requirements of this subsection C.

SECTION 24.

Section 17.228.113 of the Sacramento City Code is hereby amended to read as follows:

17.228.113 Childcare center.

A. Development standards. Unless subsection B applies, a childcare center shall conform to the development standards in this subsection.

A1. Fences. If the proposed center abuts a residential zone or residence, a minimum six-foot high solid wall of masonry, brick, stucco or similar material shall be provided. The wall shall be placed along all property lines which abut the residential zone or residence. A masonry wall shall not be required if:

a. The center is separated from a residential zone or residence by an alley;

b. The center will be located in an existing commercial building which did not require a wall when built, no expansion of the building will occur and the building is located between the play yard and the residential zone or residence; and

c. The proposed center abuts a zone or use other than residential.

2. B. Outdoor play areas. Outdoor play areas shall be separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling areas. Play areas shall be adequately fenced.

B. Childcare center co-located with multi-unit dwelling. A childcare center co-located with a multi-unit dwelling containing five or more dwelling units is a permitted use, allowed by right, and will be granted an administrative permit if it—

1. Complies with California Health and Safety Code section 1597.22;

2. Complies with all standards applicable to multi-unit dwellings;

3. Any outdoor play area is separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling areas; and

4. Any outdoor play area is adequately fenced.

SECTION 25.

Section 17.404.010 of the Sacramento City Code is hereby amended to read as follows.

17.404.010 Purpose and intent.

~~A. General.~~ The rules and regulations established by this chapter to govern development within the Broadway-Stockton Special Planning District (SPD) are designed to improve the image and competitiveness of this commercial corridor by drawing upon the area's existing assets, including historic buildings, landmarks, multi-cultural commerce, medical facilities, and surrounding neighborhoods.

The city council finds and declares that, given the history, nature, and scope of development patterns in the Broadway-Stockton area, special rules are necessary to revitalize the area.

~~B. Goals. The Broadway Stockton SPD regulations are intended to implement applicable recommendations of the Broadway Stockton urban design plan (Resolution RA98-043, adopted by the redevelopment agency of the city on September 15, 1998), and to encourage development that is consistent with the following goals:~~

~~1. Encourage revitalization efforts within three "catalyst" areas identified in the Broadway Stockton urban design plan. (See Figures 16-18, urban design plan.) These areas include properties in the vicinity of Broadway at 35th Street, Broadway at Stockton Boulevard (medical center), and Stockton Boulevard at Fruitridge Road (international marketplace). Goals specific to these areas are as follows:~~

~~a. Preserve and reuse the unique and historic storefront buildings along Broadway near 35th Street and the northern portion of Stockton Boulevard. Neighborhood-serving uses are encouraged in this area.~~

~~b. Retain and improve the character, quality, and vitality of the unique multi-cultural commercial district along the southern portion of the SPD along Stockton Boulevard. Stores supporting the international marketplace theme and supporting multi-cultural shops and services are encouraged.~~

~~c. Encourage the further expansion of the medical center campus and supporting uses, and encourage uses that serve the medical facilities and their employees.~~

~~2. Discourage or prohibit uses that are incompatible with residential neighborhoods or that contribute to visual or economic blight.~~

~~3. Encourage a mixture of residential and commercial mixed-use projects, as well as cultural and entertainment uses. Where possible, these uses shall be designed to accommodate pedestrian, bicycling, and transit opportunities.~~

~~4. Enhance the bike and pedestrian connections and accessibility between the commercial uses on Broadway and Stockton Boulevard and the surrounding residential neighborhoods.~~

~~5. Encourage reduction of motor vehicle parking requirements for new commercial development as allowed by this title as a means of attracting desirable businesses.~~

~~6. Encourage the use of bicycle parking in accordance with designs preferred by the city county bicycle advisory committee.~~

~~7. Promote aesthetic improvements to the area by implementing the development standards and design guidelines, as provided in sections 17.404.040 and 17.404.050.~~

SECTION 26.

Section 17.404.050 of the Sacramento City Code is hereby deleted in its entirety.

17.404.050—Design guidelines.

~~General architectural design guidelines include basic criteria for building massing and form, facade design, storefront design, and signage design. Detailed specific information for designated districts within the SPD are provided within the Broadway-Stockton urban design plan (Resolution RA98-043, adopted by the redevelopment agency of the city on September 15, 1998), and should be used in evaluating development projects within the Broadway-Stockton SPD.~~

SECTION 27.

A. Section 17.508.040 of the Sacramento City Code is hereby amended as follows:

1. Subsection H is hereby amended to read as follows:

H. Within 20 feet of another driveway, measured from the beginning of the driveway ~~flair~~ flare at the top of the curb, except for single unit dwellings and duplex dwellings or to create a one-way pair of driveways;

2. Subsection I is hereby amended to read as follows:

I. Within 10 feet of a property line between two contiguous lots that do not include dwelling units, measured from the beginning of the driveway ~~flair~~ flare at the top of the curb or future curb;

3. Subsection J is hereby amended to read as follows:

J. Within five feet of a property line between two contiguous residential properties measured from the ending of the driveway ~~flair~~flare at the edge of walk;

B. Except as amended by subsection A above, all provisions of section 17.508.040 remain unchanged and in full effect.

SECTION 28.

A. Subsection D of section 17.508.050 of the Sacramento City Code is hereby amended to read as follows:

D. Dimensions. All dimensions in this section shall be based on the bottom width (or the flat portion) of the driveway, ~~measures~~measured at the curb where curbs are in place. Where curbs are not in place, dimensions will be measured at the ditch or flow line, or seven feet from the right-of-way line on the street side of the right-of-way line if no ditch and no curbs are in place.

B. Except as amended by subsection A above, all provisions of section 17.508.050 remain unchanged and in full effect.

SECTION 29.

A. Section 17.612.010 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.1.b is hereby amended to read as follows:

b. Landscape ~~and maintenance~~ requirements. The unpaved portion of the required front-yard and street side-yard setbacks shall be landscaped ~~and maintained~~. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. ~~All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.~~

2. Subsection A.2 is hereby amended to read as follows:

2. Multi-unit dwellings (three or more units)-Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped ~~and maintained~~. The landscape shall primarily consist of grass, annuals,

perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setbacks. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

3. Subsection A.3 is hereby amended to read as follows:

3. Nonresidential-Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped ~~and maintained~~. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

- B. Except as amended by subsection A above, all provisions of section 17.612.010 remain unchanged and in full effect.

SECTION 30.

- A. Footnote 4.g of section 17.624.060 of the Sacramento City Code is hereby amended to read as follows:

g. Mechanical equipment associated with a swimming pool, spa, or hot tub shall meet the requirements of footnote 87.

- B. Except as amended by subsection A above, all provisions of section 17.624.060 remain unchanged and in full effect.

SECTION 31.

- A. Subsection E is hereby added to section 17.704.060 of the Sacramento City Code to read as follows:

E. Nothing in this section requires the city to grant an incentive or concession requiring approval of a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as part of a housing development.

- B. Except as amended by subsection A above, all provisions of section 17.704.060 remain unchanged and in full effect.

SECTION 32.

A. Subsection E is hereby added to section 17.704.070 of the Sacramento City Code to read as follows:

E. Nothing in this section requires the city to waive or reduce development standards otherwise applicable to a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as part of a housing development.

B. Except as amended by subsection A above, all provisions of section 17.704.070 remain unchanged and in full effect.

SECTION 33.

Section 17.706.030 of the Sacramento City Code is hereby amended to read as follows:

17.706.030 Applicability.

This chapter applies to nonresidential development. ~~Bonuses for residential development are addressed in chapter 17.704.~~

SECTION 34.

A. Subsection E of section 17.716.010 (Residential condominium conversion and new construction program; purpose and intent) of the Sacramento City Code is hereby amended to read as follows:

E. To ~~insure~~ensure that new units being constructed, and rental units being converted to condominiums, meet the reasonable physical standards required by this chapter and all other provisions of this code.

B. Except as amended by subsection A above, all provisions of section 17.716.010 remain unchanged and in full effect.

SECTION 35.

Section 17.808.100 of the Sacramento City Code is hereby amended to read as follows:

17.808.100 Purpose of site plan and design review.

The purpose of the site plan and design review permit is to ensure that the physical aspects of development projects are consistent with the general plan and applicable specific plan or transit village plan and with all applicable design guidelines; to ensure the development is of high quality and is compatible with and ~~complimentary~~complementary to surrounding development; to ensure streets and other public access ways and facilities, parking facilities, and utility and other infrastructure, both on-site and off-site, are adequate and available to support the development and conform to city development standards; to promote energy efficiency and water conservation; and to avoid or minimize to the extent feasible adverse environmental effects of development. Site plan and design review is a discretionary permit and is not the automatic right of an applicant.

SECTION 36.

Section 17.808.160 is hereby amended to read as follows:

17.808.160 Development exempt from site plan and design review.

The following development projects are exempt from the site plan and design review requirement:

A. For development projects that are not located in a historic district and do not involve a landmark:

1. An alteration to an existing building or structure that does not substantially alter the exterior appearance of the building or structure, as determined by the director;
2. An alteration to an existing site that does not significantly alter the functioning of the site with respect to traffic circulation, parking, infrastructure, and environmentally sensitive features, as determined by the director;
3. Accessory dwelling units that comply with section 17.228.105 ~~meet all development standards without deviation (Accessory dwelling units that do not meet development standards are subject to director level review);~~
4. Sidewalk cafes;
5. Convenience recycling facilities;
6. Registered house plans ~~(subject to site plan review, but not design review);~~ and

7. Demolition of the residential accessory following structures that are— if less than 50 years old;

a. —Are Less than 50 years old; or ecessory dwelling unit or junior accessory dwelling unit;

b. —Residential accessory structure Are 50 years old or more and the preservation director declines to nominate the structure to the Sacramento register pursuant to section 17.604.600.;

B. For development projects located in a historic district or that involve a landmark:

1. Repainting of surfaces that were originally painted and the color scheme is not a significant character-defining feature of the historic resource;

2. Routine nonabrasive cleaning and maintenance; ~~and~~

3. Site plantings when plantings and landscape elements are not significant character-defining features of the historic resource; ~~and;~~

4. Demolition of a noncontributing resource that has been damaged by fire or natural disaster from geological, atmospheric, or hydrological forces if—

a. The resource has not been deemed immediately dangerous pursuant to chapter 8.96; and

b. The preservation director has determined the ability to repair the resource is impracticable for reasons excluding cost.

C. Tentative maps and parcel maps that subdivide vacant land and meet all development standards without deviations.

D. Antennas that are reviewed or exempt from review under chapter 12.14.

E. Housing projects that are subject to ministerial review under another provision of this title.

F. Urban lot splits that are subject to ministerial review under chapter 17.864.

G. Electric vehicle charging and hydrogen-fueling stations, consistent with California Government Code section 65850.7, subdivision (b).

SECTION 37.

A. Section 17.808.430 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.2 is hereby amended to read as follows:

2. A major modification is one that will result in any one of the following:

a. The deletion of a condition of approval;

b. A change to a condition of approval that prevents or substantially alters its intended outcome; ~~or~~

c. A new deviation or an increase to an approved deviation; or

d. A substantial change to exhibits (e.g., site plans, architectural plans, landscape plans, design specifications, etc.) that accompany the permit.

2. Subsection B is hereby amended to read as follows:

B. Decisionmaking.

1. Major modifications.

~~a. Decision maker. If the development project is located in a historic district or involves a landmark, a request for a major modification is subject to review by the preservation director. If the project is not located in a historic district and does not involve a landmark, the modification is subject to review by the design director.~~

~~b. Decision and findings.~~ Approval of a major modification is made at the director level and based on the findings in section 17.808.140. Approval may include the imposition of new or different conditions as determined to be necessary or appropriate to make the required findings.

2. Minor modifications.

~~a. Decision maker. If the development project is located within a historic district or involves a landmark a request for a minor modification is subject to review by the preservation director. If the development project is not located within a historic district and does not involve a landmark, the modification is subject to review by the design director.~~

~~b. — Decision and findings.~~ Approval of a minor modification is made at the staff level and based on the findings in section 17.808.150. Approval may include the imposition of new or different conditions as determined to be necessary or appropriate to make the required findings.

B. Except as amended by subsection A above, all provisions of section 17.808.430 remain unchanged and in full effect.

SECTION 38.

Section 17.860.010 of the Sacramento City Code is hereby amended to read as follows:

17.860.010 Purpose.

The purpose of this chapter is to streamline the permitting process for infill housing projects, including mixed-use projects, that comply with specific development options set forth in California Government Code sections 65852.24, ~~65858-65858.16~~, 65912.100-65912.105, 65913.4, 65913.12, and 65913.16; or the city's local ministerial development option as set forth in section 17.860.030. Nothing in this chapter precludes an applicant from applying for discretionary site plan and design review.

SECTION 39.

Section 17.860.025 of the Sacramento City Code is hereby added to read as follows:

17.860.025 Adaptive reuse consistent with Government Code sections 65658 through 65658.16 (Office to Housing Conversion Act of 2025).

A. Generally.

1. Definitions. The terms used in this section have the meanings ascribed to them in this title and California Government Code sections 65658 through 65658.16.

2. In the case of a conflict between this section and California Government Code sections 65658 through 65658.16, the California Government Code prevails.

B. Administrative permit.

1. An adaptive reuse project is a permitted use, allowed by right, and will be granted an administrative permit within the timeframes in subsection B.2 if it—

a. Complies with California Government Code sections 65658 through 65658.16;

b. Complies with the city's objective [planning](#) standards; provided, however, that no standard may be imposed on an adaptive reuse project that requires alteration of the existing building envelope, unless required by title 15.

2. Timeframe for approval or denial. Unless subsection C below applies, the city will approve an administrative permit for an adaptive reuse project that complies with the standards in subsection B.1 within the following timeframes:

a. Within 60 days if the project contains 150 or fewer dwelling units; or

b. Within 90 days if the project contains more than 150 dwelling units.

C. Notification of compliance with the standards.

1. If the city determines a project submitted under this section conflicts with any of the requirements set forth in subsection B.1, the city will inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts, in the following timeframes:

a. Within 60 days of submittal of the application if the project contains 150 or fewer dwelling units; or

b. Within 90 days of submittal of the application if the project contains more than 150 dwelling units.

2. If the applicant resubmits an application in response to the city's written notice provided in accordance with subsection C.1 above, the city, within 30 days, must either—

a. Approve the application; or

b. Inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts.

D. Deemed approval. If the city does not act within the timeframes in subsection B and C above, the project will be deemed to satisfy the

requirements specified in subsection B.1 above and will be granted an administrative permit.

E. Establishment and expiration of the permit. Section 17.808.470 governs the establishment and expiration of an administrative permit granted under this section, except when section 17.808.470 conflicts with California Government Code section 65658.8, in which case the provisions of the California Government Code prevail.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLES 9 AND 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT

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.

A. Subsection B.1 of section 9.44.340 of the Sacramento City Code is hereby amended to read as follows:

1. To any property zoned "A" or "A-OS" ; to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley View Acres); or to any property located within the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east.

B. Except as amended by subsection A above, all provisions of section 9.44.340 remain unchanged and in full effect.

SECTION 3.

A. Subsection A of section 9.44.900 of the Sacramento City Code is hereby amended to read as follows:

- A. To any property zoned for agricultural use; to any property zoned rural estates and located within the area bounded by Sotnip Road on the south, Sorento Road on the west, and East Levee Road on the north and east (and generally known as Valley

View Acres); or to any property within the area fronting on Ascot Avenue and bounded by Dry Creek Road on the west and Raley Boulevard on the east.

B. Except as amended by subsection A above, all provisions of section 9.44.900 remain unchanged and in full effect.

SECTION 4.

A. Section 17.108.050 of the Sacramento City Code is hereby amended as follows:

1. The definition for “dwelling unit, accessory” is hereby amended to read as follows:

"Dwelling unit, accessory" means an accessory dwelling unit as defined in California Government Code section 66313, an efficiency unit as defined in California Health and Safety Code section 17958.1, or a manufactured home as defined in California Health and Safety Code section 18007

2. The definition for “dwelling unit, junior accessory” is hereby amended to read as follows:

"Dwelling unit, junior accessory" means a junior accessory dwelling unit as defined in California Government Code section 66313.

B. Except as amended by subsection A above, all provisions of section 17.108.050 remain unchanged and in full effect

SECTION 5.

A. Number 10 in the “historic preservation” related definitions in section 17.108.090 of the Sacramento City Code is hereby amended to read as follows:

10. "Historic district" means a geographic area designated as a historic district by the council in accordance with chapter 17.604.

B. Except as amended by subsection A above, all provisions of section 17.108.090 remain unchanged and in full effect.

SECTION 6.

A. The definition of “retail store” in section 17.108.190 of the Sacramento City Code is hereby amended to read as follows:

"Retail store" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption or use. Goods or

merchandise may be new or used. A retail store promotes itself to the general public; may buy, receive, and sell merchandise; may process or manufacture some of the products in stock, such as jewelry or baked goods; and may process articles owned by the customer, such as cleaners or shoe repair. Membership-type stores, indoor markets, bazaars, antique malls, consignment shops, thrift stores, and secondhand stores are examples of retail stores. Regulation of this use varies, depending on size of building.

B. Except as amended by subsection A above, all provisions of section 17.108.190 remain unchanged and in full effect.

SECTION 7.

A. The definition of “superstore” in section 17.108.200 of the Sacramento City Code is hereby deleted.

B. Except as amended by subsection A above, all provisions of section 17.108.200 remain unchanged and in full effect.

SECTION 8.

A. The table in subsection A of section 17.200.110 of the Sacramento City Code (A zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Residential Uses	
Dwelling, single unit	
Farm worker housing	Appropriate density determined during project review
2. Industrial and Agricultural Uses	
Agriculture, general use	
Community garden	
Produce stand (not exceeding 120 square feet)	
Solar energy system, commercial (city property)	Allowed in this zone and is exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.110 remain unchanged and in full effect.

SECTION 9.

A. The table in subsection A of section 17.200.210 of the Sacramento City Code (A-OS zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Residential Uses	
Farm worker housing	Appropriate density determined during project review
2. Industrial and Agricultural Uses	
Agriculture, general use	
Community garden	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.210 remain unchanged and in full effect.

SECTION 10.

A. The table in subsection A of section 17.200.310 of the Sacramento City Code (F zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Industrial and Agricultural Uses	
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title

B. Except as amended by subsection A above, all provisions of section 17.200.310 remain unchanged and in full effect.

SECTION 11.

A. The table in subsection A of section 17.200.410 of the Sacramento City Code (ARP-F zone; permitted uses) is hereby amended to read as follows:

Use	Limitations
1. Industrial and Agricultural Uses	
Agriculture, general use	Agriculture is permitted if no building or structure is erected on the premises;

	Livestock grazing, the raising of small animals and poultry, domestic livestock farming, dairying, and animal husbandry are prohibited
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B. Except as amended by subsection A above, all provisions of section 17.200.410 remain unchanged and in full effect.

SECTION 12.

A. A row for “childcare, in-home (family day care home) is hereby added to the table in subsection C of section 17.204.110 (RE zone; accessory uses) of the Sacramento City Code to read as follows:

Childcare, in-home (family day care home)	
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B. Except as amended by subsection A above, all provisions of section 17.204.110 remain unchanged and in full effect.

SECTION 13.

A. Section 17.216.510 (SC zone) is hereby amended as follows:

1. The “dwelling, duplex” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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2. The “dwelling, single-unit” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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3. The “superstore” row in subsection B.2 (conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 14.

A. The “superstore” row in subsection B.2 of section 17.216.610 (C-1 zone; conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 15.

A. The “superstore” row in subsection B.2 of section 17.216.710 (C-2 zone; conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 16.

A. The “superstore” row in subsection B.2 of section 17.216.810 (C-3 zone; conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 17.

A. The “superstore” row in subsection B.2 of section 17.216.910 (C-4 zone; conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 18.

A. The “superstore” row in subsection B.2 of section 17.220.110 (M-1 zone; conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 19.

A. The “superstore” row in subsection B.2 of section 17.220.210 (M-1(S) zone; conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 20.

A. The “superstore” row in subsection B.2 of section 17.220.310 (M-2 zone; conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 21.

A. The “superstore” row in subsection B.2 of section 17.220.410 (M-2S zone; conditional uses; commercial and institutional uses) is hereby deleted.

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B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 22.

A. Subsection G of section 17.220.650 of the Sacramento City Code is hereby amended to read as follows:

G. For sign standards and regulations, see section 17.220.640.

B. Except as amended by subsection A above, all provisions of section 17.220.650 remain unchanged and in full effect.

SECTION 23.

Section 17.228.105 of the Sacramento City Code is hereby amended to read as follows:

17.228.105 Accessory dwelling units and junior accessory dwelling units.

A. Generally.

1. Purpose and options. The purpose of this section is to set forth the regulations governing the creation of accessory dwelling units and junior accessory dwelling units, consistent with California Government Code sections 66310 through 66342.

2. Applicability. Each accessory dwelling unit and junior accessory dwelling unit is subject to either the standards in subsection B or subsection C. The standards applicable to accessory dwelling units do not apply to junior accessory dwelling units and vice versa.

3. Ministerial permit. Unless subsection A.4, below, applies, the city will ministerially approve building permits for accessory dwelling units and junior accessory dwelling units that conform to this section in accordance with California Government Code section 66317.

4. Deviations from objective standards. A request to deviate from the standards in subsections B.2.b and B.2.c, below, may be made by application for site plan and design review under chapter 17.808.

5. Definitions. In the event of a conflict between chapter 17.108 and Government Code section 66313, the latter shall prevail.

6. Calculating floor area. The calculation of floor area for an accessory dwelling unit includes all livable area within the accessory dwelling unit building envelope, excluding garages and accessory structures.

B. City's local development option. This subsection sets forth the city's local development option, consistent with California Government Code sections 66314 through 66322 for accessory dwelling units and section 66333 for junior accessory dwelling units.

1. Generally.

a. Maximum number of units.

(1) Unless subsection B.1.a.ii applies, a lot developed with a single-unit or duplex dwelling may have a maximum of two accessory dwelling units, one accessory dwelling unit and one junior accessory dwelling unit, or two junior accessory dwelling units. A lot developed with a multi-unit dwelling may have a maximum of two accessory dwelling units.

(2) A lot developed with the maximum number of accessory dwelling units and junior accessory dwelling units under subsection C (the State of California's development option), may have two additional accessory dwelling units or one accessory dwelling unit and one junior accessory dwelling unit under this subsection B.

b. Calculating density. Accessory dwelling units and junior accessory dwelling units shall not be included in the calculation of density of the lot on which the dwelling units are located.

c. Consistency with the general plan and zoning designation. Accessory dwelling units and junior accessory dwelling units are residential uses that are consistent with the general plan and zoning designation for the lot on which the dwelling units are located.

d. An accessory dwelling unit that is approved under this subsection B may be rented for a term less than 30 days.

2. Accessory dwelling units.

a. General requirements.

(1) The lot on which an accessory dwelling unit is located must be improved with a single-unit, duplex, or multi-unit dwelling before or at the same time as the construction of the accessory dwelling unit.

(2) An accessory dwelling unit may not be sold or otherwise conveyed separately from the primary residence, except as provided in California Government Code section 66341.

(3) No passageway is required in conjunction with the construction of an accessory dwelling unit.

b. Maximum area.

i. Attached accessory dwelling units. The total floor area for each attached accessory dwelling unit on a lot may not exceed the greater of the following:

(1) 50% of the existing floor area of the largest primary dwelling; or

(2) 850 square feet if the accessory dwelling unit has one bedroom or less, or 1,000 square feet if the accessory dwelling unit has more than one bedroom.

ii. Detached accessory dwelling units. The floor area of one detached accessory dwelling unit may not exceed 1,200 square feet. In the case of two detached accessory dwelling units on one lot, the combined floor area of both detached accessory dwelling units may not exceed 1,200 square feet.

c. Development standards.

i. The minimum distance between primary dwellings and a detached accessory dwelling unit is 4 feet. The minimum distance between two detached accessory dwelling units is 4 feet. A detached accessory dwelling unit may be attached to another detached accessory dwelling unit.

ii. Height, lot coverage, and open space.

(1) General rule. Except as provided below, the height, lot coverage, and minimum open-space requirements applicable to the lot on which the accessory dwelling unit is located apply to the accessory dwelling unit.

(2) Exception. Accessory dwelling units that occupy less than 800 square feet total in lot coverage are exempt from maximum lot coverage and minimum open-space requirements.

iii. Setbacks. All accessory dwelling units must comply with the following setback requirements:

(1) If any portion of an accessory dwelling unit is within 60 feet of the front property line, the accessory dwelling unit must comply with the front-yard setback requirements applicable to the lot on which the accessory dwelling unit is located and maintain minimum interior side-yard, street side-yard, and

rear-yard setbacks as required by the zoning designation for the primary dwelling or 3 feet each, whichever is less.

(2) For an accessory dwelling unit that is farther than 60 feet from the front property line, the unit must comply with the following:

a. First floor. No setback is required for a single-story accessory dwelling unit or the first floor of a multistory accessory dwelling unit.

b. Second floor and above. The second floor and above of a multistory accessory dwelling unit must have minimum interior side-yard, street side-yard, and rear-yard setbacks as required by the zoning designation for the primary dwelling or 3 feet each, whichever is less.

(3) Notwithstanding subsections B.2.c.iii.(1) and B.2.c.iii.(2) above—

a. No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

b. An accessory dwelling unit may not project into the required setback from the landside toe of a levee.

(4) One accessory dwelling unit that does not exceed 800 square feet and complies with all the standards set forth in this subsection B may be constructed within the front-yard setback if:

a. The lot area in the rear and side yards does not permit the construction of a detached accessory dwelling unit that is two stories in height and at least 800 square feet; and

b. The lot area in the rear and side yards does not permit the construction of an attached accessory dwelling unit that is at least 800 square feet.

iv. The design of the accessory dwelling unit must conform to the objective design standards applicable to the lot on which the accessory dwelling unit is located.

v. No portion of an accessory dwelling unit balcony, deck, or open-stair landing within 10 feet of the rear lot line or side lot line may be higher than three feet from the ground unless the rear lot line or side lot line abuts a nonresidential use, alley, public street, or approved private street.

vi. If located in a historic district or on a landmark-designated property, an accessory dwelling unit must comply with objective standards for accessory dwelling units located in a historic district or on a landmark-designated property, as adopted by resolution of the city council.

3. Junior accessory dwelling units.

a. Maximum area. The floor area of one junior accessory dwelling unit may not exceed 500 square feet.

b. Owner occupancy. The property owner must reside onsite unless—

i. The lot is owned by a government agency, land trust, or housing organization; or

ii. The junior accessory dwelling unit has separate sanitation facilities.

c. Deed restriction. A deed restriction must be recorded before final building permit inspection and include the requirements in California Government Code section 66333.

d. Location. Junior accessory dwelling units must be constructed within the walls of a single-unit dwelling, which may include an attached garage.

e. Entrance. The junior accessory dwelling unit must have an entrance that is separate from the main entrance to the proposed or existing single-unit dwelling.

f. Bathroom. If the junior accessory dwelling unit does not include a separate bathroom, the junior accessory dwelling unit must include both the entrance required under subsection e above and an interior entry to the main living area of the single-unit dwelling.

g. Kitchen. The junior accessory dwelling unit must include an efficiency kitchen with:

- i. Cooking appliances; and
- ii. A food preparation counter and storage cabinets

that are of reasonable size in relation to the junior accessory dwelling unit.

- h. Rental term. A junior accessory dwelling unit that is approved under this subsection and offered for rent may be rented only for a term longer than 30 days.

C. State of California's development option. This subsection sets forth the State of California's development option, consistent with California Government Code section 66323.

1. Notwithstanding subsection B, above, the city shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following units or any combination of the following units:

- a. One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-unit dwelling if all the following are met:

- i. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-unit dwelling or existing space of a single-unit dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

- ii. The space has exterior access from the proposed or existing single-family dwelling.

- iii. The side-yard and rear-yard setbacks are sufficient for fire and safety.

- iv. The junior accessory dwelling unit complies with California Government Code section 66333.

- b. One detached, new construction, accessory dwelling unit that does not exceed 4-foot side-yard and rear-yard setbacks for a lot with a proposed or existing single-unit dwelling. The accessory dwelling unit may not exceed a floor area of 800 square feet and a height of 18 feet unless additional height is needed to align the roof pitch of the accessory dwelling unit with the roof pitch of the primary dwelling unit. In that instance, the accessory dwelling unit may not exceed a height of 20 feet.

c. Multiple accessory dwelling units within the portions of existing multi-unit dwellings that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. The number of accessory dwelling units shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

d. Multiple accessory dwelling units, not to exceed the number specified in subsections C.1.d.i and C.1.d.ii below, that are located on a lot that has an existing or proposed multi-unit dwelling, but are detached from that multi-unit dwelling, maintain 4-foot rear-yard and side-yard setbacks, and do not exceed 18 feet in height unless additional height is needed to align the roof pitch of the accessory dwelling unit with the roof pitch of the primary dwelling unit. In that instance, the accessory dwelling unit may not exceed a height of 20 feet.

i. On a lot with an existing multi-unit dwelling, not more than eight detached accessory dwelling units may be constructed. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing dwelling units on the lot.

ii. On a lot with a proposed multi-unit dwelling, not more than two detached accessory dwelling units may be constructed.

2. An accessory dwelling unit or junior accessory dwelling unit approved under this subsection C and offered for rent may be rented only for a term longer than 30 days.

3. No other objective development standard or design standard within this title apply to units meeting the requirements of this subsection C.

SECTION 24.

Section 17.228.113 of the Sacramento City Code is hereby amended to read as follows:

17.228.113 Childcare center.

A. Development standards. Unless subsection B applies, a childcare center shall conform to the development standards in this subsection.

1. Fences. If the proposed center abuts a residential zone or residence, a minimum six-foot high solid wall of masonry, brick, stucco or similar

material shall be provided. The wall shall be placed along all property lines which abut the residential zone or residence. A masonry wall shall not be required if:

- a. The center is separated from a residential zone or residence by an alley;
- b. The center will be located in an existing commercial building which did not require a wall when built, no expansion of the building will occur and the building is located between the play yard and the residential zone or residence; and
- c. The proposed center abuts a zone or use other than residential.

2. Outdoor play areas. Outdoor play areas shall be separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling areas. Play areas shall be adequately fenced.

B. Childcare center co-located with multi-unit dwelling. A childcare center co-located with a multi-unit dwelling containing five or more dwelling units is a permitted use, allowed by right, and will be granted an administrative permit if it—

1. Complies with California Health and Safety Code section 1597.22;
2. Complies with all standards applicable to multi-unit dwellings;
3. Any outdoor play area is separated from vehicular circulation, parking areas, equipment enclosures, storage areas, and refuse and recycling areas; and
4. Any outdoor play area is adequately fenced.

SECTION 25.

Section 17.404.010 of the Sacramento City Code is hereby amended to read as follows.

17.404.010 Purpose and intent.

The rules and regulations established by this chapter to govern development within the Broadway-Stockton Special Planning District (SPD) are designed to improve the image and competitiveness of this commercial corridor by drawing upon the area's existing assets, including historic buildings, landmarks, multi-cultural commerce, medical facilities, and surrounding neighborhoods.

The city council finds and declares that, given the history, nature, and scope of development patterns in the Broadway-Stockton area, special rules are necessary to revitalize the area.

SECTION 26.

Section 17.404.050 of the Sacramento City Code is hereby deleted in its entirety.

SECTION 27.

A. Section 17.508.040 of the Sacramento City Code is hereby amended as follows:

1. Subsection H is hereby amended to read as follows:

H. Within 20 feet of another driveway, measured from the beginning of the driveway flare at the top of the curb, except for single unit dwellings and duplex dwellings or to create a one-way pair of driveways;

2. Subsection I is hereby amended to read as follows:

I. Within 10 feet of a property line between two contiguous lots that do not include dwelling units, measured from the beginning of the driveway flare at the top of the curb or future curb;

3. Subsection J is hereby amended to read as follows:

J. Within five feet of a property line between two contiguous residential properties measured from the ending of the driveway flare at the edge of walk;

B. Except as amended by subsection A above, all provisions of section 17.508.040 remain unchanged and in full effect.

SECTION 28.

A. Subsection D of section 17.508.050 of the Sacramento City Code is hereby amended to read as follows:

D. Dimensions. All dimensions in this section shall be based on the bottom width (or the flat portion) of the driveway, measured at the curb where curbs are in place. Where curbs are not in place, dimensions will be measured at the ditch or flow

line, or seven feet from the right-of-way line on the street side of the right-of-way line if no ditch and no curbs are in place.

B. Except as amended by subsection A above, all provisions of section 17.508.050 remain unchanged and in full effect.

SECTION 29.

A. Section 17.612.010 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.1.b is hereby amended to read as follows:

b. Landscape requirements. The unpaved portion of the required front-yard and street side-yard setbacks shall be landscaped. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

2. Subsection A.2 is hereby amended to read as follows:

2. Multi-unit dwellings (three or more units)-Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setbacks. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

3. Subsection A.3 is hereby amended to read as follows:

3. Nonresidential-Front-yard and street side-yard setbacks. All minimum required front-yard and street side-yard setbacks shall be landscaped. The landscape shall primarily consist of grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation, provided that artificial turf may be used if it and its substrate is permeable, has a minimum pile height of 1.25 inches, and is not located within the dripline of any trees. Design elements like planters, rocks, mulch, wood chips, bark, or similar elements are permitted when integrated as part of the landscape.

B. Except as amended by subsection A above, all provisions of section 17.612.010 remain unchanged and in full effect.

SECTION 30.

A. Footnote 4.g of section 17.624.060 of the Sacramento City Code is hereby amended to read as follows:

g. Mechanical equipment associated with a swimming pool, spa, or hot tub shall meet the requirements of footnote 8.

B. Except as amended by subsection A above, all provisions of section 17.624.060 remain unchanged and in full effect.

SECTION 31.

A. Subsection E is hereby added to section 17.704.060 of the Sacramento City Code to read as follows:

E. Nothing in this section requires the city to grant an incentive or concession requiring approval of a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as part of a housing development.

B. Except as amended by subsection A above, all provisions of section 17.704.060 remain unchanged and in full effect.

SECTION 32.

A. Subsection E is hereby added to section 17.704.070 of the Sacramento City Code to read as follows:

E. Nothing in this section requires the city to waive or reduce development standards otherwise applicable to a hotel, motel, bed and breakfast inn, or other transient lodging, other than a residential hotel, as part of a housing development.

B. Except as amended by subsection A above, all provisions of section 17.704.070 remain unchanged and in full effect.

SECTION 33.

Section 17.706.030 of the Sacramento City Code is hereby amended to read as follows:

17.706.030 Applicability.

This chapter applies to nonresidential development.

SECTION 34.

A. Subsection E of section 17.716.010 (Residential condominium conversion and new construction program; purpose and intent) of the Sacramento City Code is hereby amended to read as follows:

E. To ensure that new units being constructed, and rental units being converted to condominiums, meet the reasonable physical standards required by this chapter and all other provisions of this code.

B. Except as amended by subsection A above, all provisions of section 17.716.010 remain unchanged and in full effect.

SECTION 35.

Section 17.808.100 of the Sacramento City Code is hereby amended to read as follows:

17.808.100 Purpose of site plan and design review.

The purpose of the site plan and design review permit is to ensure that the physical aspects of development projects are consistent with the general plan and applicable specific plan or transit village plan and with all applicable design guidelines; to ensure the development is of high quality and is compatible with and complementary to surrounding development; to ensure streets and other public access ways and facilities, parking facilities, and utility and other infrastructure, both on-site and off-site, are adequate and available to support the development and conform to city development standards; to promote energy efficiency and water conservation; and to avoid or minimize to the extent feasible adverse environmental effects of development. Site plan and design review is a discretionary permit and is not the automatic right of an applicant.

SECTION 36.

Section 17.808.160 is hereby amended to read as follows:

17.808.160 Development exempt from site plan and design review.

The following development projects are exempt from the site plan and design review requirement:

A. For development projects that are not located in a historic district and do not involve a landmark:

1. An alteration to an existing building or structure that does not substantially alter the exterior appearance of the building or structure, as determined by the director;
2. An alteration to an existing site that does not significantly alter the functioning of the site with respect to traffic circulation, parking, infrastructure, and environmentally sensitive features, as determined by the director;
3. Accessory dwelling units that comply with section 17.228.105;
4. Sidewalk cafes;
5. Convenience recycling facilities;
6. Registered house plans; and
7. Demolition of residential accessory structures that are—
 - a. Less than 50 years old; or
 - b. 50 years old or more and the preservation director declines to nominate the structure to the Sacramento register pursuant to section 17.604.600.

B. For development projects located in a historic district or that involve a landmark:

1. Repainting of surfaces that were originally painted and the color scheme is not a significant character-defining feature of the historic resource;
2. Routine nonabrasive cleaning and maintenance;
3. Site plantings when plantings and landscape elements are not significant character-defining features of the historic resource; and
4. Demolition of a noncontributing resource that has been damaged by fire or natural disaster from geological, atmospheric, or hydrological forces if—

a. The resource has not been deemed immediately dangerous pursuant to chapter 8.96; and

b. The preservation director has determined the ability to repair the resource is impracticable for reasons excluding cost.

C. Tentative maps and parcel maps that subdivide vacant land and meet all development standards without deviations.

D. Antennas that are reviewed or exempt from review under chapter 12.14.

E. Housing projects that are subject to ministerial review under another provision of this title.

F. Urban lot splits that are subject to ministerial review under chapter 17.864.

G. Electric vehicle charging and hydrogen-fueling stations, consistent with California Government Code section 65850.7, subdivision (b).

SECTION 37.

A. Section 17.808.430 of the Sacramento City Code is hereby amended as follows:

1. Subsection A.2 is hereby amended to read as follows:

2. A major modification is one that will result in any one of the following:

a. The deletion of a condition of approval;

b. A change to a condition of approval that prevents or substantially alters its intended outcome;

c. A new deviation or an increase to an approved deviation; or

d. A substantial change to exhibits (e.g., site plans, architectural plans, landscape plans, design specifications, etc.) that accompany the permit.

2. Subsection B is hereby amended to read as follows:

B. Decisionmaking.

1. Major modifications. Approval of a major modification is made at the director level and based on the findings in section 17.808.140. Approval may include the imposition of new or different conditions as determined to be necessary or appropriate to make the required findings.

2. Minor modifications. Approval of a minor modification is made at the staff level and based on the findings in section 17.808.150. Approval may include the imposition of new or different conditions as determined to be necessary or appropriate to make the required findings.

B. Except as amended by subsection A above, all provisions of section 17.808.430 remain unchanged and in full effect.

SECTION 38.

Section 17.860.010 of the Sacramento City Code is hereby amended to read as follows:

17.860.010 Purpose.

The purpose of this chapter is to streamline the permitting process for infill housing projects, including mixed-use projects, that comply with specific development options set forth in California Government Code sections 65852.24, ~~65858-65858.16~~, 65912.100-65912.105, 65913.4, 65913.12, and 65913.16; or the city's local ministerial development option as set forth in section 17.860.030. Nothing in this chapter precludes an applicant from applying for discretionary site plan and design review.

SECTION 39.

Section 17.860.025 of the Sacramento City Code is hereby added to read as follows:

17.860.025 Adaptive reuse consistent with Government Code sections 65658 through 65658.16 (Office to Housing Conversion Act of 2025).

A. Generally.

1. Definitions. The terms used in this section have the meanings ascribed to them in this title and California Government Code sections 65658 through 65658.16.

2. In the case of a conflict between this section and California Government Code sections 65658 through 65658.16, the California Government Code prevails.

B. Administrative permit.

1. An adaptive reuse project is a permitted use, allowed by right, and will be granted an administrative permit within the timeframes in subsection B.2 if it—

a. Complies with California Government Code sections 65658 through 65658.16;

b. Complies with the city's objective planning standards; provided, however, that no standard may be imposed on an adaptive reuse project that requires alteration of the existing building envelope, unless required by title 15.

2. Timeframe for approval or denial. Unless subsection C below applies, the city will approve an administrative permit for an adaptive reuse project that complies with the standards in subsection B.1 within the following timeframes:

a. Within 60 days if the project contains 150 or fewer dwelling units; or

b. Within 90 days if the project contains more than 150 dwelling units.

C. Notification of compliance with the standards.

1. If the city determines a project submitted under this section conflicts with any of the requirements set forth in subsection B.1, the city will inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts, in the following timeframes:

a. Within 60 days of submittal of the application if the project contains 150 or fewer dwelling units; or

b. Within 90 days of submittal of the application if the project contains more than 150 dwelling units.

2. If the applicant resubmits an application in response to the city's written notice provided in accordance with subsection C.1 above, the city, within 30 days, must either—

a. Approve the application; or

b. Inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts.

D. Deemed approval. If the city does not act within the timeframes in subsection B and C above, the project will be deemed to satisfy the requirements specified in subsection B.1 above and will be granted an administrative permit.

E. Establishment and expiration of the permit. Section 17.808.470 governs the establishment and expiration of an administrative permit granted under this section, except when section 17.808.470 conflicts with California Government Code section 65658.8, in which case the provisions of the California Government Code prevail.



Planning and Design Commission
August 13, 2026



TITLE 17 OMNIBUS ORDINANCE

OVERVIEW

- *What does omnibus mean?*
- *Amendment Categories*
- *Overview of Amendments*
- *Review Steps*

WHAT DOES OMNIBUS MEAN?

An omnibus bill is a proposed law that covers a variety of topics. The word "omnibus" comes from Latin and means "to, for, by, with, or from everything."

AMENDMENT CATEGORIES



STATE LAW CONSISTENCY

Existing code is silent or contrary to new laws



STREAMLINING

Refine existing regulations without establishing a new policy



ADMINISTRATIVE CLEAN-UP

Oops, there's a typo

ATTACHMENT 2: BACKGROUND

Topic: Typo in MRD Zoning District

Ordinance: Section 23

Title 17: Section [17.220.650](#)

Issue: This section directs the user to Title 15 for sign regulations in the Manufacturing, Research, and Development (MRD) zoning district. Signs in the MRD zone are in fact regulated through section 17.220.640.

Amendment Summary

- Update the footnote with the correct reference.

Rationale: The proposed change is self-explanatory and limited to edits necessary to correct a typographical error.

- Topic Covered
- Section # in Ordinance
- Existing Regulation
- Issue
- Amendment Summary
- Rationale



STATE LAW CONSISTENCY

2025 Planning & Zoning Laws



STATE LAW CONSISTENCY

Accessory Dwelling Units

SB 543: General cleanup; no new standards

AB 1154: Specific to Junior ADUs (JADU)

- No owner-occupancy requirement if JADU separate bathroom provided
- Rental term longer than 30 days required

2025 Planning & Zoning Laws

Accessory Dwelling Units

HCD Review Letter: Clarify # of ADUs permitted

State ADUs:



City ADUs:



 **STATE LAW
CONSISTENCY**

2025 Planning & Zoning Laws



STATE LAW CONSISTENCY

Accessory Dwelling Units

HCD Review Letter: Clarify side street setback

= 4 feet for detached ADUs per Gov't Code
66314(d)(7)

2025 Planning & Zoning Laws

Childcare Centers

AB 752: Commercial use (15+ children)

- By-right land use when co-located with multi-unit residential of 5+ units
- Standards same as multi-unit residential
- In-home child care not affected

 **STATE LAW
CONSISTENCY**

2025 Planning & Zoning Laws



STATE LAW CONSISTENCY

Housing

AB 752: Adaptive reuse projects allowed by right

- Historic resource protections
- Affordability requirements
- Construction labor standards

Adaptive reuse = Retrofitting and repurposing of an existing building to create new residential or mixed uses including office conversion projects.

▶▶ **STREAMLINING**

Amendments Proposed

Permitted residential uses in the Shopping Center zoning district

Issue: Low-density inconsistent with General Plan

Proposed Amendment: Remove single-unit dwelling and duplex

Rationale: Low density is inconsistent with General Plan policies for minimum density & FAR.

▶▶ **STREAMLINING**

Amendments Proposed

Site Plan & Design Review exemptions for demolition

Issue: Existing SPDR demolition exemption limited to accessory structures under 50 years old

Proposed Amendment:

- Add exemption for accessory structures over 50 years old
- Add exemption for structures damaged by fire or natural disaster

Rationale: Reduce time and cost of permitting while protecting historic resources.

▶▶ STREAMLINING

Amendments Proposed

Modifications to Site Plan & Design Review: deviations

Issue: Modifications to approved SPDR permit are either major or minor - deviations not considered in determination.

Proposed Amendment:

- Add language for deviations
- Remove redundant language related to decision-making

Rationale: Reduce time and cost of permitting while providing clarity for staff

» **STREAMLINING**

Amendments Proposed

Landscape Maintenance Requirements

Issue: Landscape maintenance verbiage confuses enforcement of other City Code chapters.

Proposed Amendment: Remove reference to maintenance.

Rationale: Provide clarity to code enforcement staff enforcing while retaining landscape requirements applied via Site Plan & Design Review.

» **STREAMLINING**

ADMINISTRATIVE CLEAN UP

ADMINISTRATIVE CLEAN UP

Amendments Proposed

- Cleanup references to:
 - Ascot Ave Overlay (AOL) Zone
 - 'Superstore' land use
 - 'Temporary commercial building' land use
 - Residential green building bonuses
- Family daycare home in RE zone
- Broadway-Stockton Urban Design Plan
- Typos - various

REVIEW STEPS

- *Planning and Design Commission*
- *Law and Legislation Committee*
- *City Council*

STAFF RECOMENDATION

Conduct a public hearing and upon conclusion pass a motion to:

- Determine the ordinance exempt from CEQA; and
- Recommend City Council adopt the ordinance.

THANKS!

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