

## **RESOLUTION NO. 2009-315**

Adopted by the Sacramento City Council

May 19, 2009

### **ADOPTING THE CENTRAL CITY URBAN DESIGN GUIDELINES FOR THE CENTRAL CITY AND CENTRAL CORE DESIGN REVIEW DISTRICTS (M05-084)**

#### **BACKGROUND**

- A. The Central City Urban Design Guidelines (“Urban Design Guidelines”), was developed to replace the existing Central Business District Architectural Guidelines and Streetscape Guidelines, which were adopted in 1987.
- B. A citizens advisory committee comprised of representatives from Central City community, business, development and design professional organizations, and including representatives from other city departments, assisted the city’s design review staff and the consultant in development of the Urban Design Guidelines. The draft Urban Design Guidelines were submitted to the Planning, Design and Preservation Commissions and the City Council for review and comment between October and November 2007. Formal public hearings were held to review the Urban Design Guidelines, accept public comments and to recommend approval of ordinances to implement the guidelines by the Planning Commission on December 18, 2008 and by the Design Commission on November 19, 2008 and on April 15, 2009.
- C. The Urban Design Guidelines contain architectural and streetscape design standards to be applied to projects located within that portion of the Central City referred to as the Central Business District Special Planning District, which is zoned as C-3. In addition, the first two sections of the Urban Design Guidelines set the policy and framework for design review applicable to the entire Central City area.
- D. The new 2030 General Plan significantly expands the boundaries of the Central Business District land use designation. Under a separate action, the Central Core Design Review District is being established and that district’s boundaries encompass the Central Business District Special Planning District and additional areas to reflect the planned near term expansion of urban development in the City’s downtown area.
- E. The Urban Design Guidelines provide design guidance for private and public projects within the Central Core Design Review District in a manner that will allow for increased densities and taller buildings while preserving and enhancing the qualities that would contribute to a vibrant, economically robust and pedestrian- and transit- friendly downtown.
- F. The Central City Urban Design Guidelines include the following sections: Introduction and Urban Design Framework, which sets out the vision for the physical form and character of the Central City, and section three establish the design standards for the

Central Core area; Public Realm for streets, sidewalks, parks and other public spaces; and Private Realm for the placement and design of buildings and parking lots.

- G. The Urban Design Guidelines are intended to provide clear guidance to design professionals and property owners, while at the same time allowing for alternative design plans to accomplish the vision for future development in the Central City, with emphasis in the Central Core area.
- H. The Urban Design Guidelines include both design principles and guidelines that distinguish between mandatory and advisory provisions that will be used by city staff and the Design Commission, Preservation Commission and Planning Commission in determining the appropriateness of any proposed building or structure, or the alteration of an existing building or structure located within the Central Core Design Review District.
- I. The Urban Design Guidelines are consistent with the Central City Community Plan and the General Plan.
- J. On April 15, 2009 the Design Commission conducted a public hearing for which notice was given pursuant Sacramento City Code Section 17.132.60 and forwarded to the City Council a recommendation to approve the Central City Urban Design Guidelines for application within the Central Core Design Review District.
- K. On May 12, 2009, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.132.60, and received and considered evidence concerning adoption of the Central City Urban Design Guidelines.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. Based on the verbal and documentary evidence received at the hearing held on May 12, 2009, the City Council hereby adopts the Central City Urban Design Guidelines attached to the staff report for application within the Central Core Design Review District. The first two sections, Introduction and Framework, apply to the entire Central City. If a certain type of development project within the Central Core Design Review District is not referenced in the Central City Urban Design Guidelines, in that event the Central City (Neighborhoods) Design Guidelines shall apply.

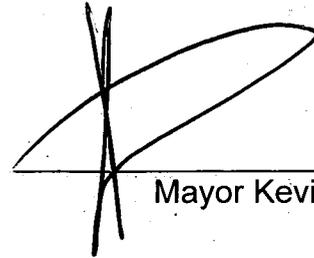
Adopted by the City of Sacramento City Council on May 19, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: None.

A handwritten signature in black ink, consisting of a large, stylized loop and a vertical line crossing it, positioned above a horizontal line.

Mayor Kevin Johnson

Attest:

  
Shirley Concolino, City Clerk