

RESOLUTION NO. 2010-087

Adopted by the Sacramento City Council

February 16, 2010

FUTURE EVALUATION OF THE UNIVERSAL DESIGN ORDINANCE (LR09-019)

BACKGROUND

- A. On November 18, 2008, the City Council adopted the 2008-2013 Housing Element, which included an implementation program to adopt a Universal Design Ordinance, consistent with the State of California Department of Housing and Community Development's model ordinance.
- B. On February 16, 2010, the City Council adopted the Universal Design Ordinance.
- C. To facilitate ongoing improvement of the ordinance the City Council directs Staff to conduct a formal evaluation of the Universal Design Ordinance 18 months after it becomes effective.

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

- Section 1. Staff shall evaluate the implementation of the Universal Design Ordinance 18 months after it takes effect based on the following criteria: impacts to staff workloads, unforeseen constraints to housing production, whether the ordinance is effective in providing accessible homes to prospective buyers, and whether homeowners are being charged a reasonable rate for universal design "upgrades."
- Section 2. If there is inadequate information available at the 18 month period (e.g. due to lack of development), the evaluation may be postponed for up to one year.
- Section 3. Based on the evaluation Staff will report to the City Council its findings and recommendations on the following modifications:
 - A. Whether the threshold for applying the ordinance should be lowered to five or more dwelling units in a residential development project.
 - B. Whether the ordinance should require developers of residential projects with four or fewer dwelling units to provide prospective purchasers a list of universal design features.
 - C. Whether the ordinance should apply to all models in a residential development project (not just one model).

- D. Whether model homes should be constructed with universal design features rather than relying on placards to illustrate the available universal design features.
- E. Whether the ordinance should specify that installing universal design features will become mandatory at a specific future date for residential development projects requiring at least one discretionary approval.
- F. Whether additional design features for individuals with visual and hearing impairments should be included in the ordinance.
- G. Whether the ordinance should apply to other zones besides the Standard Single Family (R-1) Zone and the Single-Family Alternative (R-1A) Zone.
- H. Whether the ordinance should be applied in the planning entitlement process (e.g. tentative maps).

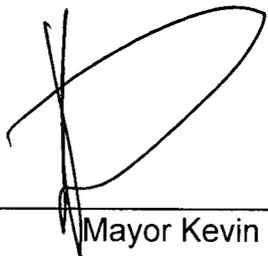
Adopted by the City of Sacramento City Council on February 16, 2010 by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.



Mayor Kevin Johnson

Attest:



Shirley Concolino
Shirley Concolino, City Clerk