



REPORT TO COUNCIL

City of Sacramento

11

915 I Street, Sacramento, CA 95814-2604

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Consent
April 1, 2010

Honorable Mayor and
Members of the City Council

Title: Initiation of the Establishment of the Swanston Station Design Review District and the Amendment to the North Sacramento Design Review District

Location/Council District: Area in North Sacramento, west of Business 80 roughly bounded by the Western Pacific Railroad, Traction Avenue, Eleanor Avenue, Del Paso Boulevard, Auburn Boulevard, El Camino Avenue, Business 80, Arden Way, and the Southern Pacific Railroad; Council Districts 2 and 3.

Recommendation: Adopt Resolution Initiating the Establishment of the Swanston Station Design Review District and the Amendment to the North Sacramento Design Review District boundaries.

Contacts: Luis Sanchez, Senior Architect, Community Development Department, (916) 808-5957; Fedolia "Sparky" Harris, Senior Planner, Department of Transportation (916) 808-2996

Presenters: None

Department: Community Development

Division: Current Planning

Organization No: 21000

Description/Analysis:

Issue: The Swanston Station Transit Village Specific Plan (Specific Plan) is being readied for public hearing. The Specific Plan includes design guidelines to guide development within the Specific Plan area.. The boundaries of the Specific Plan overlap with the boundaries of the existing North Sacramento Design Review District. This District has a separate set of existing design guidelines. Staff is proposing that a new Swanston Station Design Review District be created to include the entire Specific Plan area, and that the boundaries of the existing North Sacramento Design Review District be amended to remove that area that will be in

the new Design Review District. Under Chapter 17.132 of the City Code, a Statement of Initiation must be approved by the City Council and filed with the Design Commission before the Design Commission can hold a public hearing and make a recommendation to the City Council on the proposed new design review district and the amendment to the existing design review district.

Council is being asked to take this action now in order to allow staff to take the new Swanston Station Design Review District guidelines and the proposed amendments to the North Sacramento Design Review District before the Design Commission in April to seek their recommendation for approval. The recommendation from the Design Commission will be brought to the Planning Commission in May for their consideration. Finally, the recommendation from the Planning Commission will be brought before Council for final approval in June along with the completion of the Swanston Station Transit Village Specific Plan.

Policy Considerations: The recommendation actions further the 2030 General Plan goal to require excellence in the design of the City's form and structure through development standards and clear design direction. The recommended actions are also necessary to promote an appropriate regulatory environment and streamline the entitlement process.

Environmental Considerations:

California Environmental Quality Act (CEQA): Approval of the Resolution initiating establishment of a new or the amendment to an existing design review district is not a project under CEQA in that it will not result in a direct or a reasonably foreseeable indirect physical change to the environment. Adoption of the Resolution will only commence an administrative process. The City has prepared an EIR for the Specific Plan and adoption of the design review district ordinance would be included as part of the actions to adopt the Specific Plan.

Sustainability Considerations: None

Other: None

Commission/Committee Action: The design guidelines for the draft Swanston Station Transit Village Specific Plan were presented to the Design Commission on May 20, 2009. No significant questions or concerns were raised in regards to the design guidelines.

Rationale for Recommendation: Design guidelines help protect and enhance the appearance and promote quality development of public and private property. Inclusion of property in a design review district imposes the requirement for formal design review by staff, the Design Director, or the Design Commission, depending on the type and size of the project.

In 2005, the City commenced preparation of a Specific Plan for the Swanston

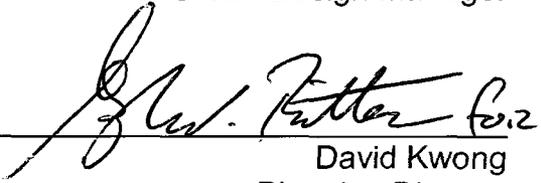
Station Transit Village Area. As part of the Specific Plan, design guidelines were developed for mixed use projects in this transit village plan area. The Specific Plan area overlaps with the established North Sacramento Design Review District in the area roughly bounded by El Camino Avenue, Arden Way, Beaumont Street, and the light rail tracks.

By amending the boundaries of the North Sacramento Design Review District to eliminate this overlap and, simultaneously, establish a new Swanston Station Design Review District for the area covered by the Specific Plan, staff is attempting to prevent any confusion as to the design guidelines that should be applied for future development applications in the area. The establishment of the new district also streamlines the development process by incorporating the Specific Plan design guidelines into the formal design review process.

Financial Considerations: None as a result of this action.

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: 
William Crouch
Urban Design Manager

Approved by: 
David Kwong
Planning Director

Recommendation Approved:

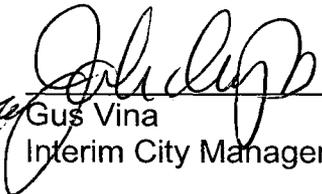

Gus Vina
Interim City Manager

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Review District Revised Boundaries

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RESOLUTION NO. 2010-

INITIATING THE ESTABLISHMENT OF THE SWANSTON STATION DESIGN REVIEW DISTRICT AND AMENDMENT OF THE BOUNDARIES OF THE NORTH SACRAMENTO DESIGN REVIEW DISTRICT

April 1, 2010

BACKGROUND

- A. City Council adopted revised Residential and Commercial Design Guidelines for the North Sacramento Design Review District on December 5, 2006 (Resolution No. 2006-883)
- B. City Council authorized the City Manager to execute a professional services agreement on November 8, 2005 to develop the Swanston Station Transit Village Specific Plan including guidelines for design and development of land use and infrastructure.
- C. The boundary of the pending Swanston Station Transit Village Specific Plan overlaps the boundary of the existing North Sacramento Design Review District creating confusion as to which set of design guidelines should be applied to future development projects in the Transit Village Specific Plan area.

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

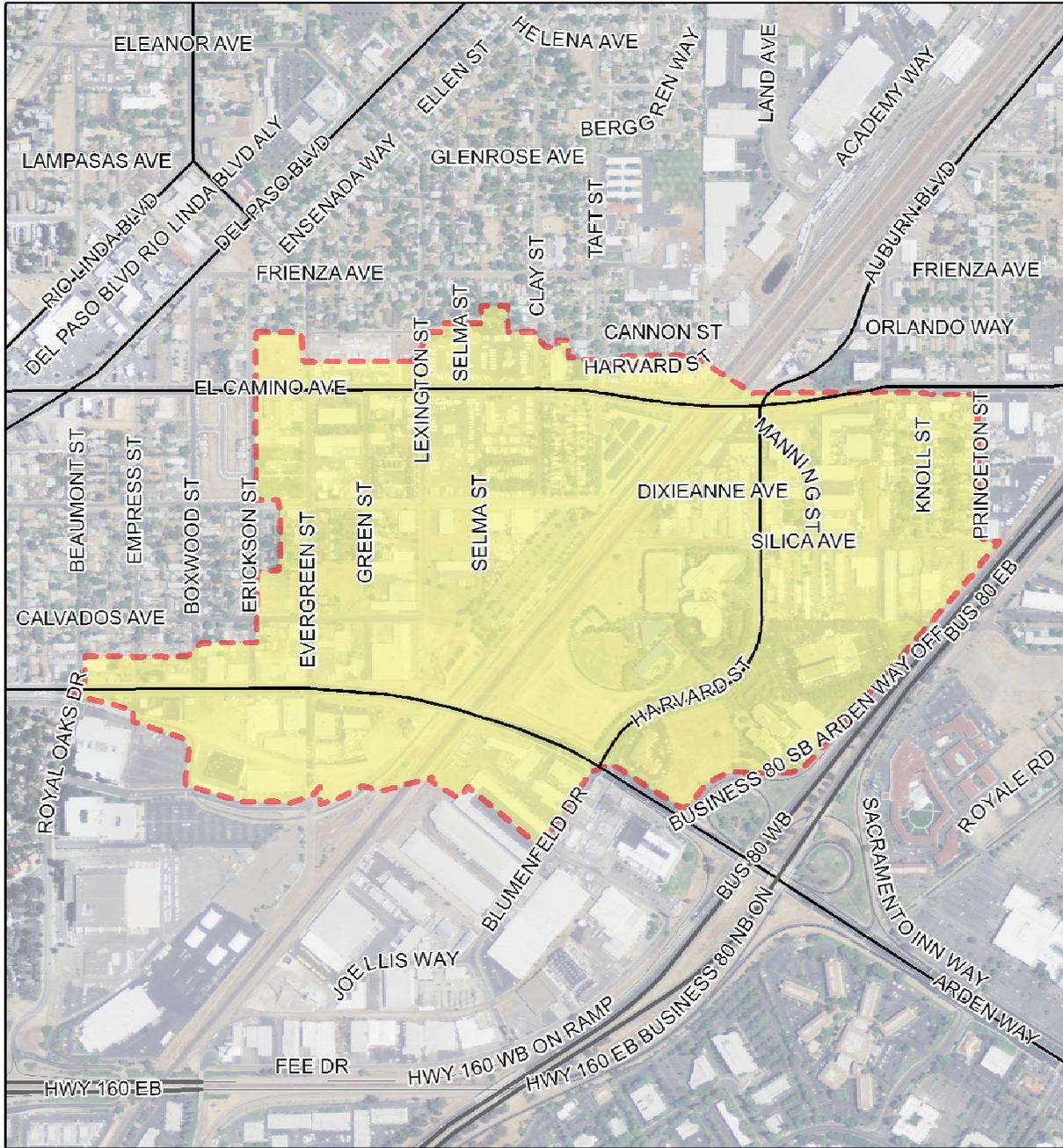
Section 1. In accordance with the procedures for amendments of design review district boundaries and establishment of new design review districts as set out in Section 17.132.160 of Title 17 (Zoning Code) of the Sacramento City Code, the City Council hereby initiates establishment of the Swanston Station Design Review District as shown in the attached Exhibit 1 and hereby initiates an amendment to the North Sacramento District Design Review District to reduce the boundaries as shown in the attached Exhibit 2.

Section 2. Upon approval of this Resolution, it shall be filed with the Secretary of the Design Commission and thereafter a public hearing shall be noticed and held to consider the proposed establishment of the Swanston Station Design Review District and amendment of the existing North Sacramento Design Review District in accordance with the procedures specified in Section 17.132.160.

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Exhibit A Proposed Swanston Station Design Review District Boundaries

Exhibit B North Sacramento Design Review District Revised Boundaries



Swanston Station Design Review District New Boundaries

