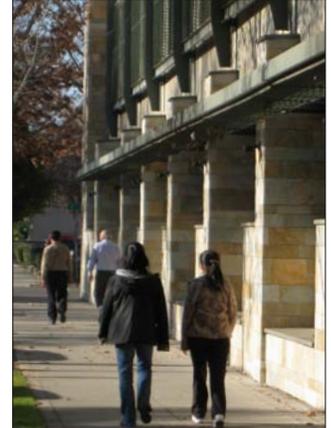


E. Parking & Vehicle Access

1. Location and Configuration (cont.)

- predominant patterns in area. See Figures 6, 8, 9, 11 and 12.
- c. It is preferable to have parking levels exposed on the east or west elevations of the buildings as is the current pattern in downtown with several large commercial buildings, and to avoid this condition on the north or south facades.
7. Garage night lighting should not be directly visible from the street. See Figures 11 and 12.



Figures 8 and 9. Parking structure at 13th & P Streets, Sacramento. Designed like a good urban building rather than a parking structure, this multi-level parking garage uses quality materials, facade articulation, and “green screens” to make a urbane contribution to the public realm.



Figure 5. The Hyatt parking garage, where the facades are designed in manner consistent with the overall project. The street-facing facade is articulated with a rhythm of archways ending in a notched entry corner.



Figure 10. The Hyatt parking garage is lined with active uses at the sidewalk level.



Figure 6. Parking structure in downtown Portland, Oregon, where the facades designs emulate the character of the neighborhood.



Figure 7. Parking structure at 621 Capitol Mall, with mixed uses lining the street-level spaces.



Figures 11 and 12. Parking structure at City Hall in San Jose, CA, uses horizontal metal louvers (left) and perforated metal panels (right) to control the glare produced by night lighting.



E. Parking & Vehicle Access

1.a - Parking Location and Configuration - Structured Parking

PRINCIPLE: Creative parking solutions include structured parking, provided to achieve parking requirements on site while maintaining active-use development along the edge of a parcel.

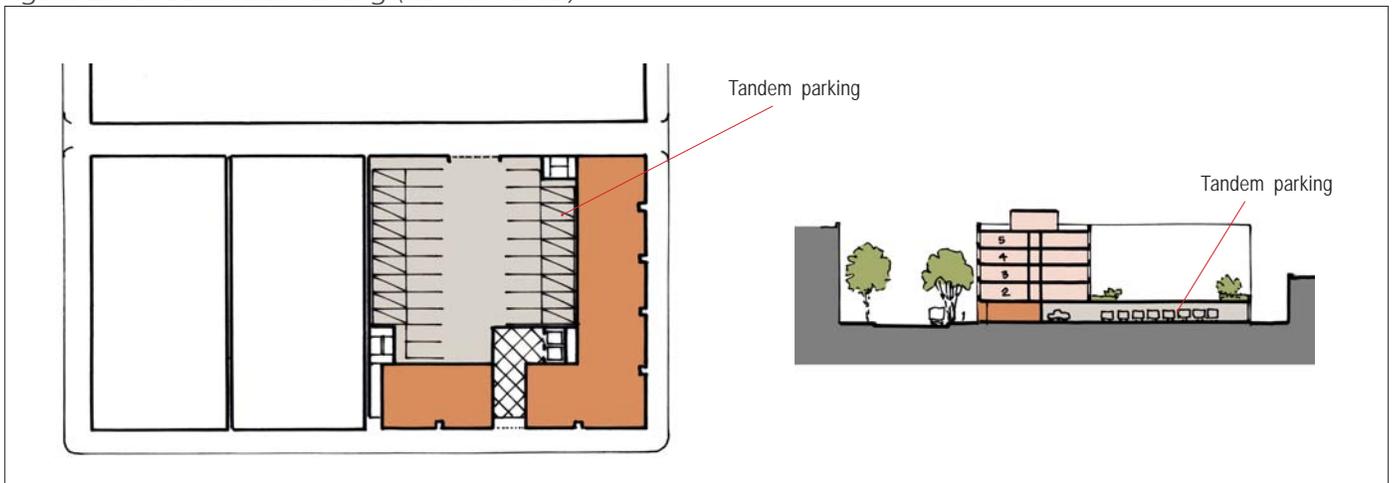
Structured Parking

Following are a series of parking solutions for medium to high density urban development. These solutions are based on the key design parameters of new development in the River District: a limited amount of below grade parking; a typical parcel depth of 160'; available vehicular access from a rear alley; and the desire to park a large number of cars on the parcel, rather than in remote garages.

Figure 1. One-Level Podium Parking (Corner Parcel)



Figure 2. Tandem/Valet Parking (Corner Parcel)



E. Parking & Vehicle Access

1.a - Parking Location and Configuration - Structured Parking (cont.)

Figure 3. Two-Level Podium Parking with Ramp (Mid-Block Parcel)

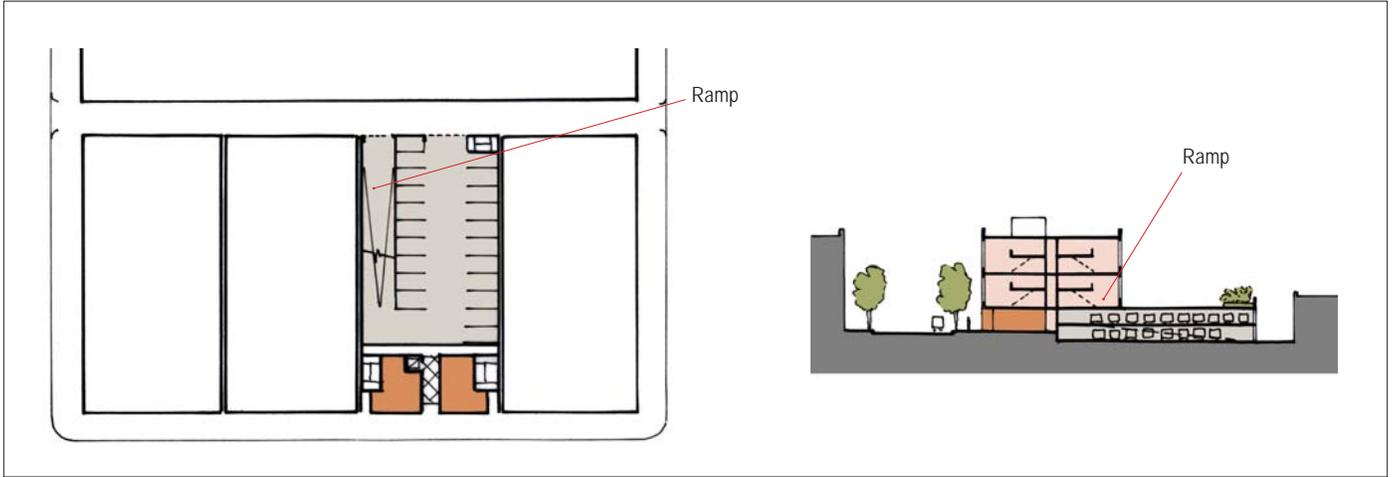
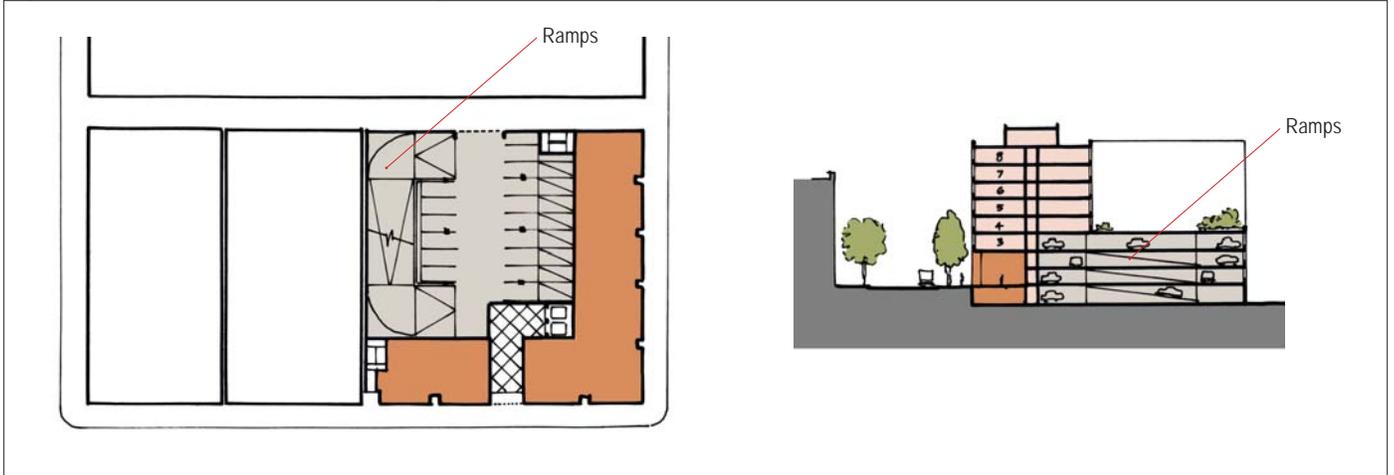


Figure 4. Four-Level Podium Parking with Ramped Decks (Corner Parcel)



E. Parking & Vehicle Access

1.a - Parking Location and Configuration - Structured Parking (cont.)

Figure 5. Multi Level Podium Parking with Ramps (Half-Block Parcel)

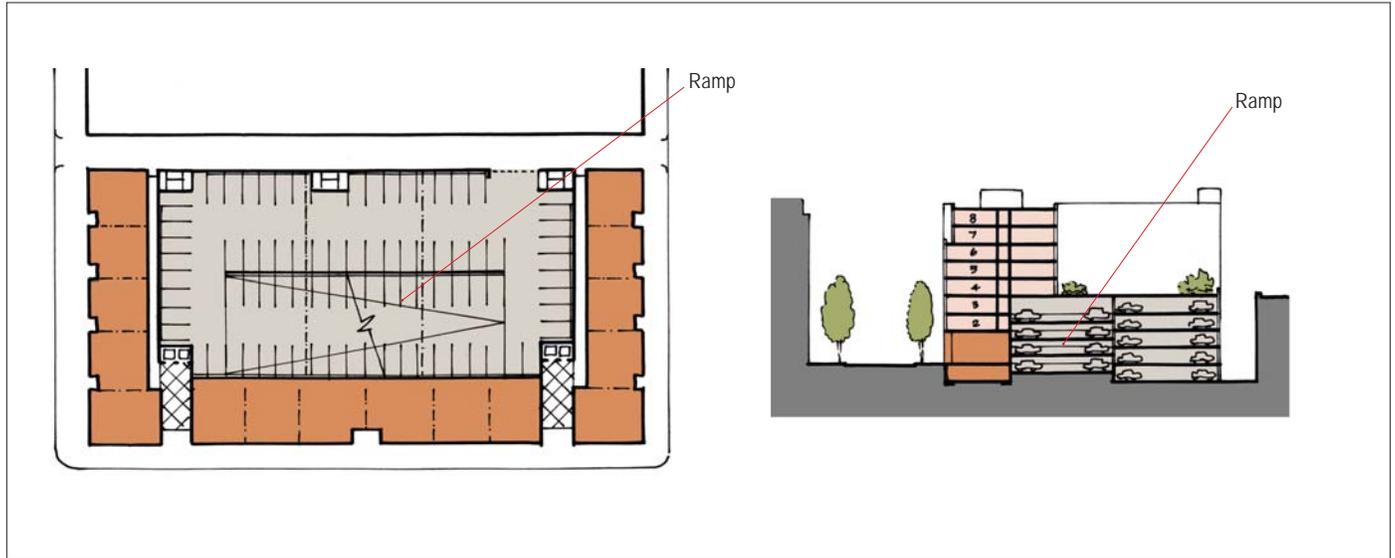
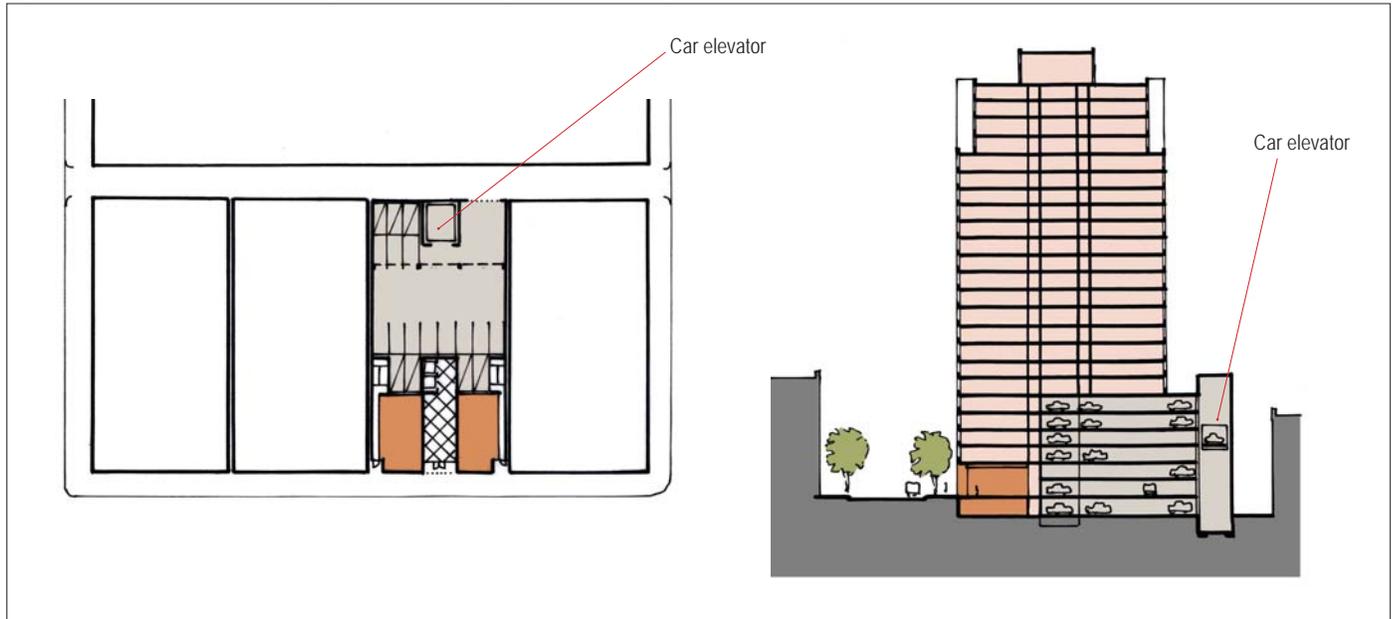


Figure 6. Multi Level Garage with Parking Elevator (Eighth-Block Parcel)



E. Parking & Vehicle Access

1.b. - Location and Configuration - Surface Parking

.....
PRINCIPLE: Surface parking shall be located on the side of, or behind, any use, and should be designed with sustainability measures to mitigate its environmental impacts.
.....

Rationale

Surface parking on private parcels is not an efficient land use in the River District, and inherently accelerates storm-water runoff and raises temperatures in the city. In the rare occasion that surface parking may be deemed an acceptable and appropriate parking solution - such as in very low-intensity use areas of the city, measures should be taken to minimize its environmental impact.

Guidelines

1. Surface parking areas should be landscaped with trees, shrubs and planting. In the rare locations where parking areas are exposed to the sidewalk they should be separated from the public right-of-way by a landscaped strip or hedge. (See Figure 1)
2. Chain link fencing is not permitted as boundary screens for parking or secure areas.
3. Parking areas should be designed with sustainable storm water management practice. This can include draining to bio-swales and rain-gardens (see Figure 2); or permeable paving materials allowing rainwater to filter directly into the ground. On-site retention and filtering strategies are encouraged. Retention ponds are discourages in urban areas.
4. Service areas should be screened from view with landscaping or screen walls.
5. Surface parking areas should incorporate canopies of photo-voltaic panel arrays over the parking areas. See Figure 3.



Figure 1. Parking area should be screened with low wall and landscaping



Figure 2. Sustainable stormwater management: parking area drains to bioswale rain-garden



Figure 3. Canopies of photo-voltaic panel arrays covering the parking areas.

E. Parking & Vehicle Access

2. Bicycle Parking

.....
PRINCIPLE: Development projects shall foster Sacramento's long term sustainability strategy by providing ample well-designed bicycle parking on-site.
.....

Rationale

Sacramento is an ideal city and region for bicycle ridership. The climate and topography provide excellent commuting and recreational opportunities for cyclists. On-site bicycle parking ensures that cycling is a viable alternative to driving.

Guidelines

1. Bicycle Parking: Amount

All new development projects should provide adequate bicycle parking, storage and shower/changing rooms as part of the development, as follows:

A. For non-residential uses

- I. Parking for 7.5% or more of all building users, measured at peak periods.
- II. Shower/changing facilities for 0.5% full-time equivalent occupants.

B. For residential uses

- I. Covered bicycle storage facilities for 15% or more of building occupants.
- II. No shower/changing facilities required.

2. Bicycle Parking: Location

- A. Avoid locating bicycle parking in hidden areas, dark locations, or garage recesses.
- B. Bicycle parking should be located close to the building entrance to help prevent vandalism.
- C. Include bicycle lockers in all parking garages. Lockers should be located in areas visible to the parking attendants and/or providing easy access to bicycle uses. Monthly key lockers may be preferable to the coin operated varieties in some locations since they discourage vandalism.
- D. Separate bicycle parking from vehicle access areas to reduce the ability of vehicles to be used in theft. Provide bicycle lockers in areas where theft may



Figure 1. Bicycle parking area in public open space of parcel

become a problem.

3. Regional Policies

Projects should be consistent with and supportive of the policies of the SACOG Regional Bicycle, Pedestrian, and Trails Master Plan (May 2007 Amendment)

F. River District Infill With Respect To Historic Resources

Rationale

Infill development in River District Historic District is encouraged to enhance the value, vibrancy and character of the district, keeping it functioning and relevant for future generations.

Sacramento's rich and diverse heritage is reflected in its individually-listed Landmarks and the many Historic Districts throughout the City. The preservation of these resources and their character-defining features is an important part of the city's identity and vitality. The contribution of individual industrial use Landmarks, such as the Globe Mills just to the south of the River District, as well as the variety of historic districts such as the industrial R Street Historic District, cannot be overstated. The prevalence of these resources provides a rich resource base upon which to build. Historic resources add texture and character to the urban fabric that cannot be replicated by new development. For future development adjacent to or

involving historic resources, the new design should honestly reflect its' contemporary era, as well as take special care to ensure that orientation, form, massing and materials respects the historic structures, features or spaces.

1. Historic Districts

New buildings in Historic Districts should be designed in a manner consistent with the dominant characteristics of the surrounding Historic District, especially related to scale, orientation, form, materials, and setbacks.

2. Building Types

Most kinds of development, including residential, mixed use, and commercial have the potential to contribute to an Historic District, and be an urbane and civil neighbor to a landmark building. As long as the use is permitted by zoning, the appropriateness of the project should be dependent on the design (form, massing, scale, character,

North 16th Street (Recommended) Historic District

Update Historic map?



Contributing Resources in orange

Boundary of Historic District Area in blue

See River District Specific Plan for current map.



Figure 2. The masonry brick building containing Pipeworks is an iconic building at the entry of North 16th Street.



Figure 3. 1501 North C Street.

Figure 1. Map of Historic Resources recommended in the River District Specific Plan for inclusion in the North 16th Street Historic District.

F. River District Infill With Respect To Historic Resources

etc.) rather than on the density or building type. If well-designed, building types ranging from mid-rise commercial to high-rise residential buildings can often work within River District areas, although they may be significantly taller than many or most of the surroundings. Several historic landmarks in the River District exceed 100', and clearly contribute to the character of the district.

The City of Sacramento's Preservation Staff should be consulted on appropriate solutions to ensure a new building's height or program can be accommodated within its' context.

3. Context

In-fill projects in historic districts, and adjacent to landmark parcels are always unique cases. No single solution will be appropriate for all occurrences. Thus, the key guidance is that new development should be responsive to context, ensuring that the scale, form and materials used relate positively to the historic resources and character defining features of the district. Shown here are such examples.

4. Review Process:

See *Chapter 1 - Applicability of Preservation Standards/ Plans and Urban Design Guidelines* for a description of the Preservation Review process.



Figure 1. The new building on the left maintains the scale and proportion of mass and fenestration in keeping with the historic building on the right.



Figure 2. On Sacramento's J Street, the Sheraton Grand hotel is designed with a similar rhythm and transparency at ground level as its historic neighbor.



Figure 3. The extension, at left, to the Sacramento Hall of Justice, on 6th Street, a good example of a contemporary addition to a Landmark building.

RESOLUTION NO. 2011-

Adopted by the Sacramento City Council

**AMENDING THE RAILYARDS SPECIFIC PLAN TO CHANGE THE PLANNED
FUTURE OPERATION OF 5TH AND 7TH STREETS (RIVER DISTRICT SPECIFIC
PLAN M09-003)**

BACKGROUND

- A. On December 11, 2007, the City Council adopted the Railyards Specific Plan, which provided for the conversion of 5th Street and 7th Street from two way operation to one way operation after completion of the initial phase of development based on the traffic study that was contained in the Environmental Impact Report for the Railyards Specific Plan (Resolution No. 2007-903).
- B. Also on December 11, 2007, the City Council adopted a resolution directing staff to proceed in updating the Facility Element and the Richards Boulevard Area Plan, so that the future operation of 5th Street and 7th Street could be further studied (Resolution No. 2007-915).
- C. The River District Specific Plan and Environmental Impact Report, which is to be adopted concurrently with this resolution, is a comprehensive update of the Richards Boulevard Area Plan and Facility Element. The traffic study that is contained in the Environmental Impact Report for the River District Specific Plan analyzed the change in the street system which connects the Railyards and the River District specific plan areas, including the continued operation of 5th Street and 7th Street as two way streets in the future.
- D. On April 9, 2009 and August 12, 2010, the City Planning Commission held public meetings on the River District Specific Plan.
- E. On January 13, 2011, the City Planning Commission held a noticed public hearing on the River District Specific Plan in accordance with Government Code Section 65353 and 65453, received and considered evidence, and forwarded to the City Council a recommendation to approve adoption of the River District Specific Plan and amending the Railyards Specific Plan to change the future operation of 5th and 7th Streets so that they remain as two way streets within the Railyards plan area to provide a better circulation system to serve both plan areas.
- F. On February 15, 2011, the City Council conducted a noticed public hearing in accordance with Government Code Sections 65355 and 65453, and received and

considered evidence concerning the River District Specific Plan and the proposed amendment to the Railyards Specific Plan.

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

Section 1. The Railyards Specific Plan is hereby amended so that the operation of 5th Street and 7th Street shall remain as two way (two lane) streets after the initial phase of development and shall not be converted into one way (three lane) operations. The roadway right of way widths as set forth in the Railyards Specific Plan and tentative map shall remain unchanged to accommodate medians and turn lanes along each street and the light rail tracks along 7th Street as shown in the street sections in Exhibit A-E.

Section 2. Exhibit A-E is part of this resolution.

Exhibit A: Updated Street Sections for 5th and 7th Streets

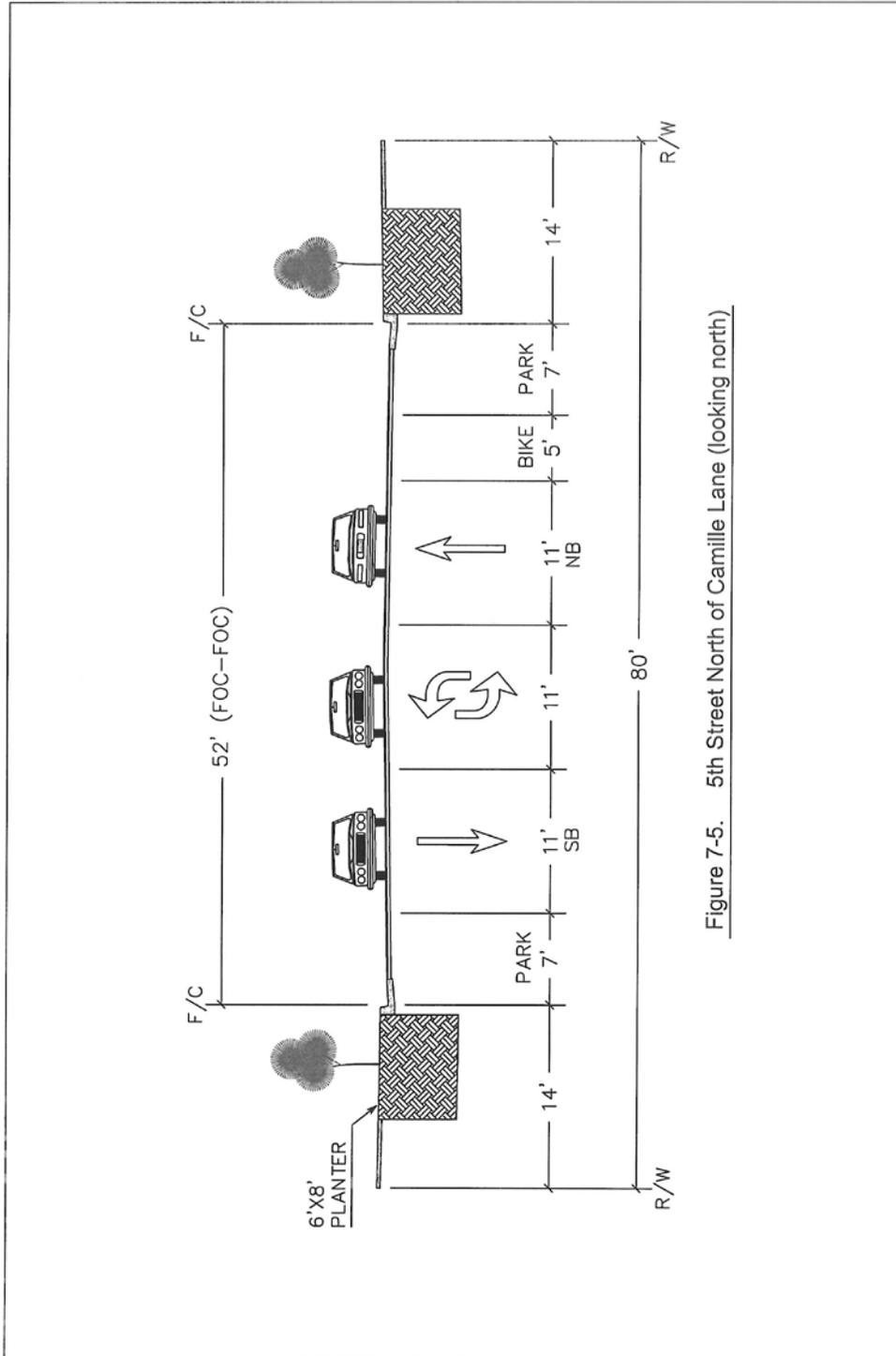


Figure 7-5. 5th Street North of Camille Lane (looking north)

Exhibit B: Updated Street Sections for 5th and 7th Streets

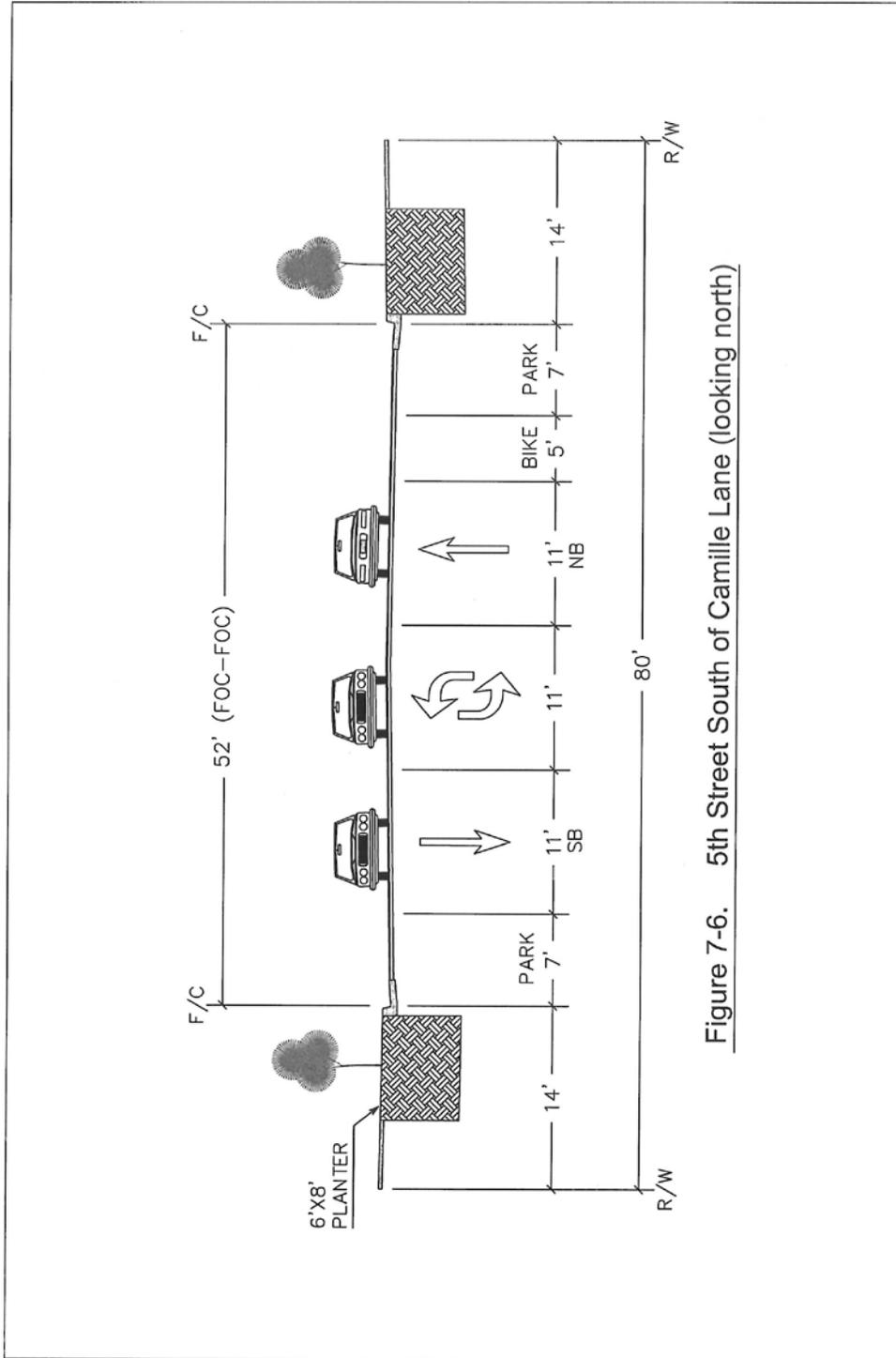


Figure 7-6. 5th Street South of Camille Lane (looking north)

Exhibit C: Updated Street Sections for 5th and 7th Streets

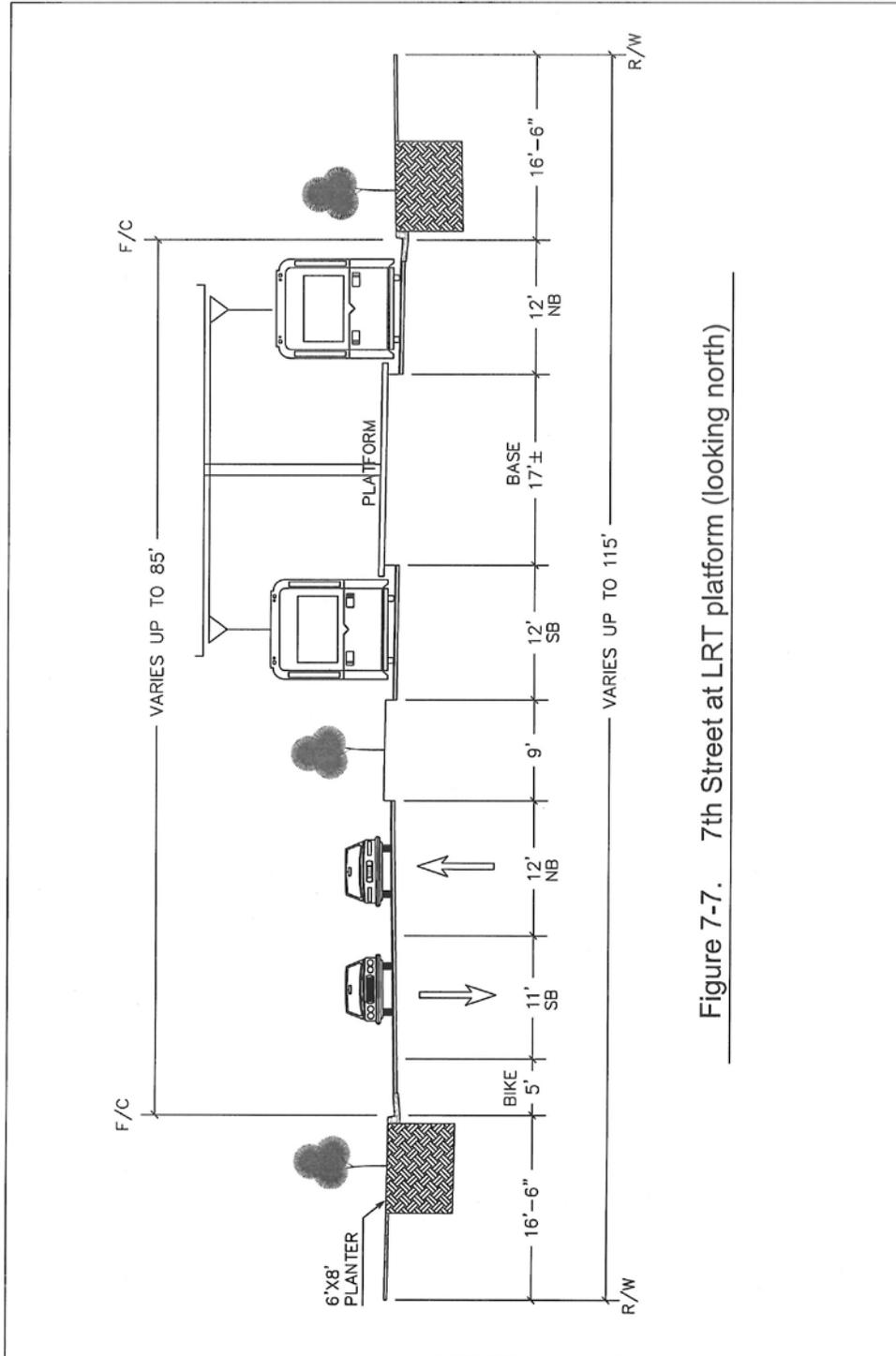


Figure 7-7. 7th Street at LRT platform (looking north)

Exhibit D: Updated Street Sections for 5th and 7th Streets

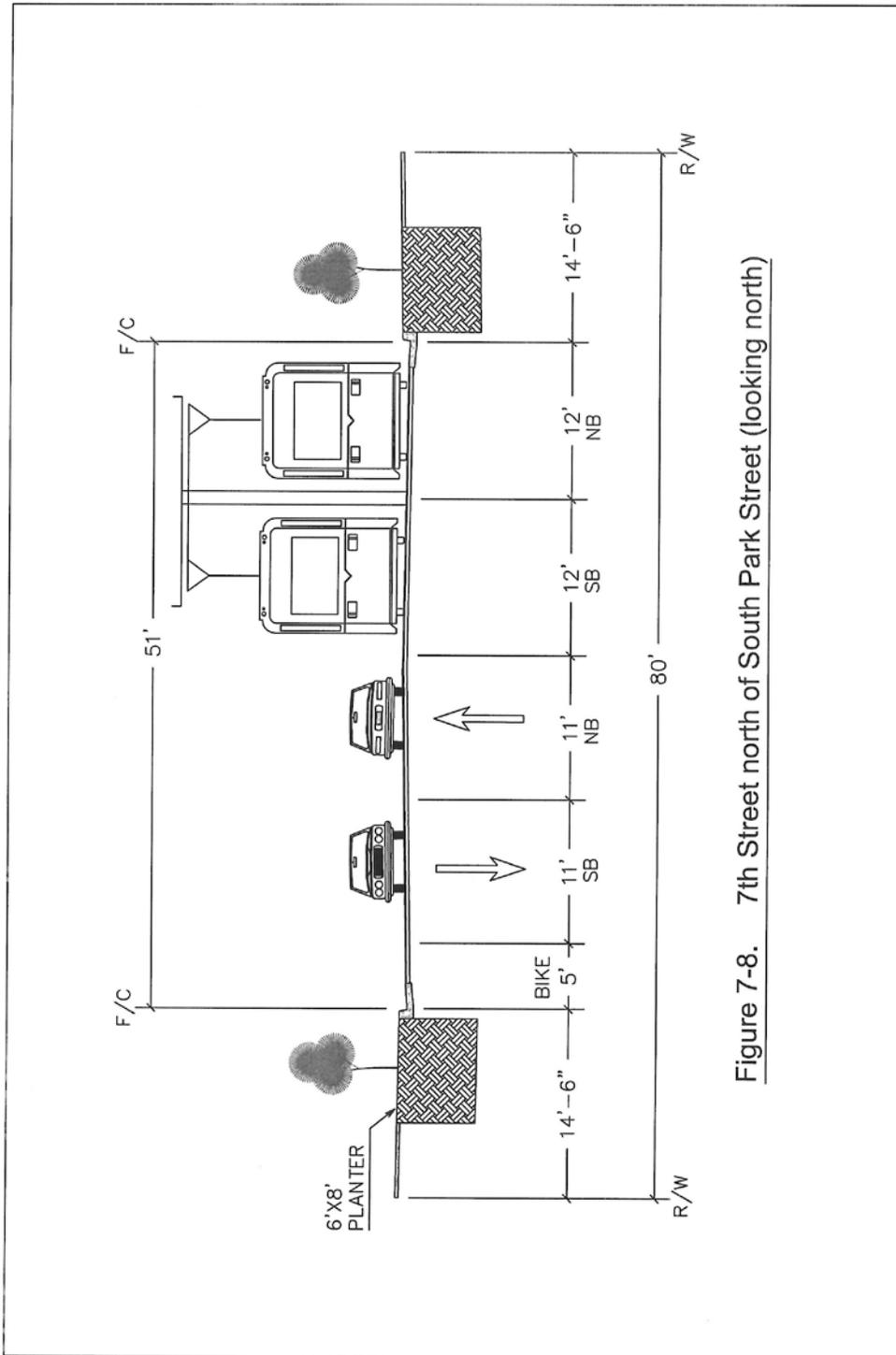


Figure 7-8. 7th Street north of South Park Street (looking north)

Exhibit E: Updated Street Sections for 5th and 7th Streets

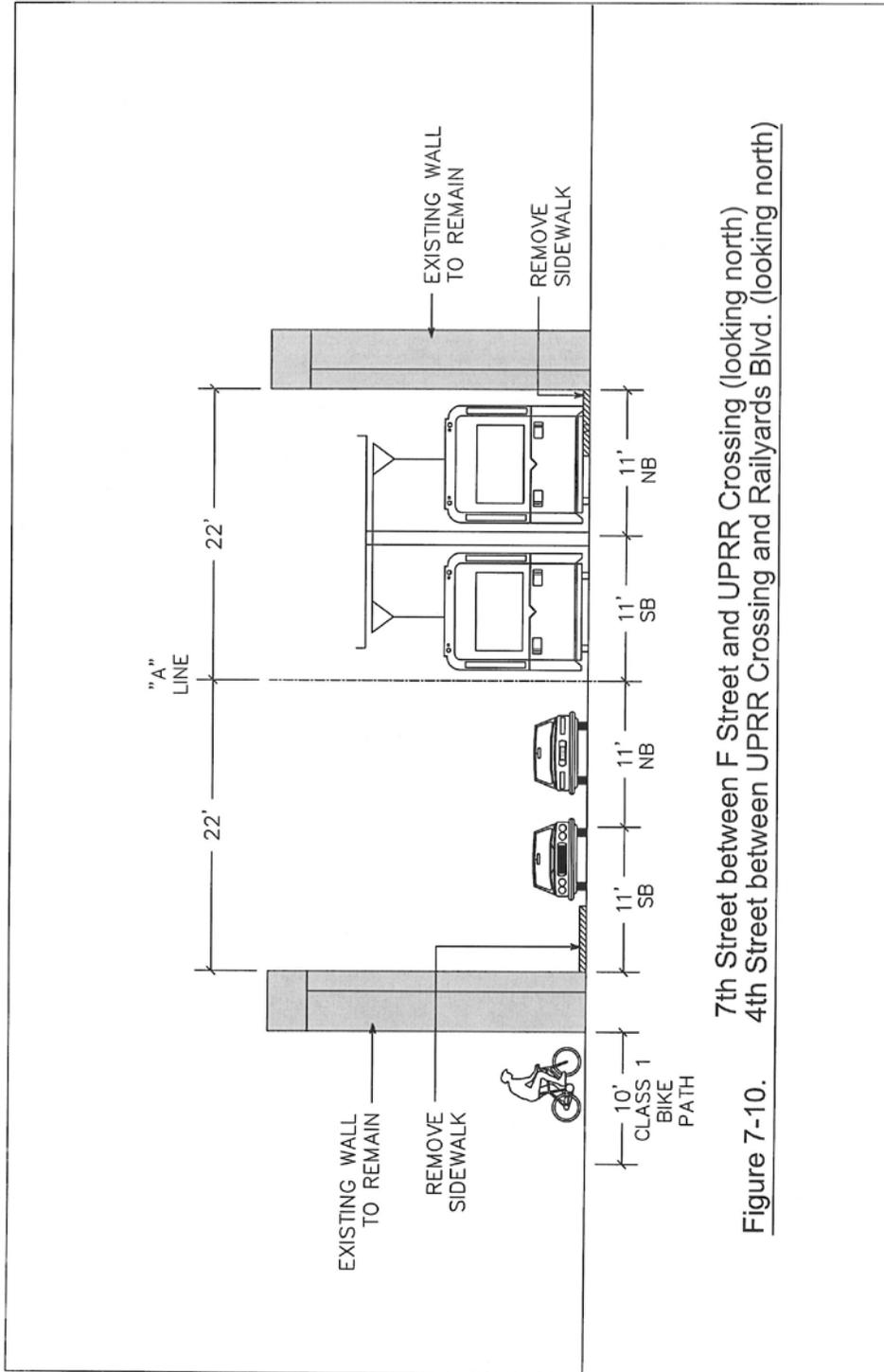


Figure 7-10. 7th Street between F Street and UPRR Crossing (looking north)
4th Street between UPRR Crossing and Railyards Blvd. (looking north)

RESOLUTION NO. 2011-

Adopted by the Sacramento City Council

**AMENDING THE CITY'S BIKEWAY MASTER PLAN TO INCORPORATE THE
BIKEWAY NETWORK IN THE SACRAMENTO RIVER DISTRICT SPECIFIC PLAN.
(M09-003)**

BACKGROUND

- A. On April 9, 2009 and August 12, 2010, the City Planning Commission conducted public meetings on the River District Specific Plan.
- B. On January 13, 2011, the City Planning Commission held a public hearing in accordance with Government Code Sections 65355 and 65453 on the River District Specific Plan, and received and considered evidence, and forwarded to the City Council a recommendation to approve the River District Specific Plan.
- E. On February 15, 2011, the City Council conducted a noticed public hearing in accordance with Government Code Sections 65355 and 65453, and received and considered evidence regarding the adoption of the River District Specific Plan, which includes changes to the City's Bikeway Master Plan.

**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 hearings on the River District Specific Plan, the City Council finds that amending the City Bikeway Master Plan to modify the bikeway network in the River District is consistent with the City's General Plan goals to:

1. Create and maintain a safe, comprehensive, and integrated bicycle system and support facilities throughout the city that encourages bicycling that is accessible to all.
2. Promote bicycling as a feasible transportation alternative which conserves energy, improves air quality, reduces traffic congestion, and improves public health.

Section 2. The Environmental Impact Report and Mitigation Monitoring Program for the River District Specific Plan, which included the proposed changes to the City's Bikeway Master Plan, have been adopted by resolution as of the same date set out above.

Section 3. City Council hereby amends the City's Bikeway Master Plan to modify the River District bikeway network as shown in Exhibit A.

Section 4. Exhibit A is a part of this Resolution.

Table of Contents:

Exhibit A –River District Bikeway Plan

Exhibit A –River District Bikeway Plan

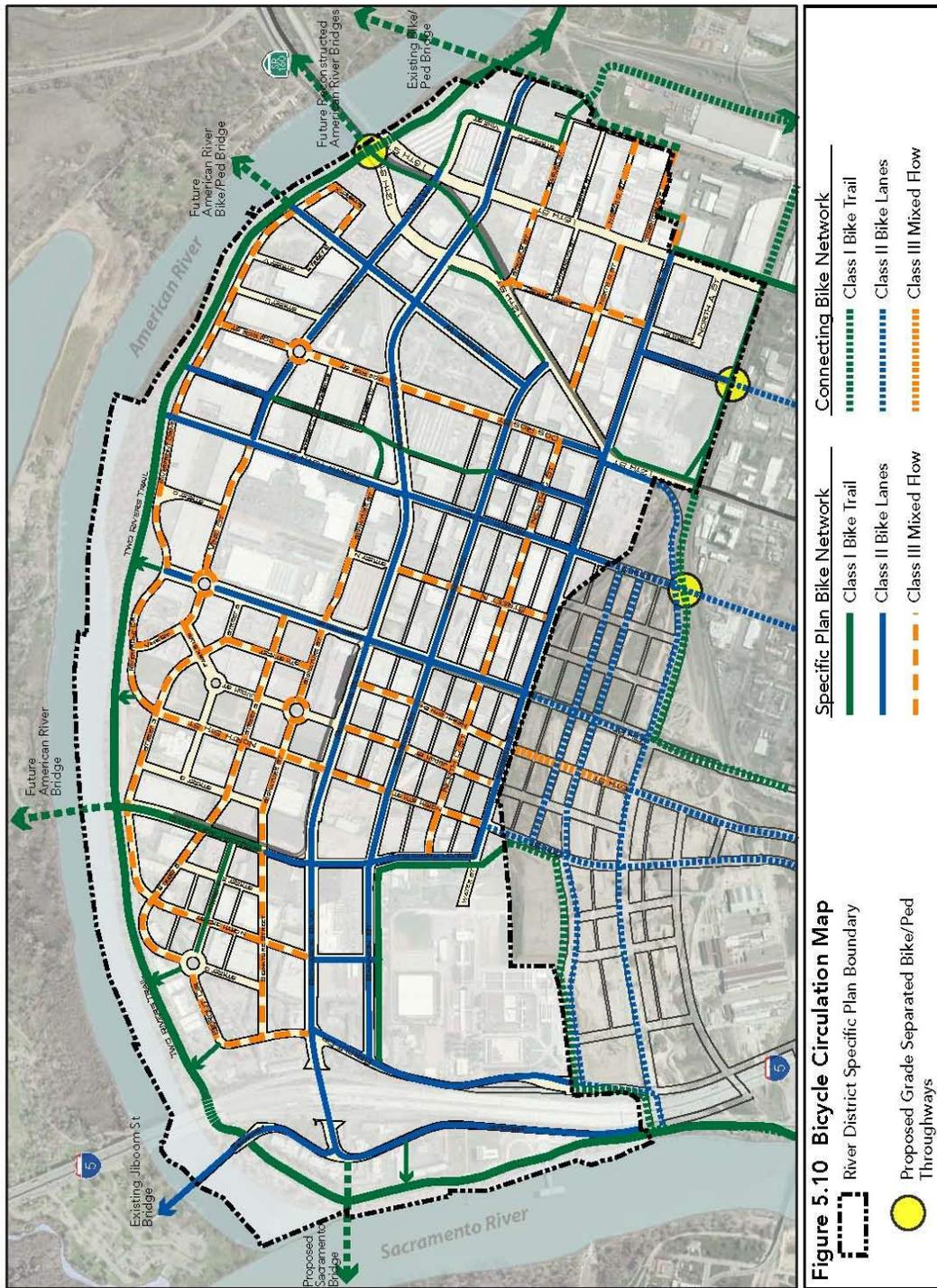


Figure 5.10 Bicycle Circulation Map

RESOLUTION NO. 2011-

Adopted by the Sacramento City Council

APPROVING THE WATER SUPPLY ASSESSMENT REPORT FOR THE RIVER DISTRICT SPECIFIC PLAN PROJECT (M09-003)

BACKGROUND

A. State law requires a water supply and demand analysis (Water Supply Assessment) for development projects of a certain size or type, which would include the River District Plan, based on the City's Urban Water Management Plan.

B. The Water Supply Assessment evaluates projected water supplies, determined to be available by the City for the project during normal, single dry and multiple dry years over a 20 year period. The City prepared the Water Supply Assessment for the River District Plan in July of 2010, which was set out as Appendix F of the River District Specific Plan Draft Environmental Impact Report dated July of 2010.

C. On January 13, 2011, the City Planning Commission held a noticed public hearing on the River District Specific Plan in accordance with Government Code Section 65353 and 65453, received and considered evidence, and forwarded to the City Council a recommendation to adopt the River District Specific Plan and Infrastructure and Public Facilities Financing Plan.

E. On February 15, 2011, the City Council conducted a noticed public hearing in accordance with Government Code Sections 65355 and 65453, and received and considered evidence concerning the River District Specific Plan and Infrastructure and Public Facilities Financing Plan.

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

Section 1. The Environmental Impact Report and Mitigation Monitoring Program for the River District Specific Plan Project, which includes all of the impacts associated with the adoption and implementation of the proposed Specific Plan, have been adopted by resolution as of the same date set out above.

Section 2. Based on the verbal and documentary evidence received at the hearings on the River District Specific Plan, Environmental Impact Report, and the River District Project, the City Council approves the Water Supply Assessment Report for the River

District Project and approves the SB 210/SB 221 Water Supply Assessment and Certification Form attached as Exhibit A.

Section 3. Exhibit A is a part of this Resolution.

Table of Contents:

Exhibit A –River District Project Water Supply Assessment and Certification Form – 3 pages

Exhibit A: Water Supply Assessment and Certification Form

City of Sacramento SB 610/SB 221 Water Supply Assessment and Certification Form

This form may be used to complete water supply assessments for projects located in an area covered by the City's most recent Urban Water Management Plan.

Note: Please do not use this form if the projected water demand for your project area was not included in the City's latest Urban Water Management Plan. To review the City's Urban Water Management Plan, please visit:
<http://www.cityofsacramento.org/utilities/urbanwater/index.html>

Project: River District

Date: 6/11/2010

Project Applicant (Name of Company): City of Sacramento

Applicant Contact (Name of Individual): Greg Bitter

Phone Number: (916) 808-7816

E-mail: gbitter@cityofsacramento.org

Address: 300 Richards Blvd, Sacramento, CA 95811

Project Applicant to fill in the following:

1. Does the project include:

Type of Development	Yes	No
A proposed residential development of 500 or more dwelling units	X	
A shopping Center employing more than 1,000 persons or having more than 500,000 square feet?		X
A Commercial Office building employing more than 1,000 persons or having more than 250,000 square feet?	X	
A proposed hotel or motel, or both, having more than 500 rooms	X	
A proposed industrial, manufacturing, or processing plant or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area		X
A mixed use project that includes one or more of the projects specified above		X
A project that would demand an amount of water equivalent to, or greater than, the water required by a 500 dwelling unit project	X	

If the answer is no to all of the above, a water supply assessment is not required for the project.

2. Is the projected water demand for the project location included in the City's 2005 Urban Water Management Plan, adopted November 14, 2006?

Yes: X

No:

If the answer is no, you cannot use this form. Please refer to the requirements of SB 610 for preparing a water supply assessment.

3. Please fill in the project demands below:

Type of Development	Demand Factor (acre feet per acre)	Proposed Development		Current Zoning	
		Acres	Total Demand	Acres	Total Demand
Residential - Low and Medium Density	3.60	5.00	18	4.50	16.2
Residential - High Density	4.00	139.00	556	2.34	9.36
Commercial/Retail	3.00	10.33	30.99	5.74	17.22
Office	3.00	16.58	49.74	19.51	58.53
Warehouse/Industrial	4.00	0	0	114.78	459.12
Hotels	4.00	22.86	91.44	12.08	48.32
Parks and Recreation	4.20	31.0	130.2	16	67.2
Subtotal			876.37		675.95
Losses - 7.5% of subtotal			65.73		50.70
Total Demand			942.10		726.65

4. Required Elements of Water Supply Assessment (Government Code § 10910)

A. Water supply entitlements, water rights or water service contracts (Gov't Code § 10910(d)):

The City's water supply entitlements, water rights and water service contract are identified and discussed in the Urban Water Management Plan, Chapters 4, 5 and 6.

All infrastructure necessary to deliver a water supply to the project is in place, excepting any distribution facilities required to be constructed and financed by the project applicant: Yes: No: X

B. Identification of other sources of water supply if no water has been received under City's existing entitlements, water rights or water service contracts (Gov't Code § 10910(e)):

Not applicable.

C. Information and analysis pertaining to groundwater supply (Gov't Code § 10910(f)):

Addressed by Urban Water Management Plan, Chapters 4, 5 and 6.

Verification of Water Supply
(for residential development of more than 500 dwelling units)

Based on the City's most recent Urban Water Management Plan, are there sufficient water supplies for the project during normal, single dry and multiple dry years over a 20 year period?

Yes: No:

By: Jim Peifer Jim Peifer

Title: Senior Engineer

Date: 8/1/2010

This box to be filled in by the City

Distribution:

Applicant

Development Services Department (Org: 4913) – Assigned Planner: _____

Utilities Department (Org: 3334) - Development Review (Robert Thaug)

Utilities Department (Org: 3332) - Capital Improvements (Jim Peifer)

RESOLUTION NO. 2011-

Adopted by the Sacramento City Council

**RESCINDING THE DISCOVERY CENTRE PLANNED UNIT DEVELOPMENT
GUIDELINES (RIVER DISTRICT SPECIFIC PLAN M09-003)**

BACKGROUND

- A. On November 5, 1998, the City Council adopted the Discovery Center PUD Guidelines and Schematic Plan. (Resolution 98-544)
- B. On January 13, 2011, the City Planning Commission held a noticed public hearing on the River District Specific Plan in accordance with Government Code Section 65353 and 65453, received and considered evidence, and forwarded to the City Council a recommendation to approve rescinding the Discovery Centre PUD Guidelines and Schematic Plan.
- C. On February 15, 2011, the City Council conducted a noticed public hearing in accordance with Government Code Sections 65355 and 65453, and received and considered evidence for rescinding the Discovery Centre PUD Guidelines and Schematic Plan.

**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 hearings on the River District Specific Plan, the City Council finds that rescinding the Discovery Centre PUD Guidelines and Schematic Plan in the River District is consistent with the City's General Plan goals to:

- 1. Strive to ensure that the City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, and architecture with the district or neighborhood in which they are located. (LU 8.1.6)
- 2. Encourage public/private partnerships when developing surplus City properties to enhance the surrounding community and provide a source of revenue to fund improvements to city service or facilities. (LU 8.1.11)

Section 2. The Environmental Impact Report and Mitigation Monitoring Program for the River District Specific Plan, which included the rescinding of the Discovery Centre PUD Guidelines and Schematic Plan, have been adopted by resolution as of the same date set out above.

Section 3. City Council hereby rescinds the Discovery Centre PUD Guidelines and Schematic Plan.

ORDINANCE NO. 2011- ____

Adopted by the Sacramento City Council

ESTABLISHING THE RIVER DISTRICT DESIGN REVIEW DISTRICT

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1.

The River District Design Review District is hereby established pursuant to section 17.132.160 of Title 17 of the Sacramento City Code (the Zoning Code). The boundaries of the River District Design Review District are depicted in Exhibit A, which the exhibit is attached and incorporated herein by this reference. The design guidelines applicable to the River District Design Review District are set out in the River District Design Guidelines, which are a part of the River District Specific Plan and are to be adopted by resolution concurrently with the adoption of this ordinance, and as they may be amended from time to time.

Table of Contents:

Exhibit A – River District Design Review District Boundaries

Exhibit A: River District Design Review Map



*Light green indicates the site is located in both the Design Review District and the Special Planning District. The dark green indicates the site is located in the Design Review District only.

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE REPEALING AND ADDING CHAPTER 17.120 TO, AND AMENDING SECTIONS 17.20.030, 17.24.050, AND 17.134.430 OF, TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO THE RIVER DISTRICT SPECIAL PLANNING DISTRICT (M09-003)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Chapter 17.120 of Title 17 of the Sacramento City Code (the Zoning Code) is repealed.

SECTION 2. Chapter 17.120 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

Chapter 17.120 River District Special Planning District

17.120.010 Purpose and intent.

A. The River District Special Planning District (SPD) establishes procedures to implement the policies and development standards of the River District Specific Plan. The River District Specific Plan designates the land uses within the boundaries of the River District Specific Plan area and is the primary policy and regulatory document used to guide development of the properties within the River District Specific Plan area.

B. The goals of the River District SPD are as follows:

1. Establish a greater mix of land uses and intensities to attract private investment;

2. Provide the opportunity for reuse and rehabilitation of heavy commercial and industrial uses to take advantage of the light rail facilities in the area and to reduce the number of obsolete and underutilized buildings and sites;

3. Allow for the retention and continued operation of industrial and service oriented uses;
4. Provide for improved circulation, infrastructure, and community facilities that will serve existing and future needs within the area;
5. Provide for the future creation of a significant residential population within the River District area, as industrial uses relocate or are replaced, to achieve the housing objectives of the General Plan and Central City Community Plan and provide a jobs/housing balance for future office growth;
6. Provide for the intensification of commercial and office uses within close proximity to the planned and existing light rail stations and Interstate 5;
7. Discourage uses that contribute to visual or economic blight;
8. Encourage the preservation of historic structures; and
9. Promote aesthetic improvements to the area by implementing development standards and design guidelines.

17.120.020 River District SPD boundaries.

River District SPD consists of approximately 748 acres of land within the River District Specific Plan area and is generally bounded by the Sacramento River on the west, the American River on the north, the Sacramento Railyards on the south, and 18th Street on the east. The map in Exhibit A at the end of this chapter shows the boundaries of the River District SPD.

17.120.030 River District special regulations.

Development in the River District SPD shall be subject to the regulations and development standards set forth in this chapter in addition to the regulations of this title and code. If a conflict between the provisions of this chapter and other provisions of this title and code occurs, the provisions of this chapter shall prevail.

17.120.040 Uses and development standards—General.

- A. Allowed Uses and Development Standards.

The allowed uses and specific development standards for each land use zone in the River District SPD are set forth in this chapter.

- B. Notice of Industrial Uses.

To avoid conflicts and incompatibility between existing industrial uses and new development in the River District SPD, the City, as a condition of approval of any application for new development, may require the owners and developers of the new development to provide written notice of the presence of existing industrial uses, and potential impacts associated with the continued use and operation of such industrial uses, to tenants and occupants of the new development.

C. Design Review and Preservation Review.

The River District SPD is located within the River District Design Review District and includes the North 16th Street Historic District. All development in the River District SPD, including without limitation all uses allowed by right as well as the repair and reconstruction of nonconforming buildings and structures under Section 17.120.170, is subject to design review under Chapter 17.132 or preservation review under Chapter 17.134.

17.120.050 Single- and two-family R-1B zone.

A. Allowed Uses.

Uses permitted in the R-1B zone under this title outside of the River District SPD shall be allowed in the R-1B zone within the River District SPD. If this title requires the approval of a special permit or other discretionary entitlement, or imposes other restrictions or requirements on the establishment of a particular use in the R-1B zone outside of the River District SPD, approval of the same discretionary entitlement and compliance with the same restrictions or requirements shall be required to establish the use in the R-1B zone within the River District SPD.

B. Development Standards.

Except as provided below, development in the R-1B zone in the River District SPD shall be subject to the same development standards that govern development in the R-1B zone outside of the River District SPD.

1. Height Standards.

The height standards for the R-1B zone in the River District SPD are set out in Exhibit B at the end of this chapter.

17.120.060 Multi-family R-3A zone.

A. Allowed Uses.

Uses permitted in the R-3A zone under this title outside of the River District SPD shall be allowed in the R-3A zone within the River District SPD. If this title requires the approval of a special permit or other discretionary entitlement, or imposes other restrictions or requirements on the establishment of a particular use in the R-3A zone outside of the River District SPD, approval of the same discretionary entitlement and compliance with the same restrictions or requirements shall be required to establish the use in the R-3A zone within the River District SPD.

B. Development Standards.

Except as provided below, development in the R-3A zone in the River District SPD shall be subject to the same development standards that govern development in the R-3A zone outside of the River District SPD.

1. Residential Density.

The permitted density in the R-3A zone within the River District SPD shall be the same as the permitted density in the R-3A zone outside of the River District, except that a higher density may be approved upon the issuance of a planning commission special permit pursuant to and subject to the findings required by Chapter 17.212; provided, that the higher density is consistent with the applicable density range established by the city's General Plan.

2. Height Standards.

The height standards for the R-3A zone in the River District SPD are set out in Exhibit B at the end of this chapter. Requests to vary a height standard shall be heard and decided under Section 17.120.130 and shall not be subject to footnote (8) of Section 17.60.030.

3. Open Space Requirements.

a. Open space areas specifically designed for recreation or passive enjoyment of the outdoors are required for new residential development.

b. A minimum of 80 square feet of usable common open space per residential unit is required. Usable common open space may include courtyard, garden, recreational, or similar common areas.

c. A minimum of 50 square feet of usable private open space per residential unit is required. Usable private open space shall be designed for the exclusive use of the associated unit and may include decks, balconies, and

patios. Private usable open space shall be directly accessible from the associated unit.

d. Open space requirements shall be satisfied onsite; provided that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the total required open space offsite. Required offsite open space shall be located in the River District SPD. In approving the special permit, the planning commission shall specify how the remaining open space to be provided on site shall be allocated between usable common open space and usable private open space.

17.120.070 Multi-family R-5 zone.

A. Allowed Uses.

1. Uses permitted in the R-5 zone under this title outside of the River District SPD shall be allowed in the R-5 zone within the River District SPD.

2. If this title requires the approval of a special permit or other discretionary entitlement, or imposes other restrictions or requirements on the establishment of a particular use in the R-5 zone outside of the River District SPD, approval of the same discretionary entitlement and compliance with the same restrictions or requirements shall be required to establish the use in the R-5 zone within the River District SPD, except the following uses are permitted in the R-5 zone within the River District SPD and shall not be subject to footnote (7) of Section 17.24.050:

- a. Offices;
- b. Medical clinic or office;
- c. Retail, Pedestrian Oriented, and Personal Service Uses. All of the uses listed in Table 1 of Section 17.96.070 shall be permitted uses, except that bars shall be subject to footnote (40) of Section 17.24.050.

B. Development Standards.

Except as provided below, development in the R-5 zone in the River District SPD shall be subject to the same development standards that govern development in the R-5 zone outside of the River District SPD.

- 1. Height Standards.

The height standards for the R-5 zone in the River District SPD are set out in Exhibit B at the end of this chapter. Requests to vary a height standard shall be heard and decided under Section 17.120.130 and shall not be subject to footnote (8) of Section 17.60.030.

2. Open Space Requirements.

a. Office.

i. Open space shall be provided for new office development at a ratio of one square foot of open space for every 15 square feet of the total square footage of the development.

ii. Open space shall be in the form of courtyards or public plazas.

iii. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the required open space offsite. Required off-site open space shall be located within the River District SPD.

b. Residential.

i. Open space areas specifically designed for recreation or passive enjoyment of the outdoors are required for new residential development.

ii. A minimum of 80 square feet of usable common open space per residential unit is required. Usable common open space may include courtyard, garden, recreational, or similar common areas.

iii. A minimum of 50 square feet of usable private open space per residential unit is required. Usable private open space shall be designed for the exclusive use of the associated unit and may include decks, balconies, and patios. Usable private open space shall be directly accessible from the associated unit.

iv. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the total required open space offsite. Required offsite open space shall be located in the River District SPD. In approving the special permit, the planning commission shall specify how the remaining open space to be provided on site shall be allocated between usable common open space and usable private open space.

3. Parking Requirements.

a. No off-street parking shall be required for retail, commercial service (including banks and beauty salons) athletic club/fitness center, or restaurant uses, if the use is a component of a residential project and does not exceed 20% of the total building square footage for the project or 9,600 square feet, whichever is less.

b. No off-street parking shall be required for restaurant outdoor seating located on private property.

17.120.080 Residential mixed use RMX zone.

A. Allowed Uses.

Uses permitted in the RMX zone under this title outside of the River District SPD shall be allowed in the RMX zone within the River District SPD. If this title requires the approval of a special permit or other discretionary entitlement, or imposes other restrictions or requirements on the establishment of a particular use in the RMX zone outside of the River District SPD, approval of the same discretionary entitlement and compliance with the same restrictions or requirements shall be required to establish the use in the RMX zone within the River District SPD.

B. Development Standards.

Except as provided below, development in the RMX zone in the River District SPD shall be subject to the same development standards that govern development in the RMX zone outside of the River District SPD.

1. Building Size and Lot Coverage.

Development in the RMX zone in the River District SPD shall not be subject to footnote (9) of Section 17.60.030. A planning commission special permit shall be required for any building to be constructed or expanded to exceed 40,000 square feet of gross floor area. A zoning administrator's special permit shall be required for nonresidential buildings to be constructed or expanded to exceed 10,000 square feet up to and including 40,000 square feet of gross floor area. Maximum lot coverage shall be 70%.

2. Height Standards.

The height standards for the RMX zone in the River District SPD are set out in Exhibit B at the end of this chapter. Requests to vary a height standard shall be heard and decided under Section 17.120.130 and shall not be subject to footnote (8) of Section 17.60.030.

3. Residential Density.

The maximum residential density shall be 100 dwelling units per net acre. A higher density may be approved upon the issuance of a planning commission special permit pursuant to and subject to the findings required by Chapter 17.212 and consistent with the applicable density range established by the city's General Plan.

4. Open Space Requirements.

a. Office.

i. Open space shall be provided for new office development at a ratio of one square foot of open space for every 15 square feet of the total square footage of the development.

ii. Open space shall be in the form of courtyards or public plazas.

iii. Open space requirements shall be satisfied onsite; provided that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the required open space off-site. Required off-site open space shall be located within the River District SPD.

b. Residential.

i. Open space areas specifically designed for recreation or passive enjoyment of the outdoors are required for new residential development.

ii. A minimum of 80 square feet of usable common open space per residential unit is required. Usable common open space may include courtyard, garden, recreational, or similar areas.

iii. A minimum of 50 square feet of usable private open space per residential unit is required. Usable private open space shall be designed for the exclusive use of the associated unit and may include decks, balconies, and patios. Private usable open space shall be directly accessible from the associated unit.

iv. Open space requirements shall be satisfied onsite; provided that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the total required open space offsite. Required offsite open space shall be located in the River District SPD. In approving the special permit, the planning commission shall specify how the remaining open space to be provided on site shall be allocated between usable common open space and usable private open space.

5. Parking Requirements.

a. No off-street parking shall be required for retail, commercial service (including banks and beauty salons), athletic club/fitness center, or restaurant uses if the use is a component of a residential project and does not exceed 20% of the total building square footage for the project or 9,600 square feet, whichever is less.

b. No off street parking shall be required for restaurant outdoor seating located on private property.

17.120.090 Office building OB zone.

A. Allowed Uses.

1. Uses permitted in the OB zone under this title outside of the River District SPD shall be allowed in the OB zone within the River District SPD, except the following additional uses are allowed, subject to the restrictions and requirements stated for each use:

a. Vocational schools and dance/music/art/martial art schools, subject to the approval of a Planning Director Plan Review pursuant to and subject to the findings required by Chapter 17.220;

b. Apartments, subject to footnote (75) of Section 17.24.050;

c. Alternative ownership housing, subject to footnote (8) of Section 17.24.050.

2. If this title requires the approval of a special permit or other discretionary entitlement, or imposes other restrictions or requirements on the establishment of a particular use in the OB zone outside of the River District SPD, approval of the same discretionary entitlement and compliance with the same restrictions or requirements shall be required to establish the use in the OB zone within the River District SPD, except the following uses are permitted in the OB zone within the River District SPD and shall not be subject to footnote (18) and/or footnote (64) of Section 17.24.050 but shall be subject to the restrictions and requirements as stated for each use:

i. Offices;

ii. Medical clinic or office;

iii. Athletic club/fitness centers, subject to the approval of a Planning Director Plan Review pursuant to and subject to the findings required by Chapter 17.220;

iv. Retail stores exceeding 20% of the total square footage of the building, subject to a zoning administrator special permit pursuant to and subject to the findings required by Chapter 17.212.

B. Development Standards.

Except as provided below, development in the OB zone in the River District SPD shall be subject to the same development standards that govern development in the OB zone outside of the River District SPD.

1. Residential Density.

The maximum residential density shall be 100 dwelling units per net acre. A higher density may be approved upon the issuance of a planning commission special permit pursuant to and subject to the findings required by Chapter 17.212 and consistent with the applicable density range established by the city's General Plan.

2. Building Size and Lot Coverage.

Development in the OB zone in the River District SPD shall not be subject to footnote (9) of Section 17.60.030. A planning commission special permit shall be required for any building to be constructed or expanded to exceed 40,000 square feet of gross floor area. A zoning administrator's special permit shall be required for nonresidential buildings to be constructed or expanded to exceed 10,000 square feet up to and including 40,000 square feet of gross floor area. There is no maximum lot coverage standard.

3. Height and Setback Standards.

a. Front Setback. No minimum setback shall be required in the River District SPD area along Richards Boulevard except as required through the design review or preservation review under Chapters 17.132 and 17.134.

b. The height standards for the OB zone in the River District SPD are set out in Exhibit B at the end of this chapter. Requests to vary a height standard shall be heard and decided under Section 17.120.130 and shall not be subject to footnote (8) of Section 17.60.030.

4. Open Space Requirements.

a. Office.

i. Open space shall be provided for new office development at a ratio of one square foot of open space for every 15 square feet of the total square footage of the development.

ii. Open space shall be in the form of courtyards or public plazas.

iii. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the required open space off-site. Required off-site open space shall be located within the River District SPD.

b. Residential.

i. Open space areas specifically designed for recreation or passive enjoyment of the outdoors are required for new residential development.

ii. A minimum of 80 square feet of usable common open space per residential unit is required. Usable common open space may include courtyard, garden, recreational, or similar common areas.

iii. A minimum of 50 square feet of usable private open space per residential unit is required. Usable private open space shall be designed for the exclusive use of the associated unit and may include decks, balconies, and patios. Usable private open space shall be directly accessible from the associated unit.

iv. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the total required open space offsite. Required offsite open space shall be located in the River District SPD. In approving the special permit, the planning commission shall specify how the remaining open space to be provided on site shall be allocated between usable common open space and usable private open space.

5. Parking Requirements.

a. No off-street vehicle parking shall be required for retail, commercial service (including banks and beauty salons), athletic club/fitness center, or restaurant uses if the use is a component of an office or residential project and does not exceed 20% of the total building square footage for the project or 9,600 square feet, whichever is less.

b. No off-street vehicle parking shall be required for restaurant outdoor seating located on private property.

6. Entrances.

Development with frontage along Richards Boulevard shall provide an entrance facing the public street.

17.120.100 Limited commercial C-1 zone.

A. Allowed Uses.

1. Uses permitted in the C-1 zone under this title outside of the River District SPD shall be allowed in the C-1 zone within the River District SPD, except the following uses are prohibited in the C-1 zone within the River District SPD:

- a. Appliance repair shop;
- b. Unattended uses, such as self-serve laundromats;
- c. Hardware store.

2. If this title requires the approval of a special permit or other discretionary entitlement, or imposes other restrictions or requirements on the establishment of a particular use in the C-1 zone outside of the River District SPD, approval of the same discretionary entitlement and compliance with the same restrictions or requirements shall be required to establish the use in the C-1 zone within the River District SPD.

B. Development Standards.

Except as provided below, development in the C-1 zone in the River District SPD shall be subject to the same development standards that govern development in the C-1 zone outside of the River District SPD.

1. Residential Density.

The maximum residential density shall be 29 dwelling units per net acre. A higher density may be approved upon the issuance of a planning commission special permit pursuant to and subject to the findings required by Chapter 17.212 and consistent with the applicable density range established by the city's General Plan.

2. Building Size.

Development in the C-1 zone in the River District SPD shall not be subject to footnote (9) of Section 17.60.030. A planning commission special permit shall be required for any building to be constructed or expanded to exceed 40,000 square feet of gross floor area. A zoning administrator's special permit shall be required for nonresidential buildings to be constructed or expanded to exceed 10,000 square feet up to and including 40,000 square feet of gross floor area. There is no maximum lot coverage standard.

3. Height Standards.

The height standards for the C-1 zone in the River District SPD are set out in Exhibit B at the end of this chapter. Requests to vary a height standard shall be heard and decided under Section 17.120.130 and shall not be subject to footnote (8) of Section 17.60.030.

4. Open Space Requirements.

a. Office.

i. Open space shall be provided for new office development at a ratio of one square foot of open space for every 15 square feet of the total square footage of the development.

ii. Open space shall be in the form of courtyards or public plazas.

iii. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the required open space off-site. Required off-site open space shall be located within the River District SPD.

b. Residential.

i. Open space areas specifically designed for recreation or passive enjoyment of the outdoors are required for new residential development.

ii. A minimum of 80 square feet of usable common open space per residential unit is required. Usable common open space may include courtyard, garden, recreational, or similar common areas.

iii. A minimum of 50 square feet of usable private open space per residential unit is required. Usable private open space shall be designed for the exclusive use of the associated unit and may include decks, balconies, and patios. Usable private open space shall be directly accessible from the associated unit.

iv. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the total required open space offsite. Required offsite open space shall be located in the River District SPD. In approving the special permit, the planning commission shall specify how the remaining open space to be provided on site shall be allocated between usable common open space and usable private open space.

5. Parking Requirements.

a. No off-street vehicle parking shall be required for retail, commercial service (including banks and beauty salons), athletic club/fitness center, or restaurant uses if the use does not exceed 9,600 square feet.

b. No off-street vehicle parking shall be required for restaurant outdoor seating located on private property.

17.120.110 General commercial C-2 zone.

A. Allowed Uses.

Uses permitted in the C-2 zone under this title outside of the River District SPD shall be allowed in the C-2 zone within the River District SPD. If this title requires the approval of a special permit or other discretionary entitlement, or imposes other restrictions or requirements on the establishment of a particular use in the C-2 zone outside of the River District SPD, approval of the same discretionary entitlement and compliance with the same restrictions or requirements shall be required to establish the use in the C-2 zone within the River District SPD.

B. Development Standards.

Except as provided below, development in the C-2 zone in the River District SDP shall be subject to the same development standards that govern development in the C-2 zone outside of the River District SPD.

1. Residential Density.

The maximum residential density shall be 100 dwelling units per net acre. A higher density may be approved upon the issuance of a planning commission special permit pursuant to and subject to the findings required by Chapter 17.212 and consistent with the applicable density range established by the city's General Plan.

2. Building Size.

Development in the C-2 zone in the River District SPD shall not be subject to footnote (9) of Section 17.60.030. A planning commission special permit shall be required for any building to be constructed or expanded to exceed 40,000 square feet of gross floor area. A zoning administrator's special permit shall be required for nonresidential buildings to be constructed or expanded to exceed 10,000 square feet up to and including 40,000 square feet of gross floor area. There is no maximum lot coverage standard.

3. Height Standards.

The height standards for the C-2 zone in the River District SPD are set out in Exhibit B at the end of this chapter. Requests to vary a height standard shall be heard and decided under Section 17.120.130 and shall not be subject to footnote (8) of Section 17.60.030.

4. Open Space Requirements.

a. Office.

i. Open space shall be provided for new office development at a ratio of one square foot of open space for every 15 square feet of the total square footage of the development.

ii. Open space shall be in the form of courtyards or public plazas.

iii. Open space requirements shall be satisfied onsite; provided, the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the required open space off-site. Required off-site open space shall be located within the River District SPD.

b. Residential.

i. Open space areas specifically designed for recreation or passive enjoyment of the outdoors are required for new residential development.

ii. A minimum of 80 square feet of usable common open space per residential unit is required. Usable common open space may include courtyard, garden, recreational, or similar common areas.

iii. A minimum of 50 square feet of usable private open space per residential unit is required. Usable private open space shall be designed for the exclusive use of the associated unit and may include decks, balconies, and

patios. Usable private open space shall be directly accessible from the associated unit.

iv. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the total required open space offsite. Required offsite open space shall be located in the River District SPD. In approving the special permit, the planning commission shall specify how the remaining open space to be provided on site shall be allocated between usable common open space and usable private open space.

5. Parking

No off-street vehicle parking shall be required for restaurant outdoor seating located on private property.

17.120.120 Heavy Commercial C-4 zone.

A. Allowed Uses.

1. Uses permitted in the C-4 zone under this title outside of the River District SPD shall be allowed in the C-4 zone within the River District SPD.

2. If this title requires the approval of a special permit or other discretionary entitlement, or imposes other restrictions or requirements on the establishment of a particular use in the C-4 zone outside of the River District SPD, approval of the same discretionary entitlement and compliance with the same restrictions or requirements shall be required to establish the use in the C-4 zone within the River District SPD, except the following uses are permitted in the C-4 zone within the River District SPD subject to the restrictions and requirements as stated for each use:

a. Apartments, subject to footnote (75), but not to footnote (13), of Section 17.24.050.

b. Medical marijuana dispensaries, subject to footnote 85 except that a planning commission special permit shall be required.

B. Development Standards.

Except as provided below, development in the C-4 zone in the River District SPD shall be subject to the same development standards that govern development in the C-4 zone outside of the River District SPD.

1. Height Standards.

The height standards for the C-4 zone in the River District SPD are set out in Exhibit B at the end of this chapter and shall not be subject to footnote (18) of Section 17.60.030.

2. Building Size.

Except as provided below, development in the C-4 zone in the River District SPD shall not be subject to footnote (18) of Section 17.60.030. A planning commission special permit shall be required for any building to be constructed or expanded to exceed 40,000 square feet of gross floor area. A zoning administrator's special permit shall be required for nonresidential buildings to be constructed or expanded to exceed 10,000 square feet up to and including 40,000 square feet of gross floor area. For nonresidential development, there is no maximum lot coverage standard. For residential and mixed residential and nonresidential development, the lot coverage and density standards in subsection (b)(ii) of footnote (18) of Section 17.60.030 shall apply.

3. Open Space Requirements.

a. Office.

i. Open space shall be provided for new office development at a ratio of one square foot of open space for every 15 square feet of the total square footage of the development.

ii. Open space shall be in the form of courtyards or public plazas.

iii. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than twenty 20% of the required open space off-site. Required off-site open space shall be located within the River District SPD.

b. Residential.

i. Open space areas specifically designed for recreation or passive enjoyment of the outdoors are required for new residential development.

ii. A minimum of 80 square feet of usable common open space per residential unit is required. Usable common open space may include courtyard, garden, recreational, or similar common areas.

iii. A minimum 50 square feet of usable private open space per residential unit is required. Usable private open space shall be designed for the exclusive use of the associated unit and may include decks, balconies, and

patios. Usable private open space shall be directly accessible from the associated unit.

iv. Open space requirements shall be satisfied onsite; provided, that the planning commission may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow not more than 20% of the total required open space offsite. Required offsite open space shall be located in the River District SPD. In approving the special permit, the planning commission shall specify how the remaining open space to be provided on site shall be allocated between usable common open space and usable private open space.

4. Parking Requirements.

a. No off-street vehicle parking shall be required for retail, commercial service (including banks and beauty salons), athletic club/fitness center, or restaurant uses if the use is a component of a residential project and does not exceed 20% of the total building square footage for the project or 9,600 square feet, whichever is less.

b. No off-street vehicle parking shall be required for restaurant outdoor seating located on private property.

5. Outdoor Storage.

All storage for appliance repair shops, cabinet shops, contractor's storage yards, building/landscape contractor shops, equipment rental and sales yards, furniture refinishing, lumber yards-retail, truck and tractor sales, service, and repair, and warehouse and distribution centers shall be inside an enclosed building or, if located outdoors, shall be completely screened from street views with landscaping and/or solid fencing.

17.120.130 Modification of height, yard, and setback standards.

Design review or preservation review conducted at the director or commission level under Chapters 17.132 or 17.134 may address and modify the required height, yard, and setback standards to achieve the intent and purposes of the River District Urban Design Guidelines, to ensure adequate light and air and compatibility with surrounding land uses, to ensure that an adequate and appropriate street tree canopy is created and maintained, and to mitigate visual impacts on listed historic resources. The director or commission may approve up to an additional 50 feet of height for development on the west side of Interstate 5 if a public observation deck is incorporated into the building consistent with the River District Urban Design Guidelines. Where the design director or design commission has authority to modify the required height, yard, and setback

standards under this section, neither the zoning administrator nor the planning commission shall have authority to consider or grant special permits, variances, plan reviews, modifications of these entitlements, or any other entitlement to modify the height, yard, or setback standards for a development.

17.120.140 Required setback on Richards Boulevard for light rail transit.

Notwithstanding the provisions of this chapter to the contrary, the minimum setback on the north side of Richards Boulevard from North 7th Street to North 16th Street shall be 35 feet; provided, that upon establishment of a 30 foot wide right-of-way at this location for light rail transit purposes, the minimum setback shall be five feet.

17.120.150 Parking.

If the use of an existing building is changed to another use that is consistent with this chapter, the following parking requirements shall apply:

A. If the change of use is not accompanied by a building expansion or reconstruction, then the change of use shall not require any additional parking.

B. If the change in use is accompanied by a building expansion, the new use shall be required to meet the parking requirements only as applied to the additional square footage added by the expansion.

C. If the change in use is accompanied by the building being demolished and rebuilt, in whole or in part, the new use shall conform to all applicable parking requirements.

17.120.160 Building design to accommodate ground floor retail.

New buildings shall be designed to accommodate future ground floor retail uses consistent with Exhibit C at the end of this chapter and the River District Urban Design Guidelines. The design review or preservation review conducted under Chapters 17.132 or 17.134 may address and modify or waive the ground floor retail accommodation requirement provided that the design or preservation review is performed at the director or commission level.

17.120.170 Nonconforming use regulations.

A. General.

Except as provided below, the nonconforming use regulations set forth in Chapter 17.88 of this title shall apply to nonconforming uses and to the use of nonconforming buildings, structures, and lots within the River District SPD.

B. Discontinuance of Nonconforming Uses.

Notwithstanding the provisions of Section 17.88.030(10)):

1. A nonconforming use of a lot, building or structure that ceases operation, voluntarily or involuntarily, for a continuous period of four years or more shall not resume operation unless the use of the lot, building, or structure conforms to the use regulations of the zone in which it is located.

2. The zoning administrator may approve a single extension of time of not more than two years to resume the operation of a nonconforming use upon a showing of good cause and a determination that the applicant has made reasonable and diligent efforts to resume the nonconforming use. The application for an extension of time to resume the operation of a nonconforming use shall be filed not less than 30 days prior to the expiration of the four year period within which the nonconforming use may be resumed by right. The application for extension of time shall be noticed and heard, and shall be subject to appeal, in the same manner as an application for a zoning administrator special permit.

C. Repair and Reconstruction of Buildings Damaged or Destroyed by Disaster.

1. Subject to the restrictions set forth in this subsection C, and notwithstanding the provisions of Section 17.88.030(3), a nonconforming building or structure, or a building or structure lawfully used for a nonconforming use, that is damaged or destroyed by disaster, in whole or in part, may be repaired or reconstructed, and any occupation or use of the building or structure that lawfully existed at the time of damage or destruction may be resumed.

2. The repair or reconstruction work shall commence within two years following the date of damage or destruction and shall be diligently prosecuted to completion. Commencement shall be deemed to occur when a building permit is obtained and construction physically commenced. All repair or reconstruction work shall be in accordance with the regulations of the building code existing at the time the building permit application for the work is filed.

3. Any nonconforming occupation or use of the building or structure that lawfully existed at the time of damage or destruction may be resumed no later than six months following issuance of a certificate of occupancy or approval of final inspection of the repair or reconstruction work. If the nonconforming use is not resumed within six months following issuance of a certificate of occupancy

or approval of final inspection, any future use of the building or structure shall conform to the use regulations of the zone in which it is located.

4. The repaired or reconstructed building or structure shall not exceed the square footage of the original building or structure, but may differ in height, lot coverage, design or other features if it complies with the development standards for new development in the River District SPD.

5. The zoning administrator may approve a single extension of time of not more than two years to commence the repair or reconstruction of a damaged or destroyed building or structure under this section upon a showing of good cause and a determination that the applicant has made reasonable and diligent efforts to commence the repair or reconstruction of the building or structure. The application for extension of time to commence the repair or reconstruction of the building or structure shall be filed not less than 30 days prior to expiration of the two year period for commencement of work under this subsection C. The application for extension of time shall be noticed and heard, and shall be subject to appeal, in the same manner as an application for a zoning administrator special permit.

D. Allowed Expansion of Nonconforming Uses.

Notwithstanding the provisions of Section 17.88.030(2)(b), a nonconforming use may be enlarged within the building it occupies, enlarged or increased to occupy a greater area of land than that occupied by the use at the time the use became nonconforming, or moved in whole or in part to any other portion of the lot or parcel of land occupied by the nonconforming use upon the approval of a zoning administrator special permit pursuant to and subject to the findings required by Chapter 17.212.

E. Change from a Nonconforming Use to Another Nonconforming Use.

Notwithstanding the provisions of Section 17.88.030(9), an existing nonconforming use is permitted by right to change to another nonconforming use if the new nonconforming use is listed in Table 1, below. The zoning administrator may approve a special permit pursuant to and subject to the findings required by Chapter 17.212 to allow a nonconforming use to be changed to another nonconforming use listed in Table 2 below.

Table 1: Nonconforming Use Change Permitted by Right
Appliance Repair Shop
Assembly of electrical &/or electronic equipment
Assembly of plastic &/or rubber items
Beverage Bottling Plant
Billboard manufacture
Building/Landscape contractor shop
Cabinet shop
Cement or clay products manufacturing
Cleaning plant, commercial
Contractor's storage yard
Equipment rental & sales yard
Furniture refinishing
Garment shop
Janitorial service company
Laboratory
Laundry, commercial plant
Lumber yard—Retail
Machine shop
Manufacturing, assembly, and treatment of merchandise
Monument works, stone
Nursery for plants and flowers
Printing and blueprinting
RV Storage (Commercial)
Warehouse and distribution center
Wholesale stores and distributors

Table 2: Nonconforming Use Change With Zoning Administrator Special Permit
Auto dismantler
Concrete batch plant
Food processing plant
Fuel Storage Yard
Junk Yard
Planing mill
Recycling facilities (minor, major, greenwaste)
Terminal yard, trucking
Towing service & vehicle storage yard
Truck and tractor sales, service, and repair

Exhibit A: River District Specific Plan Boundary



Exhibit B: Maximum Allowed Height (Measured from Existing Grade)

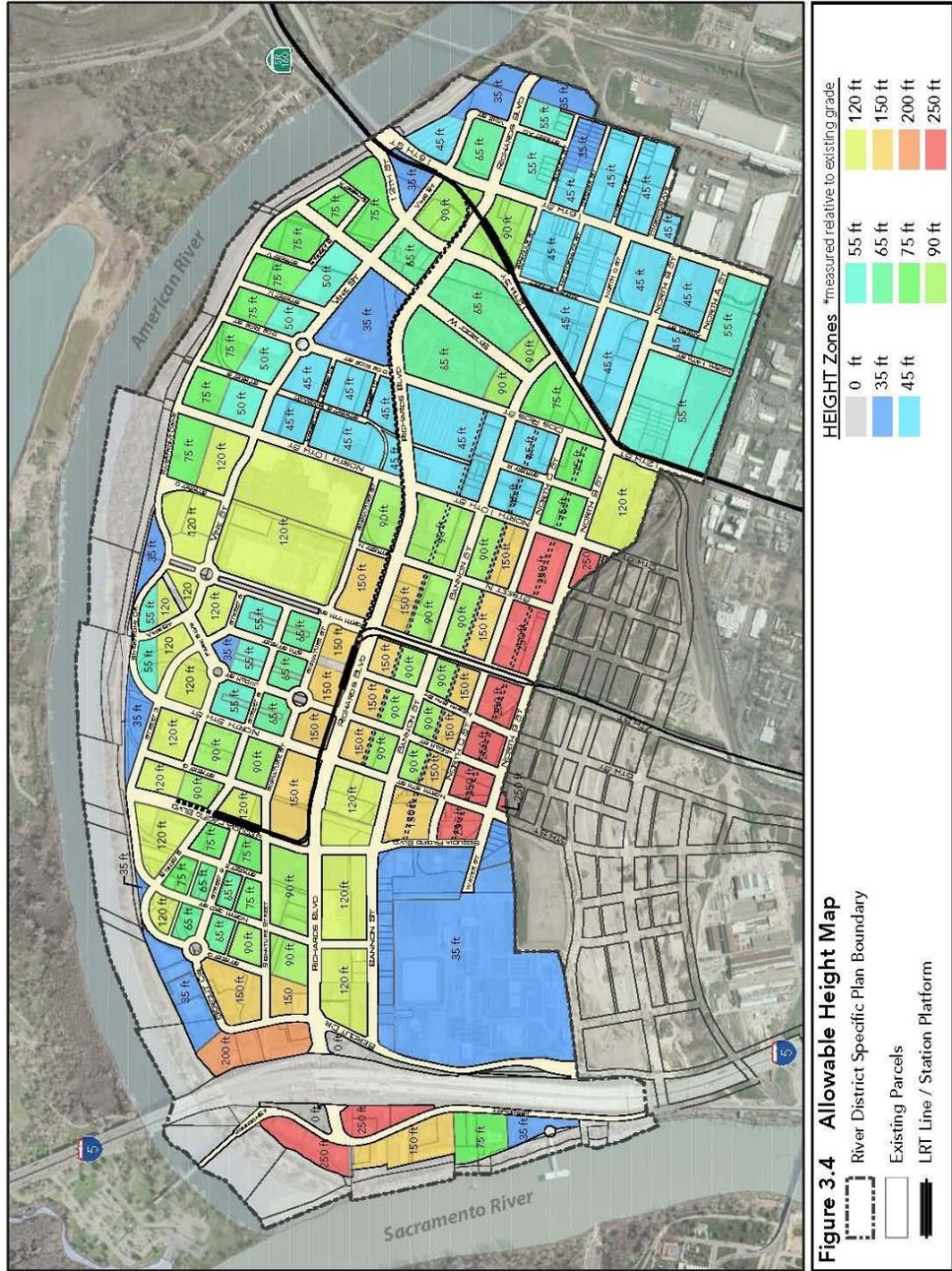
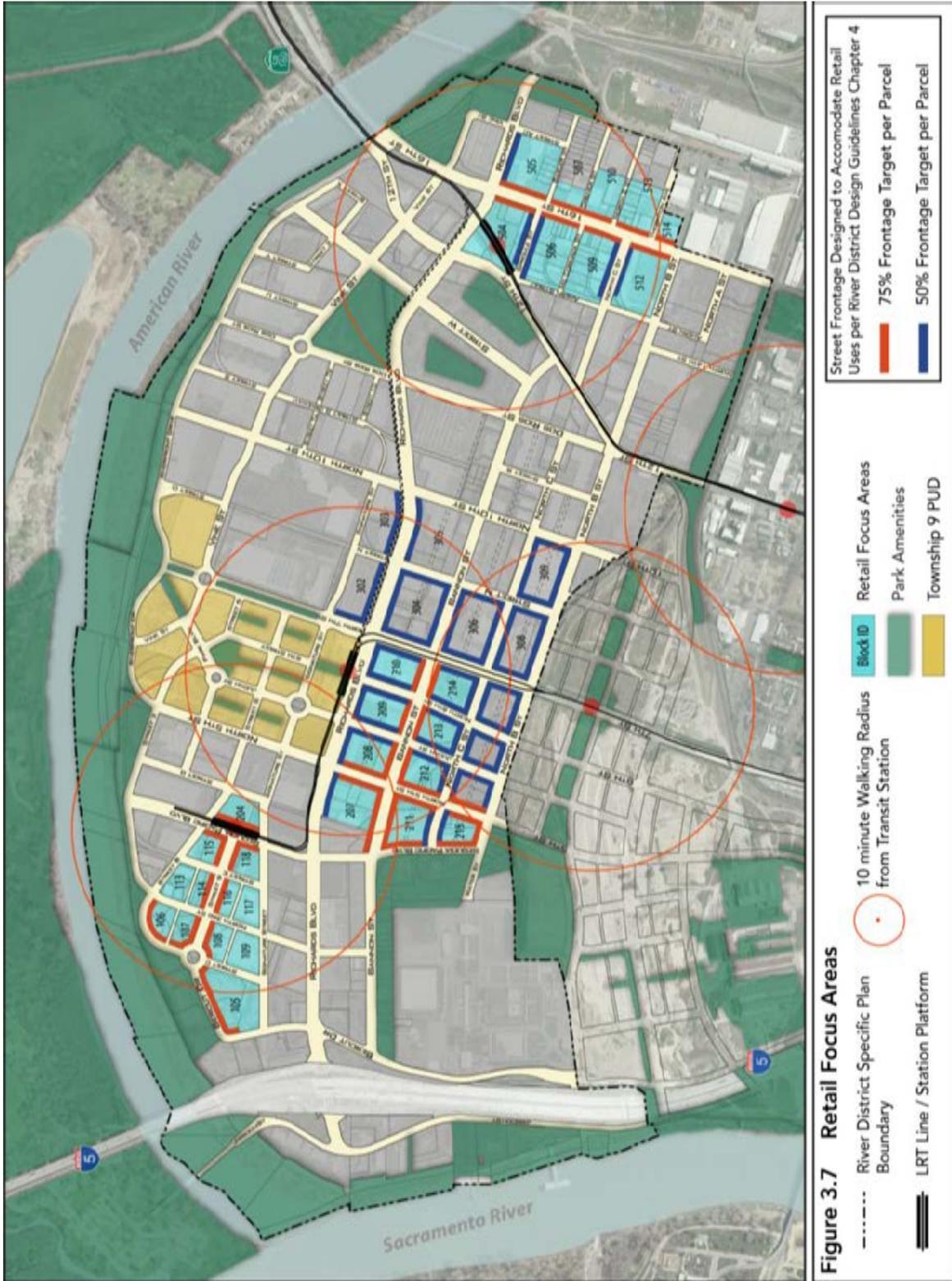


Exhibit C: Ground Floor Retail Accommodation



SECTION 3. Section 17.20.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.20.030 Special planning districts.

The following special planning districts (SPDs) are discussed in more detail in Chapters 17.92 through 17.130 of this title and are listed here for convenience only:

Broadway-Stockton SPD	Ch. 17.94
Central business district SPD	Ch. 17.96
McClellan Heights/Parker Homes SPD	Ch. 17.98
Northgate Boulevard SPD	Ch. 17.100
Alhambra Corridor SPD	Ch. 17.104
Del Paso Boulevard SPD	Ch. 17.108
Del Paso Nuevo SPD	Ch. 17.112
Sacramento Army Depot SPD	Ch. 17.116
Richards Boulevard <u>River District</u> SPD	Ch. 17.120
Sacramento Railyards SPD	Ch. 17.124
R Street Corridor SPD	Ch. 17.128
Freeport SPD	Ch. 17.130

SECTION 4. Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote 78 of Section 17.24.050 is amended to read as follows:

78. a. Small Temporary Residential Shelter (24 or Fewer Beds) in the C-4, M-1, M-1(S), M-2, M-2(S) Zones.

A small temporary residential shelter consisting of not more than twenty-four (24) beds, is allowed in the C-4, M-1, M-1(S), M-2, and M-2(S) zones, provided that all of the location requirements and development standards set forth below are satisfied. A planning commission special permit shall be required to establish a small temporary residential shelter that does not meet all of the following location requirements and development standards. Notwithstanding the foregoing, a planning commission special permit shall be required to establish a small temporary residential shelter in the ~~Richards Boulevard~~River District special planning district.

i. Location Requirements. Small temporary residential shelters shall meet the following location requirements:

(A) Small temporary residential shelters serving single adults only shall be situated more than one thousand (1,000) feet from any other temporary

residential shelter, measured from property line to property line, and more than five hundred (500) feet from a public park, a public or private K-12 school, churches, or single-family residential zones, measured from property line to property line. Programs may have multiple buildings on a single parcel.

(B) All other small temporary residential shelters shall be situated more than one thousand (1,000) feet from any other temporary residential shelter, measured from property line to property line. Programs may have multiple buildings on a single parcel.

(C) Small temporary residential shelters shall either be located within one thousand (1,000) feet of a designated transit corridor or bus route, or shall provide transportation between the facility and transit lines and/or services.

ii. Development Standards. Small temporary residential shelters shall meet the following development standards:

(A) Maximum Number of Beds. No more than twenty-four (24) beds shall be provided in any single small temporary residential shelter.

(B) Parking. Off-street parking shall be provided in the ratio of one space for every four adult beds, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on-site.

(C) Hours of Operation. Facilities shall establish and maintain set hours for client intake/discharge. These hours shall be posted.

(D) On-site Personnel. On-site personnel shall be provided during hours of operation when clients are present. The manager's area shall be located near the entry to the facility.

(E) Lighting. Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.

(F) Telephones. Facilities shall provide telephone(s) for use by clients.

(G) Personal Property. Facilities shall provide secure areas for personal property.

(H) Waiting Area. If intake of clients is to occur onsite, enclosed or screened waiting area must be provided on the property to prevent queuing in the public right-of-way. For purposes of this condition, small emergency shelters shall have waiting area consisting of not less than one hundred (100) square feet in the same location.

(l) Common Space. Interior and/or exterior common or recreational space for residents to congregate shall be provided on the property at a ratio of not less than fifteen (15) square feet per occupant and a minimum overall area of one hundred (100) square feet. Common space must be counted separately from the waiting area.

b. Large Temporary Residential Shelters (More Than 24 Beds) in the C-4, M-1, M-1(S), M-2, M-2(S) Zones.

A large temporary residential shelter consisting of more than twenty-four (24) beds is allowed with a planning director's special permit in the C-4, M-1, M-1(S), M-2, and M-2(S) zones, provided that all of the location requirements and development standards set forth below are satisfied. A planning commission special permit shall be required to establish a large temporary residential shelter that does not meet all of the following location requirement and development standards. Notwithstanding the foregoing, a planning commission special permit shall be required to establish a large temporary residential shelter in the **Richards Boulevard** River District special planning district.

i. Location Requirements. Large temporary residential shelters shall meet the following location requirements:

(A) Large temporary residential shelters serving single adults only shall be situated more than one thousand (1,000) feet from any other temporary residential shelter, measured from property line to property line, and no closer than five hundred (500) feet from a public park, a public or private K-12 school, churches, or single-family residential zones, measured from property line to property line. Programs may have multiple buildings on the same parcel.

(B) All other large temporary residential shelters must be situated more than one thousand (1,000) feet from any other temporary residential shelter, measured from property line to property line. Programs may have multiple buildings on a single parcel.

(C) Temporary residential shelters must either be located within one thousand (1,000) feet of a designated transit corridor or bus route, or shall provide transportation between the facility and transit lines to the satisfaction of the planning director.

ii. Development Standards. Large temporary residential shelters shall meet the following development standards:

(A) Parking. Off-street parking shall be provided in the ratio of one space for every five adult beds, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on-site.

(B) Hours of Operation. Facilities shall establish and maintain set hours for client intake/discharge. These hours shall be posted.

(C) On-site Personnel. On-site personnel shall be provided during hours of operation when clients are present. The manager's area shall be located near the entry to the facility.

(D) Lighting. Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.

(E) Telephones. Facilities shall provide telephone(s) for use by clients.

(F) Personal Property. Facilities shall provide secure areas for personal property.

(G) Waiting Area. If intake of clients is to occur onsite, enclosed or screened waiting area must be provided on the property to prevent queuing in the public right-of-way. For purposes of this condition, two hundred (200) square feet shall be deemed to constitute adequate waiting space unless the director determines that additional waiting space is required to meet the needs of the anticipated client load, in which case the higher figure shall apply.

(H) Common Space. Interior and/or exterior common or recreational space for residents to congregate shall be provided on the property at a ratio of not less than fifteen (15) square feet per occupant. Common space must be counted separately from the waiting area.

B. Except as specifically amended by the amendments to Footnote 78, Section 17.24.050 remains unchanged and in full force and effect.

SECTION 5. Section 17.134.430 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Subsection A.1.a. of Section 17.134.430 is amended to read as follows:

a. Buildings and Structures within the ~~Richards Boulevard~~River District Special Planning District. In the ~~Richards Boulevard~~River District special planning district (formerly the Richards Boulevard special planning district), the requirements of this section shall apply only to applications to demolish or relocate buildings or structures that are identified in the Richards Boulevard area architectural and historical property survey (hereinafter "survey"), as either potential essential structures, priority structures or contributing structures within the potential North 16th Street preservation area. Applications to demolish or

relocate buildings or structures within ~~Richards Boulevard~~the River District special planning district that are not so identified in the survey shall not be subject to the requirements of this section.

B. Except as specifically amended by the amendments to subsection A.1.a., Section 17.134.430 remains unchanged and in full force and effect.

SECTION 6. Adoption of this ordinance repealing and adding Sacramento City Code Chapter 17.120 is not intended to and does not affect any approvals made, and entitlements issued, with attendant conditions, under Chapter 17.120 prior to the effective date of this ordinance. Those approvals and entitlements shall continue in effect subject to the terms and conditions established under the provisions of Chapter 17.120 as they existed prior to the effective date of this ordinance.

SECTION 7. Adoption of this ordinance repealing and adding Sacramento City Code Chapter 17.120 is not intended to and does not affect any administrative, civil, or criminal prosecutions or proceedings brought or to be brought pursuant to Chapter 17.120 or other provisions of the Sacramento City Code, or pursuant to applicable federal, state, or local laws, to enforce the provisions of Chapter 17.120 as they existed prior to the effective date of this ordinance. The provisions of Chapter 17.120, as they exist on the effective date of this ordinance, shall continue to be operative and effective with regard to any acts occurring prior to the effective date of this ordinance.

ORDINANCE NO.

Adopted by the Sacramento City Council on

NOMINATION OF NINE INDIVIDUAL PROPERTIES IN THE RIVER DISTRICT AS LANDMARKS AND NOMINATION OF THE NORTH 16TH STREET HISTORIC DISTRICT AND ITS' CONTRIBUTING RESOURCES, FOR LISTING IN THE SACRAMENTO REGISTER OF HISTORIC AND CULTURAL RESOURCES (M10-012)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The Sacramento Register of Historic and Cultural Resources is amended by adding the properties located at 116 North 16th Street, 101 Bercut Drive and related structure in the Sacramento River, 400 Jibboom Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, and the Jibboom Street Bridge, at Discovery Park, as Landmarks. The Sacramento Register of Historic and Cultural Resources is also amended by adding the North 16th Street Historic District and its' Contributing Resources.

The Preservation Director made the preliminary determination that the properties are eligible under the following Criterion:

116 North 16th Street (Pipe Works)

iii – embodies the distinctive characteristics of a type, period or method of construction.

Bridge Located in Discovery Park (Jibboom Street Bridge)

i – associated with events that have made a significant contribution to the broad patterns of the history of the city

iii – embodies the distinctive characteristics of a type, period or method of construction.

101 Bercut and associated structure in the Sacramento River (Water Treatment Plant)

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

400 Jibboom Street (PG&E Sacramento River Power Station "B")

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

1341 N. C Street (Fire Station #14)

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

700 Dos Rios Road (Dos Rios School / Smythe Academy)

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

950 Richards Boulevard (Sacramento Theatrical Lighting)

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

iii – embodies the distinctive characteristics of a type, period or method of construction

iv – represents the work of an important creative individual or master

521 N. 10th Street (Volker Flooring)

iii – embodies the distinctive characteristics of a type, period or method of construction

1100 Richards Boulevard (Zellerbach Paper Company / UHaul)

i – associated with events that have made a significant contribution to the broad patterns of the history of the city and region

iii – embodies the distinctive characteristics of a type, period or method of construction

North 16th Street Historic District

Geographically-definable area possessing significant concentration or continuity of buildings unified by past events/functions and aesthetically by physical development; associated with significant period important in the history of the city.

SECTION 2

Sacramento City Code Section 17.134.180 prescribes that the Significant Feature(s) or Characteristic(s) of the resources to be added to the Sacramento Register shall be identified in the designating Ordinance.

116 North 16th Street (Pipe Works)

Period of significance: 1923-1948

Contributing features include but are not limited to: Original 1923 structure with symmetrical arrangement of exterior elements and forms; tall, arched glazed openings on east/primary façade; projecting central monitor roof; multi-paned metal sash windows with larger central arched opening incorporating double doored entry; north and south-facing elevations are divided into bays with large rectangular banks of multi-paned metal sash windows; interiors with large/tall open spaces supported by timber supports/trusses; brick exterior material; flat roof with parapet; 4 mature Italian cypress along North 16th Street.

Bridge Located in Discovery Park (Jibboom Street Bridge)

Period of significance: 1931-1950

Contributing features include but are not limited to: Combined cantilever and swing bridge with two traffic lanes and three spans; center pier swing bridge; steel construction on concrete piers with main span of 341 feet and two secondary Parker truss spans of 139 feet each; metal railing design; metal color; curved, arched concrete railings at each end, with dedication plaque at south end entry onto bridge.

101 Bercut (Water Treatment Plant)

Period of significance: 1921-1948

Contributing features include but are not limited to, and noting a new recommendation from the Preservation Director to herein add the Coagulant Building to the contributing features, which Staff had mistakenly omitted in their recommendations to the Preservation Director: Four principal structures in landscaped, City-Beautiful inspired park-like setting of lawn with shrubs and trees on the main plant site, including: 1) the Pumping Station, its' form, materials, classical revival elements, quoined corners and centered entry with encircling frieze with incised inscription; tall rectangular multi-paned metal sash windows; 2) the Head Building (Administration Building) 2-story, octagonal, cream-colored concrete and stucco structure with clay-tiled conical roof and cupola, exterior circular drum between walls and roof's inscribed names of well-known scientists and inventors and two inscriptions; 3) the Concrete Filter Building attached to Head House on the east, long 1-1/2 story, multi-windowed flat-roofed structure partly below grade; and 4) the Coagulant Building, plaster sided rectangular building with encircling frieze with incised inscription, and classical revival elements, . Also included is the associated Water Intake Structure in Sacramento River to west of Plant, on an axis with the Pump Station, Head House, and Filter Building, with cream colored exterior, oval shaped base supporting encircling projecting deck and oval upper structures, curved form and covered with partially conical clay tile roof, flanking entry "gates" to suspension bridge walkway from tower to shore with "gates" at each end for cable supports, cream plaster with river-height indicator, multi-paned windows and mooring rings.

400 Jibboom Street (PG&E Sacramento River Power Station "B")

Period of Significance:

1912 – 1948

Contributing features include but are not limited to: Classical Revival/Beaux Arts exterior design elements with L-shaped reinforced concrete with steel frame massing, multi-paned window openings, parapets, roof monitors; 4 missing tall metal stacks above north/south section of building; massive classical door at primary/western façade with arched frame surmounted with ornate cartouche, north and south facades contain tall blind arches, encircling roof parapet contains shallow pediment form above each arch element; setting facing the Sacramento River relatively open, was to have been generally park-like; interiors of two large sections of the building generally open, missing machinery and metal catwalks in east/west oriented section of building.

1341 N. C Street (Fire Station #14)

Period of Significance:

1948-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features include but are not limited to: Painted brick exterior, 2 story in simplified Moderne style with shallow horizontal projecting bands of brick wrapping around the building at the cornice and above and below second floor windows and around truck doors and above first floor windows; two large truck doors on primary/south façade; flat roof behind parapet

700 Dos Rios Road (Dos Rios School / Smythe Academy)

Period of Significance:

1951-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features include but are not limited to: 1-story, strong horizontal oriented form, Moderne style and decorative elements with enlarged round corner entry and curving stairway, ornamental details and side classroom wings extending at roughly 90 degree angle; horizontal bands of windows and window banks, multi-paned metal sash windows, scalloped trim beneath shallow projecting eave; interior reflects curving entry elements and open “streamline” forms; setting of building, set back with lawn from the street and large sycamore street trees.

950 Richards Boulevard (Sacramento Theatrical Lighting)

Period of Significance:

1951-1960 (1960 period of significance date for 50-year time prior to this report date.)

Contributing features include but are not limited to: Mid-Century Modern style, especially in facades, and forms/entry features in primary entry/offices section of structure relative to massing arrangements, window and door arrangements/design/materials, combination of exterior facades in concrete plaster and brick materials with colors emphasizing vertical and horizontal openings. Three large arched roof truss sections behind office section with expansive open interior warehouse area supported by intricate wood truss systems.

521 N. 10th Street (Volker Flooring)

Period of Significance:

1949-1959

Contributing features include but are not limited to: 1 story reinforced concrete with painted cement plaster walls and shallow hip roof; L-shaped building with prominent angled corner entry, recessed and framed by scored and rounded supports and two vertically fluted panels topped with rectangular deco-styled panels; west elevation with large multi-paned industrial sash windows; south elevation smaller multi-paned horizontal windows at upper portion of walls past one larger multi-paned opening flanking the corner entry.

1100 Richards Boulevard (Zellerbach Paper Company / UHaul)

Period of Significance:

1949

Contributing features include but are not limited to: 1-1/2 story building covering 160,000 square feet or reinforced concrete and steel surfaced with cement plaster; north façade/office entry section shorter 1-story with glassed entry with three columns, pylon of horizontal field stone; north east corner façade contains continuous band of windows wrapping corner beneath shallow metal canopy with “streamlined” fascia and glass block; western end façade has paired windows at same height; major element is warehouse area with roof containing eight long parallel banks of monitors facing north. Rear elevation façade surfaced with corrugated metal sheathing.

North 16th Street Historic District

Period of Significance: 1921-1959

Character-defining features include but are not limited to: Various sized 1 to 2-1/2 story (with high floor to ceiling dimensions) structures, from large footprint warehouse/distribution/manufacturing structures to smaller accessory structures and commercial structures; primarily industrial type with large truck bays and several with concrete loading docks and truck ramps which are primarily located along the east/west streets in the district; also commercial type structures with showroom windows, generally along N. 16th St.; most structures built to property lines and oriented to transportation alignments, whether streets or rail lines, for car, truck and rail related operations, with some exterior walls curving along the rail spur alignments; most east/west streets and rail spur alignments are not developed with standard curbs/gutters/sidewalks/planter strips/street trees since were given over to support the uses’ transport/loading/unloading functions; many structures exhibit brick exteriors with various types of brickwork and decorative cornices, parapets, blind arches, etc., and while most unpainted, some are painted brick. Buildings with parapets surrounding flat/bowed roofs exhibit various parapet shapes, including stepped, arched and other. Other exterior materials include corrugated metal, reinforced concrete, concrete block, plaster, and wood siding, and several exhibit corrugated metal and Spanish tile roofs. Many with industrial metal sash windows. Interiors of many are large open areas; wood timber truss or metal support structures.

SECTION 3

Pursuant to Sacramento City Code Sections 17.134.170 and 17.134.180 and based on the duly noticed hearing conducted by the Preservation Commission and City Council, the staff reports and nomination materials attached thereto, and the testimony presented at the hearing on the nomination, the City Council makes the following findings in support of its action to designate the properties located at 116 North 16th Street, 101 Bercut Drive, 400 Jibboom Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, the Jibboom Street Bridge, and the North 16th Street Historic District and its' Contributing Resources and to place them in the Sacramento Register:

The properties meet the Criteria for Sacramento Register Landmark eligibility pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (1-5):

- A. The nominated resource located at **116 North 16th Street** (002-0051-002) meets Criterion iii – “Embodies the distinctive characteristics of a type, period or method of construction.”
- B. The nominated resource located at **101 Bercut Drive** (001-0210-038) and associated structure in the Sacramento River west of the plant, meets Criterion i. “Associated with events that have made a significant contribution to the broad patterns of the history of the city and region,” and iii – “Embodies the distinctive characteristics of a type, period or method of construction,” and iv – “Represents the work of an important creative individual or master.”
- C. The nominated resource at **400 Jibboom Street** (001-0190-004) meets Criterion i – “Associated with events that have made a significant contribution to the broad patterns of the history of the city and region,” and iii – “Embodies the distinctive characteristics of a type, period or method of construction,” and iv – “Represents the work of an important creative individual or master.”
- D. The nominated resource at 1341 North C Street (001-0130-007) meets Criterion iii – “Embodies the distinctive characteristics of a type, period or method of construction,” and iv – “Represents the work of an important creative individual or master.”
- E. The nominated resource at 700 Dos Rios (001-0082-001) meets Criterion iii – “Embodies the distinctive characteristics of a type, period or method of construction,” and iv – “Represents the work of an important creative individual or master.”
- F. The nominated resource at 950 Richards Boulevard (001-0031-008) meets Criterion i – “Associated with events that have made a significant

contribution to the broad patterns of the history of the city and region,” and iii – “Embodies the distinctive characteristics of a type, period or method of construction,” and iv – “Represents the work of an important creative individual or master.”

- G. The nominated resource at 521 North 10th Street (001-0081-006) meets Criterion iii – “Embodies the distinctive characteristics of a type, period or method of construction.”
- H. The nominated resource at 1100 Richards Boulevard (001-0090-005) meets Criterion i – “Associated with events that have made a significant contribution to the broad patterns of the history of the city and region,” and iii – “Embodies the distinctive characteristics of a type, period or method of construction.”
- I. The nominated resource at the Jibboom Street Bridge (no APN) meets Criterion i – “Associated with events that have made a significant contribution to the broad patterns of the history of the city,” and iii – “Embodies the distinctive characteristics of a type, period or method of construction.”
- J. The nominated resource for the North 16th Historic District generally includes properties east of Ahern Street, south of Richards Boulevard, north of C Street, and to the west of 18th Street, Sacramento, CA. Addresses and APNs include 500 N. 16th Street (001-0103-009) Contributing; Adjacent to 1517 McCormack Street (001-0141-002) Contributing; 440 N. 16th Street (001-0141-013) Contributing; 430 North 16th Street (001-0141-014) Noncontributing; 420 North 16th Street (001-0141-015) Noncontributing; 410 N. 16th Street (001-0141-016) Contributing; 400 N. 16th Street (001-0141-017) Contributing; 1448-1503 McCormack Avenue (001-0141-021 and 001-0141-022) Contributing; 470 N. 16th Street (001-0141-024) Contributing; 1517 McCormack Avenue (001-0141-025) Contributing; Adjacent to 1401 North C Street (001-0142-002) Contributing; 324 N. 16th Street (001-0142-010 and 001-0142-011 and 001-0142-012) Noncontributing; 318 N. 16th Street (001-0142-013) Contributing; 1527 N. C Street (001-0142-014) Contributing; 1401-1451 N. C Street (001-0142-018) Contributing; 1501 N. C Street (001-0142-019) Contributing; 1515 N. C Street (001-0142-020) Contributing; Adjacent to 200 N. 15th Street (001-0151-001) Contributing; Adjacent to 200 N. 15th Street (001-0151-002) Contributing; 200 North 16th Street (001-0151-005) Contributing; 1610-1616 N. C Street (001-0152-004 and 001-0152-005 and 001-0152-006) Contributing; 1615 Thorton Avenue (001-0152-017) Contributing; 221 N. 16th Street (001-0152-018) Contributing; 235 N. 16th Street (001-0152-019) Contributing; 211-217 N. 16th Street (001-0153-001) Contributing; 116 N. 16th Street (002-0051-002) Contributing; 121 N.

16th Street (002-0053-003) Noncontributing; 131 N. 16th Street (002-0053-004) Contributing; 83 N. 17th Street (002-0054-001) Contributing; 1601 N. A Street (002-0055-002) Contributing; Adjacent to 1601 A Street (002-0055-001 and 002-0055-005 and 002-0055-006 and 002-0055-007 and 002-0055-008 and 002-0055-009 and 002-0055-010 and 002-0055-011) Noncontributing. The property is eligible under the following Criterion: Geographically-definable area possessing significant concentration or continuity of buildings unified by past events/functions and aesthetically by physical development; associated with significant period important in the history of the city.

- K. In addition, the nominated resources have integrity of location, design, setting, materials, workmanship and association; and
- L. The nominated resources have important historic or architectural worth, and their designation as landmarks is reasonable, appropriate, and necessary to protect, promote, and further the goals of this chapter, pursuant to Sacramento City Code Title 17, Chapter 17.134, section 17.134.170-C (b-c).

Adoption of these Landmarks promotes the maintenance and enhancement of the significant features and characteristics of the Landmarks pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Adoption of these Landmarks promotes the maintenance and enhancement of the historic materials and fabric, as well as the appearance, of the Landmarks.

Adoption of these Landmarks is consistent with the City's Historic & Cultural Resources Element of the 2030 General Plan.

Adoption of these Landmarks will afford the properties the use of the California Historical Building Code and eligibility for any future preservation incentives that may be adopted for listed properties.

Adoption of these Landmarks helps to protect historic resources of the City of Sacramento.

SECTION 4

The Preservation Director of the City of Sacramento is hereby directed to add the properties located at 116 North 16th Street, 101 Bercut Drive and associated structure within the Sacramento River, 400 Jibboom Street, 1341 North C Street, 700 Dos Rios, 950 Richards Boulevard, 521 North 10th Street, 1100 Richards Boulevard, and the Jibboom Street Bridge in Discovery Park as Landmarks, and add the North 16th Street Historic District and its' Contributing Resources, to the Sacramento Register of Historic and Cultural Resources.

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING VARIOUS PARCELS OF REAL PROPERTY WITHIN THE RIVER DISTRICT SPECIFIC PLAN AREA FOR CONSISTENCY WITH THE 2030 GENERAL PLAN

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the properties depicted in the attached Exhibit A and identified by APN and address in the attached Exhibit B, from the existing zone to the proposed zone as set forth in Exhibit B. The attached Exhibits A and B are incorporated herein by reference.
- Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.
- Section 3. The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are a part of the Zoning Code, to conform to the provisions of this Ordinance.

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- Exhibit A – River District Rezone Map – 1 page
Exhibit B – List of Rezone Properties

Exhibit A – River District Rezone Map

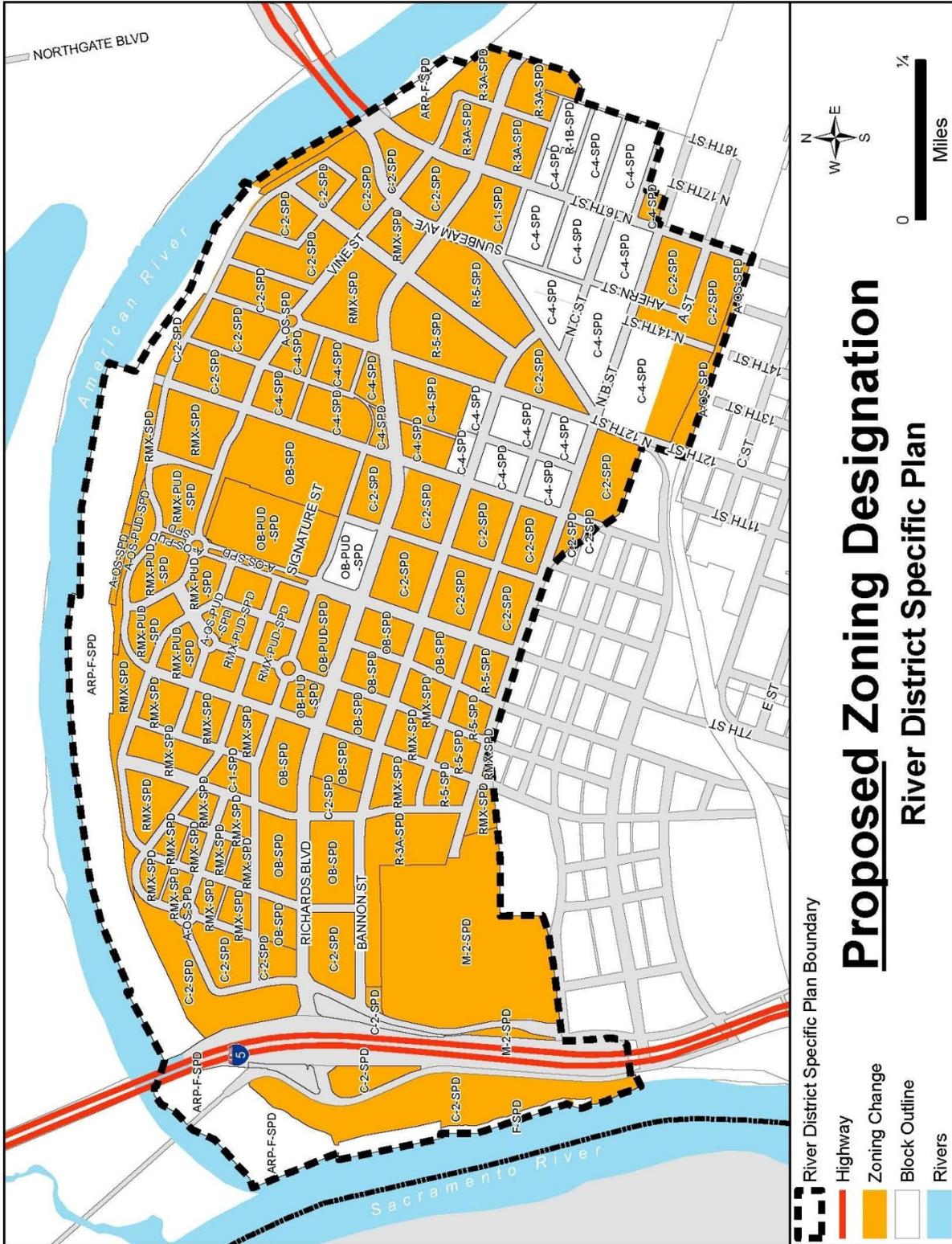


Exhibit B – List of Rezone Properties

APN	Situs Address	Situs ZIP	Existing Zone	Proposed Zone
00100110010000	221 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100110030000	225 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100110040000	227 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100110050000	231 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100120150000	226 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100120160000	222 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100120180000	228 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100120200000	232 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100120210000	236 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100120220000	0 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100120250000	200 JIBBOOM ST	95811	HC-PC-SPD	C-2-SPD
00100200030000	0 N 7TH ST	95811	M-2-PC-SPD(N)	A-OS-SPD
00100200080000	800 N 10TH ST	95811	M-2-PC-SPD(N)	RMX-SPD
00100200090000	600 N 10TH ST	95811	M-2-SPD(N)	OB-SPD
00100200100000	0 N 10TH ST	95811	M-2-SPD(C)	C-2-SPD
00100200110000	851 N 10TH ST	95811	M-2-SPD(C)	C-2-SPD
00100200120000	951 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100200130000	851 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100200190000	0 N 7TH ST	95811	RMX-PUD-SPD(N)	RMX-SPD
00100200450000	430 N 7TH ST	95811	(A-OS,OB,RMX)- PUD/SPD(C/N)	(A-OS, OB, RMX)-PUD/SPD
00100200460000	819 N 7TH ST	95811	(A-OS, RMX)- PUD/SPD(N)	(A-OS, RMX)-PUD/SPD
00100200490000	601 N 7TH ST	95811	M-2-PUD/SPD(N)	OB-PUD/SPD
00100200500000	611 N 7TH ST	95811	M-2-PUD/SPD(N)	OB-PUD/SPD
00100200510000	845 RICHARDS BL	95811	(M-2, OB)-PUD/SPD(N)	OB-SPD
00100200520000	0 RICHARDS BL	95811	A-OS-PUD/SPD, (M-2,M- 2-PC)-SPD	(A-OS, RMX)-SPD
00100310020000	0 N B ST	95811	M-2-SPD(C)	ROW
00100310030000	0 N B ST	95811	M-2-SPD(C)	ROW
00100310040000	915 N B ST	95811	M-2-SPD(C)	C-2-SPD
00100310050000	320 N 10TH ST	95811	M-2-SPD(C)	C-2-SPD
00100310060000	360 N 10TH ST	95811	M-2-SPD(C)	C-2-SPD
00100310070000	410 N 10TH ST	95811	M-2-SPD(C)	C-2-SPD
00100310080000	950 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100310090000	900 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100310120000	800 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100310130000	0 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100310140000	0 N 7TH ST	95811	M-2-SPD(C)	C-2-SPD
00100310150000	325 N 7TH ST	95811	M-2-SPD(C)	C-2-SPD
00100310160000	333 N 7TH ST	95811	M-2-SPD(C)	C-2-SPD
00100310170000	325 N 7TH ST	95811	M-2-SPD(C)	C-2-SPD
00100310210000	0 N 7TH ST	95811	M-2-SPD(C)	C-2-SPD
00100310220000	840 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100310230000	721 N B ST	95811	M-2-SPD(C)	C-2-SPD
00100310240000	0 N B ST	95811	M-2-SPD(C)	C-2-SPD
00100310250000	750 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100310260000	0 RICHARDS BL	95811	M-2-SPD(C)	C-2-SPD
00100400120000	316 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100400130000	310 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100400140000	260 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD

00100400150000	258 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100400180000	238 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100400190000	230 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100400200000	222 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100400310000	200 RICHARDS BL	95811	HC-SPD	C-2-SPD
00100400340000	210 RICHARDS BL	95811	HC-SPD	C-2-SPD
00100400350000	210 RICHARDS BL	95811	HC-SPD	C-2-SPD
00100400360000	0 BANNON ST	95811	OB-PUD/SPD	C-2-SPD
00100400370000	216 BANNON ST	95811	HC-SPD	C-2-SPD
00100400380000	0 BERGUT DR	95811	HC-SPD	C-2-SPD
00100400390000	246 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100520010000	320 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100520020000	324 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100520030000	330 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100520040000	334 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100520070000	354 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100520220000	350 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100520240000	400 BANNON ST	95811	M-2-SPD(W)	R-3A-SPD
00100520250000	358 BANNON ST	95811	M-2-SPD	R-3A-SPD
00100530240000	455 BANNON ST	95811	M-2-SPD(C)	(R-5, RMX)-SPD
00100550020000	245 N 5TH ST	95811	M-2-SPD(C)	RMX-SPD
00100550030000	0 N 5TH ST	95811	M-2-SPD(C)	RMX-SPD
00100550040000	251 N 5TH ST	95811	M-2-SPD(C)	RMX-SPD
00100610250000	0 N B ST	95811	M-2-SPD(W)	R-3A-SPD
00100610260000	470 N B ST	95811	M-2-SPD(W)	R-3A-SPD
00100620020000	0 N 5TH ST	95811	M-2-SPD(C)	R-5-SPD
00100620030000	224 N 5TH ST	95811	M-2-SPD(C)	R-5-SPD
00100620040000	0 N 5TH ST	95811	M-2-SPD(C)	R-5-SPD
00100620050000	0 N 5TH ST	95811	M-2-SPD(C)	R-5-SPD
00100620060000	224 N 5TH ST	95811	M-2-SPD(C)	R-5-SPD
00100620070000	479 BANNON ST	95811	M-2-SPD(C)	R-5-SPD
00100620080000	471 BANNON ST	95811	M-2-SPD(C)	R-5-SPD
00100630010000	0 N 5TH ST	95811	M-2-SPD(C)	RMX-SPD
00100630020000	0 N 5TH ST	95811	M-2-SPD(C)	RMX-SPD
00100630030000	501 N 5TH ST	95811	M-2-SPD(C)	(R-5, RMX)-SPD
00100640040000	0 N B ST	95811	M-2	RMX-SPD
00100640050000	422 N B ST	95811	M-2	RMX-SPD
00100640060000	428 N B ST	95811	M-2	RMX-SPD
00100640070000	434 N B ST	95811	M-2	RMX-SPD
00100640080000	440 N B ST	95811	M-2	RMX-SPD
00100640090000	446 N B ST	95811	M-2	RMX-SPD
00100640100000	452 N B ST	95811	M-2	RMX-SPD
00100640110000	458 N B ST	95811	M-2	RMX-SPD
00100640120000	464 N B ST	95811	M-2	ROW
00100640130000	468 N B ST	95811	M-2	RMX-SPD
00100640140000	522 N B ST	95811	M-2	RMX-SPD
00100640150000	400 N B ST	95811	M-2	M-2-SPD
00100700050000	0 N B ST	95811	F	ARP-F-SPD
00100700070000	1401 RICHARDS BL	95811	C-4-PC-SPD	C-2-SPD
00100700090000	0 VINE ST	95811	M-2-PC-SPD(N)	C-2-SPD
00100700220000	0 RICHARDS BL	95811	C-4-PC-SPD	C-2-SPD
00100700230000	1351 VINE ST	95811	M-2-PC-SPD(N)	C-2-SPD

00100700240000	0 VINE ST	95811	M-2-PC-SPD(N)	C-2-SPD
00100700280000	1421 RICHARDS BL	95811	C-4-PC-SPD	C-2-SPD
00100700290000	1441 RICHARDS BL	95811	C-4-PC-SPD	C-2-SPD
00100700360000	1199 VINE ST	95811	M-2-PC-SPD(N)	(A-OS, C-2)-SPD
00100700370000	1275 VINE ST	95811	M-2-PC-SPD(N)	C-2-SPD
00100700450000	0 VINE ST	95811	M-2-PC-SPD(N)	ARP-F-SPD
00100700460000	0 VINE ST	95811	M-2-PC-SPD(N)	C-2-SPD
00100700480000	0 VINE ST	95811	M-2-PC-SPD(N)	C-2-SPD
00100700490000	1059 VINE ST	95811	M-2-PC-SPD(N)	C-2-SPD
00100700500000	0 VINE ST	95811	M-2-PC-SPD(N)	C-2-SPD
00100700510000	819 N 10TH ST	95811	M-2-PC-SPD(N)	C-2-SPD
00100810040000	1001 RICHARDS BL	95811	M-2-SPD(N)	C-4-SPD
00100810050000	515 N 10TH ST	95811	M-2-SPD(N)	C-4-SPD
00100810060000	521 N 10TH ST	95811	M-2-SPD(N)	C-4-SPD
00100810070000	601 N 10TH ST	95811	M-2-SPD(N)	C-4-SPD
00100810090000	1000 VINE ST	95811	M-2-SPD(N)	C-4-SPD
00100810100000	0 VINE ST	95811	M-2-SPD(N)	ROW
00100810110000	609 N 10TH ST	95811	M-2-SPD(N)	C-4-SPD
00100810120000	0 N 10TH ST	95811	M-2-SPD(N)	C-4-SPD
00100810130000	701 DOS RIOS ST	95811	M-2-SPD(N)	C-4-SPD
00100810140000	601 DOS RIOS ST	95811	M-2-SPD(N)	C-4-SPD
00100810150000	0 DOS RIOS ST	95811	M-2-SPD(N)	C-4-SPD
00100810160000	1101 RICHARDS BL	95811	M-2-SPD(N)	C-4-SPD
00100900030000	1209 SITKA ST	95811	RMX-SPD	(R-5, RMX)-SPD
00100900040000	1050 RICHARDS BL	95811	M-2-SPD(N)	C-4-SPD
00100900050000	1100 RICHARDS BL	95811	M-2-SPD(N)	C-4-SPD
00101010010000	0 RICHARDS BL	95811	C-4-SPD	RMX-SPD
00101010020000	0 RICHARDS BL	95811	C-4-SPD	RMX-SPD
00101010040000	510 N 12TH ST	95811	C-4-SPD	(R-5, RMX)-SPD
00101010050000	1400 RICHARDS BL	95811	C-4-SPD	RMX-SPD
00101010060000	620 SUNBEAM AV	95811	C-4-SPD	RMX-SPD
00101010070000	430 N 12TH ST	95811	C-4-SPD	R-5-SPD
00101020070000	520 N 12TH ST	95811	C-4-SPD	C-1-SPD
00101020080000	1450 RICHARDS BL	95811	C-4-SPD	C-2-SPD
00101020090000	625 SUNBEAM AV	95811	C-4-SPD	C-2-SPD
00101020100000	605 SUNBEAM AV	95811	C-4-SPD	C-2-SPD
00101020110000	522 N 12TH ST	95811	C-4-SPD	C-1-SPD
00101030010000	550 N 16TH ST	95811	C-4-SPD	(C-1, C-2)-SPD
00101030020000	540 N 16TH ST	95811	C-4-SPD	C-1-SPD
00101030030000	520 N 16TH ST	95811	C-4-SPD	C-1-SPD
00101030060000	515 N 12TH ST	95811	C-4-SPD	C-1-SPD
00101030080000	0 SPROULE AV	95811	C-4-SPD	C-1-SPD
00101030090000	500 N 16TH ST	95811	C-4-SPD	C-1-SPD
00101030100000	1451 SPROULE AV	95811	C-4-SPD	C-1-SPD
00101040140000	625 N 16TH ST	95811	C-4-PC-SPD	R-3A-SPD
00101040160000	775 N 16TH ST	95811	C-4-PC-SPD	R-3A-SPD
00101040170000	769 N 16TH ST	95811	C-4-PC-SPD	R-3A-SPD
00101040180000	525 N 16TH ST	95811	(C-4, C-4-PC, R-1B)- SPD	R-3A-SPD
00101040190000	0 N 16TH ST	95811	C-4-PC-SPD	R-3A-SPD
00101040200000	0 N 16TH ST	95811	C-4-PC-SPD	R-3A-SPD
00101220090000	255 DOS RIOS ST	95811	C-4-SPD	C-2-SPD

00101220100000	210 N 12TH ST	95811	C-4-SPD	C-2-SPD
00101220120000	300 N 12TH ST	95811	C-4-SPD	C-2-SPD
00101220130000	304 N 12TH ST	95811	C-4-SPD	(C-2, R-5)-SPD
00101220140000	200 N 12TH ST	95811	C-4-SPD	C-2-SPD
00101430040000	1603 BASLER ST	95811	R-1B-SPD	R-3A-SPD
00101430050000	1605 BASLER ST	95811	R-1B-SPD	R-3A-SPD
00101430060000	1607 BASLER ST	95811	R-1B-SPD	R-3A-SPD
00101430070000	1611 BASLER ST	95811	R-1B-SPD	R-3A-SPD
00101430130000	1625 BASLER ST	95811	R-1B-SPD	R-3A-SPD
00101430140000	1627 BASLER ST	95811	R-1B-SPD	R-3A-SPD
00101430150000	1629 BASLER ST	95811	R-1B-SPD	R-3A-SPD
00101530010000	211 N 16TH ST	95811	M-2-SPD(E)	C-4-SPD
00101530020000	1610 THORNTON AV	95811	M-2-SPD(E)	C-4-SPD
00101600500000	0 N B ST	95811	M-2-PC-SPD(E)	R-3A-SPD
00101810070000	345 RICHARDS BL	95811	M-2-SPD(N)	OB-SPD
00101810090000	295 N 3RD ST	95811	M-2-SPD(N)	(OB, RMX)-SPD
00101810100000	401 N 3RD ST	95811	M-2-SPD(N)	RMX-SPD
00101810140000	301 RICHARDS BL	95811	M-2-SPD(N)	OB-SPD
00101810150000	0 RICHARDS BL	95811	M-2-SPD(N)	OB-SPD
00101810160000	500 BERCUT DR	95811	HC-PC-SPD	C-2-SPD
00101810170000	450 BERCUT DR	95811	HC-PC-SPD	C-2-SPD
00101810190000	300 BERCUT DR	95811	HC-SPD	C-2-SPD
00101810200000	510 BERCUT DR	95811	HC-PC-SPD	C-2-SPD
00101810210000	530 BERCUT DR	95811	HC-PC-SPD	C-2-SPD
00101810220000	550 BERCUT DR	95811	HC-PC-SPD	C-2-SPD
00101810240000	400 BERCUT DR	95811	HC-SPD	C-2-SPD
00101810250000	350 BERCUT DR	95811	HC-SPD	C-2-SPD
00101810260000	300 BERCUT DR	95811	HC-SPD	C-2-SPD
00101810270000	0 BERCUT DR	95811	HC-PC-SPD	C-2-SPD
00101810280000	570 BERCUT DR	95811	HC-PC-SPD	(A-OS, C-2)-SPD
00101810290000	600 BERCUT DR	95811	HC-PC-SPD	RMX-SPD
00101810300000	610 BERCUT DR	95811	HC-PC-SPD	RMX-SPD
00101810310000	620 BERCUT DR	95811	HC-PC-SPD	RMX-SPD
00101810320000	630 BERCUT DR	95811	HC-PC-SPD	RMX-SPD
00101810330000	640 BERCUT DR	95811	HC-PC-SPD	RMX-SPD
00101810340000	660 BERCUT DR	95811	HC-PC-SPD	RMX-SPD
00101810350000	650 BERCUT DR	95811	HC-PC-SPD	RMX-SPD
00101810360000	0 BERCUT DR	95811	HC-PC-SPD	(C-2, RMX)-SPD
00101820010000	201 RICHARDS BL	95811	HC-SPD	C-2-SPD
00101820040000	221 RICHARDS BL	95811	M-2-SPD(N)	OB-SPD
00101820050000	251 RICHARDS BL	95811	M-2-SPD(N)	OB-SPD
00101820100000	601 BERCUT DR	95811	HC-SPD	(A-OS, RMX)-SPD
00101820150000	444 N 3RD ST	95811	HC-SPD	(A-OS, OB, RMX)-SPD
00101820190000	321 BERCUT DR	95811	HC-SPD	C-2-SPD
00101820240000	321 BERCUT DR	95811	HC-SPD	C-2-SPD
00101820250000	455 BERCUT DR	95811	HC-SPD	C-2-SPD
00101900040000	400 JIBBOOM ST	95811	HC-SPD	C-2-SPD
00101900050000	0 JIBBOOM ST	95811	HC-SPD	C-2-SPD
00101900060000	450 JIBBOOM ST	95811	HC-SPD	C-2-SPD
00101900070000	0 JIBBOOM ST	95811	HC-SPD	C-2-SPD
00101900090000	0 JIBBOOM ST	95811	HC-SPD	C-2-SPD
00101900110000	0 JIBBOOM ST	95811	HC-SPD	C-2-SPD

00101900150000	240 JIBBOOM ST	95811	HC-SPD	C-2-SPD
00101900160000	0 JIBBOOM ST	95811	HC-SPD	C-2-SPD
00101900170000	0 JIBBOOM ST	95811	(F, HC)-SPD	(C-2, F)-SPD
00102000100000	700 N 5TH ST	95811	M-2-PC-SPD(N)	RMX-SPD
00102000110000	431 RICHARDS BL	95811	M-2-SPD(C), M-2-SPD(N)	(OB, RMX)-SPD
00102000120000	424 N 5TH ST	95811	(A-OS,OB,RMX)-PUD/SPD(C/N)	(A-OS, OB, RMX)-PUD/SPD
00102000130000	0 RICHARDS BL	95811	(OB, RMX)-PUD/SPD	ROW
00102000180000	500 SEQUOIA PACIFIC	95811	M-2-SPD(C), M-2-SPD(N)	(OB, RMX)-SPD
00102000190000	421 RICHARDS BL	95811	M-2-SPD(C), M-2-SPD(N)	(C-1, OB)-SPD
00102000230000	500 SEQUOIA PACIFIC	95811	M-2-SPD(N)	RMX-SPD
00102000250000	601 SEQUOIA PACIFIC	95811	M-2-SPD(N), M-2-PC-SPD(N)	RMX-SPD
00102000290000	650 N 5TH ST	95811	M-2-SPD(N)	RMX-SPD
00102000300000	600 N 5TH ST	95811	M-2-SPD(N)	RMX-SPD
00102000310000	630 SEQUOIA PACIFIC	95811	M-2-PC-SPD(N)	RMX-SPD
00102000320000	600 SEQUOIA PACIFIC	95811	M-2-SPD(N), M-2-PC-SPD(N)	RMX-SPD
00102000340000	0 RICHARDS BL	95811	(A-OS, RMX)-PUD/SPD(N)	(A-OS, OB, RMX)-PUD/SPD
00102000350000	551 SEQUOIA PACIFIC	95811	M-2-SPD(N)	(C-1, RMX)-SPD
00102000360000	0 SEQUOIA PACIFIC	95811	M-2-PC-SPD(N)	RMX-SPD
00102000370000	0 SEQUOIA PACIFIC	95811	M-2-SPD(C), M-2-SPD(N), M-2-PC-SPD(N)	(OB, RMX)-SPD
00102100040000	450 RICHARDS BL	95811	M-2-SPD(C)	(C-2, OB)-SPD
00102100050000	444 RICHARDS BL	95811	M-2-SPD(C)	(C-2, OB)-SPD
00102100060000	0 N 5TH ST	95811	M-2-SPD(C)	(C-2, OB)-SPD
00102100070000	500 RICHARDS BL	95811	M-2-SPD(C)	OB-SPD
00102100100000	300 N 7TH ST	95811	M-2-SPD(C)	(OB, R-5, RMX)-SPD
00102100120000	100 RICHARDS BL	95811	M-2-SPD(W)	M-2-SPD
00102100180000	0 STATE HW	95811	M-2-SPD	C-2-SPD
00102100240000	0 JIBBOOM ST	95811	M-2-SPD(W)	R-3A-SPD
00102100350000	0 N B ST	95811	M-2-SPD(C)	(R-5, RMX)-SPD
00102100370000	111 BERCUT DR	95811	M-2-SPD(W)	M-2-SPD
00102100380000	101 BERCUT DR	95811	M-2-SPD(W)	M-2-SPD
00102100410000	0 BANNON ST	95811	OB-PUD/SPD	RMX-SPD
00102100450000	300 RICHARDS BL	95811	OB-PUD/SPD	OB-SPD
00102100460000	0 RICHARDS BL	95811	OB-PUD/SPD	OB-SPD
00102100470000	420 RICHARDS BL	95811	OB-PUD/SPD	C-2-SPD
00102100480000	0 BANNON ST	95811	OB-PUD/SPD	C-2-SPD
00102100490000	0 RICHARDS BL	95811	OB-PUD/SPD	(C-2, OB)-SPD
00102100500000	325 N 5TH ST	95811	M-2-SPD(C)	(OB, RMX)-SPD
00102100510000	300 RICHARDS BL	95811	OB-PUD/SPD	C-2-SPD
00102100520000	0 BANNON ST	95811	OB-PUD/SPD	C-2-SPD
00102100530000	0 BANNON ST	95811	OB-PUD/SPD	(C-2, OB)-SPD
00200100060000	821 N B ST	95811	M-2-SPD(C)	C-2-SPD
00200200120000	0 N B ST	95811	C-4-SPD	ROW
00200310010000	916 N B ST	95811	M-2-SPD(C)	C-2-SPD

00200310020000	130 N 12TH ST	95811	C-4-SPD	C-2-SPD
00200410730000	1400 A ST	95811	C-4-SPD	(C-2, C-4)-SPD
00200410740000	1500 A ST	95811	C-4-SPD	C-2-SPD
00200410750000	0 B ST	95811	C-4-SPD	A-OS-SPD
00200410770000	1400 N B ST	95811	C-4-SPD	C-2-SPD
00200410780000	111 N 16TH ST	95811	C-4-SPD	C-2-SPD
00200410790000	0 N B ST	95811	C-4-SPD	C-2-SPD
00200410800000	0 N B ST	95811	C-4-SPD	C-2-SPD
00200410820000	0 N B ST	95811	C-4-SPD	C-2-SPD
00200510020000	100 N 16TH ST	95811	C-4-SPD	C-2-SPD
00200550140000	0 B ST	95811	C-4-SPD	A-OS-SPD
00200550160000	1590 A ST	95811	C-4-SPD	C-2-SPD
00200550170000	0 A ST	95811	C-4-SPD	C-2-SPD
00200550180000	0 A ST	95811	C-4-SPD	C-2-SPD