

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)

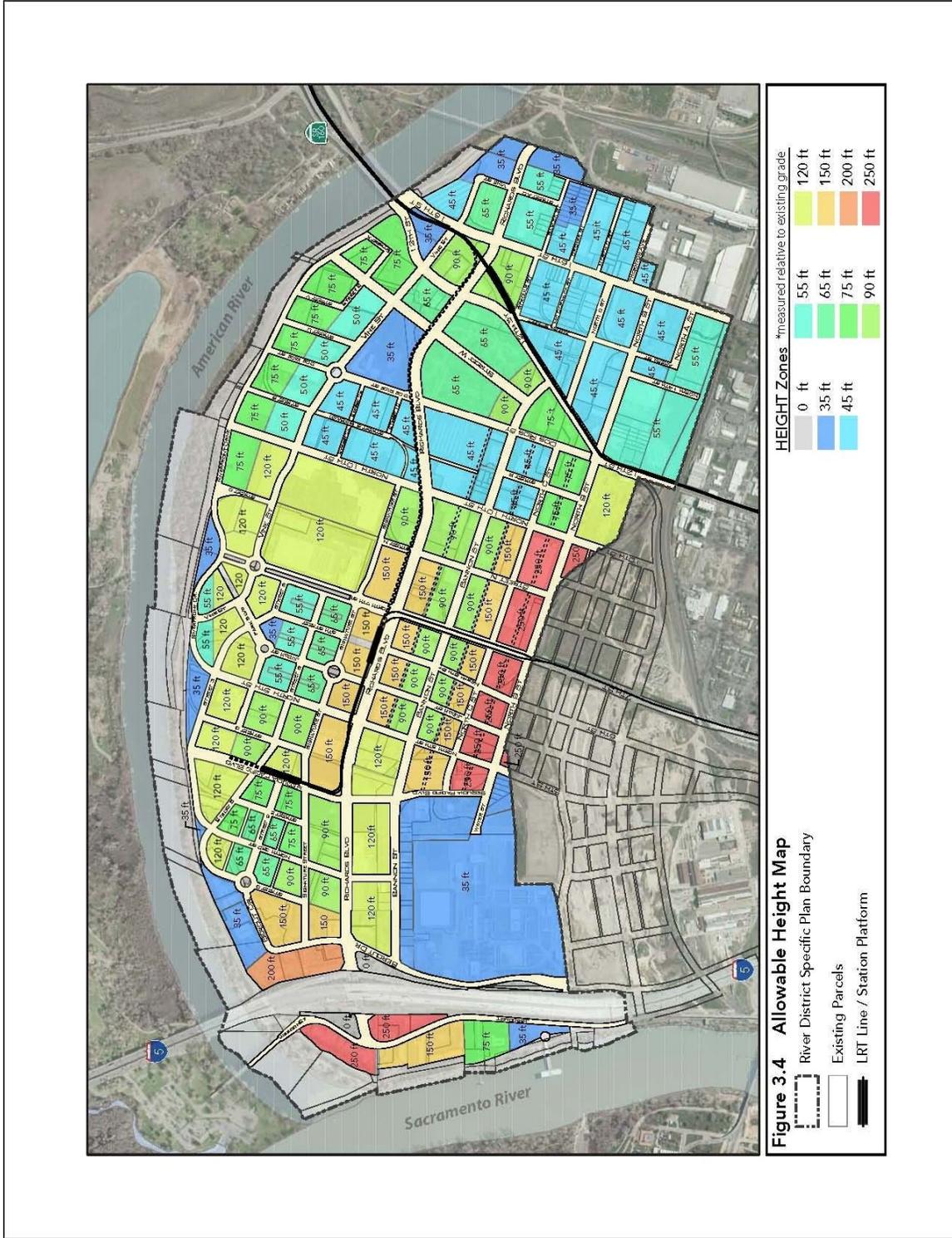
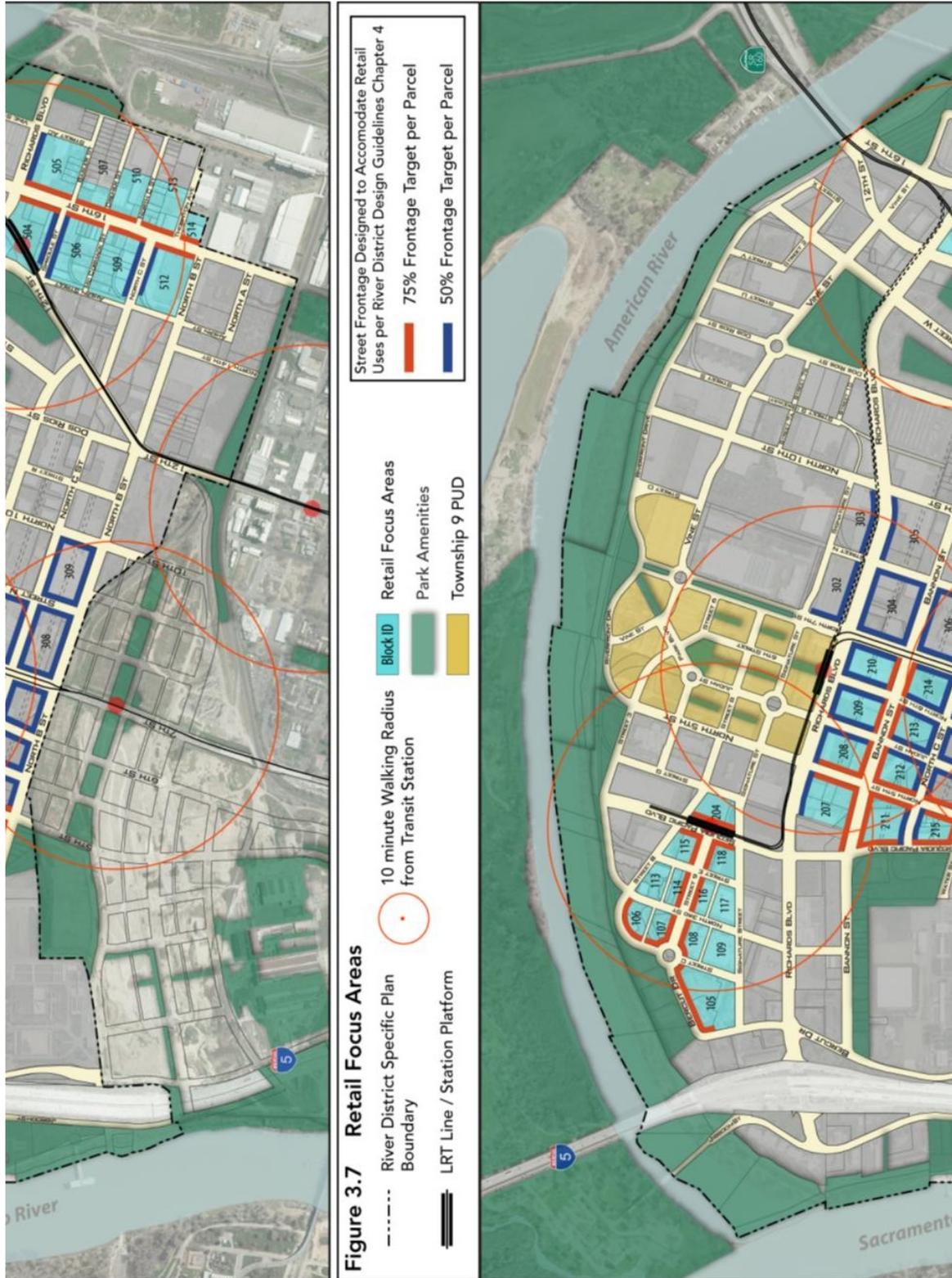


Exhibit C: Ground Floor Retail Accommodation



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 |
| River District 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 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 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 River District Special Planning District. In the 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 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 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 |

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|----------------|------------------|-------|---------------|----------------|
| 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 |

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|----------------|------------------|-------|-----------------------------|-----------------|
| 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 |

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|----------------|------------------|-------|---------------|---------------------|
| 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 |

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|----------------|---------------------|-------|---------------------------------------|-------------------------|
| 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 |

28th Street Associates
3781 La Honda Road
San Gregorio, CA 94074
650)747-9729 office~~~650)747-9378 fax

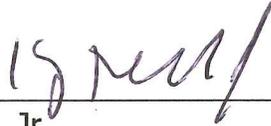
February 1, 2011

Evan Compton, Associate Planner
City of Sacramento
Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Mr. Compton,

28th Street Associates owns property at 200 28th Street at the American River Levy. I object to a zoning change from its existing zone of M2 to any other zone unless I request it. Any zoning change will lower the use and value of my property.

Sincerely,



Kay D. Bell, Jr.
Member



Bell Marine Co., Inc.
P. O. Box 160086
Sacramento, CA 95816
916)442-9089 office~~~916)442-2160 fax

February 1, 2011

Evan Compton, Associate Planner
City of Sacramento
Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Mr. Compton,

Bell Marine owns property on 10th Street at the American River Levy. I object to a zoning change from its existing zone of M2 to any other zone unless I request it. Any zoning change will lower the use and value of my property.

Sincerely,



Kay D. Bell, Jr.
President

