



REPORT TO COUNCIL City of Sacramento

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PUBLIC HEARING
December 5, 2006

Honorable Mayor and
Members of the City Council

Title: Del Paso Heights, North Sacramento, and Oak Park Design Review
Districts Residential and Commercial Design Guidelines (M06-034)

Location/Council District: Council Districts 2, 3, and 5

Recommendation: Conduct a public hearing and upon conclusion, adopt a
Resolution approving the revised Residential and Commercial Design Guidelines for
the Del Paso Heights, North Sacramento, and Oak Park Design Review Districts.

Contact: Luis R. Sanchez, AIA, Design Review Director, (916) 808-5957; Leslie Gross,
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Presenters: William Crouch, Urban Design Manager, (916) 808-8013; Luis R.
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Department: Development Services

Division: Current Planning

Organization No: 4871

Description/Analysis

Issue: Design guidelines are intended to provide consistent design principles for residential and commercial structures that can contribute to the creation of neighborhoods with a strong, cohesive sense of place. Due to a substantial increase in remodels and new construction of residential and commercial structures in the Del Paso Heights, North Sacramento and Oak Park neighborhoods, limitations with the current Design Guidelines have become more prevalent and warrant revision.

The limitations include:

- Lack of recommended treatments for new construction or rehabilitation of commercial structures;
- An absence of guiding principles in the Commercial Design Guidelines documents to ensure that the architectural features of new developments in the area are consistent;
- Lack of distinction between the various sub-areas of some Design Review Districts (i.e., Historic Oak Park, South Oak Park); and,
- Insufficient technical information for builders to easily determine the character and design elements for their proposed residential or commercial structure.

Policy Considerations: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. The proposed revisions to the Design Guidelines are consistent with applicable policies of the General Plan.

Staff is ensuring that in the process for Design Review we retain the following key principles: promote development that foster accessibility and connectivity between areas; safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians; include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels to promote stable neighborhoods; and use the existing assets of infrastructure and public facilities to increase infill and re-use, while maintaining important qualities of community character.

Strategic Plan Implementation - The recommended action conforms to the City of Sacramento Strategic Plan, specifically by adhering to the core values: "Our Customers - We are here to serve our customers. We treat our customers with respect, concern, and appreciation;" "Teamwork - We achieve common goals through cooperation. We recognize our strengths and use them for the benefit for all;" "Community Participation and Input - Our team includes the community. We encourage community members to be a genuine part of the process and we truly seek and value community input and involvement."

The recommended action is also consistent with the Development Services Department's mission of "Getting the Customer to Success," as well as the Department's strategic goal of "Promoting an appropriate regulatory environment," and mirrors the Department's success measures of being "predictable, timely, clear and seamless."

Committee/Commission Action: Public hearings concerning the revised Residential and Commercial Design Guidelines for the Del Paso Heights, North Sacramento, and Oak Park Design Review Districts have been held with the Design Review & Preservation Board, the Development Oversight Commission, the Planning Commission and the Sacramento Redevelopment Commission. Staff reviewed the comments from these bodies and incorporated appropriate

recommendations in the revised Residential and Commercial Design Guidelines.

The major staff recommendations include:

- All design principles are changed from “should” to “shall” statements;
- Design principles are expanded, where feasible, to incorporate the intent of the Design Guidelines;
- Sustainable/high performance building design options are provided; and
- An Appendix of resources is included to assist in building cost-effective, ecological and resource-efficient buildings.

Environmental Considerations: The Environmental Services Manager has determined that Residential and Commercial Design Guidelines do not have the potential for causing a significant effect on the environment and are therefore exempt under California Environmental Quality Act (CEQA) Guidelines Categorical Exemption Section 15061(b) (3), and Section 15378(b) (5) - “organizational or administrative activities of governments that do not result in direct or indirect physical changes in the environment.” However, subsequent actions or decisions made on proposed projects reviewed in any Design Review areas may be required to undergo CEQA review.

Rationale for Recommendation: In June 2004, City Council authorized revisions to the City of Sacramento Residential and Commercial Design Guidelines for the Del Paso Heights, North Sacramento, and Oak Park Design Review Districts. In addition, EDAW, a local design and planning firm, was selected to begin the process of working with the Sacramento Housing and Redevelopment Agency, the City Design Review staff, and the community to complete the project. The Design Guidelines have been updated and Design Review staff is recommending City Council approve the revised Design Guidelines.

The Design Guidelines have been updated with the intention to:

- Create a sense of place and maintain community identity;
- Promote neighborhood pride;
- Encourage high-quality development
- Provide creative design solutions and options;
- Provide clear and usable design direction to project applicants, developers, designers, City planning staff, and the Design Review and Preservation Board (DRPB);
- Protect and enhance property values and community economic viability; and
- Facilitate a clear and expeditious project review process.

To address the limitations of the current guidelines as described above the Del Paso Heights and Oak Park documents have been amended to specifically

address the development of commercial projects in these communities.

For Oak Park, guidelines have also been incorporated that address residential and commercial "Character Areas," which apply in designated areas as outlined in the document. The character areas represent older areas in Oak Park that display unique architectural characteristics and local responses to site design, and serve to protect the visual and aesthetic integrity of these long-established areas.

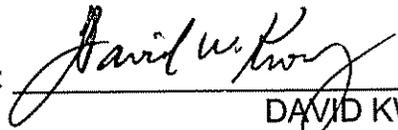
Guidelines have been included in the North Sacramento document addressing future Transit Oriented Development (TOD) projects. There are five Sacramento Regional Transit stops in North Sacramento including: Globe, Arden/Del Paso, Royal Oaks, Swanston, and Marconi. Future mixed-use development will be focused around these five stops, with the Swanston stop receiving particular design attention based on the Swanston Station Village Plan to be completed in 2007. Design Guidelines tailored to the specific characteristics of these TODs have been included in the Commercial Design Guidelines section of the North Sacramento document.

The revised Del Paso Heights, North Sacramento, and Oak Park Residential and Commercial Design Guidelines provide design principles for each architectural element, explaining the general concept that must be met by all proposed projects, and a "rationale" statement, explaining the key features of the design principle and how it relates to the neighborhood context. In addition, design guidelines are provided, listing specific recommendations to ensure that appropriate design principles are applied to project design. Sustainability design guidelines are also provided, which include suggestions for high performance building and landscape design. Furthermore, the revised guidelines include drawings and photos that visually support the principles and guidelines. Material samples, orientation of architectural elements, and building layout provide staff with visual examples that are both easy to explain to applicants and integrate into proposed projects.

As the Design Guidelines are significant resources for the design review process, the updated guidelines will further help applicants and Design Review staff identify major design issues, and devise solutions early in the application process. The updated format presents Design Review staff and applicants with a more consistent and balanced understanding of the architectural expectations for each Design Review District.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully submitted by: 
DAVID KWONG
Planning Manager, Planning Division

Approved by: 
WILLIAM THOMAS
Director of Development Services

Recommendation Approved:


RAY KERRIDGE
City Manager

Table of Contents:

	Report	Pg	1
Attachments			
1	Background	Pg	6
2	The website link for the following documents:	Pg	8
	A. Del Paso Heights Design Review District Residential and Commercial Design Guidelines		
	B. North Sacramento Design Review District Residential and Commercial Design Guidelines		
	C. Oak Park Design Review District Residential and Commercial Design Guidelines		
3	Resolution	Pg	9

Attachment 1**Background Information:**

In 1989 the Del Paso Heights design guidelines were established as a tool for residents, building owners and developers for enhancing plans and programs encouraging a friendly semi-rural characteristic of the neighborhood

Oak Park design guidelines were created in January 1990 to help facilitate the review process in suggesting design qualities necessary to achieve improvements and enhance property values.

North Sacramento design guidelines developed in January of 1994 clarified guidelines for single and multi-family residential structures as well as commercial, office and industrial.

In June 2004, City Council authorized revisions of the Design Guidelines, and EDAW, a local design and planning firm, was selected to begin the process of working with Sacramento Housing and Redevelopment Agency (SHRA), City Design Review staff and the community to complete the project.

SHRA started the update process by organizing a community meeting in each Design Review District to get feedback and suggestions on what needed to be included in the updated guidelines. Recipients of the Redevelopment Advisory Committee (RAC) mailing lists received copies of the meeting notice (about 200 people per redevelopment area). There was also a targeted outreach approach to get local developers and architects to weigh in on the document update. Again, a meeting was held, specifically to receive feedback from the development community working in these areas. Notices were mailed out to developers SHRA has worked with, including names received from the City Design Review staff. When a draft of the guidelines was completed, a second community meeting was held in each Design Review District to solicit comment and feedback.

SHRA sent out a letter to each recipient of the RAC agendas for Del Paso Heights, North Sacramento, and Oak Park prior to the meeting letting people know that the project would be presented before the RAC and that the documents were available online for review and comment up to a month after the draft documents were presented to the community. The RAC Agenda is also posted in a public place at least 48 hours prior to each meeting. The local development community similarly received a letter notifying them that the documents were available online for review and comment.

SHRA staff also provided updates and announcements on the project, hearing dates, and opportunities for public comment to the various key community groups in each Design Review District including neighborhood and business associations.

A final draft document for each area was presented in March 2006 at the various Redevelopment Advisory Committee (RAC) meetings. The documents were also made available online and in hardcopy form to workshop participants, builders, and community members for review and comment for a period of one month.

Furthermore, the City Council endorsed the concept of creating a new Design Commission and a new Preservation Commission and eliminating the Design Review & Preservation Board, including proposals to streamline development project review, and restructure the role of staff in the review processes.

The Design Guidelines provide city staff the resources to identify major design issues, and devise solutions early in the application process. The Design Guidelines also present city staff and applicants with a more consistent and balanced understanding of the architectural expectations for each Design Review District.

As required by City Code sections 17.132.030 (B)(5) and 2.112.110, Government Code statues 65453, 65355 and 65090 a Public Hearing is noticed for November 21, 2006.

Although the previous guidelines were not established by Resolution the revised design guidelines for Del Paso Heights, Oak Park and North Sacramento will be.

Attachment 2

Document Availability:

Del Paso Heights Design Review District Residential and Commercial Design Guidelines:

This information/document is available on the City of Sacramento Website at: http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm under Future and Archived Meetings and is on file in Hard Copy in the Office of the City Clerk at 915 I Street, Historic Building, First Floor.

North Sacramento Design Review District Residential and Commercial Design Guidelines:

This information/document is available on the City of Sacramento Website at: http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm under Future and Archived Meetings and is on file in Hard Copy in the Office of the City Clerk at 915 I Street, Historic Building, First Floor.

Oak Park Design Review District Residential and Commercial Design Guidelines:

This information/document is available on the City of Sacramento Website at: http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm under Future and Archived Meetings and is on file in Hard Copy in the Office of the City Clerk at 915 I Street, Historic Building, First Floor.

Attachment 3

RESOLUTION NO.

Adopted by the Sacramento City Council

DEL PASO HEIGHTS, NORTH SACRAMENTO, AND OAK PARK DESIGN REVIEW DISTRICTS RESIDENTIAL AND COMMERCIAL DESIGN GUIDELINES (M06-034)

BACKGROUND:

- A. In 1989 the Del Paso Heights design guidelines were established as a tool for residents, building owners and developers for enhancing plans and encouraging a friendly semi-rural characteristic of the neighborhood
- B. Oak Park design guidelines were created in January 1990 to help facilitate the review process by suggesting design qualities necessary to achieve improvements and enhance property values.
- C. North Sacramento design guidelines developed in January of 1994 clarified guidelines for single and multi-family residential structures as well as commercial, office and industrial.
- D. In June 2004, City Council authorized revisions of the Design Guidelines, and EDAW, a local design and planning firm, was selected to begin the process of working with Sacramento Housing and Redevelopment Agency, City Design Review staff and the community to complete the project. A final draft document for each area was presented in March 2006 at the various Redevelopment Advisory Committee (RAC) meetings. The documents were also made available online and in hardcopy form to workshop participants, builders, and community members for review and comment for a period of one month.
- E. Previous guidelines were not established by Resolution.
- F. The Environmental Services Manager has determined that Residential and Commercial Design Guidelines "Project" do not have the potential for causing a significant effect on the environment and has determined the Project is exempt from review under the California Environmental Quality Act as follows:
 - 1. The Project is exempt under the provisions of the California Environmental Quality Act and/or Guidelines: Section 15061(b) (3), and Section 15378(b) (5).

2. The factual basis for the finding of exemption is that the proposed guidelines do not have the potential for causing a significant effect on the environment due to the organizational and administrative activities of City government that are involved, realizing however that subsequent actions or decisions made pursuant to this Resolution, once adopted, may be required to undergo environmental review.
- G. As required by City Code sections 17.132.030 (B)(5) and 2.112.110, Government Code statues 65453, 65355 and 65090 a Public Hearing was held on November 21, 2006 and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:
1. The revised guidelines provide additional and more specific design guidance for residential and commercial projects.
 2. The revised guidelines will be consistent with the objectives of the City of Sacramento General Plan.
 3. The revised guidelines will enhance the existing character of the neighborhoods within the three subject Design Review Districts.

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

- Section 1.** The City Council has reviewed and considered the Environmental Services Manager's determination of CEQA exemption and the comments received at the hearing on the project and determines that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.
- Section 2.** The City Council approves the revised City of Sacramento Residential and Commercial Design Guidelines for the Del Paso Heights, North Sacramento, and Oak Park Design Review Districts.
- Section 3.** The Design Guidelines shall take effect 30 days after City Council action.

