



REPORT TO COUNCIL

City of Sacramento

26

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

HEARING
March 21, 2006

Honorable Mayor and
Members of the City Council

Subject: City Sponsored Infill House Plans. House Plans and Amendments to Various Sections of Chapter 17.60, 17.80, and 17.132 of Title 17 of the Sacramento City Code Relating to Setbacks, Lot Coverage and Registered House Plans for Single Family Dwellings on R-1 and R-2 Zoned Lots. (M03-194)

Location/Council District:

Citywide

Recommendation:

Development Services staff and the City Planning Commission recommend that Council approve the attached City Code amendments.

Contact: Ashley Feeney, Assistant Planner, 808-1941; Lucinda Willcox, Infill Coordinator, 808-5052

Presenters: Ashley Feeney, Assistant Planner

Department: Development Services

Division: Planning/Infill

Organization No: 4827 and 4814

Summary:

This is a pilot program intended to facilitate the development of well-designed single family homes on vacant residential lots in the city's older neighborhoods by offering house plans that are pre-approved through the design review and building permit processes. This item also includes several zoning code amendments to enact the program and to better promote single family home development on narrower infill lots to better conform to overall neighborhood character and the City's design standards.

Committee/Commission Action:

On November 2, 2005, by a vote of seven ayes and one absent, the Design Review and Preservation Board voted to recommend approval of the house plans designs.

On February 16, 2006, by a vote of six ayes and three absent, the Planning Commission voted to recommend approval of the proposed code amendments.

On March 7, 2006, the Law and Legislation Committee reviewed and recommended approval of the proposed code amendments.

The items were also reviewed with support from the Development Oversight Commission, Sacramento Housing and Redevelopment Commission, and other advisory commissions and committees.

Background Information:

Program Summary

The City Council approved a program to develop "model" or "pre-approved" house plans for infill lots with the goal of streamlining the process for development of high quality single family homes in the city's older neighborhoods and redevelopment areas. The program is intended to facilitate development of these vacant lots and encourage quality residential development in the city. The pilot program is intended to facilitate development by streamlining the process while promoting well-designed homes. The intent is to provide affordable plan options for property owners and prospective developers of these infill lots.

The City commissioned two architects, Cynthia Easton and Piches Architects, to prepare model infill house plans. Under the program, the architects will sell the house plans, including a full set of construction drawings approved by the City, for \$1,500, significantly less than obtaining design or architectural services for an equivalent plan. The purchase price will include a site plan specific to their parcel, and the purchaser will only need to have their site plan checked for zoning compliance and pre-approved house plan verification prior to pulling a building permit.

Plan Descriptions and Applicability

The plans have been designed to suit lot widths and characteristics of certain neighborhoods while meeting the typical needs of first-time homeowners. Two sets of plans are designed for a 40 to 45-foot lot width typical of older Oak Park and other pre-World War II neighborhoods. Two other plans are designed for 50 to 55-foot lot widths typical of North Sacramento, Del Paso Heights, and south Oak Park. The plans are intended for use in the Oak Park, Del Paso Heights, North Sacramento, Strawberry Manor, and expanded Citywide Design Review areas. They are not intended for use in the Central City, any adopted historic districts, or Planned Unit Developments (i.e., North Natomas, Greenhaven).

All house plans meet and exceed the design standards for design review districts and the citywide single family design review checklist criteria (used in areas outside design review areas and PUDs). Each plan set has three different elevation options, which allow for different materials and finishes to provide variety and choice for potential

users. In addition, mirror images of the plans can be used to allow for appropriate driveway location based on site characteristics (e.g., to accommodate street trees and driveway location). The plans range from 1,400 to 1,800 square feet, include three to four bedrooms, attached and detached garages, a two-story model and living areas towards the front of the house. The plans were designed to meet the needs of first-time homebuyers and to be suitable for families, generally the profile of those building homes in these neighborhoods.

Two of the four plans are designed to be accessible for people with mobility impairments. Staff will also provide options to improve energy efficiency.

Plan Review Process

Under the current process for new single family homes, in design review areas, the owner submits an application. Staff notifies adjacent neighbors and interested parties, and routes the plans to the associated Project Area Committees (PACs) or Redevelopment Advisory Committees (RACs) for review and comment. Based on this input and review with design review guidelines, staff recommends any changes to the plans. After the ten-day appeal period expires, the applicant may be issued a building permit. Outside design review areas, staff reviews plans against the single family checklist. If it meets the criteria, plans may be submitted for building permit review. The building permit review process typically takes two to three weeks.

Single family homes are not required to be designed by professional architects, and frequently, homes submitted in infill areas are not. Staff works with owners on house plan design, but frequently the outcome is not the same quality as would be expected if the plans were designed with professional architectural expertise.

Under the pilot program, model house plans approved by the Design Review and Preservation Board (identified as "registered" plans in the code) will be allowed in approved design review areas for approved lot specifications. This will eliminate staff discretionary review and noticing requirements, allowing registered house plans to be approved in a day or two. Plans will also be pre-approved through the building permit process, like model homes in new subdivisions, saving time and costs associated with building plan review.

When completed, the plans will be "pre-approved" through the design review and building permitting process. The Design Review and Preservation Board will periodically review the plans to determine whether continued use is appropriate, and will consider any additions or modifications to the list of registered plans. Six months after Council approval of the program, staff will provide a program status report to the Law and Legislation Committee. Thereafter, a program status report will be provided to applicable City Boards, Commissions and Council on an annual basis.

Use of Plans

The City will advertise the availability of the program in brochures, mailings, on its web site, and at the public counter. Users can review plans and contact the architects to purchase the plans and prepare a site plan. The plans will be available for purchase for \$1,500 from the architects. Owners will submit stamped plans so that the City can determine they are authorized to use the plans. Staff will review the plan set to ensure that the proposal meets all criteria for use, and will document the location, for monitoring and reporting purposes. Planning counter staff will ensure that no repetition of plan elevations occur on neighboring parcels. The applicant will then be issued a building permit. The process should not exceed one to two days.

City Code Amendments

Under Chapter 17.208 of the City Code, both the Planning Commission and City Council are required to hold public hearings on Zoning Code Amendments. The Planning Commission held a noticed public hearing on February 16, 2006.

Before your Council are a number of citywide code amendments to implement the program and to accommodate the pre-approved plans. The code amendments will also facilitate residential development in the city's older neighborhoods that is more compatible with existing development patterns and will be better able to meet the City's design standards.

Many of the existing lots in older neighborhoods are smaller in width and/or depth than standard lot sizes specified in the City's Zoning Ordinance. Older neighborhoods typically have lots of 40 or 50 feet in width, compared with the 52-foot standard contained in the Zoning Ordinance. The standard side yard requirements are five feet. For narrower lots, this results in narrower homes or requires zoning variances. Reducing the setbacks to allow for additional house width permits greater opportunity for porches, recessed and detached garages, and allows for larger homes to meet the needs of families. The proposed zoning changes that allow for slightly greater lot coverage and allow for slightly smaller side yards for smaller lots, permit new residential units that are more in character with existing development patterns in the older neighborhoods and facilitates greater conformance with design standards.

In addition, staff is proposing amendments to Chapter 17.132 to establish the pre-approved house plans (defined as "registered") program. This necessitates removing noticing requirements in design review areas for registered house plans that are approved for the area and lot specifications.

In summary, the proposed code amendments include the following:

- Eliminate the noticing requirement for City sponsored pre-approved plans (defined as registered) when used in certain design review districts outside the Central City (program specific).

- Allow for the Design Review and Preservation Board to approve pre-approved (registered) house plans, to define the design review districts and lot characteristics where they may be used, and to remove plans from pre-approved (registered) status when determined to be appropriate.
- On R-1 zoned parcels that do not meet minimum standard lot widths of 52 feet for interior lots or 62 feet for corner lots, the required minimum interior side setback is proposed to be reduced from 5 feet to 3 feet. (This is currently permitted for lots of 40 feet in width or less). This allows additional width to permit wider homes, and is more in keeping with neighborhood character.
- To allow for slightly larger homes on smaller lots, in order to permit 3 and 4 bedroom homes, the current maximum lot coverage of 40% in the R-1 and R-2 zones is proposed to be changed to allow the maximum lot coverage of 40% or 2,500 square feet, whichever is greater; provided, that in no event shall lot coverage exceed 50 percent.
- To permit detached rear garages on narrow lots, allowable rear yard coverage for an accessory structure is proposed to be changed to be a maximum of 33% (current requirement) or 350 square feet, whichever is greater.

Project Review:

Staff has reviewed the plans and the code amendments with numerous community and advisory groups, the Disability Advisory Commission, Sacramento Housing and Redevelopment Commission, Development Oversight Commission, Design Review and Preservation Board, and Planning Commission. A list of outreach groups and their comments is included in Attachment C.

The Design Review and Preservation Board reviewed all the comments and recommended approval of the designs.

As required by City Code, the Planning Commission held a public hearing on the code amendments and forwarded their recommendation of approval of the amendments to Council.

After the program is officially enabled through adoption of new code language by the City Council, the plans will be scheduled for formal adoption by the Design Review and Preservation Board. Concurrently, the architects are completing the construction drawings, and they will be reviewed and adopted as master plans through the building plan review process. With adoption of the program, the plans should be available for sale by May 2006, in time for the 2006 construction season.

Financial Considerations:

Pre-approved house plan preparation was previously funded. The costs associated with administering the program will be less than the staff review and noticing costs associated with the design review process.

Environmental Considerations:

The proposed project is exempt from environmental review pursuant to State California Environmental Quality Act Guidelines (CEQA Section 15061(b)(3)). The proposed amendment is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

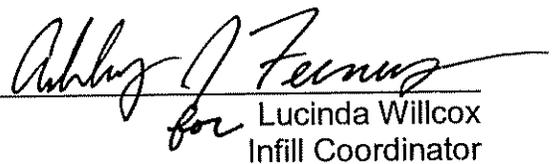
Policy Considerations:

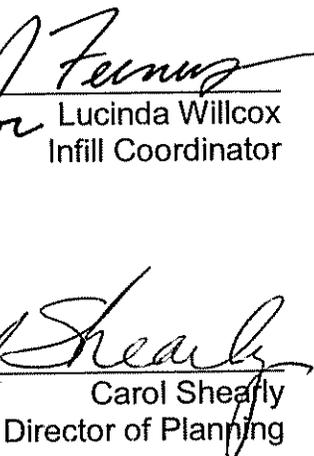
General Plan Policy- It is the policy of the City to promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals.

Strategic Plan Implementation- The recommended action advances the goal to increase opportunities for all Sacramento residents to live in safe and affordable housing.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
for Lucinda Willcox
Infill Coordinator

Approved by: 
Carol Shearley
Director of Planning

Recommendation Approved:

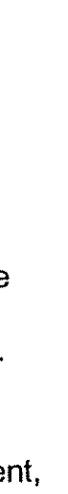

for RAY KERRIDGE
City Manager

Table of Contents:

Pg	1 - 7	Report
Pg	8 - 12	Ordinance Amending Chapter 17.60, 17.80 &17.132
Pg	13 - 17	Redlined Ordinance Amending Chapter 17.60,17.80 &17.132
Pg	18 - 20	Attachment A – Outreach & Comment Summary
Pg	21 - 30	Attachment B – Pre-approved House Plan Drawings
Pg	31- 57	Attachment C – Presentation PowerPoint Slides

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF
CHAPTER 17.60, 17.80, AND 17.132 OF TITLE 17 OF THE
SACRAMENTO CITY CODE (THE ZONING CODE)
RELATING TO SETBACKS, LOT COVERAGE AND
REGISTERED HOUSE PLANS FOR SINGLE FAMILY
DWELLINGS ON R-1 AND R-2 ZONED LOTS**

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

SECTION 1. Section 17.60.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The matrix for the R-1 Zone set forth on line 2 of the Basic Height and Area Regulations Chart is amended to read as set forth below:

Zone	Location	Maximum Height (Ft.)	Front	Rear	Interior Side	Street Side	Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU In Sq. Ft.
2. R-1	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	(30)	5,200 I/ 6,200 C

B. The matrix for the R-2 Zone set forth on line 5 of the Basic Height and Area Regulations Chart is amended to read as set forth below:

Zone	Location	Maximum Height (Ft.)	Front	Rear	Interior Side	Street Side	Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU In Sq. St.
5. R-2	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	(30)	2,600 I/ 3,100 C

C. Except as specifically amended for the use indicated, all other provisions of section 17.60.020 and the Basic Height and Area Regulations Chart remain unchanged and in full force and effect.

SECTION 2. Section 17.60.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote (3) of section 17.60.030 is amended to read as follows:

3. Interior Side Yard Setback.

a. In the R-1 zone, the interior side yard setback shall be five (5) feet, except for interior lots having a width of less than fifty-two (52) feet and corner lots having a width of less than sixty-two (62) feet, where a three (3) foot setback shall apply.

b. In all zones other than the R-1 zone, the minimum side yard setback shall be three feet for single-family or two-family structures, or additions to existing residential structures having less than a five foot side yard. For new multi-family structures having three or more units or new or existing nonresidential development, the minimum side yard setback shall be five feet for buildings up to three stories in height. For buildings over three stories, the required minimum shall be increased by one foot for each story over three. Where a main entrance or main entrances to any dwelling unit is located along an interior side yard, the minimum width of the interior side yard shall be ten (10) feet.

B. Footnote (30) is added to section 17.60.030 to read as follows:

30. Maximum lot coverage in the R-1 and R-2 zones.

The maximum lot coverage in the R-1 and R-2 zones shall be forty percent (40%) or 2,500 square feet, whichever is greater; provided, that in no event shall lot coverage exceed fifty percent (50%).

C. Except as specifically amended by the amendments to footnote (3) and the addition of footnote (30), all other provisions of section 17.60.030 remain unchanged and in full force and effect.

SECTION 3. Section 17.80.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote (3) of section 17.80.050 is amended to read as follows:

3. Maximum Lot Coverage of Required Rear Yard.

a. Except as provided in section 17.80.050(3)(b) below, no more than thirty-three (33) percent of the surface area of the required rear yard setback may be covered by accessory structures.

b. In the R-1 and R-2 zones, no more than thirty-three percent (33%) or 350 square feet, whichever is greater, of the surface area of the required rear yard setback may be covered by accessory structures.

c. Uncovered/unenclosed swimming pools, spas, and hot tubs (including equipment placed at ground level, or on a concrete pad at ground level), uncovered patios and uncovered decks under thirty (30) inches high (measured from ground to top of deck) are not counted in the lot coverage computation.

B. Except as specifically amended by the amendments to footnote (3), all other provisions of section 17.80.050 remain unchanged and in full force and effect.

SECTION 4. Section 17.132.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.132.020 is amended to add the definition of "registered house plans" to read as follows:

"Registered house plans" means house plans that have been previously approved and registered with the City pursuant to this chapter.

B. Except as specifically amended in this Section 4, all other provisions of section 17.132.0200 remain unchanged and in full force and effect.

SECTION 5. Section 17.132.037 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.132.037 Approval and use of registered house plans.

A. The board shall have the authority to approve registered house plans for one or more design review districts as set forth in this section. Use of registered house plans for development in the designated design review district will exempt the development from further design review as provided in Section 17.132.040(B)(1).

1. Any person may request approval of registered house plans by filing an application with the director. The application shall be subject to and governed by chapter 17.196.

2. A request to approve registered house plans may also be initiated by the director.

3. The director shall conduct a preliminary review of the proposed registered house plans and prepare a written evaluation and recommendation of approval, conditional approval, or disapproval of the proposed plans. A copy of the written evaluation and recommendation shall be submitted to the applicant, if any, and shall be forwarded to the board for hearing and decision.

4. At least one public hearing shall be held by the board on a request to approve registered house plans. Notice of the hearing shall be given pursuant to section 2.112.110 and to the applicant, if any. At the conclusion of the hearing, the board may approve, conditionally approve, or deny the request for approval of registered house plans.

5. In reaching its decision, the board shall evaluate each proposal for registered house plans in accordance with the citywide design review guidelines plan, the design review guidelines plan for the district or districts for which the registered house plan is intended, the findings and declaration of purpose contained in Section 17.132.010 of this chapter, and any other applicable adopted land use plans. The board shall not approve a proposal for registered house plans unless it finds that the design (as it may have been modified or conditioned by the board) is consistent with the applicable plans and the purpose of this chapter. The board shall specify for which design review district or districts the registered house plan is approved for purposes of the exemption from further design review under Section 17.132.040(B)(1).

6. On its own initiative, or at the request of the director, the board may cancel the registration of registered house plans as it deems appropriate to ensure a variety in the housing stock and to otherwise further the purpose of this chapter. The cancellation of the registration of registered house plans shall be subject to the same notice and hearing requirements as apply to the approval of registered house plans.

B. The director shall establish policies and procedures addressing the development, approval, and use of registered house plans consistent with the purpose of this chapter.

SECTION 6. Subsection 17.132.040(B)(1) of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

1. Single-family or two-family residential, including appurtenances and accessory structures. This includes new construction, additions, rehabilitations and repairs.

a. Exception—Expanded North Area Design Review District. Additions and exterior modifications to existing one and two family dwellings where the proposed changes are not visible from any street view are exempt from the requirements of design review.

b. Exception—New construction of a single-family residential unit utilizing, without material deviation, registered house plans approved for use in the design review district where the proposed construction is located shall be exempt from the requirements of design review.

Redlined ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF
CHAPTER 17.60, 17.80, AND 17.132 OF TITLE 17 OF THE
SACRAMENTO CITY CODE (THE ZONING CODE)
RELATING TO SETBACKS, LOT COVERAGE AND
REGISTERED HOUSE PLANS FOR SINGLE FAMILY
DWELLINGS ON R-1 AND R-2 ZONED LOTS**

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

SECTION 1. Section 17.60.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The matrix for the R-1 Zone set forth on line 2 of the Basic Height and Area Regulations Chart is amended to read as set forth below:

Zone	Location	Maximum Height (Ft.)	Front	Rear	Interior Side	Street Side	Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU In Sq. St.
2. R-1	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	40% (30)	5,200 I/ 6,200 C

B. The matrix for the R-2 Zone set forth on line 5 of the Basic Height and Area Regulations Chart is amended to read as set forth below:

Zone	Location	Maximum Height (Ft.)	Front	Rear	Interior Side	Street Side	Required Minimum Court	Max Lot Coverage/ Bldg Size	Minimum Lot Area Per DU In Sq. St.
5. R-2	General	35 ft.	(1)	(2)	(3)	12 1/2 ft.	NA	40%(30)	2,600 I/ 3,100 C

C. Except as specifically amended for the use indicated, all other provisions of section 17.60.020 and the Basic Height and Area Regulations Chart remain unchanged and in full force and effect.

SECTION 2. Section 17.60.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote (3) of section 17.60.030 is amended to read as follows:

3. Interior Side Yard Setback.

a. In the R-1 zone, the interior side yard setback shall be five (5) feet, except for interior lots having a width of forty (40) feet or less than fifty-two (52) feet and corner lots having a width of less than sixty-two (62) feet, where a three (3) foot setback shall apply.

b. In all zones other than the R-1 zone, the minimum side yard setback shall be three feet for single-family or two-family structures, or additions to existing residential structures having less than a five foot side yard. For new multi-family structures having three or more units or new or existing nonresidential development, the minimum side yard setback shall be five feet for buildings up to three stories in height. For buildings over three stories, the required minimum shall be increased by one foot for each story over three. Where a main entrance or main entrances to any dwelling unit is located along an interior side yard, the minimum width of the interior side yard shall be ten (10) feet.

B. Footnote (30) is added to section 17.60.030 to read as follows:

30. Maximum lot coverage in the R-1 and R-2 zones.

The maximum lot coverage in the R-1 and R-2 zones shall be forty percent (40%) or 2,500 square feet, whichever is greater; provided, that in no event shall lot coverage exceed fifty percent (50%).

C. Except as specifically amended by the amendments to footnote (3) and the addition of footnote (30), all other provisions of section 17.60.030 remain unchanged and in full force and effect.

SECTION 3. Section 17.80.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Footnote (3) of section 17.80.050 is amended to read as follows:

3. Maximum Lot Coverage of Required Rear Yard.

Now. Except as provided in section 17.80.050(3)(b) below, no more than thirty-three (33) percent of the surface area of the required rear yard setback may be covered by accessory structures.

b. In the R-1 and R-2 zones, no more than thirty-three percent (33%) or 350 square feet, whichever is greater, of the surface area of the required rear yard setback may be covered by accessory structures.

c. Uncovered/unenclosed swimming pools, spas, and hot tubs (including equipment placed at ground level, or on a concrete pad at ground level), uncovered patios and uncovered decks under thirty (30) inches high (measured from ground to top of deck) are not counted in the lot coverage computation.

B. Except as specifically amended by the amendments to footnote (3), all other provisions of section 17.80.050 remain unchanged and in full force and effect.

SECTION 4. Section 17.132.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. Section 17.132.020 is amended to add the definition of "registered house plans" to read as follows:

"Registered house plans" means house plans that have been previously approved and registered with the City pursuant to this chapter.

B. Except as specifically amended in this Section 4, all other provisions of section 17.132.0200 remain unchanged and in full force and effect.

SECTION 5. Section 17.132.037 is added to Title 17 of the Sacramento City Code (the Zoning Code) to read as follows:

17.132.037 Approval and use of registered house plans.

A. The board shall have the authority to approve registered house plans for one or more design review districts as set forth in this section. Use of registered house plans for development in the designated design review district will exempt the development from further design review as provided in Section 17.132.040(B)(1).

1. Any person may request approval of registered house plans by filing an application with the director. The application shall be subject to and governed by chapter 17.196.

2. A request to approve registered house plans may also be initiated by the director.

3. The director shall conduct a preliminary review of the proposed registered house plans and prepare a written evaluation and recommendation of approval, conditional approval, or disapproval of the proposed plans. A copy of the written evaluation and recommendation shall be submitted to the applicant, if any, and shall be forwarded to the board for hearing and decision.

4. At least one public hearing shall be held by the board on a request to approve registered house plans. Notice of the hearing shall be given pursuant to section 2.112.110 and to the applicant, if any. At the conclusion of the hearing, the board may approve, conditionally approve, or deny the request for approval of registered house plans.

5. In reaching its decision, the board shall evaluate each proposal for registered house plans in accordance with the citywide design review guidelines plan, the design review guidelines plan for the district or districts for which the registered house plan is intended, the findings and declaration of purpose contained in Section 17.132.010 of this chapter, and any other applicable adopted land use plans. The board shall not approve a proposal for registered house plans unless it finds that the design (as it may have been modified or conditioned by the board) is consistent with the applicable plans and the purpose of this chapter. The board shall specify for which design review district or districts the registered house plan is approved for purposes of the exemption from further design review under Section 17.132.040(B)(1).

6. On its own initiative, or at the request of the director, the board may cancel the registration of registered house plans as it deems appropriate to ensure a variety in the housing stock and to otherwise further the purpose of this chapter. The cancellation of the registration of registered house plans shall be subject to the same notice and hearing requirements as apply to the approval of registered house plans.

B. The director shall establish policies and procedures addressing the development, approval, and use of registered house plans consistent with the purpose of this chapter.

SECTION 6. Subsection 17.132.040(B)(1) of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

1. Single-family or two-family residential, including appurtenances and accessory structures. This includes new construction, additions, rehabilitations and repairs.

a. Exception—Expanded North Area Design Review District. Additions and exterior modifications to existing one and two family dwellings where the proposed changes are not visible from any street view are exempt from the requirements of design review.

b. Exception—New construction of a single-family residential unit utilizing, without material deviation, registered house plans approved for use in the design review district where the proposed construction is located shall be exempt from the requirements of design review.

Attachment A – Outreach Schedule & Comment Summary

Development Oversight Commission (March 7, 2005 and August 22, 2005)

- Add stucco and other material to one of the Piches plans.
- Ensure that plans would not be overbuilt in any single neighborhood.
- Consider having a plan or plans without a garage at rear of lot to minimize expense related to concrete driveway
- Support for streamlining approach

Design Review and Preservation Board (April 20, 2005)

- Add wood windows to the whole house, not just the front elevation.
- Provide for more material options on the Piches plans, specifically stucco.

Oak Park Redevelopment Advisory Committee (May 9, 2005)

- Expand the porches to accommodate chairs (increase the porch size).
- Require landscaping for the plans.
- Have one plan with a garage forward (snout house).
- Leave all the plans with the garages recessed or detached.
- No fireplaces. Only gas inserts or gas fireplaces.
- The Piches plans would be appropriate for South Oak Park.
- The Easton plans would be appropriate for Historic Oak Park.

Del Paso Heights Redevelopment Advisory Committee (May 12, 2005)

- Lighting: All Plans should have adequate front porch and garage lighting.
- Ensure that driveway widths are adequate to fit a car.
- Use green-building materials or energy efficient design in one or more of the plans.

65TH Street Redevelopment Advisory Committee (June 2, 2005)

- Overall support for the plans
- Questions regarding the lot coverage code change.

Area 1 Neighborhood Area Group (May 16, 2005)

- Consider upgrading the garage doors to carriage type doors
- Concern about ensuring that approved materials shown on the plans are used when built.
- Support for use of high quality materials
- Questions about whether these might be used in any Central City neighborhoods
- Suggestion for tracking to ensure they won't be overused

Area 2 Leadership Meeting (May 16, 2005)

- Limit number of times a person could use the plans
- Ensure that the homes are not built in large infill projects (Curtis Park Village)

Attachment A – Outreach Schedule & Comment Summary

Area 3 Leadership Meeting (May 26, 2005)

- Support for the program, especially neighborhoods without design review (e.g., Oak Park)
- Consider adjacent properties in terms of adjacency of garages/driveways to neighboring bedrooms

Army Depot Redevelopment Advisory Committee (May 25, 2005)

- Overall support for the plans
- Questions about the garage being allowed on a zero lot line.
- Questions about reducing the side setback from 5 to 3 feet.

Area 4 Leadership Meeting (May 9, 2005)

- Comments on allowing for variations of the floor plans
- More two-car garage options
- Cathedral ceilings in the great rooms

Sacramento Housing and Redevelopment Agency (July 6, 2005)

- Overall support for plans
- Split support on reducing the setback from 5 to 3 feet.
- Assure oversight to avoid saturation of models.

Gardenland Northgate Neighborhood Association (July 14, 2005)

- Overall support for plans
- Another attached garage plan option
- In future plans a shallow-width lot model should be developed for deep lots
- Assure that the materials will be adhered to.

Disability Advisory Commission (September 15, 2005)

- Overall support for the program
- Positive comments were received on the ramp design being incorporated into the plan
- Concerns were voiced that the plan should be universally designed to accommodate all impairments
- The Physical Access Subcommittee will assemble and provide further comments.

Design Review and Preservation Board (November 2, 2005)

- Recommended approval of the house plan designs to Council
- Provide an annual status report to DRPB

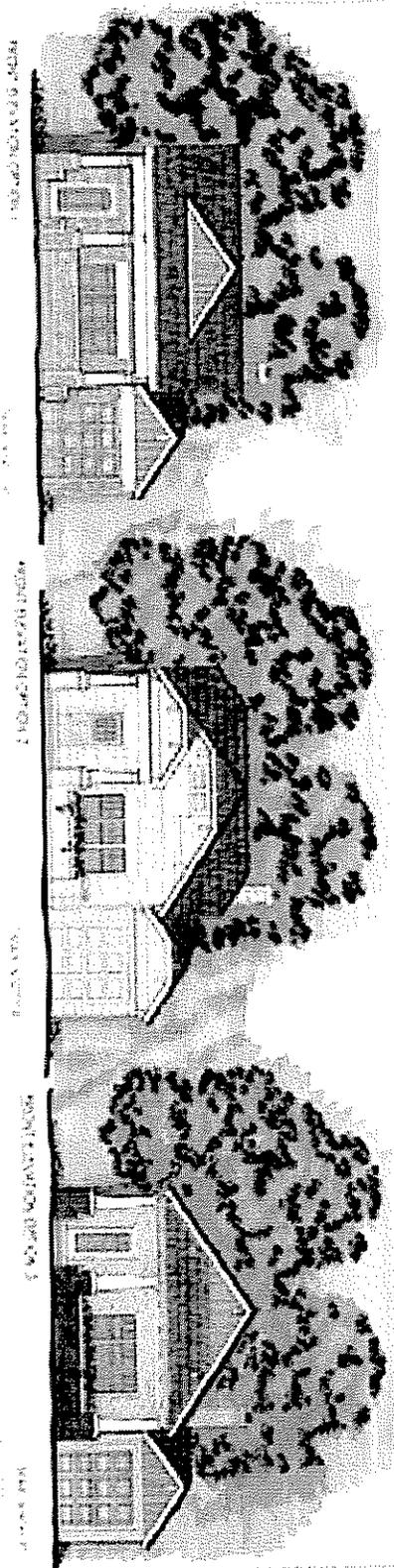
Attachment A – Outreach Schedule & Comment Summary

Planning Commission (February 16, 2006)

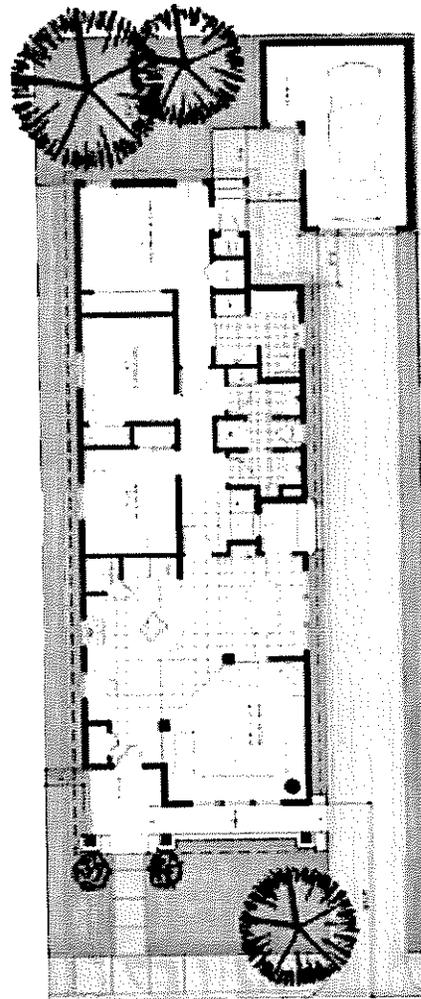
- Recommended approval of the code amendments to Council
- Provide monitoring to ensure areas are not saturated by one particular model
- Investigate construction costs estimates for building the plans
- Provide for additional features such as decks and minor structural changes
- Future pilot program should include pre-approved 2nd units
- Future pilot program should provide for even smaller lots

Attachment B – Pre-approved House Plan Drawings

Cynthia Easton Architects
Plan A – Craftsman Bungalow

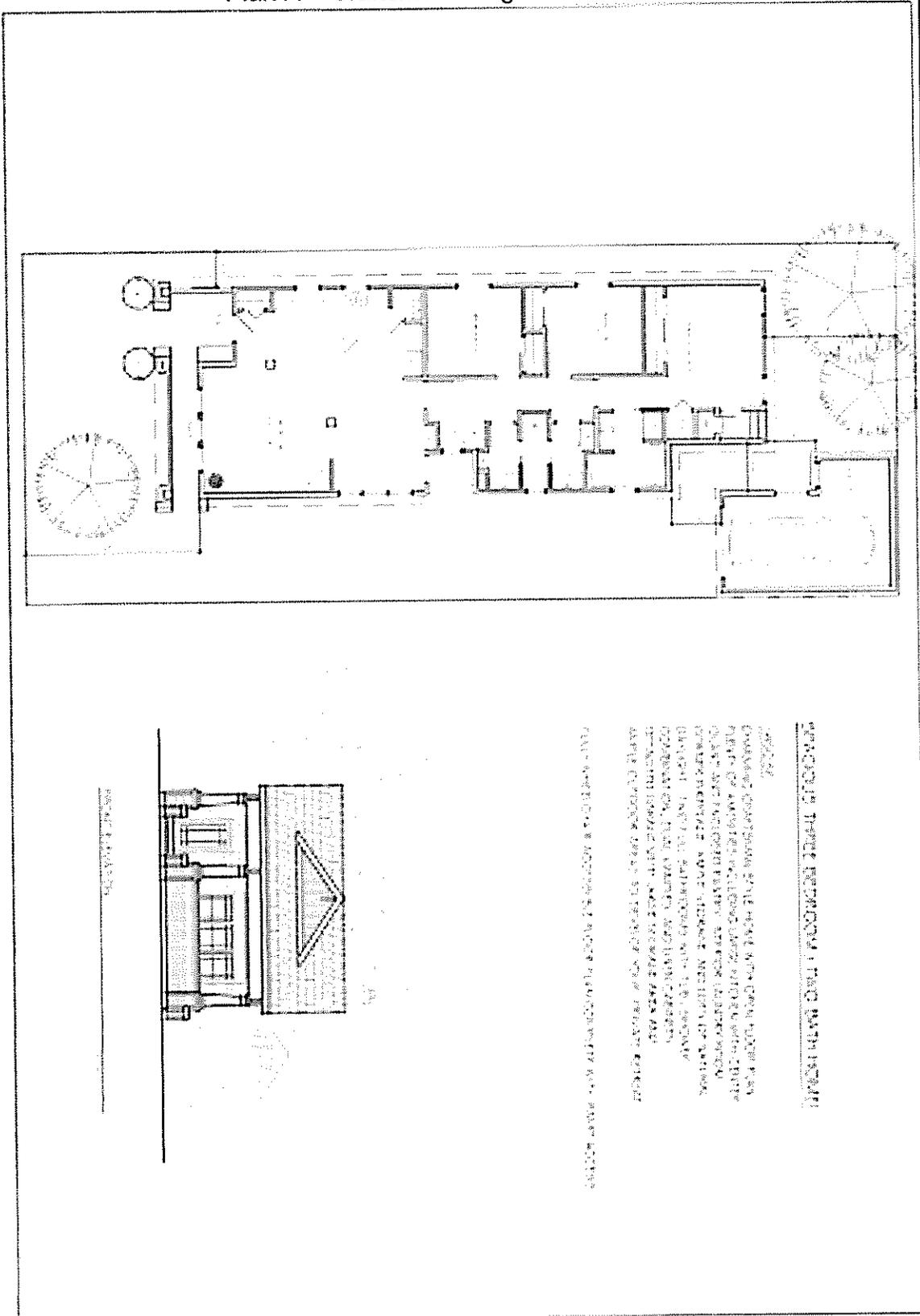


1'-0" (1'-0" x 0")



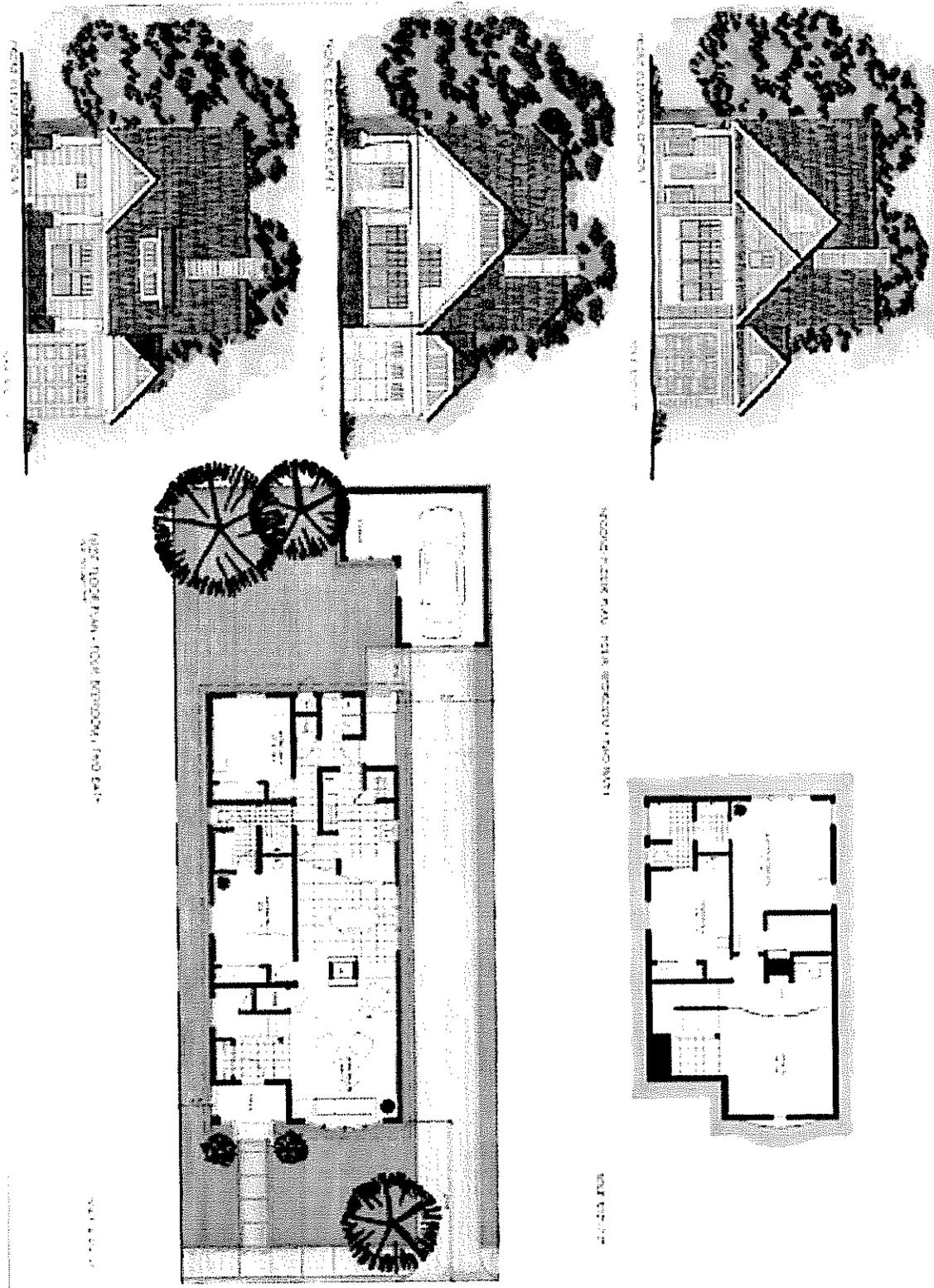
Attachment B – Pre-approved House Plan Drawings

Cynthia Easton Architects
Plan A – Craftsman Bungalow Floor Plan



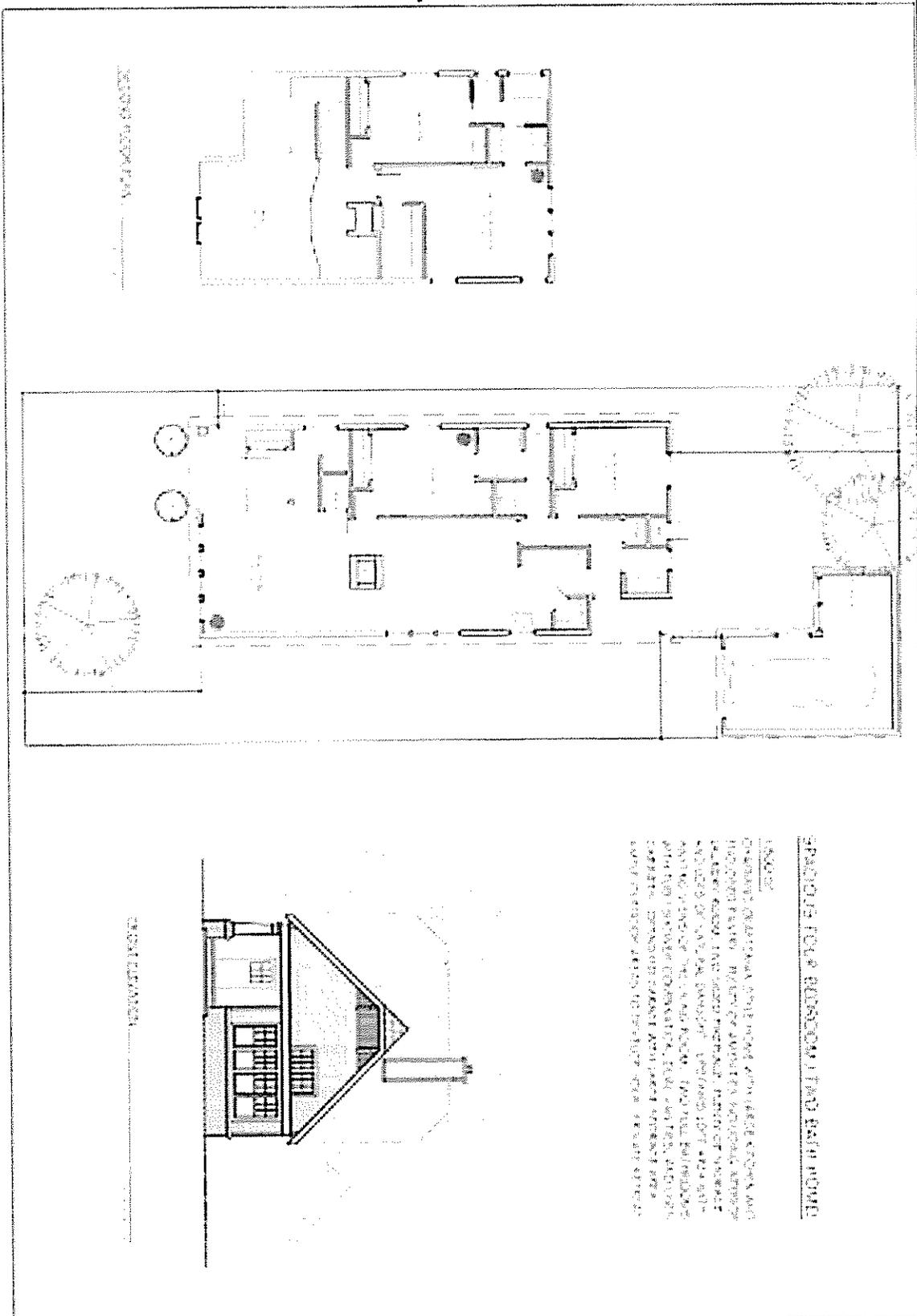
Attachment B – Pre-approved House Plan Drawings

Cynthia Easton Architects
Plan B – 2-Story Craftsman



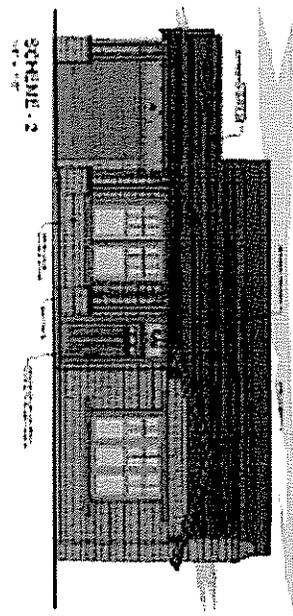
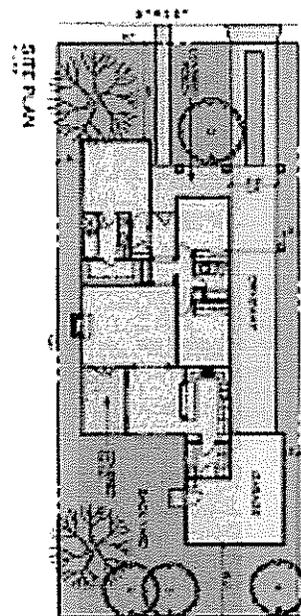
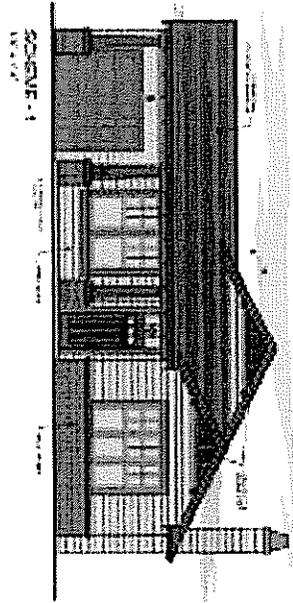
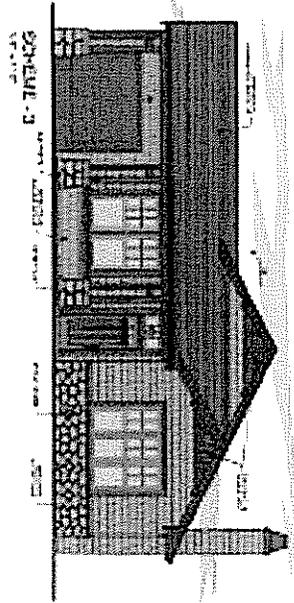
Attachment B – Pre-approved House Plan Drawings

Cynthia Easton Architects
Plan B – 2-Story Craftsman Floor Plan



Attachment B – Pre-approved House Plan Drawings

Piches Architecture
Plan A – Cottage with the Porte-Cochere

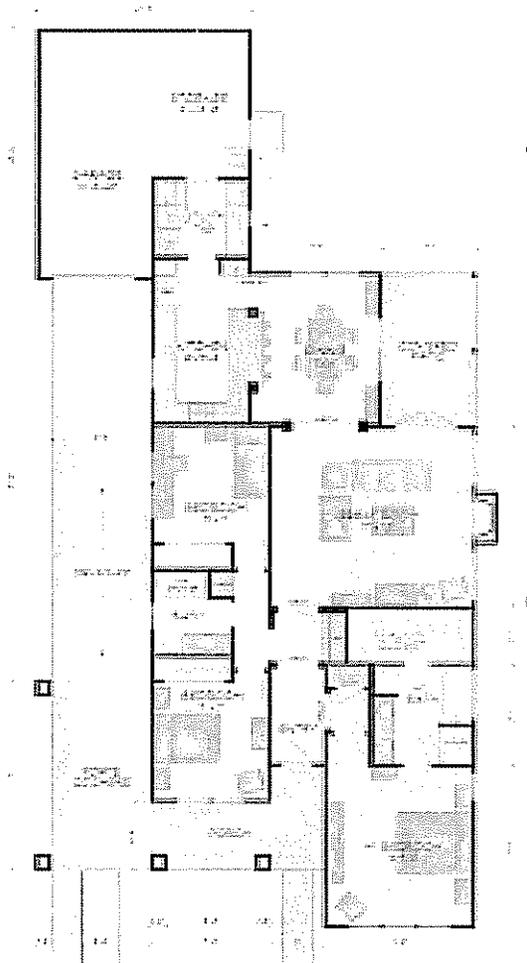


PLAN A – COTTAGE WITH PORTE-COCHERE

PICHES
ARCHITECTURE
10 WASHINGTON ST. ANNEBOULE, VA
703 554 7711 FAX
703 554 7712 CELL
E MAIL: PICHES@PICHESARCH.COM

Attachment B – Pre-approved House Plan Drawings

Piches Architecture
Plan A – Cottage with the Porte-Cochere Floor Plan



PLAN A – COTTAGE WITH PORTE-COCHERE

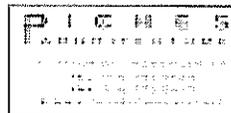
1 Bedroom / 2 Bathrooms

Living Area 1,370 sq. ft.

Garage & Storage 385 sq. ft.

Features:

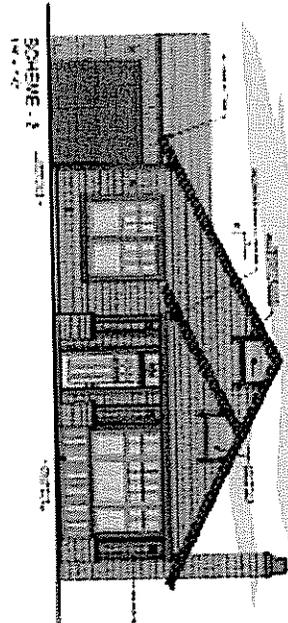
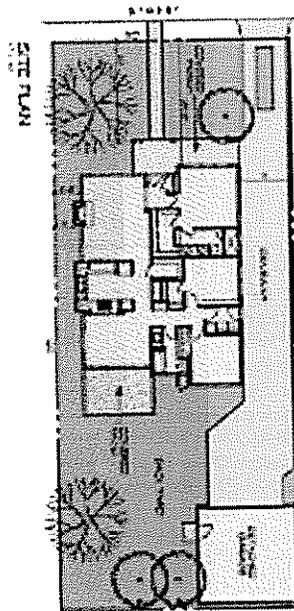
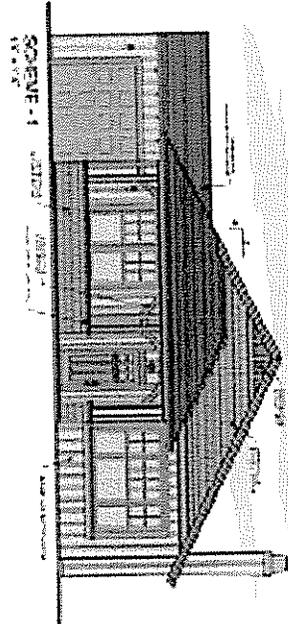
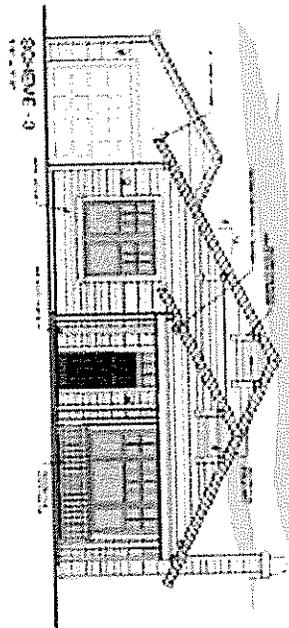
- Porte-cochere
- Garage w/large Storage area
- Covered Front Porch
- Covered Patio
- Large Kitchen w/Seating Bar
- Entry w/Coat Closet
- Master Suite w/Walk-in Closet
- Large Great Room
- Utility Room
- 10'-0" High ceilings
- Clad wood windows at front elevation



FLOOR PLAN

Attachment B – Pre-approved House Plan Drawings

Piches Architecture
Plan B – The Bungalow



PLAN B – THE BUNGALOW

PICHES
ARCHITECTURE
1111 W. 10TH AVE. SUITE 101
DENVER, CO 80202
303.733.1111
WWW.PICHESARCHITECTURE.COM

Attachment B – Pre-approved House Plan Drawings

Piches Architecture
Plan B – The Bungalow Floor Plan

PLAN B – THE BUNGALOW

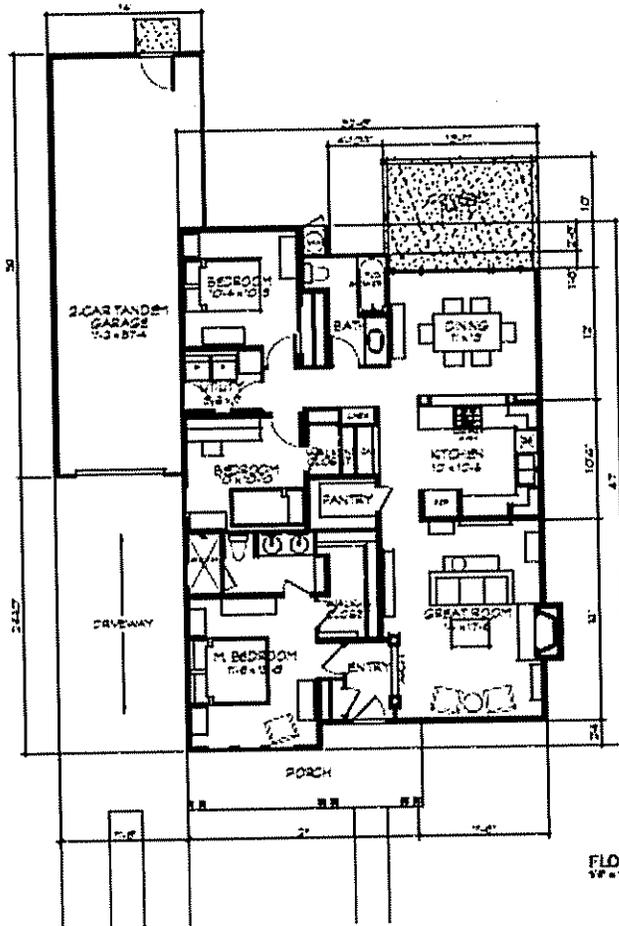
3 Bedrooms / 2 Bathrooms

Living Area 1,420 sq. ft.

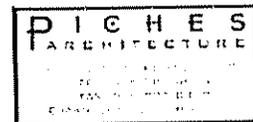
Garage & Storage 475 sq. ft.

Features:

- Large Covered Front Porch
- Covered Patlo
- Detached 2-car Garage
- Entry w/Coat Closet
- See-thru Kitchen
- Large Pantry
- Utility Room
- Master Suite w/large Walk-In Closet
- 10'-0" high ceilings
- Clad wood windows at front elevation
- Fireplace

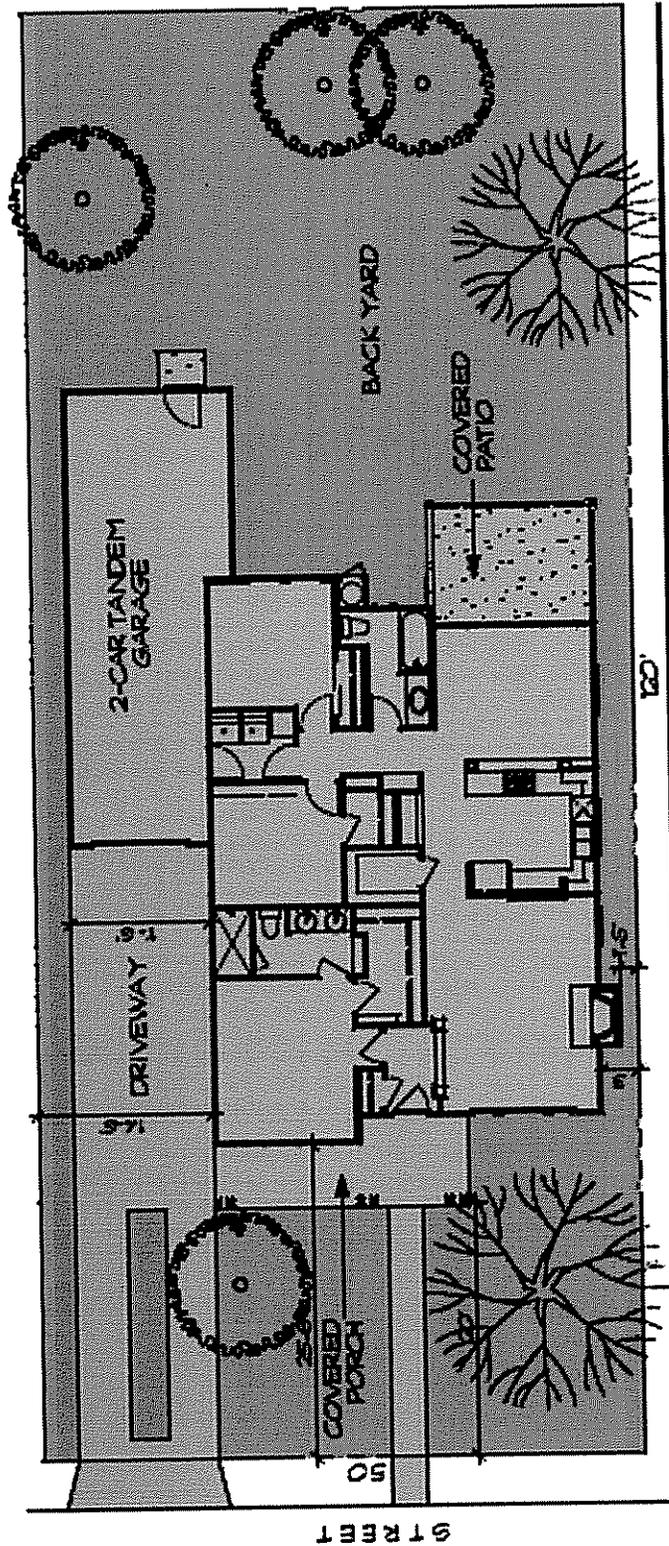


FLOOR PLAN
10' x 10'



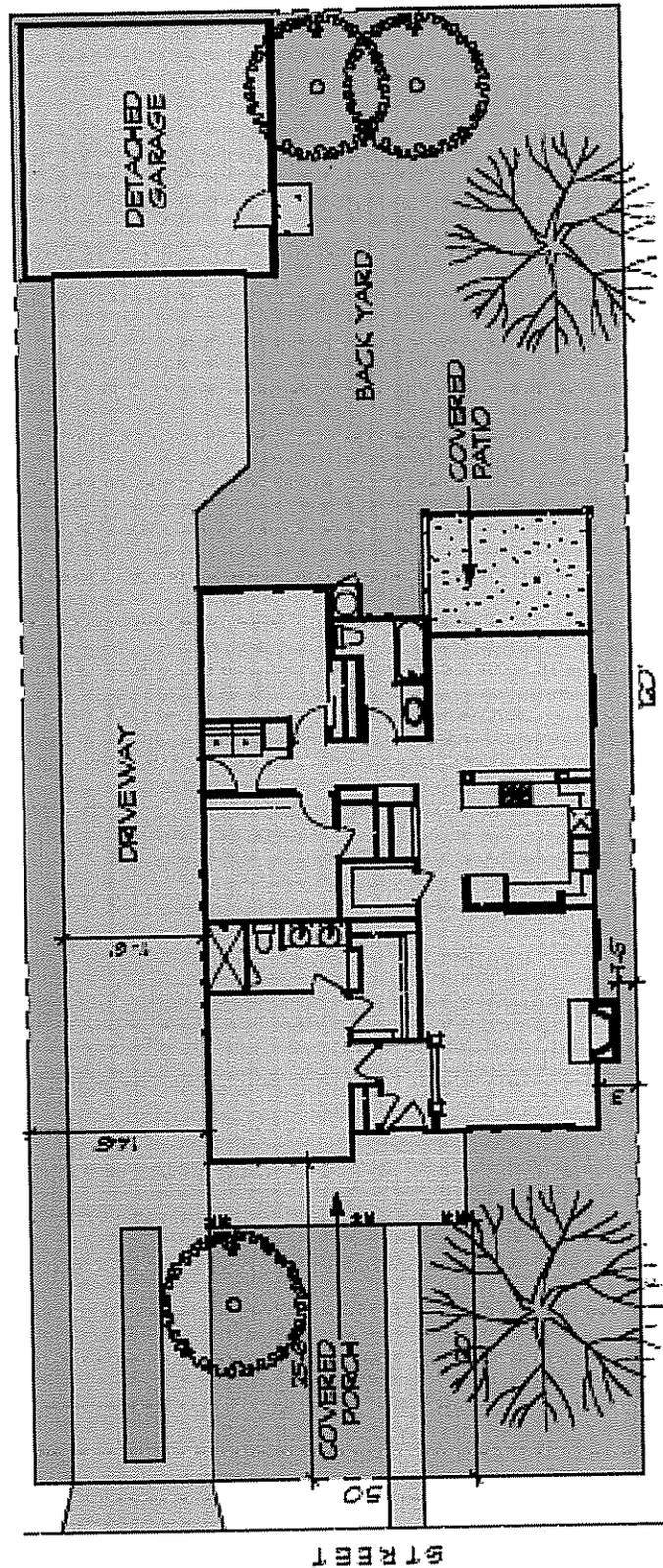
Attachment B – Pre-approved House Plan Drawings

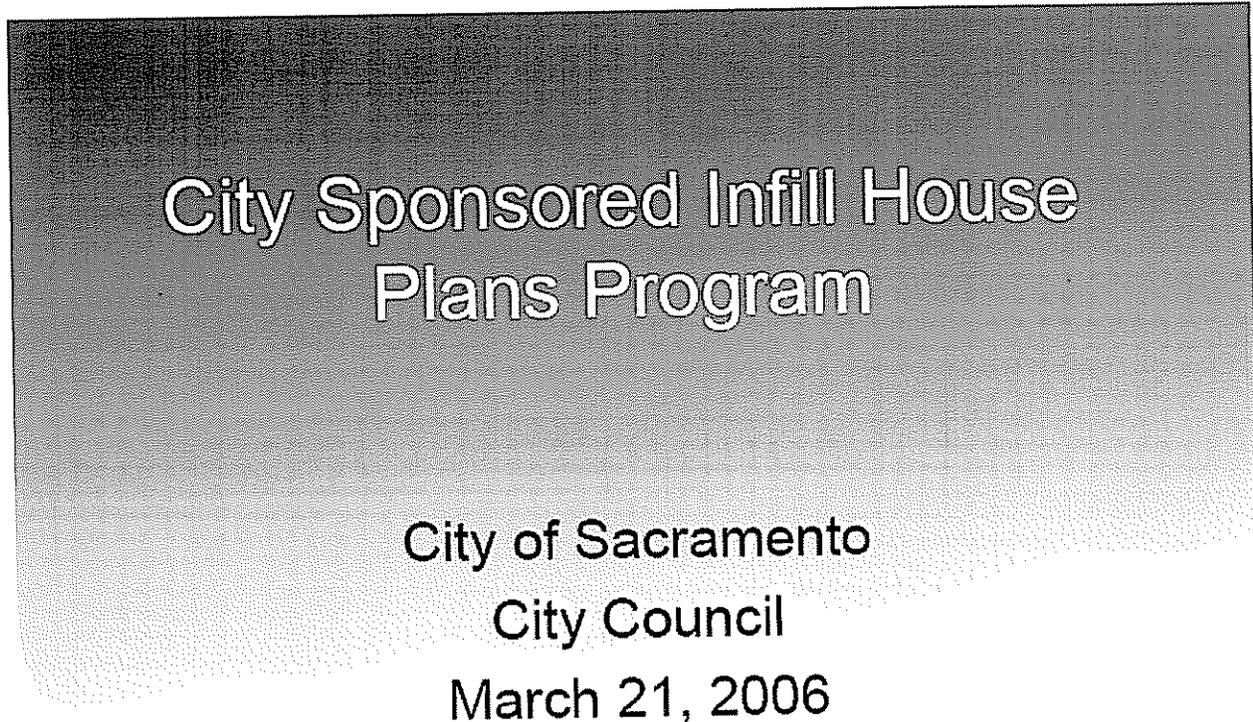
Piches Architecture
Plan B – The Bungalow Attached Tandem Garage Option



Attachment B – Pre-approved House Plan Drawings

Piches Architecture
Plan B – The Bungalow Detached Garage Option





Zoning Ordinance Amendments

- Eliminate the noticing requirement for certain design review districts
- Design Review and Preservation Board discretion for plan approval and removal
- Minor changes to setback and lot coverage requirements for narrow/small parcels

Community Outreach

- Oak Park RAC
- Del Paso Heights RAC
- 65th Street RAC
- Army Depot RAC
- Area 1 NAG
- Area 2 Leadership Meeting
- Area 3 Leadership Meeting
- Area 4 Leadership Meeting
- Gardenland Northgate N.A.

City of Sacramento Boards, Committees and Commissions

- Sacramento Housing and Redevelopment Commission
- Development Oversight Commission
- Disability Advisory Commission
- Design Review and Preservation Board
- Planning Commission
- Law and Legislation Committee

The Plans

- Two Architecture Firms
 - Piches Architecture
 - Cynthia Easton Architects
- Four Floor Plans
 - 3 & 4 Bedroom Models, 1,450 – 1,800 sq ft
 - Modern amenities
 - 2 plans accessible for Mobility Impaired
- Three Elevation Variations per Plan
 - Meet or Exceed Design Review Guidelines

Plan Package

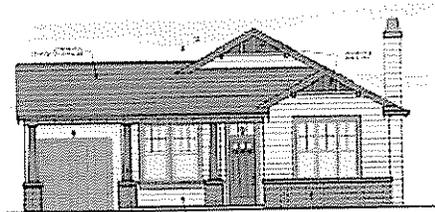
- Full set of construction drawings approved by the City
- A site plan specific to the purchaser's parcel
- Expedited Building Permit – 1 to 2 days!
- Plan set price - \$1,500

Piches Architecture

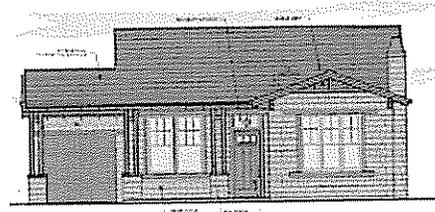
Plan A – Cottage with the Porte-Cochere

3 Bed / 2 Bath - 1,670 sq ft
Attached Garage - 395 sq ft
50 foot wide lots

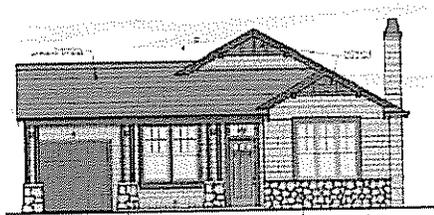
Attachment C – Presentation PowerPoint Slides



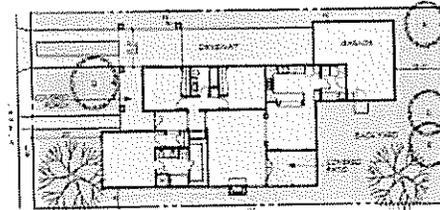
SCHEME - 1
14' x 17'



SCHEME 2
14' x 17'



SCHEME - 3
14' x 17'

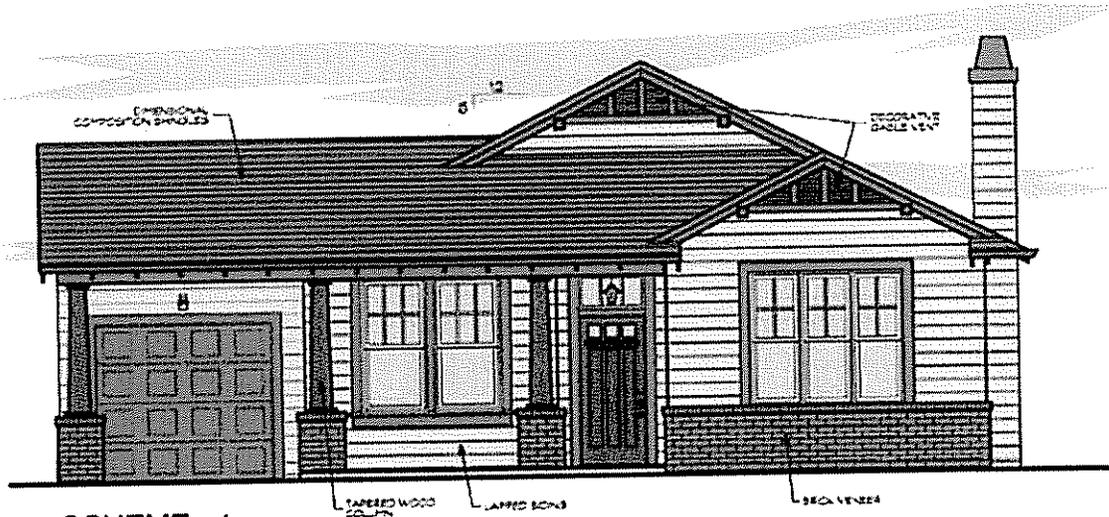


SITE PLAN

PLAN A – COTTAGE WITH PORTE-COCHERE



Attachment C – Presentation PowerPoint Slides



SCHEME - 1

1/4" = 1'-0"

Piches Architecture

Plan B – The Bungalow

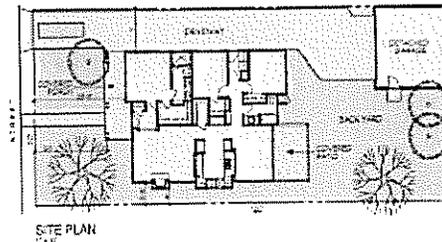
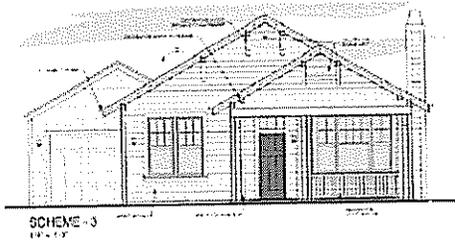
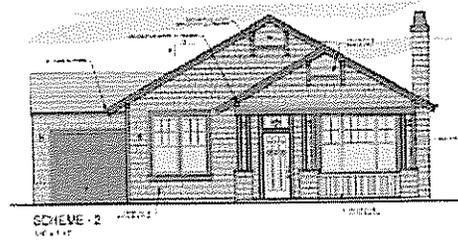
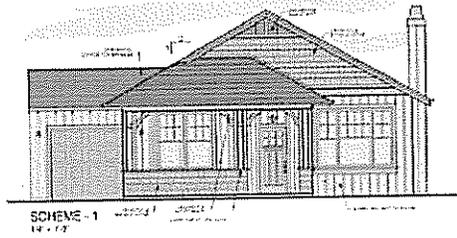
3 Bed / 2 Bath - 1,420 sq ft

Detached Garage Option - 441 sq ft

Attached Tandem Garage Option – 476 sq ft

50 foot wide lots

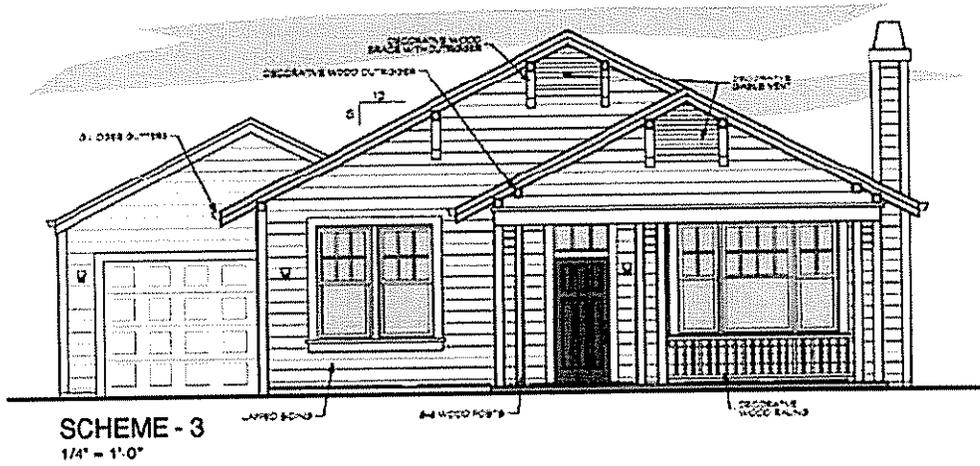
Attachment C – Presentation PowerPoint Slides



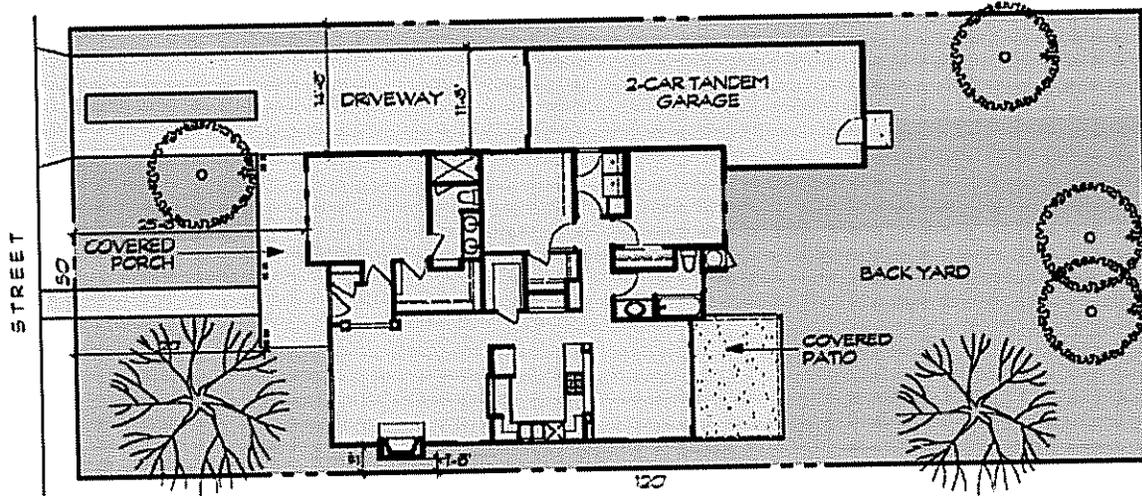
PLAN B – THE BUNGALOW



Attachment C – Presentation PowerPoint Slides



Attachment C – Presentation PowerPoint Slides



SITE PLAN
1" = 10'

Cynthia Easton Architects

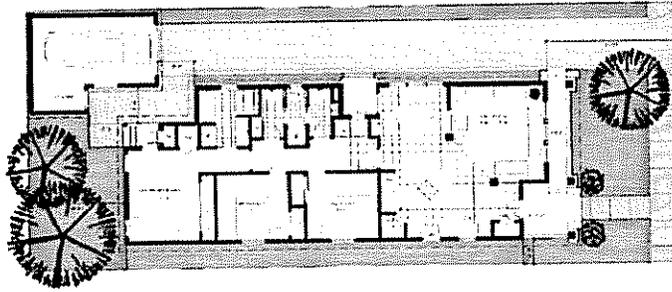
Plan A – Craftsman Bungalow

3 Bed / 2 Bath - 1,450 sq ft

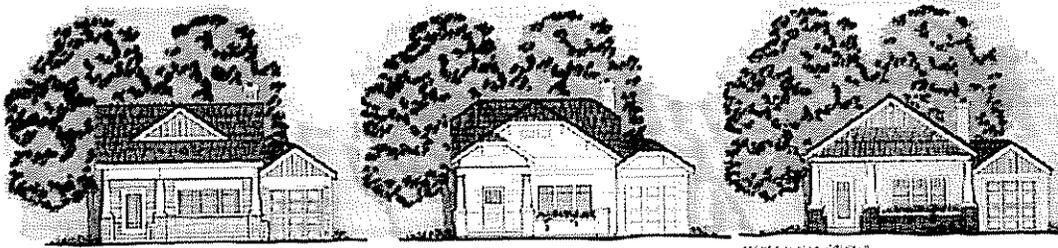
Detached Garage - 291 sq ft

40 foot wide lots

Attachment C – Presentation PowerPoint Slides



FLOOR PLAN - FIRST FLOOR ONLY



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

1	COVER
2	INTRODUCTION
3	GENERAL INFORMATION
4	CONCLUSIONS
5	RECOMMENDATIONS
6	APPENDICES
7	REFERENCES
8	FIGURES
9	TABLES
10	EXHIBITS
11	NOTES
12	INDEX

Attachment C – Presentation PowerPoint Slides



FRONT ELEVATION OPTION 1

SCALE - 3/16" = 1'-0"

Cynthia Easton Architects

Plan B – 2–Story Craftsman

4 Bed / 2 Bath - 1,800 sq ft

Detached Garage - 315 sq ft

40 foot wide lots

Attachment C – Presentation PowerPoint Slides

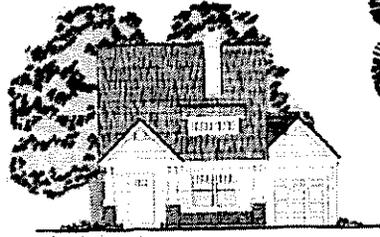
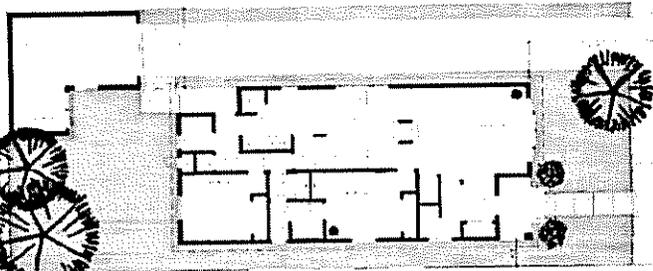
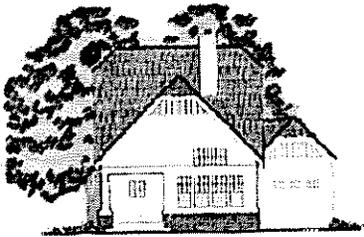
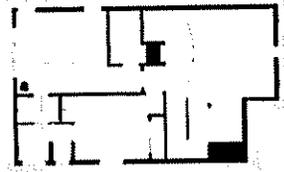
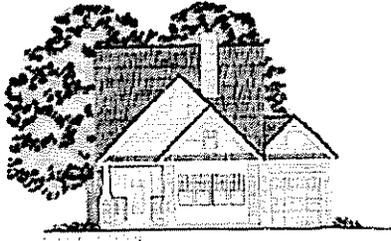
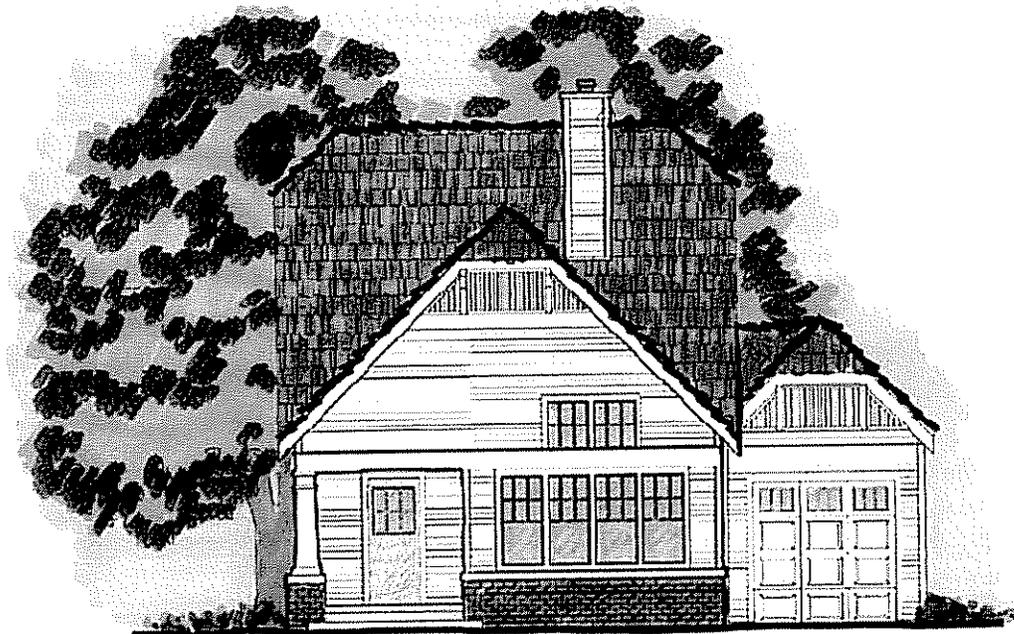


Table-Of-Contents

- 1. Introduction
- 2. Project Overview
- 3. Site Description
- 4. Design Objectives
- 5. Site Analysis
- 6. Conceptual Design
- 7. Final Design
- 8. Conclusion

Attachment C – Presentation PowerPoint Slides



FRONT ELEVATION OPTION 2

SCALE: 3/16" = 1'-0"

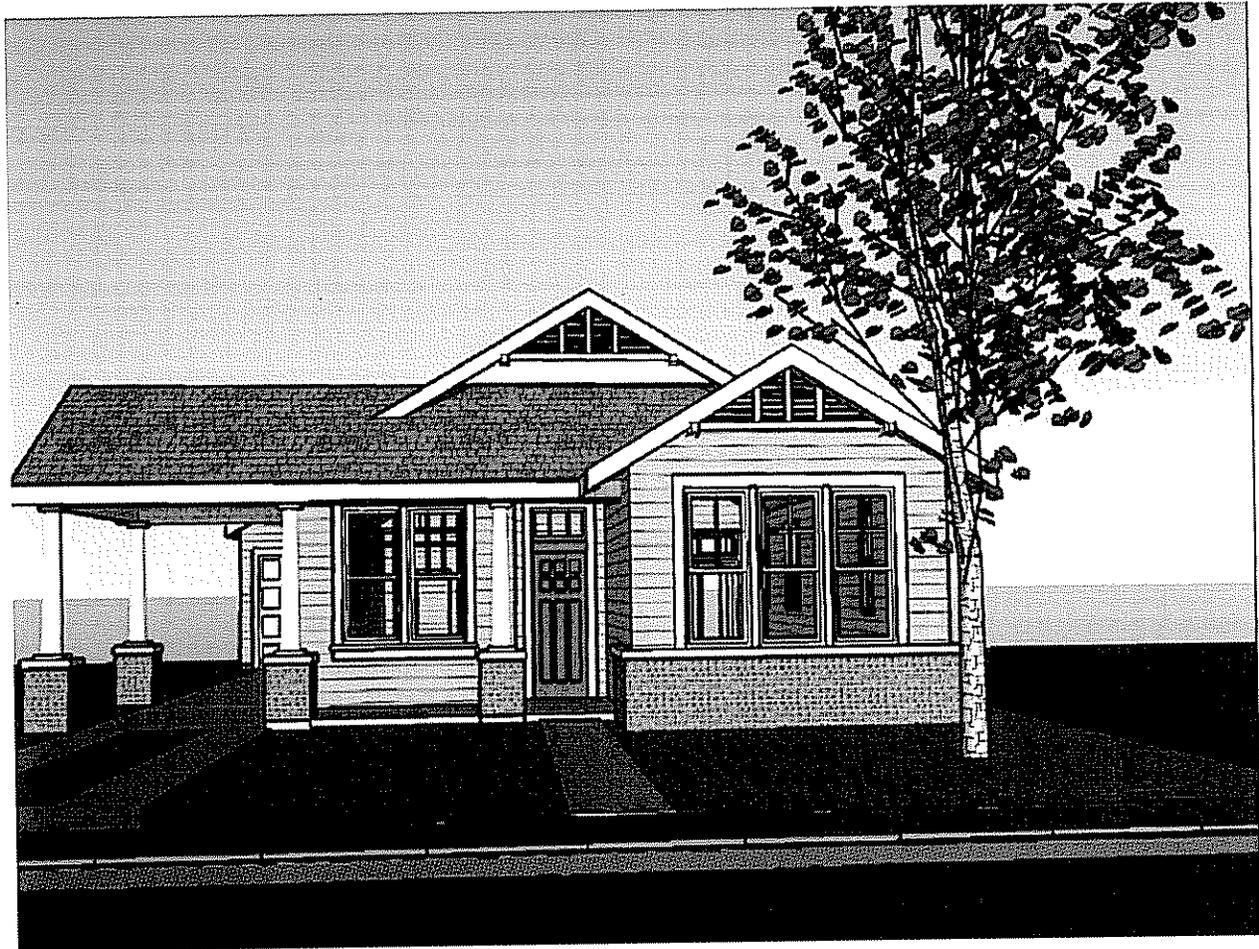
Next Steps

- Design Review and Preservation Board for final adoption
- Complete construction drawings
- Building Division review and adopt as master plans
- Refine administrative guidelines
- Plans available for purchase in May 2006

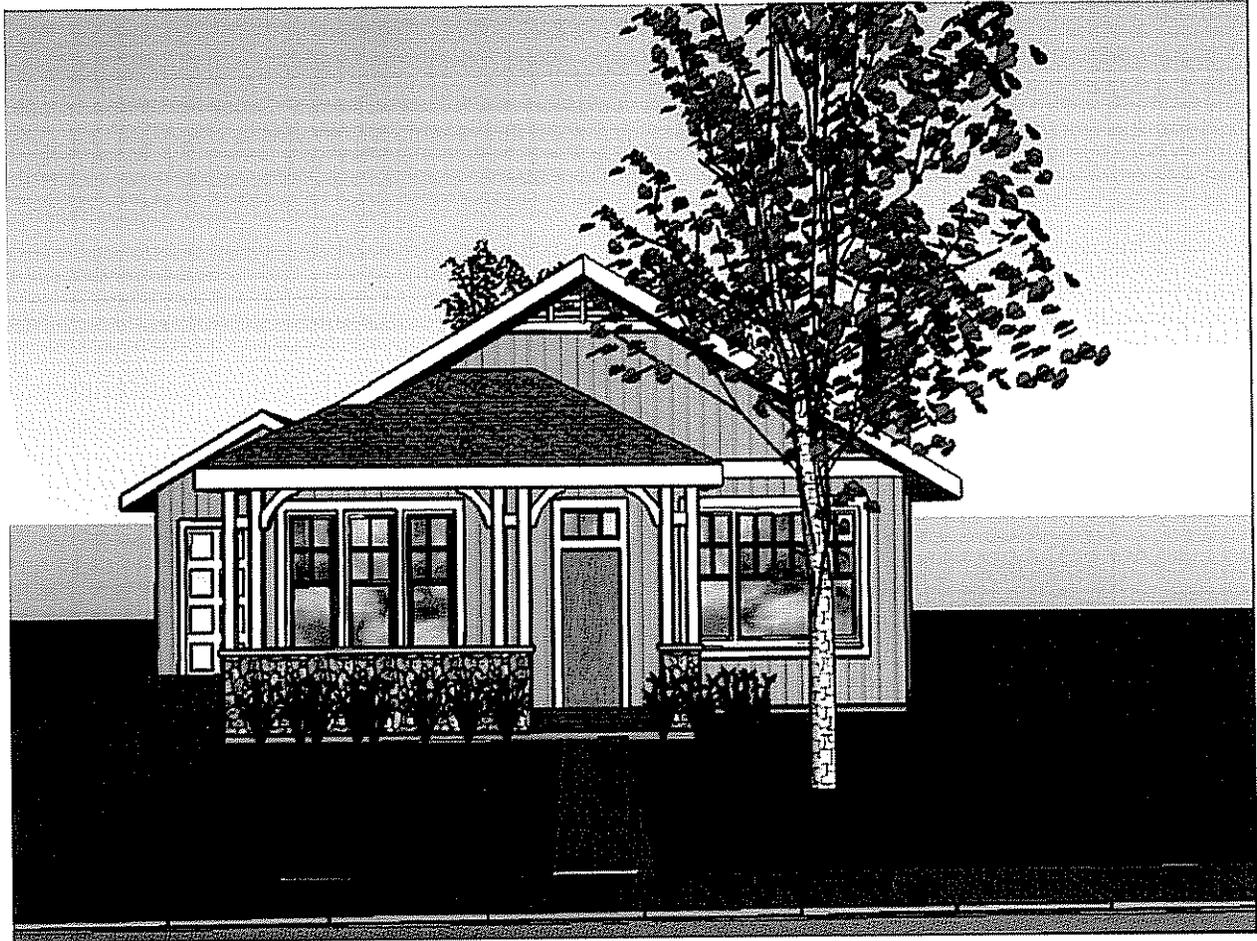
Marketing the Plans

- Work through local media outlets
 - Ethnic Media Outreach
- Brochures and pamphlets
- Website
- Notify vacant lot owners
- Department representatives at home shows
- Video at public counter and home shows

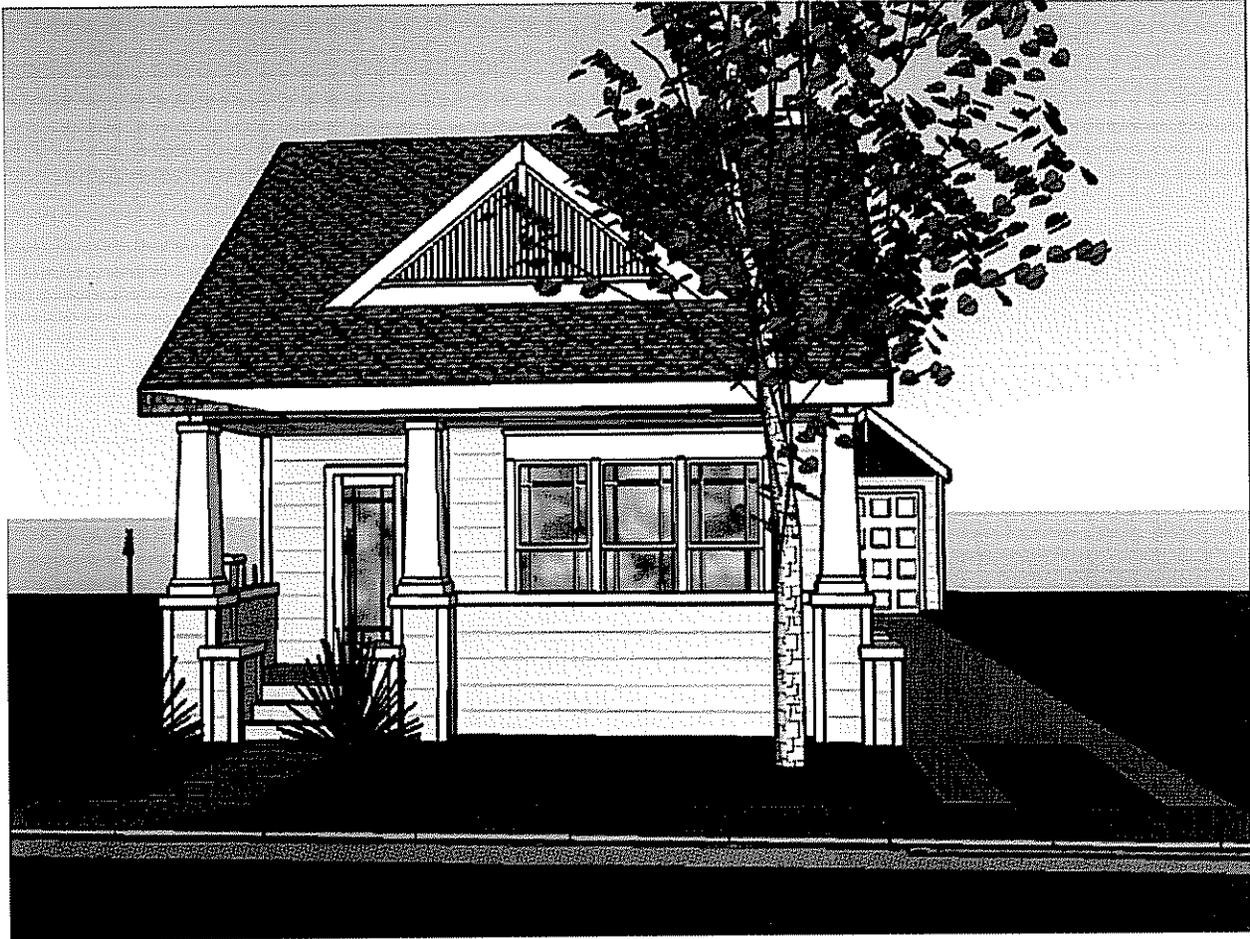
Attachment C – Presentation PowerPoint Slides



Attachment C – Presentation PowerPoint Slides



Attachment C – Presentation PowerPoint Slides



Attachment C – Presentation PowerPoint Slides



Policy Context

- **Program Goal:**
 - Facilitate the development of well-designed single family homes on vacant residential lots in the city's older neighborhoods
- Program goal consistent with General Plan Policy and Strategic Plan implementation

Presentation Conclusion

Questions and Comments?