

Design Review

Presentation to
Planning and Design Commission
July 12, 2012

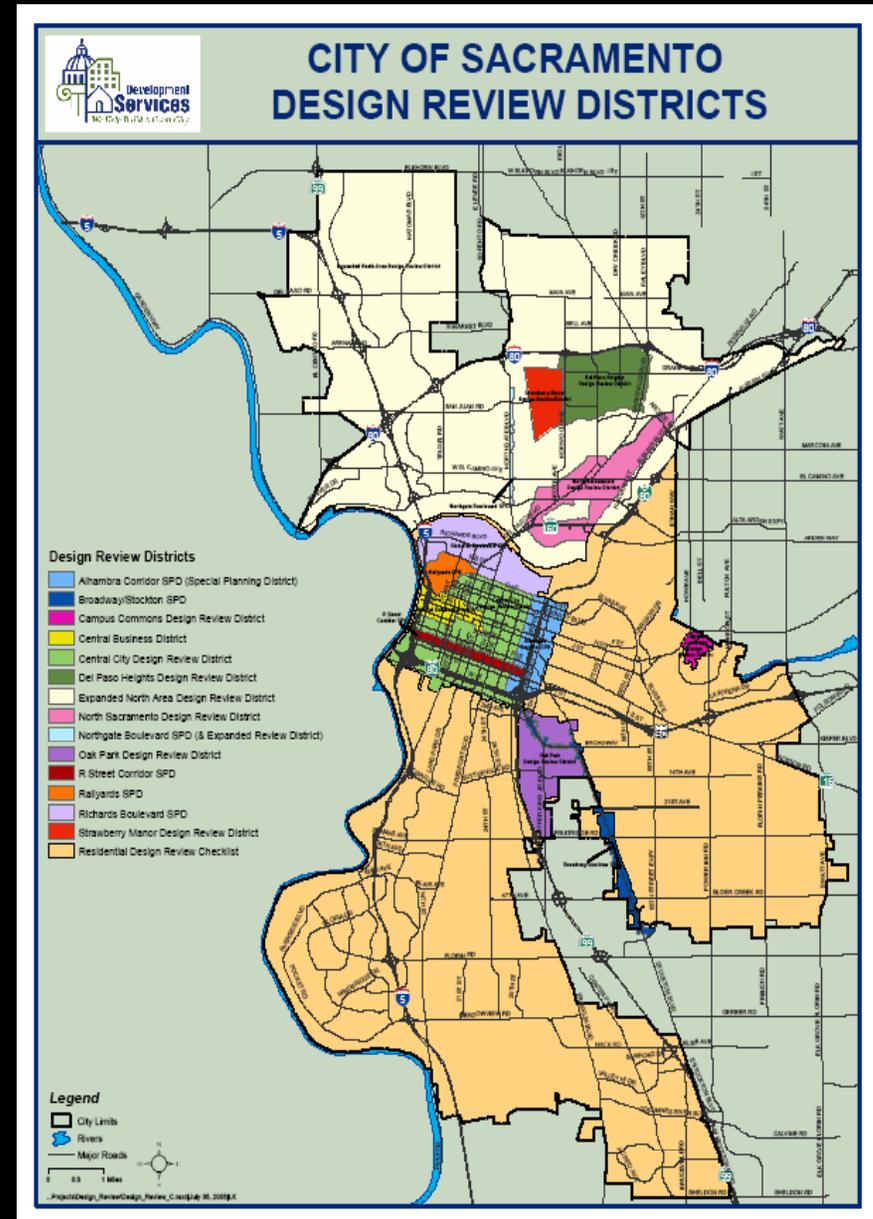
Presenter:

Luis R. Sanchez, AIA, LEED AP, Senior Architect

Design Review Program

Design Review Areas

- 14 DR Districts
 - Central City Areas
 - Former redevelopment Areas
 - Expanded Areas



<http://www.cityofsacramento.org/dsd/reference/maps/DesignReviewMaps.cfm>

Design Review Process Levels

There are four levels of Design Review:

- Counter
- Staff Review
- Design Director
- Planning and Design Commission

Design Review Thresholds and Appeal Process			
Level	Project Type	Appeal Process	
Design Commission Hearing	All commercial (new construction, additions, and rehabilitations) per below	Any person dissatisfied with the Design Commission action has the right to appeal the Design Commission decision to the City Council. Appeals must be filed within ten (10) days of notice of the Design Commission action.	
	+ 40,000 sq. ft. of floor area (Outside Central Business District)		
	+ 75,000 sq. ft. of floor area (Inside Central Business District)		
	Exceeds 4 stories or exceeds 60 feet high		
	Appeals of DD Hearing Decision		
	Any project subject to Design Director Review Level that the design director elects to elevate to the Design Commission Level for hearing and decision.		
Design Director Hearing	All multi-family and commercial (new construction, additions, and rehabilitations) not at commission level	Any person dissatisfied with the Design Director action has the right to appeal the Design Director decision to the Design Commission. Appeals must be filed within ten (10) calendar days of notice of the Design Director action.	
	Projects not in substantial compliance with adopted design guidelines		
	Any project subject to Staff Review Level that the design director elects to elevate to the Design Director Level for hearing and decision.	The action of the Design Commission appeal is final.	
	New Commercial Projects		
	- 40,000 sq. ft. of floor area (Outside Central Business District)		
	- 75,000 sq. ft. of floor area (Inside Central Business District)		
New Residential and Residential Additions			
4 stories or less and up to 60 feet high			
Staff	All 1-2 single family homes	Any person dissatisfied with the staff action has the right to request reconsideration by the Design Director. Requests for reconsideration must be received within ten (10) calendar days of the staff action. The decision of the Design Director after reconsideration shall be final and shall not be subject to appeal.	
	Building Moves		
	Design Director projects that are in substantial compliance with adopted design guidelines	* No hearing shall be required on the issue of whether the project is in substantial compliance with applicable design guidelines, and the decision of the design director shall be final and shall not be subject to appeal.	

Staff Level Reviews

1. Staff Review Process/Criteria

- What we review at staff level:
 - 1 & 2 family homes
 - Additions & Remodels
 - Small commercial
 - Signage
 - Project in substantial compliance with design guidelines



Del Paso Nuevo

Staff Level Reviews

2. Design Issues/Exterior Materials/Guidelines

- Compatible with neighborhood
- Appropriate use of materials
- Comply with guidelines

**Alhambra Corridor
Design Review District**



Staff Level Reviews

- **North Sacramento Alternative Development Standard**

- aka: “Wedding Cake Ordinance”, created to ensure architectural character of residential neighborhoods is preserved
- Setbacks requirements
- Lot coverage vary based on lot size

- **East Sacramento Design Review Ordinance**

- Aka: “Tent Ordinance”, created to minimize bulk by providing articulation at second story
- Threshold Triggers
- Level of review (Plan Check, Staff or Design Director)

Design Director Reviews

1. Design Director Process/Criteria

- **What we review at Design Director level:**
 - New construction of, or an addition to an existing building or structure that the Design Director determines not in substantial compliance with applicable design guidelines.
 - Any project for which design review by the Design Director is required as a condition of approval of a discretionary entitlement
 - Any project subject to staff review under the general direction of the Design Director under this chapter that the Design Director, in his or her sole discretion, elects to elevate to the Design Director for hearing and decision
- **Staff prepares draft report that is finalized after hearing**
- **10 day appeal period, Design Director action appealed to Planning and Design Commission (1 appeal only)**

Design Director Reviews

2. Design Issues/Exterior Materials/ Guidelines

- Compatibility with neighborhood & adjacent structures
- Must meet applicable guidelines for each District
- If a project is found to be in substantial compliance it can be approved by staff with no hearing

Planning and Design Commission Reviews



1. Commission Process/Criteria

- What we review at Commission level:
 - New construction or addition to an existing building or structure that
 - Exceeds four stories, or
 - Exceeds sixty feet in height, or
 - Is located inside the Central Business District and exceeds a total of 75,000 gross square feet of floor area or is located outside the Central Business District and exceeds a total of 40,000 gross square feet of floor area
 - Any project for which design review by the Commission is required as a condition of approval of a discretionary entitlement issued under Title 17 or required under any other provision of this code
 - Any project subject to Design Director review under this chapter that the Design Director, in his or her sole discretion, elects to elevate to the Commission for hearing and decision

Planning and Design Commission Reviews

2. Design Issues/ Exterior Materials/ Guidelines

- Compatibility with neighborhood & adjacent structures
- Must meet applicable guidelines for each District



<http://dev.cityofsacramento.org/dsd/forms/design-guidelines/index.cfm>

Commission Reviews

Examples.....



VIEW OF J STREET ELEVATION

Cathedral Square



The Green Building

Epic

