


**COUNTY OF SACRAMENTO  
INTER-OFFICE CORRESPONDENCE**

June 4, 2008

TO: PLANNING AND COMMUNITY DEVELOPMENT

FROM: CYNDI LEE, Clerk   
*Board of Supervisors*

SUBJECT: **2007-ZOB-00576 - (COUNTY-WIDE/STEVENS)  
ZONING CODE AMENDMENTS  
COUNTY OF SACRAMENTO**

The Board of Supervisors, meeting in regular session on May 28, 2008, took the following actions on the above referenced matter:

**ZONING CODE AMENDMENT**

Adopted the Zoning Code Amendments by Ordinance No. **SZC-2008-0018**, relating to Multi-Family residential development, including:

- a. Section 305-24 – Language pertaining to Special Development Permits.
- b. Section 225 – Commercial Use Tables removing the upper cap on densities, with a Conditional Use Permit.
- c. Section 110-120 – Amendment to the authorizing language for design review to include Multi-Family Design Review.

**DESIGN GUIDELINES**

Adopted the Interim Multi-Family Residential Design Guidelines.

CL:am

Attachment: Ordinance No. SZC-2008-0018

cc: In house

ORDINANCE NO. SZC-2008-0018

AN ORDINANCE OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SACRAMENTO TO AMEND THE ZONING CODE  
OF SACRAMENTO COUNTY, ORDINANCE NO. 83-10  
AS AMENDED RELATING TO MULTI-FAMILY STANDARD

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION 1: Title 3, Chapter 5, Article 2, Section 305-24 is hereby amended to read as follows:

**305-24. Application for a Special Development Permit for Alternative Design**

When it is determined that the project does not meet the required Code development standards, the applicant may make application for a Special Development Permit for an alternative design, to be heard by the appropriate authority. It is recognized that there are many design alternatives to the standards contained herein that create a quality and compatible project.

The purpose of the Special Development Permit is to provide for high quality multi-family housing. When considering a Special Development Permit, the appropriate authority shall consider the following criteria:

- (a) Facilitate the design of quality multifamily development within a framework that promotes creativity;
- (b) Create visual interest and variety in the streetscape;
- (c) Foster the creation of residential neighborhoods with automobile, bicycle and pedestrian connections, opportunities for neighbors to meet neighbors, and a strong sense of community;
- (d) Integrate new development with existing neighborhoods, wherever possible, through automobile, bicycle and pedestrian connections combined with appropriate neighborhood traffic calming measures for safety and security of residents;
- (e) Maintain an appropriate scale and pattern of development that is compatible with existing neighborhoods and fosters social interaction;
- (f) Minimize impacts related to privacy and shadows to existing residences and open spaces;

- (g) Provide adequate, usable, safe and high quality common and private amenity areas;
- (h) Minimize impacts to significant natural features such as heritage trees, trails and creeks.
- (i) The maximum number of existing oak trees can be saved.

SECTION 2: Title 2, Chapter 25, Article 2, Section 225-11 Table II, R. is hereby amended to read as follows:

R. Residential	BP	SC	LC	GC	TC
1. Apartment-Multiple Family Dwelling	<i>15</i>	<i>60</i>	<i>60</i>	<i>15</i>	
1.5 Condominiums	<i>15</i>	<del><i>1560</i></del>	<del><i>1560</i></del>	<i>15</i>	

SECTION 3: Title 2, Chapter 25, Article 2, Section 225-14 is hereby amended to read as follows:

- (15) Permitted subject to issuance of a conditional use permit by the appropriate authority, the regulations in Title III, Chapter 5, Article 2.
- (60) Multiple family projects are permitted with up to 80 dwelling units, subject to development plan review by the Planning Director; with 81 through 150 units, subject to development plan review by the Project Planning Commission; with over 150 units, subject to issuance of a conditional use permit by the appropriate authority. The density shall not exceed 20 dwelling units per acre, unless the site is located within ¼ mile of a transit transfer center or trunk line stop. Densities over 40 dwelling units per acres, or over 20 dwelling units per acres when located more than a ¼ mile from a transit transfer center or trunk line stop, shall require a use permit from the appropriate authority.

SECTION 4: Title 1, Chapter 10, Article 11, Section 110 is hereby amended to read as follows:

**110-120. Generally**

Compliance with the Community Design Guidelines is required for any commercial, industrial, residential, mixed-use, or public works project that meets (a) below and either (b) or (c).:

- (a) Located in any one of the following land use zones:
  - Commercial Zones: BP, SC, LC, GC, AC, TC, C-O
  - Industrial Zones: MP, M-1, M-2
  - Special Zones: SPA
  - Non-residential projects in residential zones
  - Residential projects in commercial zones
  - Residential projects in all zones at a density of eight dwelling units per acre or higher.

**110-121. Purpose**

The purpose of Design Review is to: 1) create a sense of place in Sacramento County's mixed-use, commercial, business, and multi-family residential districts; 2) create mixed-use, commercial, business, and multi-family residential districts that are designed to promote the safety and convenience of the pedestrian; 3) promote high quality design; and 4) promote compatibility between new development and surrounding development.

**110-125. Conflicts with Other Provisions of the Zoning Code or County Code**

To the extent that any other provision of the Zoning Code or Sacramento County Code conflicts with any provision of this Article or the Community Design Guidelines or the Multi-Family Residential Design Guidelines approved by the Board of Supervisors, the provisions of this Article or the Community Design Guidelines or the Multi-Family Residential Design Guidelines shall prevail. No separate entitlement shall be required for any aspect of the project which is not consistent with the Zoning Code or Sacramento Code but is consistent with this Article, or the Commercial and Mixed Use Community Design Guidelines the Multi-family Residential Design Guidelines.

SECTION 5: This ordinance shall take effect and be in full force on and after thirty (30) days from the sate of its passage hereof, and, before expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Dickinson, seconded by Supervisor Yee, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 28<sup>th</sup> day of May, 2008, by the following vote, to wit:

AYES: Supervisors, Dickinson, MacGlashan, Nottoli, Peters, Yee  
NOES: Supervisors, None  
ABSENT: Supervisors, None  
ABSTAIN: Supervisors, None



*Jeanne R. Yee*

CHAIRMAN OF THE BOARD OF SUPERVISORS  
OF SACRAMENTO COUNTY, CALIFORNIA

ATTEST: *Cyndi Lee*  
CLERK OR THE  
BOARD OF SUPERVISORS

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on

MAY 28 2008

By *Alison Murphy*  
Deputy Clerk, Board of Supervisors

FILED

MAY 28 2008

BOARD OF SUPERVISORS  
BY *Cyndi Lee*  
CLERK OF THE BOARD

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Sacramento }

On 6-9-2008 before me, Kathy McClellan, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Cyndi Lee  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathy McClellan  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: ORDINANCE SZC-2008-0018

Document Date: May 28, 2008 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Cyndi Lee

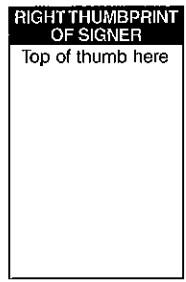
- Individual
- Corporate Officer — Title(s): Clerk
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_