



3

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

August 21, 1990

BUILDING INSPECTIONS  
916-449-5716

Transportation and Community Development Committee  
Sacramento, California

PLANNING  
916-449-5604

Honorable Members in Session:

**SUBJECT:** Sign Ordinance Amendment related to signs within the Residential (R), Office Building (OB), Residential Office (RO), Hospital (H), Limited Commercial (C-1), and Light and Heavy Industrial Park (M-1{S} and M-2{S}) zones; and Sign Illumination Regulations (M88-030)

#### SUMMARY

The purpose of the proposed amendment to the Sign Ordinance is to permit monument signs for churches in the Residential zones; to require that any detached sign be a monument type sign in the Office (OB), Residential Office (RO), Hospital (H), Limited Commercial (C-1), and Light and Heavy Industrial Park (M-1{S} and M-2{S}) zones; to permit a monument sign to be located in the landscaped setback area but out of the clear visibility area in the Light and Heavy Industrial Park (M-1S) and M-2{S}) zones; to no longer permit a pole sign in the Industrial Park zones; and to allow an illuminated sign in the Residential (R) zones with a Planning Director's Special Permit. The amendment also makes two sections of the Sign Ordinance consistent regarding number of signs allowed on corner lots. Other changes are for clarification or organizational purposes. The Planning Commission and staff recommend approval of the Sign Ordinance amendment.

#### BACKGROUND INFORMATION

Sections 1 through 6 of the proposed Sign Ordinance amendment address regulations for non-residential use signs in Residential zones. In Sections 1 through 4, this Sign Ordinance amendment spells out specific sign criteria for rooming and boarding houses, churches, multi-family residences, and general non-residential uses. The substantive change in these sections is to allow churches to have a detached monument sign not to exceed six feet in height nor to be located closer than ten feet to the public right-of-way. In the past, churches have submitted applications for

aesthetically pleasing monument signs that do not cause visual blight nor create a visibility hazard.

Section 5 allows illuminated signs in residential zones only with Planning Director's Special Permit. Section 6 deletes 3.61(g) of the present Sign Ordinance as the language is proposed to be moved to 3.61(d).

Sections 7 through 9 clarify the sign regulations in Office Building (OB), Residential Office (RO) and Hospital (H) zones. Section 7 states that one identification sign and one bulletin board sign are allowed per street frontage; a change from the current "per developed parcel". This change makes Section 3.63 consistent with Section 3.82 which allows a detached sign on each street frontage for a corner lot. Section 8 is an organizational change. And Section 9 states that detached signs in the office zones must be monument type signs and shall not exceed six feet in height.

Sections 10 and 11 outline the requirements for attached and detached signs in the Limited Commercial (C-1) zone. Section 12 allows monument type signs not to exceed 10 feet in height in the landscaped setback area in the Light and Heavy Industrial Park (M-1(S) and M-2(S)) zones. The use of pole signs is deleted in the Industrial Park zones.

Section 13 amends Section 3.87 to make it consistent with the change in Section 5 to allow an illuminated sign in the Agriculture and Residential zones with a Planning Director's Special Permit.

Overall, the proposed amendment to the Sign Ordinance would permit monument signs for churches in the Residential zones; would require that any detached sign be a monument sign in the Office (OB), Residential Office (RO), Hospital (H), Limited Commercial (C-1), and Light and Heavy Industrial Park (M-1(S) and M-2(S)) zones; would permit a monument sign to be located in the landscaped setback area but out of the clear visibility area in the Light and Heavy Industrial Park (M-1(S) and M-2(S)) zones; and would allow an illuminated sign in the Residential (R) zones with a Planning Director's Special Permit.

The Planning Commission and staff recommends approval of the Sign Ordinance amendment in that monument signs are a relatively new phenomenon and, with adequate height, location, and illumination specifications, can be aesthetically pleasing and not create visual blight nor a public safety hazard.

The proposed amendment was sent to a list of local sign companies and agencies and organizations notified for Zoning Ordinance Amendments prior to the Planning Commission hearing. No adverse comments were received.

The proposed Sign Ordinance amendment is attached for the Transportation and Community Development Committee's review. In addition, an exhibit

which indicates the proposed deletions and additions in wording to existing Sign Ordinance is attached as Exhibit A.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATIONS

Not applicable.

MBE/WBE EFFORTS

Not applicable.

VOTE OF THE PLANNING COMMISSION

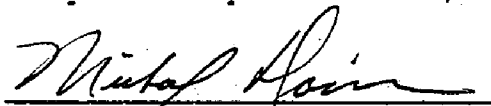
On June 14, 1990, the Planning Commission, by a vote of eight ayes, zero nos, and one absent, voted to recommend approval of the proposed Sign Ordinance amendment.

RECOMMENDATION

The Planning Commission and staff recommends the following action by the Transportation and Community Development Committee:

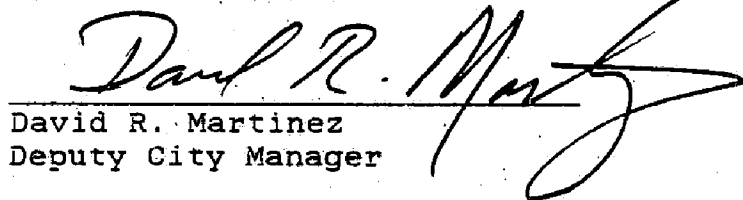
Recommend approval of the attached Sign Ordinance amendment related signs within the Residential (R), Office Building (OB), Residential Office (RO), Hospital (H), Limited Commercial (C-1), and Light and Heavy Industrial Park (M-1(S) and M-2(S)) zones; and Sign Illumination Regulations and forward to the City Council for adoption.

Respectfully submitted,



Michael M. Davis, Director  
Planning and Development  
Department

RECOMMENDATION APPROVED:

  
David R. Martinez  
Deputy City Manager

Contact Person:  
Carol Sheary, Assistant Planner  
449-5604

August 21, 1990  
All Districts

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

ORDINANCE AMENDING SECTION 3.61 (b), (c), (d), (e), (f), AND DELETING SECTION 3.61 (g); AMENDING SECTION 3.63 (a), (b) AND (c); AMENDING SECTION 3.65 (a) AND (b); AMENDING SECTION 3.67 (a), (b), (c) AND (d); AMENDING SECTION 3.87 (a) OF THE SIGN ORDINANCE (CITY CODE, CHAPTER 3, ARTICLE II) RELATING TO SIGNS IN RESIDENTIAL (R), OFFICE BUILDING (OB), RESIDENTIAL OFFICE (RO), HOSPITAL (H) LIMITED COMMERCIAL (C-1) AND INDUSTRIAL (M-1S, M-2S) ZONES; AND SIGN ILLUMINATION REGULATIONS (M88-030).

## SECTION 1.

Section 3.61 (b) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (b) For rooming and boarding houses, one non-illuminated, attached identification sign for each street frontage, not exceeding twelve (12) square feet in area.

## SECTION 2.

Section 3.61 (c) of the Sign Ordinance, Ordinance No. 2868, Fourth Series is hereby amended to read as follows:

- (c) For churches, one identification sign, which may be attached or detached, not exceeding 24 square feet in area for each street frontage. In addition, churches may have one bulletin board, not exceeding eight (8) square feet in area. The square footage totals shall not be combined into one sign. A detached church identification sign shall be a monument type sign. The height of the monument sign shall not exceed six (6) feet. The church identification sign may be placed in the landscaped setback area, however, it must be located farther than ten (10) feet from the public right-of-way.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**SECTION 3.**

Section 3.61 (d) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

(d) For multi-family uses, one sign not exceeding twelve (12) square feet in area per each street frontage. Signs may be attached or detached, however, detached signs must meet the following requirements.

(1) For multi-family uses, one project identification sign is permitted at each major entrance into the development. No more than one project identification sign is permitted per street frontage. For corner lot, a project identification sign may substituted from a street frontage and placed within the landscaped setback area at the street corner.

Placement of said corner project identification sign shall adhere to the visibility requirements for corner lots in Section 3D7 (d) of the Comprehensive Zoning Ordinance.

(2) A project identification sign shall be a monument type sign or incorporated into a low profile decorative entry wall(s).

(3) The height of the monument sign shall not exceed six (6) feet.

(4) The project identification sign (s) may be placed in the landscaped setback area; however, it must be located farther than ten (10) feet from the public right-of-way.

(5) The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco, or similar material which compliments the design of the main building(s).

(6) Individual or script letter type and project logo are examples of acceptable sign design. Backlit canned plastic signs are not permitted.

(7) If the project identification sign is placed on a free-standing monument base, a double-faced sign is permitted. If the project identification sign is affixed flat against a wall, one single-faced sign on each side of the driveway is permitted.

(8) The maximum area of sign devoted to sign letter (excluding logo) shall be

twelve (12) square feet per sign.

**SECTION 4.**

Section 3.61 (e) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (e) For all other non-residential uses, one identification sign and one bulletin board for each street frontage not exceeding a total of sixteen (16) square feet in area. Attached signs shall be placed flat against a building or designed as part of an architectural feature thereof. No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this article are complied with. Any detached sign shall be a monument type sign. The height of the monument sign shall not exceed six (6) feet. The detached sign may be placed in the landscaped setback area; however, it must be located farther than ten (10) feet from the public right-of-way.

**SECTION 5.**

Section 3.61 (f) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (f) All illuminated signs in the residential zones, including bulletin boards, shall be indirectly illuminated. Directly illuminated signs are allowed subject to approval of a Planning Director's Special Permit.

**SECTION 6.**

Section 3.61 (g) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby deleted.

**SECTION 7.**

Section 3.63 (a) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (a) One identification sign and one bulletin board per street frontage not exceeding a total of sixteen (16) square feet in area for all displays. Signs may be attached or detached.

---

**FOR CITY CLERK USE ONLY.**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**SECTION 8.**

Section 3.63 (b) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (b) All attached signs shall be placed flat against a building or designed as part of an architectural feature thereof. No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this Article are complied with.

**SECTION 9.**

Section 3.63 (c) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (c) All detached signs shall be monument type signs. The height of the monument sign shall not exceed six (6) feet. All detached signs shall be located ten (10) feet from any property line and five (5) feet from any driveway in order to provide a clear vision area.

**SECTION 10.**

Section 3.65 (a) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (a) For each occupancy, one attached sign indicating only the name and nature of the occupancy. The total area for all such signs shall not exceed one square foot of sign area for each front foot of building occupancy. Said signs shall be placed flat against the building, on an architectural projection, or attached to the underside thereof, subject to the Provisions of Section 3.106 and 3.107 of this Article. No height limit is specified for signs placed flat against the wall of a building, or for other attached signs provided all other provisions of this Article are complied with.

**SECTION 11.**

Section 3.65 (b) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (b) One detached sign for each street frontage not exceeding twenty-four (24) square feet in area. All detached signs shall be monument type signs. All detached signs shall be located ten (10) feet from any property line and five (5) feet from any

driveway in order to provide a clear vision area. The height of the monument sign shall not exceed six (6) feet.

## **SECTION 12.**

Section 3.67 (a), (b), (c), and (d) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

- (a) One detached sign for each street frontage. Detached signs shall be a monument type only. A detached monument sign shall not exceed ten (10) feet in height, measured from the sidewalk or parking lot, whichever is lower. Sign shall not exceed 48 square feet in area.
- (b) Where a developed parcel has in excess of three hundred feet of street frontage, one additional detached monument type sign may be erected for each additional three hundred feet of street frontage in excess of the first three hundred feet of street frontage abutting the developed portion of said parcel.

Where a developed parcel is permitted to have more than one detached monument type sign under these regulations, the distance between said detached signs on each parcel shall be not less than three hundred feet.

- (c) Two attached signs for each occupancy. Said signs shall not exceed a total aggregate area of three square feet of sign area for each front foot of building occupancy. No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this Article are complied with.
- (d) Monument sign may be placed within required front, sideyard, or rear yard setback area. However, monument sign shall be located ten (10) feet from any property line and five (5) feet from any driveway in order to provide a clear vision area.

## **SECTION 13.**

Section 3.87 (a) of the Sign Ordinance, Ordinance No. 2868, Fourth Series, is hereby amended to read as follows:

---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



- (a) All illuminated signs in the A and R zones shall be indirectly illuminated. Directly illuminated signs are allowed in the A and R zones subject to approval of a Planning Director's Special Permit.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M88-030.PFP

-6-

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

ORDINANCE NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

## SIGNS PERMITTED IN ZONING DISTRICTS OF CITY

SECTION 3.60. REGULATIONS ESTABLISHED

The regulations in this Division are adopted governing the number, size, type, location, subject matter and other provisions relating to signs within the various zones of the City as the zones are established and designated by the Comprehensive Zoning Ordinance of the City of Sacramento. No signs shall be allowed in these zones unless exempt under this Article or expressly permitted by this Division, or unless said signs comply with the regulations established in Division 9 of this Article relating to legal nonconforming uses.

SECTION 3.61. R - RESIDENTIAL ZONES

Within any R (Residential) zone, signs or nameplates are permitted as follows:

- (a) For each single family home or duplex, one nameplate not exceeding a combined area of one square foot for each occupancy. Said nameplate shall not be subject to the permit requirements of this Article.
- (b) For rooming and boarding houses, one *non-illuminated, attached* identification sign, for each developed parcel, not exceeding 12 square feet in area.
- (c) ~~For nonresidential uses, one identification sign and one bulletin board for each developed parcel not exceeding a total of 16 square feet in area for all displays. For churches, one identification sign which may be attached or detached, not exceeding 24 square feet in area and in addition, may have one bulletin board not exceeding eight (8) square feet in area for each developed parcel. The square footage totals shall not be combined into one sign. A detached church identification sign shall be a monument type sign. The height of the monument sign shall not exceed six (6) feet. The church identification sign may be placed in the landscape setback area, however, it must be located farther than ten (10) feet from the public right-of-way.~~
- (d) ~~Identification signs, bulletin boards, and other similar structures for governmental agencies which may be regulated by the City are subject to approval therefore by the Planning Commission. For multi-family uses, one sign not exceeding twelve (12) square feet in area per each street frontage. Signs may be attached or detached, however, detached signs must meet the following requirements.~~
  - (1) For multi-family uses, one project identification sign is permitted at each major entrance into the development. No more than one project identification sign is permitted per street frontage. For corner lot, a project identification sign may substituted from a street frontage and placed within the landscape setback area at the street corner.

Placement of said corner project identification sign shall adhere to the visibility requirements of Section 3D7 (d) of the Comprehensive Zoning Ordinance. Clear Zone-corner lots.

- (2) A project identification sign shall be a monument type sign incorporated into a low profile decorative entry wall (s).
  - (3) The height of the monument sign shall not exceed six (6) feet.
  - (4) The project identification sign (s) may be placed in the landscape setback area; however, it must be located farther than 10 feet from the public right-of-way.
  - (5) The primary material of the monument base or wall shall be decorative masonry such as brick, split face concrete block, stucco, or similar material which compliments the design of the main building (s).
  - (6) Individual or script letter type and project logo are examples of acceptable sign design. Back lite canned plastic signs are not permitted.
  - (7) If the project identification sign is placed on a free-standing monument base, a double-faced sign is permitted. If the project identification sign is affixed flat against a wall, one single-faced sign on each side of the driveway is permitted.
  - (8) The maximum area of sign devoted to sign letter (excluding logo) shall be 12 square feet per sign.
- (e) ~~All signs shall be placed flat against a building or designed as part of an architectural feature thereof, except that signs may be detached if t adhere to the sign criteria specified in Section 3.61(g). For all other n residential uses, one identification sign and one bulletin board for each developed parcel not exceeding a total of 16 square feet in area. Attached signs shall be placed flat against a building or designed as part of an architectural feature thereof. No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this article are complied with. All detached signs shall be a monument type signs. The height of the monument sign shall not exceed 6 feet. The detached sign may be placed in the landscape setback area; however, it must be located farther than 10 feet from the public right-of-way.~~
- (f) ~~No height limit is specified for signs placed fiat against the wall of a building or for other attached signs provided all other provisions of this Article are complied with. All illuminated signs in the residential zones, including bulletin boards, shall be indirectly illuminated. Directly illuminated signs are allowed subject to approval of a Planning Director's Special Permit.~~
- (g) ~~Notwithstanding any provisions of Section 3.61 to the contrary, the Planning Director may issue a Special Permit for a monument type project identification sign for multi family residential uses, subject to the following requirements:~~
- (1) ~~For multi family uses, one project identification sign is permitted at each major entrance into the development. No more than one proj identification sign is permitted per street frontage.~~

~~For a corner lot, a project identification sign may be substituted from a street frontage and placed within the landscape setback area at the street corner. Placement of said corner project identification sign shall adhere to the visibility requirements of Section 3D7(d) of the Comprehensive Zoning Ordinance, Clear Zone corner lots.~~

- ~~(2) A project identifications sign shall be a monument type sign or incorporated into a low profile decorative entry wall(s).~~
- ~~(3) The height of the monument sign shall not exceed six (6) feet.~~
- ~~(4) The project identification sign(s) may be placed in the landscape setback area; however, it must be located farther than 10 feet from the public right of way.~~
- ~~(5) The primary material of the monument base or wall shall be decorative masonry, such as brick, split face concrete block, stucco, or similar material which compliments the design of the main building(s).~~
- ~~(6) Individual or script letter type and project logo are examples of acceptable sign design. Back lite canned plastic signs are not permitted.~~
- ~~(7) If the project identification sign is placed on a free standing monument base, a double faced sign is permitted. If the project identification sign is affixed flat against a wall, one single faced sign on each side of the driveway is permitted.~~
- ~~(8) The maximum are of sign devoted to sign letter (excluding logo) shall be 12 square feet per sign.~~
- ~~(9) The signage program, including project logo, shall be subject to the approval of a Planning Director's Special Permit application.~~

SECTION 3.63 OB - OFFICE BUILDING, RO - RESIDENTIAL OFFICE, AND H - HOSPITAL ZONES

Within the OB (Office Building) and H (Hospital) zones and when office uses are developed in the RO (Residential Office) zone, signs are permitted as follows:

- (a) One identification sign and one bulletin board *per street frontage* for each developed parcel not exceeding a total of 16 square feet in area for all displays. *Signs may be attached or detached.*
- (b) All *attached* signs shall be placed flat against a building or designed as part of an architectural feature thereof. ~~Signs may also be detached if they do not exceed a height of six feet nor project into any required building setback area.~~ No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this Article are complied with.
- (c) All *detached* signs shall be monument type signs. The height of the monument sign shall not exceed six (6) feet. All detached signs shall be located ten (10) feet from any property line and five (5) feet from any driveway in order to provide a clear vision area.

- (d) A Special permit may be granted to permit signage in excess of that allowed by this Section for facilities which regularly provided emergency medical care.

SECTION 3.65. C-1 - LIMITED COMMERCIAL ZONE

Within the C-1 (Limited Commercial) zone, signs are permitted as follows:

- (a) For each occupancy, ~~one attached sign two signs~~ indicating only the name and nature of the occupancy. The total area for all such signs shall not exceed ~~one square foot three square feet~~ of sign area for each front foot of building occupancy. Said signs shall be placed flat against the building, on an architectural projection, or attached to the underside thereof, subject to the provisions of Sections 3.106 and 3.107 of this Article. No height limit is specified for signs placed flat against the wall of a building, or for other attached signs provided all other provisions of this Article are complied with.
- (b) *One detached sign for each developed parcel not exceeding 24 square feet in area. All detached signs shall be monument type signs. All detached signs shall be located ten (10) feet from any property line and five (5) feet from any driveway in order to provide a clear vision area. The height of the monument sign shall not exceed six (6) feet.*

SECTION 3.67. M-1(S) AND M-2(S) - INDUSTRIAL PARK ZONES

Within the M-1(S) and M-2(S) (Industrial Park) zones, signs advertising the business or products of the occupant are permitted as follows:

- (a) ~~One detached sign for each developed parcel not exceeding one square foot of sign area for each lineal foot of street frontage abutting the developed portion of said parcel provided that:~~
- (1) Where a developed parcel has in excess of three hundred feet of street frontage, one additional detached sign may be erected for each additional three hundred feet of street frontage in excess of the first three hundred feet of street frontage abutting the developed portion of said parcel.
  - (2) Where a developed parcel is permitted to have more than one detached sign under these regulations, the distance between said detached signs on each parcel shall be not less than three hundred feet.
  - (3) ~~Subject to the provisions of Division 4 of this Article, the total area of all detached signs on each parcel shall not exceed one square foot of sign area for each lineal foot of street frontage of the developed portion of said parcel. Delete~~
- ~~(c) (b) No detached sign shall exceed a height of 35 feet. No detached monument type sign shall exceed ten (10) feet in height, measured from the sidewalk parking lot, whichever is lower. No sign shall exceed 48 square feet in area.~~

(b)(c) Two attached signs for each occupancy. Said signs shall not exceed a total aggregate area of three (3) square feet of sign area for each front foot of building occupancy. No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this Article are complied with.

(d) ~~No sign shall project into any require front, side yard or rear yard setback area.~~ A monument sign may be placed within required front, sideyard, or rear yard setback area. However, a monument sign shall be located ten (10) feet from any property line and five (5) feet from any driveway in order to provide a clear vision area.

SECTION 3.87. SIGN CLEARANCE AND ILLUMINATION REGULATED

The following regulations shall apply to sign clearance and sign illumination:

- (a) All illuminated signs in the A and R zones shall be indirectly illuminated. *Directly illuminated signs are allowed in the A and R zones subject to approval of a Planning Director's Special Permit.*
- (b) In all other zones illuminated signs may be of direct or indirect illumination subject to the provisions of Subsection (c) of this Section.
- (c) No sign which has a clearance of less than ten feet between the ground surface and the bottom of the sign shall be directly illuminated with exposed neon tubing or incandescent light globes. Only internal illumination protected by a plastic face or other acceptable material shall be permitted.
- (d) No permit for any sign shall be issued and no sign shall be constructed or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the State of California or rules and regulations duly promulgated by agencies thereof.

**TRANSPORTATION AND COMMUNITY DEVELOPMENT COMMITTEE  
PENDING ITEMS  
1990**

<u>Item</u>	<u>Responsible Department</u>	<u>Due to PWA</u>	<u>Meeting Date</u>	<u>Meeting Time</u>
Cosumnes River College Sphere of Influence	Planning	8/10	8/21	1:00 p.m.
R Street Corridor Plan	Planning			
Human Rights/Fair Housing Commission Powers	HR/FH			
Update on Downtown Development since adoption of the urban design plan	Planning			
Capital Area Building Heights Restriction	Planning			
Matters relating to Southern Pacific/ Union Pacific RR	Planning			
a. land use plan progress				
b. S.P. toxic clean up				
c. relocation of Bus Depot				
Cultural Arts/Entertainment District Master Plan	Manager			
Housing Element/Housing Strategy	Planning/ SHRA			
Housing Rehabilitation and Enforcement Proposals	Planning/ SHRA			
Annexations	Planning			
Arden-Garden Connector	Public Works			
RT Systems Planning Study	RT			
G&H Street Neighborhood Studies	Public Works			
Priorities in the Hwy 160/Business 80 area for Measure A	Public Works			
Richards Boulevard Connector	Public Works			
Central City Parking Policies	Public Works			
Urban Forest	Parks and CS			
Downtown Parking Study	Public Works			