

SACRAMENTO CITY PLANNING COMMISSION

September 28, 1965

City Planning Commission
City of Sacramento

REPORT: Architectural Review Program
Civic Improvement and Urban Aesthetics

MEMBERS IN SESSION:

It is our belief that the time has come--in fact a "scenic tour" of Sacramento might convince one that it is long overdue--for declaring the entire City as a "Civic Improvement District" as defined in Ordinance 2550-4th Series. Such action would permit architectural review procedures to be applied to buildings and sign permits on a city-wide basis rather than the now narrowly defined "areas around public buildings" jurisdiction of the Ordinance.

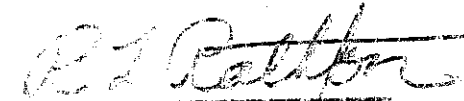
It has become clearly apparent that the existing program cannot improve community appearance in any measurable degree on such limited scale. Initially, the City adopted architectural review procedures to include the area around Sutters Fort and the Capital Building and Capitol Mall at a time when the legal procedure was in its infancy. In recent years the area was extended by the Council to all of the "Old City" and to every parcel of land or building surrounding public ownership in the entire City. During the ensuing years the Courts throughout the land have gradually built up a series of legal opinions which clearly establish the scope of aesthetic control regulation. The United States Supreme Court established a legal bench mark in this field in the case of Berman vs Parker, 1954, as per the following quotation:

"The concept of the public welfare is broad and inclusive... The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the COMMUNITY SHOULD BE BEAUTIFUL AS WELL AS HEALTHY, SPACIOUS AS WELL AS CLEAN, WELL BALANCED AS WELL AS CAREFULLY PATROLLED".

The Commission and the Council have successfully established a sound, reasonable review procedure and upon their record, it is believed feasible to expand this function to include the total City.

It is our opinion the issue as to the need for improvement of the urban scene is not debatable and with full recognition of the small part played by the Commission (real improvement can come about only through individual and group action of our citizens) we strongly urge the Commission consider the attached amendment to the existing Ordinance and the expansion of the current program.

Respectfully submitted,



R. L. MATHESON
Planning Director

RLM:vt

PROPOSED AMENDMENT ORDINANCE 2550-4th SERIES

Section 16 CIVIC IMPROVEMENT DISTRICT

A.

B. DISTRICT BOUNDARIES

Civic Improvement District Boundary shall consist of all the territory within the City of Sacramento.

C. PRECISED PLAN

A precised plan or district may be adopted for certain described areas within the City Limits to carry out specific -- private, public, or semi-public development programs.

Said plan may include but not be limited to standards as to design, site location of building and structures, parking areas, advertising devices and other development features.

SACRAMENTO CITY PLANNING COMMISSION

REPORT OF PLANNING DIRECTOR, R. L. RATHFON

NOVEMBER 9, 1965

City Planning Commission

MEMBERS IN SESSION:

Architectural Review Related to Building Permits.

A review of the building permits issued by the Building Inspector has been made to determine the approximate number of permits which would require submission to the Architectural Advisory Committee for special handling.

In the months of January and July 1965 the Inspector issued the following permits which would need review either administrative or by the Committee:

	<u>NEW BUILDINGS</u>		<u>REPAIRS & ADDITIONS</u>	
	JAN	JULY	JAN	JULY
Office Bldgs	4	7	5	11
Store	1	2	5	9
Warehouse	2	4	5	5
Service Sta	3	2	3	1
Churches	2	0	4	0
Misc.	0	3	8	4
TOTALS	12	18	30	30

(see attached charts from Building Insp reports)

On the assumption that a new sign ordinance will provide adequate control in this field, review may not be necessary there for the number of sign permits issued have not been included in this report.

On the assumption the review procedure may be the same as now used with the staff approving structure of good design (those designed by members of AIA and AIBD and others which obviously need not be held for formal action) the typical monthly permit total would be much less, perhaps as low as 50% in new construction. Repairs and Additions include a great number of interior jobs which would cut this figure.

The past two years of limited experience would indicate there should be no real problem in streamlining the procedure to assure the least possible delay in the issuance of building permits.

Respectfully submitted

R. L. Rathfon
R. L. RATHFON

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Building Inspector's Report --January, 1965

NO. OF BUILDING PERMITS

TYPES OF STRUCTURES

42
 9
 2
 7
 35 X
 11 X

New Dwellings
 New Duplexes
 New Apt. Houses (56 units)
 New Pvt. Gar. & Carports
 Electric signs
 New Commercials

4 Office Buildings
 1 Store
 2 Warehouses
 3 Service Stations
 1 Gas Storage Tanks
11

2 New Churches

90 Residential Repairs & Additions

84 Dwellings
 6 Apartments
90

26 Commercial Repairs & Additions

5 Warehouses
 5 Office Buildings
 5 Stores
 3 Service Stations
 8 Miscellaneous
26

4 Church Repair & Additions

1 Gratis Repairs & Additions

1 Kiddie Land in Wm. Land Park

229 Total Building Permits

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Building Inspector's Report ----- July, 1965

NO. OF BUILDING PERMITS

TYPES OF STRUCTURES

88
7
3
11
38
18

New Dwellings
New Duplexes
New Apt. Houses (16 units)
New Pvt. Gar. & Carports
Electric Signs \$28,800.
New Commercials 1,549.00

7 Office Buildings
2 Stores
4 Warehouses
2 Service Stations
3 Miscellaneous
18

1 New Church

114 Residential Repairs and Additions

108 Dwellings
6 Apartments

114

30 Commercial Repairs and Additions

5 Warehouses
11 Office Buildings
9 Stores
1 Gas Station
4 Miscellaneous

30

310 Total Building Permits

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SACRAMENTO CITY PLANNING COMMISSION

REPORT OF PLANNING DIRECTOR, R. L. Rathfon - September 14, 1965 from
November 10, 1964

PETITION TO REZONE

OWNER OF RECORD: Western Empire Development Co.
FUTURE OWNER: Same

APPLICANT: Herbert W. Brown, 6644 So. Land Park Drive

LEGAL DESCRIPTION OF PROPERTY: Lots A & B So. Land Park Hills #45

LOCATION: NW & SW Corners Gloria Drive & Fenwood Court

NO. LOTS: 2 NO. PARCELS: 2

USE: Existing - Vacant Land

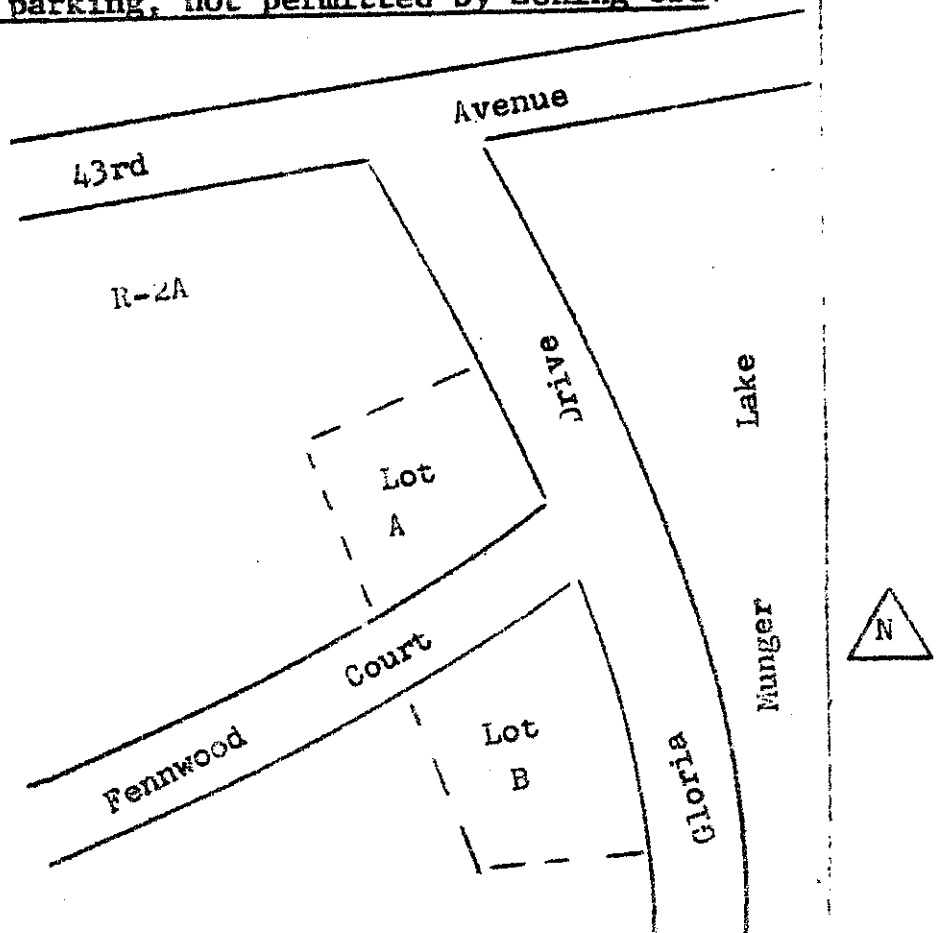
Proposed: Multi-Garden Apt

ZONING: Existing: R-1

Proposed: R-2A Garden Apt.

REQUEST: To rezone R-1 one-family to R-2A Garden Apt Zone in order to
utilize these two lots for Garden Type apts as per submitted plot plan.

STATEMENT: Submitted plans of proposed development
show backout parking, not permitted by Zoning Ord.



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