

Law and Legislation Committee Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2018-01597

November 27, 2018

Discussion Item 04

Title: Ordinance Amending Various Provisions of Title 17 of the Sacramento City Code Relating to Streamlining Land Use and Entitlement Processing Requirements and Code Maintenance (M18-012)

Location: Citywide

Recommendation: 1) Review an ordinance amending various provisions of Title 17 of the Sacramento City Code relating to Planning and Development; and 2) pass a Motion forwarding to City Council for approval.

Contact: Evan Compton, Principal Planner, (916) 808-5260, Community Development Department

Presenter: Evan Compton, Principal Planner, (916) 808-5260, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Ordinance (Redline)
- 3-Ordinance (Clean)

Description/Analysis

Issue Detail: Staff has prepared an ordinance that proposes numerous amendments to the Planning and Development Code (title 17 of the City Code) to incorporate City Council directed changes, correction of errors, and streamlining of land-use entitlement processes. All the proposed changes are summarized below in the Background section.

Policy Considerations: The 2035 General Plan Update was adopted by City Council on March 3, 2015. The Land Use and Urban Design section of the General Plan is primarily implemented through the Planning and Development Code (17.100.010 B.). The 2035 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The five-year update to the 2030 General Plan focused on updating policies and programs to reflect changed conditions and priorities, streamline development review and implementation, and address new State laws. The proposed amendments support the new priorities.

Economic Impacts: None.

Environmental Considerations: The changes to existing ordinances would revise existing administrative processes for development entitlement applications and amend various provisions regarding development standards. No physical development or change in the existing setting is proposed. The action would not result in a direct or reasonably foreseeable indirect physical effect on the environment. Therefore, the adoption of the ordinance is not a "project" covered by the California Environmental Quality Act (CEQA) under CEQA Section 21065 and CEQA Guidelines Section 15060(c)(2). Individual projects that may apply for entitlements under the ordinances would undergo separate environmental review.

Sustainability: Not applicable.

Commission/Committee Action: The Planning and Design Commission is scheduled to review the amendments on November 29, 2018 and their recommendation and any comments provided will be forwarded to the City Council.

Rationale for Recommendation: The amendments further the implementation of the 2035 General Plan by further streamlining the Planning and Development Code by simplifying the project review process in some instances. The amendments also incorporate the Council directed changes. Finally, the proposed amendments clean up previous errors, omissions, and corrects unintended consequences that hinder or lengthen the development process.

Financial Considerations: None.

Local Business Enterprise (LBE): Not applicable.

Background Proposed Amendments to the City Code: Staff has prepared an ordinance that amends Title 17 (the Planning and Development Code) that incorporates Council directed changes, corrects errors, fixes unintended consequences from the original adoption, and streamlines processes for land use entitlement processing. The City Council has directed staff to make several changes to Title 17. The proposed changes that eliminate confusing code, correct errors or correct unintended consequences are considered clarifying changes. The proposed changes that simplify the development process or requirements are considered streamlining changes. All the proposed changes to Title 17 are summarized below.

Council Directed:

Vice Mayor Hansen requested that staff forward an amendment to change the rounding for fractional requirements related to density calculations. Currently, the city code rounds down when there is a fractional requirement and the request is to change the rounding to allow rounding up to the whole number for calculations of 0.5 or more.

- Rounding up for fractional requirements when calculating density. (Section 17.104.050)

Councilmember Carr requested that staff forward an amendment to prohibit chain link fencing in the front yards of residential properties.

- Prohibition on chain link fencing for residential uses in the front and street side yards. (Section 17.620.110)

Clarifying/Corrections/Administrative Clean-Up Language:

- Public Works staff requested to clarify the applicable development standards for parcels with site access via the alley. (Subsection E.2 of Section 17.508.070)
- Planning staff requested to correct an error within the industrial land use sections which mislabeled a “Nonresidential care facility” as a “Non-profit residential care facility.” (Section 17.220.210; 17.220.310; 17.220.410)
- Planning staff requested to correct the bicycle parking requirements for multi-unit dwellings in the Suburban Parking District which has a missing number for long-term standards and an incorrect number for short-term standards. (Section 17.608.030 Part C)
- Planning staff requested to update the residential accessory structure section which references the driveway requirements in Section 18.08. However, this section of code has moved to 17.508. (17.624.040; 17.624.050; 17.624.060)
- Planning staff requested to update the parking section which references the driveway requirements in Section 18.08 which has moved to 17.508.
- Planning staff requested to correct an error for the Cannabis dispensary locational requirement language to require Commission level review for sites within 600 feet of

tobacco retailers less than 15,000 square feet regardless of the shelf space devoted to tobacco.

Streamlining:

- Change the minimum rear setback of a secondary dwelling unit from 15 feet to 5 feet to be consistent with the setback requirement for constructing a secondary dwelling unit above an existing accessory building and also remove the requirement of the secondary dwelling unit to match the architectural style of the main home. (Section 17.228.105)
- Allow Administrative Parking Permits to be applied to single-unit and duplex dwellings instead of requiring a Commission-level hearing to waive parking. (Section 17.608.060)
- Allow multiple temporary construction trailers for large construction projects and provide the ability for multiple renewals. (Section 17.228.126)
- Exempt antennas from site plan and design review which are granted a revocable permit for placement on city-owned property or as a secondary use on an existing utility pole. (Section 17.228.300)
- Remove the conditional use permit requirement for vet clinics in the Shopping Center (SC) zone consistent with other commercial zones. (Section 17.216.510)
- Remove the conditional use permit requirement for hotels/motels in the Shopping Center (SC) zone consistent with other commercial zones (Section 17.216.510)
- Planning staff requested to allow an option for a 24 hour desk service instead of requiring an onsite manager for projects with over 15 multi-unit dwellings.
- Planning staff requested to modify the level of review for PUD amendments to allow a Director level review for signage amendments only and the remainder of the amendment requests would be heard at the Planning and Design Commission level.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT

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

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

A. Subsection A of section 17.104.050 of the Sacramento City Code is amended to read as follows:

A. Number of residential units. When the calculation of residential density results in a fraction, ~~the number of allowed units is rounded down to the whole number. For example, assuming a minimum lot area per unit of 1,500 square feet and a 16,350 square foot lot, divide 16,350 by 1,500, which equals 4.9. The number of units allowed on the lot is 4 units (4.9 rounded down to the whole number 4) with a fractional part that is less than one-half, the number of allowed dwelling units is rounded down to the whole number. If the fractional part is equal to or greater than one-half, the number of allowed dwelling units is rounded up to the next whole number. For example, assuming a minimum lot area per unit of 1,500 square feet and a 6,750 square foot lot, divide 6,750 by 1,500, which equals 4.5. The number of units allowed on the lot is 5 units (4.5 rounded up to the whole number 5). Notwithstanding this subsection, a project shall not exceed the maximum allowed number of units permitted under the general plan designation.~~

B. Except as amended by subsection A above, all provisions of section 17.104.050 remain unchanged and in full effect.

SECTION 3.

A. Section 17.216.510 (SC zone) of the Sacramento City Code is amended as follows:

1. A row for “hotel; motel” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

<u>Hotel; motel</u>	
---------------------	--

2. A row for “veterinary clinic; veterinary hospital” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

<u>Veterinary clinic; veterinary hospital</u>	<u>Entire business to be conducted within a building and no outdoor boarding of animals is allowed</u>
---	--

3. The “Hotel; motel” row is deleted from subsection B.2 (Conditional uses, commercial and institutional uses).

Hotel; motel		PDC
-------------------------	--	----------------

4. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses, commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	<u>Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building</u>	PDC
--	---	-----

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 4.

A. Section 17.228.105 of the Sacramento City Code is amended as follows:

1. Subsection B is amended to read as follows:

B. Maximum area—calculation.

~~1.~~—The floor area of a ~~detached~~ secondary dwelling unit shall not exceed 1,200 square feet. The calculation of floor area ~~of the detached secondary dwelling unit~~ includes all ~~of the~~ floor area within the building envelope ~~of the entire detached structure~~, excluding garage space and exterior stairs.

~~2. The floor area of an attached secondary dwelling unit shall not exceed 50% of the existing living area, with a maximum increase in floor area of 1,200 square feet. If a garage is provided for the attached secondary dwelling unit, the calculation of floor area of the secondary dwelling unit does not include the floor area of the garage.~~

2. Subsection C is amended to read as follows:

C. Development standards.

1. The minimum distance between the primary single-unit dwelling and a detached secondary dwelling unit is ~~six~~four feet.

2. The height, lot coverage, and setback requirements applicable to the lot on which the secondary dwelling unit is located apply to the secondary unit, except for the following:

a. No setback is required for an existing legally-constructed accessory structure that is converted to a secondary dwelling unit; and

b. A secondary dwelling unit ~~constructed above an accessory structure~~ shall have a minimum rear-yard setback of five feet; and a minimum side-yard setback equal to the side-yard setback required by the zoning designation for the primary dwelling unit or five feet, whichever is less.

3. Subsection D.~~1~~ is amended to read as follows:

D. Design standards.

~~1. The secondary dwelling unit shall be designed to be architecturally compatible with the primary single-unit dwelling and the surrounding neighborhood in terms of scale; massing; and color, material, and texture of all exterior materials, including the roof, siding, window types, detailing, and trim.~~

21. The design of the secondary dwelling unit shall conform to the design guidelines applicable to the lot on which the secondary dwelling unit is located. ~~If the design of the primary single-unit dwelling or surrounding neighborhood conflict with the applicable design guidelines, the design guidelines control.~~

32. New secondary dwelling units should use universal access design features, including “no step” entrances, where topography and site constraints allow.

43. No portion of a secondary dwelling unit balcony, deck, or open-stair landing that faces the rear lot line or the side lot line nearest to the secondary dwelling unit shall be higher than three feet from the ground.

54. For secondary dwelling units that do not meet the zoning designation's setback requirements for the primary dwelling unit, no portion of any window that faces the lot line where the setback requirement for the primary dwelling unit is not met may extend above 10 feet from the ground.

B. Except as amended by subsection A above, all provisions of section 17.228.105 remain unchanged and in full effect.

SECTION 5.

A. Subsection B.1 of section 17.228.117 of the Sacramento City Code is amended to read as follows:

1. ~~For projects of 15 or more dwelling units~~ must have an onsite manager in the form of a resident manager or 24-hour desk service, ~~a manager shall reside onsite;~~

B. Except as amended by subsection A above, all provisions of section 17.228.117 remain unchanged and in full effect.

SECTION 6.

A. Section 17.228.126 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Administrative permit. A temporary commercial building intended to be used for not more than one year while the commercial use's permanent location is prepared for occupancy requires the issuance of an administrative permit. The temporary commercial building ~~shall be located in up to two trailers or modular buildings and~~ must be located within 300 feet of the commercial use's permanent building or tenant location.

2. Subsection D is amended to read as follows:

D. Term. The temporary commercial building permit shall be valid for one year from the date of its issuance and may be renewed ~~for up to an additional one-year period.~~

B. Except as amended by subsection A above, all provisions of section 17.228.126 remain unchanged and in full effect.

SECTION 7.

A. Subsection A of section 17.228.300 of the Sacramento City Code is amended to read as follows:

A. Antenna mounted on existing building or structure—General. Except as provided in [section 17.808.160 and](#) subsections B, C, and D of this section, and except for an antenna subject to sections 17.228.310 or ~~section 17.228.320~~, an antenna mounted on an existing building or structure, together with related equipment, is subject to director-level site plan and design review and shall conform to the following development standards:

1. The antenna, and its related equipment, shall not project above the roof parapet or penthouse roof line of the building, or the highest point of the structure to which the antenna is attached, by more than 12 feet.

2. The antenna, and its related equipment, shall not extend out more than six feet from the face of the building or surface of the structure to which is it attached.

3. The antenna panels and all brackets and cables shall be painted to match the building or structure at the point of attachment.

4. The equipment cabinet, if any, is located in one of the following locations:

a. On the roof of, or within, the building or structure on which the antenna is mounted;

b. Within any building located on the same parcel as the building or structure on which the antenna is mounted; or

c. On the ground and outside of any required setback or parking area on the same parcel as the building or structure on which the antenna is mounted.

5. An equipment cabinet located on a building roof shall conform to the requirements for roof-mounted mechanical equipment in chapter 17.600.

B. Except as amended by subsection A above, all provisions of section 17.228.300 remain unchanged and in full effect.

SECTION 8.

A. Subsection D.3 of section 17.228.920 of the Sacramento City Code is amended to read as follows:

3. The cannabis dispensary site is within 600 feet of any tobacco retailer that has 15,000 square feet or less of gross floor area ~~and devotes less than 2% of its retail shelving or 250 square feet, whichever is less, to the display, sale, offering of tobacco, tobacco products, tobacco paraphernalia, nicotine, nicotine products, nicotine paraphernalia, or smoking or vaping areas;~~ or

B. Except as amended by subsection A above, all provisions of section 17.228.920 remain unchanged and in full effect.

SECTION 9.

A. Subsection C of section 17.452.040 of the Sacramento City Code is amended to read as follows:

C. Amendment of a planned unit development schematic plan or development guidelines. An amendment to a planned unit development schematic plan or development guidelines is legislative in nature and subject to the procedural requirements in section 17.808.230. Amendments may be initiated by the city council, the planning and design commission, or by request by the owner of any parcel of property within the planned unit development. ~~The amendment is subject to the same procedural requirements as adoption of the schematic plan and development guidelines, except that if the amendment to the planned unit development schematic plan or development guidelines does not change the intensity of land uses by more than 10%, the amendment is subject to review and approval by the planning and design commission only.~~

B. Except as amended by subsection A above, all provisions of section 17.452.040 remain unchanged and in full effect.

SECTION 10.

A. Subsection E.2 of section 17.508.070 of the Sacramento City Code is amended to read as follows:

2. Sections 17.508.040 and 17.508.060 and subsections A through D of this ~~through~~ section ~~17.508.070~~ do not apply to alley access.

B. Except as amended by subsection A above, all provisions of section 17.508.070 remain unchanged and in full effect.

SECTION 11.

A. The “multi-unit dwelling (3 units or more)” row in section 1 of Table 17.608.030C (Residential uses) of the Sacramento City Code is amended to read as follows:

Multi-unit dwelling (3 units or more)				
a) With private garage or dedicated storage space for each unit	No spaces required	0.1 space per 10 dwelling units or 2 spaces whichever is greater	No spaces required	1 space per 20 dwelling units or 2 spaces, whichever is greater
b) Without private garage or dedicated storage space for each unit	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 10 dwelling units or 2 spaces, whichever is greater	1 space per <u>2</u> dwelling units or 2 spaces, whichever is greater	1 space per 20 dwelling units or 2 spaces, whichever is greater

B. Except as amended by subsection A above, all provisions of section 17.608.030 remain unchanged and in full effect.

SECTION 12.

A. Subsection H of Section 17.608.040 of the Sacramento City Code is amended to read as follows:

H. Access to the required on-site parking shall be provided by ~~means of a driveway that complies with chapter~~ shall comply with the requirements of section 18.08.050 ~~17.508.~~

B. Except as amended by subsection A above, all provisions of section 17.608.040 remain unchanged and in full effect.

SECTION 13.

A. Subsection A.1 of section 17.608.060 of the Sacramento City Code is amended to read as follows:

A. Administrative parking permit. Alternatives and other modifications to the standard off-street parking requirements stated in this subsection A are permitted with approval of an administrative parking permit. The planning director shall approve an application for an administrative parking permit if the alternatives proposed in the application substantially conform to the requirements in this section.

1. On-site alternatives to required vehicle off-street parking. ~~Except for required off street parking for single unit and duplex dwellings, o~~ne or more of the following alternatives may be substituted for required off-street parking spaces on the same parcel or integrated development site as the land use the spaces serve:

a. Additional bicycle parking. Four non-required bicycle parking spaces may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

b. Carsharing. One carshare space may be substituted for four required on-site vehicle parking spaces. "Carshare space" means a parking space reserved for a vehicle that can be rented or reserved for short periods of time, such as by the hour or minute.

c. Scooter and motorcycle parking. One scooter or motorcycle space may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

d. Shared parking. Required off-street parking facilities may be shared between two separate land uses upon demonstrating that the uses utilize the parking spaces at different times.

e. On-street parking. Each on-street parking space directly adjacent to the subject parcel may be substituted for one on-site vehicle parking space. If the parking in the street is unmarked, each 24 feet of adjacent street frontage that can be legally parked shall equal one on-street parking space.

f. Shared bicycles. Shared bicycles provided on-site for the use of employee commutes and off-site trips may be substituted for up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater. Two shared bicycles are equivalent to one on-site vehicle parking space.

g. Transportation management plan. The required number of on-site vehicle parking spaces for a development site or use shall be reduced by 35% if a transportation management plan permit has been approved under chapter 17.700.

B. Except as amended by subsections A above, all provisions of section 17.608.060 remain unchanged and in full effect.

SECTION 14.

A. Subsection A of section 17.620.110 of the Sacramento City Code is amended to read as follows:

The regulations in this section apply to walls and fences for single-unit, duplex, and multi-unit dwelling developments.

A. Front yards and street side yards. Walls or fences not exceeding 4 feet in height may be placed along the front and street side property lines or within the front-yard and street side-yard setback areas, subject to the following exceptions.

1. ~~Exception—Wrought-iron~~ Welded-metal fences. A decorative, open wrought-iron or tubular-steel fence not exceeding 6 feet in height may be placed along the front and street side property lines or within the front-yard and street side-yard setback areas.

a. This exception does not authorize solid walls or fences composed of chain link, woven wire, wood, or materials other than open wrought iron or tubular steel.

b. A post or pilaster, consisting of masonry, brick, or other solid material, not exceeding 18 inches square and 6 feet tall, may be used to support a wrought iron or tubular steel fence at a minimum distance between posts of 6 feet.

2. Exception—Chain link and woven-wire fences. Chain link and woven-wire fences are prohibited within the front-yard and street side-yard setback areas.

~~23.~~ Exception—Street side-yard setback area.

a. Fence location. A fence or wall not exceeding 6 feet in height may be placed within the street side-yard setback area if it is either located at least five feet from the street side property line, or is placed on a line parallel to the street and that represents the extension of the wall of the main building that is nearest to the street.

b. Landscaping requirement. Climbing vines, shrubs, or trees shall be planted along the base of that portion of the wall or fence that fronts a public street. The remaining setback area between the wall or fence and property line shall be landscaped with grass or other low groundcover. All plants shall be properly irrigated

and maintained. Only living vegetation may be used to meet the landscaping requirements.

~~34.~~ Exception—Gate feature. A decorative gateway feature is permitted ~~as long as if~~ the feature has a maximum height of 10 feet, a maximum length of 8 feet, and a maximum width of 24 inches.

B. Except as amended by subsection A above, all provisions of section 17.620.110 remain unchanged and in full effect.

SECTION 15.

A. Footnote 3 in section 17.624.040 of the Sacramento City Code is amended to read as follows:

~~3. Driveway and maneuvering requirements.~~

~~a.~~ Driveways for single-unit and duplex dwellings. Driveways shall conform to the requirements of chapter ~~18.08~~17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.040 remain unchanged and in full effect.

SECTION 16.

A. Footnote 6 in section 17.624.050 of the Sacramento City Code is amended to read as follows:

6. Driveways and maneuvering requirements for single-unit and duplex dwellings. Driveways for single-unit and duplex dwellings shall conform to the requirements of chapter ~~18.08~~17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.050 remain unchanged and in full effect.

SECTION 17.

A. Footnote 2 in section 17.624.060 of the Sacramento City Code is amended to read as follows:

2. Minimum dimensions. Minimum interior dimensions for the parking pad are 10 feet wide by 20 feet deep. This width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet.

Access to the parking pad must be paved. Driveways shall conform to the requirements of chapter ~~18.08~~17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.060 remain unchanged and in full effect.

SECTION 18.

A. Subsection D is added to section 17.808.160 of the Sacramento City Code to read as follows:

D. Antennas that are reviewed or exempt from review under section 3.76.050.

B. Except as amended by subsection A above, all provisions of section 17.808.160 remain unchanged and in full effect.

SECTION 19.

A. Subsection B.3 of section 17.808.230 of the Sacramento City Code is amended to read as follows:

3. ~~Minor~~An amendments to a planned unit development schematic plan ~~and or~~ development guidelines is. ~~An amendment to a planned unit development schematic plan or guideline that does not change the intensity of land uses by more than 10% is~~ subject to review by the planning and design commission, unless the amendment solely relates to a sign program specified in section 17.452.040.B.2.b, in which case the amendment is subject to review at the director level.

B. Except as amended by subsection A above, all provisions of section 17.808.230 remain unchanged and in full effect.

ORDINANCE NO.

Adopted by the Sacramento City Council
Date Adopted

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE 17 OF THE SACRAMENTO CITY
CODE, RELATING TO PLANNING AND DEVELOPMENT

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

SECTION 1.

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

A. Subsection A of section 17.104.050 of the Sacramento City Code is amended to read as follows:

A. Number of residential units. When the calculation of residential density results in a fraction, with a fractional part that is less than one-half, the number of allowed dwelling units is rounded down to the whole number. If the fractional part is equal to or greater than one-half, the number of allowed dwelling units is rounded up to the next whole number. For example, assuming a minimum lot area per unit of 1,500 square feet and a 6,750 square foot lot, divide 6,750 by 1,500, which equals 4.5. The number of units allowed on the lot is 5 units (4.5 rounded up to the whole number 5). Notwithstanding this subsection, a project shall not exceed the maximum allowed number of units permitted under the general plan designation.

B. Except as amended by subsection A above, all provisions of section 17.104.050 remain unchanged and in full effect.

SECTION 3.

A. Section 17.216.510 (SC zone) of the Sacramento City Code is amended as follows:

1. A row for “hotel; motel” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Hotel; motel	
--------------	--

2. A row for “veterinary clinic; veterinary hospital” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital	Entire business to be conducted within a building and no outdoor boarding of animals is allowed
--	---

3. The “Hotel; motel” row is deleted from subsection B.2 (Conditional uses, commercial and institutional uses).

4. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses, commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	PDC
--	--	-----

B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 4.

A. Section 17.228.105 of the Sacramento City Code is amended as follows:

1. Subsection B is amended to read as follows:

B. Maximum area—calculation. The floor area of a secondary dwelling unit shall not exceed 1,200 square feet. The calculation of floor area includes all floor area within the building envelope, excluding garage space and exterior stairs.

2. Subsection C is amended to read as follows:

C. Development standards.

1. The minimum distance between the primary single-unit dwelling and a detached secondary dwelling unit is four feet.

2. The height, lot coverage, and setback requirements applicable to the lot on which the secondary dwelling unit is located apply to the secondary unit, except for the following:

a. No setback is required for an existing legally-constructed accessory structure that is converted to a secondary dwelling unit; and

b. A secondary dwelling unit shall have a minimum rear-yard setback of five feet; and a minimum side-yard setback equal to the side-yard setback required by the zoning designation for the primary dwelling unit or five feet, whichever is less.

3. Subsection D. is amended to read as follows:

D. Design standards.

1. The design of the secondary dwelling unit shall conform to the design guidelines applicable to the lot on which the secondary dwelling unit is located.

2. New secondary dwelling units should use universal access design features, including “no step” entrances, where topography and site constraints allow.

3. No portion of a secondary dwelling unit balcony, deck, or open-stair landing that faces the rear lot line or the side lot line nearest to the secondary dwelling unit shall be higher than three feet from the ground.

4. For secondary dwelling units that do not meet the zoning designation’s setback requirements for the primary dwelling unit, no portion of any window that faces the lot line where the setback requirement for the primary dwelling unit is not met may extend above 10 feet from the ground.

B. Except as amended by subsection A above, all provisions of section 17.228.105 remain unchanged and in full effect.

SECTION 5.

A. Subsection B.1 of section 17.228.117 of the Sacramento City Code is amended to read as follows:

1. Projects of 15 or more dwelling units must have an onsite manager in the form of a resident manager or 24-hour desk service;

B. Except as amended by subsection A above, all provisions of section 17.228.117 remain unchanged and in full effect.

SECTION 6.

A. Section 17.228.126 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Administrative permit. A temporary commercial building intended to be used for not more than one year while the commercial use's permanent location is prepared for occupancy requires the issuance of an administrative permit. The temporary commercial building must be located within 300 feet of the commercial use's permanent building or tenant location.

2. Subsection D is amended to read as follows:

D. Term. The temporary commercial building permit shall be valid for one year from the date of its issuance and may be renewed.

B. Except as amended by subsection A above, all provisions of section 17.228.126 remain unchanged and in full effect.

SECTION 7.

A. Subsection A of section 17.228.300 of the Sacramento City Code is amended to read as follows:

A. Antenna mounted on existing building or structure—General. Except as provided in section 17.808.160 and subsections B, C, and D of this section, and except for an antenna subject to sections 17.228.310 or 17.228.320, an antenna mounted on an existing building or structure, together with related equipment, is subject to director-level site plan and design review and shall conform to the following development standards:

1. The antenna, and its related equipment, shall not project above the roof parapet or penthouse roof line of the building, or the highest point of the structure to which the antenna is attached, by more than 12 feet.

2. The antenna, and its related equipment, shall not extend out more than six feet from the face of the building or surface of the structure to which it is attached.

3. The antenna panels and all brackets and cables shall be painted to match the building or structure at the point of attachment.

4. The equipment cabinet, if any, is located in one of the following locations:

a. On the roof of, or within, the building or structure on which the antenna is mounted;

b. Within any building located on the same parcel as the building or structure on which the antenna is mounted; or

c. On the ground and outside of any required setback or parking area on the same parcel as the building or structure on which the antenna is mounted.

5. An equipment cabinet located on a building roof shall conform to the requirements for roof-mounted mechanical equipment in chapter 17.600.

B. Except as amended by subsection A above, all provisions of section 17.228.300 remain unchanged and in full effect.

SECTION 8.

A. Subsection D.3 of section 17.228.920 of the Sacramento City Code is amended to read as follows:

3. The cannabis dispensary site is within 600 feet of any tobacco retailer that has 15,000 square feet or less of gross floor area; or

B. Except as amended by subsection A above, all provisions of section 17.228.920 remain unchanged and in full effect.

SECTION 9.

A. Subsection C of section 17.452.040 of the Sacramento City Code is amended to read as follows:

C. Amendment of a planned unit development schematic plan or development guidelines. An amendment to a planned unit development schematic plan or development guideline is legislative in nature and subject to the procedural requirements in section 17.808.230. Amendments may be initiated by the city council, the planning and design commission, or by request by the owner of any parcel of property within the planned unit development.

B. Except as amended by subsection A above, all provisions of section 17.452.040 remain unchanged and in full effect.

SECTION 10.

A. Subsection E.2 of section 17.508.070 of the Sacramento City Code is amended to read as follows:

2. Sections 17.508.040 and 17.508.060 and subsections A through D of this section do not apply to alley access.

B. Except as amended by subsection A above, all provisions of section 17.508.070 remain unchanged and in full effect.

SECTION 11.

A. The “multi-unit dwelling (3 units or more)” row in section 1 of Table 17.608.030C (Residential uses) of the Sacramento City Code is amended to read as follows:

Multi-unit dwelling (3 units or more)				
a) With private garage or dedicated storage space for each unit	No spaces required	0.1 space per 10 dwelling units or 2 spaces whichever is greater	No spaces required	1 space per 20 dwelling units or 2 spaces, whichever is greater
b) Without private garage or dedicated storage space for each unit	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 10 dwelling units or 2 spaces, whichever is greater	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 20 dwelling units or 2 spaces, whichever is greater

B. Except as amended by subsection A above, all provisions of section 17.608.030 remain unchanged and in full effect.

SECTION 12.

A. Subsection H of Section 17.608.040 of the Sacramento City Code is amended to read as follows:

H. Access to the required on-site parking shall be provided by a driveway that complies with chapter 17.508.

B. Except as amended by subsection A above, all provisions of section 17.608.040 remain unchanged and in full effect.

SECTION 13.

A. Subsection A.1 of section 17.608.060 of the Sacramento City Code is amended to read as follows:

A. Administrative parking permit. Alternatives and other modifications to the standard off-street parking requirements stated in this subsection A are permitted with approval of an administrative parking permit. The planning director shall approve an application for an administrative parking permit if the alternatives proposed in the application substantially conform to the requirements in this section.

1. On-site alternatives to required vehicle off-street parking. One or more of the following alternatives may be substituted for required off-street parking spaces on the same parcel or integrated development site as the land use the spaces serve:

a. Additional bicycle parking. Four non-required bicycle parking spaces may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

b. Carsharing. One carshare space may be substituted for four required on-site vehicle parking spaces. "Carshare space" means a parking space reserved for a vehicle that can be rented or reserved for short periods of time, such as by the hour or minute.

c. Scooter and motorcycle parking. One scooter or motorcycle space may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

d. Shared parking. Required off-street parking facilities may be shared between two separate land uses upon demonstrating that the uses utilize the parking spaces at different times.

e. On-street parking. Each on-street parking space directly adjacent to the subject parcel may be substituted for one on-site vehicle parking space. If the parking in the street is unmarked, each 24 feet of adjacent street frontage that can be legally parked shall equal one on-street parking space.

f. Shared bicycles. Shared bicycles provided on-site for the use of employee commutes and off-site trips may be substituted for up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater. Two shared bicycles are equivalent to one on-site vehicle parking space.

g. Transportation management plan. The required number of on-site vehicle parking spaces for a development site or use shall be reduced by 35% if a transportation management plan permit has been approved under chapter 17.700.

B. Except as amended by subsections A above, all provisions of section 17.608.060 remain unchanged and in full effect.

SECTION 14.

A. Subsection A of section 17.620.110 of the Sacramento City Code is amended to read as follows:

The regulations in this section apply to walls and fences for single-unit, duplex, and multi-unit dwelling developments.

A. Front yards and street side yards. Walls or fences not exceeding 4 feet in height may be placed along the front and street side property lines or within the front-yard and street side-yard setback areas, subject to the following exceptions.

1. Exception—Welded-metal fences. A decorative, open wrought-iron or tubular-steel fence not exceeding 6 feet in height may be placed along the front and street side property lines or within the front-yard and street side-yard setback areas.

a. This exception does not authorize solid walls or fences composed of chain link, woven wire, wood, or materials other than open wrought iron or tubular steel.

b. A post or pilaster, consisting of masonry, brick, or other solid material, not exceeding 18 inches square and 6 feet tall, may be used to support a wrought iron or tubular steel fence at a minimum distance between posts of 6 feet.

2. Exception—Chain link and woven-wire fences. Chain link and woven-wire fences are prohibited within the front-yard and street side-yard setback areas.

3. Exception—Street side-yard setback area.

a. Fence location. A fence or wall not exceeding 6 feet in height may be placed within the street side-yard setback area if it is either located at least five feet from the street side property line or is placed on a line parallel to the street and that represents the extension of the wall of the main building that is nearest to the street.

b. Landscaping requirement. Climbing vines, shrubs, or trees shall be planted along the base of that portion of the wall or fence that fronts a public street. The remaining setback area between the wall or fence and property line shall be landscaped with grass or other low groundcover. All plants shall be properly irrigated and maintained. Only living vegetation may be used to meet the landscaping requirements.

4. Exception—Gate feature. A decorative gateway feature is permitted if the feature has a maximum height of 10 feet, a maximum length of 8 feet, and a maximum width of 24 inches.

B. Except as amended by subsection A above, all provisions of section 17.620.110 remain unchanged and in full effect.

SECTION 15.

A. Footnote 3 in section 17.624.040 of the Sacramento City Code is amended to read as follows:

3. Driveways for single-unit and duplex dwellings. Driveways shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.040 remain unchanged and in full effect.

SECTION 16.

A. Footnote 6 in section 17.624.050 of the Sacramento City Code is amended to read as follows:

6. Driveways and maneuvering requirements for single-unit and duplex dwellings. Driveways for single-unit and duplex dwellings shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.050 remain unchanged and in full effect.

SECTION 17.

A. Footnote 2 in section 17.624.060 of the Sacramento City Code is amended to read as follows:

2. Minimum dimensions. Minimum interior dimensions for the parking pad are 10 feet wide by 20 feet deep. This width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet. Access to the parking pad must be paved. Driveways shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.060 remain unchanged and in full effect.

SECTION 18.

A. Subsection D is added to section 17.808.160 of the Sacramento City Code to read as follows:

D. Antennas that are reviewed or exempt from review under section 3.76.050.

B. Except as amended by subsection A above, all provisions of section 17.808.160 remain unchanged and in full effect.

SECTION 19.

A. Subsection B.3 of section 17.808.230 of the Sacramento City Code is amended to read as follows:

3. An amendment to a planned unit development schematic plan or development guideline is subject to review by the planning and design commission, unless the amendment solely relates to a sign program specified in section 17.452.040.B.2.b, in which case the amendment is subject to review at the director level.

B. Except as amended by subsection A above, all provisions of section 17.808.230 remain unchanged and in full effect.