

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. RATHFON
Planning Director

RLR:vb

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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.