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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

May 21, 1991

Transportation and Community Development
Sacramento, California

Honorable Members in Session:

SUBJECT: Zoning Ordinance Amendment Relating to Wall
Regulations (M91-012).

LOCATION: Citywide

SUMMARY

The proposed Zoning Ordinance amendment adds Section 3.1 to the Comprehensive Zoning Ordinance of the City of Sacramento. The amendment as proposed will provide standards for structural stability and design of walls along major public streets, freeways, railroads, and between commercial and residential uses. These standards are intended to eliminate "broken down" walls and eyesores and improve the overall appearance of the neighborhoods.

BACKGROUND INFORMATION

At the request of City Councilmember Kastanis and the City Manager's Office, the Planning Division and Public Works Department have been engaged in developing a wall ordinance which would regulate wall design, setback, construction, and maintenance in order to provide quality design of various kinds of walls throughout the city. Several cities and counties throughout California were queried regarding their wall ordinances. The County of Sacramento has a wall ordinance which has been applied on developments throughout the County. In addition, City staff has met with the Building Industry to obtain its input and support for this proposed ordinance.

The proposed amendment pertains to walls which are required by the Noise Element of the General Plan, City ordinance, subdivision design, building permit, conditions to a special permit or other land use entitlements.

The amendment defines the visual appearance (brick, concrete, or masonry), height of walls (6 to 8 feet), long term maintenance funding, special permit procedure for any deviation, structural criteria, and landscaping of setbacks.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed project does not have the potential for causing a significant effect on the environment and has issued a Negative Declaration without mitigation requirements.

FINANCIAL DATA

The proposed Zoning Ordinance Amendment has no financial impact on the City of Sacramento.

POLICY CONSIDERATION

The proposed Zoning Ordinance Amendment as it relates to soundwall height and design is consistent with the General Plan policies as described in the Public Safety Element (Noise Element).

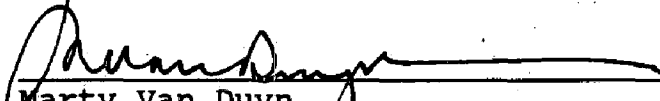
MBE/WBE

Since no goods or services are being purchased MBE/WBE efforts are not applicable.

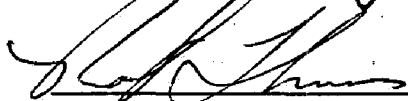
RECOMMENDATION

It is recommended that the Transportation and Community Development Committee recommend that the City Planning Commission recommend the City Council adopt the attached Zoning Ordinance Amendment relating to wall regulations in the City of Sacramento.

Respectfully submitted,

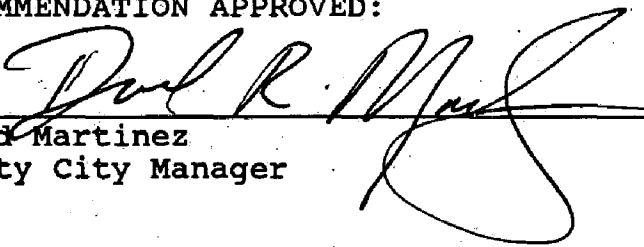


Marty Van Duyn
Planning Director



Robert Thomas, Acting Director
Planning and Development

RECOMMENDATION APPROVED:



David Martinez
Deputy City Manager

M91-012

Citywide
May 21, 1991

Contact Person:
Douglas I. Holmen, Associate Planner
449-5893

DRAFT

Section 3.1: WALL REGULATIONS

A. PURPOSE

The purpose of this section is to provide standards for structural stability and design of walls along public streets and between commercial and residential uses. These standards are intended to eliminate "broken down" walls and eyesores along public streets and improve the overall appearance of the neighborhoods.

B. APPLICATION

1. Walls required by Noise Studies or the Noise Element of the General Plan, City ordinance, subdivision design, building permit, conditions to a special permit or other land use entitlements shall comply with the standards set forth in this section.
2. Walls shall be provided as a requirement of a Final Map and required at the time the building permit is issued.
3. Walls located adjacent to State Department of Transportation (CalTrans) right-of-ways shall utilize the CalTrans soundwall design criteria and the CalTrans standard construction drawings of approved soundwall types. In areas where terrain, grade and access control allow, walls may be constructed within the state right-of-way under a CalTrans encroachment permit.

C. VISUAL APPEARANCE

1. Walls shall be constructed using brick, concrete, or masonry material.
2. The walls appearance shall be in character, scale and style of the surrounding neighborhood. The wall surface shall be easily maintainable.
3. Walls shall be setback a minimum of 25 feet from the public right of way if possible.
4. Setback areas shall be landscaped with groundcover, shrubs, vines, mounds and trees. An automatic irrigation system shall be installed in the landscaped setback area. The landscaped setback area shall be approved by the City Director of Parks and Community Services.

D. HEIGHT

1. Walls shall have a minimum height of 6'0" above the adjacent finished grade. In computing the minimum height where the finished grades differ on each side of the wall (the wall is also used as a soil retaining structure), the wall height shall be measured from the higher adjacent finished grade.
2. Walls shall have a maximum height of 8'0" above the adjacent finished grade. In computing the maximum height locations where the finished grades differ on each side of the wall (the wall is used as a soil retaining structure), the wall height shall be measured from the lower adjacent finished grade.
3. Notwithstanding Sections 1-2.1 and 1-2.2, wall heights that are determined as part of studies (noise analysis, visual impact, etc.) required by the City shall be incorporated into the wall design. Walls required to be greater than 8'0" in height shall be constructed utilizing soil mounding to reduce the apparent height (10 foot high wall equals 8 foot wall with a 2 foot mound).
4. Walls over six feet in height as required by noise studies or the noise element of the General Plan shall not require a variance.

E. LONG TERM MAINTENANCE FUNDING

A funding method to provide for the long term, ongoing maintenance of the wall and landscaped area shall be submitted to, and approved by the City.

F. SPECIAL PERMIT PROCEDURE

The Director of the Planning Division shall have the authority to grant special permits from the requirements set forth in this section in accordance with Section 15 of the Comprehensive Zoning Ordinance.

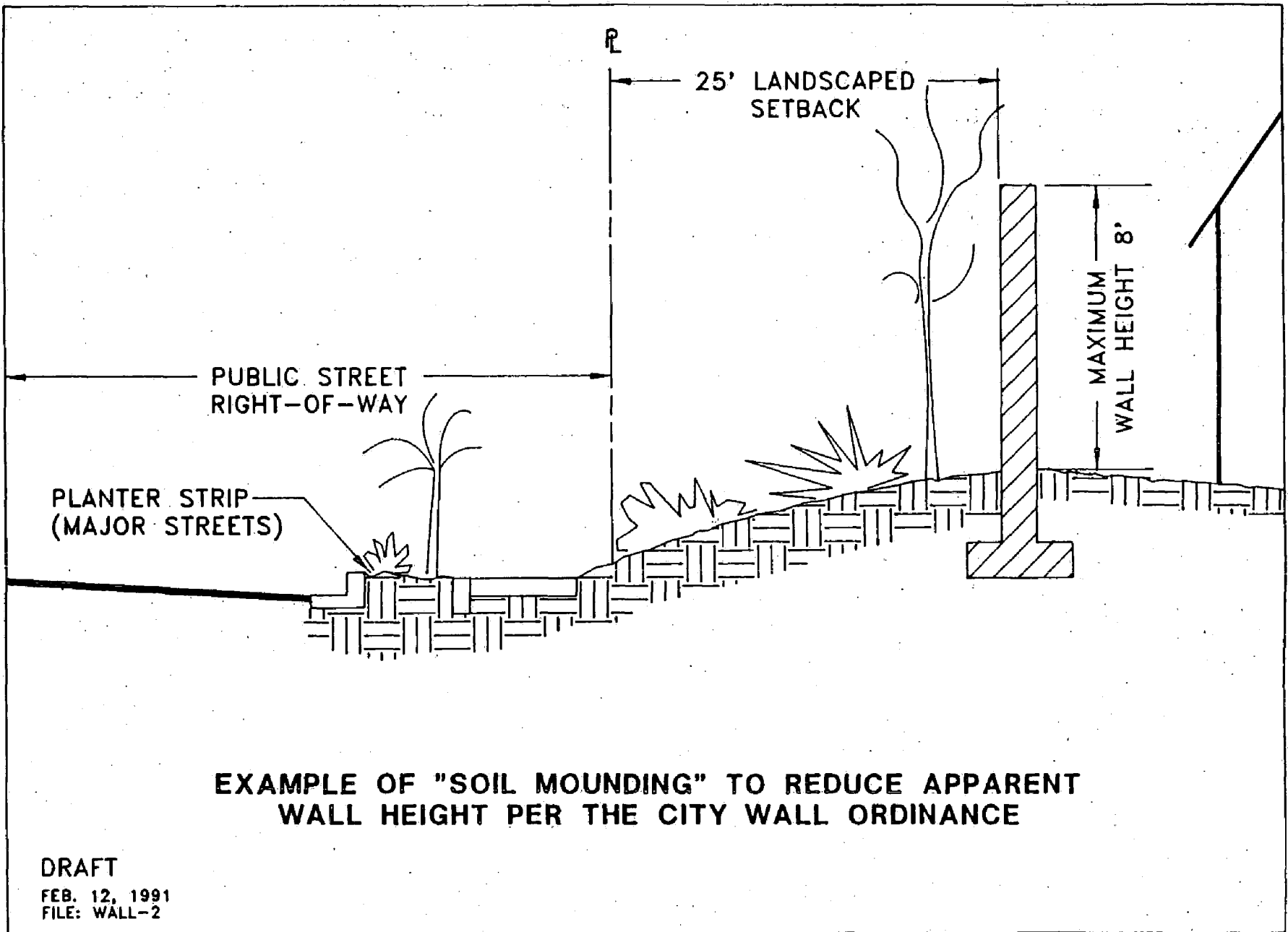
G. STRUCTURAL CRITERIA

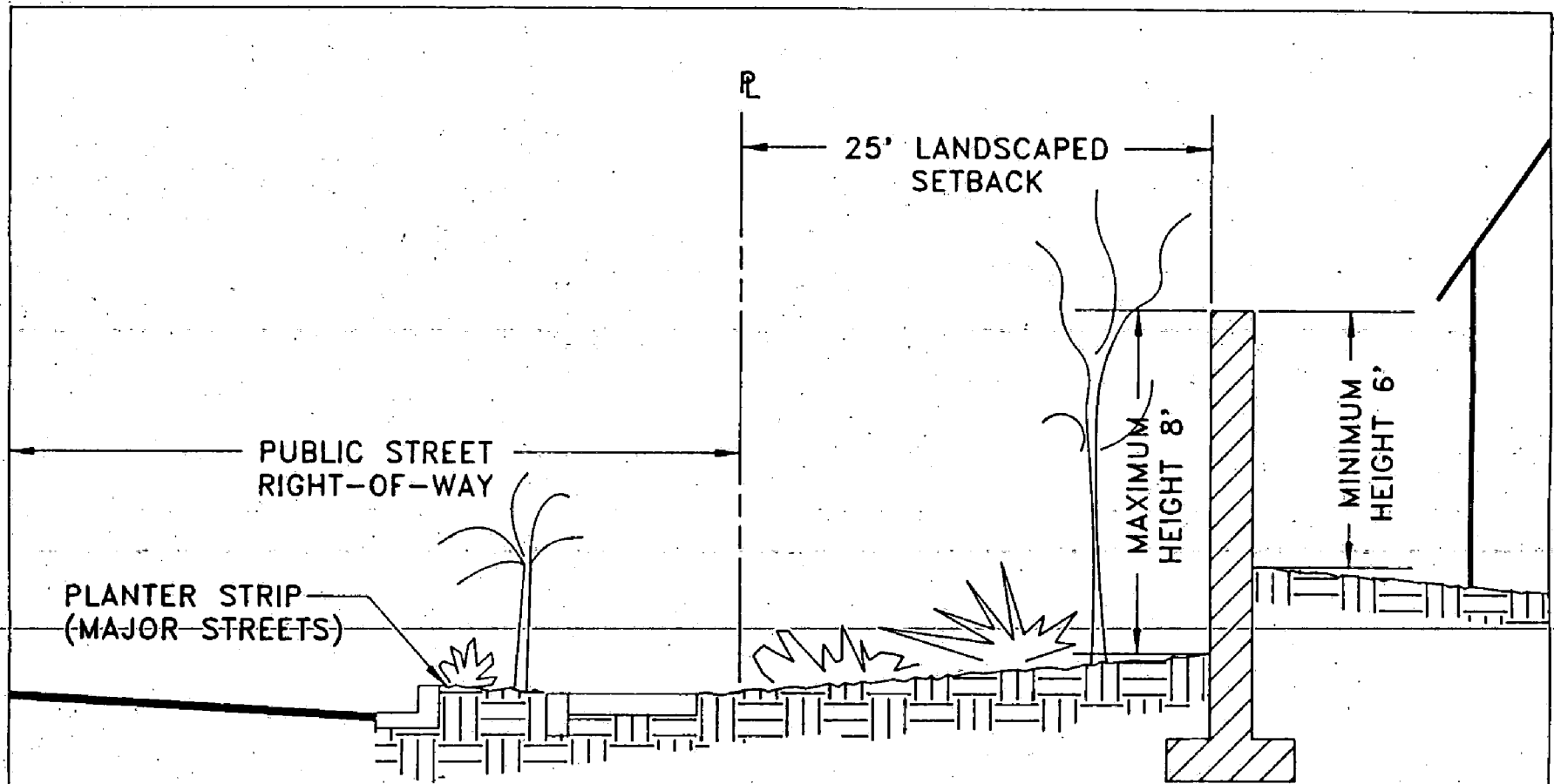
Walls shall be designed and constructed in accordance with either Section G-1-a or G-1-b:

1. Walls shall be designed in accordance with the applicable sections of the current Uniform Building Code (including, but not limited to, wind or seismic, and soil loadings), with the following requirements:
 - a. The permit exemption specified in Section 301(b)2 of the Uniform Building Code is amended to read: "Fences not over 5 feet 11

inches high."

- b. Walls shall have a minimum 12" deep x 18" wide portland cement concrete continuous footing or grade beam;
 - c. Walls shall have a minimum thickness of 6";
 - d. Precast panel walls shall utilize a minimum panel height of 4'0" for each wall section; and
 - e. Wood framed walls shall not be utilized;
2. Walls may be designed to meet CalTrans soundwall design criteria which meet or exceed the base stated standards and are acceptable as an alternative soundwall type.





NOTE: MAXIMUM AND MINIMUM HEIGHT REQUIREMENTS PERTAIN TO BOTH SIDES OF THE WALL.

**GENERAL CONDITIONS OF THE CITY WALL ORDINANCE
(TYPICAL EXAMPLE)**

DRAFT
FEB. 12, 1991
FILE: WALL-1

8