



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 26, 1982

APPROVED
BY THE CITY COUNCIL

NOV - 3 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination;
2. Amendment to the Conservation Element of the Sacramento City General Plan to provide for structure or lot orientation for increased solar access. (M-688)

SUMMARY

The proposed amendment clarifies the existing requirement for 80% north/south lot or structure orientation. The staff and Planning Commission recommend approval of the resolution.

BACKGROUND INFORMATION

In December 1980, the City Council adopted a series of energy savings measures, including the provision that requires 80% lot or structure orientation. Subsequent to its adoption, the 80% rule was applied to all residential projects. However, the present wording of the policy is confusing and does not state clearly that a combination of north/south structures and/or lots could be used to satisfy the policy. The proposed wording will clarify the policy.

The proposed wording also eliminates the need for findings when a project does not meet the 80% requirement. It allows approval of a subdivision when evidence, satisfactory to the City Council, is given that such orientation is not feasible.

VOTE OF PLANNING COMMISSION

On September 23, 1982, the Planning Commission, by a vote of six ayes, three absent, recommended approval of the amendment.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the amendment by:

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City Council

-2-

October 26, 1982

1. Ratifying the Negative Declaration;
2. Adopting the attached Resolution amending the Conservation Element.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp.
Attachments
M-688

November 3, 1982
District-All

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE CONSERVATION ELEMENT OF THE SACRAMENTO GENERAL PLAN RELATING TO LOT AND STRUCTURAL ORIENTATION FOR SOLAR ACCESS

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

SECTION 1.

The General Policy 5 of the Conservation Element of the General Plan shall be amended to read as follows:

5 - ~~In order to assure maximum solar access to the extent feasible, residential subdivisions with more than 20 single family lots must have be: 80-percent-or-more-of-all-lots-with-side-lot lines-oriented-within-22-1/2-degrees-of-true-north-unless-findings are-made-that-such-design-is-infeasible-due-to-configuration-or orientation-of-the-property, or-an-in-lieu-program-to-insure-80 percent-structure-orientation-within-22-1/2-degrees-of-true-north.~~

(a) developed such that at least 80% of the residential units constructed have their maximum glazing facing within 22 1/2 degrees of true south; or

(b) designed such that at least 80% of the lots have side lot lines oriented within 22 1/2 degrees of true south; or

(c) designed and developed such that at least 80% of the lots have either a structure with its maximum glazing facing within 22 1/2 degrees of true south or side lot lines oriented within 22 1/2 degrees of true south.

Provided, however, that the City Council may approve a sub-division when evidence, satisfactory to the City Council, is given that such orientation is not feasible.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION No. 82-767

Adopted by The Sacramento City Council on date of

RESOLUTION AMENDING THE CONSERVATION ELEMENT OF THE SACRAMENTO GENERAL PLAN RELATING TO LOT AND STRUCTURAL ORIENTATION FOR SOLAR ACCESS (M-688)

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

SECTION 1.

The General Policy 5 of the Conservation Element of the General Plan shall be amended to read as follows:

5. In order to assure maximum solar access to the extent feasible, residential subdivisions with more than 20 lots must be:

(a) developed such that at least 80% of the residential units constructed have their maximum glazing facing within 22-1/2 degrees of true south; or

(b) designed such that at least 80% of the lots have side lot lines oriented within 22-1/2 degrees of true south; or

(c) designed and developed such that at least 80% of the lots have either a structure with its maximum glazing facing within 22-1/2 degrees of true south or side lot lines oriented within 22-1/2 degrees of true south.

Provided, however, that the City Council may approve a subdivision when evidence, satisfactory to the City Council, is given that such orientation is not feasible.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

NOV - 3 1982

OFFICE OF THE
CITY CLERK

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Resolution amending the Conservation Element of Sacramento City General Plan to provide for structure or lot orientation for increased solar access

SUMMARY: The proposed resolution amendment clarifies the existing requirement for 80% north/south lot or structure orientation and deletes the need for findings when a project does not meet the 80% requirement.

BACKGROUND: The City Council adopted a series of energy saving measures in December 1980, including 80% north/south structure or lot orientation for projects with more than 20 lots (see exhibit A). This allowed increased south oriented glazing and resultant energy saving.

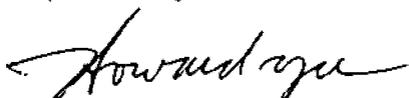
The proposed revision eliminates the need for findings when a project does not meet the 80% requirement. It also allows approval of a subdivision when evidence, satisfactory to the City Council, is given that such orientation is not feasible.

ENVIRONMENTAL IMPACT: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

1. Ratification of the Negative Declaration.
2. Recommend adoption of the resolution amendment by the City Council.

Respectfully submitted,



Howard Yee,
Principal Planner

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