



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

CITY MANAGER'S OFFICE  
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July 23, 1980

Redevelopment Agency of the  
City of Sacramento  
Sacramento, CA

**CITY GOVERNING BOARD**

- Phillip L. Isenberg, Mayor
- Lloyd Connelly
- Lynn Robie
- Blaine H. Fisher
- Thomas R. Hoerber
- Douglas N. Pope
- John Roberts
- Anne Rudin
- Daniel E. Thompson

Honorable Members in Session:

**SUBJECT:** Adoption of Development Guidelines and Design Standards for Family Housing Complex, Block 35th - 36th at 5th Avenue (Duplex)

**COUNTY GOVERNING BOARD**

- Illa Collin
- C. Tobias (Toby) Johnson
- Joseph E. (Ted) Sheedy
- Sandra R. Smoley
- Fred G. Wade

SUMMARY

Attached is a Resolution by which you adopt Design Standards and Guidelines for the subject Family Complex in the Oak Park Project Area.

**EXECUTIVE DIRECTOR**

William G. Seline

BACKGROUND

P.O. Box 1834  
Sacramento, CA 95809  
830 I Street  
Sacramento, CA 95814  
(916) 444-9210

The Redevelopment Plan for the Oak Park Project states that design standards must be adopted by the Agency for multi-family projects. Most of the Standards contained in the attached Exhibit "A" have been taken from the Redevelopment Plan and, therefore, are fixed requirements. Statements concerning architectural character, construction materials, allowable colors, and landscaping standards have been added by either the Oak Park PAC or staff. The adopted Design Standards of the Architectural Review Board have been incorporated into the Agency Standards by reference. The Design Standards were reviewed by the Oak Park PAC at its July 2, 1980, meeting. PAC comments have been included.

FINANCIAL DATA

There are no direct costs involved with the adoption of these Standards. Indirect costs would surface in the design and construction of the project based upon the adopted Standards.

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY

Date 7/29/80

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## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of July 7, 1980, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached Resolution. The votes were recorded as follows:

AYES: Coleman, Knepprath, Luevano, A. Miller, B. Miller,  
Serna, Teramoto

NOES: None

ABSENT: Fisher, Walton

## RECOMMENDATION

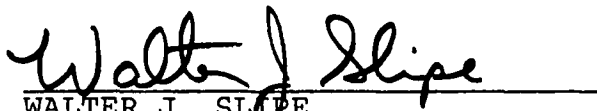
I recommend that the attached Development Guidelines and Design Standards be adopted.

Respectfully submitted,



WILLIAM G. SELINE  
Executive Director

TRANSMITTAL TO COUNCIL:

  
WALTER J. SLUPE  
City Manager

Contact Person: Robert E. Roche/Theodore R. Leonard

RESOLUTION NO. 2926

Adopted by the Redevelopment Agency of the City of Sacramento

7-29-80


ADOPTING DEVELOPMENT GUIDELINES AND DESIGN  
STANDARDS FOR OAK PARK FAMILY HOUSING PROJECT  
BLOCK 35th - 36th at 5th AVENUE

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF  
SACRAMENTO:

Section 1. The Development Guidelines and Design Standards  
attached to this Resolution as Exhibit "A", and incorporated by  
this reference, for the Oak Park Family Housing Project, Block  
35th-36th at 5th Avenue, are hereby adopted.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
SECRETARY

APPROVED  
SACRAMENTO REDEVELOPMENT AGENCY

Date 7/29/80

DEVELOPMENT GUIDELINES AND DESIGN STANDARDS  
24-UNIT MULTI-FAMILY COMPLEX  
Block 35th-36th at 5th Avenue

I. Design Standards for Development

A. Residential

All new construction of residential development within the Target Area shall be constructed according to Design Standards for Residential Development to be adopted by the Agency. These Standards shall be prepared for multi-family developments and will include, but not be limited to, criteria for: architectural character, setback and land coverage, construction material, fencing and screening, allowable colors, landscaping standards, parking space requirements, and procedure for presentation and approval of development and construction plans. These Standards shall be prepared in cooperation with the Project Area Committee and presented before the Agency in a public hearing prior to adoption by the Agency. Notice of the hearing shall be published in a newspaper of general circulation in Sacramento County once a week for two weeks preceding the hearing.

II. Development Standards

Many of the following Standards are included in the Redevelopment Plan for Oak Park while others have been recommended since the Plan was adopted:

A. Meet or exceed those standards set forth in the following manuals:

- . U.S. Department of Housing and Urban Development, "HUD Minimum Property Standards", #4900.1, 1973 Edition.
- . U.S. Department of Housing and Urban Development, Office of Policy Development and Research, "Design Guidelines for Creating Defensible Spaces."
- . U.S. Department of Housing and Urban Development, Office of Policy Development and Research, "Crime in Public Housing", Volumes I and II.
- . U.S. Department of Justice, Law Enforcement Assistance Administration, "Architectural Design for Crime Prevention."

B. Architectural Character

Each building unit shall be an integral element of the overall site design, and shall reflect and complement

the character of the surrounding neighborhood.

The basic design objective for residential buildings is the creation of an environment which is conducive to an improved neighborhood and quality living conditions. The design shall provide adequate open space in combination with the suitable siting of buildings and location of parking areas:

C. Construction Materials

Construction materials shall be those that will make up a durable/maintenance-free building with a life expectancy of forty (40) years plus. Consideration shall be given to select those which are proven to be energy efficient.

D. Allowable Colors

Colors, whether applied or integral, shall be in harmony with one another within the project and with the project design theme and the surrounding neighborhood.

E. Landscaping Standards

Landscaping material shall be as large and healthy as possible, compatible to the scope of the project, the character of design and the neighborhood, and shall consist of plant materials known to be of a hardy nature with a history of good performance within the locality, and low maintenance. Use of applied, loose covers such as bark, decomposed granite, other crushed rock or gravel type materials will not be allowed.

F. Aesthetic Improvement Requirements

For low-income housing projects, the Housing Authority will strive to provide art work to the extent it is economically feasible to do so, taking into consideration available funding, construction and development costs, and the need for good, standard housing units versus cultural and aesthetic desires.

G. Building Coverage: Maximum coverage 40% of the site.

H. Maximum Density:

1. Unit Density - 12 units per acre
2. Population Density - 150 individuals per acre  
(2 people per bedroom)

I. Landscaped Open Space - Minimum 25%.

This area is to be devoted exclusively to plant material and landscaping treatment for the use of all development residents. Private patios, stairways and parking lot planters are not to be included in the calculation of the area.

J. Building Setbacks

Street frontage - 20' minimum unless City Planning Commission requires more for specific zoning.

The setbacks are minimum. A variety of building setbacks is considered desirable.

K. Height of Units

All units shall be one story.

A tentative plan indicates 24 one-story duplex units.

L. Parking

1. Multi-family housing: One and one-half (1½) spaces per one (1) unit.
2. Open surface parking lots are to be interspersed with planters. Planters are to occupy 5% of the area of any surface parking lot.
3. No parking is to be within the setback areas.

M. Service and Utilities

1. Trash and garbage are to be stored within a substantially built screen enclosure.
2. All utility meters are to be screened from view.
3. All utility service is to be underground.

N. Size of Units

1. Each unit shall have approximately 1,200 s.f., consisting of three bedrooms, living room, kitchen, dining room, bath and one-half (half bath shall include stall shower), typical closets, and separate storage with outside access. Bedrooms shall consist of one master bedroom, approximately 156 s.f., and two standard size bedrooms, approximately 132 s.f.
2. Washer/dryer space and services shall be designed into each unit.

O. Fenced Patio

1. Minimum size to pole 225 s.f.
2. 4' high solid fence with locking gate

3. 1-110v. A.C. waterproof outlet
4. 1-hose bibb
5. 1-area drain

P. Privacy

Design considerations shall be given for privacy between units. Specifically, exterior doors and windows shall be laid out so that one does not look directly into the other.

Q. Building Exteriors

Design considerations shall be given to enhance the buildings' finish. Stone or brick could be used with cement plaster and composition shingles that look like wood shingles are desirable.

R. Play Areas

An area especially designed for tots and young children shall be designed into the project. It shall include sufficient apparatus for the children of the project and a bench for parents. It shall be located within the project so that the noise level will be a minimum to occupants.

S. Unit Features

1. Non-handicapped units

- a. Resilient floor covering throughout.
- b. Central heating and air conditioning.
- c. Central T.V. antenna system.
- d. Fire alarm and fire extinguishing system.
- e. Inclusion of passive solar design.
- f. On front and rear doors, provide integral passage set/1" deadbolt hardware and a high quality screen door.

2. Handicapped units (all items indicated in S-1 above)

- a. Meet or exceed those standards set forth in the following manuals:
  - . U.S.A. Standard Specification for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped, #USAS A117.1-1961.
- b. Bathrooms
  - (1) 32" min. clearance in front of all fixtures.
  - (2) 36" min. turning radius for wheelchairs.
  - (3) Cabinet space below lavatory shall be open for wheelchair space.

- (4) Hot water pipes and drains to be insulated within open space below lavatory.
- (5) Lever handles at lavatory.
- (6) Scald-proof mixing valves at tub and shower.
- (7)  $\frac{1}{2}$ " max. curb at shower threshold.
- (8) Hand-held adjustable shower head at shower.
- (9) Fold down seat in shower.
- (10) Time clock heat lamp.
- (11) Emergency alarm.
- (12) Lavatory and countertop to be +32" from floor.
- (13) Tilt mirror at +38 from floor.
- (14) Medicine cabinet at +38" from floor.
- (15) Door to swing out.
- (16) Full complement of grab bars at tub, shower and toilet.
- (17) Towel bars and shower curtain rod to be grab bar quality.
- (18) Toe space at cabinets to be 9" high and 4" deep.

### 3. Kitchen

- (1) Counter tops to be +32" from floor.
- (2) Upper cabinets to be +15" above counter tops.
- (3) Toe space at cabinets to be 9" high and 4" deep.
- (4) Cabinet space below kitchen sink shall be open for wheelchair access.
- (5) Hot water pipes and drains to be insulated within open space below sink.
- (6) On/off switches for exhaust fan and lights shall be remotely controlled from location on face of lower cabinet directly below counter top edge.
- (7) Lazy Susan shelves are desirable at lower corner cabinets.
- (8) Pull-out shelves are desirable at all lower cabinets.
- (9) Cabinet door swing direction shall be designed for best wheelchair access.
- (10) Refrigerators to have side-by-side type freezers.
- (11) Ovens to have side-hinged doors and be self-cleaning.
- (12) Ranges to have all controls located near the front.

### 4. Bedrooms

- (1) Emergency alarm.
- (2) Switch-controlled 110v. outlet for night light.



5. Living Room
  - (a) Switch-controlled 110v. outlet for night light.
6. Miscellaneous Requirements
  - (a) Outside viewer on main entry door mounted at +50".
  - (b) Provide lever handles on main outside entry and exit doors with heavy duty integral passage set/1" deadbolt hardware.
  - (c) All hallways to be 44" wide (clear).
  - (d) All interior doors to be 32" wide (clear).
  - (e) Provide front loading electric washer and dryer.

T. Presentation and Approval of Development and Construction Plans

Preliminary and final construction plans for this complex will be reviewed by the Project Area Committee, the Architectural Review Board and the Housing and Redevelopment Commission. All recommendations will be forwarded to the City Housing Authority for final approval.