

# Appendices

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### APPENDIX A — ADDITIONAL RESOURCES

These resources provide more information about the neighborhoods, as well as relevant City programs and ordinances.

#### General Planning Resources

##### *Sacramento Municipal Code*

Title 17 of the Sacramento Municipal Code contains information relevant to development standards, including height limits and setbacks. The code is available at:

<http://cityofsacramento.org/dsd/citycode.htm>

Go to the zoning code section.

##### *Implementation Plan*

The *2005-2009 North Sacramento Implementation Plan* acts as the operating plan for the Sacramento Housing and Redevelopment Agency (SHRA) with regard to the North Sacramento neighborhood. The document outlines goals, specific projects, and proposed costs for implementation. The Plan is available at:

[www.shra.org/Content/CommunityDevelopment/ImplPlanTOC.htm](http://www.shra.org/Content/CommunityDevelopment/ImplPlanTOC.htm)

#### Commercial and Home Improvement Funding

##### *Commercial Revitalization Program*

This SHRA program offers free architectural and construction management services for business owners interested in improving the appearance and function of older commercial buildings. Property owners must invest a minimum of \$10,000 in improvements to be eligible. Funding for improvements is provided as a matching rebate of up to \$50,000. For more information, contact SHRA at (916) 440-1328.

##### *Grow Sacramento Fund*

The Grow Sacramento Fund (GSF) is a non-profit lender providing small business loans under the U.S. Small Business Administration's 7(a) program. GSF offers technical assistance and provides loans between \$25,000 and \$2,000,000 at market rate financing for new and expanding businesses in the City and County of Sacramento. Loans may be used to acquire land and buildings, make leasehold improvements, and purchase machinery and equipment. For more information, contact SHRA at (916) 440-1399 ext. 1414.

##### *Targeted Commercial Corridors*

Older commercial corridors are key to the economic vitality of the City of Sacramento. Sections of Del Paso Boulevard are Targeted Commercial Corridors, which makes them eligible for technical assistance and public funding for commercial development. For more information, contact the City of Sacramento at (916) 808-7063.

### ***Home Repair Programs***

SHRA administers several home repair and improvement programs, including emergency repair, accessibility, and repair assistance for seniors. Homeowner rehabilitation loans are also available. To learn more about these programs, see the SHRA website or contact the SHRA at (916) 440-1322.

[www.shra.org/Content/Housing/HomeRepair/HomeRepairTOC.htm](http://www.shra.org/Content/Housing/HomeRepair/HomeRepairTOC.htm)

### **Transit-oriented Development**

The following documents have been designed to provide guidance for transit-oriented development:

#### ***Regional Transit***

*Transit for Livable Communities* (July 2002)

[www.sacrt.com/TLC/index.stm](http://www.sacrt.com/TLC/index.stm)

*Bus and Light Rail Design Guidelines* (update in progress)

*Regional Transit Master Plan* (update in progress)

#### ***City of Sacramento***

*Transit Overlay Ordinance* (Municipal Code, 2002)

*Light Rail Station Ordinance* (Municipal Code, September 2004)

*Light Rail Transit Land Use Policies and Guidelines* (April 2005)

[www.sacgp.org/GP\\_Documents/TBR/Public-Draft/TBR\\_Chapter-9\\_References.pdf](http://www.sacgp.org/GP_Documents/TBR/Public-Draft/TBR_Chapter-9_References.pdf)

*Swanston Station Transit Village Plan* (projected completion 2007)

*Northeast Line Light Rail Station Plans* (projected completion 2007)

#### ***Caltrans***

*Transit Oriented Development Compendium* (June 2005)

### **Historic Preservation Standards**

***U.S. Secretary of the Interior's Standards for Rehabilitation***

## Appendix A

The U.S. Secretary of the Interior sets the standard for the rehabilitation and maintenance of historic structures. While these Design Guidelines are not intended to set standards for historic structures, some of the information on this National Park Service website may be useful to individuals who want to learn more about how to protect residential properties that are 50 years old or older.

[www.cr.nps.gov/tps/standguide/rehab/rehab\\_index.htm](http://www.cr.nps.gov/tps/standguide/rehab/rehab_index.htm)

### ***City of Sacramento Historic Preservation***

The City's Historic Preservation Department oversees the environmental review of potentially historic structures 50 years old or older. Structures proposed for demolition may also be subject to review as potentially eligible for listing on the City's register of historic landmarks and contributing resources. The City has adopted the Secretary of the Interior's Standards for review of historic preservation projects under Sacramento Municipal Code, Chapter 15.124, which can be found at:

[www.qcode.us/codes/sacramento/view.php?topic=15-15\\_124](http://www.qcode.us/codes/sacramento/view.php?topic=15-15_124)

Work done in compliance with the U.S. Secretary of the Interior's Standards is considered to have a less than significant impact for purposes of environmental review under the California Environmental Quality Act (CEQA).

### **Manufactured Homes**

#### ***U.S. Department of Housing and Urban Development***

<http://www.hud.gov/offices/hsg/sfh/mhs/mhshome.cfm>

#### ***Manufactured Housing Institute***

The 2000 Manufactured Housing Improvement Act

[www.manufacturedhousing.org/lib/showtemp\\_detail01.asp?id=106&cat=6](http://www.manufacturedhousing.org/lib/showtemp_detail01.asp?id=106&cat=6)

#### ***California Health and Safety Code***

Mobilehomes-Manufactured Housing Act of 1980 (Division 13, Part 2 of the California Health and Safety Code)

[www.leginfo.ca.gov/.html/hsc\\_table\\_of\\_contents.html](http://www.leginfo.ca.gov/.html/hsc_table_of_contents.html)

#### ***California Manufactured Housing Institute***

[www.cmhi.org](http://www.cmhi.org)

### **APPENDIX B — PREDOMINANT RESIDENTIAL ARCHITECTURAL STYLES**

The most typical existing residential North Sacramento architectural styles are detailed in this section. The architectural styles shown are graphically represented by photos taken within the redevelopment area. The examples are not *intended to be emulated in new construction in their pure form*, but are provided for informational purposes to help applicants better understand and respond to the existing residential context.

## Appendix B

### Ranch

The Ranch style home was popular from the 1950s through the 1970s. Low and rambling, the Ranch home occupied more square footage than previous architectural styles. Ranch style homes can have a simple rectangular floor plan, or an L-, T-, or U-shape, with the attached garage usually as one arm of these more complex layouts.

#### ***Ranch design features:***

- wide, horizontal facade
- built-in garage common
- single story
- hipped, cross-gabled, and side-gabled roofs
- low-pitched roof
- moderate to wide eave overhang
- wood or brick wall cladding (sometimes in combination)
- ribbon windows
- picture windows
- minimal front entry features

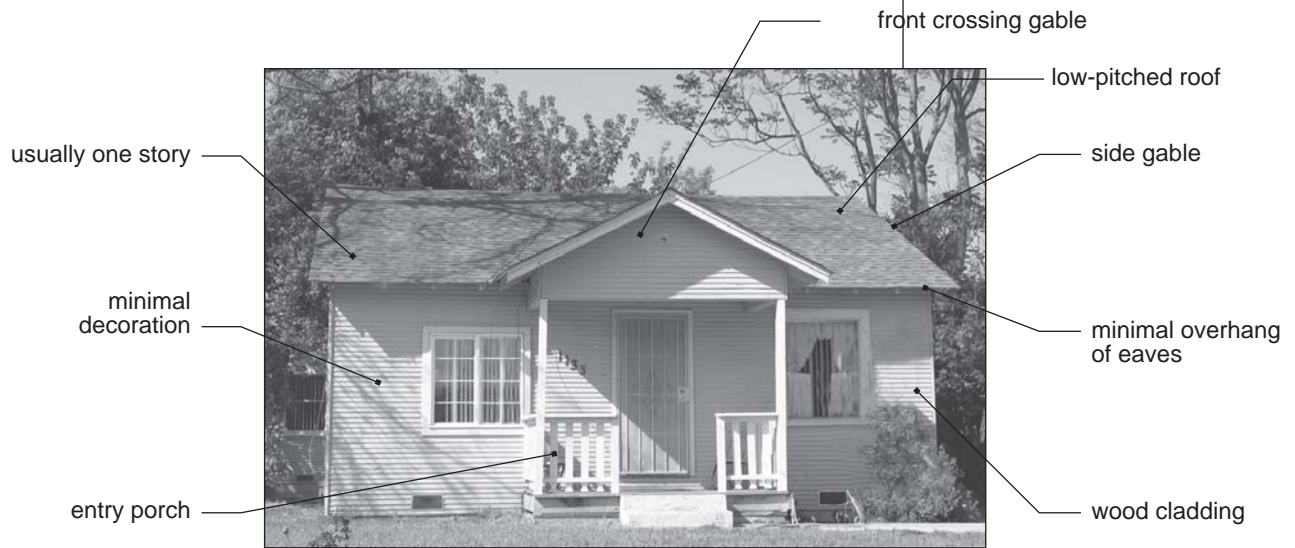


### Minimal Traditional

Minimal Traditional was a popular style from the 1930s into the 1950s. The homes were inexpensive to build and allowed a greater proportion of the general populace to enjoy home ownership. Their styling reflects the influence of Tudor, Colonial Revival, and Craftsman Cottages that were popular through the 1920s. However, Minimal Traditional homes are considerably more streamlined and display simpler decorative features than their predecessors.

#### ***Minimal Traditional design features:***

- low-pitched roof
- usually one story
- minimal decoration
- side gable roof, sometimes with front crossing gable
- minimal overhang of eaves
- wood or brick cladding
- entry porches



*Minimal Traditional home*

### APPENDIX C — COMMERCIAL ARCHITECTURAL STYLES

The most typical commercial architectural styles are depicted in this section to provide developers and designers with information on the neighborhood context that should be considered for commercial infill and renovations. The architectural styles shown are graphically represented by photos taken within the redevelopment area. The examples are not *intended to be emulated in new construction in their pure form*, but are provided for informational purposes to help applicants better understand and respond to the existing residential context.

### California Mission Revival

The California Mission Revival style originated in southern California and was considered the “California counterpart” to the Colonial Revival style popular in the northeastern United States in the early 20th century. Rather than imitating design influences imported from the East Coast, this style was derived from historic Southwestern influences, including Puebloan and Spanish mission architecture. The Sacramento School District offices in North Sacramento is a notable example.

#### ***California Mission Revival design features:***

- dormers and roof parapets based on the arching and fluted shapes of Spanish missions;
- wide, overhanging eaves;
- exposed rafters;
- red-tiled roof;
- stucco walls; and
- arched windows and doors on ground level.



*California Mission Revival: North Sacramento School District Offices*

## Appendix C

### Streamline Moderne

The Streamline Moderne style, also known as Art Moderne, became popular in the 1930s and 1940s. Streamline Moderne design resulted in low, horizontal structures with smooth, streamlined surfaces, often punctuated with contrasting vertical elements such as blade signs. Structural glass, porcelain enamel panels, and tiles were used to produce polychrome designs for the exterior covering of the buildings. Glass blocks were also commonly used in this style, as were large glass show windows. This style is mostly commonly seen in movie theaters, department stores, gas stations, and bus stations. North Sacramento has many examples along Del Paso Boulevard, with Gene Flowers on Del Paso Boulevard as only one notable example.

#### ***Streamline Moderne design features:***

- smooth, rounded wall surfaces, often of stucco;
- flat roof with small ledge at roofline;
- horizontal grooves or lines in walls, sometimes of fluted or pressed metal;
- asymmetrical facade common;
- casement or corner windows or other horizontally arranged windows;
- glass-block windows, often curved; and
- unlike Art Deco, an emphasis on the horizontal, often with vertical accent elements.

flat roof with ledge



smooth, rounded wall surfaces

horizontally arranged windows

*Streamline Moderne: Gene Flowers on Del Paso Boulevard*

### Art Deco

The Art Deco style represented modernist expressions that symbolized the machine age, and stressed design principles that showcased the future rather than the past. It was popular from the 1920s through the 1940s. It used the newest construction techniques and materials available at the time, including advances in glazing and molded concrete. This style can be found in several commercial structures in North Sacramento.

#### ***Art Deco design features:***

- smooth wall surfaces, often of stucco;
- smooth-faced stone and metal;
- polychromy, often with vivid colors;
- simplified and streamlined forms;
- geometric designs, including zigzags;
- a vertical emphasis, with towers and other vertical projections; and
- machined and often metallic construction materials for decorative features.



*Art Deco: professional office on Arden Way*

### APPENDIX D — CHECKLIST FOR EVALUATING TRANSIT-SUPPORTIVE USES

The following checklist is intended for use by the developer and City planning staff in assessing the “transit-friendliness” of development proposals for any requested exception from the minimum development standards.

#### Land Use

- Are key sites within the project designated for “transit-friendly” uses and densities?
- Are higher residential densities or employment intensities located close to the transit station?
- Are multiple compatible uses located within buildings close to the transit station?
- Are public service uses such as government offices, libraries, and social service providers located and/or encouraged to locate close to the transit station?
- Are uses that provide support for transit riders, such as coffee houses, dry cleaners, and childcare, located and/or encouraged to locate close to the transit station?
- Does the project consist of uses that will contribute to “neighborhood completeness” in the larger sense to result in reduced demand for use of the automobile?

#### Site Design

- Are buildings and primary entrances sited to be easily accessible from the street?
- Does the project design (site layout) and location of buildings allow for clear, comfortable, and direct pedestrian access between the transit station, mixed land uses, and surrounding areas?
- Does the project design allow for intensification of land use over time?
- Are ground floor uses intended to be active and pedestrian-oriented?
- Are ground floor commercial uses in mixed-use buildings oriented to major streets, plazas, or parks?
- Does the project provide for amenities to promote a pedestrian environment between buildings?
- Do sidewalks along the street frontage connect to sidewalks and streets on adjacent and nearby properties?
- Does the project provide pedestrian-scale lighting, and trees to shelter and shade nearby streets and sidewalks?
- Will parks and plazas, if provided, reinforce the residential and commercial uses by creating “town squares” suitable for informal gatherings, public events, and lunchtime picnicking?
- Does the project allow for and encourage residents and employees to safely walk or bicycle to nearby commercial services, the post office, or a park.

#### Circulation and Parking

- Has parking been reduced in close proximity to the transit station?

- Is land devoted to surface parking, particularly those areas closest to the transit station, reduced through the construction of structured parking facilities?
- Are parking lots located behind buildings or in the interior of the block, and are the parking areas shared by several users?
- Are pedestrian routes visible from the street, and protected from fast-moving traffic?
- If there are feasible pedestrian routes through parking lots, are these routes clearly designated for pedestrian use by decorative pavers and shade trees?

### APPENDIX E — SUSTAINABILITY THROUGH HIGH PERFORMANCE BUILDING DESIGN

The City encourages builders and owners to construct structures that are designed, built, renovated, operated or reused in an ecological and resource-efficient manner. Buildings should be designed to meet certain objectives such as protecting occupant health; using energy, water, and other resources more efficiently; and reducing the overall impact to the environment. These design features are not only the responsible thing to do for the environment and our community but they will also help lower expenses and create a more comfortable living space.

While the City has included a number of sustainability design guidelines in this document, this appendix includes more resources to assist in building cost-effective, ecological and resource-efficient buildings.

#### **Whole Building**

Build It Green, New Home Construction Green Building Guidelines, December 2005

[www.builditgreen.org/newconstructionguidelines.pdf](http://www.builditgreen.org/newconstructionguidelines.pdf)

Celery Design Collaborative, *San Mateo Countywide Guidelines: Sustainable Buildings*, February 2004.

[www.recycleworks.org/greenbuilding/gbg\\_intro.html](http://www.recycleworks.org/greenbuilding/gbg_intro.html)

U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program

The LEED program is intended to promote "green" design and construction practices that can result in more environmentally sensitive site design, water quality and management practices, energy conservation, and the use of sustainable materials. For more information, go to:

[www.usgbc.org/DisplayPage.aspx?CategoryID=19](http://www.usgbc.org/DisplayPage.aspx?CategoryID=19)

#### **Energy**

Sacramento Municipal Utility District (SMUD)

SMUD offers a variety of resources, including a reference room, educational workshops and seminars, and a program that promotes the use and evaluation of innovative technologies by consumers.

Overview of SMUD Programs

[www.smud.org/education/](http://www.smud.org/education/)

Promotions, Rebates, and Financing Website

[www.smud.org/residential/saving/rebate.html](http://www.smud.org/residential/saving/rebate.html)

Residential Solar Website

[www.smud.org/green/solar/index.html](http://www.smud.org/green/solar/index.html)

#### **Lighting**

California Lighting Technology Center, Residential Lighting Design Guide,  
Best Practice and Lighting Design to Help Builders Comply with California's 2005 Title 24 Energy Code

<http://cltc.ucdavis.edu/title-24-residential-lighting-design-guide>

Energy Design Resources, Day-lighting Design Brief

<http://www.energydesignresources.com/resource/19/>

### **Water**

California Urban Water Conservation Council, H2ouse: Water Saver Home Website

[www.h2ouse.org](http://www.h2ouse.org)

### **Landscaping**

Sacramento Tree Foundation, Publications and Guidelines Website,

[www.sactree.com/aboutUs/publications.html](http://www.sactree.com/aboutUs/publications.html)

### **Materials**

California Integrated Waste Management Board, Construction and Demolition (C&D) Debris Recycling Specifications

[www.ciwmb.ca.gov/ConDemo/Specs/](http://www.ciwmb.ca.gov/ConDemo/Specs/)

Green Project Specifications

[www.ciwmb.ca.gov/greenbuilding/Specs/](http://www.ciwmb.ca.gov/greenbuilding/Specs/)

Green Product Directories

[www.ciwmb.ca.gov/greenbuilding/ToolKit.htm#Product](http://www.ciwmb.ca.gov/greenbuilding/ToolKit.htm#Product)

### APPENDIX F — GLOSSARY OF TERMS

**Arcade:** a roofed passageway with shops on either side.

**Balustrade:** a railing with supporting columns known as balusters.

**Capital:** the uppermost section of a column or pillar, which is often decorated.

**Cladding:** the protective exterior surface of a building, such as wood, metal, brick, or stucco.

**Cornice:** a crowning, overhanging projection from the roof, usually the uppermost segment of the entablature in classical architecture.

**Cupola:** a small dome on a roof, or a circular or polygonal turret.

**Dormer:** a structure projecting from a sloping roof that usually includes a small gable with one or more vertical windows.

**Entablature:** the three layers above a column in classical architecture, consisting of the architrave, frieze, and cornice.

**Facade:** the exterior surface of a building.

**Gable:** the triangular end of a wall above the eaves that abuts the roofline above it.

**Infill:** new construction on vacant or redeveloped lots within an established neighborhood.

**Manufactured Home:** a factory-built home that is shipped to and installed at the site.

**Massing:** the arrangement of the physical volume of a building.

**Mullion Window:** a window with vertical and horizontal strips that divide the window into separate panes.

**Parapet:** a low wall along the edge of a roof.

**Pitch (of a roof):** recorded as a ratio of vertical to horizontal measures. A 5:12 roof, for instance, means 5 inches of vertical rise for every 12 inches of horizontal run.

**Plinth:** the solid base of a column or pillar, which is often square, round, or rectangular.

**Portico:** a range of columns or arches connected to or merged with the facade of a building that forms a walkway or porch.

**Ribbon Window:** A horizontal series of narrow or vertical windows across the facade of a building.

**Running Gear:** the tires, wheels, axles, and springs that allow a manufactured home to be moved from place to place without dismantling it.

**Setback:** (1) The prescribed distance between the lot line and the edge of the building's footprint. (2) The horizontal distance between the exterior wall of one floor and the next story exterior wall.

**Sidelight:** an area of framed glass along the sides of a door.

**Site-built:** constructed at the site of the building without use of prefabricated sections.

**Streetwall:** the line or "wall" formed by the front facades of buildings on a block or street.

**Transom:** an area of framed glass at the top of a door or window.