

Introduction

PURPOSE OF THE DESIGN GUIDELINES

The North Sacramento Residential and Commercial Design Guidelines (Design Guidelines) have been developed for the North Sacramento Redevelopment Area and Design Review District. They are intended to provide consistent design principles for residential and commercial structures that can contribute to the creation of neighborhoods with a strong, cohesive sense of place, and can improve the character of neighborhoods by making them more attractive and inviting places to live.

The Design Guidelines have been created for use by residents, developers, design professionals, City of Sacramento (City) planning staff, and design review boards. They are intended to facilitate the design review process by helping applicants and City planning staff identify major design issues and devise solutions early in the application process. In summary, these Design Guidelines are intended to:

- create a positive sense of place and enhance community identity;
- promote neighborhood pride;
- encourage high-quality development and provide creative design solutions and options;
- provide clear and usable design direction to project applicants, developers, designers, and City planning staff;
- protect and enhance property values and community economic viability; and
- facilitate a clear and expeditious project review process.

Projects will be reviewed for compliance with the design principles identified in this document. Although it is understood that not all design principles will be applicable to all proposed projects, conformance with relevant principles is required.

Overall, the Design Guidelines are intended to encourage consistent design while allowing for variety and innovation. City staff do not advocate a particular architectural style or styles, and will review all applications on the basis of the guidelines in this document.

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THE CITY'S COMMITMENT TO SUSTAINABILITY

In 2006, the Sacramento City Council adopted a vision for the city reflecting the Council's commitment to "sustainability and livability." Based on the Council's vision, the City continues to develop and refine standards and guidelines intended to influence the design of future development in Sacramento.

In the meantime, these Design Guidelines include a number of specific guidelines that address environmentally responsive site, building, and landscaping design. In addition, Appendix E provides additional resources and information.

HOW TO USE THE DESIGN GUIDELINES

Each subsection within the Design Guidelines is organized to include the following elements:

Design Principle

The *design principle* is a general concept that must be met by all projects, and is further delineated by the individual design guidelines.

Rationale

The *rationale* explains the key features of the design principle and how it relates to the neighborhood context.

Design Guidelines

The *design guidelines* provide a list of specific recommendations to ensure that appropriate Design Principles are applied to project design.

Sustainability Design Guidelines

The *sustainability design guidelines* provide suggestions for high performance building and landscape design.

Graphics

Each section within the Design Guidelines is supplemented by drawings and photos that are intended to provide visual support for the principles and guidelines.

DESIGN REVIEW PROCESS

City planning staff must review the design of any proposed infill project or major renovation of or addition to an existing structure within the North Sacramento Redevelopment Area and Design Review District. City staff will then provide early notification to adjacent property owners and community groups of the proposed project. Applicants should expect to communicate with planning staff at several key junctures in the application process, including a pre-application meeting and a meeting following the review process to discuss any revisions. Once a project has been approved by City planning staff and the appropriate review board, as necessary, an application for a building permit may be submitted, provided that any other planning entitlements needed for the project have been approved.

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LOCATION OF THE NORTH SACRAMENTO REDEVELOPMENT AREA AND DESIGN REVIEW DISTRICT

The North Sacramento Redevelopment Area and Design Review District is located within the City of Sacramento, west of business Interstate 80, as shown on the maps below.

Residents and business owners who wish to determine whether their property is within the North Sacramento Design Review District may call the help line at (916) 808-5656, or view maps at the City's website at:

<http://www.cityofsacramento.org/dsd/maps/DesignReviewMaps.cfm>

