Principles of Smart Growth

To support Smart Growth development, Sacramento's City Council adopted the following Smart Growth Principles into the General Plan (Resolution 2001-805):

1. Mix land uses and support vibrant city centers.

2. Take advantage of existing community assets emphasizing joint use of facilities.

2. Create a range of housing opportunities and choices.

3. Foster walkable, close-knit neighborhoods.

5. Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings.

6. Preserve open space, farmland, natural beauty, and critical environmental areas.

7. Concentrate new development and target infrastructure investments within the urban core of the region.

8. Provide a variety of transportation choices.

9. Make development decisions predictable, fair, and cost-effective.

10. Encourage citizen & stakeholder participation in development decisions.

11. Promote resource conservation and energy efficiency.

12. Create a Smart Growth Regional Vision and Plan.


14. Support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.
For Future Reference
Planning and Development Code

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View the mobile version.
Planning and Development Code Overview Video
Design Guidelines

URBAN DESIGN

The City’s Urban Design section is responsible for creating a diverse community with a unified, aesthetically pleasing look. This is often achieved by developing codes and design guidelines (see below) to create a well-planned, mixed-used community. As part of the Urban Design Section, staff is responsible for design review and historic preservation.

CENTRAL CITY URBAN DESIGN GUIDELINES

The guidelines have been extensively revised. The major organizational change is the division of the document into a series of Sections, which will incorporate all of the design guidelines governing design review in the Central City. Therefore, the Central City Urban Design Guidelines will exist as a compilation of all adopted guidelines for the Central City and each can be amended or new guidelines added, as required in the future.

Section 1 - Introduction
Section 2 - Central City Framework
Section 3 - Central Core Design Guidelines
  Chapter 1: Introduction of Central Core Design Guidelines
  Chapter 2: Framework to Central Core Design Guidelines
  Chapter 3: Central Core Public Realm Design Guidelines
  Chapter 4: Central Core Private Realm Design Guidelines
Section 4 - Central City Neighborhood Design Guidelines (Includes Alhambra and R Street Corridors)
Section 5 - Railyards Design Guidelines
Section 6 - River District Design Guidelines
  Chapter 1: Introduction of River District Design Guidelines
  Chapter 2: Framework to River District Design Guidelines
  Chapter 3: River District Public Realm Design Guidelines
  Chapter 4: River District Private Realm Design Guidelines
Planning Forms

PLANNING FORMS
Forms and Publications are available both online as well as at our Permit Service Counter.

FORMS

• Affidavit of Compliance
• Appeal Forms
  • Design Director
  • Planning and Design Commission
  • Planning Director
  • Preservation Commission
  • Preservation Director
  • Zoning Administrator
• Applications
  • Administrative Parking
  • Planning Application Withdrawal
  • Planning Entitlement Application
  • Reasonable Accommodation
  • Second Residential Units
  • Temporary Signs - Multi Family Development
  • Temporary Signs - Multi Family Development Annual Renewal
• Climate Action Plan - Consistency Review Checklist
• Concurrent Review Request
• Exemptions - Site Plan and Design Review
  • Accessory Structures
  • Exterior Siding
  • Exterior Siding Repairs for Historic Properties
  • Exterior Stairs/Railing/Decks
  • Garage Conversions/Swimming Pools and Equipment
  • Mechanical Roof Top Equipment
  • HVAC/Electrical/Solar Equipment for Historic Properties
  • Minor Additions to Existing Structural/Patio Covers (Up to 600 SF)
  • Miscellaneous Projects
  • Over the Counter Antenna Change Out
  • Roofing
FORMS

Forms are available both online as well as at our Permit Service Counter.

APPLICATIONS

- Application for Plumbers Certification of Competency - CDD-0285
- Application for Prescriptive Compliance Option with Water Efficient Landscape Requirements - CDD-0323
- Building Permit Application - CDD-0300
- Fee Deferral Application - CDD-0330
- Multi-Family Temporary Sign Permit Application - CDD-0160
- Sign Permit Application - CDD-0274
- Renewal Request for Expired Building Permits or Permit Applications - CDD-0239
- Wrecking Permits Application - CDD-0239

REQUEST FORMS

- Address Request Form - CDD-0194
- Applicant's Preliminary Building Permit Fee Estimate Worksheet - CDD-0278
- After Hours / Overtime Inspection Request - CDD-0391
- Certificate of Occupancy Request Form - CDD-0266
- Expedited Plan Review Request (Optional) - CDD-0155
- Medium Pressure Gas Service Request - CDD-0062
- Special Inspection form - CDD-0197
- Special Inspection Form (Electrical) - CDD-0328
- Water Supply Test - CDD-0239
- OSHPD/III Plan Review Request Form - CDD-0221

INFORMATIONAL FORMS

- 2016 Title 24 Forms for Commercial Building Energy Efficiency Standards
- Before You Start Your Project - CDD-0311
- Building Lot Line Adjustment Request Guidelines - CDD-0321
- Design Guidelines for Steel Storage Tanks and Shelving - CDD-0308
INTRODUCTION

This is a citizen’s guide to land use planning as it is practiced in California. Its purpose is to explain, in general terms, how local communities regulate land use and to define some commonly used planning terms. The booklet covers the following topics:

- State Law and Local Planning
- The General Plan
- Zoning
- Subdivisions

Other Ordinances and Regulations

Annexation and Incorporation

The California Environmental Quality Act

A Glossary of Planning Terms

Bibliography: A Few Good Books

Cities and counties “plan” in order to identify important community issues (such as new growth, housing needs, and environmental protection), project future demand for services (such as sewer, water, roads, etc.), anticipate potential problems (such as overloaded sewer facilities or crowded roads), and establish goals and policies for directing and managing growth. Local governments use a variety of tools in the
California Planning Guide: An Introduction to Planning in California

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