

California Senate Bill 684
Ministerial Approval of Up to Ten Dwellings & Lots
City Code Chapter 17.868

Application Instructions

Overview: The purpose of this application is to implement California Government Code 65852.28, 65913.4.5, and 66499.41, commonly referred to as SB 684, and locally codified at City Code Chapter 17.868. Applications must consist of both a subdivision and plans for dwellings. This application identifies the information required to evaluate each application as well as a summary of applicable standards.

Application requirements: Applications shall include all the following:

- I. **Application Form:** Fill all portions of this form with required text; check all boxes with responses reflecting the applicant's statement(s). Note: Form CDD-0063 is not required.
- II. **Letter of Agency:** If the applicant is not the property owner, this section is mandatory.
- III. **Application Fees.** No application is considered submitted until all fees and deposit(s) are paid.
- IV. **Preliminary Title Report.** Not more than 6 months old, listing all recorded easements and restrictions and providing a legal description of the property.
- V. **Plans:** All plan sets shall meet the specifications provided in Section V. All Tentative Maps shall conform to City Code Section [17.828.050](#) and [060](#); see [Form CDD-0443](#).
- VI. **Site Eligibility Checklist:** The project site must meet all eligibility standards of Section VI to be accepted.
- VII. **Objective Standards Checklist:** To be approved, the project must comply with all applicable standards at Section VII.
- VIII. **Color photographs.** Each application shall include photos of the project site and adjacent properties in the format described in [Form CDD-0077](#).
- IX. **Applicant Certification:** All applicants must complete the certification in Section IX.

Forms: All forms referenced in this application are available at this website:

<https://www.cityofsacramento.gov/community-development/planning/planning-forms>

How to submit this application: All applications are submitted through an online process. Detailed instructions are provided at the [E-Planning Submittal Service](#) webpage. That website also provides a link to the [Public Permit Portal](#). Applications may be digitally signed. Once uploaded, staff will communicate through the Public Permit Portal. Emails will be sent from **noreply@accela.com**. Please check your email's junk mailbox or spam filter to ensure emails from that address arrive in your inbox.

How to pay fees: Once Planning Staff determine all the necessary forms and materials are uploaded, staff will send an invoice for the applicable fee(s). Fees may be paid online at the [Public Permit Portal](#) or in person at 300 Richards Blvd, 3rd floor. To estimate application fees, review the fee worksheets at [Planning Forms](#). Payment of the fee/deposit(s) results in the application being accepted for assignment to a staff planner.

After submittal: The assigned planner will review in two sequential phases: (1) for completeness pursuant to City Code Section [17.800.030](#) (i.e., Permit Streamlining Act); and, once complete, (2) for compliance with City Code Chapter 17.864. At the conclusion of that review, applications will either be approved or disapproved within 60 days. The 60-day compliance review timeframe may not be paused or extended.

How to ask questions: All questions before and during the submittal process can be directed to planning@cityofsacramento.org, or by visiting the public counter in-person through a scheduled appointment. In-person appointments can be scheduled through the [Appointment Scheduling](#) website.

Heads Up! – Info to Help Keep Your Project on Schedule, on Budget

Please consider the following information BEFORE submitting this application.

Have a Consultation Meeting with SMUD

Infill development can be difficult to serve and may require complex solutions that ensure service to the proposed project, the surrounding properties, as well as access to onsite equipment. The Sacramento Municipal Utility District (SMUD) can assist and offers free consultation to help identify potential issues and service solutions. Applicants that wait to consult SMUD staff until after City approval may incur significant costs (e.g., project redesign) and/or delay. For more information and/or to schedule a consultation, see [this link](#).

Carefully Review for Project Effects on Existing Trees

Existing trees, located on either city property or private property, may be subject to separate permit requirements under City Code [Chapter 12.56](#). Applicants are strongly encouraged to conduct due diligence on whether their project will affect trees, including whether by removal, pruning, grading, trenching, boring, etc. For more information about determining whether your project is subject to tree permit requirements, please visit this website:

<https://www.cityofsacramento.gov/public-works/maintenance-services/urban-forestry/urban-forestry-tree-permits>

If subject to City Code Chapter 12.56, tree removal may not be authorized unless such tree(s) physically preclude the construction of up to two dwelling units of at least 800 square feet.

I. Application Form

Project Site Information

Project Name: _____

Site Address or Project Location: _____

Assessor Parcel Number(s): _____

Property Size in Acres (Gross/Net): _____

Property Size in Square Feet: _____

Property Owner Information

Name: _____

Company Name: _____

Mailing Address: _____

City / State / ZIP Code: _____

Phone: _____

Email: _____

Applicant Information

Name: _____

Company Name: _____

Mailing Address: _____

City / State / Zip Code: _____

Phone: _____

Email: _____

Project Narrative

II. Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlement(s).

☐ Check this box if a letter of agency is not applicable (i.e., the owner of record is the applicant).

Date:

To: City of Sacramento
Community Development Department
300 Richards Blvd, Third Floor
Sacramento, CA 95811

Community Development Department,

I, the undersigned legal owner of record, hereby grant permission to:

Name: _____

Company Name: _____

Mailing Address: _____

City / State / ZIP Code: _____

to agree to the covenants set forth in this application and to apply for an Administrative Permit pursuant to City Code Chapter 17.864.

The subject property is located at: _____

Assessor Parcel Number(s): _____

Owner of Record (Printed Name): _____

Owner of Record (Mailing Address): _____

Owner of Record (Signature): _____

(may be digital signature)

III. Application Fees

Refer to [Form CDD-0089 \(Staff Level Fees\)](#) for applicable fees and deposit(s).

IV. Preliminary Title Report

Submit one electronic (PDF) copy of a preliminary title report generated within the past 6 months. The report must include all recorded easements and restrictions and the property's legal description. Copies of all recorded documents referred to in the report must also be submitted.

V. Plans

Each application shall include the following plans with the information specified below.

Each plan sheet shall include:

- _____ Date(s) of plans
- _____ Labeled Dimensions
- _____ Scale ratio and bar scale. Engineer or Architectural scale required, not less than 1/16 -inch. Larger scale may be needed to provide clear understanding of the project.
- _____ North arrow pointing to the top of the page or to the right margin of a horizontally formatted sheet.
- _____ Identify all items as: existing (E), new (N), or relocated.
- _____ Name, telephone number, and E-mail address of the contact person for architectural, engineering, and landscape if different from the applicant.

Site plans shall include:

- _____ A Vicinity Map, including north arrow, map scale, the site area in square feet, etc.
- _____ The entire property under consideration, including property lines and adjoining public rights-of-way up to the centerlines. For large acreage properties, staff recommend submitting two (2) site plans. The first should show the entire property with detail indicating the area proposed for development. The second should focus on the specific areas of the proposed development.
- _____ Location and distance from closest adjacent structures on neighboring properties.
- _____ Accurate dimensions of front setbacks for the nearest two adjacent buildings, where required to determine required front setback.

- _____ Location, area, and nature of all existing and proposed easements. For existing easements, include the recorded document number.
- _____ Footprints and dimensions of all existing and new buildings, structures, parking spaces, walkways, driveways, planters, and other features, drawn to scale showing the location of structures to be constructed, modified, relocated, or demolished. Dimensions are required to determine if the site meets development standards.
- _____ Square footage for all existing and new buildings and proposed additions. Indicate the type of land use using terminology consistent with [City Code Chapter 17.108](#).
- _____ Existing and proposed setbacks (dimensioned) to buildings from property lines, other onsite buildings and structures, septic systems, water wells, etc.
- _____ Location, height, and materials of existing and new walls/fences.
- _____ Existing and new driveways, off-street parking, and loading facilities. Include dimensions, materials, and back-up distances of spaces. Label the type of parking space (truck, car, motorcycle, bicycle), and either number parking spaces individually or show subtotals for groups of parking spaces.
- _____ Drainage courses, creeks, City drainage facilities, etc. Identify location and size of stormwater retention, if proposed. Identify any alternative or permeable paving surfaces and provide material specifications.
- _____ Location of water source(s), supply and storage facilities.
- _____ Location of solid waste containers (trash, recycling, and organic waste) or storage areas. Indicate dimensions, materials, and capacity (cubic yards). Staff may require an exhibit demonstrating overhead clearances and/or turning templates.
- _____ Location of proposed electrical vaults/transformers and backflow preventors, if required.
- _____ Existing and new mechanical equipment, including heaters and air conditioners.

Building elevations shall include:

- _____ Exterior appearance of all sides of existing and new structures, modifications, and additions.
- _____ Elevations must be drawn to scale with an indication of height, measured from grade to the top of plate line, and to the top of the roof. Please note: Renderings that are not true elevations may be included, however they do not replace the requirement for true elevation drawings.
- _____ All affected views identified as North, South, East, and West - not front, rear, right side, etc.

- _____ Exterior building features (doors, windows, siding, etc.) as existing (E), new (N), or to be repaired or replaced. Use dashed lines to indicate features to be eliminated or modified.
- _____ All wall and roof areas that will be demolished, indicated with dashed lines.
- _____ Any anticipated roof- and ground-mounted equipment and related equipment screening.
- _____ Roof plans shall indicate all roof slopes. Identify all areas of the roof proposed for demolition. Where the project proposes additions to existing structures, clearly identify the portions of roof that are existing (E) and proposed to be changed/new (N).
- _____ Any existing or proposed encroachment by the building onto the right of way. This includes, but is not limited to, canopies, balconies, bay windows, etc.
- _____ Color and construction materials for all roofing, siding, windows, doors, and trim, with reference to the manufacturer's information and/or material cutsheets.

Floor plans shall include:

- _____ All buildings under consideration. The floor plans are necessary for a full understanding of the project, the functioning of the interior spaces, and ultimately to verify the intended land use.
- _____ A dimensioned floor plan for each level of the structure.
- _____ All walls, exterior features (doors, windows, etc.), and ancillary structures labeled as existing, new, or to be repaired or replaced. Use dashed lines to indicate features to be eliminated or modified.
- _____ All rooms identified by their use (e.g., kitchen, bathroom, bedroom, garage)
- _____ All exterior landings at doors.

Tentative Map

- _____ Tentative Maps submittals shall be consistent with the requirements set forth in the Tentative Map Application Information Guide and Submittal Checklist (Form [CDD-0443](#)).
- _____ Check this box if the lot split is proposed by a "community land trust," as defined in clause (ii) of subparagraph (c) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code. Provide written evidence substantiating such status. This may include, but is not limited to, a written determination from the Internal Revenue Service.

VI. Site Eligibility Checklist

Review the subject site for compliance with the eligibility criteria below. Answer “yes”, “no”, or “N/A” (not applicable). For a site to be eligible, it must have only ‘green’ cell entries in the right-hand columns.

		Yes	No	N/A
1.	<p>Is the project a housing development with 10 or fewer dwelling units <u>and</u> a tentative map consisting of 10 or fewer parcels? <i>Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) do not count towards the 10.</i></p> <p>Number of dwelling units: _____</p> <p>Number of ADUs and JADUs: _____</p> <p>Number of parcels: _____</p> <p>(Government Code Section 66499.41(a)(1),(g))</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<p>Is the site proposed to be subdivided:</p> <ul style="list-style-type: none"> • 5 acres or less; or • 1.5 acres or less if located within the RE zone <p>Size of site: _____</p> <p>(Government Code Section 66499.41(a)(2)(B))</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<p>Was the project site established under the provisions of California Government Code Section 66499.41 (i.e., SB 684) or City Code Section 17.864.030 (i.e., SB 9)?</p> <p>(Government Code Section 66499.41(a)(2)(D))</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<p>Is the site located within the following zones?</p> <ul style="list-style-type: none"> • RE and vacant, • R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-5, RMX, RO, OB, OB-2, OB-3, EC, SC, C-1, C-2, C-3, M-T, or • C-4, M-1, M-1(S), M-2, M-2(S) zones located within the Central City (as defined in City Code Section 17.108.040) <p>Zoning: _____</p> <p>(Government Code Section 66499.41(a)(2)(A))</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<p>If located in the RE zone, is the site vacant as defined below? Vacant means having no permanent structure, unless the permanent structure is abandoned and uninhabitable. The following shall not be defined as vacant:</p> <ul style="list-style-type: none"> a) Housing subject to a recorded covenant, ordinance, or law that restricts rent or sales price to levels affordable to persons and families of low, very low, or extremely low income, b) Housing subject to any form of rent or sales price control through the City’s valid exercise of its police power, or 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Yes	No	N/A
	<p>c) Housing occupied by tenants within five years preceding the date of this application, including housing demolished or tenants vacated prior to this application.</p> <p><u>Note to Applicants:</u> A preliminary title report is required to verify compliance with these eligibility criteria. The report shall be less than 6 months old; copies of all documents referenced in the report shall also be submitted.</p> <p>If the County Assessor or City records identify the site as including housing, the applicant shall state in writing that no tenants reside or have within the prior five years resided onsite.</p> <p>(Government Code Section 66499.41(a)(2)(A))</p>			
6.	<p>If the site is identified in the 2021-2029 Housing Element to accommodate any portion of the regional housing need allocation (RHNA) for low- or very low-income households, does the corresponding housing inventory show a capacity for 10 dwelling units or less?</p> <p><i>To see the Web-Based Housing Element Sites Inventory and Sites Inventory Table, please click here.</i></p> <p>Is the site identified in the Housing Element? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><i>If yes, total capacity:</i> _____</p> <p>(Government Code Section 66499.41(a)(5)(A))</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	<p>Is the site <u>substantially surrounded</u> by <u>qualified urban uses</u>?</p> <p><u>“Substantially surrounded”</u> means at least 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was certified (PRC section 21159.25(a)(2)).</p> <p><u>“Qualified urban use”</u> means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses (PRC section 21072).</p> <p><u>Note to Applicants:</u> If the project site abuts one or more vacant parcels, provide a calculation of the project site perimeter in relation to abutting parcels. This shall consist of both a diagram of the properties with dimensions (including their land uses) and calculation in table format.</p> <p>(Government Code Section 66499.41(a)(2)(B))</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	<p>Is the site a legal parcel located within an incorporated city, the boundaries of which include some portion of an urbanized area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Yes	No	N/A
	<p>"Urbanized area" means an urbanized area designated by the US Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.</p> <p><u>Note to Applicants:</u> Use the website linked above to verify whether this criterion is satisfied.</p> <p style="text-align: right;"><i>(Government Code Section 66499.41(a)(2)(C))</i></p>			
9.	<p>Is the site located in any of the following areas or does the site include any of the following?</p> <p><u>Note to Applicants:</u> You are responsible for verifying compliance with these location criteria before application submittal. Should staff review identify that one or more criteria are not met, the application will be promptly denied with no application fee refund provided.</p> <p>Website resources are provided below as a courtesy. City staff do not control the content on such websites. Staff reserves the right to require additional information from other sources and will also consider documentation from other sources identified by applicants if they are authoritative.</p> <p>Criteria at Government Code Section 66499.41(a)(9) pertaining to high fire hazard severity zones and earthquake fault zones are omitted since none occur within the boundaries of the city.</p> <p style="text-align: right;"><i>(Government Code Section 66499.41(a)(9))</i></p>			
	<input type="checkbox"/> Prime farmland or farmland of statewide importance? Review at website: Department of Conservation maps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? Review at website: U.S. Fish & Wildlife Service National Wetland Inventory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> A hazardous waste site designated by the Department of Toxic Substances Control pursuant to former Section 25356 of the Health and Safety Code, unless either of the following applies: (i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5. (ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses Review at website: State Water Resources Control Board GeoTracker and Department of Toxic Substances Control EnviroStor)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Yes	No	N/A
	<input type="checkbox"/> Within a special flood hazard area? Review at website: FEMA Flood Map Service Center <u>Note to Applicants:</u> Look for term 'special flood hazard area' and others noted with 1% annual chance flood. A housing development project may be located on a site described in this subparagraph if either of the following is met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations. If either conditions (i) or (ii) are present, provide written proof from FEMA.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Within a regulatory floodway? Review at website: FEMA Flood Map Service Center <u>Note to Applicants:</u> Look for blue and red striped areas with Zones of AE, AO, AH, VE, AR. This criteria does not apply when the site has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If this condition is present, the applicant shall provide written proof from FEMA.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Land identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or another adopted natural resource protection plan? Review at website: https://data-cdfw.opendata.arcgis.com/datasets/CDFW::conservation-plan-boundaries-hcp-and-nccp-ds760/about	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Habitat for a protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Yes	No	N/A
	<p>the Fish and Game Code)?</p> <p><u>Note to Applicants:</u> Applicants are responsible for providing information demonstrating compliance with this criterion unless property-specific documentation is already on file with the city (e.g., recent CEQA document). There is no single source of information online that will provide current and accurate information about the presence or absence of habitat.</p> <p>Applicants are encouraged to retain the services of a qualified professional (e.g., biologist) to evaluate the project site. Such evaluations must be in writing and address the criteria cited above. The written evaluation must also include a statement of qualifications by the preparer.</p> <p>If the submitted application has inadequate information to comply with this criterion, staff will inform applicants during the completeness review period required by City Code Section 17.800.030.</p>			
	<p><input type="checkbox"/> Land under conservation easement?</p> <p><u>Note to Applicants:</u> The preliminary title report required by Question #5 will enable verification of compliance with this eligibility criteria.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	<p>Does the development of a housing development project on the site proposed to be subdivided require the demolition or alteration of <u>any</u> of the following types of housing:</p> <p><input type="checkbox"/> Housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low, very low, or extremely low income,</p> <p><input type="checkbox"/> Housing subject to any form of rent or price control through a local public entity's valid exercise of its police power,</p> <p><input type="checkbox"/> Housing occupied by tenants within the five years preceding the date of the application, including housing demolished or tenants vacated prior to this application, or</p> <p><input type="checkbox"/> A parcel on which an owner of residential real property has exercised the owner's rights under Government Code, Title 1, Division 7, Chapter 12.75 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.</p> <p><u>Note to Applicants:</u> The preliminary title report required by Question #5 will enable verification of compliance with this eligibility criteria.</p> <p>(Government Code Section 66499.41(a)(8))</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. Objective Standards Checklist

Please answer “yes”, “no”, or “N/A” (not applicable) to the items below and provide the requested information. Government Code Sec. 66499.41(d) authorizes the city to impose objective standards related to zoning, design, and subdivisions. To be approved, the project must meet all the applicable objective standards below:

Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or disapproved when they are not.		Yes	No	N/A
1.	<p>Minimum Density. If the site is <u>not</u> identified in the Housing Element as described in question 6 above, and the applicable zone <u>includes</u> a maximum density, does the proposed housing development comply with the <u>greater</u> of the following minimum density requirements:</p> <ul style="list-style-type: none"> • 66% of the maximum allowable residential density, or • 19.8 dwelling units per acre <p>Note: If the calculation results in more than 10 units, the project is not eligible under SB-684/SB-1123. If the project includes a proposed remainder lot, exclude it from the density calculation.</p> <p><u>Step 1:</u> Determine how many units are required at a minimum density of 66% of the maximum allowable residential density.</p> <p>A. Maximum Density of the Zone: _____ du/ac</p> <p>B. Multiply (.66) by the maximum density in (A.): _____ dwelling units per acre</p> <p>C. Multiply the number of dwelling units per acre in (B.) by the size of the site in acres: _____ dwelling units</p> <p><u>Step 2:</u> Determine how many units are required at a minimum density of 19.8 dwelling units per acre.</p> <p>A. Multiply 19.8 by the size of the site in acres: _____ dwelling units</p> <p><u>Step 3.</u> Which minimum density requires <u>more</u> units?</p> <p><input type="checkbox"/> 66% of the maximum allowable residential density, or</p> <p><input type="checkbox"/> 19.8 dwelling units per acre</p> <p><u>Step 4.</u> Does the project comply with the required minimum density identified in Step 3 above?</p> <p>A. Number of units required: _____</p> <p>B. Number of units proposed: _____</p> <p style="text-align: right;"><small>(Government Code Section 66499.41(a)(5)(B)(i)) (Government Code Section 66499.41(a)(1)(B))</small></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or disapproved when they are not.		Yes	No	N/A
2.	<p>Minimum Density. If the site <u>not</u> identified in the Housing Element and the applicable zone does <u>not</u> include a maximum density, does the proposed housing development comply with the minimum density of 19.8 dwelling units per acre?</p> <p>Multiply 19.8 by the size of the site in acres: _____ dwelling units</p> <p>Number of units required: _____</p> <p>Number of units proposed: _____</p> <p>Note: If the calculation results in more than 10 units, the project is not eligible under SB-684/SB-1123. If the project includes a proposed remainder lot, exclude it from the density calculation.</p> <p><i>(Government Code Section 66499.41(a)(5)(B)(ii)) & (Government Code Section 66499.41(a)(1)(B))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<p>Minimum Density for Housing Element Sites. If the site <u>is</u> identified in the Housing Element to accommodate any portion of the RHNA as described in question 5, does the housing development provide the total capacity of dwelling units shown in the housing element site inventory table?</p> <p>Total Capacity: _____</p> <p>Number of units proposed: _____</p> <p><i>(Government Code Section 66499.41(a)(5)(A))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<p>Affordability for Housing Element Sites. If the site is identified in the Housing Element with capacity for low or very-low income units, will these units be provided and subject to a recorded affordability restriction of at least 45 years?</p> <p><i>(Government Code Section 66499.41(a)(5)(A))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<p>Property Ownership. Will the housing units on the lot proposed to be subdivided be at least <u>one</u> of the following (check below)?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Constructed on fee simple ownership lots <input type="checkbox"/> Part of a common interest development <input type="checkbox"/> Part of a housing cooperative (Civil Code Section 817) <input type="checkbox"/> Constructed on land owned by a community land trust (Government Code Section 66499.41(a)(4)(D)) <input type="checkbox"/> Part of a tenancy in common (Civil Code Section 685) <p><i>(Government Code Section 66499.41(a)(4))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<p>Height. Are all new structures at or below the maximum height limit of the applicable zone, unless that requirement physically precludes a housing development proposed to be built to the density of 30 dwelling units per acre?</p> <p>Note: For developments below a density of 30 dwelling units per acre, the maximum height limit of the applicable zone always applies.</p> <p>Applicable Maximum Height Limit: _____ ft</p> <p>Proposed Tallest Height to Plate Line: _____ ft</p> <p><i>((Government Code Section 65852.28(b))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or disapproved when they are not.		Yes	No	N/A
7.	<p>Do all roof structures comply with the requirements in City Code Section 17.600.145?</p> <p><i>Roof structures height:</i> _____</p> <p style="text-align: right;"><i>(Government Code Section 65852.28(b))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	<p>Floor Area Ratio (FAR). Does the housing development comply with the applicable maximum FAR requirements?</p> <ul style="list-style-type: none"> <u>1-2 Dwelling Units:</u> The maximum FAR of the General Plan applies, unless that requirement would physically preclude a housing development proposed to be built to the density of 30 dwelling units per acre. For developments below a density of 30 dwelling units per acre, the maximum FAR of the General Plan always applies. <u>3-7 Dwelling Units:</u> 1.0, or the maximum FAR established in the General Plan, whichever is greater. <u>8-10 Dwelling Units:</u> 1.25, or the maximum established in the General Plan, whichever is greater. <p style="text-align: right;"><i>(Government Code Section 65852.28(b)(2)(G))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	<p>Maximum Area. Is the average floor area of all dwelling units 1,750 net habitable square feet or less?</p> <p>Net habitable square feet means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.</p> <p>A. Total net habitable square feet of all dwelling units (including ADUs and JADUs): _____</p> <p>B. Total number of dwelling units (including ADUs and JADUs): _____</p> <p>To calculate the average, divide the total net habitable square feet in (A.) by the total number of dwelling units in (B.): _____</p> <p style="text-align: right;"><i>(Government Code Section 66499.41(a)(6))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	<p>If the development is “missing-middle housing” as defined in Section 3 of Ordinance No. 2024-0027, does the housing development comply with the applicable objective standards in the Missing Middle Housing Interim Ordinance?</p> <p>Note: The bulk control standards at Section 7 of Ordinance No. 2024-0027 do not apply to SB-684 projects since they conflict with Gov’t Code Sec. 65852.28(b)(2)(E).</p> <p style="text-align: right;"><i>(Government Code Section 65852.28(b))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	<p>Lot Coverage. Does the housing development comply with the applicable lot coverage requirements, unless that requirement would physically preclude a density of 30 dwelling units per acre?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or disapproved when they are not.		Yes	No	N/A
	<p>Note: For developments below a density of 30 dwelling units per acre, the lot coverage requirement of the applicable zone always applies.</p> <p>Lot Coverage Requirement: _____</p> <p>Proposed lot coverage for each parcel:</p> <p>Parcel 1: _____</p> <p>Parcel 2: _____</p> <p>Parcel 3: _____</p> <p>Parcel 4: _____</p> <p>Parcel 5: _____</p> <p>Parcel 6: _____</p> <p>Parcel 7: _____</p> <p>Parcel 8: _____</p> <p>Parcel 9: _____</p> <p>Parcel 10: _____</p> <p style="text-align: right;"><i>(Government Code Section 65852.28(b))</i></p>			
12.	<p>Front-Yard Setbacks. Does the housing development comply with the applicable front-yard setback requirement, unless that requirement would physically preclude a density of 30 dwelling units per acre?</p> <p>Note: For developments below a density of 30 dwelling units per acre, the front-yard setback requirement of the applicable zone always applies.</p> <p>Applicable Zone Requirement: _____ ft</p> <p><u>Between Dwelling Units:</u> No requirement. Applicable standards in Title 15 of the Sacramento City Code still apply.</p> <p><u>Existing Structures:</u> No requirement for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure</p> <p>Proposed Front-Yard Setbacks</p> <p>Parcel 1: _____ ft</p> <p>Parcel 2: _____ ft</p> <p>Parcel 3: _____ ft</p> <p>Parcel 4: _____ ft</p> <p>Parcel 5: _____ ft</p> <p>Parcel 6: _____ ft</p> <p>Parcel 7: _____ ft</p> <p>Parcel 8: _____ ft</p> <p>Parcel 9: _____ ft</p> <p>Parcel 10: _____ ft</p> <p style="text-align: right;"><i>(Government Code Section 65852.28(b))</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or disapproved when they are not.		Yes	No	N/A
13.	<p>Side Setback Requirements. Does the housing development comply with the following setback requirements?</p> <p><u>Side and Street-Side Yard Setback:</u> 4 ft unless a less restrictive setback is allowed by the applicable zone</p> <p><u>Between Dwelling Units:</u> No requirement. Applicable standards in Title 15 of the Sacramento City Code still apply.</p> <p><u>Existing Structures:</u> No requirement for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure.</p> <p>Proposed Side-Yard Setbacks:</p> <p>Parcel 1: _____ ft and _____ ft</p> <p>Parcel 2: _____ ft and _____ ft</p> <p>Parcel 3: _____ ft and _____ ft</p> <p>Parcel 4: _____ ft and _____ ft</p> <p>Parcel 5: _____ ft and _____ ft</p> <p>Parcel 6: _____ ft and _____ ft</p> <p>Parcel 7: _____ ft and _____ ft</p> <p>Parcel 8: _____ ft and _____ ft</p> <p>Parcel 9: _____ ft and _____ ft</p> <p>Parcel 10: _____ ft and _____ ft</p> <p style="text-align: right;"><i>(Government Code Section 65852.28(b)).</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	<p>Rear Yard Setback Requirements. Does the housing development comply with the following setback requirements?</p> <p><u>Rear-Yard Setback:</u> 4 ft unless a less restrictive setback is required by the applicable zone</p> <p><u>Between Dwelling Units:</u> No requirement. Applicable standards in Title 15 of the Sacramento City Code still apply.</p> <p><u>Existing Structures:</u> No requirement for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure</p> <p>Proposed Rear-Yard Setbacks:</p> <p>Parcel 1: _____ ft</p> <p>Parcel 2: _____ ft</p> <p>Parcel 3: _____ ft</p> <p>Parcel 4: _____ ft</p> <p>Parcel 5: _____ ft</p> <p>Parcel 6: _____ ft</p> <p>Parcel 7: _____ ft</p> <p>Parcel 8: _____ ft</p> <p>Parcel 9: _____ ft</p> <p>Parcel 10: _____ ft</p> <p style="text-align: right;"><i>(Government Code Section 65852.28(b)).</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or disapproved when they are not.		Yes	No	N/A
15.	Does the proposed development meet all applicable Citywide Infill Housing Design Standards ? (See checklist at Pages 16 to 25) <i>(Government Code Section 65852.28(b))</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Do all proposed single-unit dwellings meet the architectural design standards in City Code Section 17.600.105 ? <i>(Government Code Section 65852.28(b))</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Do all proposed duplex dwellings meet the architectural design standards in City Code Section 17.600.110 ? <i>(Government Code Section 65852.28(b))</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Do proposed ADUs or JADUs meet the requirements of the City's Local ADU Ordinance or State ADU Standards in City Code Section 17.228.105 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	Is all mechanical equipment screened from view from adjacent streets and public areas? <i>(City Code Section 17.600.165)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.	Minimum Parcel Size. Do all new parcels comply with the following minimum parcel size: <ul style="list-style-type: none"> • 600 square feet; or • 1,200 square feet if located in the RE zone <p>Note: There are no minimum requirements for lot width, depth, or frontage.</p> <p>Proposed Parcel Sizes</p> <p>Parcel 1: _____ square feet</p> <p>Parcel 2: _____ square feet</p> <p>Parcel 3: _____ square feet</p> <p>Parcel 4: _____ square feet</p> <p>Parcel 5: _____ square feet</p> <p>Parcel 6: _____ square feet</p> <p>Parcel 7: _____ square feet</p> <p>Parcel 8: _____ square feet</p> <p>Parcel 9: _____ square feet</p> <p>Parcel 10: _____ square feet</p> <i>(Government Code Section 66499.41(a)(3))</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	Does the tentative map comply with all applicable objective standards in City Code Chapters 17.828 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23.	Will all parcels be served by the City's water and sewer systems in accordance with Title 13 of the Sacramento City Code? <i>(Government Code Section 66499.41(a)(12))</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24.	Does the subdivision result in any <u>existing</u> dwelling unit being alienable separate (i.e., able to be sold separately) from the title to any other existing dwelling unit on the site? <i>(Government Code Section 66499.41(a)(13))</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Objective Design & Development Standards: Applications are either approved when compliant with <u>all</u> applicable standards or disapproved when they are not.		Yes	No	N/A
25.	When provided, are all vehicle parking spaces at least 10 feet by 20 feet and comply with the paving requirements of City Code Section 17.612.020 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26.	When provided, do all driveways comply with the objective standards in City Code Chapter 17.508 , including minimum width and location?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27.	Does the development comply with the applicable bicycle parking requirements in City Code Chapter 17.608 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28.	Do all dwelling units meet the objective landscaping requirements in City Code Section 17.612.010(A) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29.	Does the site plan depict a concealed and adequate area to meet the required recycling and solid waste volume requirements ? (City Code Sections 17.616.030 & 17.864.020.A.3).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30.	Does the project meet the wall and fence requirements for single-unit and duplex developments in City Code Section 17.620.110 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31.	If the project is a gated development , does the site plan demonstrate compliance with design and operations requirements in City Code Chapter 17.620 Article II. Gated Developments ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.	If provided, do sound walls comply with the development standards in City Code Section 17.620.320 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33.	If provided, do all accessory structures , such as carports, garages, patios, and other enclosed structures meet the development standards in City Code Section 17.624 ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.	Yes	No	N/A
1 Site Planning			
Locate structures so that entries, porches and balconies face a street, alley, or common open space of at least 10' in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For projects of more than 150 dwelling units, provide amenities to serve residents that include at least 1,000 square feet of open park or plaza space, 10 benches and tables, and one play lot for children.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Building Orientation			
Duplex and multi-unit buildings on a site perimeter are to be oriented to the adjacent public street by providing windows from living rooms, dining rooms, kitchens, and bedrooms windows, porches, balconies and entryways or other entry features along the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Publicly visible walls containing blank areas of greater than 400 square feet are prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The main entrances to residential buildings shall face the adjacent roadways and/or open space features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrians shall have a path of travel a minimum of 4' wide and ADA compliant from the principal building entrances to the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows in buildings are to be designed and located so as not to allow a direct view into directly adjacent building windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Setbacks			
Multi-unit developments of more than two buildings shall be designed with setbacks that are offset by at least two feet to a street wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site plans shall have a variation in both the street patterns and the siting of structures so that the appearance of the streetscape is not repetitive. Continuous lines of buildings with the same setback are not allowed. If there is more than one building adjacent to the same street frontage, those buildings shall have different setbacks from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Individual buildings shall be designed with an articulated front; wall surfaces offset by at least 12", bays, if provided, with a projection of at least 24" and porches closer to the street than recessed garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Vehicle Circulation / Parking			
Surface parking lots and garages shall be located to the side or rear of buildings or in basements and not adjacent to public roadways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping a minimum width of 6' clear and walkways a minimum of 4' wide shall be provided between buildings and paved parking areas. Parking directly against buildings is not allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Parking fields are to be constructed as small lots no larger than 50 cars per individual lot and may be interconnected by drive aisles if separated by landscaped medians not less than 10' in width and planted with trees and landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Covered parking may be provided but it shall not interfere with pedestrian access or access to interior common spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Garages / Carports			
Carport roofs shall match the materials and colors of the structures. If carport roofs are flat or need to vary from the design of adjacent buildings, they shall be located interior to the site and shielded from street views.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Setbacks of garages shall be varied by at least 2 feet between buildings to avoid a singular line of garage walls. Garage entrance shall be on the side or the rear if feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rows of garages or carports around the perimeter of a development are not allowed adjacent to any public street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Pedestrian Circulation			
Pedestrian walkways and paths of travel shall not be combined with, or be a part of driveways unless textures, patterns, and colors are provided to designate pedestrian crossing areas and entries. Pedestrian walkways adjacent to parking areas and driveways shall have a minimum grade separation of 6".	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian pathways shall include landscaping. Amenities such as trellises and benches shall be provided on any pedestrian path longer than 200 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Common Open Space			
All units that overlook interior common spaces shall have kitchen, living room, or bedroom windows that allow residents to see the common space areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Common facilities that are located on the ground level such as recreation rooms, and laundry and mail areas shall be located adjacent to any ground level common open space and connected by pedestrian ways a minimum of 4 feet wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Landscaping			
Exterior spaces shall be designed to provide a path of travel to the public street with landscape that includes trees and ground plants.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street-facing elevations, if provided with a setback, shall be designed with landscaping adjacent to their foundation or porch face.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping and/or architectural treatments shall be provided to screen views of service elements that include storage areas, trash enclosures, mechanical equipment, transformers,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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HVAC and other similar elements. Screening shall be either landscaping a minimum of 3 feet high or architectural screens designed to match building features.			
Unpaved areas shall be planted with irrigated plant materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural features: trellises, arbors, and perimeter garden walls are required to match the building design materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CPTED standards for landscaping shall be followed. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Only deciduous shade trees are permitted around the east, west and south sides of residences to help reduce cooling loads during the summer and allow solar gain during the winter months.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees shall be planted in the setbacks and common areas at intervals appropriate to the full spread of the mature trees as determined by the Department of Public Works Urban Forestry section.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plant species shall be suitable for the Sacramento climate. Low-water landscaping materials are required. All new landscaping shall comply with the City of Sacramento Water Conservation Ordinance (15.92).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All planting areas, including those designed to accommodate the 2-foot overhang on parking spaces, shall be landscaped with groundcover or other planting materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping shall not impede access to fire hydrant connections.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Irrigation			
An automated irrigation system shall be installed to provide coverage of all irrigated landscaped areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigated landscape areas shall comply with the City of Sacramento's Water Efficient Landscape Requirement (15.92)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automated controllers with rain shut-off valves are required.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation controls must be screened from view by landscaping or other attractive site materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Common Open Space for Multi-Unit Dwellings and Mixed-Use Developments			
Multi-unit projects of more than 10 units shall include delineated common use space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Exterior common areas shall be accessible by a walk a minimum of 4 feet wide and disabled accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The placement of air conditioning and other mechanical equipment shall not reduce provided private open space by more than 10%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Lighting			
Exterior lighting shall not be wall mounted industrial light packs and shall be the same architectural style of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking areas and entry drives shall be lighted to facility pedestrian movement and safety meeting CPTED Standards. Lighting shall be provided for pedestrian safety as required by City code. Lighting shall be contained within the project property boundaries as required by City code. Pole mounted lighting shall be no taller than 16 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian path poles shall not be taller than 12 feet. Site lighting shall be contained within the property boundaries. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties. Provide a Photometrics plan to demonstrate light containment on site and compliance with CPTED standards for light maximum, minimum and contrast.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All outdoor lighting shall provide even light around the property. Exterior walkways, alcoves, plazas and passageways shall be illuminated to a maintained minimum of ¼ foot candles per square foot of surface area at a 2-foot candle average and a 4:1 average to minimum ratio. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K. Lights shall be on at night with photosensitive timers so they go on at dusk and off at dawn.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12 Security / Crime Prevention Through Environmental Design			
For security, where landscaping is provided between the sidewalk and a building entrance or window, shrubbery above 30" in height is prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows shall be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units to streets, common spaces, and parking spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barriers between outdoor areas on the project property, such as fences and walls, shall be designed to be at least 50% transparent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shared facilities, such as laundry rooms or mail rooms shall be located adjacent to primary residential and community uses such as clubhouses and doors to these shared facilities shall have windows with direct views to pedestrian walkways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All exterior unit doors shall have wide-angle viewers (peep holes).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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All exterior doors, alcoves, hallways, stairwells, parking areas, pedestrian walkways, and recessed areas shall be illuminated with wall or ceiling mounted light fixtures and connected to photosensors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There shall be a clear transition between the City sidewalk or public property, and the development's property. This is to be achieved through changes in pavement textures or landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Storage / Accessory Structures / Mechanical / HVAC / Utility Equipment			
The roof pitch of accessory structures shall be the same as the roof slope of primary structures. Materials and colors shall also match the primary structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
When provided, resident storage areas shall be integrated into the building design. Storage facilities integrated with carports shall have architectural treatment to match the buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanical equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners or similar mechanical devices) shall be concealed with ground mounted walls or fencing or if roof mounted, with mechanical screens or roof wells.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes on primary public street views shall be screened by walls and/or landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Trash / Recycling Enclosures			
Trash enclosures shall comply with City standards for construction. Enclosures are to contain both waste disposal and recycling containers. Provide for green waste and organic food waste containers if required. Containers shall not block each other for access to the user or for trucks emptying them.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All enclosures shall have access routes that do not have vertical curbs in the path of travel to the truck. Materials for sidewalk or driveway access are to be concrete and flat to prevent wheels from becoming stuck.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash storage areas are to be located away from any views from the public right of way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash enclosures are required to be constructed of concrete block. Split face block, brick, stucco or similar quality materials are allowed. The use of unsurfaced concrete block is not allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping is required at the solid walls of any trash enclosures for screening.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash enclosures that include a roof shall have a roof that matches the building design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Fencing / Walls			
Sound walls, masonry walls or fences shall be designed with changes in plane, height, material or material texture. Masonry walls shall change material, plane, or height every 100 feet. Fences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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shall have masonry columns every 40 feet. Tubular iron architectural fencing may be continuous in height and material.			
Gating shall be the same style of the fencing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acceptable fencing materials include tubular architectural metal, wrought iron/brick mix, hedges, brick, split faced concrete block and wood. Chain link fencing, barbed wire, and security tops to metal tubular fencing are not allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing shall not create a complete barrier to pedestrian movement to or within the site. Provide for pedestrian gates that are accessible and code compliant.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing shall not block or impede the use of hydrants or fire department connections or hydrants. All gates shall have “knox” access for emergency use subject to review and approval by the City of Sacramento Fire Department.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Parking Lot Water Quality			
Parking lots which are part of new developments with one acre or more impervious area are required to provide treatment control measures that capture and treat stormwater runoff through settling, filtration, and /or biodegradation. The treated runoff must then be released to the storm drain system or percolated into the ground.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Integrate treatment measures with areas used for landscaping. Biofiltration features or vegetated swales, if required, shall meet the Department of Utilities, Stormwater Management Program.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Architectural Variety			
Projects with multiple buildings and a total unit count of more than 150 units shall include at least two different styles of buildings. The style difference must include one of the following: variation of exterior finish materials, variation of roof forms and roof elements, and variation of building offsets, bays, and entry elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex and multi-unit projects shall be designed to respect the privacy of surrounding uses. Upper story views into adjacent yards are to be screened or blocked. Site buildings and add screening features to reduce encroachment on the privacy of adjacent residences. Windows shall be offset between buildings, and patios and balconies shall be screened from adjacent units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 Scale / Massing / Articulation			
Facades longer than 100 feet shall be designed with surface and height breaks of at least two feet in height or two feet in depth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevations visible from streets shall contain features to provide visual interest, including wall or window bays, porches with posts or columns, dormers, gable roof elements, wainscoting in a material different from the wall material, shutters, or window boxes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.	Yes	No	N/A
Townhouse or rowhouse units shall have varying front setbacks of no less than two feet and shall provide staggered roof planes related to the wall plane breaks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elements such as roof dormers, hips, gables, balconies, wall projections and porches are required to break up the mass of building facades. Not less than 40% of the length of a building façade shall be treated with such elements. End units shall have the same design elements as front facades. Unarticulated and windowless walls are not allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upper story windows shall be recessed from the wall surface by a minimum of 2" or shall have surface trim and sills.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 Materials / Textures / Colors			
Exterior finish materials shall consist of stucco, wood siding, dimensional profile metal architectural siding, fiber cement products, stone, and/or brick. Plywood siding, including T-111 is not allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The use of a variety and combination of building materials is required with a minimum of three materials used on the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signs shall be consistent with City Sign Code standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials and colors shall be placed using the building mass elements as defined edges.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof materials, such as concrete and clay tile, are allowed. Composition shingles of the heavy laminated 35 year guarantee dimensional type is allowed. Dimensional profile metal architectural roofing is allowed. Wood shake or shingle roofing is not allowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 Site Orientation			
Buildings shall be located adjacent to the street at the front setback line, immediately behind a public or semi-public space, or behind a landscaped area such as an outdoor seating area for a restaurant.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed-use buildings shall be designed with commercial storefronts on the ground floor and residential units above or live-work residential units on the ground floor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The street corners of corner sites shall include buildings, public plazas, or open space areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 Building Design			
Building materials of different type or form shall be used to differentiate building planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23 Windows / Entries			
At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors at retail storefronts shall be provided with clear glazing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Citywide Infill Housing Design Standards: Applications are either approved when compliant with <u>all</u> applicable standards or denied when they are not.	Yes	No	N/A
Service or employee doors that are visible from public streets or walkways shall be glazed with translucent glazing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upper story windows shall be recessed from the wall surface by a minimum of 2".	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial storefronts where provided and unless required by specific area design standards, provide shall have clear, street-oriented display windows a minimum of 50% of the street frontage. These windows shall provide visual access to the inside of the buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground floor retail windows shall be of a storefront design and shall be larger in proportion than upper floor residential windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24 Horizontal and Vertical Mixed-Use			
Buildings shall be arranged with open space and walks connecting directly with both residential and commercial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide a publicly accessible minimum 4-foot-wide pathway from a public sidewalk to plazas, courts or open space designed in the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking areas shall be located on the sides and or rear of projects with pedestrian connections to the buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII. Color Photographs

Photographs shall be combined as a single PDF document and presented in the format described at [Form CDD-0077](#).

IX. Applicant Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial elevation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

I understand that some application fees required to submit this application may be an initial deposit and based on full cost recovery. If the time to review the project exceeds the amount of deposit that is collected, additional payment will be required.

I understand the following requirements of State Law and agree each statement is true and correct:

1. The project does not involve demolition or alteration of housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low, very low, or extremely low income.
2. The project does not involve demolition or alteration of housing subject to any form of rent or price control through a local public entity's valid exercise of its police power.
3. The project does not involve demolition or alteration of housing occupied by tenants within the five years preceding the date of the application, including housing demolished or tenants vacated prior to this application.
4. The project does not involve demolition or alteration of a parcel on which an owner of residential real property has exercised the owner's rights under [Government Code, Title 1, Division 7, Chapter 12.75](#) to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

I understand that in the event of a dispute over the project, I am required to defend, indemnify, and hold harmless the City of Sacramento as follows:

1. Except as provided in paragraph 2, immediately below, I agree that in connection with any claim, action, or proceeding (collectively "claim") brought against the City of Sacramento and its City Council, agencies, commissions, boards, departments, officers, employees, and agents (collectively the "City") to attack, set aside, void, or annul any City action arising out of or in any way connected to the project, including any determination made pursuant to the California Environmental Quality Act, I will defend, indemnify, and hold harmless the City from and against all damages, costs, and attorneys' fees, excluding the City's staff attorneys' fees. I understand that the City, in its sole discretion, may decide to use outside counsel or its staff attorneys (or both) to defend the claim.
2. As a condition of a tentative, parcel, or final map application or approval, I agree to defend, indemnify, and hold harmless the City of Sacramento and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of a tentative, parcel, or final map by the City, advisory agency, appeal board, or legislative body concerning a subdivision, which is brought within the time period provided for in Government Code section 66499.37, from and against all damages, costs, and attorneys' fees. The City will promptly notify me of any such claim and will cooperate fully in the defense. The City, in its sole

discretion, may elect to defend any such action with attorneys of its own choice and, in such case, shall bear its own attorneys' fees and costs and will defend the action in good faith.

Signature of Applicant

Date

Please note that once this document is submitted to the City of Sacramento, your information will be posted online and is part of the public record; however, the City will not sell your data or information for any purposes.