
SUNRISE/SUNSET SPECIAL PLANNING AREA

502-20. INTENT. It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to allow development on the property described in Section 502-28 which will protect and preserve the existing oak trees, provide noise protection for future residents along Sunrise Boulevard, minimize grading; provide adequate access and circulation; and ensure compatibility of design with the existing neighborhood development.

502-21. USES. Those uses listed in Table I of the Sacramento County Zoning Code, Section 201-02, as permitted in the RD-10 zoning district, shall be permitted in this zone, subject to the following exceptions and conditions:

- (a) Such uses shall be subject to the conditions specified in Table I, Section 201-02, as listed in Section 201-04 of the Zoning Code.
- (b) The property described in Section 502-28 shall not be utilized for any use other than single-family dwelling, or two-family dwelling, unless development plans for such use have first been approved, pursuant to the provisions of this Ordinance.
- (c) Those uses listed in Table I as Commercial or Institutional shall not be permitted, except for Home Occupation, Public or Private School K-12, Government buildings and uses, Public Utility facilities, and other Outdoor Recreation facilities, shall be permitted subject to the conditions shown and set forth in Section 201-04 of the Zoning Code.

502-22. DEVELOPMENT REVIEW. Prior to the issuance of a building permit for any building to be used for any use requiring development plan approval as specified in this Ordinance, a development plan shall be submitted for review and approval by the Project Planning Commission. The plan shall be in substantial conformance with the standards set forth in this Ordinance. The plan shall show the location of proposed improvements, trees to be retained and removed, traffic circulation, landscaping, grading plans, elevations, and perspectives sufficient to illustrate the design character of the project. The review and approval shall not render the property undevelopable for the uses authorized in this Ordinance.

502-23. STANDARDS.

- (a) The location and configuration of buildings and other improvements shall comply with the development standards set forth in Title III of the Sacramento County Zoning Code provided, however, that deviations from such standards may be permitted by the Project Planning Commission in approving development plans whenever necessary to reduce grading on the site, to provide protection against noise, or to preserve native trees.

- (b) Grading. The design, layout, and configuration of the improvements shall minimize the extent and amount of grading. The following techniques shall be considered and utilized where feasible to accomplish the reduction in the extent and amount of grading:
- (1) The use of split-level building design and foundation systems to accomplish elevation transitions as close to existing grades as possible.
 - (2) Grading shall be reduced as much as possible consistent with the minimum requirements for utility service, drainage requirements, and street design and improvement requirements.
 - (3) No grading, except as provided in Section 16.44.090 of the County Code, shall be done on the property described in Section 502-28 until a grading permit is obtained from the Public Works Department.

The Public Works Department shall not approve any grading plans or issue any grading permit unless said plans are consistent with the site plans approved by the Planning Commission and with the policies as set forth in this section.

- (c) Trees. No native trees having a diameter of nine inches or more, measured four and one-half feet above the ground, shall be damaged or removed unless:
- (1) The trees are located within the right-of-way of an approved street or approved building envelope.
 - (2) The trees are specifically approved for removal by the Planning Commission as part of the site plan approval.
 - (3) Such removal is necessary for elimination of diseased growth, for fire prevention and control, or erosion control.
- (d) Coordination of Projects. The Project Planning Commission in receiving and approving development plans shall consider the relationship of the circulation pattern of the proposed project with neighboring projects to insure compatibility and coordination of projects with each other and with the community plan.

502-24. DENSITY. The density of residential development of any portion of the property described in Section 502-28 shall not exceed four (4) dwelling units per acre, except that density up to ten (10) dwelling units per acre may be approved by the Project Planning Commission as part of development plan approval, pursuant to the provisions of Section 6 of this Ordinance.

502-25. SIGNS. Signs shall be permitted as provided in the Zoning Code for the RD-10 zone.

502-26. VIOLATIONS. Violation of the provisions of this Ordinance, or exhibits, made part of this Ordinance shall be deemed a violation of Sacramento County Zoning Code, Ordinance No. 77-110, as amended.

502-27. FINDINGS. During the public hearings on this Ordinance the Planning Commission and the Board of Supervisors found that:

- (a) The area described in Section 502-28 contains trees and landforms worthy of preservation and noise and access problems needing special attention.
- (b) These environmental features and problems cannot be adequately addressed through the adoption of any other land use zone and its related development standards.
- (c) The size of this Special Planning Area is sufficient to allow construction of residential projects of varying densities and styles, and, thus, will not constitute the granting of a special privilege, nor deprivation, of property rights.
- (d) The uses permitted by this Ordinance provide for a reasonable use of the land and will not cause undue hardship on property owners within the area described in Section 502-28.

