



COMMUNITY PLAN AREAS AND SPECIAL STUDY AREAS

PART

3





Introduction

This part of the Sacramento 2035 General Plan provides policy direction for two geographically specific types of areas: community plan areas and special study areas. The policy direction in this part of the General Plan supplements the citywide goals and policies contained in Part 2 of the General Plan.

Community Plans Overview

The City of Sacramento has a long history of using community plans to provide policy direction for the various areas of the city. In the 1960s, the City Council adopted the city's first set of twenty-one community plans. In the 1970s, the City Council redrew community plan boundaries, reducing the number of community plan areas to eleven and establishing a policy basis for the City to eventually update all of its community plans according to the new boundaries. When the City adopted the 1988 citywide General Plan there were seven adopted community plans: Pocket (1979); Central City (1980); Airport Meadowview (1984); North Sacramento (1984); South Sacramento (1986); North Natomas (1986); and South Natomas (1988). At the time the City began the update for the 2030 General Plan (i.e., 2004 – 2009), four of the eleven community plan areas had no community plan policies (Land Park, East Sacramento, East Broadway, and Arden Arcade), and all seven adopted community plans had been amended.

As part of the development of the 2030 General Plan program, the City once again adjusted community plan boundaries, reducing the number of community plan areas from eleven to ten; reorganized, streamlined, and updated the policy content of the existing community plans; and physically incorporated the community plans within Part 3 of the General Plan document. The ten community plans (and their identifiers) included in the 2035 General Plan are listed below and their boundaries are shown in Figure CP1 (See General Plan for Figure):

- Arden Arcade (AA)
- Central City (CC)
- East Sacramento (ES)
- Fruitridge Broadway (FB)
- Land Park (LP)
- North Natomas (NN)
- North Sacramento (NS)
- Pocket (P)
- South Area (SA)
- South Natomas (SN)

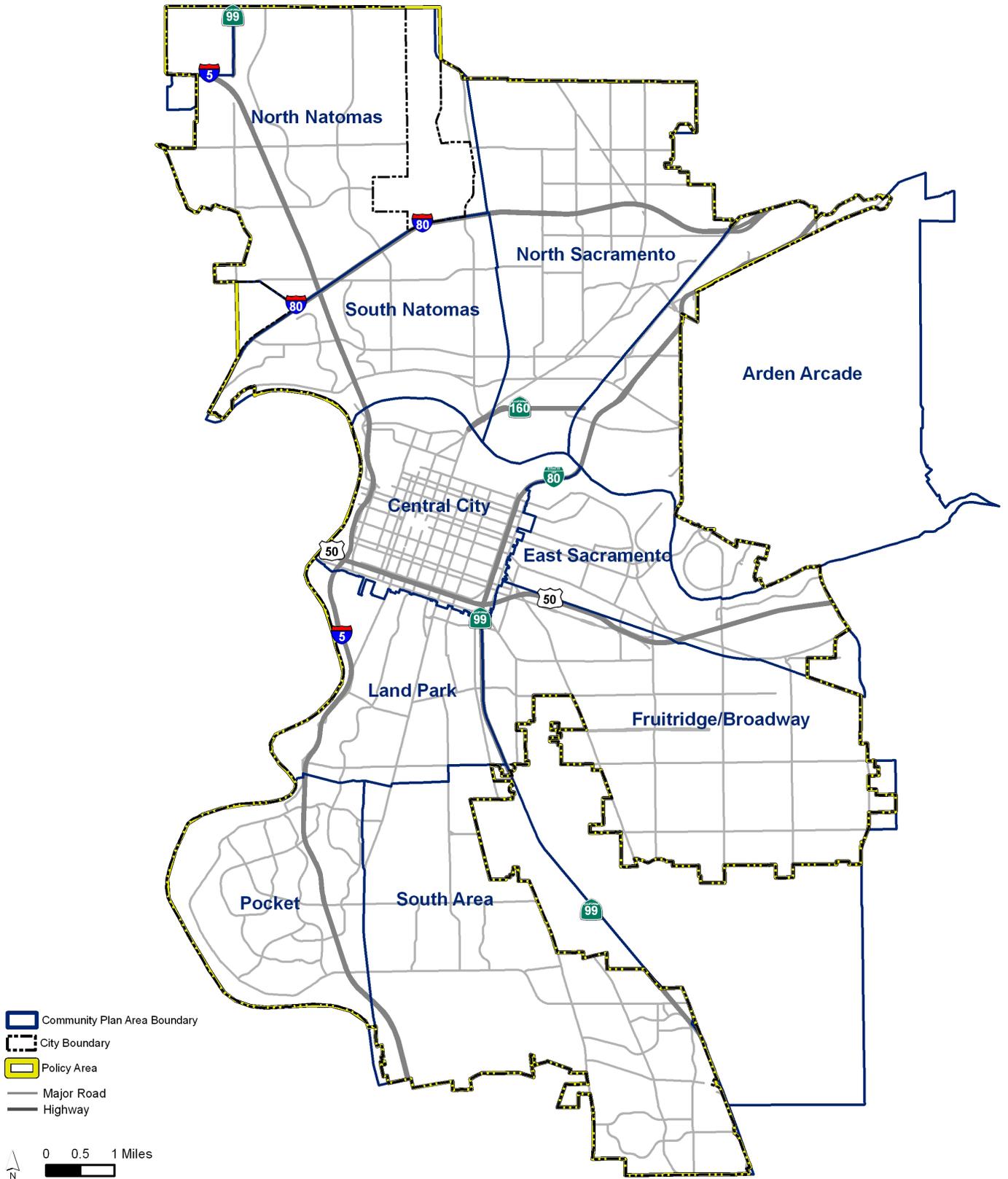


Figure CP-1
Community Plan Boundaries



The community plans supplement citywide General Plan policy based on conditions or issues unique to each community plan area. Community plan implementation programs are located in Part 4, Administration and Implementation. Each community plan is organized as follows:

Community Location

Each community plan begins with a brief description of the plan boundaries and area.

Community Vision

The community plan vision describes how each community plan area contributes to the overall citywide vision of being the most livable city in America. When community plans are updated, the vision statement will be developed during a public outreach process in order to reflect the vision of all community stakeholders including residents, business owners, city leaders, and others. The community vision statement will fit within the broader framework of the citywide vision set out in Part 1 of the 2035 General Plan.

Community Profile

The community plan profile includes a description of the development and planning history and distinguishing features, including the predominant land uses and major transportation routes. As community plans are developed and updated, the community plan profile will be revised to capture current conditions and trends unique to each community plan area.

Community Issues

Community plan issues include concerns specific to the community plan area and inform policy development. When community plans are updated, community issues information will be revised to capture current issues unique to each community plan area.

Land Use and Urban Form Designations

Each community plan includes a brief description of how the citywide land use and urban form designations relate to the community plan area.

Community Policies

Community plan policies supplement and amplify citywide goals and policies contained in Part 2 of the 2035 General Plan and address issues or conditions unique to the community plan area. These policies, according to State law requirements, must be consistent with the citywide goals and policies. The community plan policies are organized according to the element structure for goals and policies in Part 2 as follows:

- Land Use and Urban Design
- Historic and Cultural Resources
- Economic Development
- Housing
- Mobility
- Utilities
- Education, Recreation, and Culture
- Public Health and Safety
- Environmental Resources
- Environmental Constraints

Under some element headings, there are no supplemental policies because citywide policies adequately address the particular element topics for the community plan area. When community plans are updated, policies will be revised to address the current and future policy needs for each community plan area.

Opportunity Areas

Opportunity areas are subareas of the community plan that have been identified for potential future infill, reuse, or redevelopment. Some opportunity area descriptions include information such as location; existing conditions; vision for the future; assumptions; key issues; opportunities; land use and urban form concepts; recommendations on urban design, circulation, development types, building heights, open space, and primary frontages; along with infrastructure challenges (i.e., water, sewer, storm drainage, and mobility), which are based on the citywide Land Use and Urban Form Diagram. Urban form concepts developed for some of the key opportunity areas illustrate a possible future for the opportunity area in the form of both diagrams and narrative descriptions based on 2035 General Plan policies. The urban form concepts are suggestive of how development may occur, but the concepts are not formal policy in the same way that the specific (i.e., numbered) policies and Land Use and Urban Form Diagram are, found within Parts 2 and 3 of the 2035 General Plan. Each opportunity area falls within one of the five following types:



- **Neighborhoods.** Areas of the city that are primarily residential and contain a diversity of housing types, but may include other complementary community supportive uses such as schools, parks, community centers, and local-serving commercial centers.
- **Centers.** Places of focused mixed-use activity around which the city's neighborhoods revolve. They are areas where the synergy created by an aggregation of uses transforms an area into a recognizable destination that consists of a combination of employment, services, retail and/or entertainment, and mid- to high-density housing.
- **Transit Centers.** Areas similar to centers with a focus on transit. They may include any combination of employment, services, retail and/or entertainment and mid- to high-density housing centered on a transit station.
- **Corridors.** Dynamic boulevards and arterial streets that provide connections between centers, districts, and neighborhoods and include mixed-use development and residential uses in a walkable, transit-friendly setting.
- **New Growth Areas.** Identified greenfield areas adjacent to the city where new growth is dependent upon the availability of adequate water supplies, market forces, infrastructure financing and capacity, and timing.

Relevant Plans and Studies

The City conducts studies and produces reports to collect and evaluate information related to specific issues. These studies and reports are undertaken at the direction of the City Council, as needed, to address a specific issue or topic for a community plan area. This section lists the relevant plans and studies that are directly pertinent to the community plan area.

Community Plan Organizing Goal and Policies

The following goal and policies provide direction for the preparation, update, and amendment of community plans; the format of community plans; and the role of community plans. The policies include direction on the role that community plans play in the General Plan and how community plans should be structured. In addition to the overall structure and intent of the community plans, the policies provide direction for the planning and development of concepts and recommendations for Sacramento's identified opportunity areas.

GOAL CP 1.1

Community Plans. Maintain community plans that provide community-specific policy direction within the framework of citywide General Plan goals and policies.

Policies

CP 1.1.1 **Community Plan Intent.** The City shall adopt and periodically update a community plan chapter for each community plan area that supplements citywide policies, in order to reflect community and neighborhood-specific issues and provide conceptual direction for the development of identified opportunity areas. *(MPSP)*

CP 1.1.2 **Community Involvement.** The City shall ensure that the process for updating community plans includes broad community involvement by such groups as plan area residents, property owners, business owners, civic and community groups, public and nonprofit agencies, and city departments. *(MPSP/PI)*

CP 1.1.3 **Community Plan Consistency.** The City shall ensure that every community plan is consistent with citywide General Plan goals and policies and does not include duplicate or redundant policies and standards addressed in the citywide General Plan. *(MPSP)*

CP 1.1.4 **Community Plan Structure.** The City shall prepare and adopt community plans that are consistent in format according to the outline below. Exceptions may be made to this outline for unique and special circumstances, as deemed necessary by the City:

- Community Location:
 - Boundaries and Area
- Community Vision
- Community Profile:
 - Development and Planning History
 - Distinguishing Features (Predominant Land Uses, Major Transportation Routes)
- Community Issues
- Land Use and Urban Form Designations



- Community Policies:
 - Land Use and Urban Design
 - Historical and Cultural Resources
 - Economic Development
 - Housing
 - Mobility
 - Utilities
 - Education, Recreation, and Culture
 - Public Health and Safety
 - Environmental Resources
 - Environmental Constraints
- Opportunity Areas
- Relevant Plans and Studies (*MPSP*)

CP 1.1.5

Land Use Direction. The City shall not prepare or adopt a separate community plan land use diagram as part of the community planning process. Community plans shall refer to and be consistent with the General Plan Land Use and Urban Form Diagram. As community plans are prepared, updated, or amended, the City shall review the citywide Land Use and Urban Form Diagram and shall amend the diagram, as appropriate, using the designations in the citywide Land Use and Urban Design Element to reflect community issues related to infill, redevelopment, reuse, and new growth. (*MPSP*)

CP 1.1.6

Opportunity Area Recommendations. The City shall provide urban form concepts and recommendations for identified opportunity areas that reflect the City's and community's vision and goals for future development. Each opportunity area will include the following:

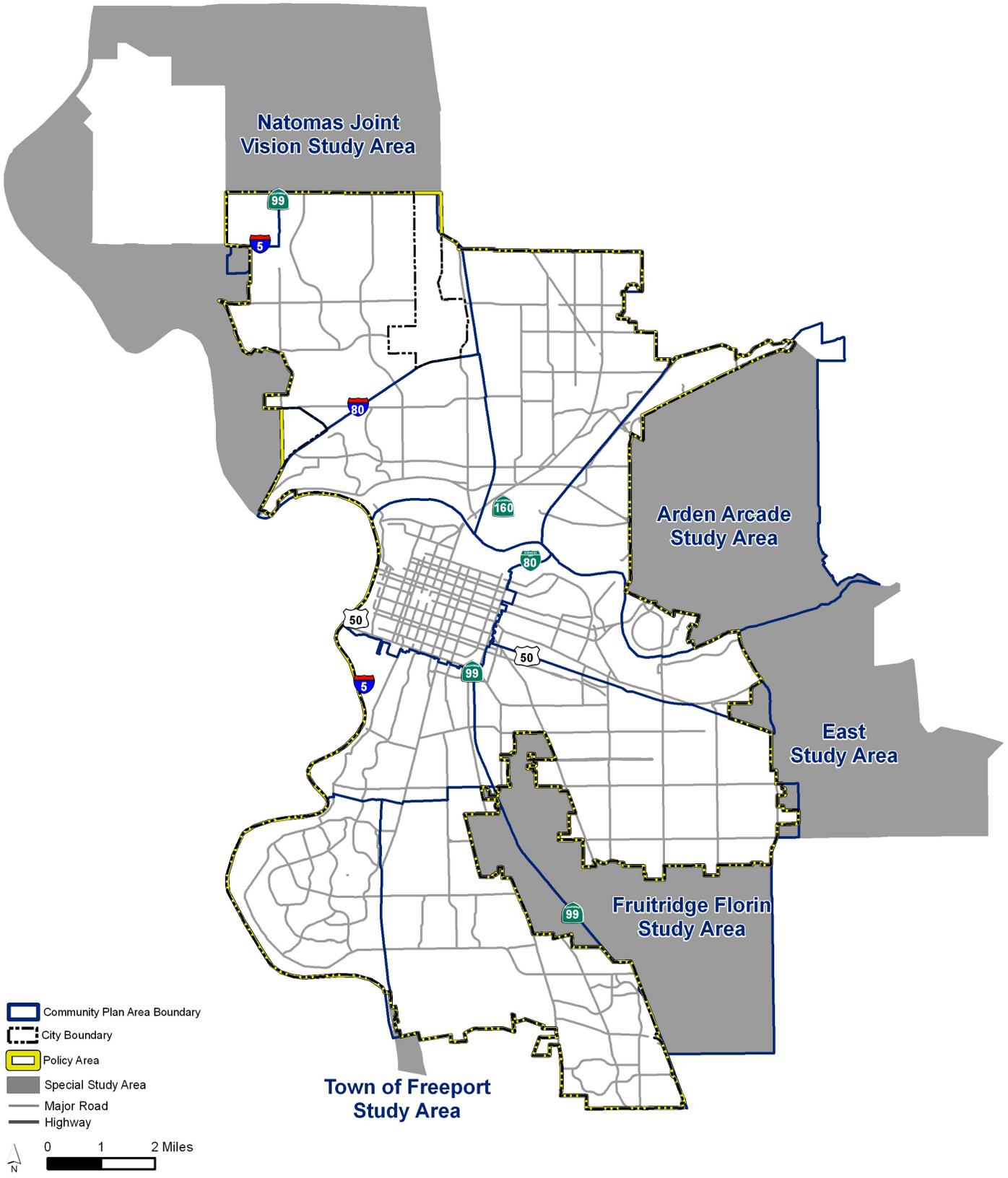
- A description of location, existing conditions, and vision for future.
- Statements of assumptions, key issues, and opportunities for development of the opportunity area.
- Land use/urban form concept diagrams and recommendations.
- Identification of any significant infrastructure challenges (i.e., water, sewer, storm drainage, and mobility). (*MPSP*)

- CP 1.1.7** **New Community Plan Areas.** In the event a new large territory (e.g., special study areas) is annexed to the city in the future, the City should designate it as a new community plan area, so long as the area is not already included within an existing community plan area boundary. *(MPSP)*

Special Study Areas

Beyond the boundaries of the 2035 General Plan, the City has defined Special Study Areas that are adjacent to existing city limits. These unincorporated areas are of interest to the City, as the planning of the areas necessitates a coordinated effort by the City and County (Figure CP2). In some cases, part or all of these areas may eventually be annexed by the City. For each Special Study Area, the discussion includes a brief description of existing conditions, background information that explains why the area is considered a “special study area,” and information related to managing the future of the areas through City and County coordination. The five Special Study Areas are listed below:

- Arden Arcade Study Area
- East Study Area
- Fruitridge Florin Study Area
- Natomas Joint Vision Study Area
- Town of Freeport Study Area



**Figure CP-2
 Special Study Areas Boundaries**