



# Development Services Department

## City of Sacramento General Plan Update

Community “Brown Bag” Education  
Date





## **“Getting our Customers to Success”**

- **Sponsored by the City of Sacramento, Development Services Department**
- **Purpose: To continuously provide our customers with the tools to get them to success!**
- **When: Wednesday of every month  
12:00pm-1:30pm**
- **Where: City of Sacramento  
300 Richards Blvd. 2<sup>nd</sup> Fl, Training Rm  
Sacramento, CA 95811**





## How it works!

- You bring your brown bag lunch
- We provide the topic, refreshments, and cookies
- Please DO ask questions as they arise
- Please DO NOT feel like you are interrupting
- Interaction is important
- General questions are strongly encouraged. However, if you have specific project questions please hold them for after the meeting!
- Please turn off cell phones or put them on “silent”
- If you need to go to the restroom, please step out quietly as this session is being recorded.





# City of Sacramento General Plan Update

*Sacramento 2030 : Vibrant, Thriving & Diverse !*

**April 23, 2008**

Alan Porter, Senior Planner  
Planning Department  
City of Sacramento



# General Plan Process

Fall 2004  
Fall 2005

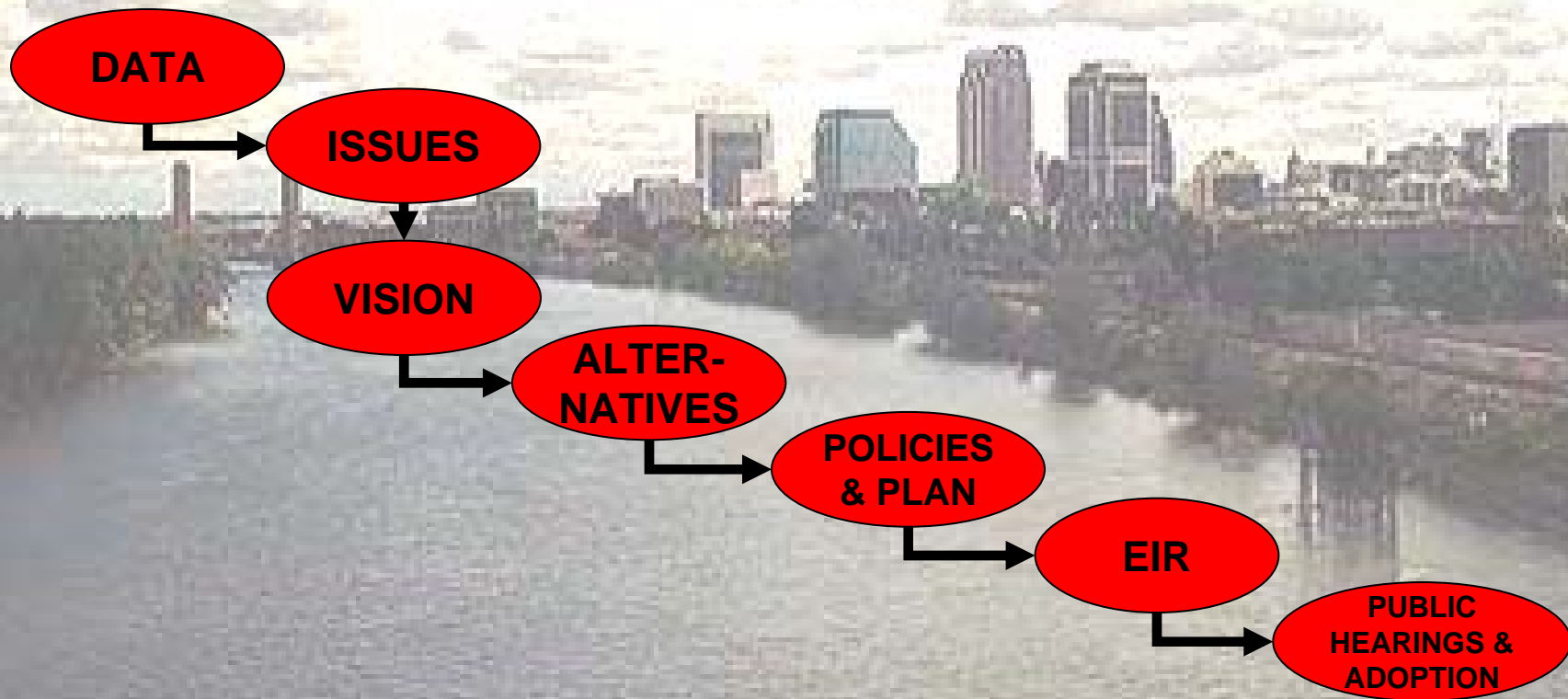
Fall  
2005

Fall 2005  
Spring 2007

Spring 2007  
Fall 2007

Summer  
2007  
Summer  
2008

Fall 2008



## Why A New General Plan?

- Existing Plan is Outdated
- Need a New Plan for Our Future
  - Existing General Plan Adopted in 1988
  - Need to Plan for Next 25 Years
- Need to Help Implement Our Regional Plan
  - SACOG Blueprint
- More People and Jobs Coming to Our City



# What is a General Plan?



- **Comprehensive & long-term (2005 – 2030)**
- **Required by state law**
- **Must address land use, circulation, housing, conservation, open space, noise, and safety**
- **May address other topics (economic development, community design, historic preservation, sustainability, energy, air quality)**
- **Must be internally consistent**
- **Must be implemented through zoning, subdivision approvals, public infrastructure projects, etc.**



# Elements of the Plan

## Required:

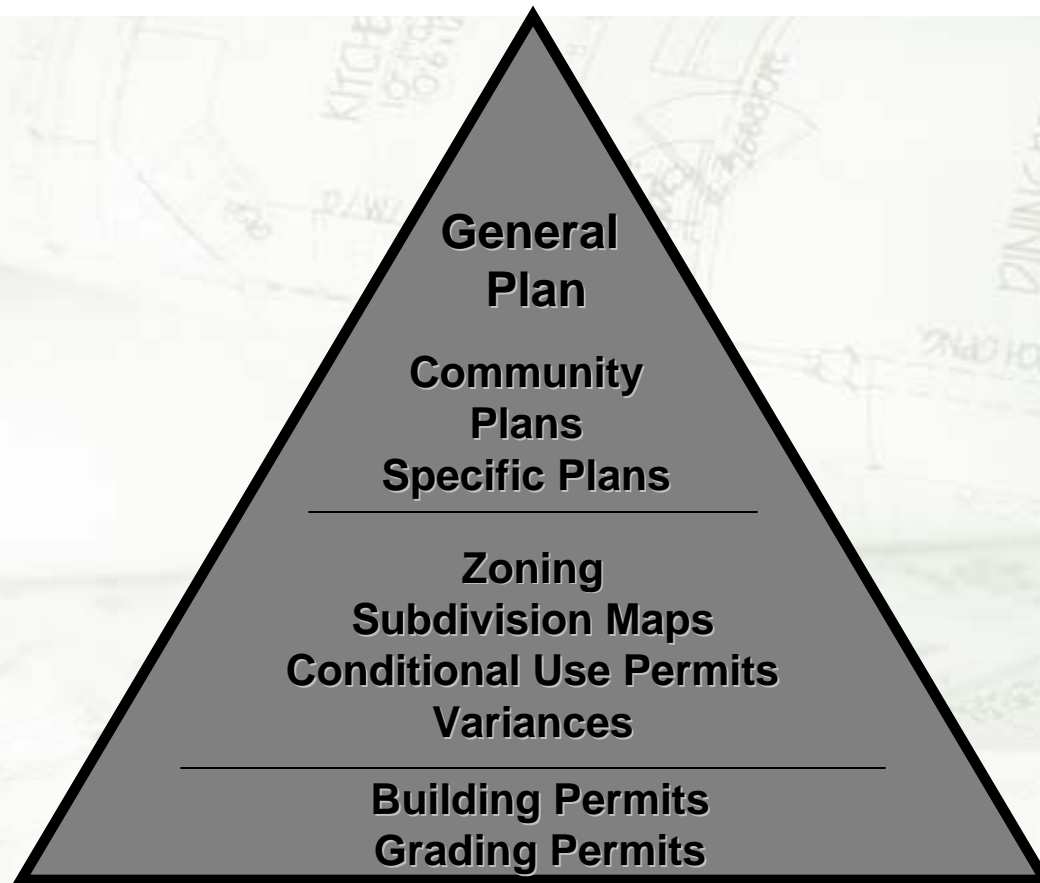
- Land Use
- Mobility (Circulation)
- Housing\*
- Noise
- Open Space
- Conservation
- Safety

## Optional:

- Economic Development
- Community Design
- Historic Preservation
- Public Facilities



# Implementation Tools

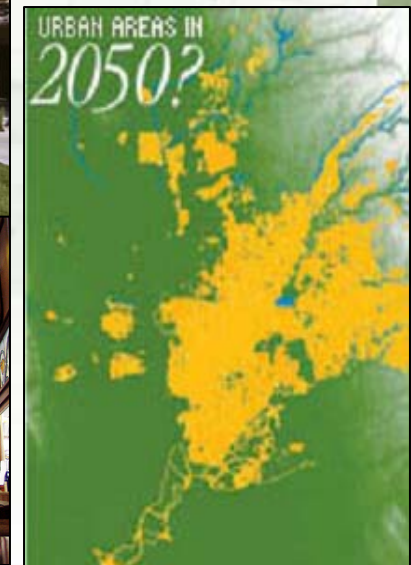
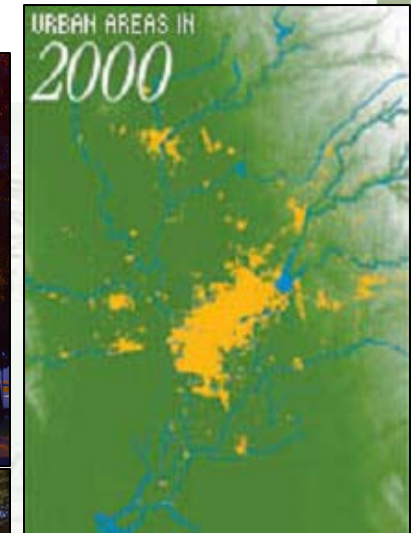


**How to Make General Plan Policies a Reality?**



# Key Issues

- Where Do You Put...?
  - 200,000 more people
  - 140,000 more jobs
  - 100,000 housing units
- How Do You Grow?
  - Expand Out
  - Build Inward
- What Should that Growth Look Like?
  - Community Design
  - Neighborhood Character



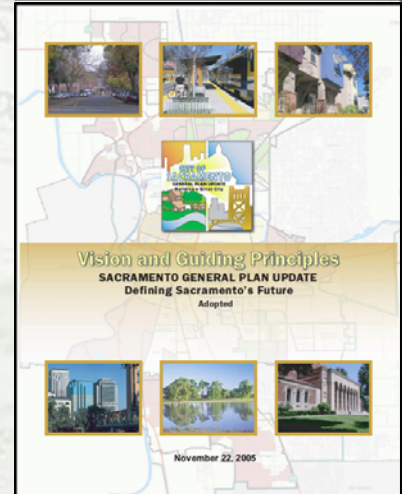
# Community Outreach

- Town Hall Forums In May & June 2005
  - Identified Issues/Assets
  - 1,200 Residents Participated
- Town Hall Forums In June 2006
  - Evaluated Land Use Scenarios
  - 1,300 Residents Participated
- Open Houses In September 2007
- High School Summit and Press Conference
- College Summit
- Identified Key Issues, Priorities & Values
- Created a Vision for Sacramento's Future



# Our Community's Vision

- Our Vision & Guiding Principles:
  - **Make Sacramento America's Most Livable City** by providing for:
    - Vibrant Downtown & Town Centers
    - Energized Commercial Corridors
    - Expanded Transportation Choices
    - Safe and Livable Neighborhoods
    - Sustainable Development

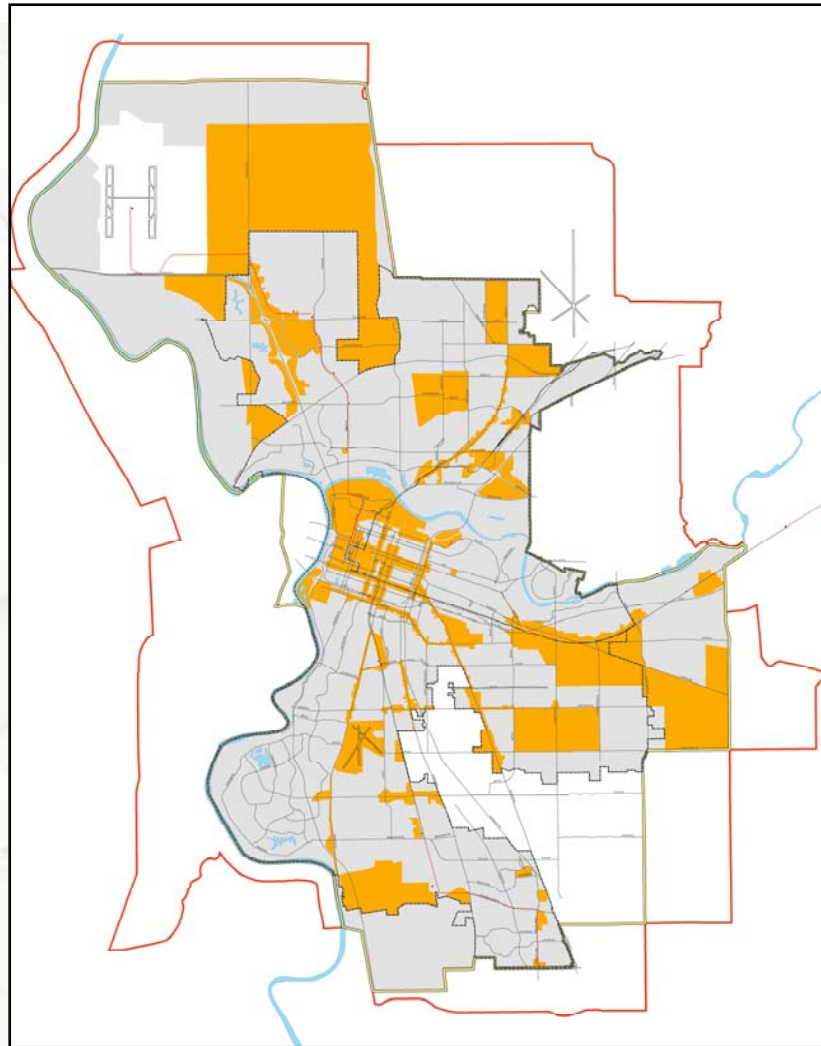


# Creating an Innovative Plan

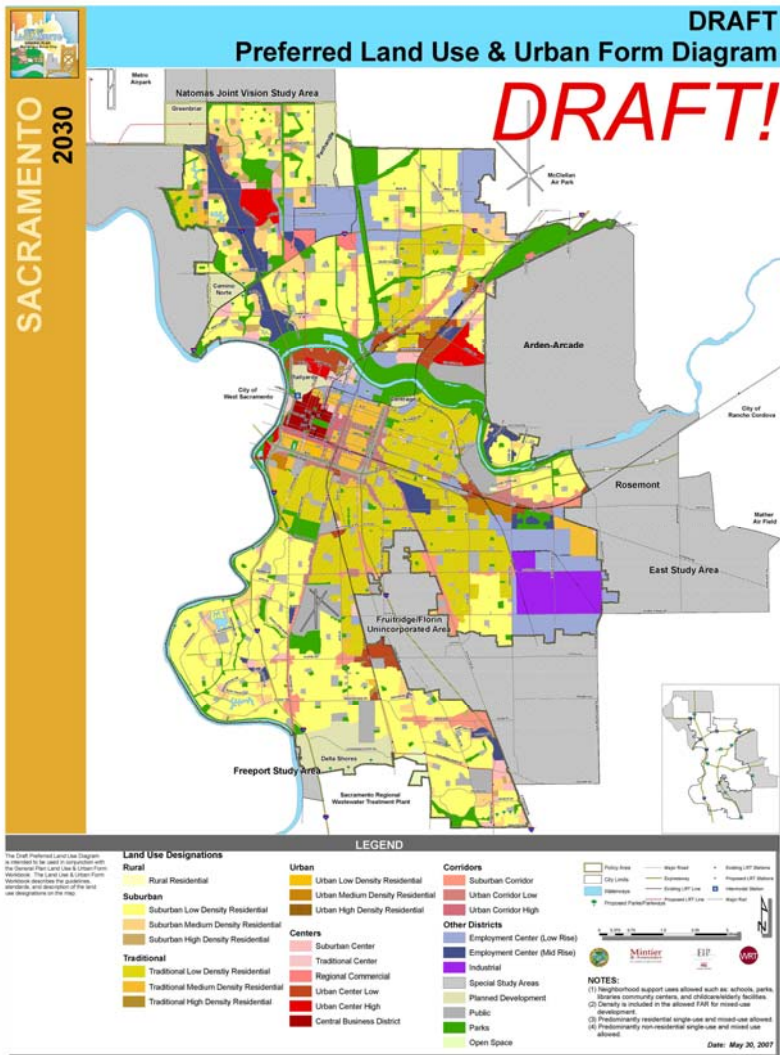
- Flexible/Mixed Land Use
- Recognize Urban Development Standards
- Broad Range of Densities/Intensities
- Streamlined Review
- Community Form/Design Identified
- Internal Consistency
- Ease of Update
- Implementation Plan



# Citywide Change Areas (Areas of Opportunity)



# Preferred Land Use



## Land Use & Urban Form Designations

### Neighborhoods

	<b>Rural Residential</b> Density: 25-2.9 Units/Acre Building Height: 1-3 Stories
	<b>Suburban Neighborhood Low Density</b> Density: 3.0-6.9 Units/Acre (1) Building Height: 1-3 Stories
	<b>Suburban Neighborhood Medium Density</b> Density: 7.0-14.9 Units/Acre (1) Building Height: 1-3 Stories
	<b>Suburban Neighborhood High Density</b> Density: 15-25.0 Units/Acre (1) (2) FAR: 0.35-3.0 (3) Building Height: 1-3 Stories
	<b>Traditional Neighborhood Low Density</b> Density: 3.0-7.9 Units/Acre (1) Building Height: 1-3 Stories
	<b>Traditional Neighborhood Medium Density</b> Density: 8.0-17.9 Units/Acre (1) Building Height: 1-3 Stories
	<b>Traditional Neighborhood High Density</b> Density: 18.0-32.0 Units/Acre (1) (2) FAR: 0.5-2.0 (3) Building Height: 1-3 Stories
	<b>Urban Neighborhood Low Density</b> Density: 12-32 Units/Acre (1) (2) FAR: 1.5-3.0 (3) Building Height: 2-4 Stories
	<b>Urban Neighborhood Medium Density</b> Density: 33.0-100.0 Units/Acre (1) (2) FAR: 2.0-6.0 (3) Building Height: 3-8 Stories
	<b>Urban Neighborhood High Density</b> Density: 101-250 Units/Acre (1) (2) FAR: 3.0-8.0 (3) Building Height: 4-24 Stories

### Centers

	<b>Suburban Center</b> Density: 15-32 Units/Acre (2) FAR: 0.35-2.0 Building Height: 1-4 Stories
	<b>Traditional Center</b> Density: 15-32 Units/Acre (2) FAR: 0.5-3.0 Building Height: 1-4 Stories
	<b>Regional Commercial Center</b> Density: 32-80 Units/Acre (2) FAR: 0.4-3.0 Building Height: 1-6 Stories
	<b>Urban Center Low</b> Density: 12-120 Units/Acre (2) FAR: 0.5-4.0 Building Height: 2-7 Stories
	<b>Urban Center High</b> Density: 24-250 Units/Acre (2) FAR: 1.5-8.0 Building Height: 2-24 Stories
	<b>Central Business District</b> Density: 61-450 Units/Acre (2) FAR: 3.0-10.0 Building Height: 4+ Stories

### Corridors

	<b>Suburban Corridor</b> Density: 15-32 Units/Acre (2) FAR: 0.35-3.0 Building Height: 1-4 Stories
	<b>Urban Corridor Low</b> Density: 20-60 Units/Acre (2) FAR: 0.5-3.0 Building Height: 2-4 Stories
	<b>Urban Corridor High</b> Density: 33-100 Units/Acre (2) FAR: 0.75-6.0 Building Height: 2-7 Stories

### Other Districts

	<b>Employment Center Low Rise</b> FAR: 0.35-1.0 Building Height: 1-3 Stories
	<b>Employment Center Mid Rise</b> Density: 18.0-50 Units/Acre (2) FAR: 0.75-4.0 Building Height: 3-12 Stories
	<b>Industrial</b> FAR: 0.1-1.0 Building Height: 1+ Stories
	<b>Public/Quasi-Public</b> FAR: N/A Building Height: N/A
	<b>Parks, Greenways, &amp; Recreation Facilities</b> FAR: Up to 0.1 Building Height: N/A
	<b>Open Space</b> FAR: Up to 0.1 Building Height: N/A
	<b>Special Study Area</b> Additional Studies Required
	<b>Planned Development</b> Planning In Progress

#### Notes:

- Neighborhood support uses allowed such as: schools, parks, libraries, community centers, & child-care/elderly facilities.
- Density is included in the allowed FAR for mixed-use development.
- Predominantly residential single-use & mixed-use allowed.

May 30, 2007

Example:

*Existing Conditions:* Commercial Corridor



*Prepared by: Urban Advantage*

## Scenario 1



Example:

*Multi-Centered Alternative:* Commercial Corridor



Prepared by: *Urban Advantage*

## Scenario 2



Example:

*Compact/Infill Alternative:* Commercial Corridor



Prepared by: Urban Advantage

## Scenario 3



# Resources

- General Plan Website: [www.sacgp.org](http://www.sacgp.org)
- General Plan Hotline: (916) 808-7500
- General Plan Email: [generalplan@sacgp.org](mailto:generalplan@sacgp.org)
- South Area Community Update:  
[www.sacgp.org/south\\_area\\_community\\_plan.html](http://www.sacgp.org/south_area_community_plan.html)





- **Development Services website:**  
**<http://www.cityofsacramento.org/dsd/>**
- **Development Services Help Desk**  
**916-808-5656**





***Thank you for attending!***

***Please complete the evaluation form!***

