



REPORT TO DEVELOPMENT OVERSIGHT COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
May 7, 2007

Members of the Development Oversight Commission:

Subject: 2030 General Plan - Preferred Land Use Alternative (LR07-004)

Location/Council District: Citywide

Recommendation: Receive and provide input

Contact: Tom Pace, Long Range Planning Manager, 808-6848; Bob Overstreet, Strategic Projects Executive, 808-7404

Presenters: Tom Pace, Long Range Planning Manager, 808-6848; Bob Overstreet, Strategic Projects Executive, 808-7404; Larry Mintier, J.L. Mintier Associates

Department: Planning

Division: Long Range Planning

Organization Number: 4912

Description/ Analysis:

Issue: On March 20, 2007, the City Council directed Long Range Planning staff to proceed with the preparation of a Draft Preferred Land Use Alternative for the 2030 General Plan, based on input received during the City Leadership Workshop in February 20 and staff's Recommended Preferred Growth Concept that was presented to Council on March 20. Staff is seeking the input of the Commission on the draft land use diagram and proposed land use and urban form designations, and will forward comments to the City Council for further consideration.

Policy Considerations: This report is consistent with both the City's overall Strategic Plan goal and the General Plan vision of becoming "The Most Livable City in America". The Preferred Land Use Alternative is consistent with the Smart Growth Principles adopted by Council in 2001, the Preferred Blueprint adopted for the region by the Sacramento Area Council of Governments (SACOG) in 2004, and the Vision and Guiding Principles adopted by Council in 2005.

Rationale for Recommendation: Staff is presenting the Draft Preferred Land Use Alternative at this time in order to receive input from the Commission. The City Council will make the ultimate and final decision on whether or not to accept the Preferred Land Use Alternative as currently proposed.

Financial Considerations: None

Respectfully submitted by:  _____
ERIK DE KOK
Associate Planner

Recommendation Approved:



THOMAS S. PACE
Long Range Planning Manager



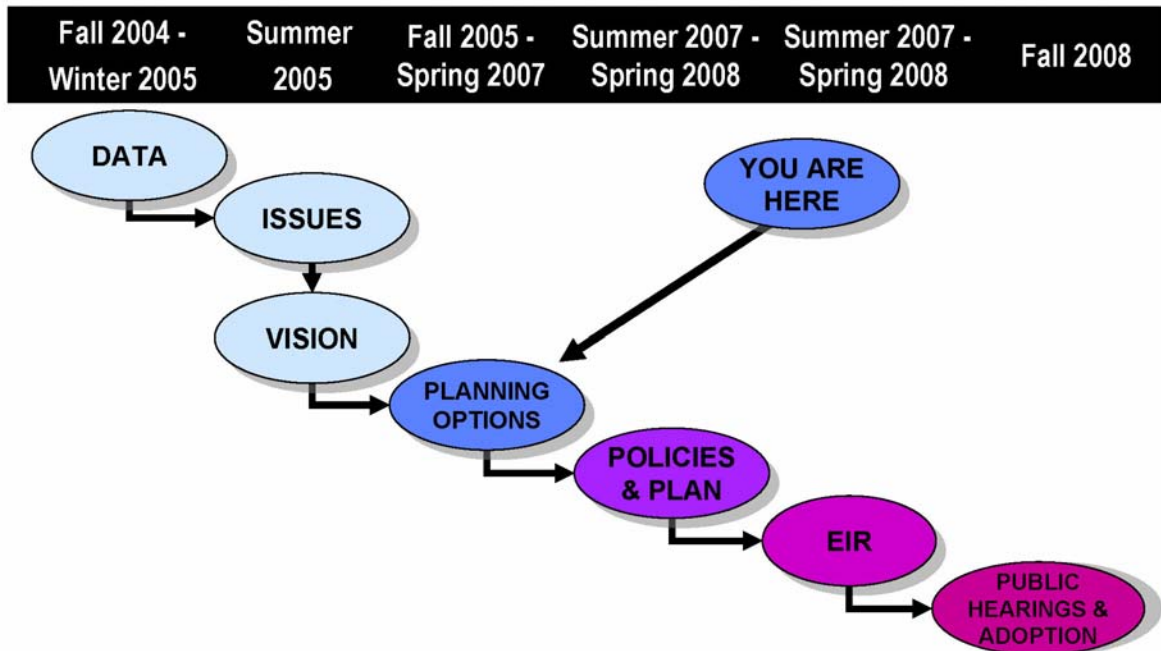
BOB OVERSTREET
Strategic Projects Executive

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Attachment 1 Background

Since 2004, a great deal of work has been completed for the 2030 General Plan in terms of gathering background data and information, obtaining public input, defining our Vision and Guiding Principles, and mapping out some options for the future growth and development of the city. An outline of the process to date, as well as future tasks, is shown below:



At this time, staff is bringing forward a Draft Preferred Land Use Alternative for review and comment by the City’s leadership groups, based on input received during the City Leadership Workshop on February 20, as well as direction provided by Council regarding staff’s Recommended Preferred Growth Concept on March 20.

The following provides some background on how staff arrived at the Draft Preferred Land Use Alternative.

Consistency with SACOG Blueprint and City Smart Growth Principles

The 2030 General Plan is being developed under the direction of Council based on several existing City and regional policies:

- The Sacramento Area Council of Governments (SACOG) Blueprint Project, which was completed in 2004; and
- The City’s Smart Growth Principles, adopted by Council in 2001.

Under the Blueprint's Preferred Scenario, the general consensus of policy makers and citizens was a preference for a different pattern of growth to accommodate nearly one million new people expected to reside in the region by 2030. The Blueprint strategy identified a need to accommodate significant growth within the borders of existing cities and their immediate adjacent areas, rather than continuing sprawl outwards into agricultural lands and open spaces in our six-county region.

Technical Background Report

As part of the first phase of the General Plan process, staff gathered a large volume of technical background data on existing conditions within the City. The results of this were documented in the Technical Background Report (TBR), which was accepted by Council in November 2005. Part of the background data gathering process included a population growth forecast, which concluded that over 200,000 additional residents and approximately 140,000 additional jobs are likely to be added to the city by 2030.

Growth Areas / Areas of Change

In planning to accommodate the significant growth forecast for the city, staff and consultants first identified which areas might grow and change, and which areas in the community would remain relatively unchanged (see Exhibit A, Areas of Change Map). Both technical data and public input helped shape that analysis. Public input received during the first round of Town Hall Forums in 2005 assisted staff in defining the opportunities and constraints that exist in the many different neighborhoods and districts throughout the city and its adjacent areas. The Technical Background Report and Planning Issues Report also contributed valuable information to the land use analysis.

Staff identified three basic types of "Opportunity Areas" that could accommodate significant growth or change by 2030. These include:

- *Greenfields*: New growth areas that currently contain little or no development (e.g. Natomas Joint Vision Study Area, and Delta Shores) that are adjacent to the city's edges.
- *Major Infill Areas*: Areas with the most potential for new infill development or reuse and intensification based on their location, function and potential market demands (e.g. Railyards, Richards Boulevard, and Downtown).
- *Underutilized and Reclaimed Lands*: Areas throughout the city in which there are large tracts of vacant, underutilized or reclaimed land (e.g. the East Area), or areas with high concentrations of parcels likely to be redeveloped (e.g. many of the city's older commercial corridors).

Draft Growth Scenarios

In early 2006, staff produced several Draft Growth Scenarios which depicted different configurations of key opportunity areas that could accommodate the projected growth through 2030. The scenarios are summarized as follows:

- Scenario 1: The city continues to build out under the existing General Plan designations and policies, as modified by numerous amendments since 1988. This Scenario would not accommodate projected growth identified in the Technical

Background Report, and would not be fully consistent with the Blueprint Recommendations, Vision and Guiding Principles, or the City's Smart Growth Principles.

- Scenario 2: Projected growth would be accommodated in both Major Infill Areas and some New Growth Areas, resulting in a more compact footprint than Scenario 3.
- Scenario 3: Projected growth would be accommodated in Major Infill Areas but even more so in all the New Growth Areas identified, resulting in a significantly larger urban footprint than Scenario 2.

Scenarios 2 and 3 were both based on the SACOG Blueprint Recommendations, the Vision and Guiding Principles, and the City's Smart Growth Principles, which guided staff's analysis of vacant and underutilized lands and opportunity areas. The scenarios were also influenced by public input received in the first round of Town Hall Forums in 2005.

The scenarios were presented for public review during the second phase of Town Hall Forums in May/June of 2006. Staff and consultants then reviewed community input, as well as input received from the General Plan Advisory Committee (GPAC), Technical Advisory Committee (TAC), and various stakeholders. A Fatal Flaw Workshop for City staff was held in October 2006. The outcomes of the Fatal Flaw Workshop, which identified issues and implications associated with the land use scenarios, were included in a Technical Memo that was completed in January 2007. Along with the Technical Memo, a series of White Papers on the major Opportunity Areas were reviewed by the GPAC, TAC and Policy Team. Preliminary conclusions were included within the White Papers, and were brought forward into the City Leadership Workshop in February 2007.

Recommended Preferred Growth Concept

The preliminary conclusions on the major opportunity areas received strong support at the City Leadership Workshop on February 20. Staff moved those forward as the Recommended Preferred Growth Concept diagram (Exhibit B) presented to the City Council on March 20, at which time the City Council directed staff to proceed with preparation of the Draft Preferred Land Use Alternative that is now being presented for review and input.

Exhibit 1A
Areas of Change Map
(located in meeting binder flap)

