

An aerial photograph of Sacramento, California, showing a mix of modern high-rise buildings and historic architecture. In the foreground, a large white riverboat with a red funnel is docked at a pier on the Sacramento River. The city is surrounded by green trees, and the sky is clear and bright.

# City of Sacramento General Plan

Remi Mendoza  
Citizen's Planning Academy  
March 12, 2018

# Overview

- ❑ What is the General Plan?
- ❑ The 2030 General Plan
- ❑ 5-Year Update (2035 General Plan)
- ❑ 5-Year Update (2040 General Plan)
- ❑ Questions and Answers

# What is a General Plan?

- Guidebook for development and growth
- Required by state law
- Determines the where and when

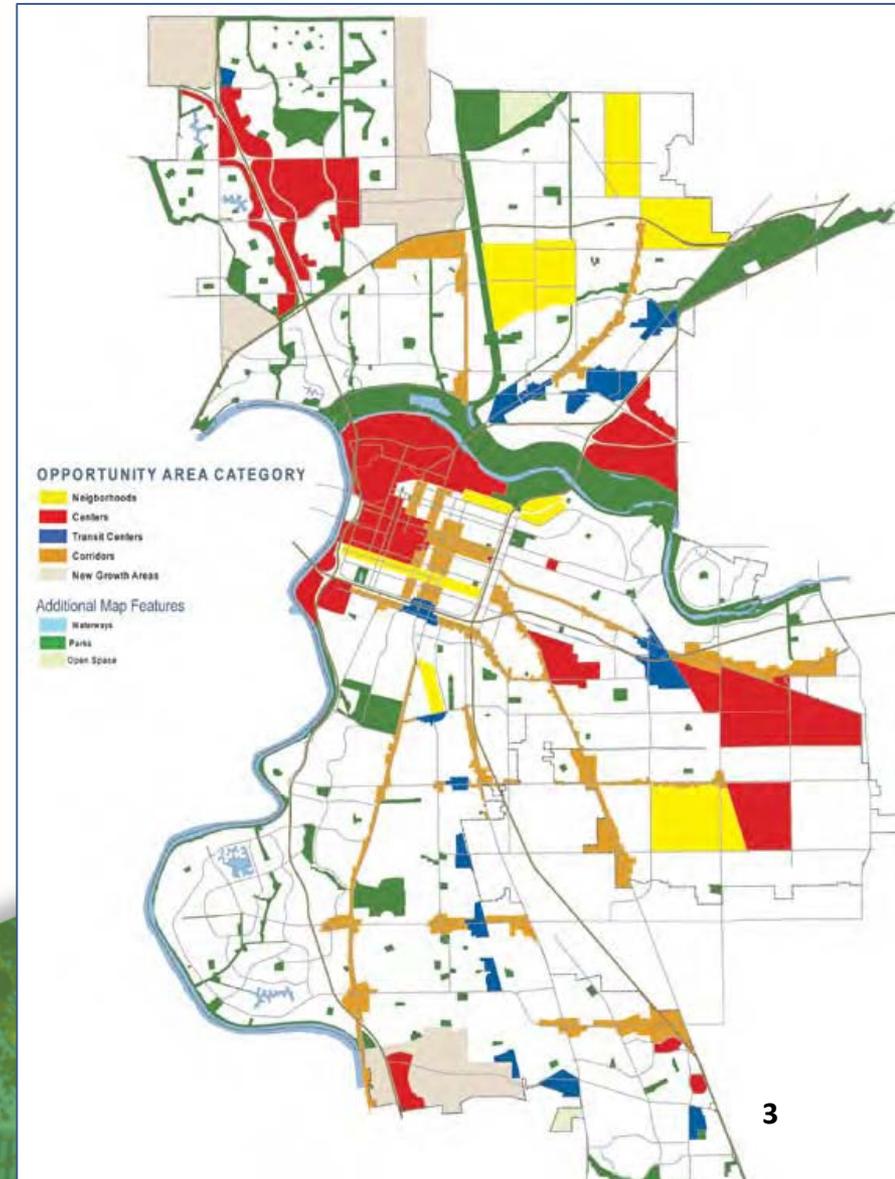
## GOAL LU 1.1

**Growth and Change.** Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

## Policies

### LU 1.1.1

**Regional Leadership.** The City shall be the regional leader in sustainable development and encourage compact, higher-density development that conserves land resources, protects habitat, supports transit, reduces vehicle trips, improves air quality, conserves energy and water, and diversifies Sacramento's housing stock. (RDR)



# What is a General Plan?

- Answers the questions: how and how much?

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- Policy document; adopted by City Council

**Table LU 1 Land Use & Urban Form Designations**

Land Use and Urban Form Designation	Guidelines	Standards			
	Building Height (Number of Stories) <sup>(1)</sup>	Minimum Density (dwelling units per acre)	Maximum Density (dwelling units per acre)	Minimum Floor Area Ratio (FAR) <sup>(2)</sup>	Maximum Floor Area Ratio (FAR)
<b>Neighborhoods</b>					
 Rural Residential <sup>(4)</sup> (See Page 2-40)	1-3	0.25	3.0	N/A	1.50
 Suburban Neighborhood Low Density <sup>(4)</sup> (See Page 2-44)	1-3	3.0	8.0	N/A	1.50
 Suburban Neighborhood Medium Density <sup>(4)</sup> (See Page 2-44)	1-3	7.0	17.0	N/A	1.50
 Suburban Neighborhood High Density <sup>(3) (4)</sup> (See Page 2-44)	1-3	15.0	30.0	0.35	1.50
 Traditional Neighborhood Low Density <sup>(4)</sup> (See Page 2-48)	1-3	3.0	8.0	N/A	1.50
 Traditional Neighborhood Medium Density <sup>(4)</sup> (See Page 2-48)	1-3	8.0	21.0	N/A	1.50
 Traditional Neighborhood High Density <sup>(3) (4)</sup> (See Page 2-48)	1-3	18.0	36.0	0.50	1.50
 Urban Neighborhood Low Density <sup>(3) (4)</sup> (See Page 2-52)	2-4	12.0	36.0	0.50	1.50
 Urban Neighborhood Medium Density <sup>(3) (4)</sup> (See Page 2-52)	3-8	33.0	110.0	1.50	4.00



# Elements of the Plan

## Required:

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

## Optional:

- Economic Development
- Community Design
- Historic Preservation

# General Plan Documents

- ❑ **Baseline Report =** Snapshot of where the City is today
- ❑ **Issues & Opportunities =** Identifies range of concerns and choices
- ❑ **Vision Statement =** Paints a picture of the City 25 years in the future
- ❑ **Alternatives Report =** Provides different paths/ways to achieve the vision
- ❑ **Policy Document =** Plan to achieve the vision
- ❑ **Environ. Impact Report =** Identifies problems and suggests ways to minimize or eliminate impacts

# Planning Tools

**Longer Term**

**More General**



**General  
Plan**

**Master Plans, Specific Plans,  
and Strategies**

**City Codes, Ordinances, and Operations**

**More Detailed**

**Shorter Term**



# Overview

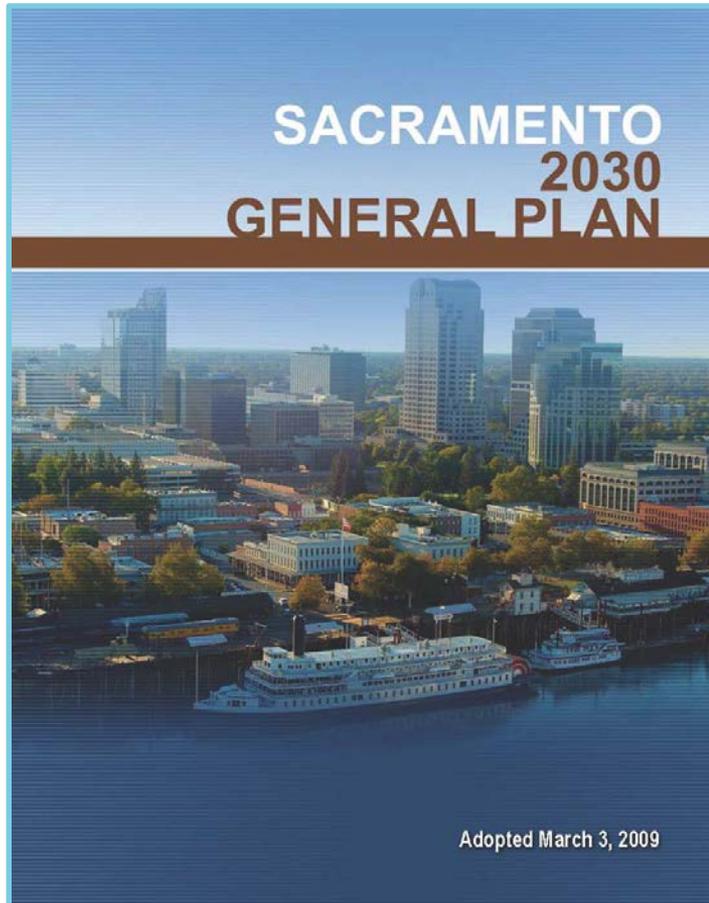
What is the General Plan? ✓

The 2030 General Plan

5-Year Update

Questions and Answers

# 2030 General Plan



- ❑ Adopted in March 2009
- ❑ Extensive Community Outreach

# 2030 GP Key Issues

## Where Do You Put:

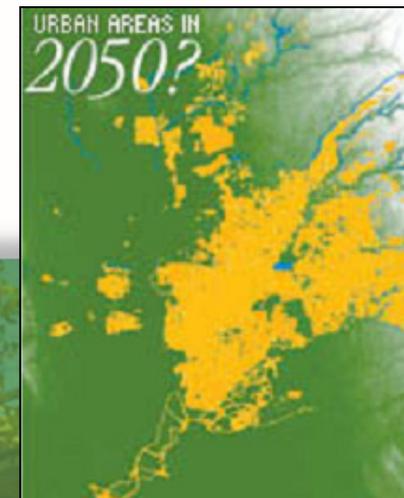
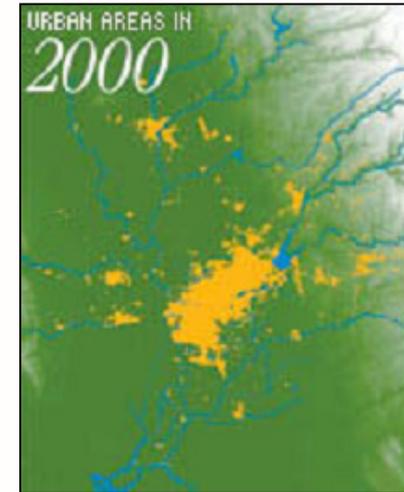
- ❑ 200,000 more people
- ❑ 140,000 more jobs
- ❑ 100,000 housing units

## How Do You Grow?

- ❑ Expand Out
- ❑ Build Inward

## What Should that Growth Look Like?

- ❑ Community Design
- ❑ Neighborhood Character

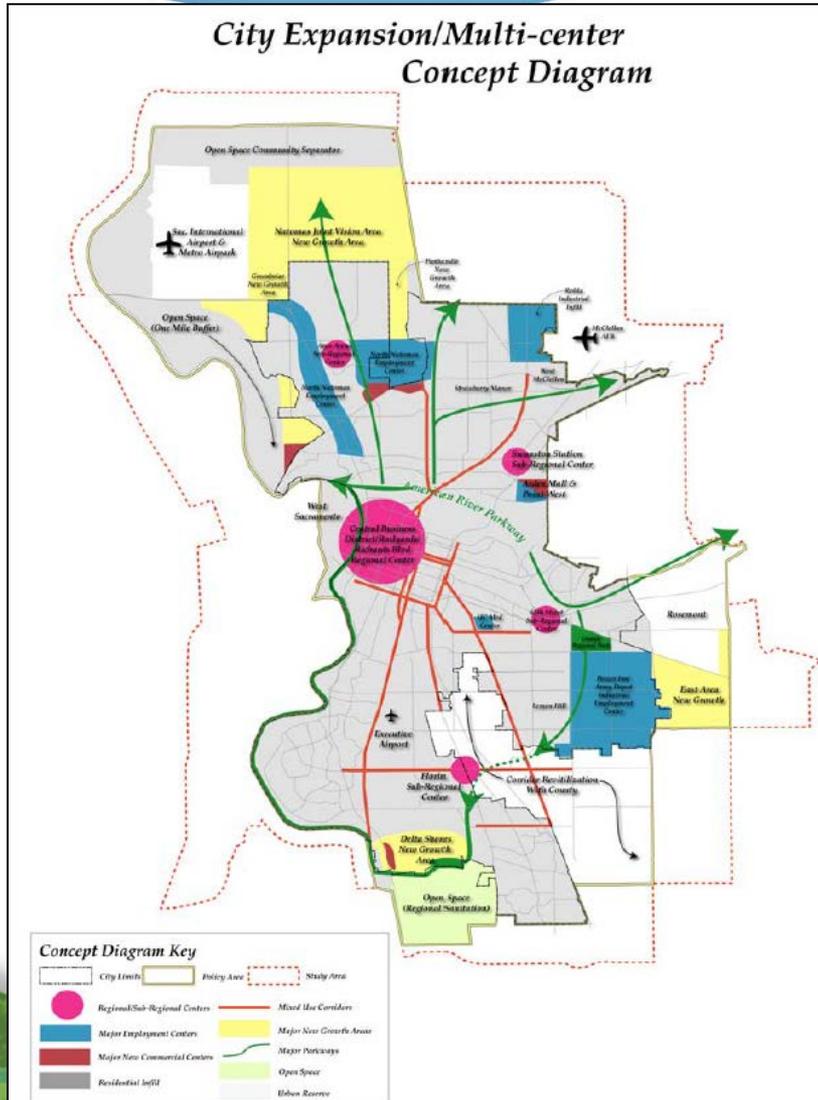


# 2030 General Plan Scenarios

- ❑ Growth choices and significant trade-offs
- ❑ Areas of change
  - ❑ Neighborhoods, centers, districts, & corridors
- ❑ Land Uses
  - ❑ Mix Use, Jobs, Housing, and Shopping
- ❑ Urban Form
  - ❑ Focus on Design and Community Character

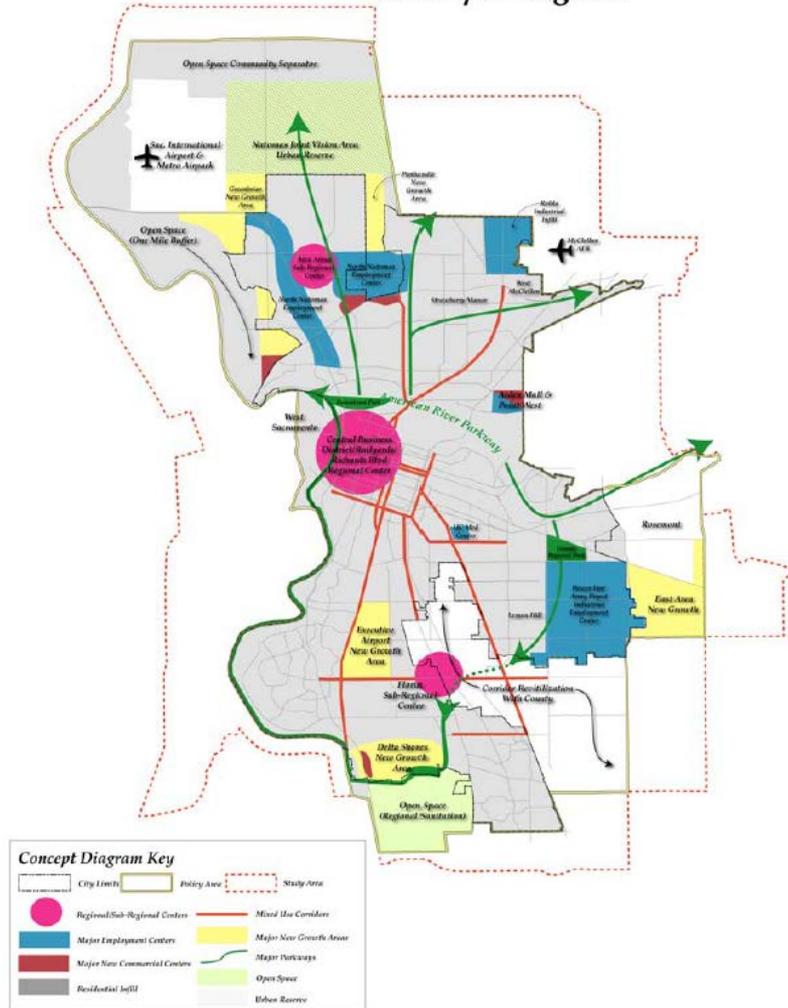


# Multi-Centered Scenario



# Compact/Infill-Oriented Scenario

*City Compact/Infill  
Concept Diagram*



# 2030 General Plan Land Use Diagram



## Common Values & Themes

- ❑ Making Great Places
- ❑ Growing Smarter
- ❑ Maintaining and Growing a Vibrant Economy
- ❑ Creating a Healthy City
- ❑ Living Lightly – Reducing our Carbon Footprint
- ❑ Developing a Sustainable Future

# Making Great Places

City of  
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Community Development



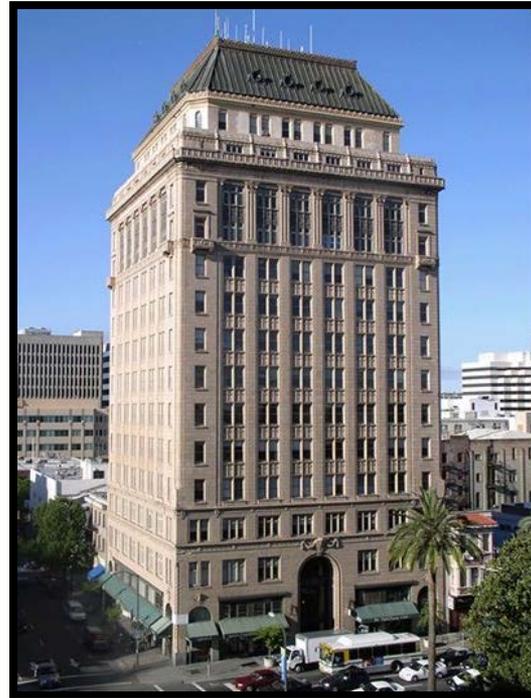
# Growing Smarter

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# Maintaining and Growing a Vibrant Economy

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Community Development



# Creating a Healthy City

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**SACRAMENTO**  
Community Development



# Living Lightly & Developing a Sustainable Future

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**SACRAMENTO**  
Community Development



# Public Involvement

- ❑ 30 Town Hall Forums
  - ❑ Vision (Phase 1)
  - ❑ Alternative Scenarios (Phase 2)
  - ❑ Goals and Policies (Phase 3)

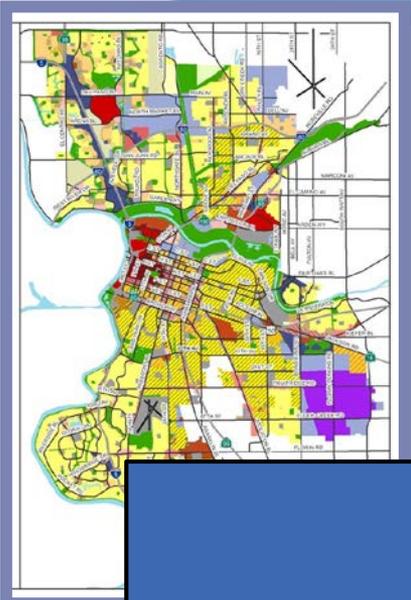


# Public Involvement

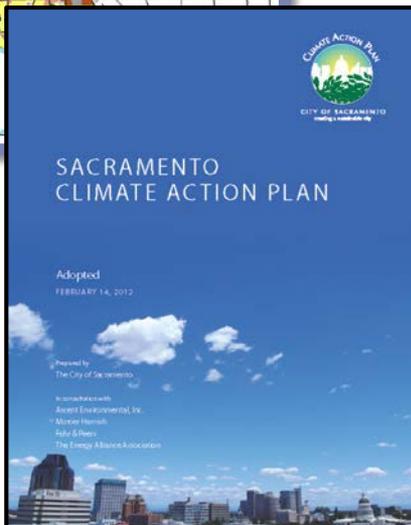
- ❑ City Leadership Workshop
- ❑ High school/College Meetings
- ❑ Open Houses
- ❑ Community Meetings
- ❑ Public Hearings



# Plan Implementation



- ❑ Initiated update of the Zoning Code
- ❑ Adopted the Climate Action Plan
- ❑ Rezoned key Opportunity areas
- ❑ Adopted Shovel Ready Program priority areas
- ❑ Updated the Parks and Recreation Master Plan



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# Major Steps in the Update Process

- **2035 GPU Project Initiated – Late 2012**
- **Public Outreach – Ongoing**
- **Background Report – 2013**
- **Prepare Draft General Plan – 2013/2014**
- **Release Draft General Plan/MEIR-August 2014**
- **Adopted New General Plan – March 3, 2015**

# Public Outreach

City of

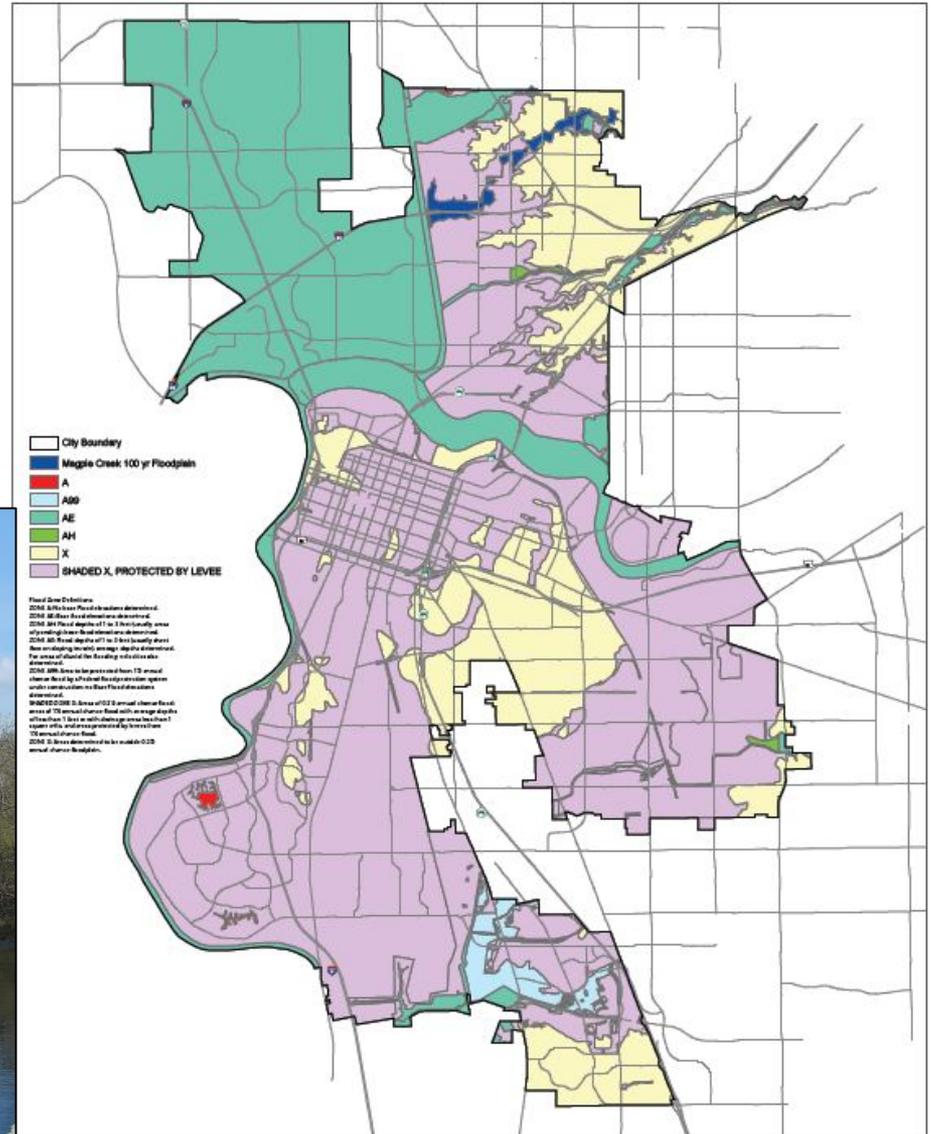


No.	2035 General Plan Outreach	Date
8	Soil Born Farms Meeting	April 29, 2013
9	Stakeholder Meeting	June 13, 2013
10	Stakeholder Conference Call	June 25, 2013
11	Greenwise Joint Venture Meeting	August 9, 2014
12	Stakeholder Meeting	October 17, 2013
13	Ubuntu Green Meeting	January 13, 2014
14	Planning and Design Commission Workshop	January 27, 2014
15	Planning and Design Commission Workshop	March 14, 2013
16	ECOS land use committee meeting	May 12, 2014
17	Planning and Design Commission Workshop	August 14, 2014
18	Sierra Health Foundation Meeting	September 3, 2014
19	Open House	September 3, 2014
20	Open House	September 4, 2014
21	Parks and Recreation Commission Workshop	September 4, 2014
22	Open House	September 8, 2014
23	Health Education Council Meeting	September 9, 2014
24	Preservation Commission Meeting	September 17, 2014
25	SACOG	November 5, 2014
26	Walk Sacramento Meeting	November 19, 2014
27	Planning and Design Commission Public Hearing	January 15, 2015

No.	2035 General Plan Outreach	Date
1	Planning and Design Commission Workshop	November 15, 2012
2	Notice of Preparation-Meeting	January 9, 2013
3	Tribal Historic Preservation Mtg.	January 17, 2013
4	Regional Transit Meeting	February 3, 2013
5	PBIDs, Business owners, and developers	February 26, 2013
6	Parks & Recreation Commission Workshop	February 7, 2013
7	Community Meeting	February 27, 2013

# Flood Control Compliance

- 200 Year flood protection standards



# Housing Element Update

- ❑ Eight-year housing plan (2013-2021)
- ❑ Plan aligned with MTP schedule
- ❑ Overall City housing “strategy”
- ❑ Includes programs to address housing needs of all income levels (e.g. Mixed Income Ordinance, Housing Trust Fund)

## North



Victory Townhomes, North Sacramento



Del Paso Nuevo, Del Paso Heights



The Lofts at Natomas, North Natomas

## Central



St. Francis Apartments, Midtown



La Valentina, Alkali Flats



1801 L Street, Midtown

## South



Acacia Meadows, Florin Area



Silverado Creek, Jacinto Creek Area

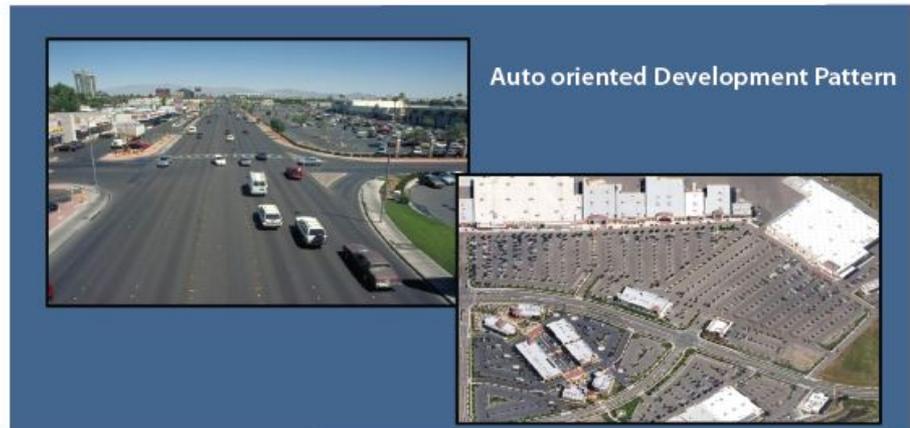


Copperstone Village, Valley Hi/N. Laguna

Prioritizing Multiple Modes (Pedestrian, Biking, and Transit)  
over Single Modes (Autos)

# Traffic Level of Service (LOS)

- Maintain citywide traffic expectations at LOS D
- Identify areas or streets where LOS E and F are appropriate



# Urban Agriculture

- New Policy
- Implementation Measures



# Trees

- General Plan goals and policies Urban Forest
- Comments on the Draft 2035 GP
- New policy language for monitoring and maintenance of the City's tree canopy.



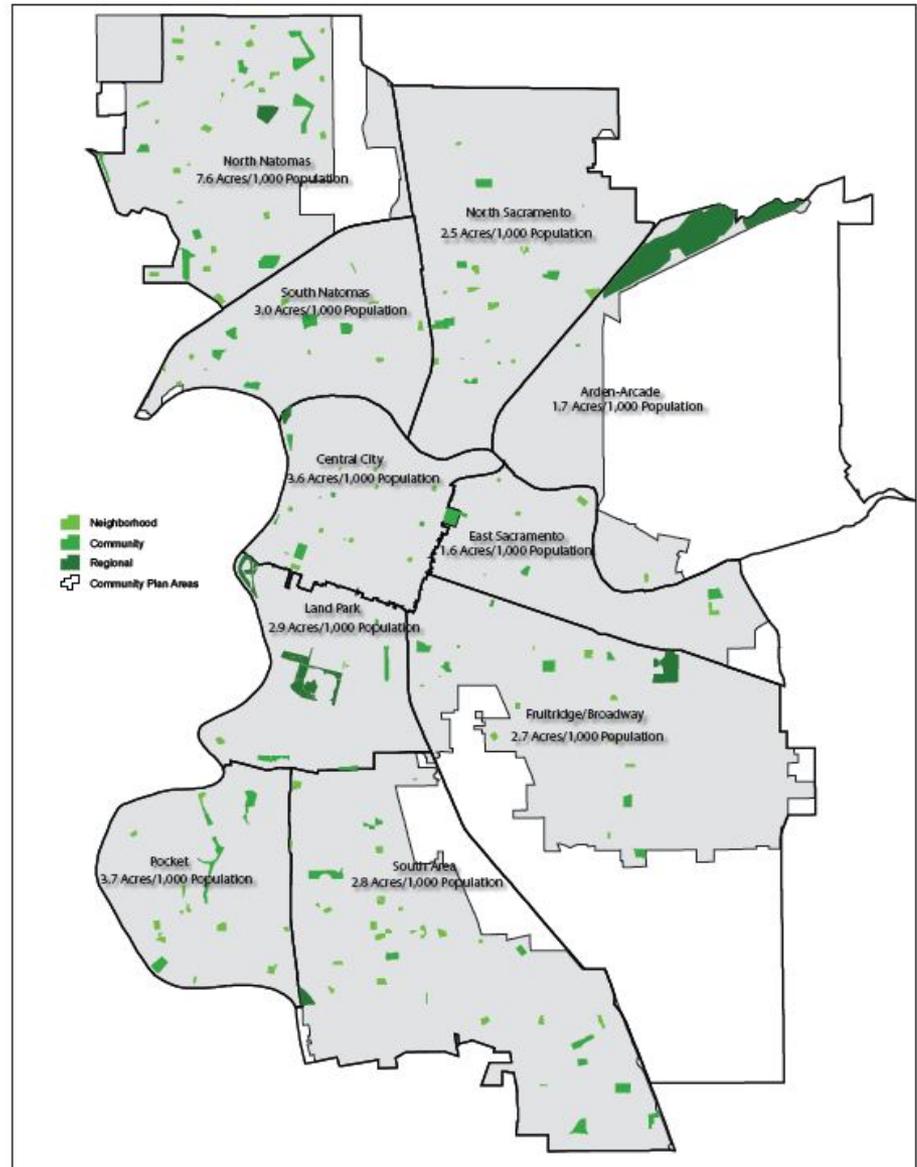
# Park Service Level Goal

## August 2014 Draft GP Proposal

- Lower the Parks service level goal

## December 2014 Draft GP Proposal

- Retain the current Parks service level goal



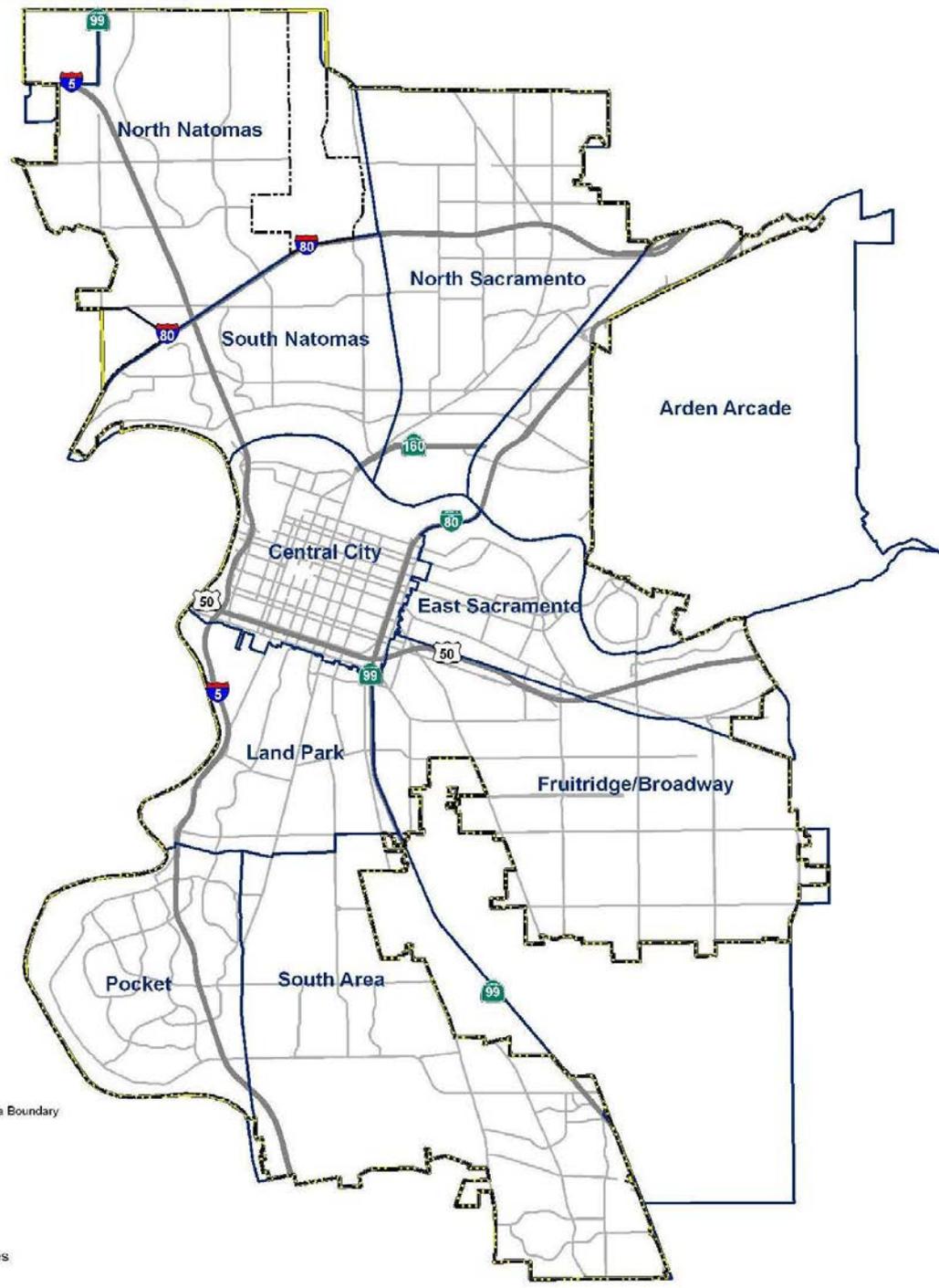
# Additional Key Plan Changes

- Climate Action Plan Incorporated
- Floor Area Ratios Lowered
- Traditional Neighborhood Medium Density  
(Adjust the maximum density from 21 to 36 DU/NA)

# Key 2035 General Plan Implementation Measures

- Adopt Urban Ag zoning
- Update Community Plans
- Update Commercial Corridor Design Criteria
- Prepare Citywide Urban Design Guidelines
- Prepare a Strategic Investment Plan
- Promote Water Efficiency
- Prepare Plan to Achieve a 200 Year Level of Flood Control

# Community Plan Boundaries Map



# Overview

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## Draft Scope of Work (5 Key Components)

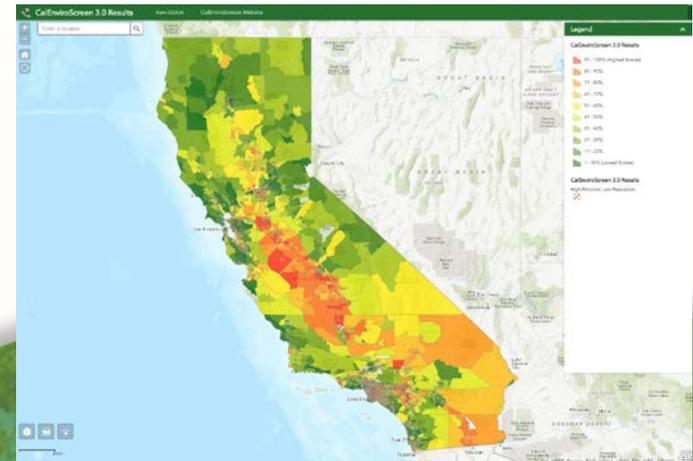
- Master Environmental Impact Report (EIR)
- Environmental Justice
- Climate Action Plan
- Mobility Element and Vehicle Miles Traveled (VMT)
- AARP Age Friendly Community

# Master EIR

- ❑ Basic environmental clearance for projects
- ❑ Reduces need for expensive environmental impact reports
- ❑ Faster project processing

# SB 1000 – Environmental Justice

- ❑ Identifying disadvantaged communities
- ❑ Reducing Pollution exposure, including improving air quality
- ❑ Promoting public facilities
- ❑ Promoting safe and sanitary homes
- ❑ Promoting physical activity

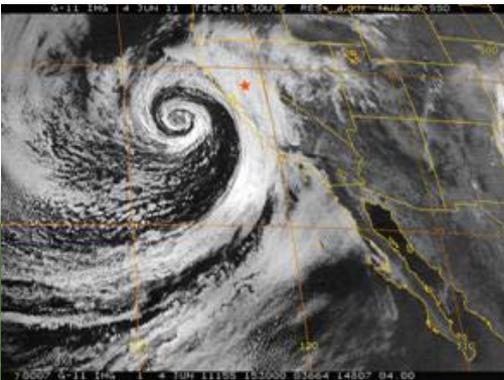
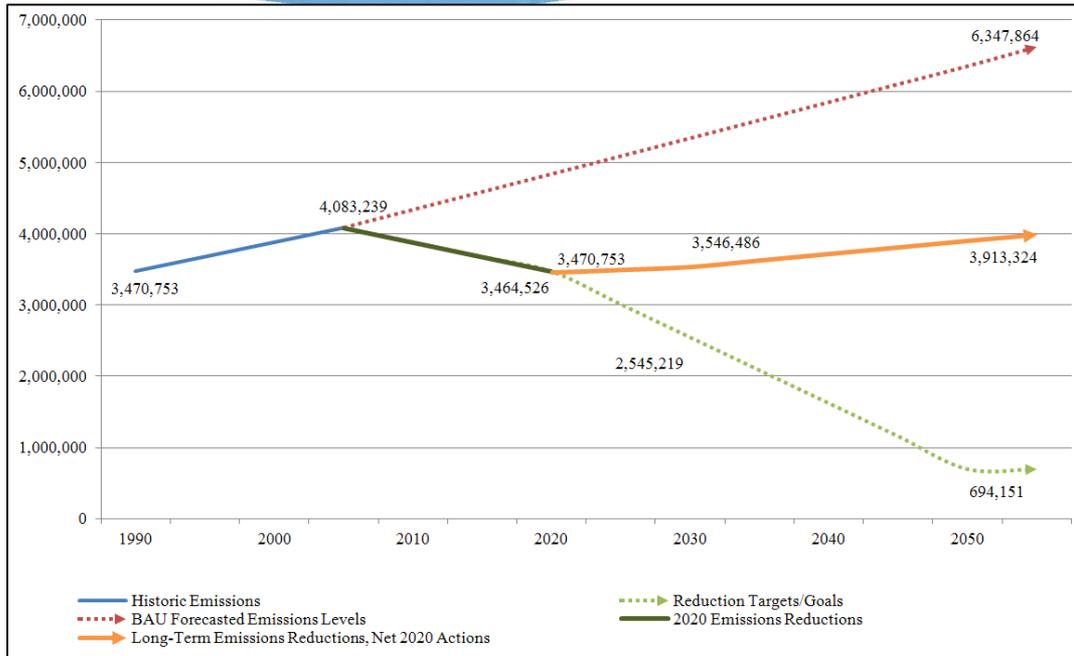




# Update the Climate Action Plan

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Community Development

## PROJECTED GHG EMISSIONS REDUCTIONS (MTCO<sub>2</sub>e/YEAR)

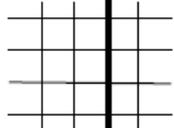
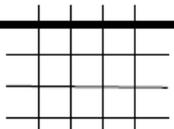
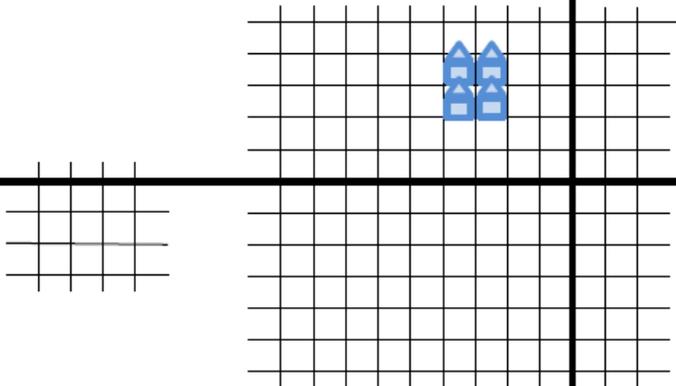
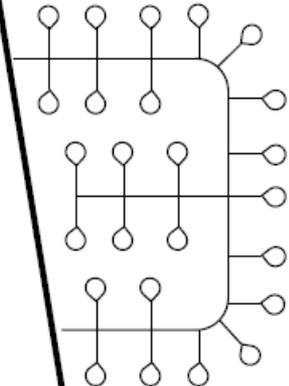
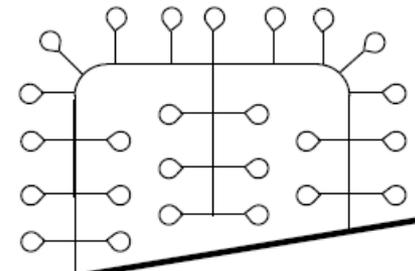
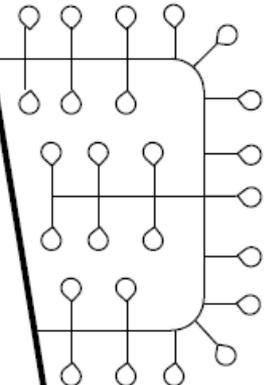
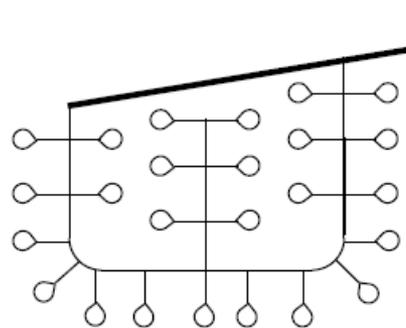


# Mobility Element and VMT

- ❑ Major Revisit of the Mobility Element
- ❑ Incorporating a transportation technology strategy
- ❑ Compliance with Senate Bill (SB) 743 (Steinberg, 2013)
- ❑ Removing Level of Service (LOS) as a significant traffic impact, and Replacing it with Vehicle Miles Traveled (VMT)

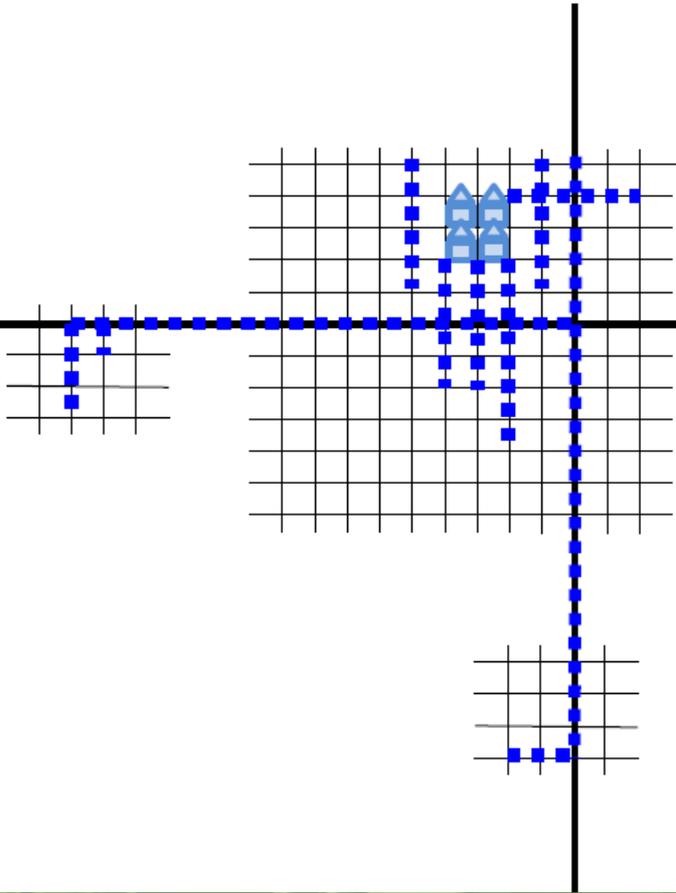
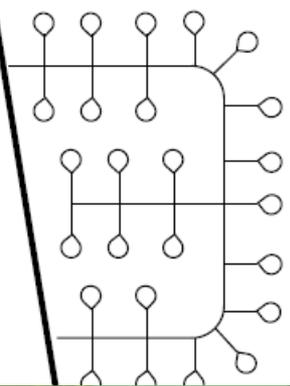
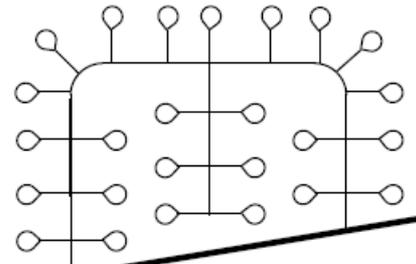
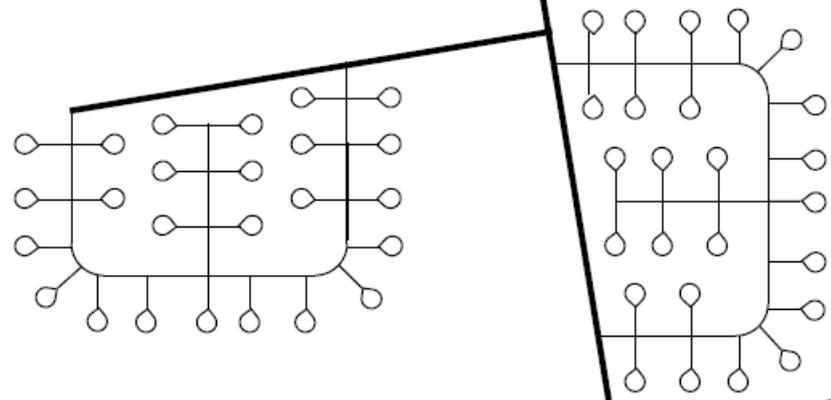


Analysis of **infill** development using LOS



# Analysis of infill development using LOS

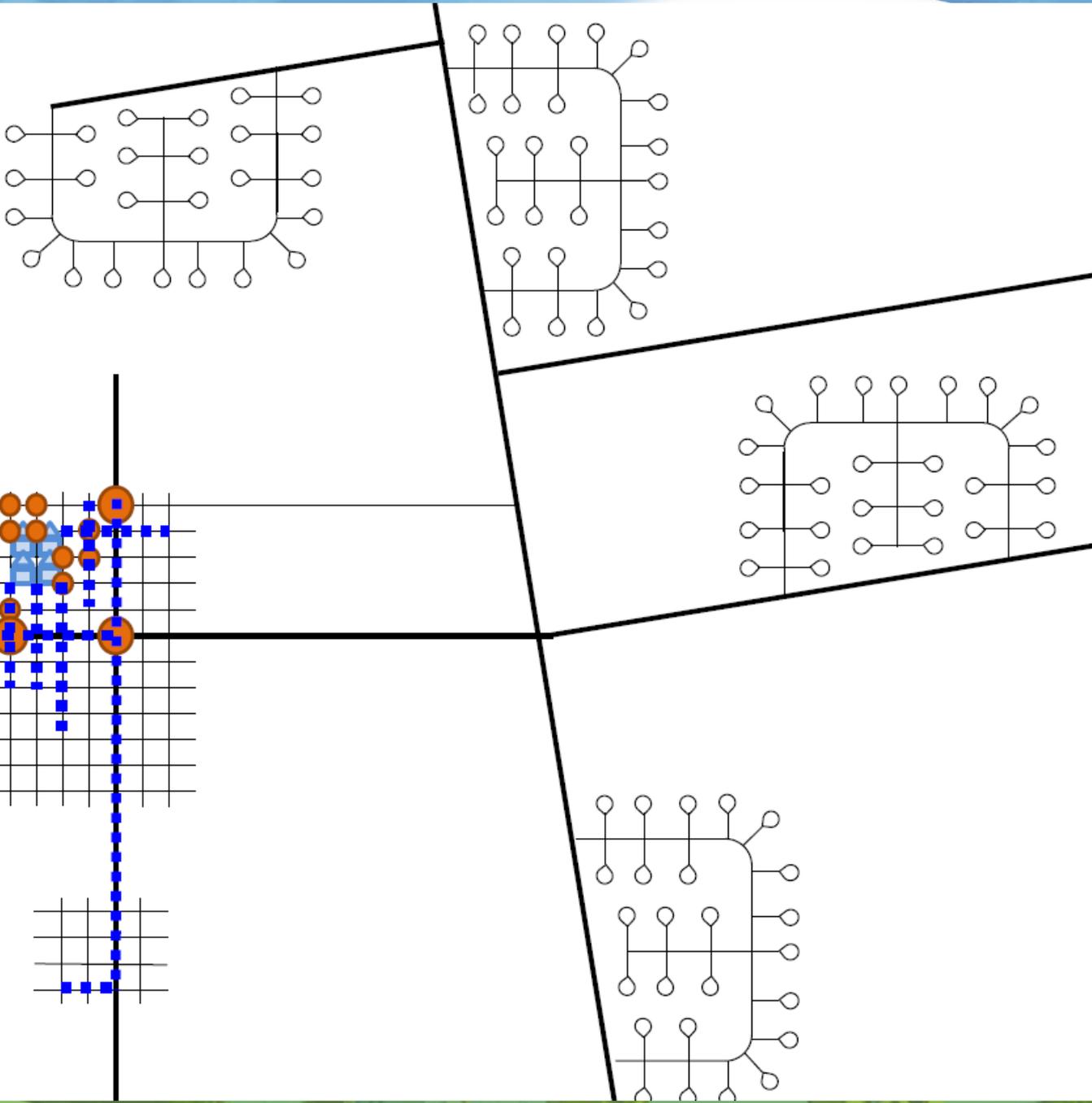
Relatively little vehicle travel loaded onto the network



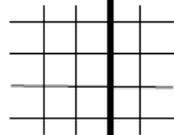
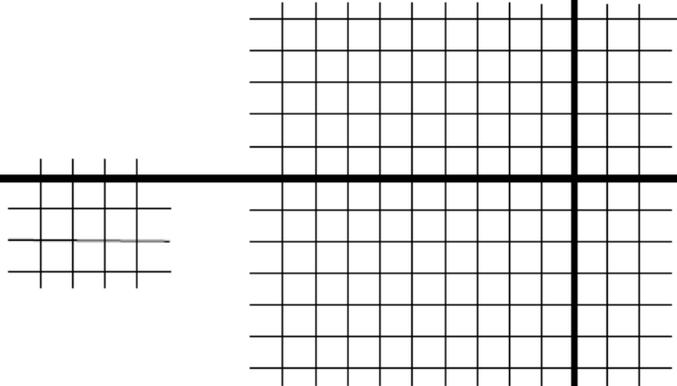
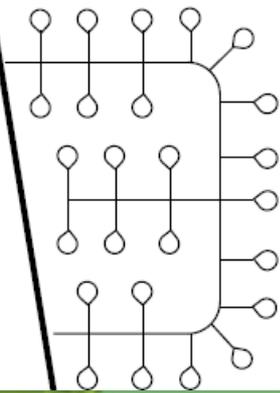
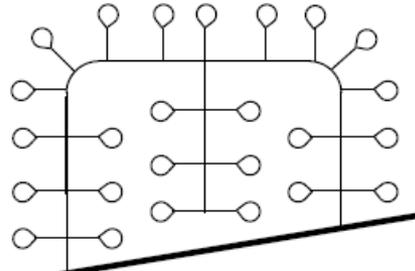
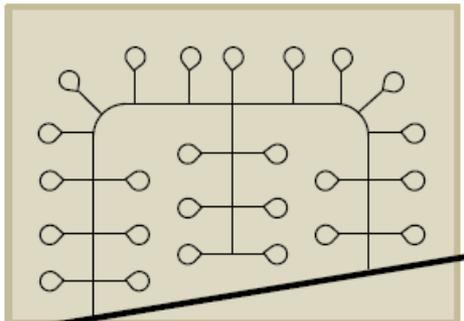
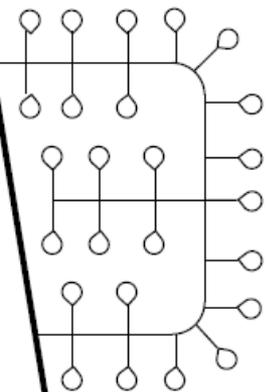
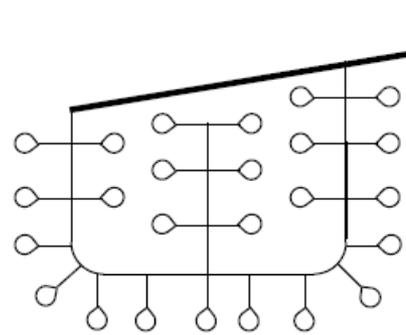
Analysis of **infill** development using LOS

Relatively little vehicle travel loaded onto the network

...but numerous LOS impacts

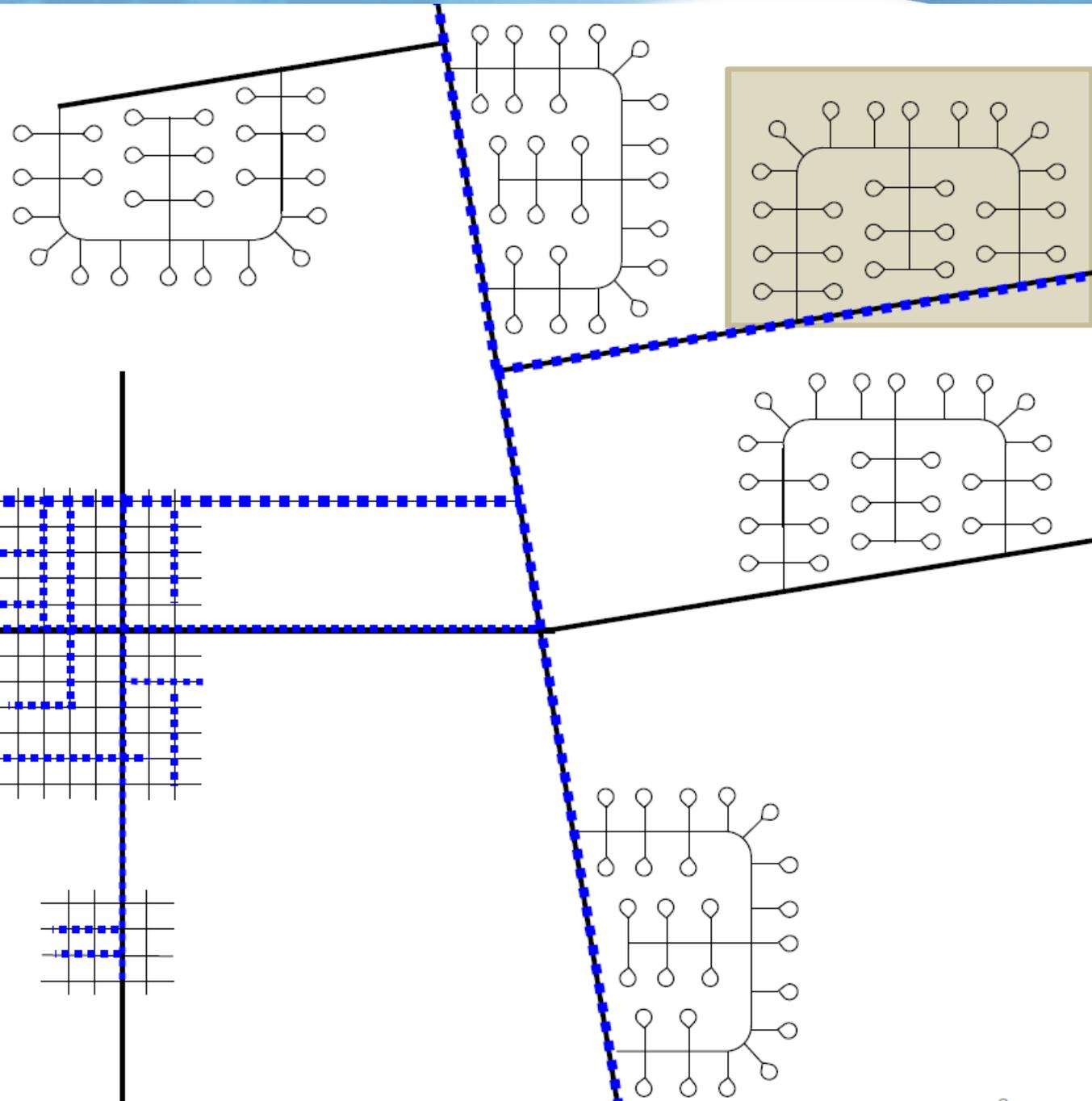


# Analysis of greenfield development using LOS



# Analysis of greenfield development using LOS

Typically three to four times the vehicle travel loaded onto the network relative to infill development

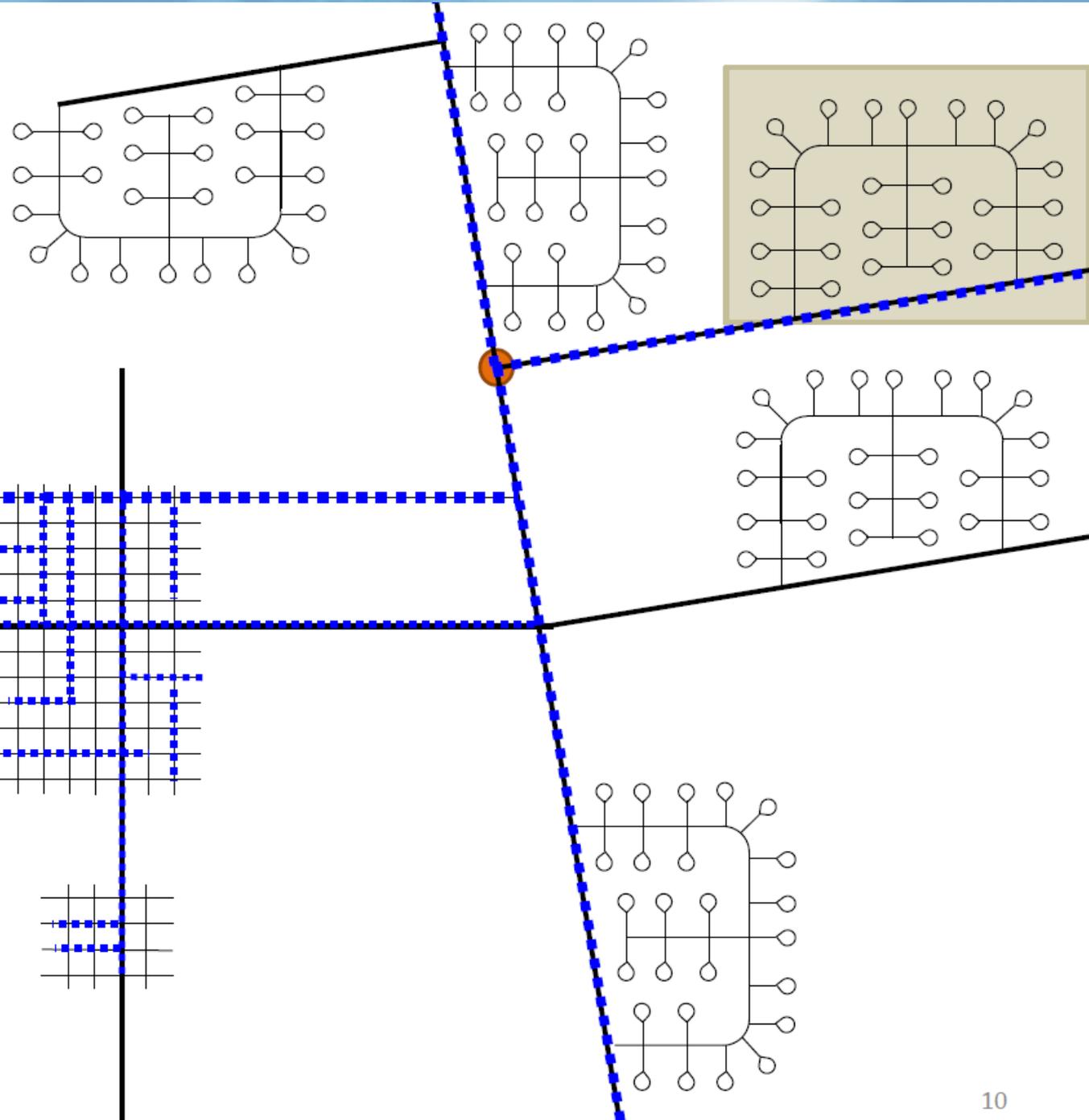


# Analysis of greenfield development using LOS

Typically three to four times the vehicle travel loaded onto the network relative to infill development

...but relatively few LOS impacts

Traffic generated by the project is disperse enough by the time it reaches congested areas that it doesn't trigger LOS thresholds, even though it contributes broadly to regional congestion.



## Consequences of LOS

- LOS mitigation usually requires expansion of the roadway/network
- LOS based analysis generates impacts to other modes and the environment
- LOS mitigation increases public long-term O&M costs
- LOS has the effect of punishing infill development

## Benefits of VMT

- Streamline TOD
- Streamline infill
- Streamline transit projects
- Streamline active transportation projects
- Streamline locally-serving retail
- Streamline modeling for remaining projects
- Attack regional congestion more effectively
- Reduce future pavement maintenance deficits
- Massive public health improvements
- Reduction in GHG and other emissions

# AARP Network of Age-Friendly Communities

City of  
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Community Development



## The 8 Domains of Livability

### Domain 1

#### Outdoor Spaces and Buildings

People need places to gather — indoors and out. Parks, sidewalks, safe streets, outdoor seating and accessible buildings (think elevators, stairs with railing, etc.) can be used and enjoyed by people of all ages.

### Domain 2

#### Transportation

Driving shouldn't be the only way around. Public transit options can be as expansive as a train system or as a taxi service that provides non-rides to and from a doctor's office.



### Domain 3

#### Housing

Most older adults want to age in place. Doing so is possible if homes are appropriately designed or modified — and if a community includes affordable housing options for varying life stages.



### Domain 4

#### Social Participation

Regardless of one's age, loneliness negatively affects a person's health and sense of wellbeing. Isolation can be combatted by the availability of accessible, affordable and fun social activities.

# AARP Network of Age-Friendly Communities

City of  
**SACRAMENTO**  
Community Development

## The 8 Domains of Livability



### Domain 5

#### Respect and Social Inclusion

Intergenerational activities are a great way for young and old to learn from one another, honor what each has to offer and, at the same time, feel good about themselves.



### Domain 6

#### Civic Participation and Employment

An age-friendly community provides older people can, if they choose to, work, pay, volunteer their skills and be actively engaged in community life.



### Domain 7

#### Communication and Information

Age-friendly communities recognize that not everyone has a smartphone or Internet access and that information needs to be disseminated through a variety of means.



### Domain 8

#### Community and Health Services

At some point, everyone gets hurt, becomes ill or simply needs a bit of help. While it's important that care be available nearby, it's essential that residents are able to access and afford the services required.

# Next Steps & Schedule

Nov.– March  
2017/18

April  
2018

July  
2018

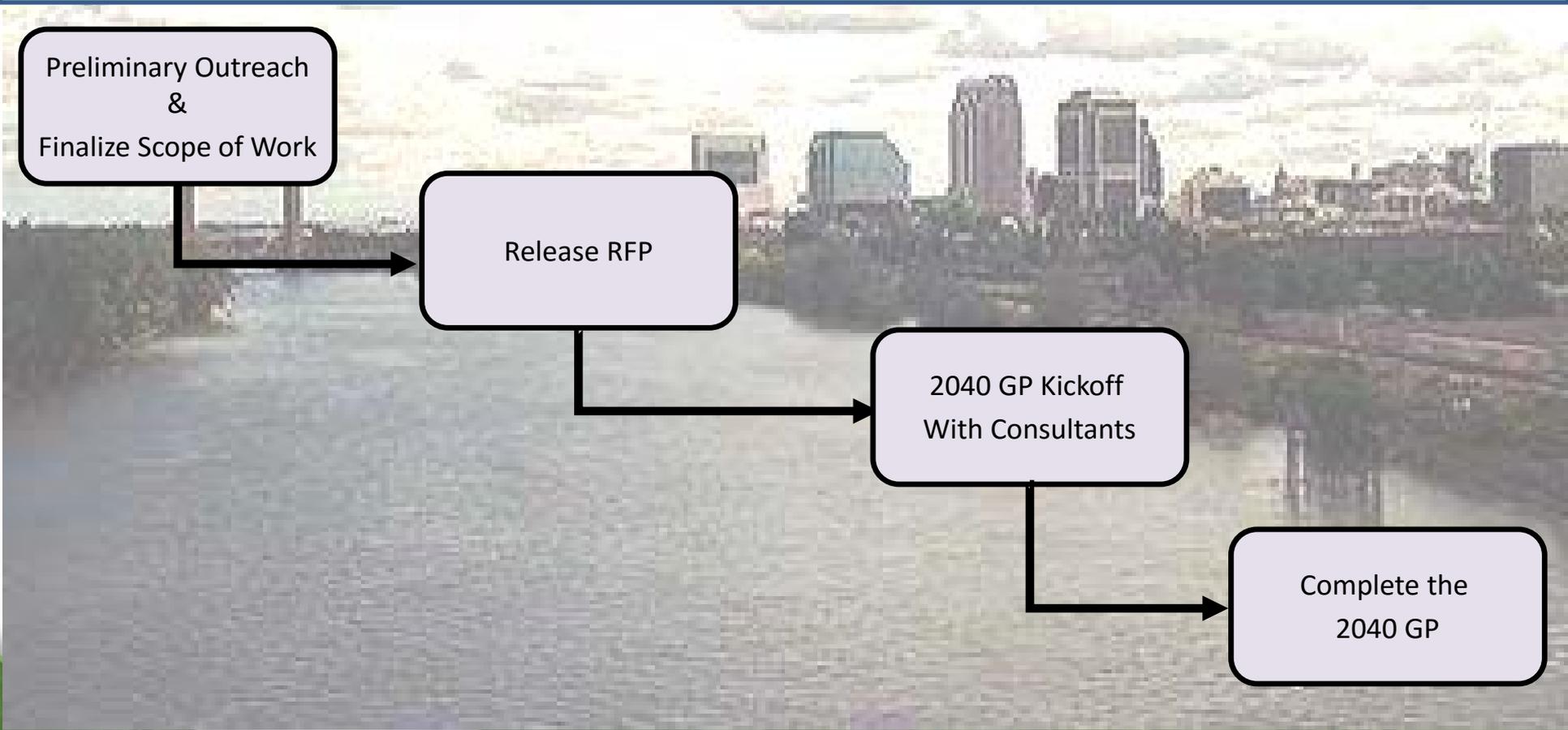
Early  
2020

Preliminary Outreach  
&  
Finalize Scope of Work

Release RFP

2040 GP Kickoff  
With Consultants

Complete the  
2040 GP



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# Contact Information

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