Planning/Smart Growth Overview

• Brief History of Planning
• Smart Growth
• SACOG Blueprint
• General Plan Update
• Planning Division
Brief History of Planning

- Early Planning (1849-1890)
  - Function/Necessity
  - Form VS Land Use
Brief History of Planning

- Early Planning (1890-1950)
  - Increased Mobility Choices
  - Industrialization
  - Zoning Issues
Brief History of Planning

- Early Planning (1945-Present)
  - Emphasis on Automobiles
  - Single Family Home Ownership
  - Further Separation of Uses
Evolution of Urban Form
What is Smart Growth?

- Term for the many initiatives intended to address the negative consequences of growth in the form of suburban sprawl.
Smart Growth Principles

- Mix land uses and support vibrant city centers
- Take advantage of existing community assets
- Create a range of housing opportunities and choices
- Foster walkable, close-knit neighborhoods
- Promote distinctive, attractive communities with a strong sense of place, including the rehabilitation and use of historic buildings
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Concentrate growth and investments in existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost-effective
- Encourage citizen & stakeholder participation in development decisions
- Promote resource conservation and energy efficiency
- Create a Smart Growth Regional Vision
- Support high quality education and quality schools
- Support land use and transportation programs that improve air quality
Regional Blueprint

- An additional 1.5 million people and 1 million jobs projected for the Sacramento Region by 2050

- Sacramento ranked 6th in the nation in terms of poor air quality

- Multi-billion dollar infrastructure investments will not eliminate projected congestion or air quality impacts
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

City of Sacramento General Plan Land Use

1988-2009

2009-2030
Local Government Planning

- General Plan
  - Community Plans
  - Zoning
- Subdivision Maps
- Conditional Use Permits
- Site Plan & Design Review
- Building Permits
- Grading Permits

- Longer Term
- More General
- Shorter Term
- More Detail
Planning Division

- Long Range Planning
- Current Planning
- Historic Preservation
- Design Review
- Zoning Administrator
- Environmental Planning Services
2035 General Plan Update
- Infill Focus
- Urban Transportation and Urban Parks Level of Service
- Master Environmental Impact Report

General Plan Implementation
- Zoning and Parking Code Update
- Climate Action Plan (CAP) Checklist
- Mixed Income Ordinance/Housing Trust Fund
- General Plan Annual Report

Other Initiatives
- Downtown Housing Initiative
- Urban Agriculture Ordinance
- Planning Academy
- 200 Year Flood Ordinance
- Citywide Development Impact Fee
Current Planning

- **Hearing level projects** (Director, Commission, Council)

- **Planning Process:**
  - Planner assigned as primary contact
  - CEQA determination
  - Community contact throughout process

- **Area Based Senior Planners**
  - North- Teresa Haenggi
  - Central- Evan Compton
  - South- Antonio Ablog
Urban Design / Historic Preservation

Site Plan and Design Review

Staff level

- Complies with all requirements
- Expedited – Compliant, complete submittal

Design Director/Preservation Director

- Minor deviations from standards, new single family in a historic district, remodeling or additions to historic resources

Planning and Design Commission

- Major deviations from standards, major projects

Preservation Commission

- Major deviations from standards, work on listed historic structures
Zoning Administrator

- Responsible for the maintenance, improvement, and interpretation of the City's Zoning Code
- Project managers for development applications that are heard before the Zoning Administrator
- Staff permit counter and respond to zoning and land use development inquiries
Environmental Planning

- Analyze environmental impacts of proposed public and private projects
- Technical assistance to City Departments and private sector
- Coordinate with public agencies regarding regional environmental issues
- California Environmental Quality Act (CEQA)
- National Environmental Policy Act (NEPA)
Thank you!

Questions????
Contact Information

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